



**MHI**

(404) 514-6179

MullinsHomeInspect.com

mullins78@mullinshomeinspect.com

Inspected By: Mullins Home Inspections



## Home Inspection Report

Prepared For:

**James Johnson**

Property Address:

**2305**

**Venture Drive**

**Marietta, GA 30062**

Inspected on Sat, Jul 11 2020 at 9:14 AM

# Table of Contents

General	3
Exterior	3
Garage	7
Roofing	8
Structure	8
Electrical	9
Heating	12
Cooling	12
Plumbing	13
Bathrooms	14
Laundry	15
Kitchen	15
Appliances	15
Interior	16
Pool/Spa	17
Dock/Seawall	17
Report Summary	18

## General

A home inspection is primarily visible and done in a limited time. Not every defect will be discovered. For further clarification of the components, procedures and limitations of the home inspection consult the Standard of Practice the inspection was performed under.

Occupied:	No
Furnished:	Partially
Weather:	Sunny
Temperature:	Hot
Soil Condition:	Dry
Door Faces:	South
People Present:	Owner

## Exterior

The visible condition of exterior coverings, trim, entrances and drainage are inspected with respect to their effect on the condition of the building.

Exterior Covering: Brick, Stone, Lap Wood



Comment 1:

Recommend getting termite inspection and bond. Rear deck has two areas of concern.

(Exterior continued)

Exterior Trim Material:

Wood



Comment 2:

Carpenter bees are putting holes in door on front patio.



(Exterior continued)

Walking Surface Types:

Walks, Steps, Porches, Decks



Comment 3:  
Repair loose railings on deck.

Walking Surface Materials:

Concrete

Chimney Type:

Wood Framed

(Exterior continued)



Comment 4:

Brick cracked due to broken downspout and water intrusion.



Figure 4-1

## Fence/Gate



Comment 5:

Repair loose gate around walkway.



Figure 5-1



Figure 5-2

(Fence/Gate continued)



Figure 5-3



Figure 5-4

## Garage

Outbuildings and detached garages are not defined in the Standards of Practice. This is only a cursory check of the listed elements. Electrical, plumbing and HVAC comments are recorded in their respective sections of the report.

Garage Type:	Attached
Vehicle Door Type:	Overhead
Mechanical Opener:	Yes
Plumbing Present:	No
HVAC Present:	No

## Exterior

## Structure

(Garage continued)

## Roofing

## Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method:	From Ground With Binoculars
Roofing Material:	3 Tab Shingle
Ventilation Present:	Roof, Soffit, Power Vents, Ridge Vent
Gutter Material:	Metal

## Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types:	Slab
Foundation Materials:	Concrete, Block
Floor Structure:	Wood Framed, Truss
Wall Structure:	Wood Framed

## Attic

Ceiling Structure:	Wood Framed
Roof Structure:	Wood Framed, Truss
Inspection Method:	From Access



(Attic continued)

Attic Insulation:



Loose Fill



## Crawl Space

Vapor Retarder:

Not Present

Inspection Method:

Not Present

Underfloor Insulation:

Not Present

## Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service:

Overhead

Service Panel Location:

Interior

Service Voltage:

240 volts

Service Amperage:

200 amps

Over Current Devices:

Breakers

Main Disconnect Location:

Service Panel

Subpanel Locations:

Exterior

Wiring Method:

Conventional Copper, Solid Aluminum

Smoke Detectors Present:

Yes

(Electrical continued)



Comment 6:

Several smoke detectors not connected, but majority are functioning correctly.

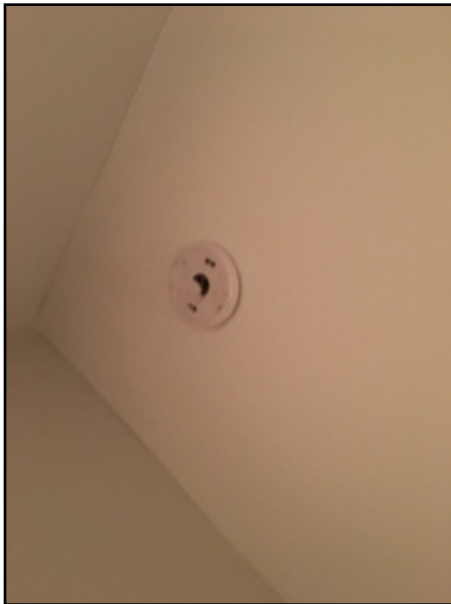


Figure 6-1



Figure 6-2



Comment 7:

Install missing cover plate to AC unit main shut off.



Figure 7-1

(Electrical continued)



Comment 8:  
Repair missing outlet covers.



Figure 8-1



Figure 8-2



Figure 8-3

(Electrical continued)



Comment 9:

Repair loose outlet on upstairs bedroom balcony.



Figure 9-1

## Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source:	Gas
Type of Equipment:	Heat Pump
Type of Distribution:	Flexible Ducting

## Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source:	Electric
Type of Equipment:	Split System
Type of Distribution:	Flexible Ducting



(Cooling continued)



**Comment 10:**

This should be grounded to inside not outside. Recommend being looked at and repaired by HVAC professional.

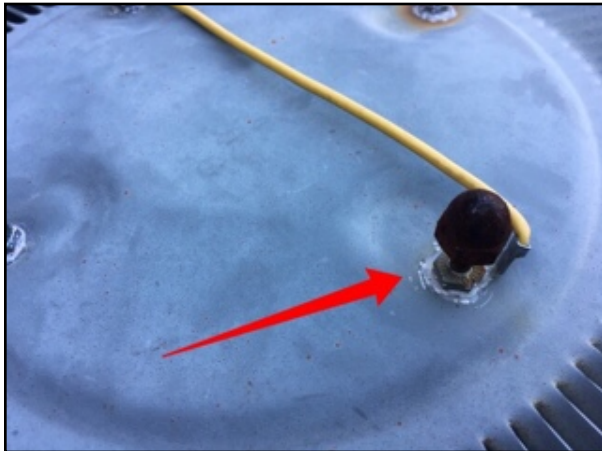


Figure 10-1

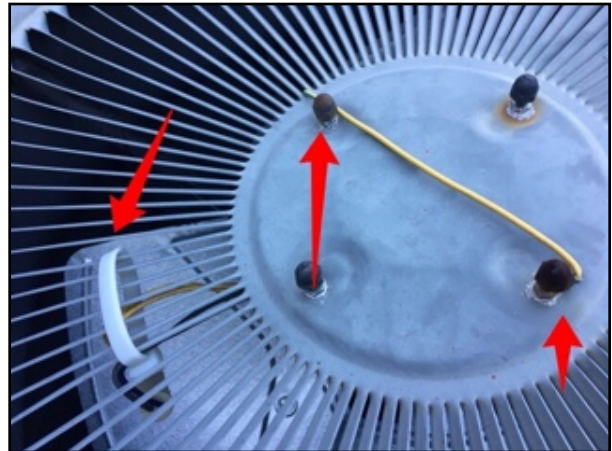


Figure 10-2



Figure 10-3

## Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures. Private water and waste systems are beyond the scope of a home inspection.

Waste Pipe Material:	Cast Iron, Copper
Supply Pipe Material:	Galvanized
Location of Water Shutoff:	At Meter

(Plumbing continued)

Location of Fuel Shutoff:	At Meter
Water Heater Fuel:	Gas
Water Heater Capacity:	85 gallons

## Bathrooms

### Bathroom #1

### Bathroom #2



Comment 11:  
Replace ventilation in basement bathroom.



Figure 11-1

### Bathroom #3

(Bathrooms continued)

## Bathroom #4

## Bathroom #5

## Laundry

## Kitchen

## Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Types Installed:	Dishwasher, Range, Range Vent, Microwave, Wall Oven
Cooking Fuel:	Gas
Ventilation Type:	Exhaust

(Appliances continued)



Comment 12:  
Dishwasher not properly attached to counter.



Figure 12-1

## Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Window Types:	Double Hung
Window Materials:	Wood, Vinyl
Entry Door Types:	Hinged
Entry Door Materials:	Wood, Vinyl
Fireplace/Stove Type:	Manufactured



(Interior continued)



Comment 13:  
Unknown shut off in basement bedroom ceiling.



Figure 13-1



Comment 14:

## Pool/Spa

The inspection of the pool/spa and related components is limited to the visual observation of the listed components if operating. The determination of if the pool is leaking or will leak is beyond the scope of this inspection.

## Dock/Seawall

The inspection of the dock and seawall is limited to a visual inspection from the land side only.

# Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

## Exterior Covering

---

1) Recommend getting termite inspection and bond. Rear deck has two areas of concern.

## Walking Surface Types

---

2) Repair loose railings on deck.

## Exterior

---

3) Brick cracked due to broken downspout and water intrusion.



Figure 4-1

(Report Summary continued)

Exterior: Fence/Gate

---

4) Repair loose gate around walkway.



Figure 5-1



Figure 5-2



Figure 5-3



Figure 5-4

(Report Summary continued)

### Smoke Detectors Present

---

5) Several smoke detectors not connected, but majority are functioning correctly.



Figure 6-1



Figure 6-2

### Electrical

---

6) Install missing cover plate to AC unit main shut off.



Figure 7-1

7) Repair missing outlet covers.



(Report Summary continued)



Figure 8-1

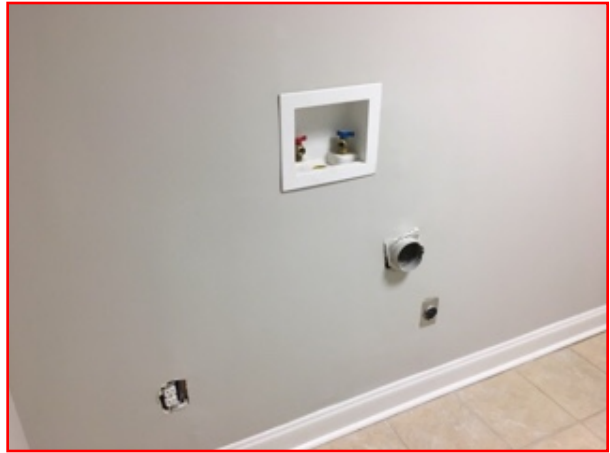


Figure 8-2

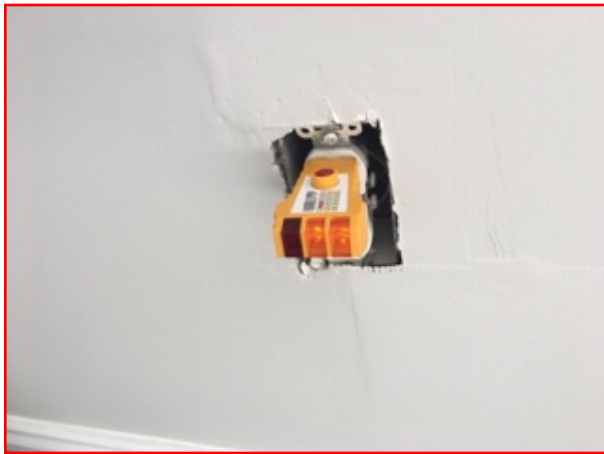


Figure 8-3

8) Repair loose outlet on upstairs bedroom balcony.

(Report Summary continued)



Figure 9-1

### Cooling

9) This should be grounded to inside not outside. Recommend being looked at and repaired by HVAC professional.

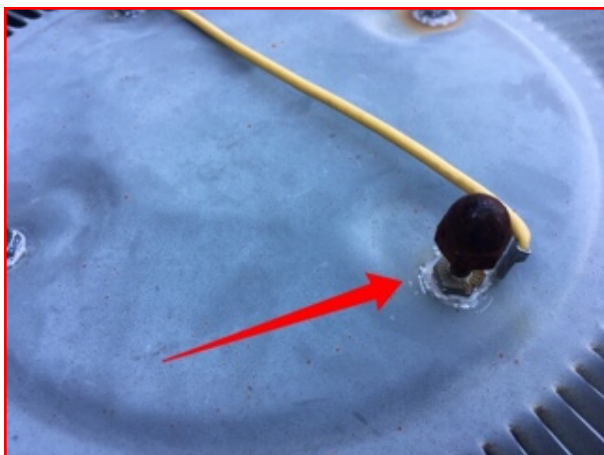


Figure 10-1

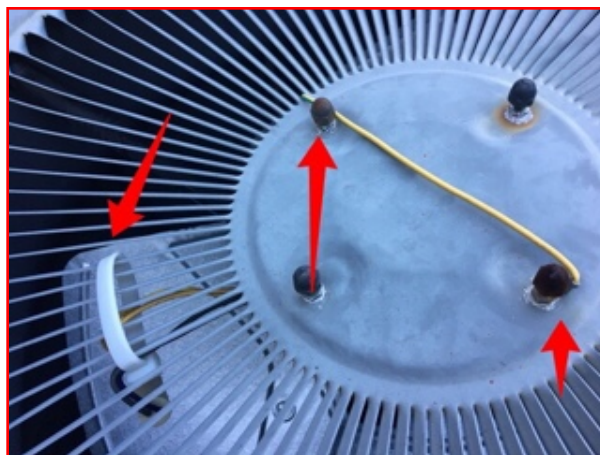


Figure 10-2

(Report Summary continued)



Figure 10-3

Bathrooms: Bathroom #2

---

10) Replace ventilation in basement bathroom.

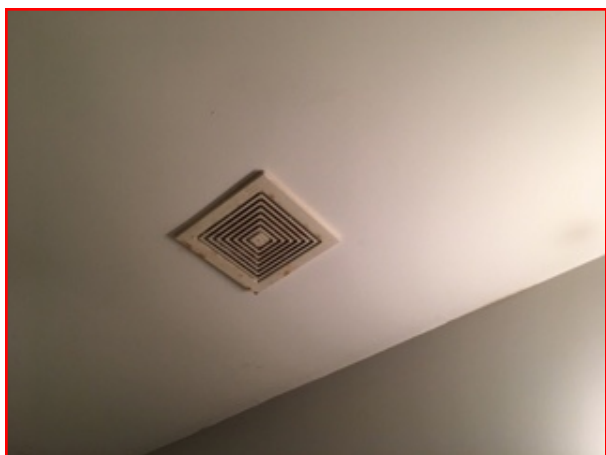


Figure 11-1

(Report Summary continued)

## Appliances

---

11) Dishwasher not properly attached to counter.



Figure 12-1

## Interior

---

12)