

Your Inspection Report

123 Address
Atlanta, GA 33333

PREPARED FOR:
HOME PROBE

INSPECTION DATE:
Tuesday, July 28, 2020

PREPARED BY:
Michael Heape



Home-Probe
315 West Ponce de Leon Ave, Suite 559
Decatur, GA 30030

404-218-1040

www.home-probe.com
info@home-probe.com



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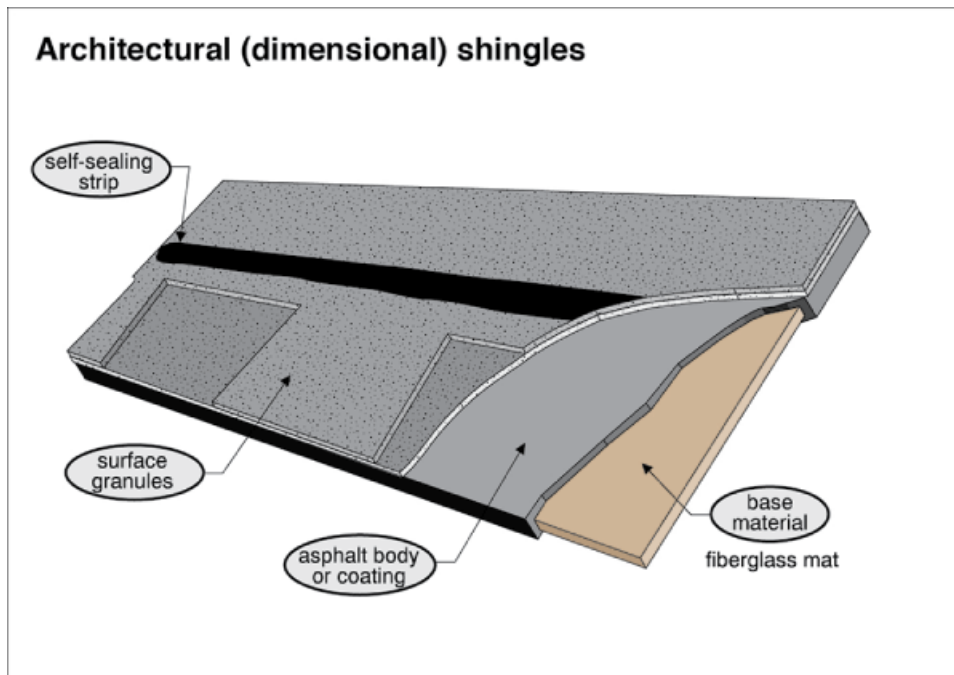
We're more than great home inspections, we go way beyond that.

Description

General: • Our inspection of the readily accessible roof system included a visual examination to determine damage or material deterioration. We walk on the roof only when it is safe to do so and is not likely to damage the roof materials. We look for evidence of roof system leaks and damage. We cannot predict when or if a roof might leak in the future.

Roofing Material:

- Architectural - Life Expectancy 20-25 Years



1. Architectural - Life Expectancy 20-25 Years



2. Architectural - Life Expectancy 20-25 Years

ROOFING

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3. Architectural - Life Expectancy 20-25 Years



4. Architectural - Life Expectancy 20-25 Years



5. Architectural - Life Expectancy 20-25 Years



6. Architectural - Life Expectancy 20-25 Years

Approximate age: • 10-15 years

Inspection Methods and Limitations

Inspection performed: • With a drone

Age determined by: • Property Disclosure Statement

Observations and Recommendations

WALLS \ EIFS (Exterior Insulation and Finishing System) and Stucco

1. Condition: • Exterior stucco finishes can suffer from installation issues allowing water intrusion that may cause hidden damage to the structure. There is usually no visible evidence of such damage. We recommend a detailed inspection by a qualified specialist where, in most cases, invasive testing is part of this protocol.

Implication(s): Water Intrusion, Damage to interior structure

Location: Throughout Exterior

Task: Additional Testing

WALLS \ Siding and trim

2. Condition: • Rot/Insect damage

In the process of repairing the areas outlined in this report, it is possible there will be additional areas requiring repair when the process has been started. The photos and locations noted in this report should only be considered representative of the condition and not all encompassing.

Location: Rear patio. Front

Task: Repair or replace

Time: Immediate

Cost: \$150 - \$300 per location



7. Rot/repair and seal



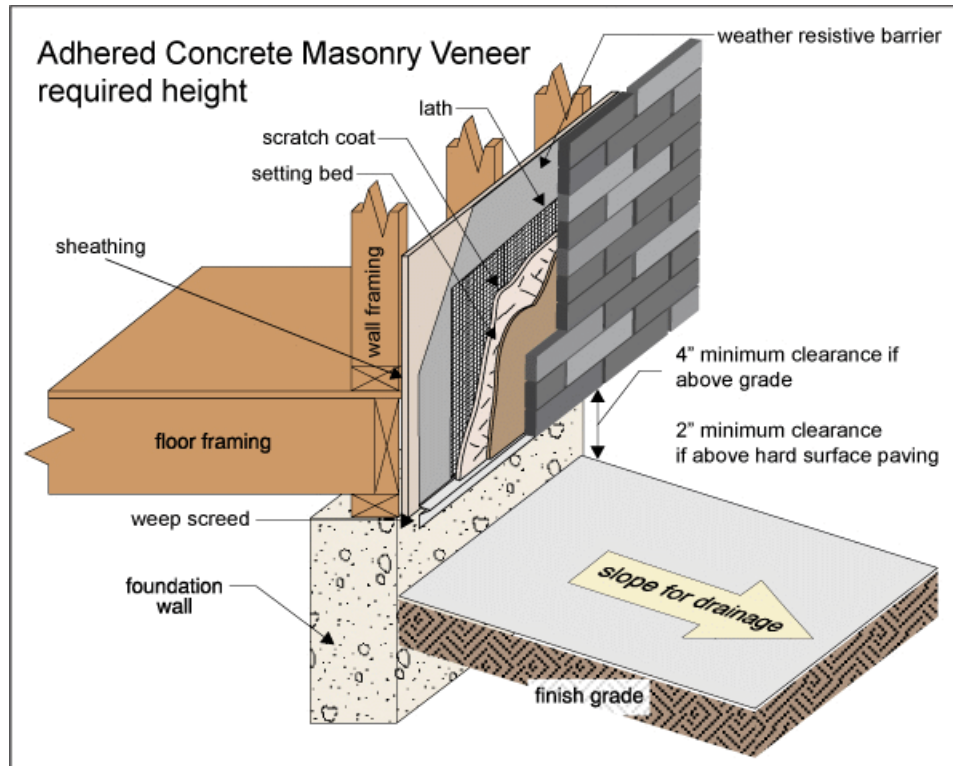
8. Rot/Insect damage

3. Condition: • Artificial Stone Siding

Adhered masonry stone/manufactured stone veneer cladding has been installed on this home. This material can suffer from installation issues allowing water intrusion that may cause hidden damage to the structure. Installation procedure consists of multiple layers which are completely concealed behind the adhered masonry stone veneer cladding and cannot be evaluated by a visual inspection. We recommend a detailed inspection by a qualified specialist where, in most cases, invasive testing is part of this protocol.

Task: Consult with a qualified contractor

Time: As Soon As Possible



PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

4. Condition: • Balusters/spindles climbable

Location: Patio

Task: Be Advised

Time: Ongoing

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9. Balusters/spindles climbable

LANDSCAPING \ General notes

5. Condition: • Cracked or Damaged Surfaces

Location: Front walkway

Task: Repair As Needed

Time: Discretionary

Cost: \$5 to \$7 per square foot to pour concrete

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10. Cracked or Damaged Surfaces

GARAGE \ General notes

6. Condition: • Cracks in Floor

Location: Garage

Task: Be Advised/No Recommendations

Time: Ongoing

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11. Cracks in Floor



12. Cracks in Floor

Description

Gutter & downspout material: • Aluminum/Galvanized

Downspout discharge: • [Below grade](#)

Lot slope: • [Away from building](#)

Soffit (underside of eaves) and fascia (front edge of eaves): • [Wood](#) • [Vinyl](#) • [Fiber cement board](#)

Wall surfaces and trim: • Fiber cement siding • [Stucco/EIFS \(Exterior Insulation and Finishing System or Synthetic Stucco\)](#) • [Wood](#)

Inspection Methods and Limitations

Exterior inspected from: • Ground level

Observations and Recommendations

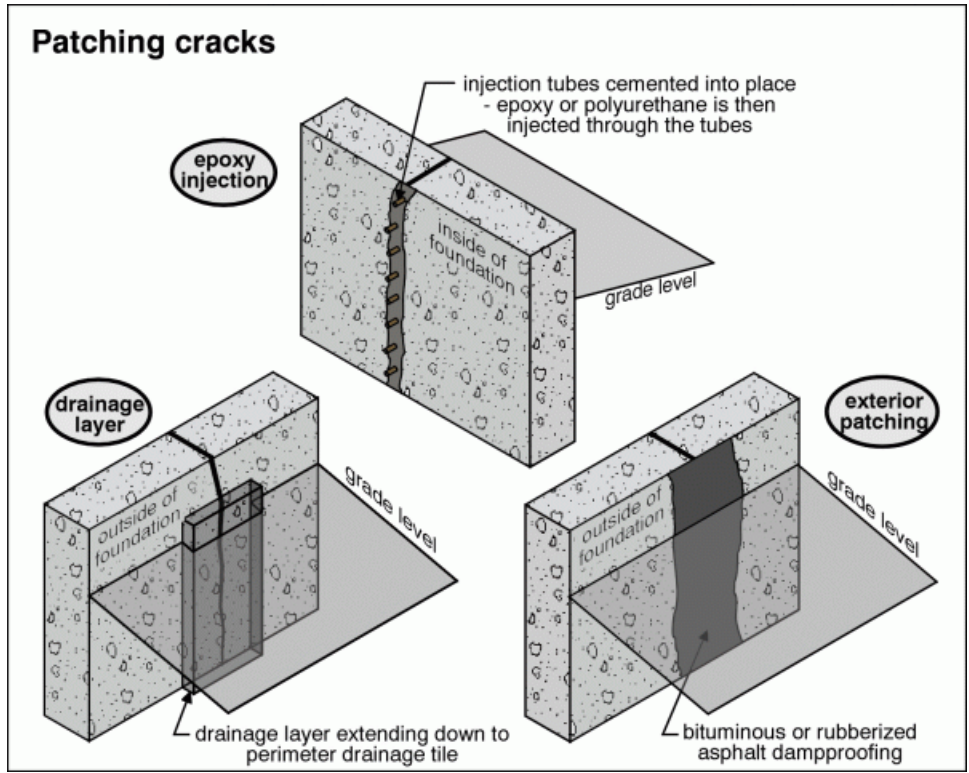
FOUNDATIONS \ General notes

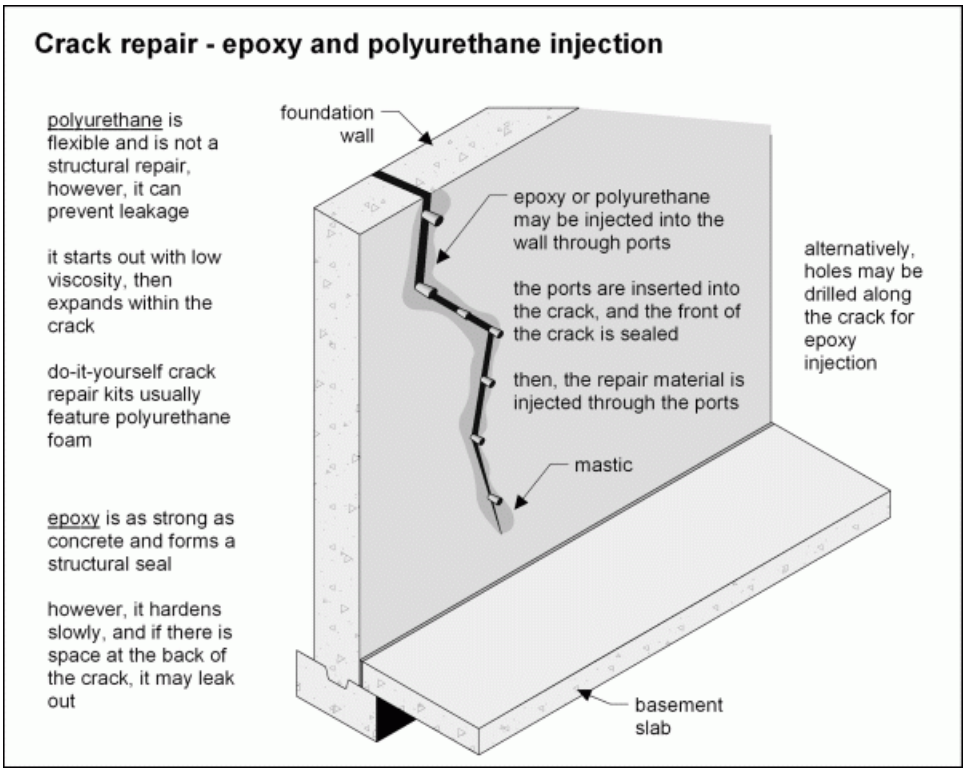
7. Condition: • Prior repairs

Location: Front

Task: Request disclosure

Time: Immediately





13. Prior repairs

8. Condition: • Typical minor cracks/settling
This is consistent with a home this age and pointed out as a courtesy and no issues noted.

Location: Garage

Task: Be advised



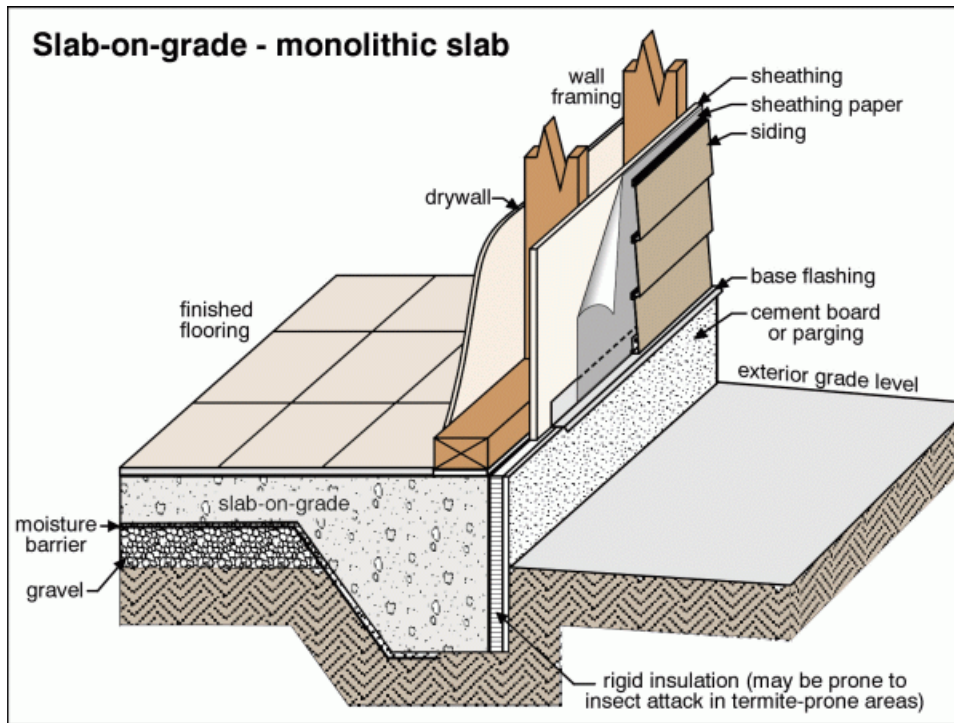
14. Typical minor cracks/settling

Description

General: • Our inspection of the structure included a visual examination of the exposed, readily accessible portions of the structure. These items were examined for visible defects, excessive wear, and general condition. Many structural components are inaccessible because they are buried below grade or are behind finished surfaces. Therefore, much of the inspection was performed by looking for visible symptoms of movement, damage and deterioration. Where there are no symptoms, conditions requiring further review or repair may go undetected and identification is not possible without destructive testing.

Configuration:

- [Slab-on-grade](#)



Foundation material: • [Poured concrete](#)

Floor construction: • Not visible

Exterior wall construction: • [Wood frame](#)

Roof and ceiling framing: • [Trusses](#) • [Oriented Strand Board \(OSB\) sheathing](#)

Inspection Methods and Limitations

Inspection limited/prevented by: • Insulation • We make no representations as to the internal conditions or stability of soils, concrete footings and foundations, except as exhibited by their performance. We cannot predict when or if foundations or roofs might leak in the future.

Percent of foundation not visible: • 95 %

Observations and Recommendations

DISTRIBUTION SYSTEM \ Outlets (receptacles)

9. Condition: • No GFCI/GFI (Ground Fault Circuit Interrupter)

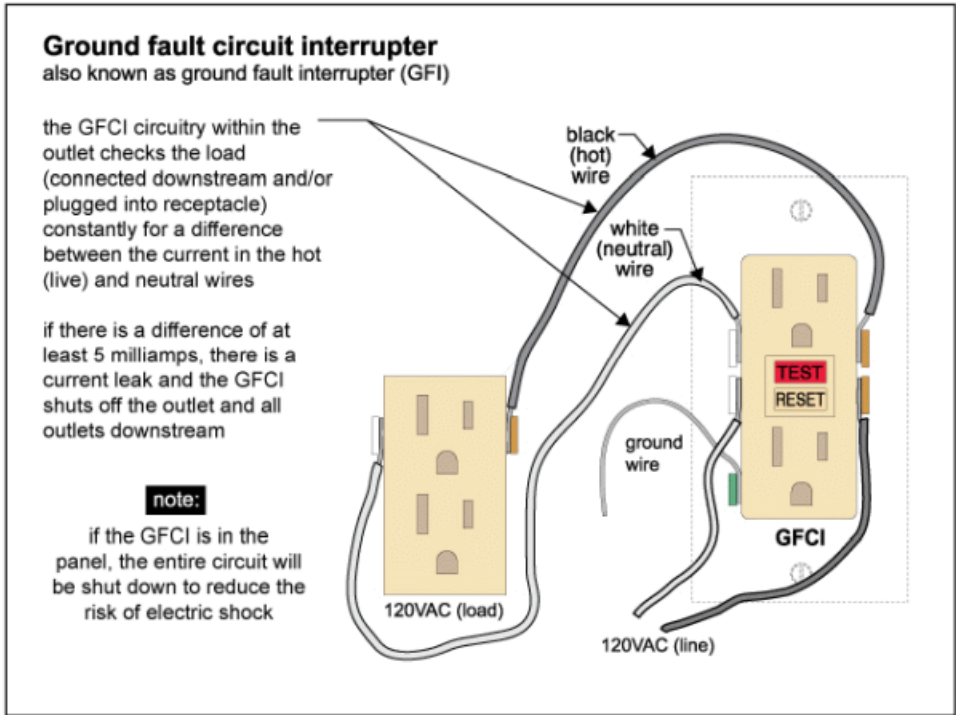
Implication(s): Electric shock

Location: Laundry closet

Task: Upgrade

Time: Immediate

Cost: Less than \$100 - Each





15. No GFCI/GFI (Ground Fault Circuit...

10. Condition: • Loose Receptacles (Outlets) noted

Location: Living room. Basement bedroom

Task: Secure

Time: Immediate

Cost: Minor



16. Loose Receptacles-Living room



17. Loose Receptacles-Basement bedroom

11. Condition: • Inoperative

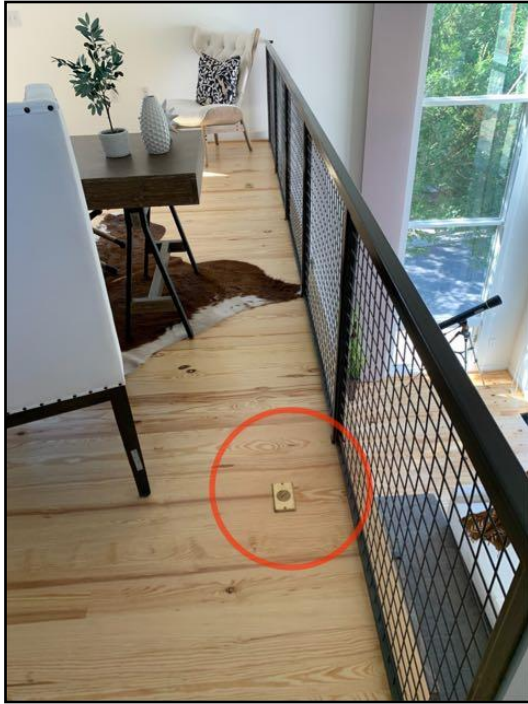
Implication(s): Equipment inoperative

Location: Second-floor hallway

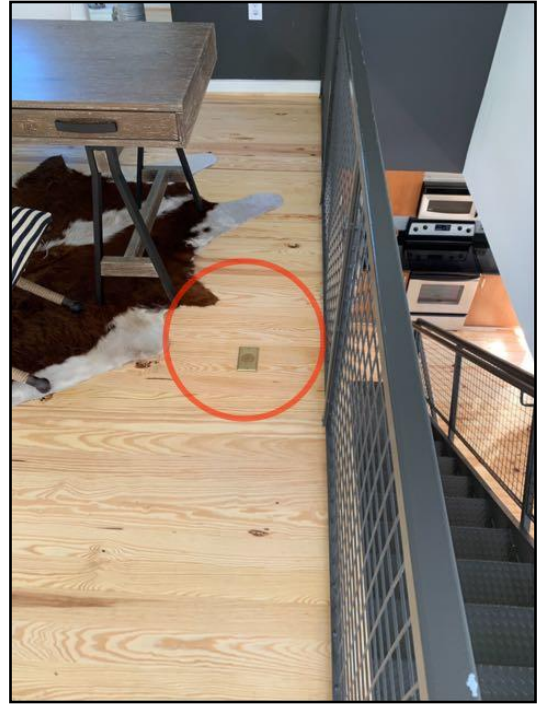
Task: Replace

Time: Immediate

Cost: Minor



18. Inoperative-2nd floor hallway



19. Inoperative-2nd floor hallway

DISTRIBUTION SYSTEM \ Lights

12. Condition: • Inoperative

This is most likely blown bulbs and recommend confirming operation from the seller.

Location: Kitchen. Master bathroom

Task: Correct

Time: Immediate

Cost: Minor



20. Inoperative-Kitchen



21. Inoperative-master bathroom

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) alarms (detectors)

13. Condition: • Missing CO

It is recommended to install at least one carbon monoxide alarm on each floor

Location: Throughout

Task: Provide

Time: Immediate

Cost: Less than \$50 Each

Description

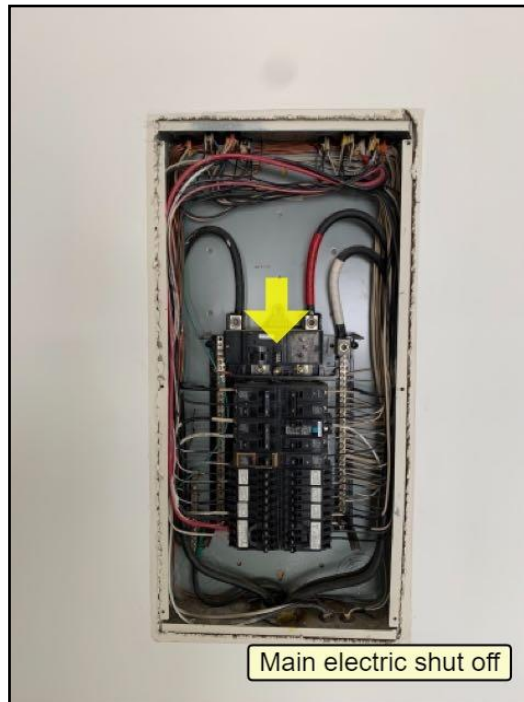
General: • Our inspection of the electrical system included a visual examination of readily accessible components including a random sampling of electrical devices to determine adverse conditions and improper wiring methods, grounding, bonding and overcurrent protection. Performing voltage tests, load calculations or determining the adequacy of the electrical system for future usage is outside the scope of this inspection. Telephone, video, audio, security system, landscape lighting, and other low voltage wiring was not included in this inspection unless specifically noted. It is recommended that smoke detectors be tested at least monthly for proper operation. Those that are older than 10 years should be replaced.

Service entrance cable and location: • [Not visible](#)

Service size: • [150 Amps \(240 Volts\)](#)

Main disconnect/service box type and location:

• [Breakers - garage](#)



22. Breakers - garage

System grounding material and type: • [Not visible](#)

Distribution wire (conductor) material and type: • [Copper - non-metallic sheathed](#)

Type and number of outlets (receptacles): • [Grounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom and exterior](#) • [GFCI - garage](#) • GFCI - kitchen

Smoke alarms (detectors): • [Present](#)

Carbon monoxide (CO) alarms (detectors): • None noted

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Observations and Recommendations

FURNACE \ Ducts, registers and grilles

14. Condition: • Loose/Missing register or grille

Implication(s): Fall hazard | Poor performance

Location: Throughout main floor

Task: provide

Time: As Soon As Possible

Cost: Minor



23. Loose/Missing register or grille



24. Loose/Missing register or grille

Description

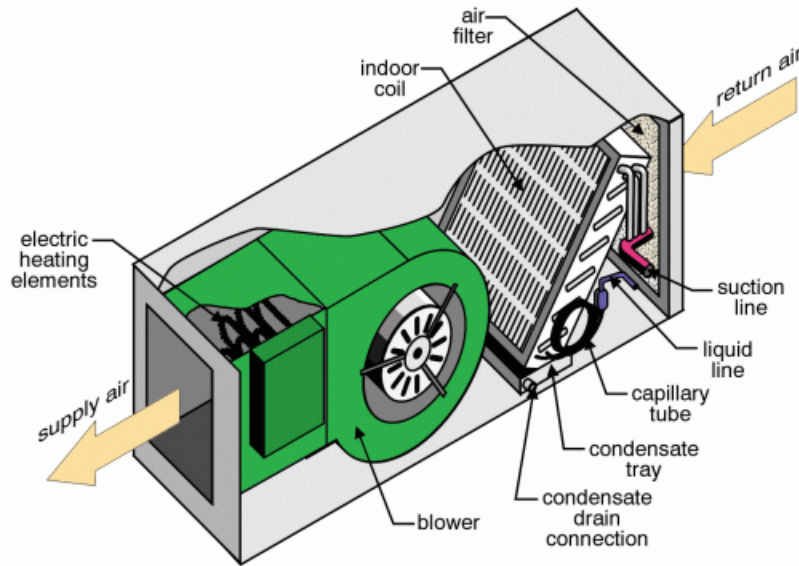
General: • Our inspection of the heating and cooling system included a visual examination of the systems major components to determine defects, excessive wear, and general state of repair. Weather permitting, our inspection of a heating or cooling system includes activating it via the thermostat and checking for appropriate temperature response. Our inspection does not include disassembly of the furnace; therefore heat exchangers are not included in the scope of this inspection. Unless otherwise noted in this report this is considered to be a forced air system.

System type:

• Heat pump - Electric (Interior Air Handler Unit) 20-25 Years Life Expectancy

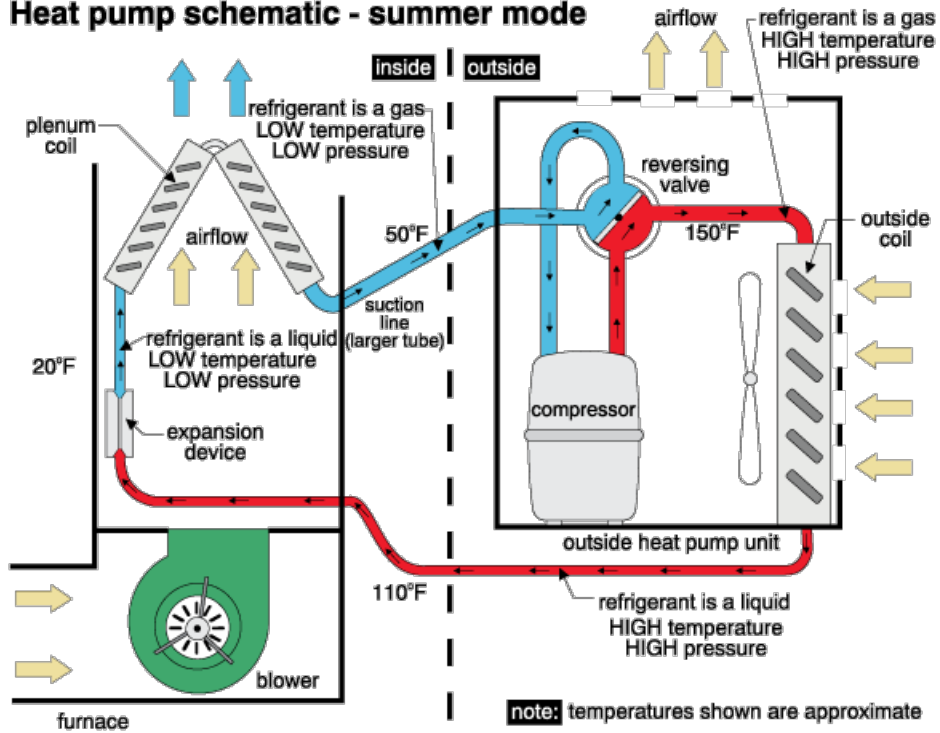
Located in attic And garage

All-electric heat pump system

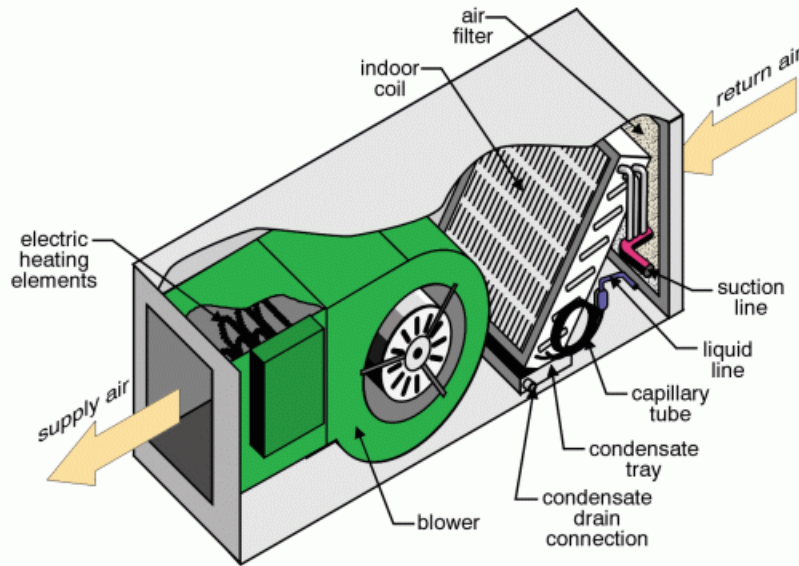


cutaway view

Heat pump schematic - summer mode



All-electric heat pump system



cutaway view



25. Heat pump - Electric (Interior Unit) 20-25...



26. Heat pump - Electric (Interior Unit) 20-25...

Heat distribution: • [Ducts and registers](#)

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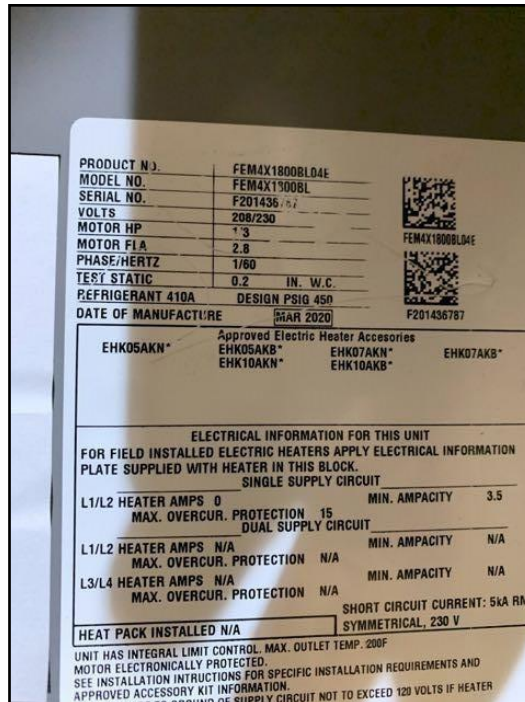
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Approximate capacity:

- Not determined
- Both units

Approximate age:

- [New](#)
- both units



27. New

Main fuel shut off at:

- Electrical Panel
- Both units

Supply temperature: • 105°

Air filter:

- 14" x 20"
- Attic and basement same size filter

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28. Attic filter size 14" x 20" x 1"



29. Garage filter size 14" x 20" x 1"

Fireplace/stove: • None

COOLING & HEAT PUMP

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Description

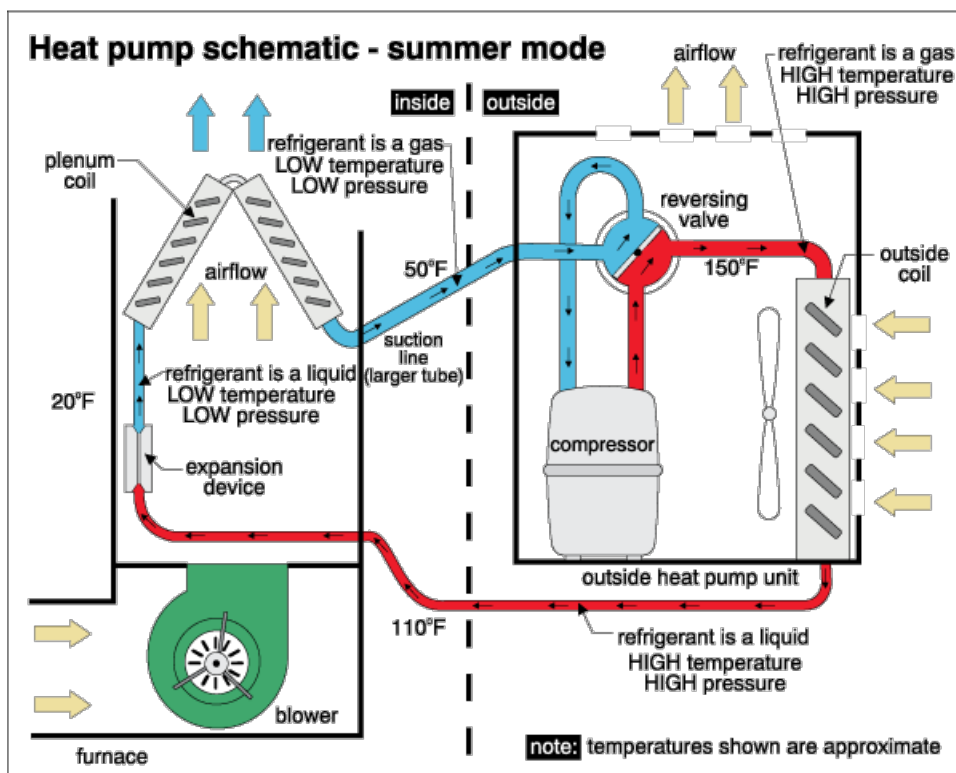
General: • Our inspection of the heating and cooling system included a visual examination of the system's major components to determine defects, excessive wear, and general state of repair. Weather permitting, our inspection of a heating or cooling system includes activating it via the thermostat and checking for appropriate temperature response. Our inspection does not include a load calculation test or a flow rating test, therefore the capacity of the system is not evaluated for adequacy.

Unless otherwise noted in the report, this is considered to be a split system.

Air conditioning type:

- Air Source Heat Pump

Locate exterior rear



COOLING & HEAT PUMP

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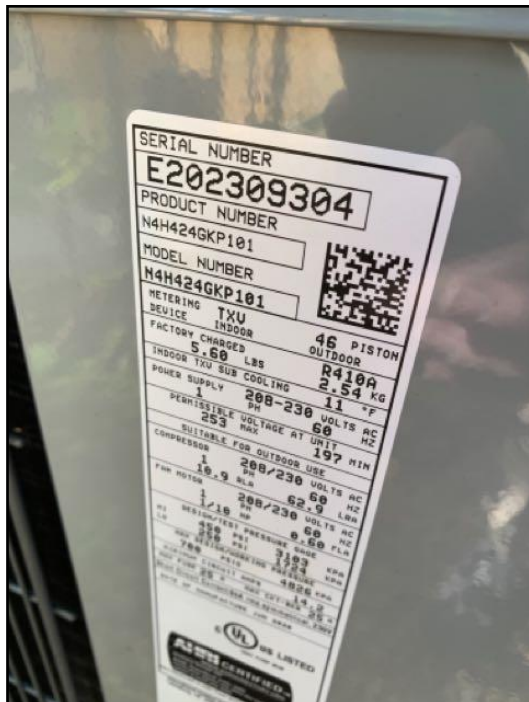
30. Air Source Heat Pump

Cooling capacity: • [2 Tons](#) • [3.5 Tons](#)

Compressor approximate age:

• New

Both units



31. New



32. New

COOLING & HEAT PUMP

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Typical life expectancy:

- 10 to 15 years

Both units

Temperature difference: • 15° - Acceptable temperature difference is between 14° and 22°. This system is performing as intended.

Refrigerant type:

- [R-410A](#)

Both units

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Description

Attic/roof insulation material: • [Glass fiber](#)

Attic/roof insulation amount/value: • Appears Adequate

Attic/roof ventilation: • Ridge and Soffit Vents

Floor above basement/crawlspace insulation material: • N/A

Floor above basement/crawlspace insulation amount/value: • N/A

Floor above basement/crawlspace air/vapor barrier: • N/A

Crawlspace ventilation: • N/A

Inspection Methods and Limitations

General: • Inspection Methods:

Concealed wall insulation is not inspected. The presence or absence of insulation in required and visible areas such as attics and basements is reported.

Adding insulation in any circumstance will improve the energy efficiency in a home. This would be considered an upgrade and is not a requirement. Insulation is not effective if air (and the heat that goes with it) can escape from the home. Caulking and weather-stripping help control air leakage, improving comfort while reducing energy consumption and costs. Air leakage control improvements are inexpensive and provide a high return on investment. An excellent source surrounding upgrades for efficiency is the Department of Energy. <http://www.energy.gov/energysaver/insulation>

Crawlspace inspection performed: • N/A

Observations and Recommendations

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

15. Condition: • [Slow drains](#)

Implication(s): Chance of water damage to structure, finishes and contents

Location: Master bathroom

Task: Correct

Time: As Soon As Possible

Cost: Minor



33. Slow drains

FIXTURES AND FAUCETS \ Bathtub/Shower Stall

16. Condition: • Drain stop ineffective

Implication(s): Reduced operability

Location: Master bathroom

Task: Improve

Time: As Soon As Possible

Cost: Minor Regular maintenance item



34. Drain stop ineffective

Description

General: • Our inspection of the plumbing system included a visual examination to determine defects, excessive wear, leakage, and general state of repair. Plumbing leaks can be present but not evident in the course of a normal inspection. A sewer lateral test to determine the condition of the underground sewer lines is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, water quality, off site community water supply systems or private (septic) waste disposal systems unless specifically noted.

Service piping into building: • [Plastic](#)

Supply piping in building: • CPVC (Chlorinated PolyVinylChloride) • [Not visible](#)

Main water shut off valve at the:

- Near water heater



Main water shut off

35. Near water heater

Water flow and pressure: • Between 40 and 80 psi is acceptable • [Functional](#)

Water heater type:

- Conventional (Tank) Electric Fuel - 8-12 Years Life Expectancy
- Located in garage closet



36. Conventional (Tank) Electric Fuel - 8-12...

PLUMBING

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Water heater tank capacity: • 50 gallons

Water heater approximate age:

• 5 years



37.5 years

Waste and vent piping in building: • [PVC plastic](#) • [Not visible](#)

Pumps: • None

Observations and Recommendations

FLOORS \ General notes

17. Condition: • Concrete Cracked

Typical cracking in concrete noted. There is no further evidence of settling, shifting or separating and considered a cosmetic issue.

Location: Basement bedroom. Basement bathroom. Basement hallway

Task: Be Advised Monitor cracks to ensure they do not worsen

Time: Ongoing



38. Concrete Cracked-Basement



39. Concrete Cracked-Basement



40. Concrete Cracked-Basement

WINDOWS AND DOORS \ General notes

18. Condition: • Windows Painted Shut

At least one window should be functional in each sleeping area for means of secondary egress

Location: Living room

Task: Correct

Time: As Soon As Possible

Cost: Minor



41. Windows Painted Shut

19. Condition: • Weather Stripping Needed

Weatherstripping is loose and coming apart

Location: Master bedroom

Task: Provide

Time: Discretionary

Cost: Minor Regular maintenance item



42. Weather Stripping Needed-Master bedroom

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20. Condition: • Door missing

Location: Master bedroom

Task: Install

Time: Immediately

Cost: Minor



43.

21. Condition: • Window won't fully close easily

Location: Master bedroom

Task: Repair or replace

Time: Immediately

Cost: Depends on method of repair



44. Master bedroom

CARPENTRY \ Cabinets

22. Condition: • [Pieces missing or loose](#)

Loose hinges

Implication(s): Damage or physical injury due to falling materials

Location: Kitchen

Task: Repair or replace

Time: As Soon As Possible

Cost: Depends on the preferred remedy of repair

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45. Pieces missing or loose



46. Pieces missing or loose

STAIRS \ General notes

23. Condition: • Handrail Loose

Ideally, support brackets should be securely installed every 4 feet as a maximum to adequately secure and support the handrail.

Location: First stairwell

Task: Secure

Time: Immediate

Cost: Minor

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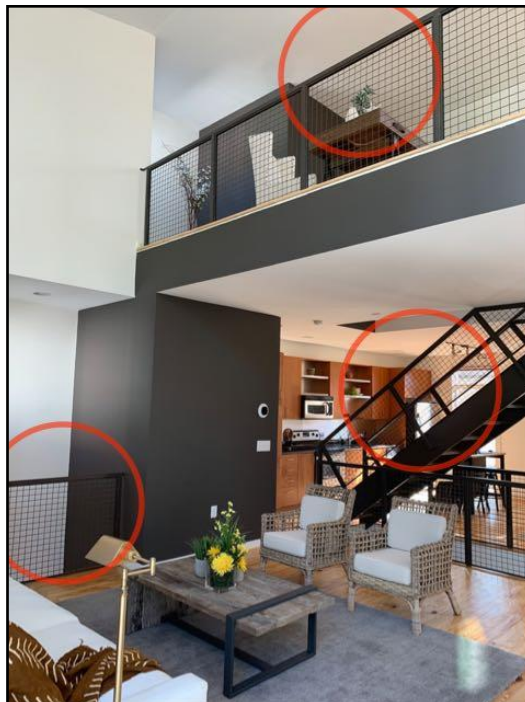
47. Handrail Loose

24. Condition: • Spindles/balusters climbable

Location: Throughout

Task: Be Advised

Time: Ongoing



48. Spindles/balusters climbable

APPLIANCES \ Refrigerator

25. Condition: • Possible leak in freezer. Frozen water at bottom of freezer

Location: Kitchen

Task: Repair or replace

Time: Immediately

Cost: Pencil method repair



49.

APPLIANCES \ Waste disposal

26. Condition: • Wiring exposed or loose

Conduit could be attached better to the bottom of waste disposal

Implication(s): Electric shock

Location: Kitchen

Task: Correct

Time: As Soon As Possible

Cost: Minor



50. Wiring exposed or loose

Description

Major floor finishes: • Tile, Wood • [Concrete](#)

Major wall and ceiling finishes: • [Plaster/drywall](#)

Windows: • Wood • [Fixed](#) • [Casement](#)

Glazing: • [Double](#)

Exterior doors - type/material: • [Metal](#) • [Sliding glass](#)

Oven fuel: • Electricity

Range fuel: • Electricity

Appliances: • Refrigerator • Dishwasher • Waste disposal • Microwave/Exhaust Fan Combo • Range • Wall Oven (or Oven) • Door bell

Laundry facilities: • Washer • Dryer • Hot/cold water supply • Vented to outside • 120-Volt outlet • 240-Volt outlet • Waste standpipe

Stairs and railings: • Inspected

Inspection Methods and Limitations

Inspection limited/prevented by: • MOLD/MILDEW/FUNGUS

The Inspection does not include spores, fungus, mold or mildew that may be present as this is outside the scope of a home inspection and there are companies that specialize in environmental issues. You should note that whenever there is water damage noted in the report, there is a possibility that mold or mildew may be present, unseen behind a wall, floor or ceiling.

If anyone in your home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens at additional cost.

Appliances: • Pursuant to the ASHI Standards of Practice we perform a visual and operational inspection of all standard, built-in appliances. There are obvious limitations and we cannot confirm their level of performance but only if they are operational at the time of inspection. Appliances limited to the ones listed in this report are turned on and observed.

Clothes washers and dryers are not part of this inspection. Refrigerators and freezers are inspected for obvious deficiencies and ice makers and water dispensers are not evaluated.

Description

General: • Cost estimates have been provided throughout the inspection report. This is outside of the scope of a routine home inspection and is provided only as a courtesy to a client of Home-Probe, Inc.

These costs are intended as ball park estimates for repairs and/or improvements to a typical three bedroom home. The costs are based on information obtained in the Atlanta area and from RS Means.

Our experience shows that actual contractor quotes can vary from our figures by as much as 300%. Naturally, the quality of workmanship and materials will influence the cost. The complexity of a certain job, accessibility, and even economic conditions can also alter actual costs. These numbers are intended to be used as a guide only. A guaranteed estimate for all work to be done should be obtained by a qualified contractor PRIOR to commitment to purchase.

The word 'Minor' may be used to describe costs up to roughly \$500 which is unlikely to have an impact on your purchasing decision. • [Unfortunately, unpleasant surprises are part of home ownership. This document helps to explain why things happen and why your home inspector may not have predicted it.](#) • [A list of things you should do when moving into your new home and a few regular maintenance items.](#) • [This document sets out what a professional home inspection should include, and guides the activities of our inspectors.](#) • [Scheduled maintenance can avoid repairs and extend the life expectancy of many home components. This document helps you look after your home.](#) • [This document is a great resource to use when conducting your final walk through prior to closing escrow on your new home. Remember to call our office with any questions.](#)

END OF REPORT

Home-Probe 100 Day Guarantee

Our commitment to you:

If it worked when we were there, it should work when you move in.

We like to call this our 2 surprise guarantee. There are three types of surprises in life. Good ones, bad ones and no surprises. We want you to have no surprise at all but if you do, let's make it a good one.

MECHANICAL COVERAGE SUMMARY:

Plumbing: Water lines that are inside the home and visible, faucets, water heaters, drain lines that are inside the home and visible, gas lines that are inside the home and visible.

Electrical: Main service panel, secondary service panel, and wiring that is inside the home and visible.

Appliances: Kitchen Appliances including and limited to oven, range, dishwasher, built-in microwave, trash compactor, and garbage disposal. Refrigerator ice makers and water dispensers are not inspected and cannot be covered in this warranty.

Heating/Air (HVAC): Furnace, Air Conditioner, and Thermostats.

STRUCTURAL COVERAGE SUMMARY: Poured Concrete & Block wall foundations. Floor joists, bottom & top plates, and wall members. Roof leak repair (does not include replacement of bad shingles), load bearing walls, attached garage doors.

COVERAGE TERMS: This guarantee applies only to those items specifically listed and excludes all others. This contract covers parts and labor only and does not cover consequential or secondary damages. This contract only covers those items that were confirmed to be in good working order at time of inspection and excludes all others, regardless of their condition at the time of inspection or if they were repaired after the inspection. This contract does not cover water damage, cosmetic repairs, or items that are inaccessible without the removal of drywall, concrete, or any other permanently installed covering. This is not a maintenance contract. In order for an item to be covered, it must be maintained in accordance with the manufacturer's standards or be maintained within reasonable standards where no such standards exist.

EXCLUSIONS: This contract excludes all appliances, climate control systems, and fixtures over 10 years old. This contract does not cover plumbing stoppages, regardless of reason. This contract does not cover well or septic systems or any related components. Home-Probe is not responsible for upgrading failed systems to meet current codes or local ordinances. This contract does not cover chimneys, fireplaces, or brick failures of any kind. This contract does not cover cracking or scaling concrete. Roof repair is for leaks only and limited to rolled, composition, or asphalt shingle roof only.

This contract does not cover pest damage, including that caused by any and all wood destroying insects and pests. Pests are specifically excluded from our home inspection. All mechanical coverage is limited to those items within the home's foundation and all structural coverage is limited to issues within the home's foundations. Our guarantee has no deductible and is limited to an aggregate maximum of \$2000.00. Home-Probe is not an insurer. This is not a warranty or insurance policy. Any damage caused by any peril is not covered by this contract, which includes but is not limited to; war, riot, civil commotion, earthquake, hurricane, any and all acts of god, or any other outside cause or neglect. All claims on this policy shall be made by the buyer of record only after they have taken possession of the home.

This is a guarantee and items covered are only those that would be inspected pursuant to the ASHI Standards of Practice. Any and all related disputes shall be interpreted and enforced in accordance with the laws of Dekalb County State of Georgia without reference to, and regardless of, any applicable choice or conflicts of laws principles. Any concerns with this guarantee must be received within 100 days of the inspection or within 22 days of closing, whichever comes later. The coverage under this policy shall come after any and all other warranties in place.

This guarantee is valid upon successful completion of our Home Inspection Authorization Form and after payment of the Home Inspection has been received.

CLAIMS PROCEDURES:

1. Written Notification of claim must be received by Home-Probe prior to the expiration of the guarantee (which is defined as noon, the 101st day after the inspection is completed or 22 days after the date of your closing).

2. An itemized repair estimate must be submitted for every approved claim, including the breakdown of parts & labor, as well as a specific cause for the failure in writing from a licensed or properly certified repairperson. Home-Probe reserves the right to request up to two (2) additional estimates. The estimate must include contact information for the repair person.

Claims will be processed after we are in receipt of these items and you will be contacted by a Home-Probe representative within 72 hours of all items being submitted.

Home-Probe 100 Day Guarantee

Our commitment to you:

If it worked when we were there, it should work when you move in.

We like to call this our 2 surprise guarantee. There are three types of surprises in life. Good ones, bad ones and no surprises. We want you to have no surprise at all but if you do, our intention is to keep it from being a bad one.

MECHANICAL COVERAGE SUMMARY:

Plumbing: Water lines that are inside the home and visible, faucets, water heaters, drain lines that are inside the home and visible, gas lines that are inside the home and visible.

Electrical: Main service panel, secondary service panel, and wiring that is inside the home and visible.

Appliances: Kitchen Appliances including and limited to oven, range, dishwasher, built-in microwave, trash compactor, and garbage disposal. Refrigerator ice makers and water dispensers are not inspected and cannot be covered in this warranty.

Heating/Air (HVAC): Furnace, Air Conditioner, and Thermostats.

STRUCTURAL COVERAGE SUMMARY: Poured Concrete & Block wall foundations. Floor joists, bottom & top plates, and wall members. Roof leak repair (does not include replacement of bad shingles), load bearing walls, attached garage doors.

COVERAGE TERMS: This guarantee applies only to those items specifically listed and excludes all others. This contract covers parts and labor only and does not cover consequential or secondary damages. This contract only covers those items that were confirmed to be in good working order at time of inspection and excludes all others, regardless of their condition at the time of inspection or if they were repaired after the inspection. This contract does not cover water damage, cosmetic repairs, or items that are inaccessible without the removal of drywall, concrete, or any other permanently installed covering. This is not a maintenance contract. In order for an item to be covered, it must be maintained in accordance with the manufacturer's standards or be maintained within reasonable standards where no such standards exist.

EXCLUSIONS: This contract excludes all appliances, climate control systems, fixtures and roofs believed to be over 10 years old. This contract does not cover plumbing stoppages, regardless of reason. This contract does not cover well or septic systems or any related components. Home-Probe is not responsible for upgrading failed systems to meet current codes or local ordinances. This contract does not cover chimneys, fireplaces, or brick failures of any kind. This contract does not cover cracking or scaling concrete. Roof repair is for leaks only and limited to rolled, composition, or asphalt shingle roof only. This guarantee does not cover interior water damage from leaks as this damage would not have been visible during the inspection.

This contract does not cover pest damage, including that caused by any and all wood destroying insects and pests. Pests including insects and rodents are specifically excluded from our home inspection. All mechanical coverage is limited to those items within the home's foundation and all structural coverage is limited to issues within the home's foundations. Our guarantee has no deductible and is limited to an aggregate maximum of \$2000.00. Home-Probe is not an insurer. This is not a warranty or insurance policy. Any damage caused by any peril is not covered by this contract, which includes but is not limited to; war, riot, civil commotion, earthquake, hurricane, any and all acts of god, or any other outside cause or neglect. All claims on this policy shall be made by the buyer of record only after they have taken possession of the home.

This is a guarantee and items covered are only those that would be inspected pursuant to the ASHI Standards of Practice. Any and all related disputes shall be interpreted and enforced in accordance with the laws of Dekalb County State of Georgia without reference to, and regardless of, any applicable choice or conflicts of laws principles. Any concerns with this guarantee must be received within 100 days of the inspection or within 22 days of closing, whichever comes later. The coverage under this policy shall come after any and all other warranties in place.

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