

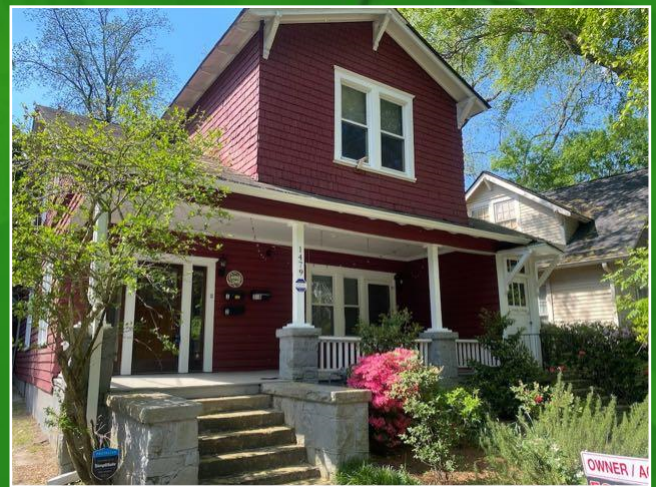
Your Inspection Report

142 Cherokee Village Lane
Kennesaw, GA 30067

PREPARED FOR:
JUAN DOMINGUEZ

INSPECTION DATE:
Monday, April 19, 2021

PREPARED BY:
Tom Lloyd, Level I Certified Thermographer



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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report

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



October 13, 2021

Dear Juan Dominguez,

RE: Report No. 38856, v.2
142 Cherokee Village Lane
Kennesaw, GA
30067

Thank you for choosing Home-Probe, Inc. to perform your Home Inspection. We hope the experience continues to exceed your expectations.

THE GOAL:

A home inspection identifies the current condition of the property but cannot predict the future. It is intended to discover MAJOR deficiencies that would change your purchasing decision. While looking for big issues we typically identify some minor defects along the way. We include these in the report as a courtesy, but please understand a home inspection is not a Technical Audit and does not include a comprehensive list of minor issues. Given the limited time available for a home inspection in the course of a real estate transaction, it could be considered a sampling exercise and a snapshot in time that cannot cover all conditions.

PESTS, termites and rodents are not part of this home inspection. We always recommend consulting a licensed pest control company.

RADON has proven to be an issue in Georgia. We encourage and can provide testing and the EPA recommends all homes be tested in the course of a real estate transaction.

SHARE your experience. We want you to be happy. So much so that we stake our reputation on exceeding your expectations. If there is something we did well or something we can do better, please let us and others know.

SOME water departments in Georgia require certificates confirming the installation of low flow fixtures. If you find yourself in need of these forms please call our office.

WE have a 100 day guarantee in place to protect you in the unlikely event conditions change between now and the time you close on the property.

RELATIONSHIPS- We want to build one with you. Please call us with any questions you may have. For as long as you own your home. Or forever. Whichever is first.

RECALL CHECK - We recommend you search all appliances for a potential recall when you take ownership. We've prepaid for this service on your behalf and provided you a form for submission.

THERMAL IMAGING may be part of this inspection and as such, a separate report will follow within 24 hours of receipt of this report.

A home inspection is only an overview of a home in its current condition and cannot be all inclusive. It is designed to mitigate risk and cannot eliminate it altogether. Please feel free to contact us with questions about the report or the home itself any time. Our telephone and e-mail consulting service is available at no cost to you. Please watch for your follow-up e-mail.

Sincerely,

Tom Lloyd
on behalf of
Home-Probe

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AGREEMENT

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PARTIES TO THE AGREEMENT

Company

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

Client

Juan Dominguez

This is an agreement between Juan Dominguez and Home-Probe.

INSPECTION AUTHORIZATION FORM

This home inspection is performed in accordance with the Standards of Practice of American Society of Home Inspectors, hereinafter referred to as ASHI. www.ashi.org By acceptance of this form and your Home Inspection Report you confirm that you have read and understand these Standards. This is a visual examination of the mechanical and physical components of real property identified in the inspection report as they exist at the time of the inspection through visual means and operation of normal user controls. In some instances, we may exceed the standards discussed above in our inspection process and they should be considered the baseline for the consulting service. We will tell you whether each item we inspect is performing its intended function or is in need of immediate repair. If an item is listed in the report and there are no notes, it is considered to be performing properly. We will explain verbally and in writing what we saw about each item. The home inspector does not necessarily possess licenses authorizing the rendering of detailed opinions regarding any or all of the systems, structures, and components of a building. This is not an Official Georgia Wood Infestation Report relating to termites or any other type of rodents or pests. An evaluation by a specialist in that field will be required to determine if there are issues related to wood destroying organisms or other pests.

Outside the Scope of a Home Inspection:

1. We do not make guarantees, representations or insure the performance or condition of any item after the date and time of this inspection. Please remember that almost every component in any house, except new construction, is in used condition and has ordinary wear and tear.
2. We do not inspect any item which we cannot see in a normal inspection. For example, we do not move furniture, floor or wall coverings, or other furnishings. We do not inspect septic tanks, buried pipes or wiring. We do not dismantle equipment to inspect component parts. We do suggest that you ask the owner about repairs, covered up items or previous problems.
3. We do not inspect for formaldehyde, lead, mold, asbestos or other environmental hazards. If anyone in the 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.
4. The Inspection does not include spores, fungus, mold or mildew that may be present. You should note that whenever there is water damage or the accumulation of water noted anywhere 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. These conditions can form in as little as 24 hours. Green Home Solutions is a reputable environmental company and an Indoor Air Quality Assessment can be obtained from them by calling (770) 629-9188.
5. We do not inspect for building codes, soil analysis, gas leaks, adequacy of design, capacity, efficiency, size, value, flood plain, pollution or habitability. Please remember that older houses do not meet the same standard as newer houses even though items in both might be performing functions for which they are intended.

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6. We do not hold ourselves out to be specialists for any particular item. We are a general real estate inspection company. If we report that an item is not performing its intended function or needs repair, we urge you to have that item examined by a specialist before purchasing the property.
7. It is important to remember your Home Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive. If you have concerns about any of the conditions noted, please consult the text that is referenced in the report.
8. Some intermittent conditions may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, your Home Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used or weight is placed on a shower pan that otherwise would not have leaked.
9. Thermal imaging (If included with this inspection) is for the purpose of screening for water leakage issues. While the use of this equipment improves the odds of detecting a moisture issue, it is not a guarantee, as numerous environmental conditions can mask the thermal signature of moisture. Additionally, leakage is often intermittent, and cannot be detected when not present.

What the Client Must Do:

1. If we report that an item is in need of immediate repair or is not performing its intended function and Client intends to purchase the property anyway, it is the client's obligation to have that item and pertaining system examined further by a specialist in that field. Client agrees that issues may be discovered during the repair process that would not be apparent in the inspection process.
2. It is agreed by all parties that, to the extent allowed by law, any damages for alleged breach of this contract, negligence or otherwise are limited to the amount of the inspection fee or \$1,000.00 whichever is greater.
3. Client agrees and understands that any claim of omission from the report will be reported within 5 days of discovery.
4. Client agrees that, with the exception of emergency conditions, we will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced, or otherwise changed before we have had a reasonable period of time to investigate.
5. Client acknowledges that the inspector has not made any oral representations that differ from or modify what is written in this report.
6. Client understands it is strongly encouraged that a final walkthrough of the property be done prior to closing as conditions of a home can and do change from the time of inspection leading up to closing escrow. A walkthrough form can be provided by your Home Inspector.

Cancellation Policy:

We offer a liberal change and cancellation policy. With at least 24 hours of notice, you may reschedule or cancel an appointment at no cost. For cancellations or rescheduling within 24 hours of your appointment time, we will split the cost with you and refund half of your inspection fee.

Client Signature Date: Inspector signature

Property

Address: _____ City: _____ State: _____ Zip: _____

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NOTE: THE INSPECTION AND SUBSEQUENT REPORT PERFORMED AND GENERATED FOR THE CLIENT NAMED ON THE COVER PAGE OF THE INSPECTION REPORT AND IS NOT TRANSFERABLE TO ANY OTHER PERSON OR ENTITY.

I, **Juan Dominguez (Signature)**_____, **(Date)**_____, **have read, understood and accepted the terms of this agreement.**

KEY FACTORS

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KEY FACTOR

ROOFING

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This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

The goal of a home inspection is to identify significant issues that would affect the average person's decision to buy a home. While looking for big issues we typically identify some minor defects along the way. We include these in the report as a courtesy. When you move into the home you may find some issues not identified in the report. That is to be expected and we suggest you allow roughly 1% of the value of the home annually for this type of maintenance and repair.

It's important to understand and acknowledge that a home with older systems does not mean a poor quality house. Houses are designed to and do last a very long time, but many of the components are consumable. Roofs, heating systems, air conditioning systems and water heaters, for example, wear out and are replaced from time to time.

Electrical

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • Obsolete Fuse Box

This fuse style electrical panel is older, obsolete equipment. While the panel may still be in good and serviceable condition it is recommended that all conditions outlined in the report be repaired or evaluated by a qualified electrician.

SHORT-TERM RECOMMENDATION: Where insurance is not an issue and the panel and wiring is serviceable, GFI (Ground Fault Interrupter) outlets or breakers can be provided as an interim safety improvement before replacing the system. The cost for GFI outlets may be roughly \$100 each. One GFI protects one entire circuit.

LONG-TERM RECOMMENDATION: Replace the fuse style wiring during renovation or remodeling projects.

Task: Replace/Upgrade

Time: When Remodeling

Cost: \$2,000 and up

Plumbing

WASTE PLUMBING \ Drain piping - performance

Condition: • [Cast Iron drain line is present.](#)

Task: Prepare for Replacement

Time: Unpredictable

Cost: \$3,000 - \$6,000

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

Un-planned repairs or replacements are never welcome, but are part of the 'joy of home ownership'. We encourage you to set up maintenance programs to protect your investment, reduce costs, improve comfort and efficiency, and extend life expectancy. The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

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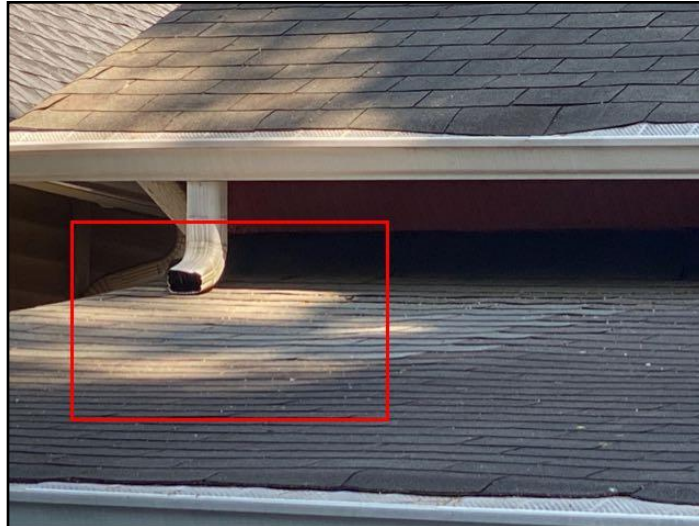
REFERENCE

Observations and Recommendations

ROOFING \ Shingles

1. Condition: • Patched/Repaired

Task: Be advised - Request disclosure



1. Patched/Repaired

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:

• Asphalt 3-Tab - Life Expectancy 15-20 Years

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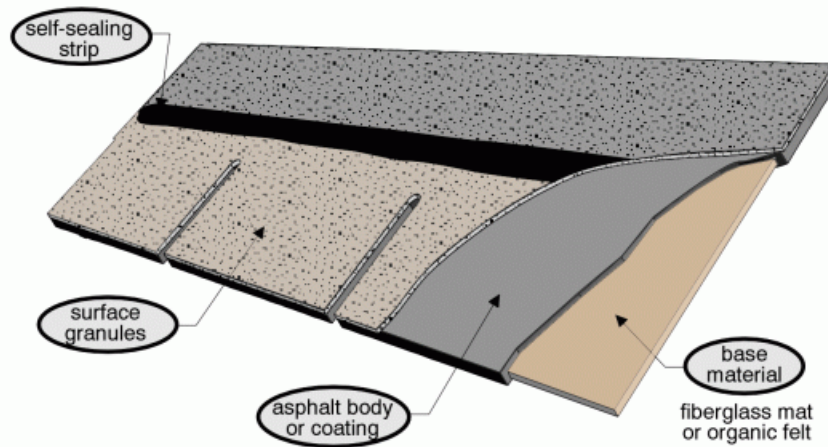
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Asphalt shingle composition



2. Asphalt 3-Tab - Life Expectancy 15-20 Years



3. Asphalt 3-Tab - Life Expectancy 15-20 Years

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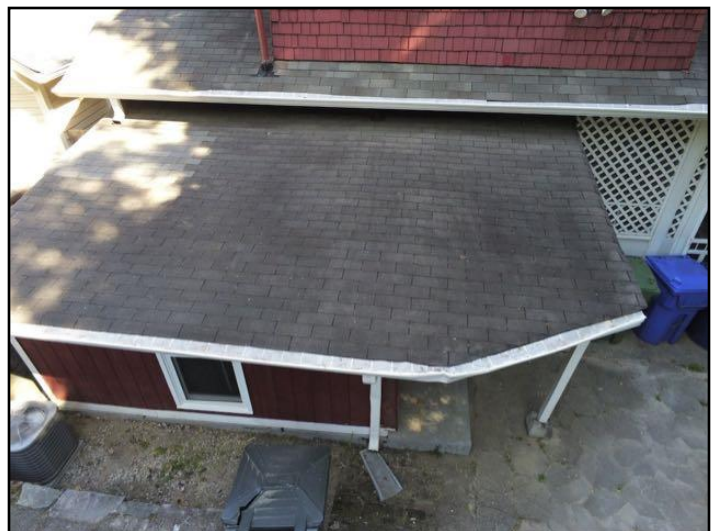
4. Asphalt 3-Tab - Life Expectancy 15-20 Years



5. Asphalt 3-Tab - Life Expectancy 15-20 Years



6. Asphalt 3-Tab - Life Expectancy 15-20 Years



7. Asphalt 3-Tab - Life Expectancy 15-20 Years

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8. Asphalt 3-Tab - Life Expectancy 15-20 Years

Approximate age: • 5-10 years

Inspection Methods and Limitations

Inspection performed: • From roof edge • With binoculars from the ground • With a drone

Age determined by: • Reported by seller

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Observations and Recommendations

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: Various

Task: Repair or replace

Time: Immediate

Cost: \$150 - \$300 per location



9. Rot/Insect damage

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ General notes

3. Condition: • [Columns leaning](#)

Unsecured footing

Task: Repair or replace

Time: Immediate

Cost: \$200 - \$400 Each

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10. Columns leaning

Description

Gutter & downspout material: • Aluminum/Galvanized

Downspout discharge: • [Above grade](#)

Lot slope: • [Flat](#)

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

Wall surfaces and trim: • [Wood](#)

Retaining wall: • [Masonry](#) • [Stone](#)

Inspection Methods and Limitations

Exterior inspected from: • Ground level

Observations and Recommendations

FLOORS \ Columns or piers

4. Condition: • Temporary Support with Issues.

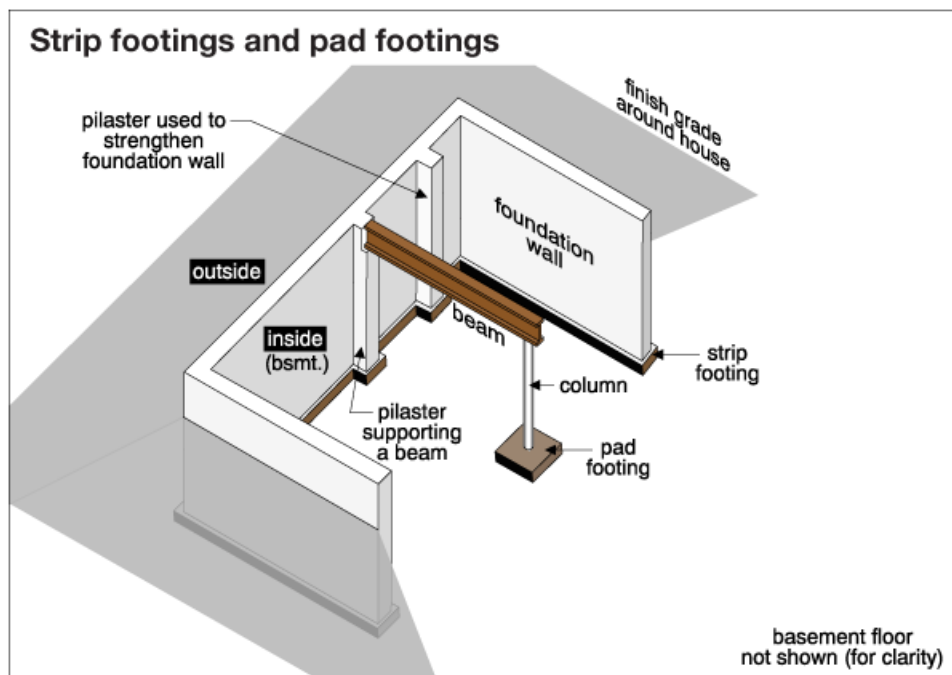
There are concerns surrounding the temporary or supplemental supports installed in the crawlspace. This is usually done in response to some type of movement or settling and as a temporary corrective measure. There is noticeable movement at areas in the home and a qualified contractor will need to be consulted to determine the most appropriate method for remedy. These supports are only addressing the symptom of what appears to be a more significant problem as the movement in the home may be excessive compared to similar homes of this age and construction type.

NOTE: Area identified and photos are representative only. A qualified contractor will need to evaluate the entire system to determine extent of damage and necessary repairs to prepare an estimate or invoice to know the true cost associated with remediation of this condition

Task: Consult with a qualified contractor

Time: Immediate

Cost: \$200 - \$400 Each



STRUCTURE

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11. Temporary Support with Issues.



12. Temporary Support with Issues.

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: • [Basement](#) • [Crawlspace](#)

Foundation material: • [Stone](#) • [Brick](#)

Floor construction: • [Joists](#) • Masonry columns • Wood beams (Laminated, Engineered or Built up) • Subfloor - Not Visible and cannot be inspected or identified.

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

Roof and ceiling framing: • Rafters/ceiling joists

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: • 40 %

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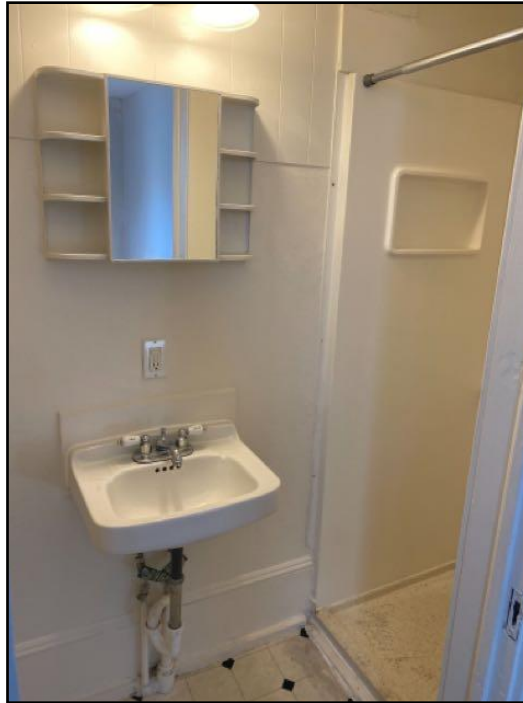
Observations and Recommendations

RECOMMENDATIONS \ Overview

5. Condition: • Light switch must be ON for outlet and vent fan to operate.

Location: Unit 1 Bathroom

Task: Be Advised



13.

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

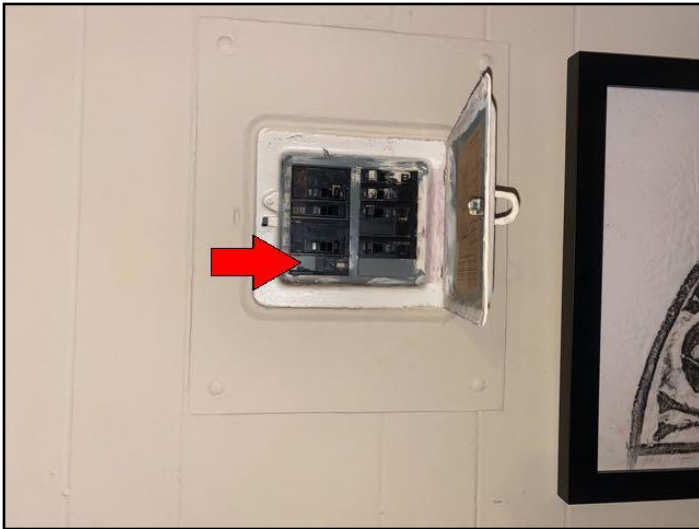
6. Condition: • Openings in Panel

Location: Unit 2.

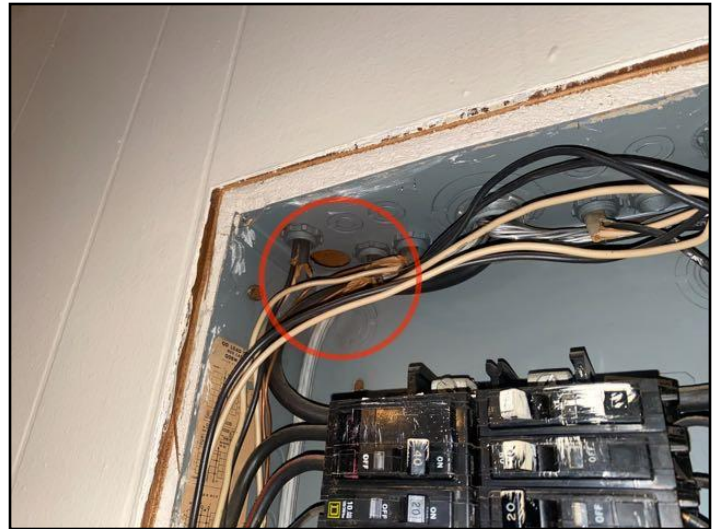
Task: Secure openings

Time: Immediate

Cost: Minor



14. Openings in Panel



15. Openings in Panel

7. Condition: • Obsolete Fuse Box

This fuse style electrical panel is older, obsolete equipment. While the panel may still be in good and serviceable condition it is recommended that all conditions outlined in the report be repaired or evaluated by a qualified electrician.

SHORT-TERM RECOMMENDATION: Where insurance is not an issue and the panel and wiring is serviceable, GFI (Ground Fault Interrupter) outlets or breakers can be provided as an interim safety improvement before replacing the system. The cost for GFI outlets may be roughly \$100 each. One GFI protects one entire circuit.

LONG-TERM RECOMMENDATION: Replace the fuse style wiring during renovation or remodeling projects.

Task: Replace/Upgrade

Time: When Remodeling

Cost: \$2,000 and up



16. Obsolete Fuse Box

ELECTRICAL

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SERVICE BOX, GROUNDING AND PANEL \ Panel wires

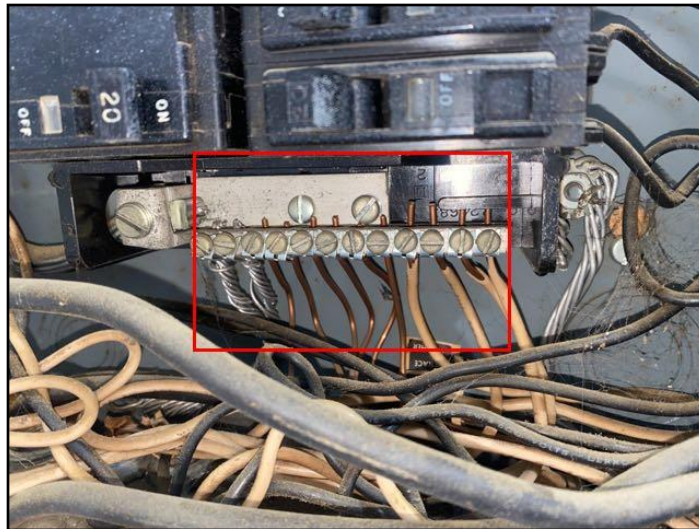
8. Condition: • Neutral and ground bonded at subpanel

Location: All 4 sub meters

Task: Repair

Time: Immediate

Cost: Recommend getting estimate from qualified electrician



17. Neutral and ground bonded at subpanel

DISTRIBUTION SYSTEM \ Wiring - installation

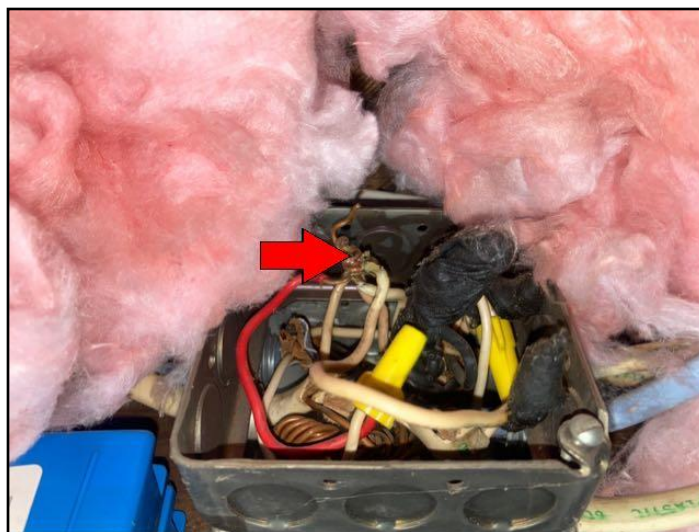
9. Condition: • Open splices

Installation of Junction Box with cover

Task: Correct

Time: Immediate

Cost: Minor



18. Open splices

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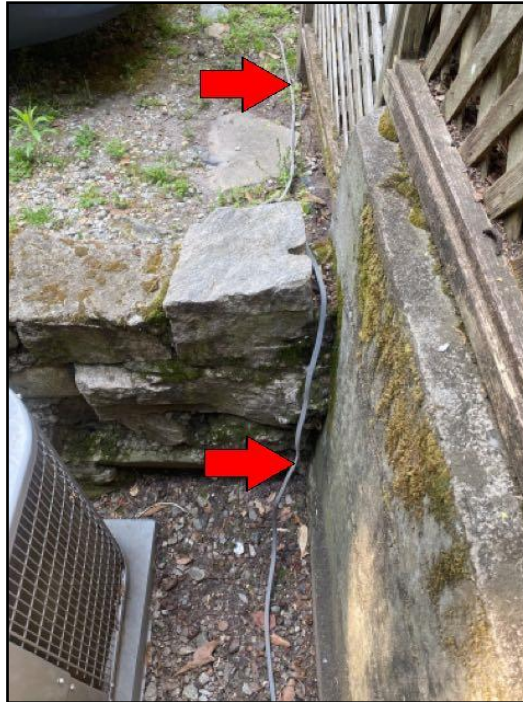
10. Condition: • Conduit needed

Location: Circuit to shed

Task: Provide

Time: Immediate

Cost: Minor



19. Conduit needed

DISTRIBUTION SYSTEM \ Outlets (receptacles)

11. Condition: • Test faulty on GFCI (Ground Fault Circuit Interrupter)

Location: Unit 2 bathroom.

Task: Repair or replace

Time: Immediate

Cost: Minor



20. Test faulty on GFCI (Ground Fault Circuit...

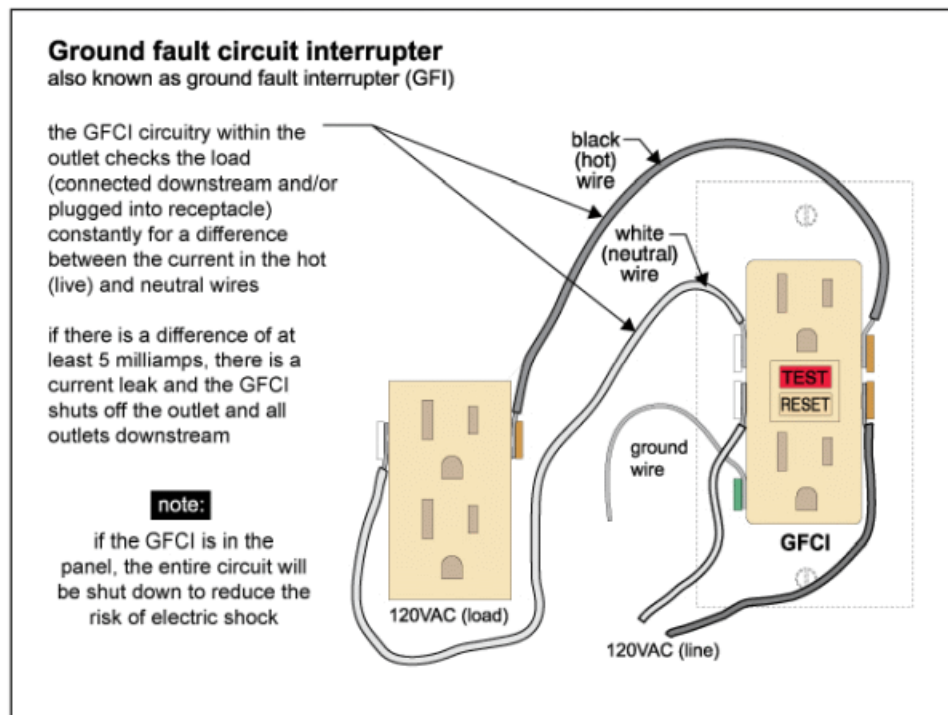
12. Condition: • No GFCI/GFI (Ground Fault Circuit Interrupter)

Location: Unit 2 kitchen.

Task: Upgrade

Time: Immediate

Cost: Less than \$100 - Each



ELECTRICAL

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

13. Condition: • Inoperative

Location: Unit 3

Task: Replace

Time: Immediate

Cost: Minor



22. Inoperative

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: • [Overhead - cable type not determined](#)

Service size: • [100 Amps \(240 Volts\)](#) • [100 Amps \(240 Volts\)](#) • [100 Amps \(240 Volts\)](#) • [100 Amps \(240 Volts\)](#) • [100 Amps \(240 Volts\)](#)

Main disconnect/service box type and location:

• [Breakers - exterior wall](#)



23. Breakers - exterior wall

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

Distribution panel type and location: • [Breakers](#)

Distribution panel rating:

• [125 Amps](#)

Each

Auxiliary panel (subpanel) type and location:

• [Breakers - utility room](#)

3 panels

Auxiliary panel (subpanel) rating: • 30 Amps each

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

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

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCIs present](#) • [GFCI - bathroom](#) • [GFCI - kitchen](#) • No AFCI

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

Carbon monoxide (CO) alarms (detectors): • Present

Inspection Methods and Limitations

Panel covers: • Panel covers are removed to inspect internal components unless otherwise noted in this report.

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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:

- High-Efficiency Gas Furnace - 15-20 Years Life Expectancy
Unit 3
- Electric baseboard heaters
Unit 1. Unit 2

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

Approximate capacity:

- [60,000 BTU/hr](#)
Unit 3

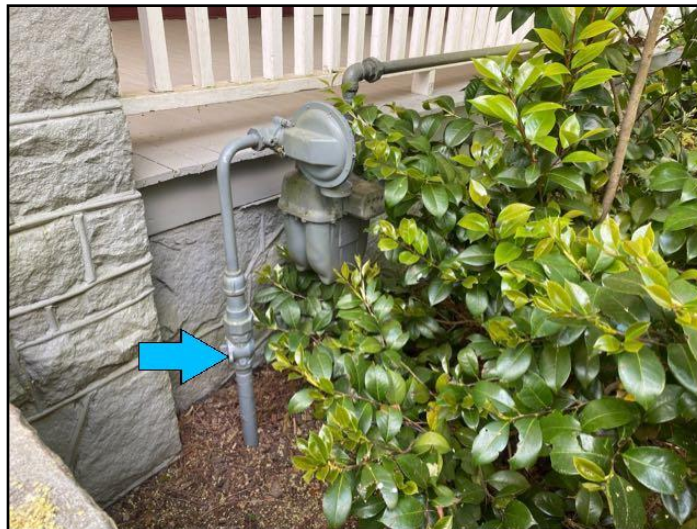
Exhaust venting method: • [Induced draft](#)

Approximate age:

- [7 years](#)
Unit 3

Main fuel shut off at:

- Meter (Exterior Wall)



24. Meter (Exterior Wall)

Supply temperature:

- 120°
Unit 1. Unit 2

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KEY FACTOR

ROOFING

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HEATING

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INSULATION

PLUMBING

INTERIOR

THERMAL IM

NON-SCOPE

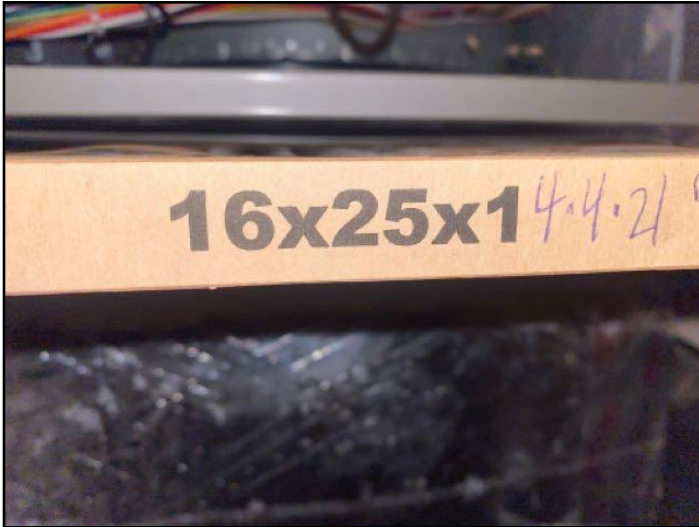
APPENDIX

REFERENCE

- 135°

Air filter:

- 16" x 25"



25. Filter Size



26. Filter Location

Exhaust pipe (vent connector): • PVC plastic

Fireplace/stove: • Non-functional

Inspection Methods and Limitations

General: • Interior of the ductwork is not inspected as part of this inspection.

COOLING & HEAT PUMP

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Observations and Recommendations

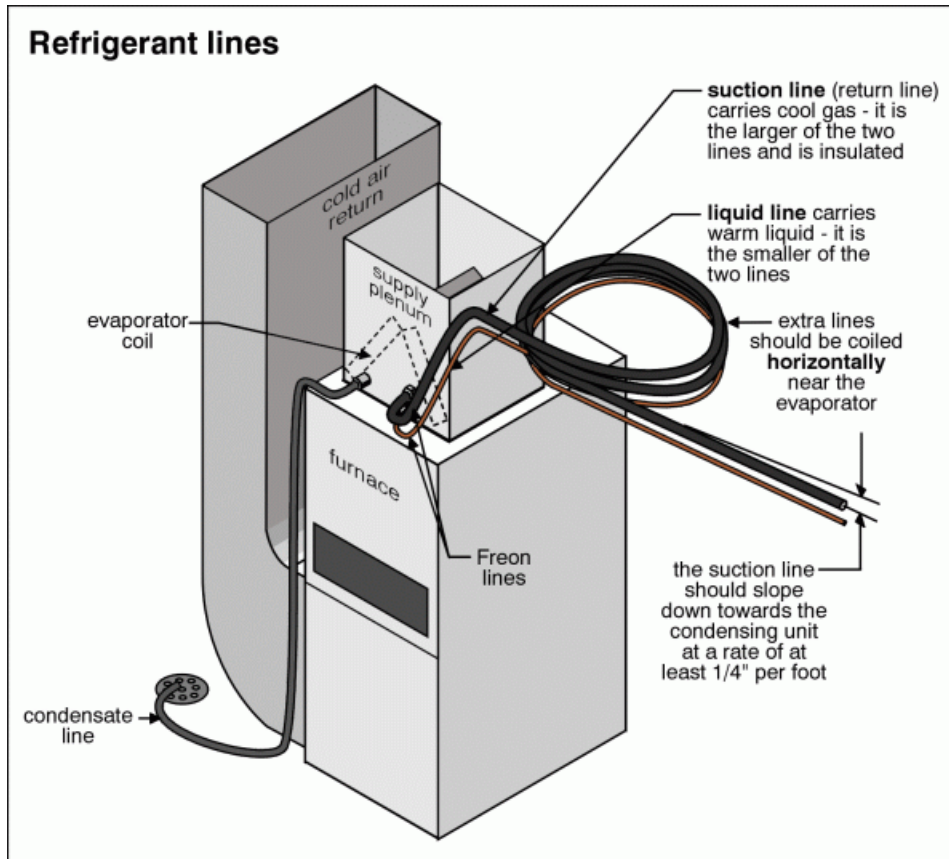
AIR CONDITIONING \ Refrigerant lines

14. Condition: • Missing Insulation

Task: Replace insulation wrap

Time: As Soon As Possible

Cost: Minor



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27. Missing Insulation

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:

- AC - Air cooled

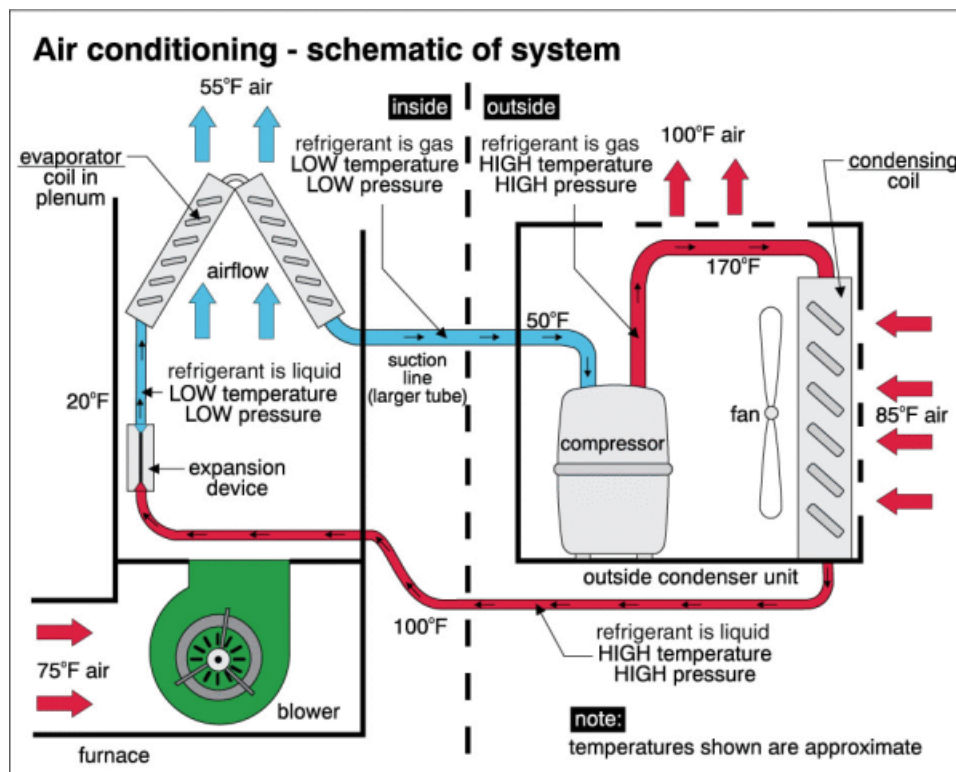
COOLING & HEAT PUMP

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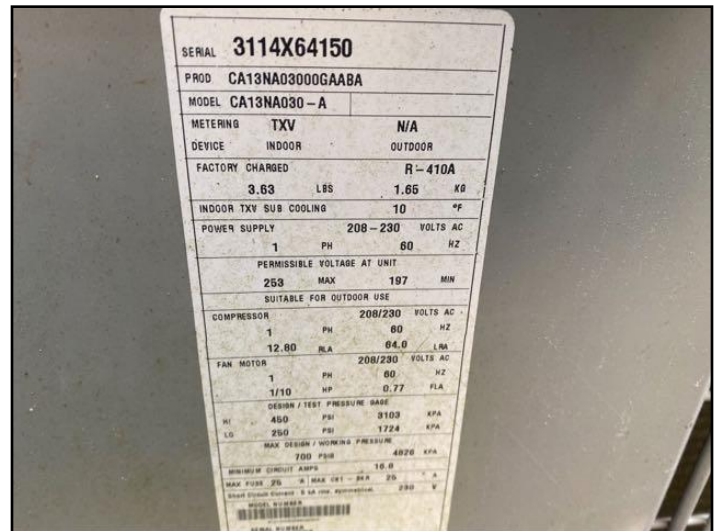
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28. AC - Air cooled



29. AC - Air cooled

Air conditioning type: • Window units for units 1 and 2

Cooling capacity:

• [2.5 Tons](#)

Unit 3

Compressor approximate age:

• 7 years

COOLING & HEAT PUMP

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Unit 3

Typical life expectancy: • 10 to 15 years

Temperature difference: • 18° - Acceptable temperature difference is between 14° and 22°. This system is performing as intended.

Refrigerant type: • [R-410A](#)

Inspection Methods and Limitations

Not part of a home inspection: • Window units

INSULATION AND VENTILATION

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Observations and Recommendations

ATTIC/ROOF \ Insulation

15. Condition: • [Amount inadequate](#)

Location: Attic

Task: Improve Upgrade

Time: As Soon As Possible

Cost: \$1,000 - and up

16. Condition: • Inadequate Ventilation

There should be at least 1 Square foot of ventilation per 300 Square Feet of attic space. Ventilation should be installed if needed and any blocked vents should be cleared.

Task: Improve

Time: As Soon As Possible

Cost: Adding vents can be as much as \$150 to \$300 per location needed.

Description

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

Attic/roof insulation amount/value: • Amount Inadequate

Attic/roof ventilation: • [Ridge vent](#)

Floor above basement/crawlspace insulation material: • [Glass fiber](#)

Floor above basement/crawlspace air/vapor barrier: • Plastic

Crawlspace ventilation: • [Into basement](#)

Inspection Methods and Limitations

Attic inspection performed:

- From access hatch



30. *From access hatch*

INSULATION AND VENTILATION

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Crawlspace inspection performed:

- By entering space, but access was limited



31. By entering space, but access was limited



32. By entering space, but access was limited

Observations and Recommendations

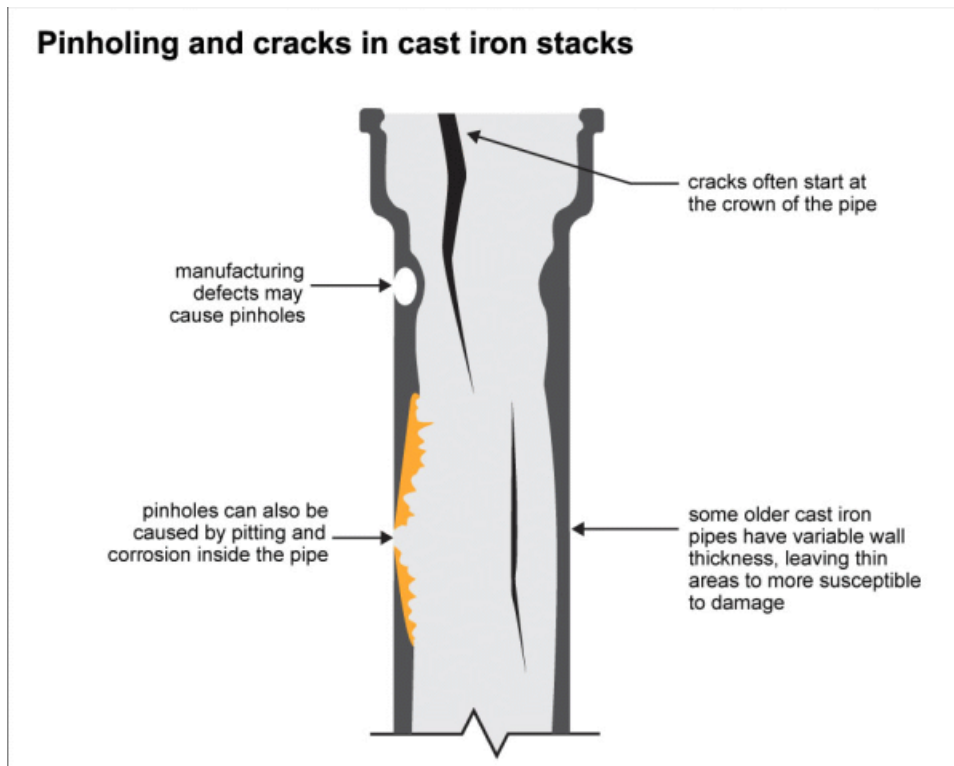
WASTE PLUMBING \ Drain piping - performance

17. Condition: • [Cast Iron drain line is present.](#)

Task: Prepare for Replacement

Time: Unpredictable

Cost: \$3,000 - \$6,000



FIXTURES AND FAUCETS \ Basin, sink and laundry tub

18. Condition: • [Slow drains](#)

Location: Unit 1 kitchen.

Task: Correct

Time: As Soon As Possible

Cost: Minor



33. Slow drains

FIXTURES AND FAUCETS \ Bathtub/Shower Stall

19. Condition: • Sill, Threshold or Door problems

Location: Unit 3

Task: Consult with a qualified contractor

Time: Discretionary

Cost: Depends on the preferred remedy of repair



34. Sill, Threshold or Door problems

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FIXTURES AND FAUCETS \ Toilet

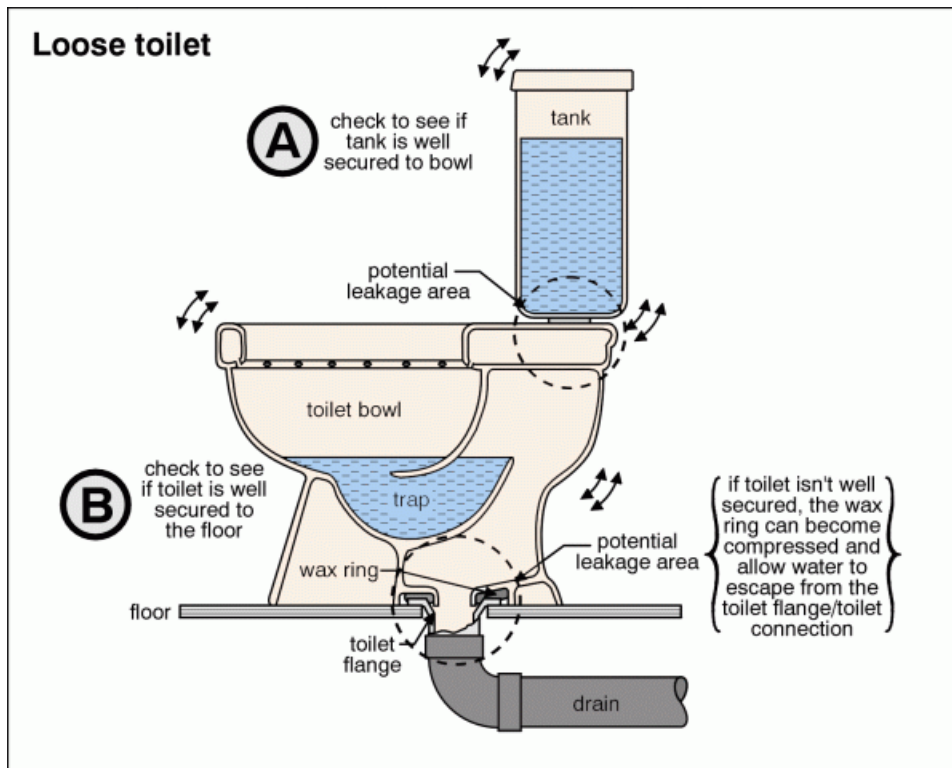
20. Condition: • [Loose](#)

Location: Unit 3

Task: Secure

Time: Immediate

Cost: Minor



35. Loose

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: • PE (polyethylene)

Supply piping in building: • [Copper](#)

Main water shut off valve at the:

- Crawlspace



36. Crawlspace

Water flow and pressure: • [Functional](#)

Water heater type: • Conventional (Tank) Gas Fuel - 8-12 Years Life Expectancy

Water heater exhaust venting method: • Natural draft

Water heater tank capacity: • 50 gallons

Water heater approximate age: • 3 years

Waste and vent piping in building: • [PVC plastic](#) • [ABS plastic](#) • [Cast iron](#)

Pumps: • None

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Inspection Methods and Limitations

Items excluded from a building inspection:

- Underground waste or sanitary sewer pipes outside of the foundation of the building.
- Washing machine supply faucets and drain are not tested.

Observations and Recommendations

WINDOWS AND DOORS \ General notes

21. Condition: • Door Binds

Location: Unit 1 bedroom.

Task: Adjust

Time: Discretionary

Cost: Minor



37. Door Binds

BASEMENT/CRAWLSPACE \ Water intrusion - evidence

22. Condition: • [Water on floor](#)

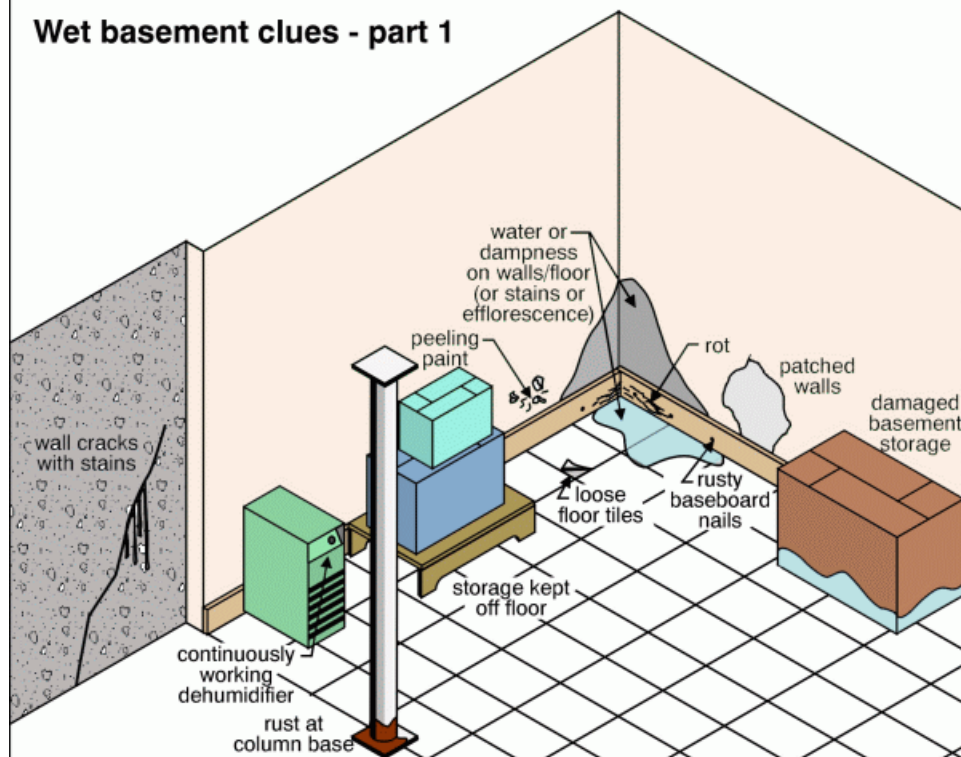
Unknown source

Task: Consult with a foundation or waterproofing company

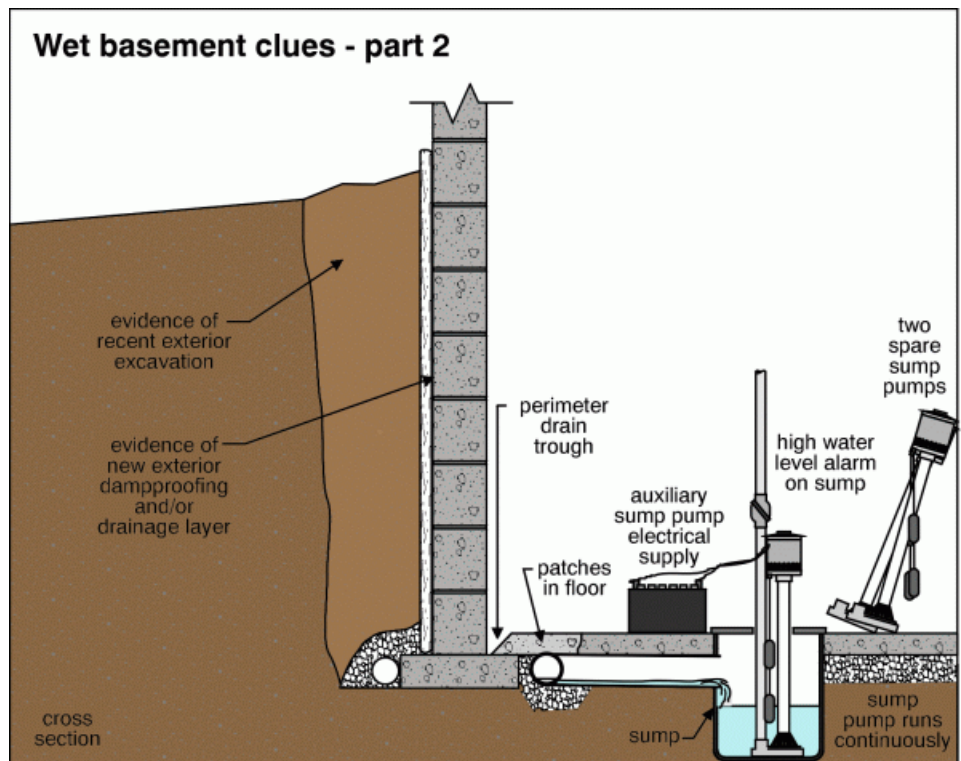
Time: As Soon As Possible

Cost: Depends on the preferred remedy of repair

Wet basement clues - part 1



Wet basement clues - part 2



INTERIOR

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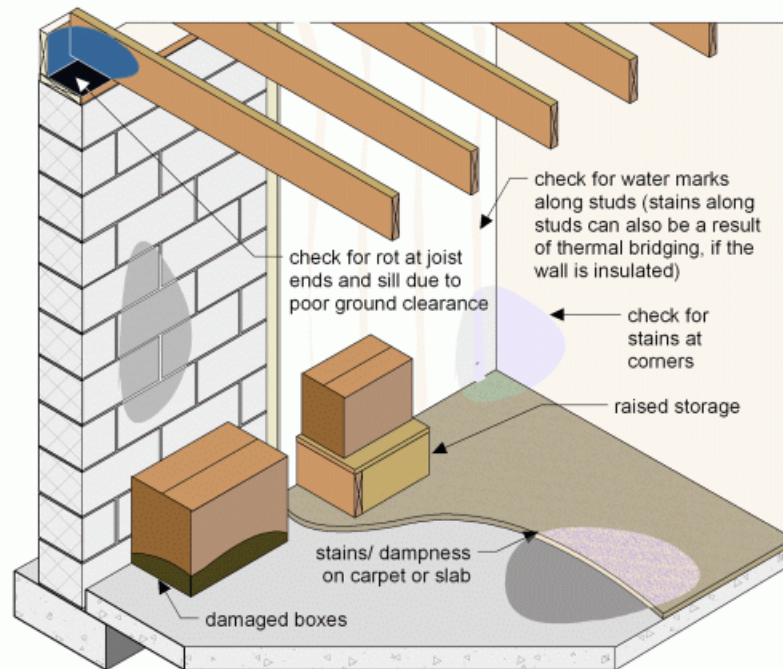
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Basement leakage clues - rot, stains or water marks



38. Water on floor

APPLIANCES \ Dishwasher

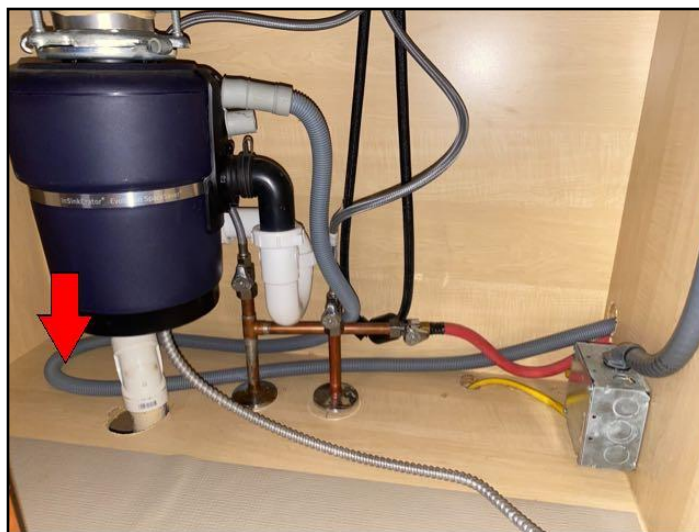
23. Condition: • Backflow prevention high loop missing

Location: Unit 3

Task: Correct

Time: As Soon As Possible

Cost: Minor



39. Backflow prevention high loop missing

Description

Major floor finishes: • Tile, Wood

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

Windows: • Vinyl • [Single/double hung](#)

Glazing: • [Double](#)

Exterior doors - type/material: • [Wood](#)

Range fuel: • Gas

Appliances: • Refrigerator • Waste disposal • Microwave/Exhaust Fan Combo • Range

Laundry facilities: • 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.

Cosmetics: • No comment offered on cosmetic finishes

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.

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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.

THERMAL IMAGING

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RECOMMENDATIONS \ Thermal Inspection Report Information

24. Condition: • No Thermal Imaging inspection was performed at this time.

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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

KEY FACTOR	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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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 per address. 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 and based on the initial inspection date. 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.

REFERENCE LIBRARY

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The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS