

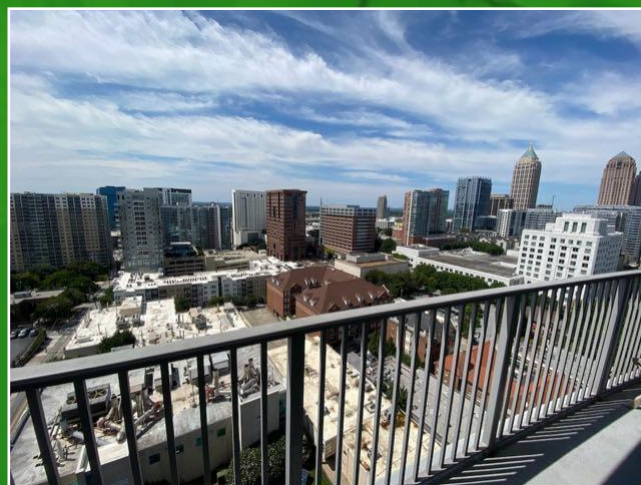
Your Inspection Report

1930 Central Street, #2578
Atlanta, GA 30309

PREPARED FOR:
BERLIN STANTON

INSPECTION DATE:
Friday, September 3, 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



Scan to download
report

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



October 13, 2021

Dear Berlin Stanton,

RE: Report No. 41341, v.2
1930 Central Street, #2578
Atlanta, GA
30309

Thank you for choosing Home-Probe, Inc. to perform your Thermal Imaging consult. 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. Thermal Imaging is an additional diagnostic tool used in the search of these deficiencies. Although it still does not eliminate risk associated with homeownership, it helps immensely in our fight against surprises.

Thermal imaging is a tool utilizing temperature difference as a mean of discovering potential issues. The thermal images are evaluated in an effort to discover moisture and/or water intrusion issues. A homes energy performance is beyond the scope of a home inspection or thermal imaging consult as this will vary greatly with a buildings occupants.

This report is only an overview of a home in its current condition reflected on the day and time it was prepared 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

Home-Probe
315 West Ponce de Leon Ave, Suite
559
Decatur, GA 30030
404-218-1040
www.home-probe.com
info@home-probe.com

AGREEMENT

1930 Central Street, #2578, Atlanta, GA September 3, 2021

Report No. 41341, v.2

www.home-probe.com

PARTIES TO THE AGREEMENT

Company

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

Client

Berlin Stanton

This is an agreement between Berlin Stanton 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.

AGREEMENT

1930 Central Street, #2578, Atlanta, GA September 3, 2021

Report No. 41341, v.2

www.home-probe.com

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: _____

AGREEMENT

1930 Central Street, #2578, Atlanta, GA September 3, 2021

Report No. 41341, v.2

www.home-probe.com

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, **Berlin Stanton (Signature)**_____, **(Date)**_____, have read, understood and accepted the terms of this agreement.

KEY FACTORS

1930 Central Street, #2578, Atlanta, GA September 3, 2021

Report No. 41341, v.2

www.home-probe.com

KEY FACTOR

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR

THERMAL IM

NON-SCOPE

APPENDIX

REFERENCE

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.

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.

ROOFING

1930 Central Street, #2578, Atlanta, GA September 3, 2021

Report No. 41341, v.2

www.home-probe.com

KEY FACTOR

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR

THERMAL IM

NON-SCOPE

APPENDIX

REFERENCE

Description

Inspection Methods and Limitations

Roof inspection limited/prevented by: • The building's roofing system is not covered in this type inspection. Any reference to Roofing would be isolated to this particular unit. The roof of the building is considered a common element and is excluded from our Scope in the ASHI Standards of Practice.

EXTERIOR

1930 Central Street, #2578, Atlanta, GA September 3, 2021

Report No. 41341, v.2

www.home-probe.com

KEY FACTOR

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR

THERMAL IM

NON-SCOPE

APPENDIX

REFERENCE

Inspection Methods and Limitations

Inspection limited/prevented by: • The building's Exterior system is not covered in this type inspection. Any reference to Exterior would be isolated to this particular unit as the Exterior is considered a common element and is excluded from our scope in the ASHI Standards of Practice.

STRUCTURE

1930 Central Street, #2578, Atlanta, GA September 3, 2021

Report No. 41341, v.2

www.home-probe.com

KEY FACTOR

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR

THERMAL IM

NON-SCOPE

APPENDIX

REFERENCE

Inspection Methods and Limitations

Inspection limited/prevented by: • The building's Structure is not covered in this type inspection. Any reference to Structure would be isolated to this particular unit. The Structure of the building is considered a common element and is excluded from our Scope in the ASHI Standards of Practice.

Observations and Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

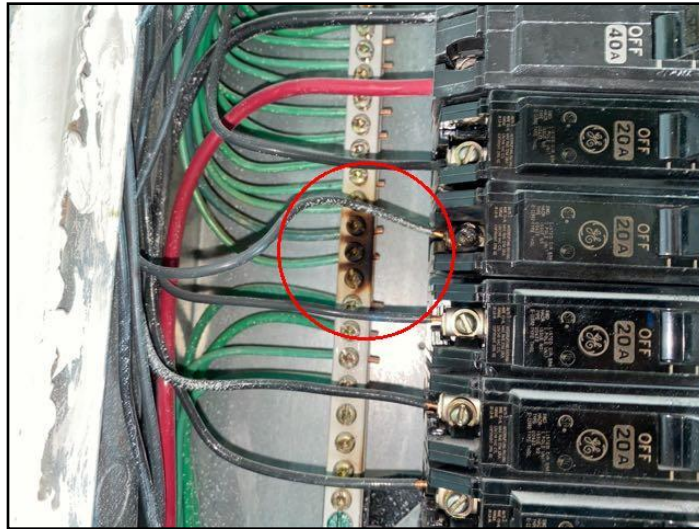
1. Condition: • Damaged panel or components

Suggest consulting with an electrician to determine what repairs are necessary so a better cost estimate can be established.

Task: Repair or replace

Time: Immediate

Cost: Depends on the preferred remedy of repair



1. Damaged panel or components

DISTRIBUTION SYSTEM \ Outlets (receptacles)

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

Location: Kitchen

Task: Repair or replace

Time: Immediate

Cost: Minor



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

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

3. Condition: • [Over 10 Years Old](#)

The smoke detectors in this home are most likely over 10 years old. NFPA recommends they be replaced every 10 years and suggest doing so upon taking ownership.

Location: Throughout

Task: Replace

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: • [125 Amps \(240 Volts\)](#)

Main disconnect/service box type and location:

• Electrical or Equipment Room

ELECTRICAL

1930 Central Street, #2578, Atlanta, GA September 3, 2021

Report No. 41341, v.2

www.home-probe.com

KEY FACTOR

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR

THERMAL IM

NON-SCOPE

APPENDIX

REFERENCE



3. Electrical or Equipment Room

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

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

Distribution panel rating: • [125 Amps](#)

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): • [GFCIs present](#) • [GFCI - bathroom](#) • [GFCI - kitchen](#) • No AFCI

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

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

Inspection Methods and Limitations

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

Observations and Recommendations

FURNACE \ General notes

4. Condition: • Service Furnace

Task: Routine Maintenance and Service by Qualified HVAC technician

Time: As Soon As Possible

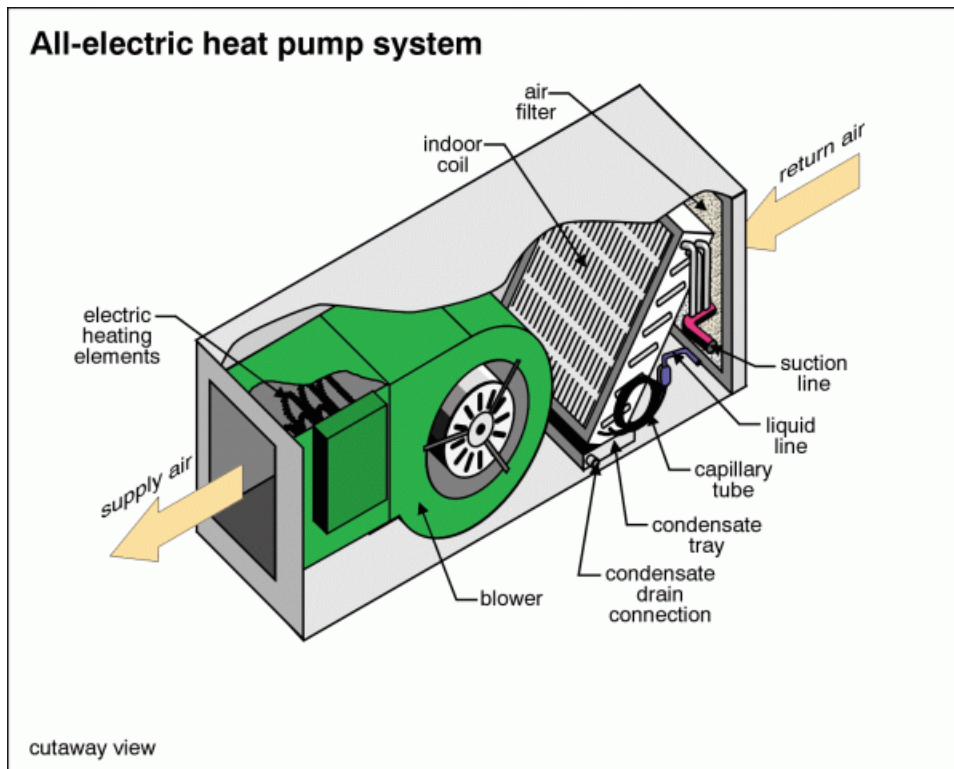
Cost: Minor Regular maintenance item

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



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

Approximate capacity: • Not determined

Approximate age: • [4 years](#)

Main fuel shut off at: • Electrical Panel

HEATING

1930 Central Street, #2578, Atlanta, GA September 3, 2021

Report No. 41341, v.2

www.home-probe.com

KEY FACTOR

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR

THERMAL IM

NON-SCOPE

APPENDIX

REFERENCE

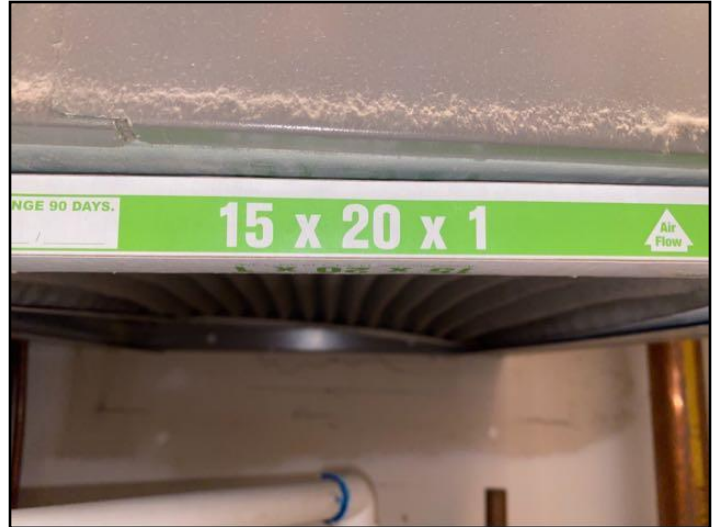
Supply temperature: • 80°

Air filter:

• 15" x 20"



4. 15" x 20"



5. 15" x 20"

Auxiliary heat: • No emergency heat setting

Fireplace/stove: • None

Inspection Methods and Limitations

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

Observations and Recommendations

AIR CONDITIONING \ General notes

5. Condition: • Service air conditioner

Task: Qualified HVAC technician should evaluate

Time: As Soon As Possible

Cost: Regular maintenance item

AIR CONDITIONING \ Compressor

6. Condition: • Inadequate Cooling

Task: Qualified HVAC technician should evaluate

Time: As Soon As Possible

Cost: Minor, but Depends on the preferred remedy of repair

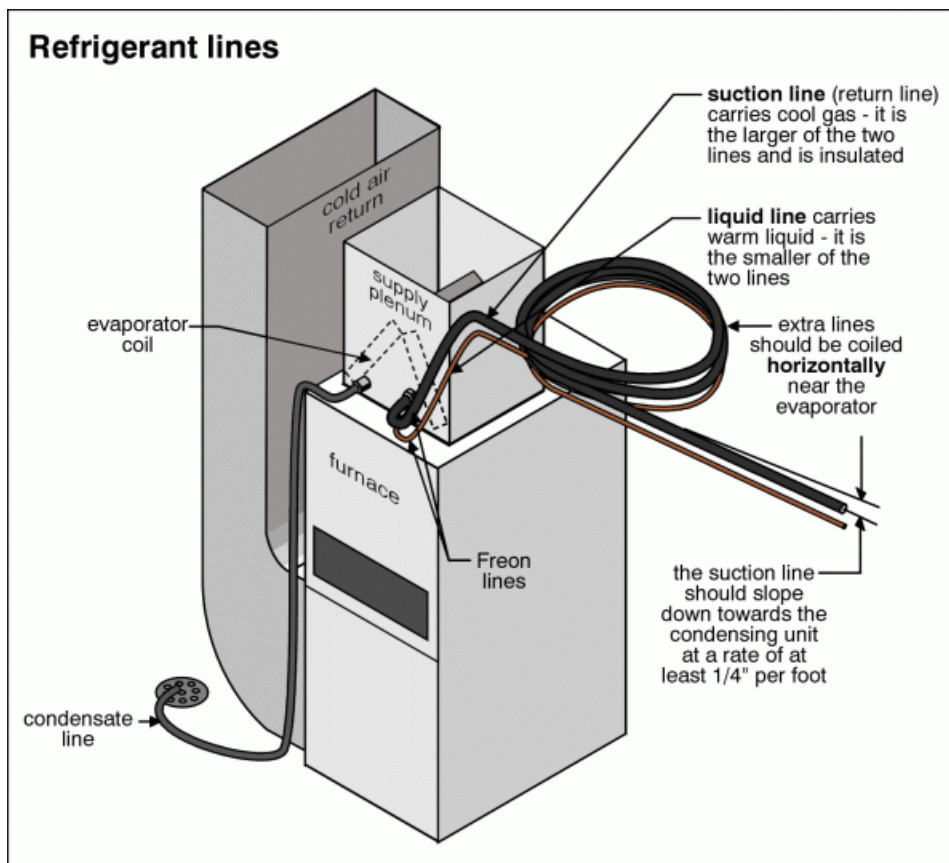
AIR CONDITIONING \ Refrigerant lines

7. Condition: • Missing Insulation

Task: Replace insulation wrap

Time: As Soon As Possible

Cost: Minor



COOLING & HEAT PUMP

1930 Central Street, #2578, Atlanta, GA September 3, 2021

Report No. 41341, v.2

www.home-probe.com

KEY FACTOR

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

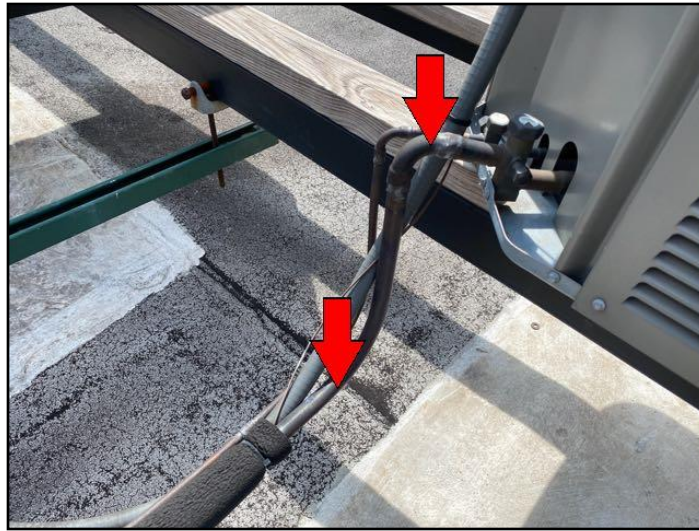
INTERIOR

THERMAL IM

NON-SCOPE

APPENDIX

REFERENCE



6. 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:

- Air Source Heat Pump

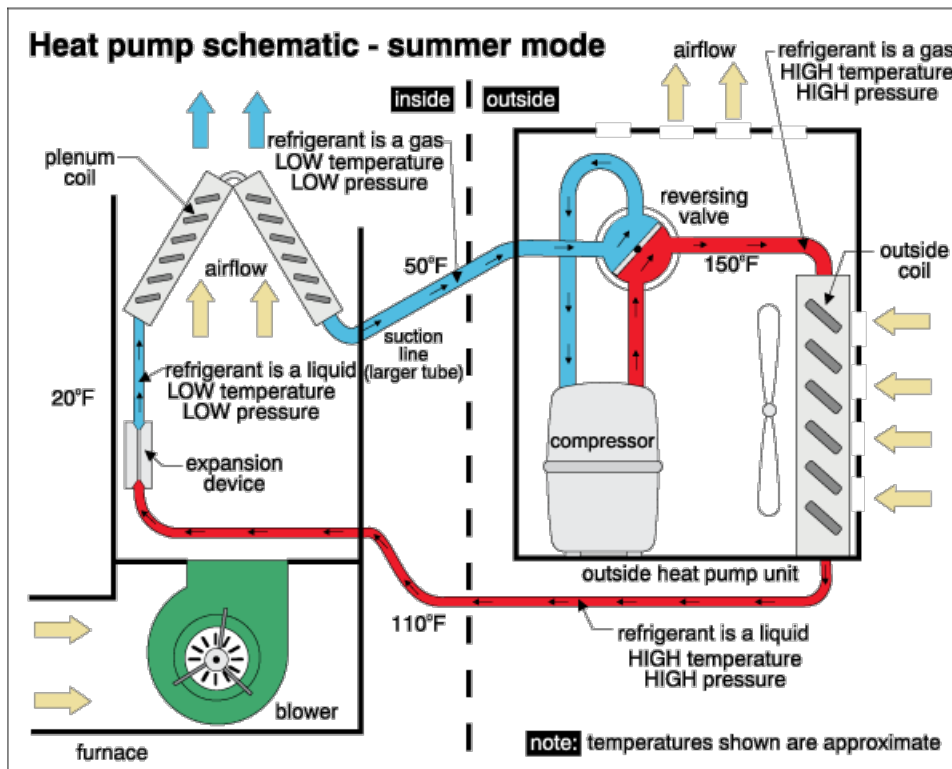
COOLING & HEAT PUMP

1930 Central Street, #2578, Atlanta, GA September 3, 2021

Report No. 41341, v.2

www.home-probe.com

KEY FACTOR	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	PLUMBING	INTERIOR	THERMAL IM
NON-SCOPE	APPENDIX	REFERENCE							



7. Air Source Heat Pump



8. Air Source Heat Pump

COOLING & HEAT PUMP

1930 Central Street, #2578, Atlanta, GA September 3, 2021

Report No. 41341, v.2

www.home-probe.com

KEY FACTOR

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR

THERMAL IM

NON-SCOPE

APPENDIX

REFERENCE



9. Air Source Heat Pump

Cooling capacity: • [2 Tons](#)

Compressor approximate age: • 4 years

Typical life expectancy: • 10 to 15 years

Temperature difference: • Less than 14° - This system is NOT performing as intended and servicing is required.

Refrigerant type: • [R-410A](#)

PLUMBING

1930 Central Street, #2578, Atlanta, GA September 3, 2021

Report No. 41341, v.2

www.home-probe.com

KEY FACTOR

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR

THERMAL IM

NON-SCOPE

APPENDIX

REFERENCE

Observations and Recommendations

FIXTURES AND FAUCETS \ Faucet

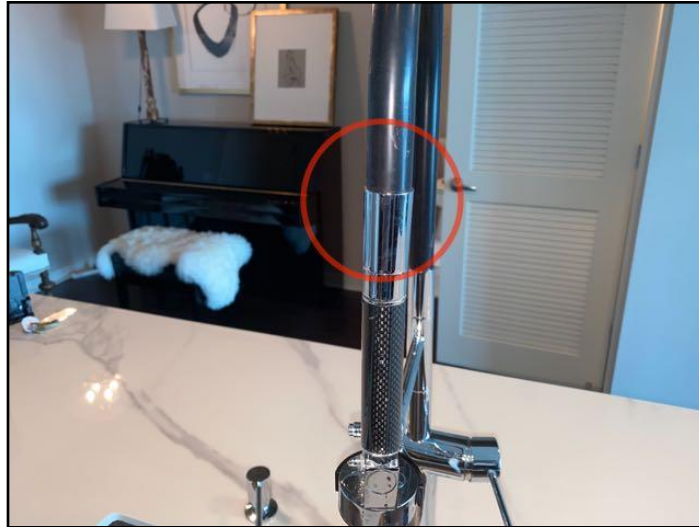
8. Condition: • Drip/Leak

Location: Kitchen

Task: Repair

Time: As Soon As Possible

Cost: Regular maintenance item



10. Drip/Leak

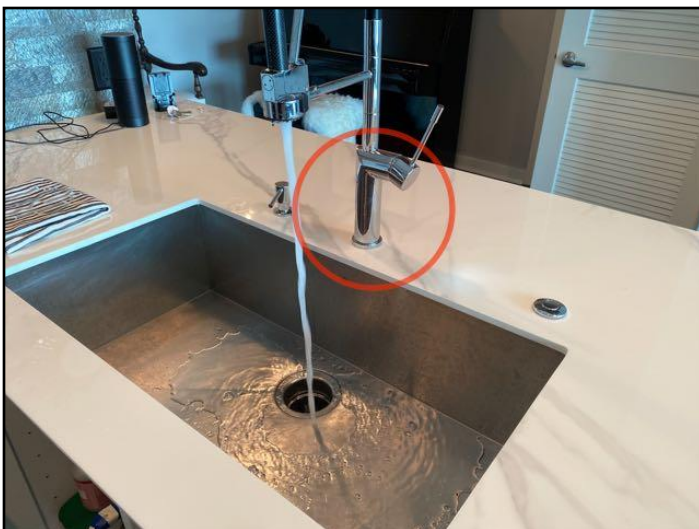
9. Condition: • Loose Faucet

Location: Kitchen. Guest bathroom.

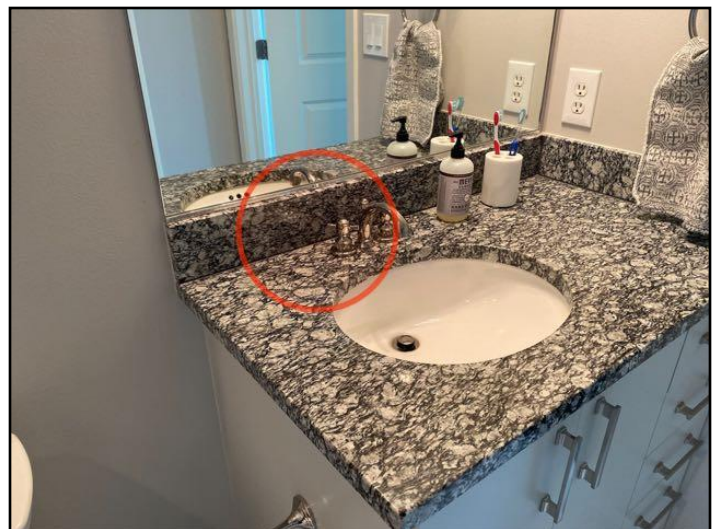
Task: Secure

Time: Immediate

Cost: Regular maintenance item



11. Loose Faucet



12. Loose Faucet

PLUMBING

1930 Central Street, #2578, Atlanta, GA September 3, 2021

Report No. 41341, v.2

www.home-probe.com

KEY FACTOR

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR

THERMAL IM

NON-SCOPE

APPENDIX

REFERENCE

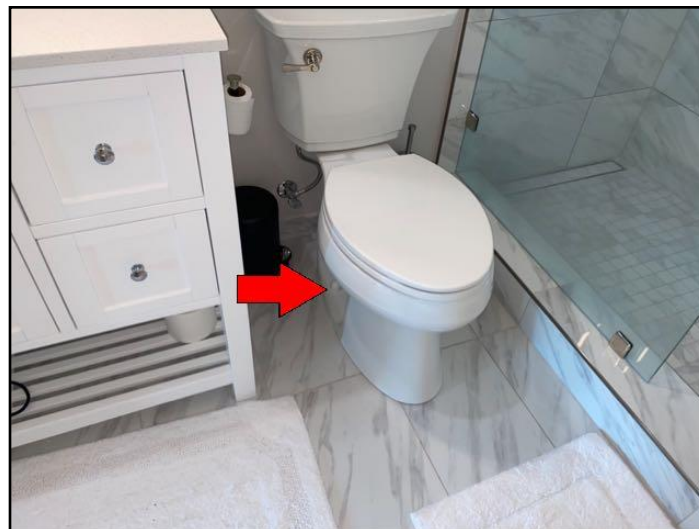
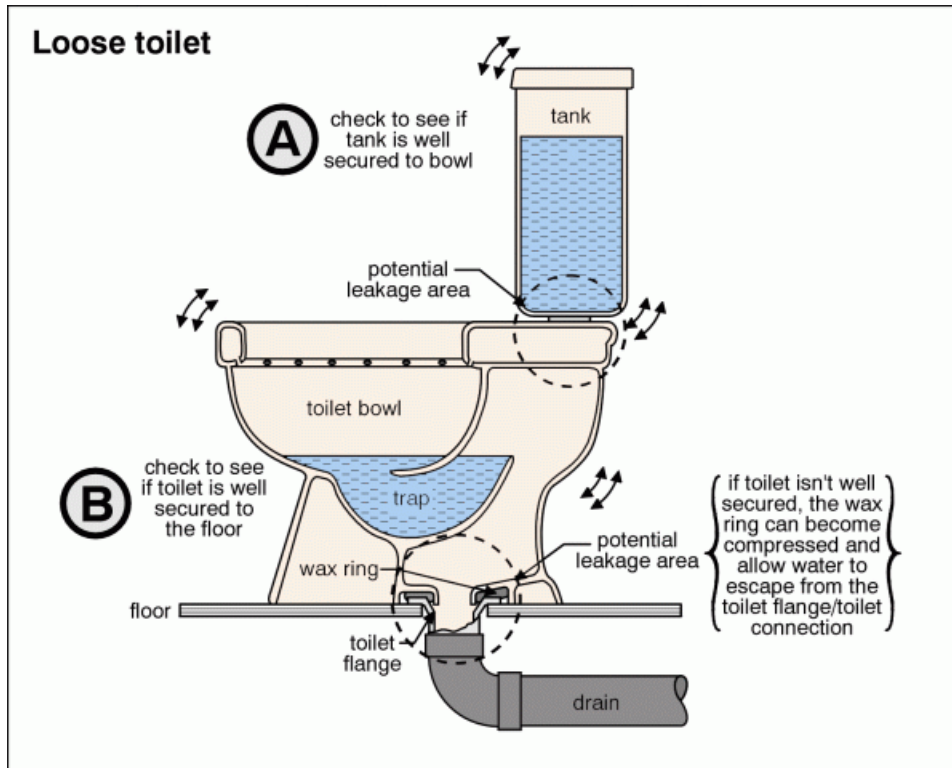
FIXTURES AND FAUCETS \ Toilet

10. Condition: • [Loose](#)

Task: Secure

Time: Immediate

Cost: Minor



13. Loose

Description

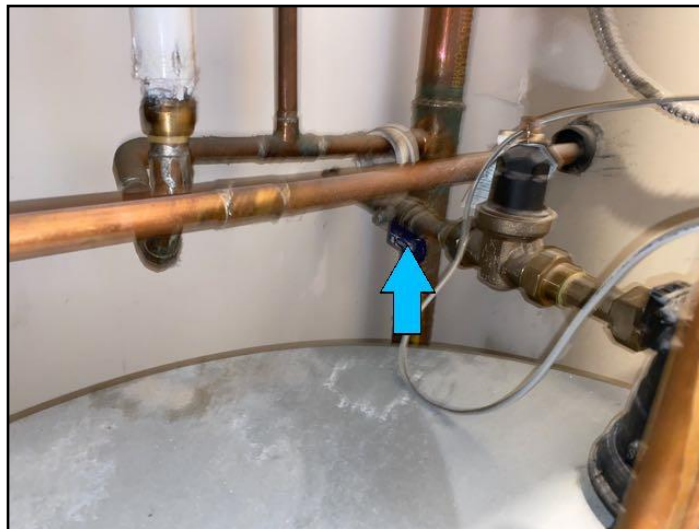
General: • Our inspection of the plumbing system included a visual examination to determine defects, excessive wear, leakage, and general state of repair. Plumbing leaks can be present but not evident in the course of a normal inspection. A sewer lateral test to determine the condition of the underground 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: • [Copper](#)

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

Main water shut off valve at the:

- Near water heater



14. Near water heater

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

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

Water heater tank capacity: • 47 gallons

Water heater approximate age: • 7 years

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

Pumps: • None

INTERIOR

1930 Central Street, #2578, Atlanta, GA September 3, 2021

Report No. 41341, v.2

www.home-probe.com

KEY FACTOR

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR

THERMAL IM

NON-SCOPE

APPENDIX

REFERENCE

Observations and Recommendations

APPLIANCES \ Oven/Range

11. Condition: • Anti-tip device missing/defective

Task: Provide

Time: As Soon As Possible

Cost: Minor



15. Anti-tip device missing/defective

Description

Major floor finishes: • Tile • Laminate/Engineered

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

Windows: • Metal • [Fixed](#)

Glazing: • [Double](#)

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

Range fuel: • Electricity

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

Laundry facilities: • Washer/dryer combo

Inspection Methods and Limitations

Inspection limited/prevented by:

• Cannot see connections behind washer and dryer.



16. Cannot see connections behind washer and...

• 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. 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

1930 Central Street, #2578, Atlanta, GA September 3, 2021

Report No. 41341, v.2

www.home-probe.com

KEY FACTOR

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR

THERMAL IM

NON-SCOPE

APPENDIX

REFERENCE

Observations and Recommendations

RECOMMENDATIONS \ Thermal Inspection Report Information

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

KEY FACTOR

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR

THERMAL IM

NON-SCOPE

APPENDIX

REFERENCE

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	PLUMBING	INTERIOR	THERMAL IM
NON-SCOPE	APPENDIX	REFERENCE							

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. Coverage begins on date of original inspection and is not extended on subsequent inspections of same property.

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

1930 Central Street, #2578, Atlanta, GA September 3, 2021

Report No. 41341, v.2

www.home-probe.com

KEY FACTOR

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

PLUMBING

INTERIOR

THERMAL IM

NON-SCOPE

APPENDIX

REFERENCE

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