

Your Inspection Report

435 North Valley Brook, #327
Atlanta, GA 30318

PREPARED FOR:

STUART SAMPSON & KEVIN TURNER

INSPECTION DATE:

Thursday, June 17, 2021

PREPARED BY:

Wayman Anderson, Certified Thermal Inspector



Home-Probe

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

404-218-1040

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



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



October 13, 2021

Dear Stuart Sampson & Kevin Turner,

RE: Report No. 39963, v.2
435 North Valley Brook, #327
Atlanta, GA
30318

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,

Wayman Anderson
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

Stuart Sampson & Kevin Turner

This is an agreement between Stuart Sampson & Kevin Turner 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, **Stuart Sampson & Kevin Turner (Signature)**_____, **(Date)**_____, **have read, understood and accepted the terms of this agreement.**

KEY FACTORS

435 North Valley Brook, #327, Atlanta, GA June 17, 2021

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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.

Cooling & Heat Pump

AIR CONDITIONING \ Life expectancy

Condition: • Near end of life expectancy

Location: Third Floor Heat Pump

Task: Prepare for Replacement

Time: Unpredictable

Cost: \$1,500 - \$3,000

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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Observations and Recommendations

ROOFING \ Shingles

1. Condition: • Patched/Repaired

Location: Rear Roof

Task: Be advised - Request disclosure



1. Architectural - Life Expectancy 20-25 Years

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

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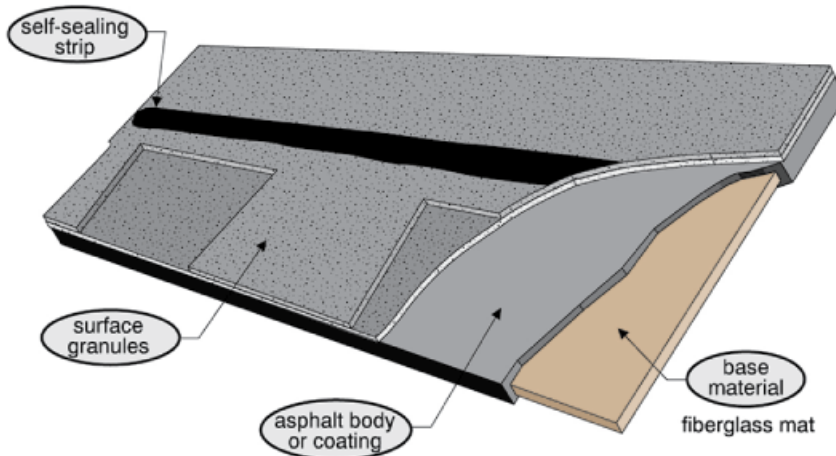
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Architectural (dimensional) shingles



2. Architectural - Life Expectancy 20-25 Years



3. Architectural - Life Expectancy 20-25 Years

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4. Architectural - Life Expectancy 20-25 Years



5. Architectural - Life Expectancy 20-25 Years



6. Architectural - Life Expectancy 20-25 Years

Approximate age: • 15-20 years

Inspection Methods and Limitations

Inspection performed: • With a drone

Age determined by: • Property Disclosure Statement

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Observations and Recommendations

WALLS \ Siding and trim

2. Condition: • Cracks in Brick/Masonry

Location: Front Right Exterior

Task: Monitor

Time: Ongoing



7. Cracks in Brick/Masonry

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

3. Condition: • [Maintenance needed](#)

Recommend re-paint/stain, re-setting fasteners and replacing warped/damaged/rotted deck boards as needed.

Location: Rear Exterior

Task: General maintenance needed

Time: Immediate

Cost: Regular maintenance item



8. Maintenance needed

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

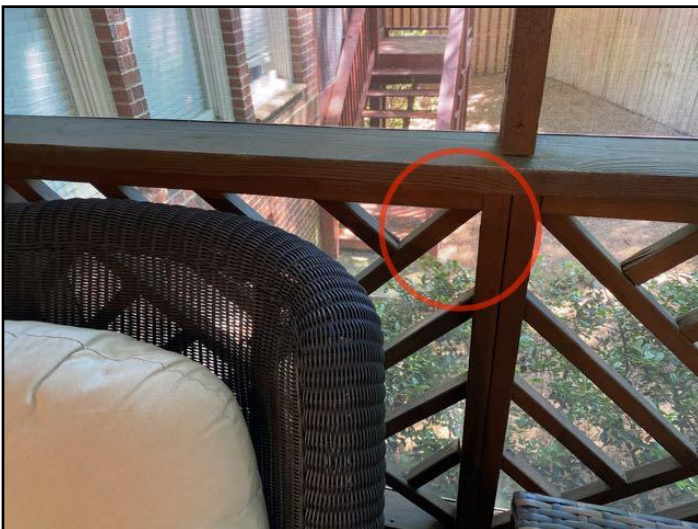
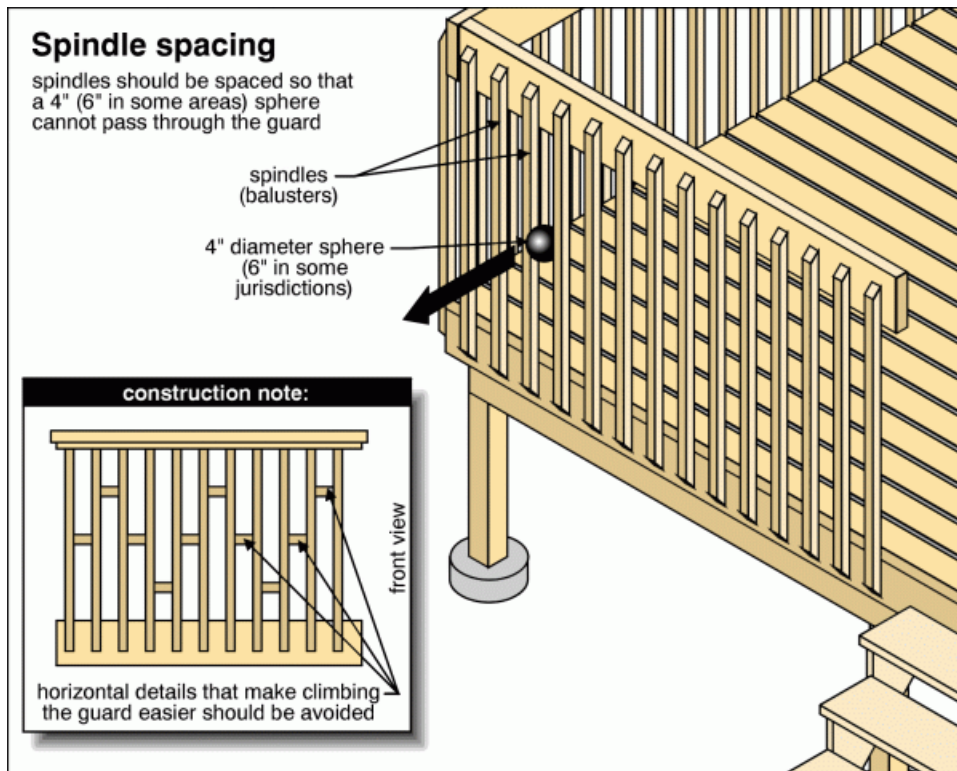
4. Condition: • Spindles (balusters) loose, damaged or missing

Location: Various

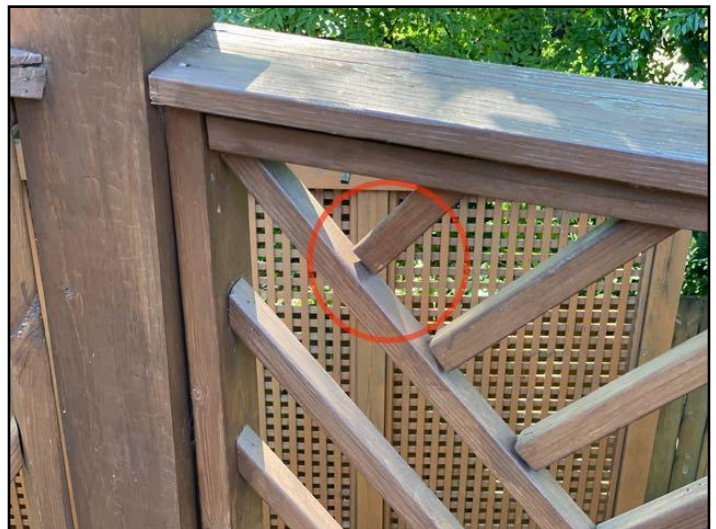
Task: Repair or replace

Time: As Soon As Possible

Cost: Depends on the preferred remedy of repair



9. Rear porch



10. Rear Deck

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GARAGE \ General notes

5. Condition: • No Step Up Into Home

Location: Garage

Task: Be advised



11. No Step Up Into Home

Description

Gutter & downspout material: • Aluminum/Galvanized

Downspout discharge: • [Below grade](#)

Lot slope: • [Away from building](#) • [Flat](#)

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

Wall surfaces and trim: • Brick • [Wood](#)

Retaining wall: • NA

Deck: • Raised - Wood

Inspection Methods and Limitations

Inspection limited/prevented by:

- Storage in garage

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12. Storage in garage

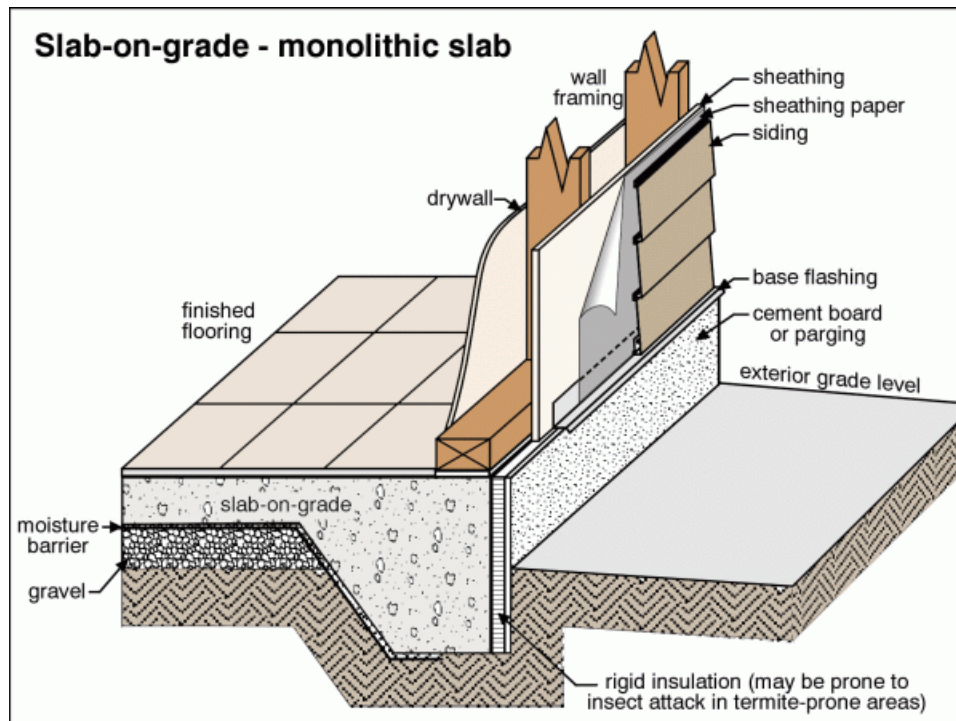
Exterior inspected from: • Ground level

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 / Brick (masonry) veneer

Roof and ceiling framing: • Rafters/ceiling joists • [Oriented Strand Board \(OSB\) sheathing](#) • [Plywood 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)

6. Condition: • Inoperative

Location: Garage

Task: Replace

Time: Immediate

Cost: Minor



13. Inoperative

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

7. Condition: • [Missing](#)

For many years NFPA 72, National Fire Alarm and Signaling Code, has required as a minimum that smoke alarms be installed inside every sleep room (even for existing homes) in addition to requiring them outside each sleeping area and on every level of the home. (Additional smoke alarms are required for larger homes.) Homes built to earlier standards often don't meet these minimum requirements. Homeowners and enforcement authorities should recognize that detection needs have changed over the years and take proactive steps make sure that every home has a sufficient complement of smoke alarms.

Location: Bedrooms

Task: Provide

Time: Immediate

Cost: Less than \$50 Each

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

8. Condition: • Missing CO

Location: Throughout

Task: Provide

Time: Immediate

Cost: Less than \$50 Each

Description

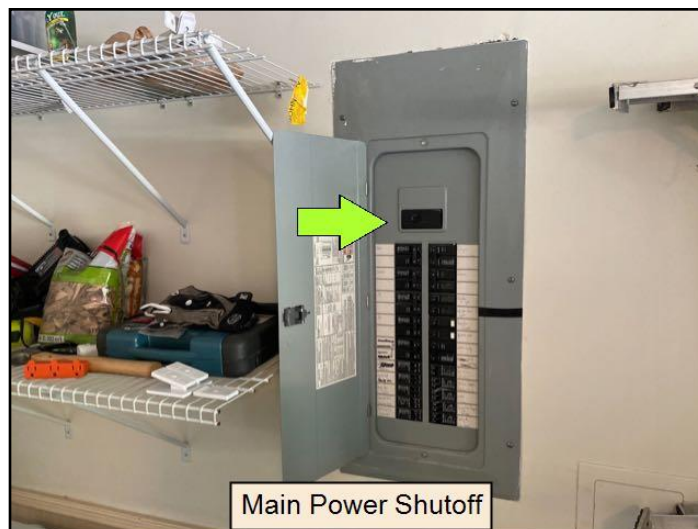
General: • Our inspection of the electrical system included a visual examination of readily accessible components including a random sampling of electrical devices to determine adverse conditions and improper wiring methods, grounding, bonding and overcurrent protection. Performing voltage tests, load 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: • [Underground aluminum](#)

Service size: • [200 Amps \(240 Volts\)](#)

Main disconnect/service box type and location:

• [Breakers - garage](#)



14. Breakers - garage

System grounding material and type: • [Copper - ground rods](#)

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

Distribution panel rating: • [200 Amps](#)

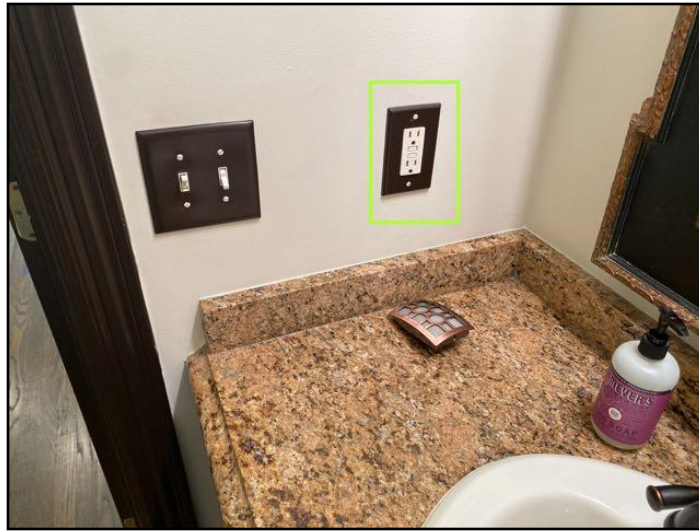
Distribution wire (conductor) material and type: • [Copper - non-metallic sheathed](#)

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

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):

• [GFCI - bathroom](#)

Bathroom GFCI Reset located in second floor powder room



15. GFCI - bathroom

- [GFCI - exterior](#)
- [GFCI - garage](#)
- [GFCI - kitchen](#)
- [GFCI - panel](#)

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.

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Observations and Recommendations

HEATING CONTROL \ Thermostat

9. Condition: • Second floor heating controlled by first floor thermostat

Location: Second Floor Hall

Task: Repair

Time: As Soon As Possible

Cost: Minor

FIREPLACE \ Gas fireplace or gas logs

10. Condition: • [Unvented \(Vent free, Ventless\)](#)

Location: Family Room

Task: Provide

Time: Immediate

Cost: Minor



16. *Unvented (Vent free, Ventless)*

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:

• Mid-Efficiency Gas Furnace - 18-25 Year Life Expectancy

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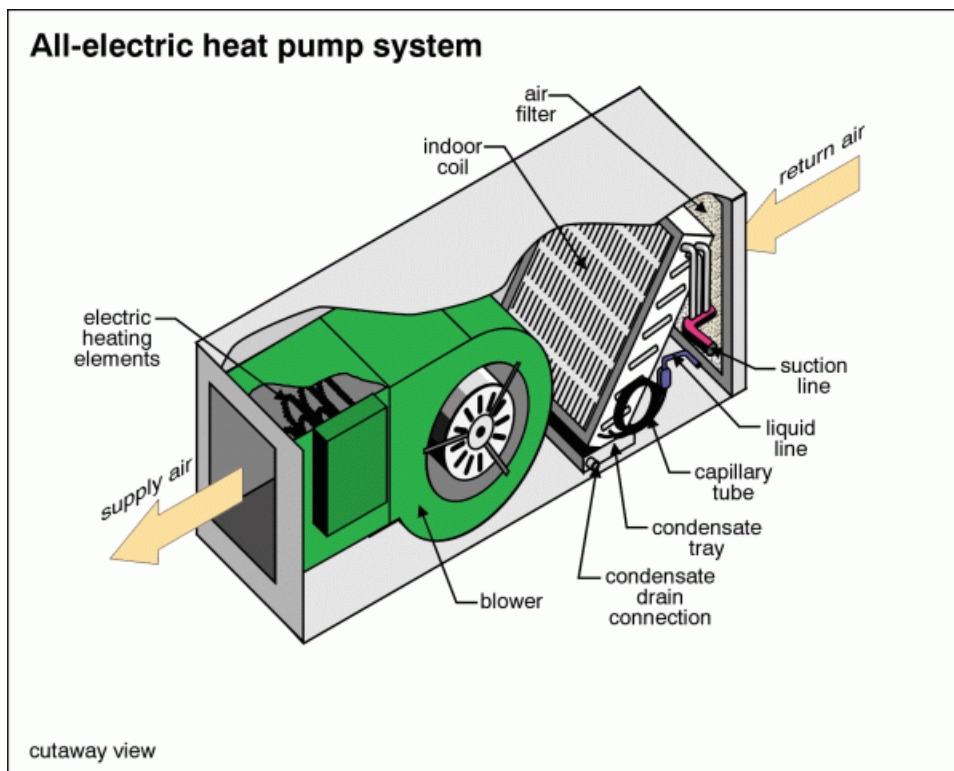
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17. Mid-Efficiency Gas Furnace - 18-25 Year Lif...

18. Mid-Efficiency Gas Furnace - 18-25 Year Lif...

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



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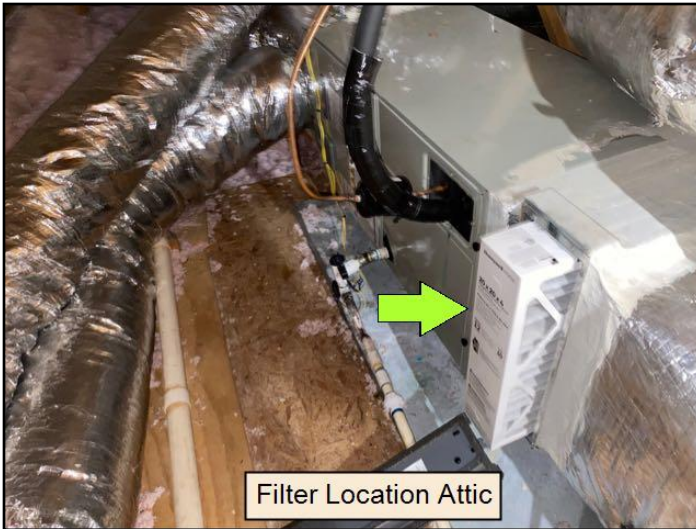
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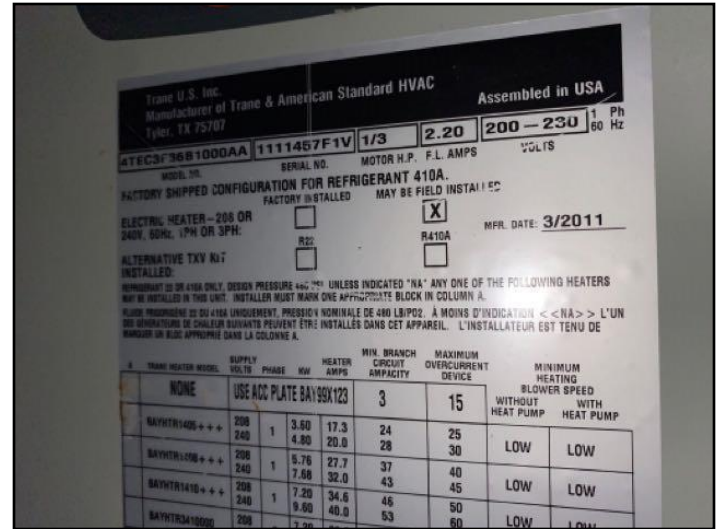
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Filter Location Attic

19. Heat pump - Electric (Interior Air Handler...



20. Heat pump - Electric (Interior Air Handler...

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

Approximate capacity: • [65,000 BTU/hr](#) • 10 kW

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

Exhaust venting method: • NA-Heat Pump

Approximate age:

• [4 years](#)

First and Second Floor Unit

• [10 years](#)

Third Floor Unit

Main fuel shut off at:

• Outside at the Meter

• Electrical Panel

Attic unit

Supply temperature:

• 110°

First and Second floor heating controlled by first floor thermostat

• 120°

Third Floor

Air filter:

• 16" x 25"

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21. 16" x 25"

- 20" x 20"



22. 20" x 20"

Exhaust pipe (vent connector): • Double wall (Type B Vent)

Auxiliary heat:

- Emergency Heat Tested
- Third Floor

Fireplace/stove:

- [Gas logs](#)

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23. Gas logs

Inspection Methods and Limitations

Not included as part of a building inspection:

- Humidifiers and dehumidifiers



24. Humidifiers and dehumidifiers

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

Observations and Recommendations

AIR CONDITIONING \ Life expectancy

11. Condition: • Near end of life expectancy

Location: Third Floor Heat Pump

Task: Prepare for Replacement

Time: Unpredictable

Cost: \$1,500 - \$3,000

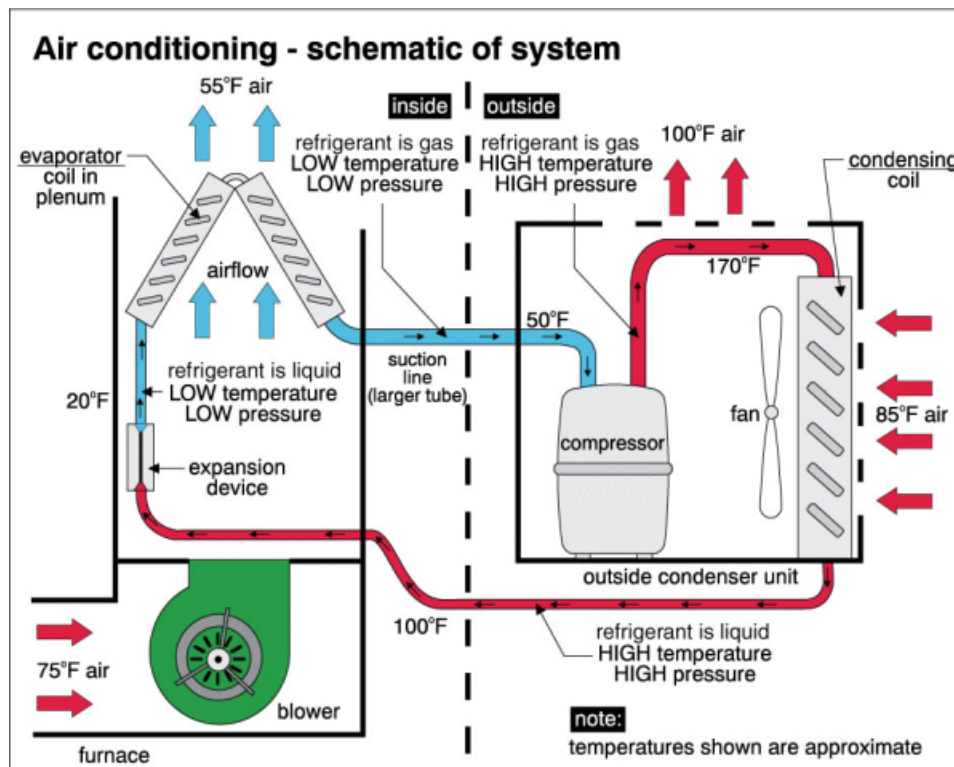
Description

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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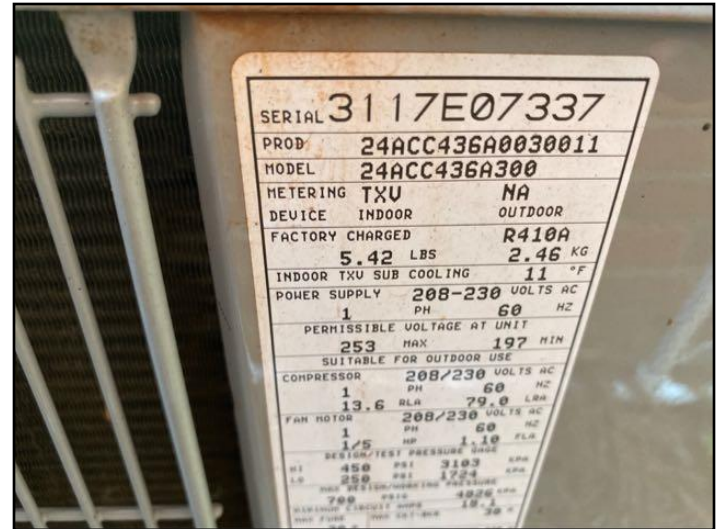
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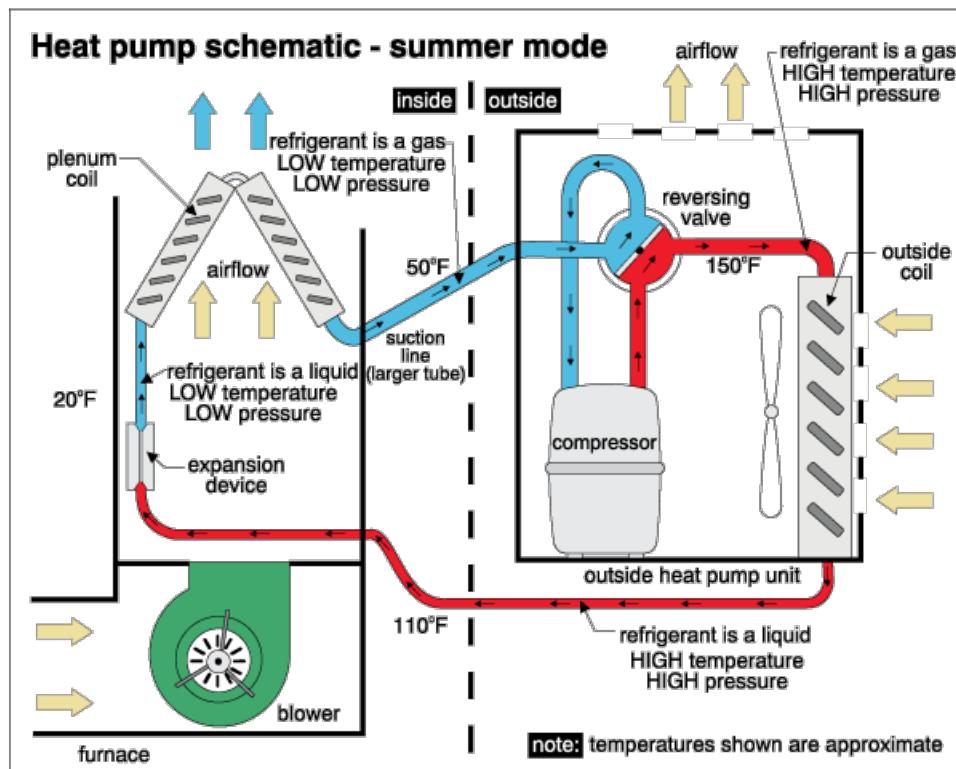
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25. AC - Air cooled

26. AC - Air cooled

- Air Source Heat Pump



COOLING & HEAT PUMP

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27. Air Source Heat Pump



28. Air Source Heat Pump

Cooling capacity:

- 3 Tons
- Both Units

Compressor approximate age:

- 4 years
- AC
- 11 years
- Heat Pump

Typical life expectancy: • 10 to 15 years

Temperature difference:

- 15° - Acceptable temperature difference is between 14° and 22°. This system is performing as intended.
Third Floor
- 17° - Acceptable temperature difference is between 14° and 22°. This system is performing as intended.
First and second Floor

Refrigerant type: • [R-410A](#)

INSULATION AND VENTILATION

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Description

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

Attic/roof insulation amount/value: • R-38

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

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

Attic inspection performed: • By entering Attic

Crawlspace inspection performed: • N/A

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Observations and Recommendations

FIXTURES AND FAUCETS \ Faucet

12. Condition: • Leaking Shower Head

Location: Various

Task: Repair

Time: Discretionary

Cost: Minor



29. First Floor Bathroom



30. Third floor guest bathroom

13. Condition: • Loose Faucet

Location: Master Bathroom

Task: Secure

Time: Immediate

Cost: Regular maintenance item



31. Loose Faucet

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FIXTURES AND FAUCETS \ Basin, sink and laundry tub

14. Condition: • Drain stop ineffective

Location: Third Floor Guest Bathroom

Task: Improve

Time: Discretionary

Cost: Minor



32. *Drain stop ineffective*

FIXTURES AND FAUCETS \ Whirlpool bath (Hydro-Massage Therapy Equipment)

15. Condition: • Inoperative

Location: Master Bathroom

Task: Repair or replace

Time: Discretionary

Cost: Depends on the preferred remedy of repair



33. *Inoperative*

FIXTURES AND FAUCETS \ Toilet

16. Condition: • [Loose](#)

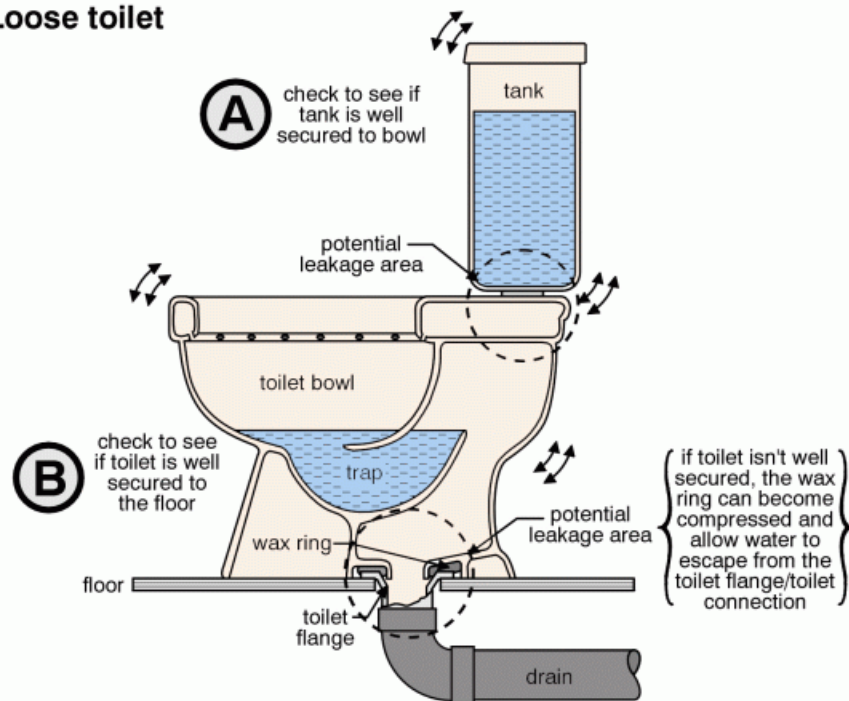
Location: Powder room

Task: Secure

Time: Immediate

Cost: Minor

Loose toilet



34. 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:

- Garage



35. Garage

Water flow and pressure: • 45 - 50 psi (Between 40 and 80 psi is acceptable)

Water heater type:

- Conventional (Tank) Gas Fuel - 8-12 Years Life Expectancy

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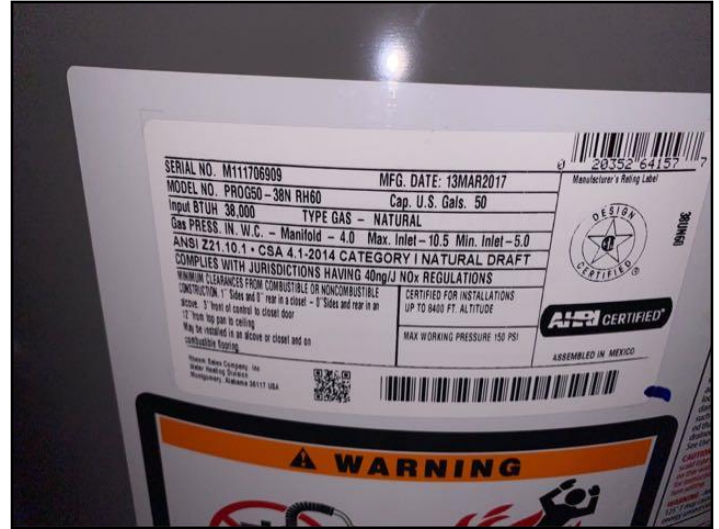
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36. Conventional (Tank) Gas Fuel - 8-12 Years...



37. Conventional (Tank) Gas Fuel - 8-12 Years...

Water heater exhaust venting method: • Natural draft

Water heater tank capacity: • 50 gallons

Water heater approximate age: • 4 years

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

Pumps: • None

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Observations and Recommendations

CEILING \ and Walls

17. Condition: • Missing Sections

Location: Attic

Task: Replace

Time: As Soon As Possible

Cost: Minor



38. Loose or missing pieces



39. Loose or missing pieces

WINDOWS AND DOORS \ General notes

18. Condition: • Sash Won't Stay Open or Closed

Location: Master Bedroom

Task: Correct

Time: Immediate

Cost: Minor

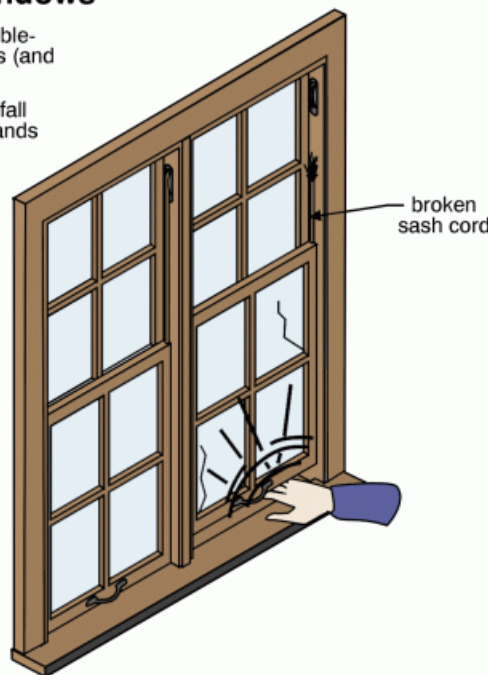
Window terms



Watch for faulty windows

be careful when operating double-hung and single-hung windows (and also self-storing storms)

if they're defective, they could fall unexpectedly - injuring your hands and/or the window



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40. Sash Won't Stay Open or Closed

19. Condition: • Door Binds

Location: Master Bedroom

Task: Adjust

Time: Discretionary

Cost: Minor



41. Door Binds

EXHAUST FANS \ General notes

20. Condition: • [Missing](#)

Location: Kitchen

Task: Provide

Time: As Soon As Possible

Cost: Minor

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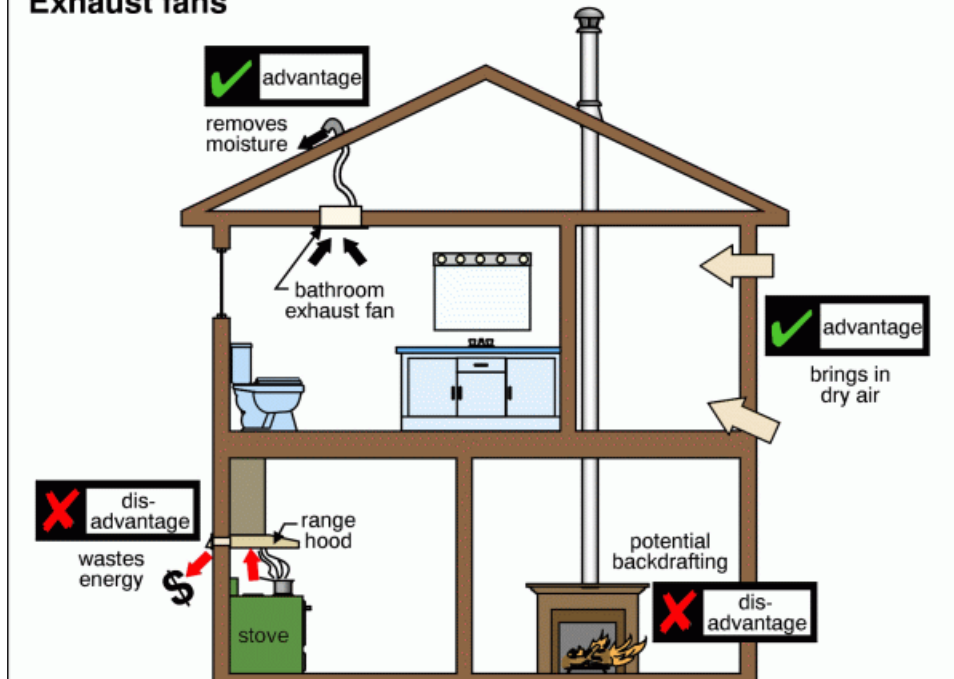
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Exhaust fans



42. Missing

Description

Major floor finishes: • Tile, Wood • Laminate/Engineered

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

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

Glazing: • [Double](#)

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Exterior doors - type/material: • [Metal](#) • [Wood](#) • [French](#) • Composite/fiberglass • Garage door - wood

Oven fuel: • Electricity

Range fuel: • NA

Cooktop fuel:

• Gas



43. Gas

Appliances: • Refrigerator • Dishwasher • Waste disposal • Microwave oven • Cooktop • Wall Oven (or Oven) • Door bell • Central vacuum • Wine Cooler

Laundry facilities: • Washer • Dryer

Stairs and railings: • Inspected

Inspection Methods and Limitations

Inspection limited/prevented by:

• Storage in closets and cabinets / cupboards

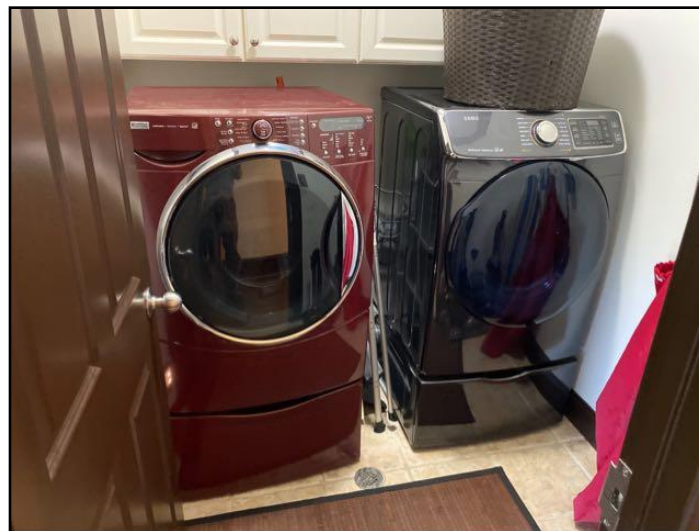


44. Storage in closets and cabinets / cupboards

- Cannot see connections behind washer and dryer.



45. Storage in closets and cabinets / cupboards



46. 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.

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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.

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Observations and Recommendations

RECOMMENDATIONS \ Thermal Inspection Report Information

21. 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
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.

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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