

Your Inspection Report

1817 West Wesley Road
Atlanta, GA 30327

PREPARED FOR:
HEATHER KERCHER

INSPECTION DATE:
Monday, August 10, 2020

PREPARED BY:
Mark Kinzie



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.



August 10, 2020

Dear Heather Kercher,

RE: Report No. 35122
1817 West Wesley Road
Atlanta, GA
30327

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.

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,

Mark Kinzie
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

1817 West Wesley Road, Atlanta, GA August 10, 2020

Report No. 35122

www.home-probe.com

PARTIES TO THE AGREEMENT

Company

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

Client

Heather Kercher

This is an agreement between Heather Kercher 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.

KEY FACTORS

1817 West Wesley Road, Atlanta, GA August 10, 2020

Report No. 35122

www.home-probe.com

KEY FACTOR	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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.

Roofing

ROOFING \ Shingles

Condition: • Damage, missing, loose, torn

Location: Multiple locations of roof

Task: Consult with a qualified contractor

Time: As Soon As Possible

Cost: Depends on the preferred remedy of repair

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

1817 West Wesley Road, Atlanta, GA August 10, 2020

Report No. 35122

www.home-probe.com

KEY FACTOR

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

NON-SCOPE

APPENDIX

REFERENCE

Observations and Recommendations

ROOFING \ Shingles

1. Condition: • Damage, missing, loose, torn

Location: Multiple locations of roof

Task: Consult with a qualified contractor

Time: As Soon As Possible

Cost: Depends on the preferred remedy of repair



1. *Damage, missing, loose, torn*

2. *Damage, missing, loose, torn*

2. Condition: • Staining or glazing around the power vent termination points on roof are most likely from the changes of temperature and humidity when air is expelled from attic space. No action needed.

Location: Rear Roof

Task: Be Advised



3.

ROOFING

1817 West Wesley Road, Atlanta, GA August 10, 2020

Report No. 35122

www.home-probe.com

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

ROOF FLASHINGS \ General notes

3. Condition: • Damage, loose, rusted or missing

Plumbing stack missing boot / flashing.

Location: Rear guest / pool house roof

Task: Repair or correct

Time: Immediate

Cost: \$300 - \$600 per location



4. Damage, loose, rusted or missing

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:

- Metal Roofing - Life Expectancy 30-50 Years
- Guest / Pool house

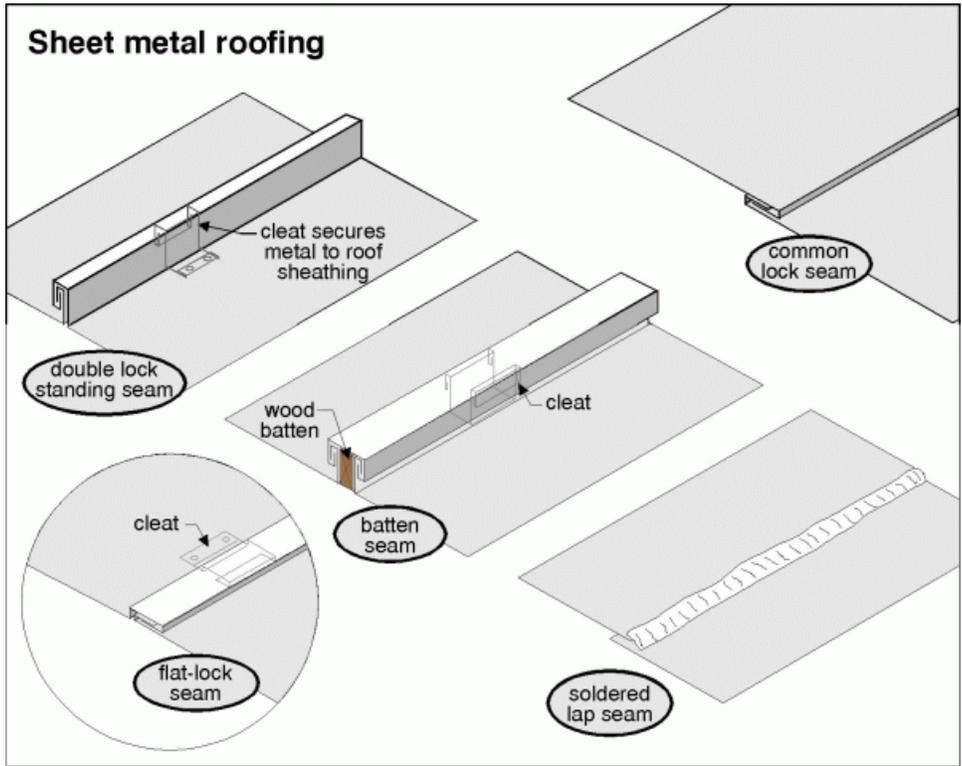
ROOFING

1817 West Wesley Road, Atlanta, GA August 10, 2020

Report No. 35122

www.home-probe.com

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



5. Metal (30-50)

- Slate - Life Expectancy 50+ Years

6. Metal (30-50)

ROOFING

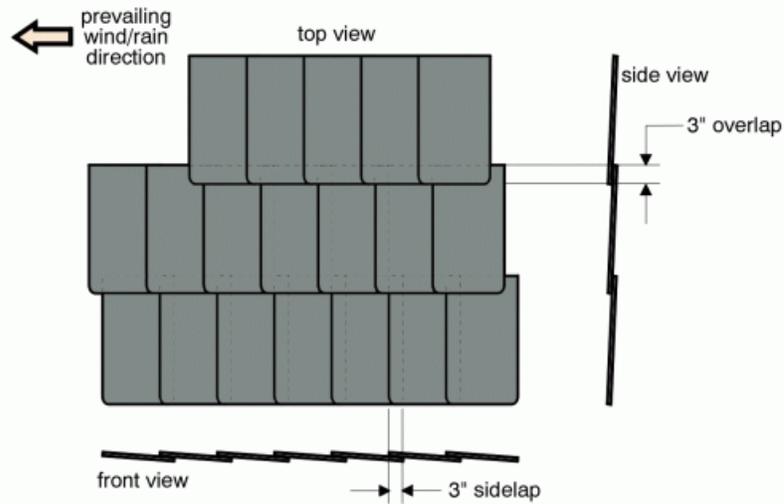
1817 West Wesley Road, Atlanta, GA August 10, 2020

Report No. 35122

www.home-probe.com

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

Slate roof installation - dutch lap method



7. Slate (50+)



8. Slate (50+)

ROOFING

1817 West Wesley Road, Atlanta, GA August 10, 2020

Report No. 35122

www.home-probe.com

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



9. Slate (50+)



10. Slate (50+)



11. Slate (50+)

Approximate age: • 5-10 years

Inspection Methods and Limitations

Inspection performed:

- With a drone

ROOFING

1817 West Wesley Road, Atlanta, GA August 10, 2020

Report No. 35122

www.home-probe.com

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



12. With a drone



13. With a drone

Age determined by: • Drone

EXTERIOR

1817 West Wesley Road, Atlanta, GA August 10, 2020

Report No. 35122

www.home-probe.com

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

Observations and Recommendations

WALLS \ Siding and trim

4. Condition: • Screen on dryer vent

Location: Right side

Task: Correct

Time: Immediate

Cost: Minor



14. Screen on dryer vent

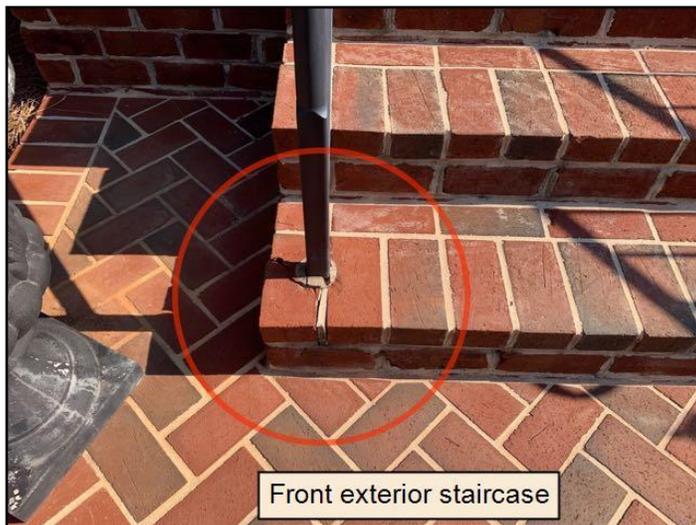
PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Stairs and landings

5. Condition: • Masonry or concrete deterioration

Task: Repair As Needed

Time: When necessary

Cost: Recommend getting estimate



15. Masonry or concrete deterioration

EXTERIOR

1817 West Wesley Road, Atlanta, GA August 10, 2020

Report No. 35122

www.home-probe.com

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

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

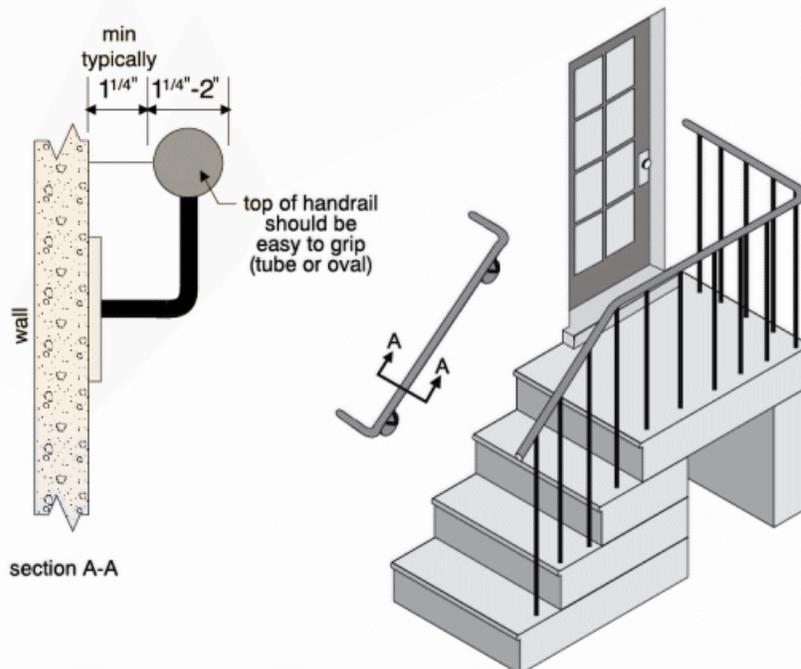
6. Condition: • Graspable Handrail Missing

Task: Provide

Time: As Soon As Possible

Cost: \$200 and up

Handrail design



EXTERIOR

1817 West Wesley Road, Atlanta, GA August 10, 2020

Report No. 35122

www.home-probe.com

KEY FACTOR

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

NON-SCOPE

APPENDIX

REFERENCE



16. Graspable Handrail Missing



17. Graspable Handrail Missing

Description

Gutter & downspout material: • Aluminum/Galvanized

Downspout discharge: • [Below grade](#) • [Above grade](#)

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

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

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

Retaining wall: • [Masonry](#)

Driveway: • Asphalt

Porch: • Brick

Exterior steps: • Brick

Inspection Methods and Limitations

Exterior inspected from: • Ground level

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

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](#)

Foundation material: • [Poured concrete](#)

Floor construction:

• [Trusses](#)

- Wood columns & walls
- Steel beams

Front basement

- Subfloor - OSB (Oriented Strand Board)

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:

- Ceiling, wall and floor coverings

Finished basement (except for utility areas)

- 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:

- 90 %

Finished basement (except for utility areas)

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

Observations and Recommendations

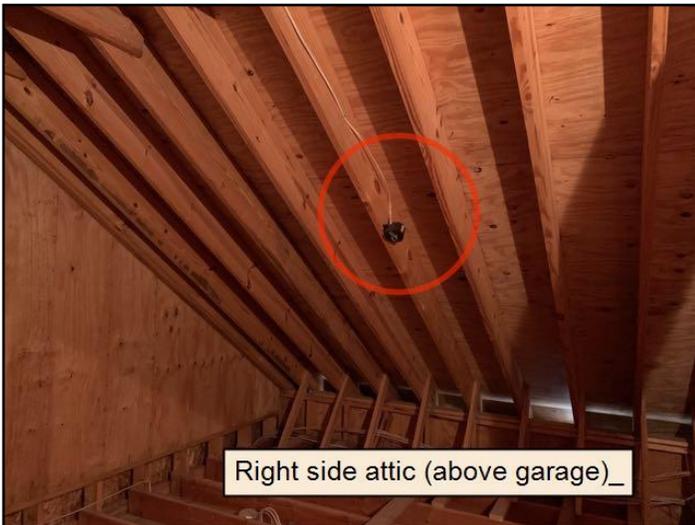
DISTRIBUTION SYSTEM \ Junction boxes

7. Condition: • Cover loose or missing

Task: Correct

Time: Immediate

Cost: Minor



18. Cover loose or missing



19. Cover loose or missing

DISTRIBUTION SYSTEM \ Outlets (receptacles)

8. Condition: • Loose, missing, broken cover plate

Task: Replace

Time: Immediate

Cost: Minor

ELECTRICAL

1817 West Wesley Road, Atlanta, GA August 10, 2020

Report No. 35122

www.home-probe.com

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



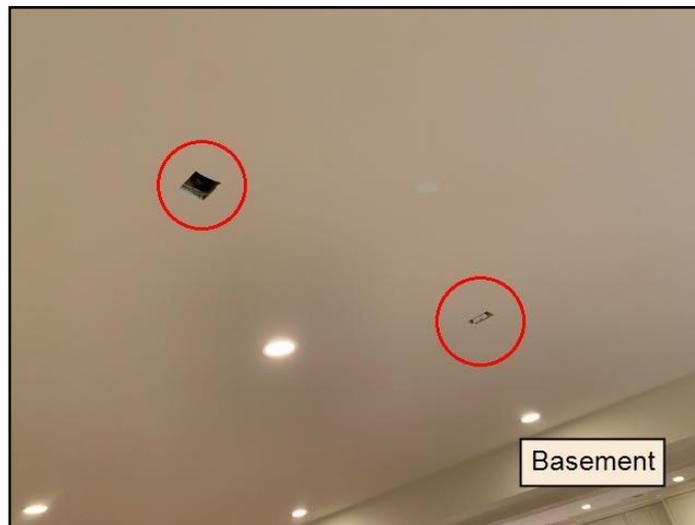
Left side exterior

20. Loose, missing, broken cover plate



Basement

21. Loose, missing, broken cover plate



Basement

22. Loose, missing, broken cover plate

DISTRIBUTION SYSTEM \ Lights

9. Condition: • Inoperative

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

Task: Correct

Time: Immediate

Cost: Minor

ELECTRICAL

1817 West Wesley Road, Atlanta, GA August 10, 2020

Report No. 35122

www.home-probe.com

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



23. Inoperative



24. Inoperative



25. Inoperative



26. Inoperative

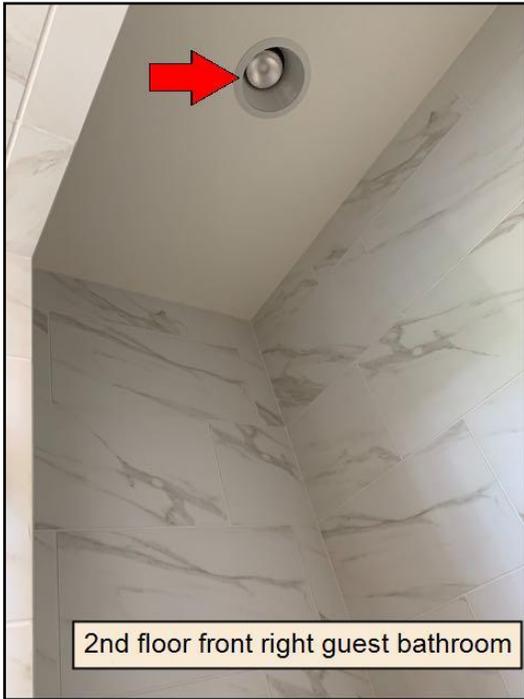
ELECTRICAL

1817 West Wesley Road, Atlanta, GA August 10, 2020

Report No. 35122

www.home-probe.com

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



27. Inoperative



28. Inoperative

10. Condition: • Loose fixtures

Location: Garage

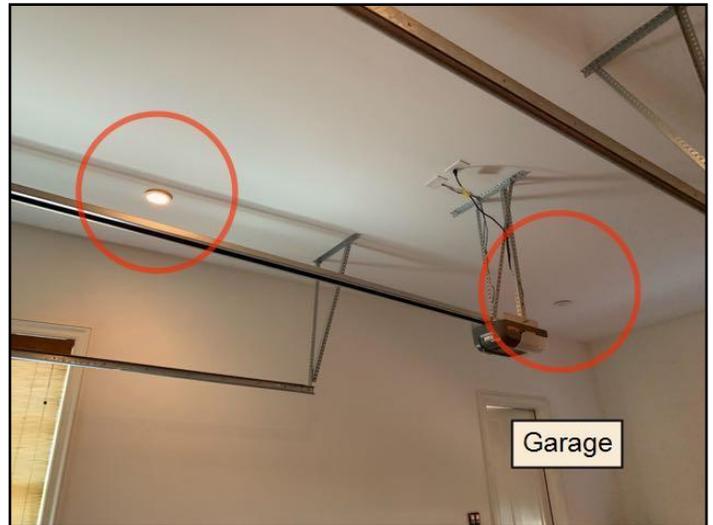
Task: Secure

Time: As Soon As Possible

Cost: Minor



29.



30.

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.

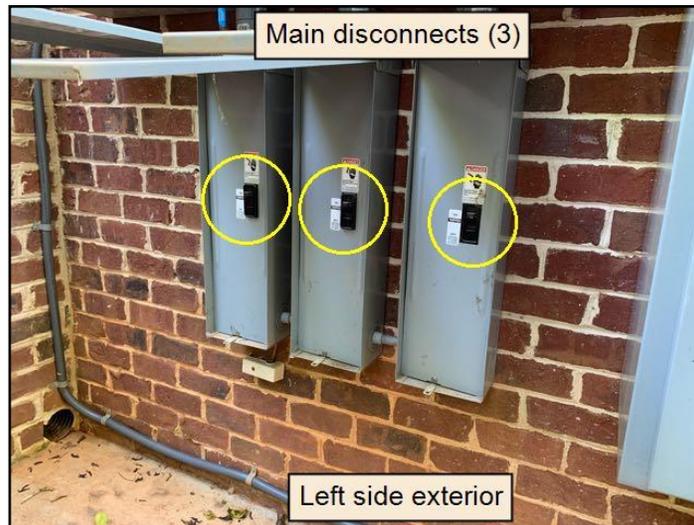
Service entrance cable and location: • Underground - cable material not visible

Service size:

- [200 Amps \(240 Volts\)](#)
(3)

Main disconnect/service box type and location:

- [Breakers - exterior wall](#)



31. Breakers - exterior wall

System grounding material and type: • [Copper - water pipe](#)

Distribution panel type and location:

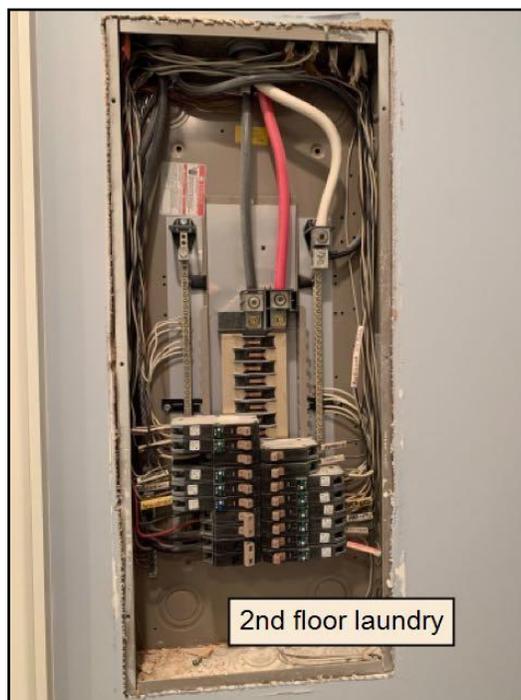
- [Breakers - basement](#)

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



32. Breakers - basement

- Breakers - Laundry Room
2nd floor right side



33. Breakers - Laundry Room

Distribution panel rating: • 225 Amps • [200 Amps](#)

Auxiliary panel (subpanel) type and location:

- [Breakers - basement](#)

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



34. Breakers - basement

- [Breakers - garage](#)



35. Breakers - garage

Auxiliary panel (subpanel) rating: • [200 Amps](#)

ELECTRICAL

1817 West Wesley Road, Atlanta, GA August 10, 2020

Report No. 35122

www.home-probe.com

KEY FACTOR

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

NON-SCOPE

APPENDIX

REFERENCE

Auxiliary panel (subpanel) rating: • 225 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 and exterior](#) • [GFCI - kitchen](#) •
GFCI - panel • GFCI - laundry room • [AFCIs present](#)

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

Carbon monoxide (CO) alarms (detectors): • Combination smoke/CO alarm(s) noted

Inspection Methods and Limitations

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

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

Observations and Recommendations

CHIMNEY AND VENT \ Inspect/sweep chimney

11. Condition: • [Fireplace and Wood Stove Maintenance](#)

Fireplaces, Wood burning appliances and their chimneys should be inspected and cleaned before you use them the first time and annually thereafter. We recommend specialists, such as Chimney Sweeps, for this kind of work. Of course there is risk associated with this unknown and depending on your tolerance level, if this is a concern to you, you may consider consulting with a chimney sweep for an interior evaluation of the flue.

Task: Inspect and Clean

Time: As Soon as Possible, Prior To Use - Annually thereafter

Cost: Regular Maintenance Item - Less Than \$250

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



36. High-Efficiency Gas Furnace - 15-20 Years...



37. High-Efficiency Gas Furnace - 15-20 Years...

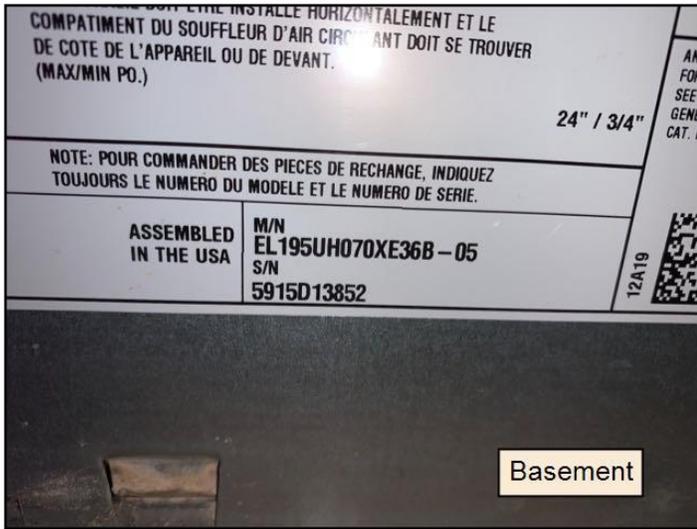
HEATING

1817 West Wesley Road, Atlanta, GA August 10, 2020

Report No. 35122

www.home-probe.com

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



Basement

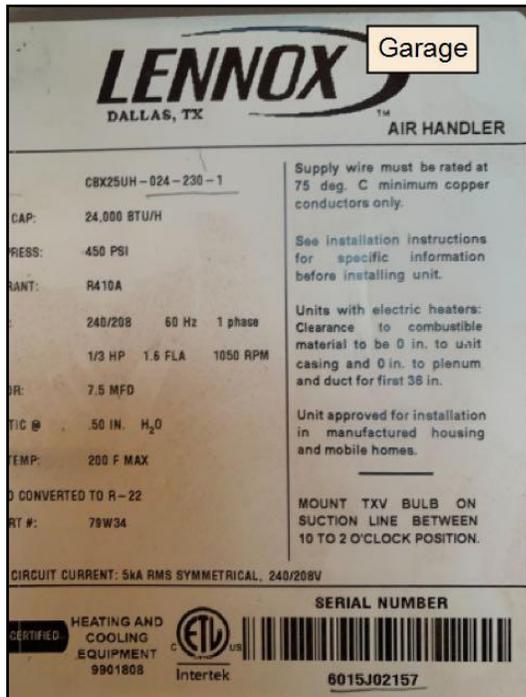


Basement

38. High-Efficiency Gas Furnace - 15-20 Years...

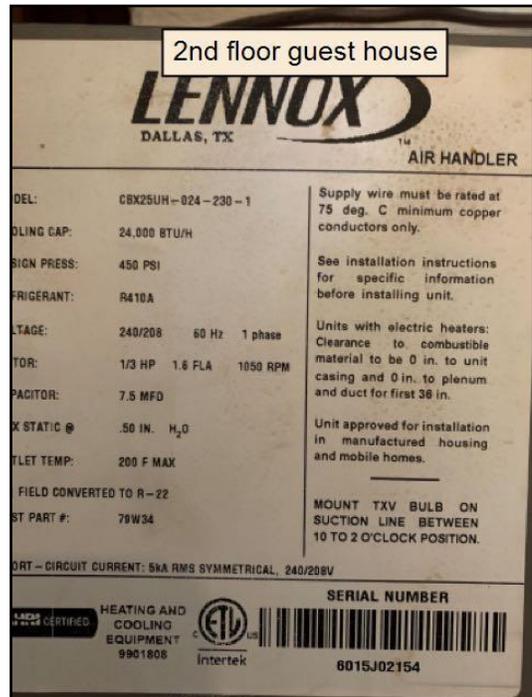
39. High-Efficiency Gas Furnace - 15-20 Years...

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



Garage

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



2nd floor guest house

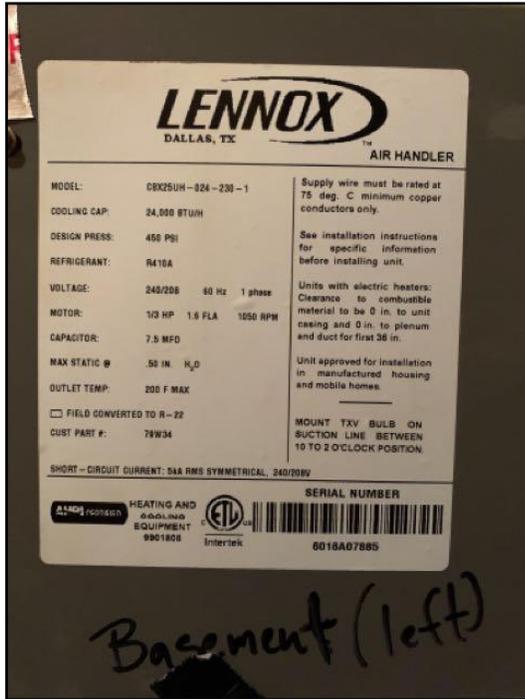
41. Heat pump - Electric (Interior Unit) 20-25...

HEATING

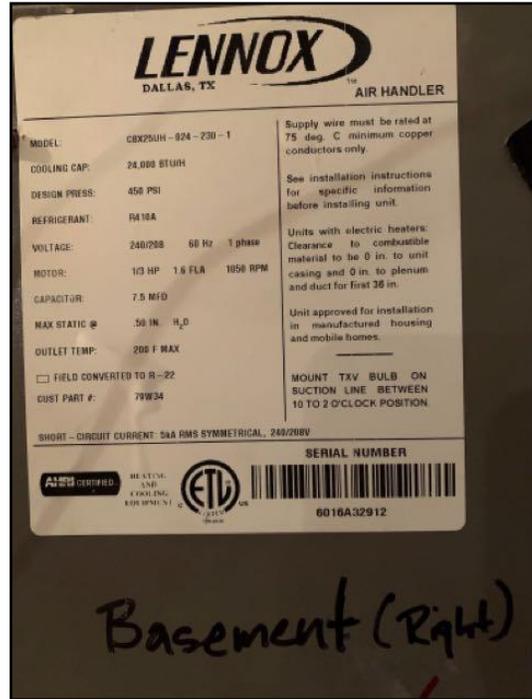
1817 West Wesley Road, Atlanta, GA August 10, 2020

Report No. 35122

www.home-probe.com



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



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

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

Approximate capacity:

• [70,000 BTU/hr](#)

2 attic, 1 basement

• [90,000 BTU/hr](#)

Basement right

• [10 kW](#)

Guest / pool house and basement right

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

Approximate age:

• [5 years](#)

8 units

Main fuel shut off at: • Meter (Exterior Wall) • Electrical Panel • Breaker Disconnect

Supply temperature: • 100° • 110° • 115°

Air filter:

• 16" x 25"

HEATING

1817 West Wesley Road, Atlanta, GA August 10, 2020

Report No. 35122

www.home-probe.com

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



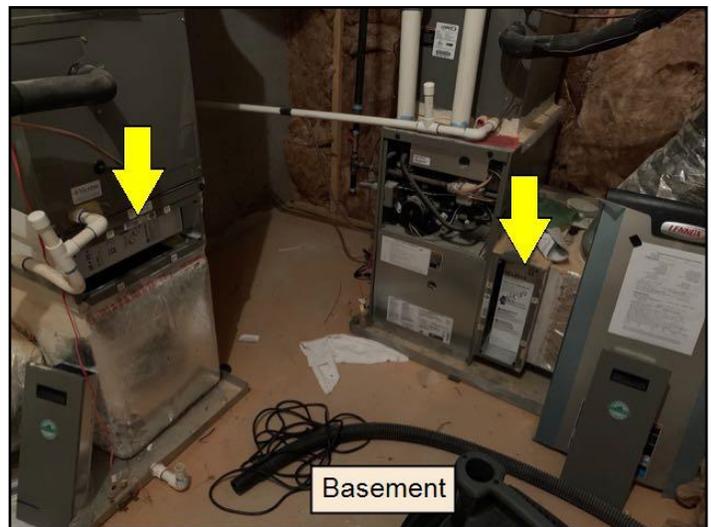
44. 16" x 25"



45. 16" x 25"



46. 16" x 25"



47. 16" x 25"

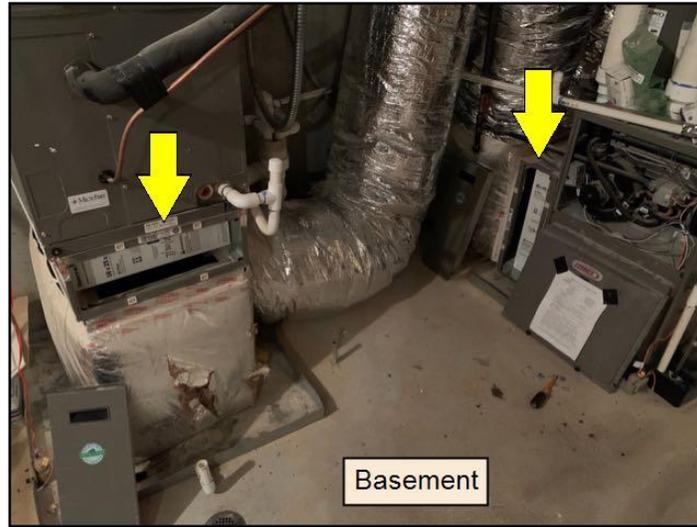
HEATING

1817 West Wesley Road, Atlanta, GA August 10, 2020

Report No. 35122

www.home-probe.com

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



48. 16" x 25"

Exhaust pipe (vent connector): • PVC plastic

Auxiliary heat: • Emergency Heat Tested

Fireplace/stove: • Wood-Burning with gas starter

Inspection Methods and Limitations

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

COOLING & HEAT PUMP

1817 West Wesley Road, Atlanta, GA August 10, 2020

Report No. 35122

www.home-probe.com

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

Observations and Recommendations

AIR CONDITIONING \ Compressor

12. Condition: • Inadequate Cooling

Location: 2nd floor left side system

Task: Qualified HVAC technician should evaluate

Time: As Soon As Possible

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

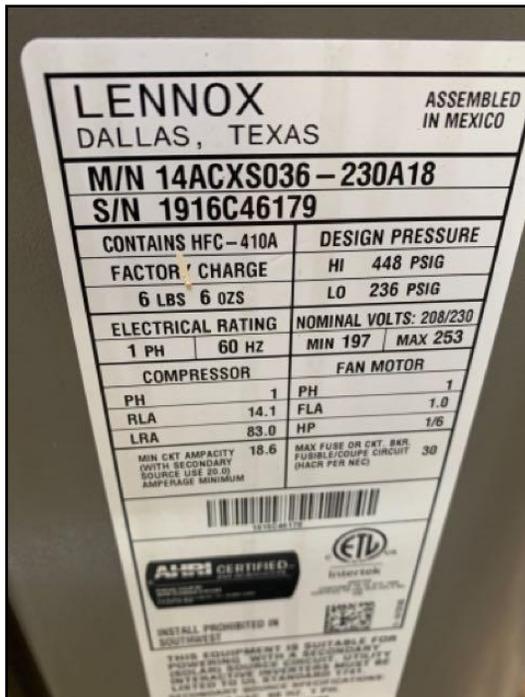
Description

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



49. AC - Air cooled



50. AC - Air cooled

COOLING & HEAT PUMP

1817 West Wesley Road, Atlanta, GA August 10, 2020

Report No. 35122

www.home-probe.com

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



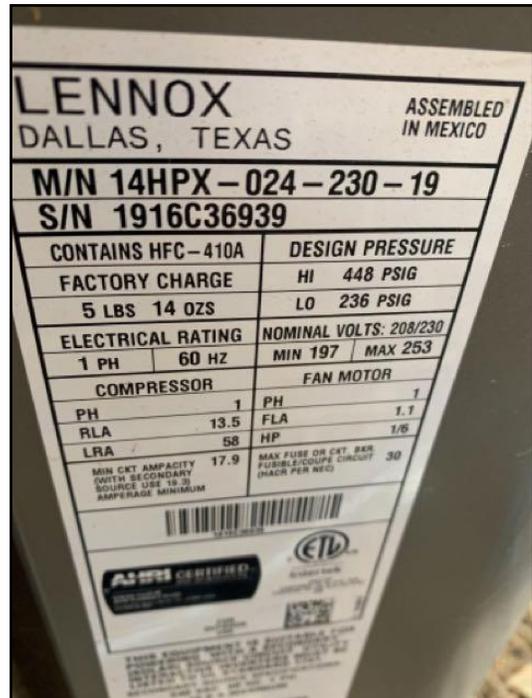
51. AC - Air cooled



52. AC - Air cooled



53. AC - Air cooled



54. AC - Air cooled

COOLING & HEAT PUMP

1817 West Wesley Road, Atlanta, GA August 10, 2020

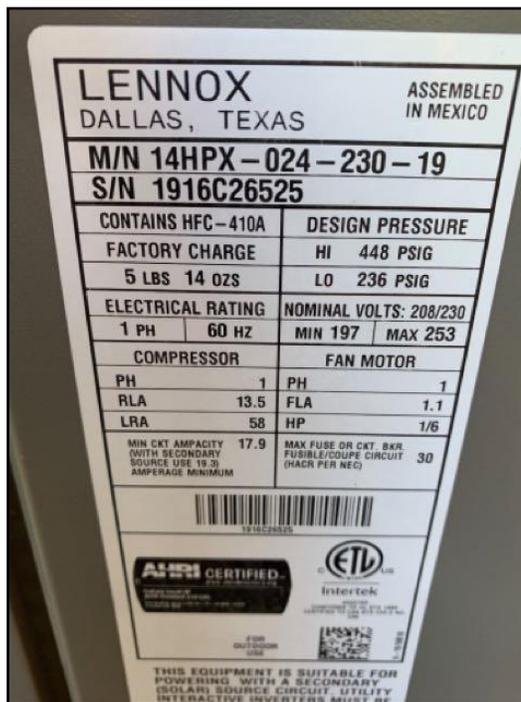
Report No. 35122

www.home-probe.com

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



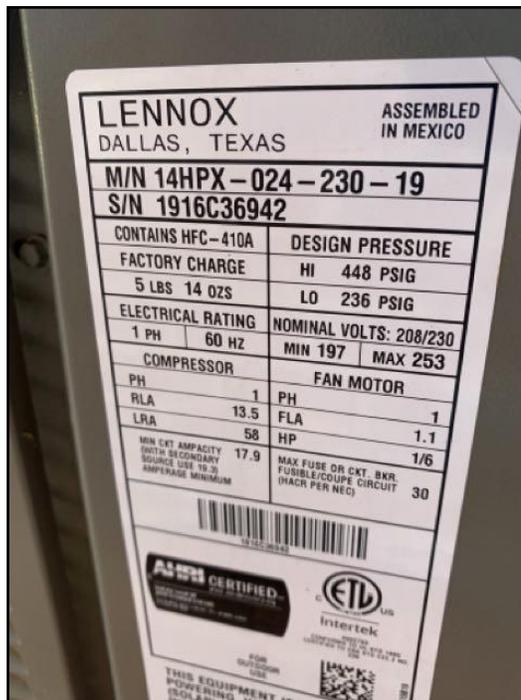
55. AC - Air cooled



56. AC - Air cooled



57. AC - Air cooled



58. AC - Air cooled

- Air Source Heat Pump

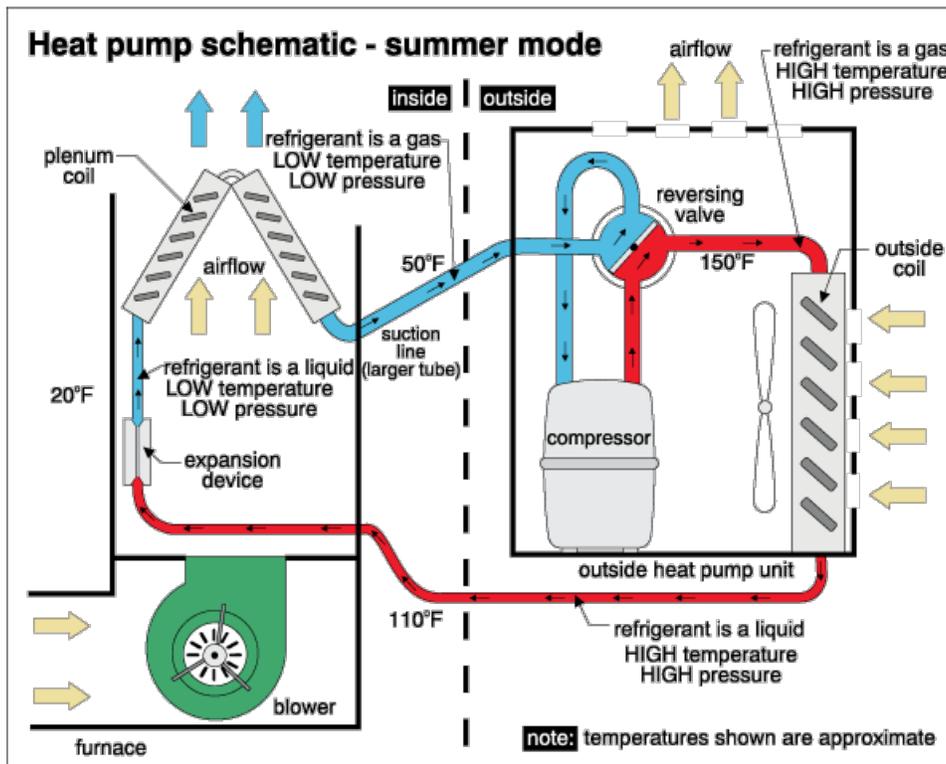
COOLING & HEAT PUMP

1817 West Wesley Road, Atlanta, GA August 10, 2020

Report No. 35122

www.home-probe.com

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



Cooling capacity:

- [2 Tons](#)
4 units
- [2.5 Tons](#)
2 units
- 3 Tons
- [4 Tons](#)

Compressor approximate age:

- 4 years
8 units

Typical life expectancy: • 10 to 15 years

Temperature difference:

- Less than 14° - This system is NOT performing as intended and servicing is required.
2nd floor left side
- 16° - Acceptable temperature difference is between 14° and 22°. This system is performing as intended.
- 18° - Acceptable temperature difference is between 14° and 22°. This system is performing as intended.
- 20° - Acceptable temperature difference is between 14° and 22°. This system is performing as intended.

Refrigerant type:

- [R-410A](#)
All

INSULATION AND VENTILATION

1817 West Wesley Road, Atlanta, GA August 10, 2020

Report No. 35122

www.home-probe.com

KEY FACTOR

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

NON-SCOPE

APPENDIX

REFERENCE

Description

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

Attic/roof insulation amount/value: • Appears Adequate

Attic/roof ventilation: • [Power ventilator](#) • [Soffit vent](#)

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

Inspection Methods and Limitations

Attic inspection performed: • By entering Attic

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

Observations and Recommendations

SUPPLY PLUMBING \ Water supply piping in building

13. Condition: • Poor support of Thermal Expansion Tank

Task: Secure

Time: As Soon As Possible

Cost: Minor



59. *Poor support of Thermal Expansion Tank*

WATER HEATER \ General notes

14. Condition: • Drain pan missing

Pan is inexpensive and the expense will be moving the water heater to accommodate the installation.

Location: Garage utility closet and basement

Task: Provide

Time: Immediate

Cost: Minor

PLUMBING

1817 West Wesley Road, Atlanta, GA August 10, 2020

Report No. 35122

www.home-probe.com

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



60. Drain pan missing



61. Drain pan missing

FIXTURES AND FAUCETS \ Hose bib or bibb (outdoor faucet)

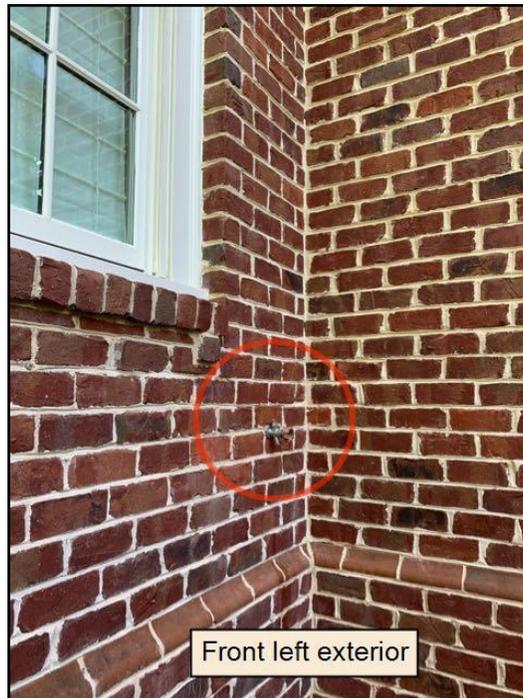
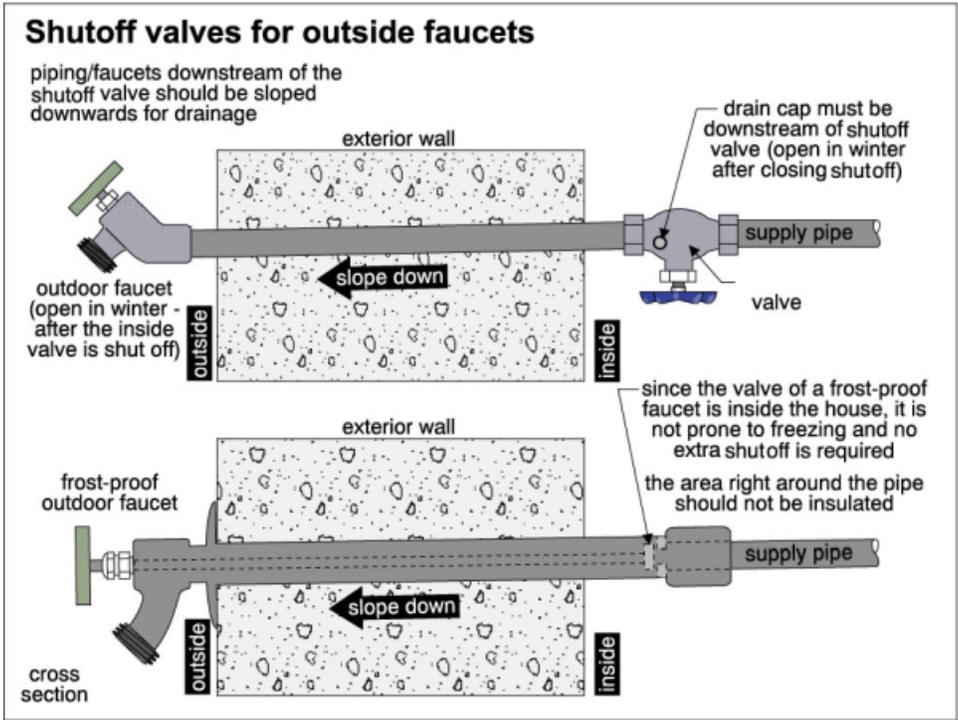
15. Condition: • [Loose](#)

Task: Secure

Time: Immediate

Cost: Minor

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



62. Loose

FIXTURES AND FAUCETS \ Bathtub/Shower Stall

16. Condition: • [Loose or unstable](#)

Location: 2nd floor front left guest bathroom

PLUMBING

1817 West Wesley Road, Atlanta, GA August 10, 2020

Report No. 35122

www.home-probe.com

KEY FACTOR

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

NON-SCOPE

APPENDIX

REFERENCE

Task: Correct

Time: As Soon As Possible

Cost: Minor



63. Loose or unstable

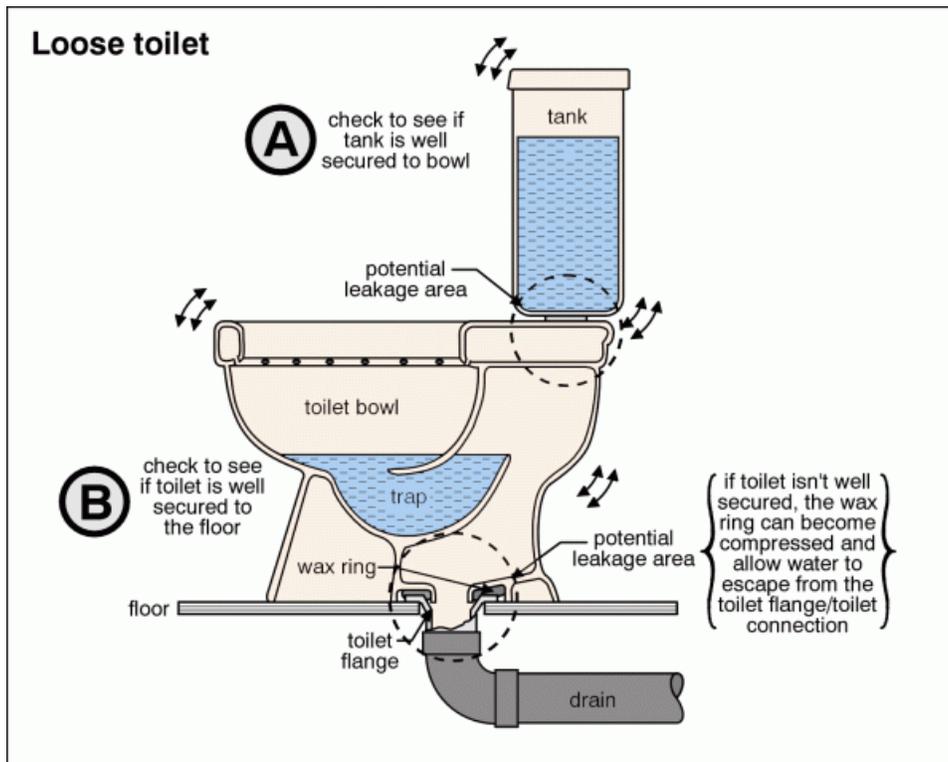
FIXTURES AND FAUCETS \ Toilet

17. Condition: • [Loose](#)

Task: Secure

Time: Immediate

Cost: Minor



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



64. 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:

- Basement

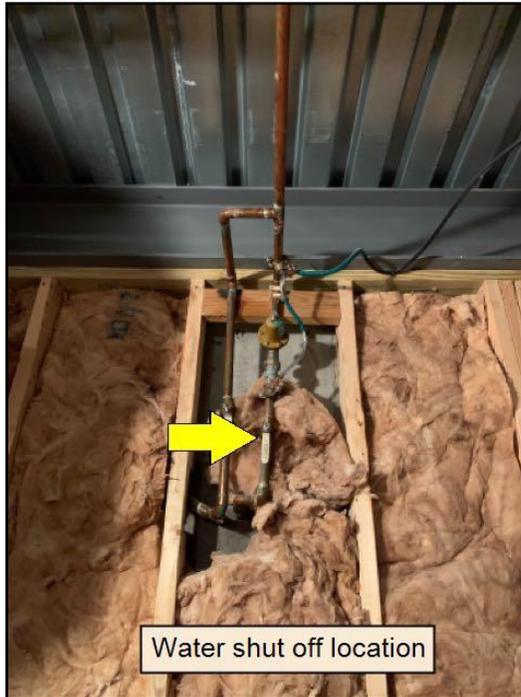
PLUMBING

1817 West Wesley Road, Atlanta, GA August 10, 2020

Report No. 35122

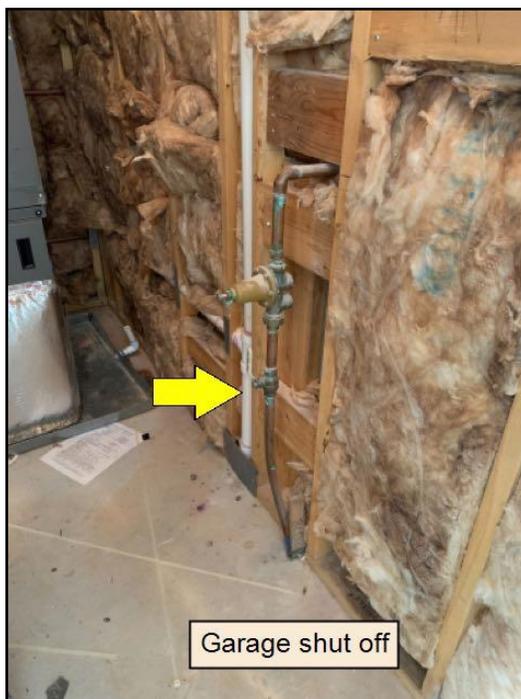
www.home-probe.com

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



65. Basement

- Utility Closet
- Guest / pool house



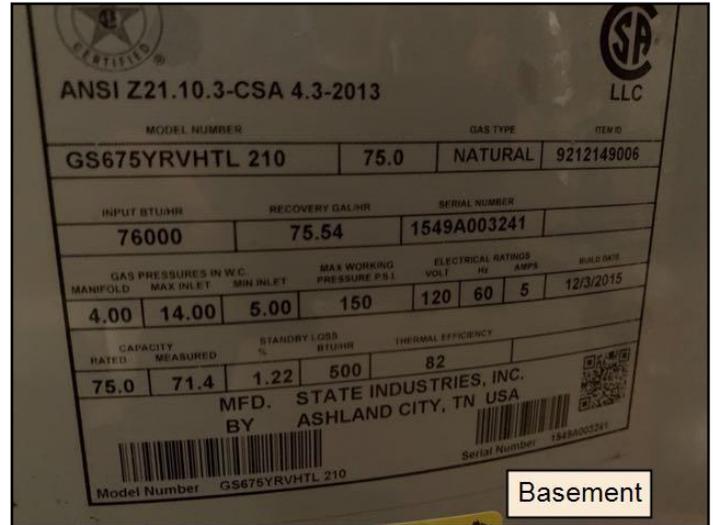
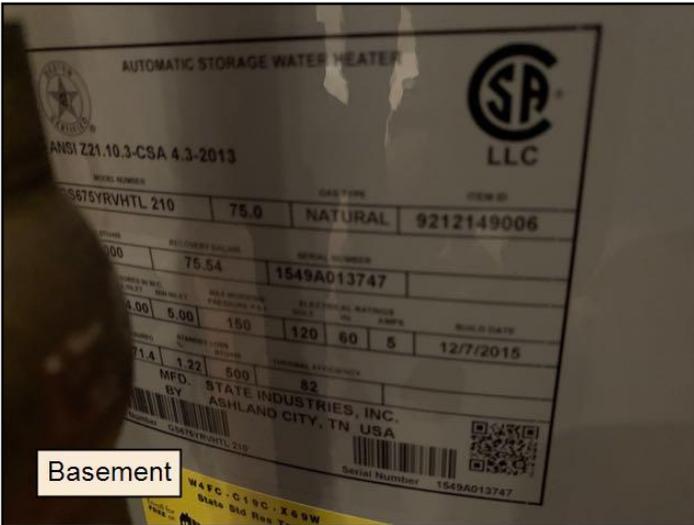
66. Utility Closet

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

Water flow and pressure: • 50 - 55 psi (Between 40 and 80 psi is acceptable)

Water heater type:

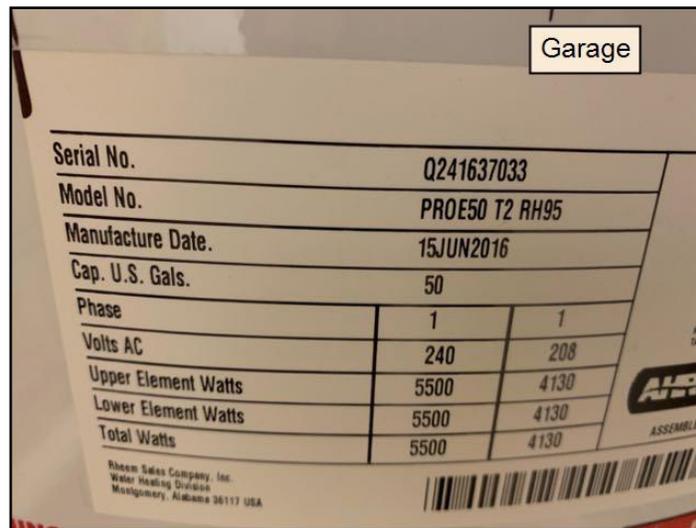
- Conventional (Tank) Gas Fuel - 8-12 Years Life Expectancy



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

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

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



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

Water heater exhaust venting method: • Direct vent

Water heater tank capacity:

- 50 gallons
- Guest / pool house

Water heater tank capacity: • 150 gallons (2-75 gallon tanks for primary house)

Water heater approximate age:

- 5 years

PLUMBING

1817 West Wesley Road, Atlanta, GA August 10, 2020

Report No. 35122

www.home-probe.com

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

All 3

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

Pumps: • None

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.

INTERIOR

1817 West Wesley Road, Atlanta, GA August 10, 2020

Report No. 35122

www.home-probe.com

KEY FACTOR

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

NON-SCOPE

APPENDIX

REFERENCE

Description

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

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

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

Glazing: • [Double](#)

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

Oven fuel: • Gas

Range fuel: • Gas

Appliances:

• Refrigerator

3

• Dishwasher

4

• Waste disposal

4

• Range hood

• Microwave oven

• Range

• Door bell

Laundry facilities:

• Washer

2

• Dryer

2

• Hot/cold water supply

3

• Vented to outside

3

• 120-Volt outlet

3

• 240-Volt outlet

3

• Waste standpipe

2

• Laundry tub

2

Stairs and railings: • Inspected

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

Inspection Methods and Limitations

Inspection limited/prevented by:

- Knockout cap for drain line has not been removed and cannot confirm presence or absence of washing machine drain line.

Guest / pool house

- MOLD/MILDEW/FUNGUS

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

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

Appliances: • Pursuant to the ASHI Standards of Practice we perform a visual and operational inspection of all standard, built-in appliances. There are obvious limitations and we cannot confirm their level of performance but only if they are operational at the time of inspection. Appliances limited to the ones listed in this report are turned on and observed. Clothes washers and dryers are not part of this inspection. Refrigerators and freezers are inspected for obvious deficiencies and ice makers and water dispensers are not evaluated.

NON-SCOPE

1817 West Wesley Road, Atlanta, GA August 10, 2020

Report No. 35122

www.home-probe.com

KEY FACTOR

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

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	INSULATION	PLUMBING	INTERIOR
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, let's make it a good one.

MECHANICAL COVERAGE SUMMARY:

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

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

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

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

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

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

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

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

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

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

CLAIMS PROCEDURES:

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

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

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

KEY FACTOR	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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. Home-Probe is not an insurer. This is not a warranty or insurance policy. Any damage caused by any peril is not covered by this contract, which includes but is not limited to; war, riot, civil commotion, earthquake, hurricane, any and all acts of god, or any other outside cause or neglect. All claims on this policy shall be made by the buyer of record only after they have taken possession of the home.

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

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

CLAIMS PROCEDURES:

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

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

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

KEY FACTOR	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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

