

# Your Inspection Report

3091 Verdun Drive  
Atlanta, GA 30305

**PREPARED FOR:**  
PAXTON & ANNIE GRIFFIN

**INSPECTION DATE:**  
Monday, October 28, 2019

**PREPARED BY:**  
Mark Kinzie



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

404-218-1040

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



October 28, 2019

Dear Paxton & Annie Griffin,

RE: Report No. 31811, v.2  
3091 Verdun Drive  
Atlanta, GA  
30305

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

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# AGREEMENT

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Report No. 31811, v.2

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## PARTIES TO THE AGREEMENT

### **Company**

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

### **Client**

Paxton & Annie Griffin

This is an agreement between Paxton & Annie Griffin 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](http://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

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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.

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

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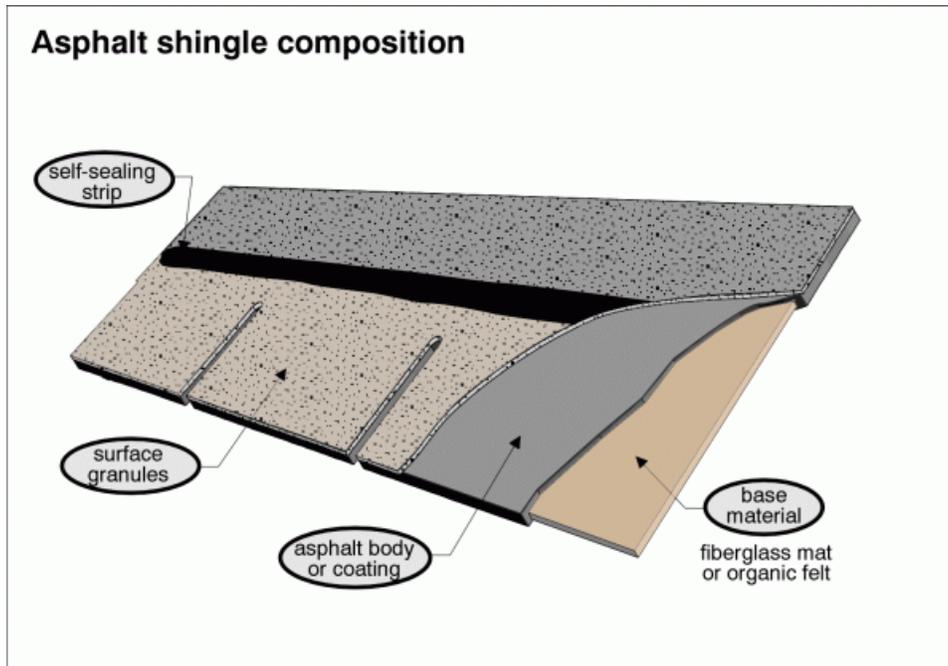
KEY FACTOR	<b>ROOFING</b>	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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## Description

**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.

### Sloped roofing material:

- [Asphalt shingles](#)



1. Asphalt shingles



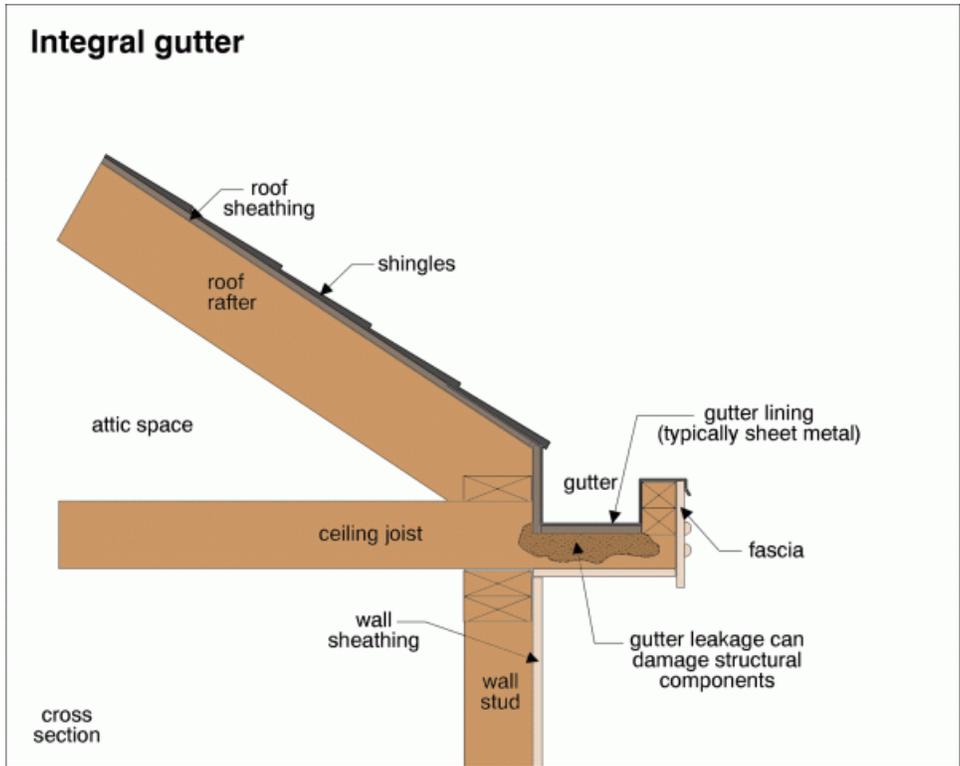
2. Asphalt shingles

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## Observations and Recommendations

### ROOF DRAINAGE \ Gutters and Downspouts

- 1. **Condition:** • Clogged
- Location: Throughout Exterior
- Task: Clean
- Time: As Soon As Possible
- Cost: Regular Maintenance Item



# EXTERIOR

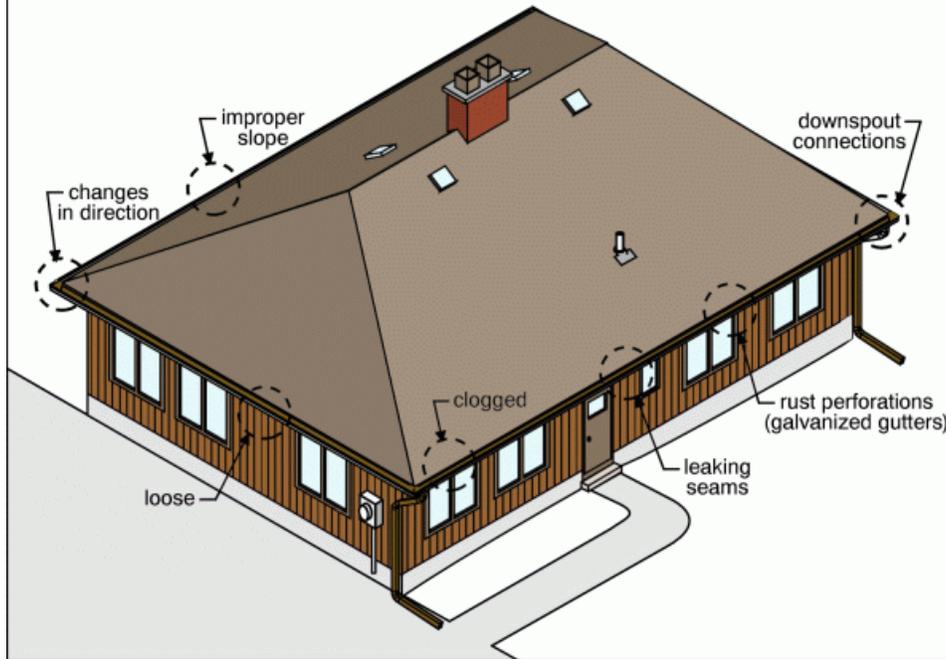
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## Gutters - common reasons for leakage



3. Clogged Location: Throughout...

### WALLS \ Siding and trim

2. Condition: • Mortar deterioration

# EXTERIOR

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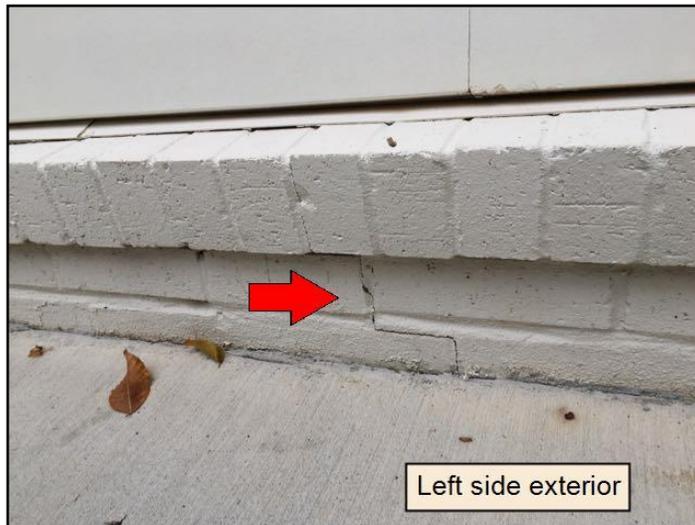
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Task: Point repairs by qualified mason at areas of deterioration

Time: As soon as possible

Cost: Regular maintenance item



4. Mortar deterioration Task: Point repairs b...

3. Condition: • Caulking needed at seams

Task: Provide

Time: As soon as possible

Cost: Regular maintenance item



5. Caulking needed at seams Task:...

4. Condition: • Weepholes missing/ineffective

Task: Consult with a qualified contractor

Time: Immediate

Cost: Depends on work needed

A mason will need to evaluate and determine the best approach and the cost associated with remedy.

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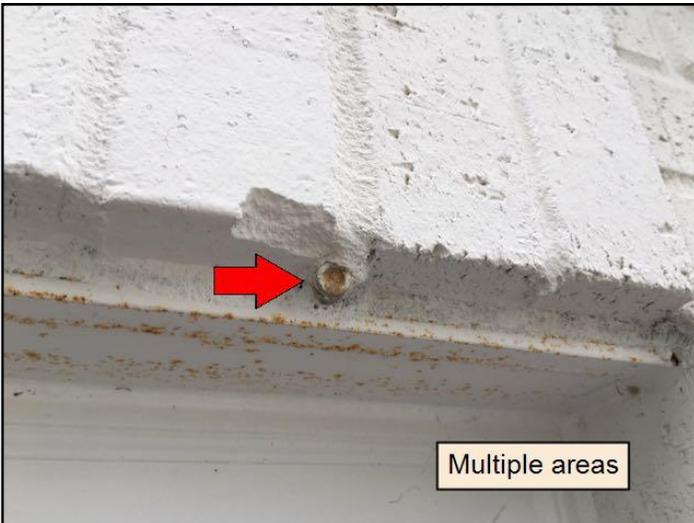
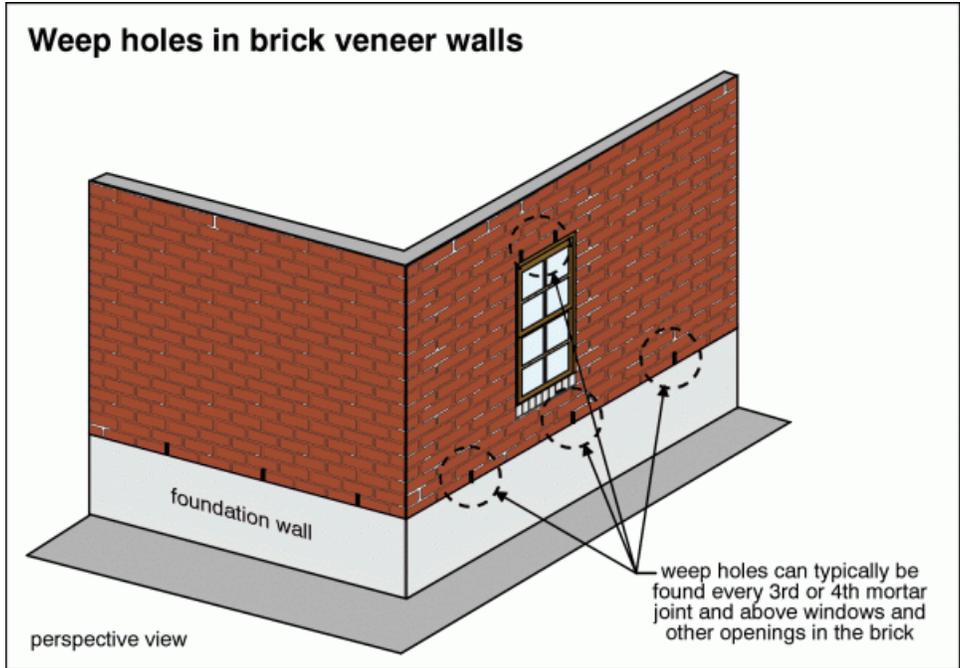
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Clogged

**Location:** Throughout



6. Weepholes missing/ineffective Task: Consul...



7. Weepholes missing/ineffective Task: Consul...

**5. Condition:** • Mechanical damage

Task: Repair

Time: Immediate

Cost: Minor

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8. Mechanical damage Task: Repair Time:...

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

**6. Condition:** • Missing stairs  
**Task:** Provide  
**Time:** Immediate  
**Cost:** Depends on the preferred remedy of repair



9.

## LANDSCAPING \ General

**7. Condition:** • Abandoned water meter box (missing cover) in front yard

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

**Task:** Be Advised / cover



10.

## Description

**Gutter & downspout material:** • [Aluminum](#)

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

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

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

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

**Retaining wall:** • [Stone](#)

**Exterior steps:** • Brick • Stone

**Garage:** • Attached

## Inspection Methods and Limitations

**Exterior inspected from:** • Ground level

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## Observations and Recommendations

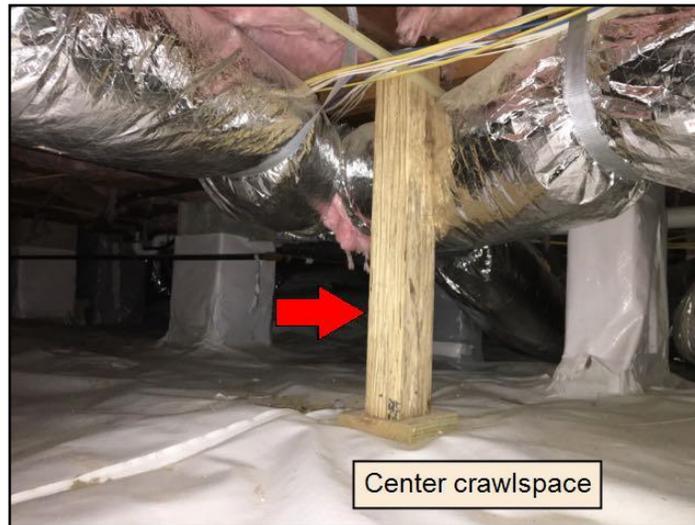
### FLOORS \ Columns or piers

#### **8. Condition:** • Temporary Supports

Task: Repair as needed

Time: Discretionary

Although there are no issues with the temporary or supplemental supports installed in the crawlspace, this is usually done in response to some type of movement or settling and as a temporary corrective measure. Although there were no issues noted that were a concern at the time of inspection, it is recommended that a qualified contractor install more permanent supports that are properly secured at the top and bottom.



11. Temporary Supports Task: Repair as...

### FLOORS \ Joists

#### **9. Condition:** • [Split or damaged](#)

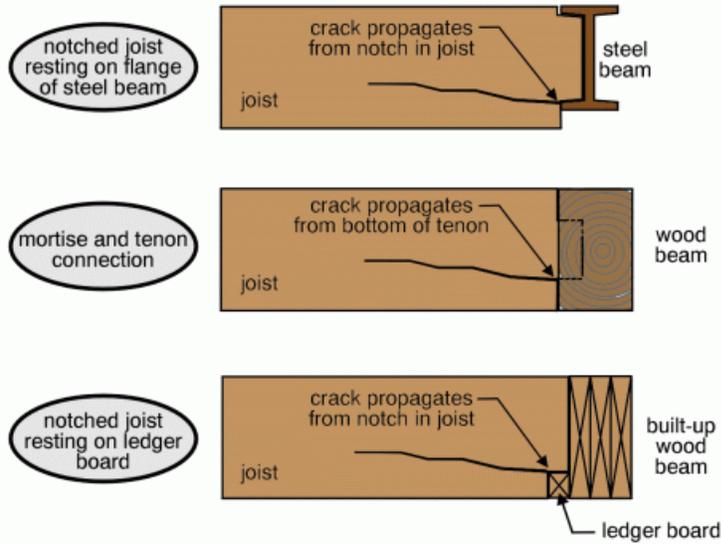
Task: Repair

Time: Immediate

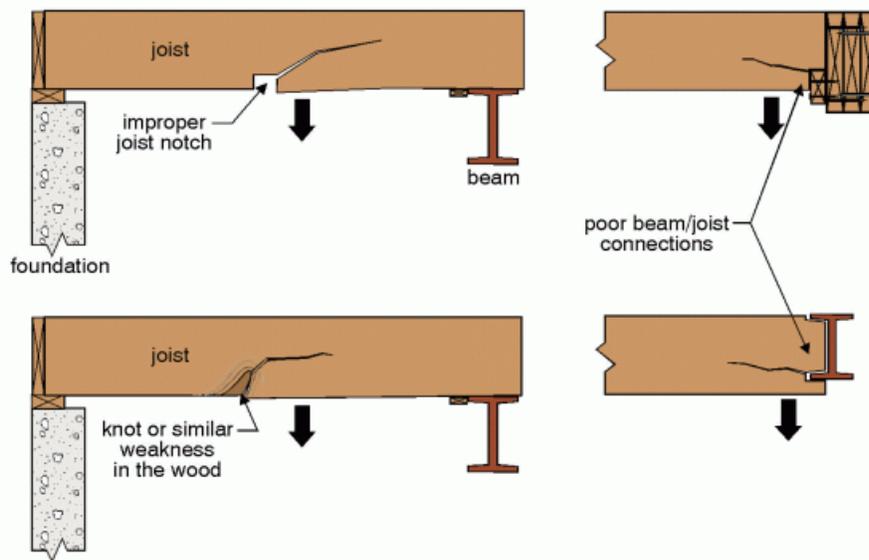
Cost: Minor

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## Examples of weak joist/beam connections



## Common causes of cracked joists



KEY FACTOR	ROOFING	EXTERIOR	<b>STRUCTURE</b>	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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12. Split or damaged

## Description

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

**Configuration:** • [Basement](#) • [Crawlspace](#)

**Foundation material:** • [Masonry block](#)

**Floor construction:** • [Joists](#) • Wood columns • Masonry columns • Wood beams • Subfloor - plank

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

**Roof and ceiling framing:** • Ceiling Joists • Roof Joists

## Inspection Methods and Limitations

**Inspection limited/prevented by:** • Vapor barrier covering foundation wall and columns

KEY FACTOR	ROOFING	EXTERIOR	<b>STRUCTURE</b>	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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13.

**Inspection limited/prevented by:** • 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.

**Inspection limited/prevented by:** • The subflooring is covered by insulation and was spot checked only to determine the type. Beyond that, the material cannot be inspected. There is always a certain risk associated with areas that are not visible and depending on your comfort level, you can call, text, or email the inspector for further discussion or direction.

**Inspection limited/prevented by:**

- Ceiling, wall and floor coverings
  - Insulation
- Spray foam insulation covering roof sheathing in attic

**Percent of foundation not visible:**

- 80 %
- Finished basement encapsulated crawlspace

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## Observations and Recommendations

### DISTRIBUTION SYSTEM \ Wiring - installation

**10. Condition:** • Conduit needed

Task: Provide

Time: Immediate

Cost: Minor

Conduit repair needed at generator



14. Conduit needed Task: Provide Time:...

### DISTRIBUTION SYSTEM \ Lights

**11. Condition:** • Inoperative

Task: Repair

Time: Immediate

Cost: Minor

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

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Study / office

15. Inoperative Task: Repair Time:...



Staircase

16. Inoperative Task: Repair Time:...



Front center bedroom

17. Inoperative Task: Repair Time:...



2nd floor family room

18. Inoperative Task: Repair Time:...

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19. Inoperative Task: Repair Time:...

## 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. As a general rule, your inspector will not test the smoke detectors in the home. Their presence or absence will be noted and it is recommended that they 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 \(240 Volts\)](#) • [200 Amps \(240 Volts\)](#)

**Main disconnect/service box type and location:**

• [Breakers - exterior wall](#)

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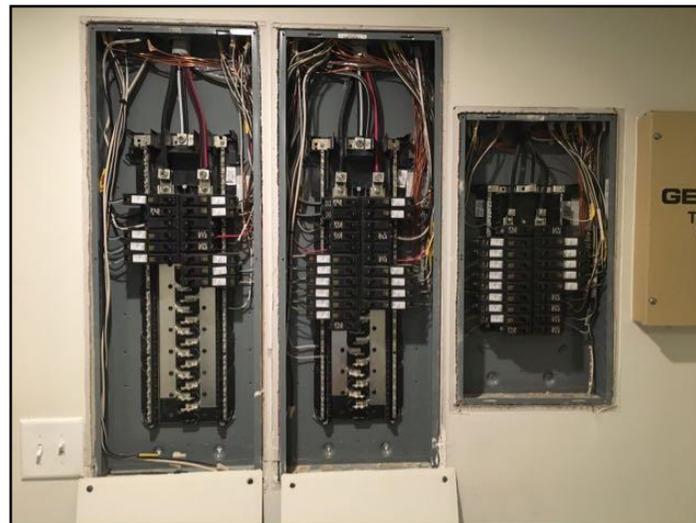


20. Breakers - exterior wall

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

Distribution panel type and location:

- [Breakers - basement](#)



21. Breakers - basement

Distribution panel rating: • 225 Amps • 225 Amps

Auxiliary panel (subpanel) type and location: • [Breakers - basement](#)

# ELECTRICAL

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**Auxiliary panel (subpanel) rating:** • [125 Amps](#)

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

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

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

**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.

# HEATING

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INSULATION

PLUMBING

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## Observations and Recommendations

### FURNACE \ Cabinet

**12. Condition:** • Poor Access

Task: Improve access to the appliance

Time: Immediate

Cost:

Poor working space in front of furnace



22. Poor Access Task: Improve access to the...

### FURNACE \ Filter

**13. Condition:** • Missing Cover

Task: Provide

Time: Immediate

Cost: Minor

Location: Crawl Space

### HEATING CONTROL \ Thermostat

**14. Condition:** • Inoperable

Location: Basement

Task: Repair or replace

Time: Immediate

Cost: Minor

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

### **CHIMNEY AND VENT \ Inspect/sweep chimney**

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

Location: Interior

Task: Routine Maintenance

Time: As Soon As Possible

Cost: Regular Maintenance Item - Less Than \$250

### **FIREPLACE \ Damper**

**16. Condition:** • Damper chain bracket is loose

Location: Living room

Task: Secure

Time: As Soon As Possible

Cost: Minor

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24.

## 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:** • Forced Air

**System type:** • [Furnace](#)

**Fuel/energy source:** • [Gas](#)

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

**Approximate capacity:** • 120,000 BTU/hr • 120,000 BTU/hr

**Efficiency:** • [High-efficiency](#)

**Exhaust venting method:** • [Forced draft](#)

**Approximate age:** • [4 years](#)

**Typical life expectancy:** • Furnace (high efficiency) 15 to 20 years

**Main fuel shut off at:** • Outside at the Meter

**Main fuel shut off at:** • Attic

**Supply temperature:** • 105° • 115°

**Air filter:**

• 25" x 25"

# HEATING

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25. 25" x 25"



26. 25" x 25"

Exhaust pipe (vent connector): • PVC plastic

Fireplace/stove: • [Wood-burning fireplace](#) • [Gas fireplace](#)

## Inspection Methods and Limitations

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

**Inspection prevented/limited by:** • Basement thermostat is inoperable

# COOLING & HEAT PUMP

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## Observations and Recommendations

### AIR CONDITIONING \ Condensate system

**17. Condition:** • Drip pan missing plug and float switch or auxiliary pan drain line to exterior

**Location:** Crawl Space

**Task:** Correct

**Time:** Immediate

**Cost:** Minor



27. Missing cap / drain line

### AIR CONDITIONING \ Refrigerant lines

**18. Condition:** • Missing Insulation

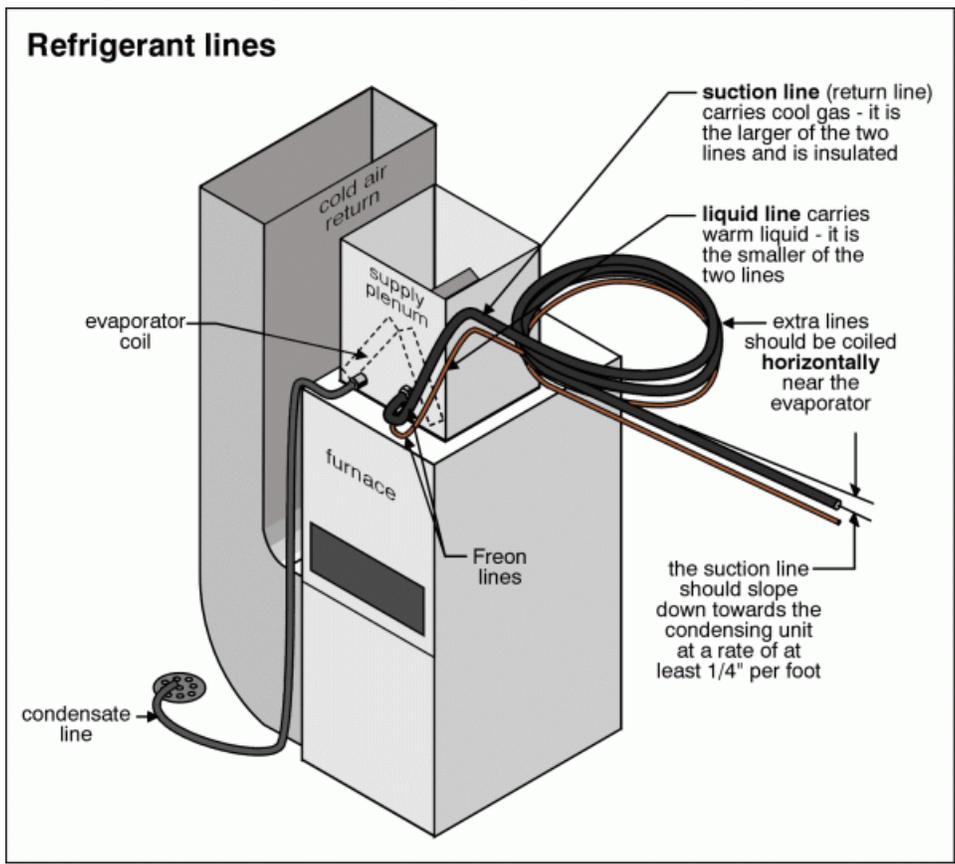
**Task:** Insulate or wrap lines

**Time:** As Soon As Possible

**Cost:** Minor

**Location:** Crawl Space

KEY FACTOR	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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28. Missing Insulation Task: Insulate or wrap...

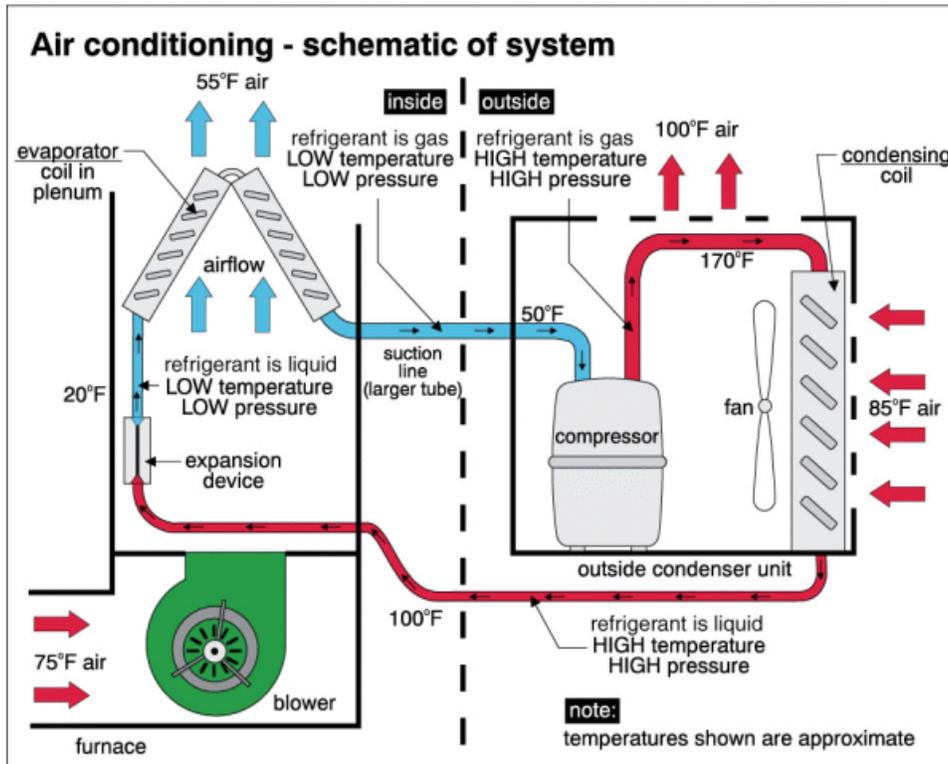
KEY FACTOR	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
NON-SCOPE	APPENDIX	REFERENCE							

## 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 a load calculation test or a flow rating test, therefore the capacity of the system is not evaluated for adequacy. Ceiling fans are not typically inspected as they are not within the scope of the inspection. Unless otherwise noted in the report, this is considered to be a split system.

**Air conditioning type:**

- [Air cooled](#)



# COOLING & HEAT PUMP

3091 Verdun Drive, Atlanta, GA    October 28, 2019

Report No. 31811, v.2

[www.home-probe.com](http://www.home-probe.com)

KEY FACTOR

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

NON-SCOPE

APPENDIX

REFERENCE



29. Air cooled

**Cooling capacity:** • [5 Tons](#) • [5 Tons](#)

**Compressor approximate age:** • 3 years

**Typical life expectancy:** • 10 to 15 years

**Temperature difference:** • 17° - 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.

**Refrigerant type:** • [R-410A](#)

## Inspection Methods and Limitations

**Inspection limited/prevented by:** • Basement thermostat is inoperable

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

## Observations and Recommendations

### ATTIC/ROOF \ Roof vents

**19. Condition:** • Soffit vents missing covers

**Task:** Provide

**Time:** As Soon As Possible

**Cost:** Minor



30. Missing pieces



31. Missing pieces

## Description

**Attic/roof insulation material:** • Spray Foam Insulation

**Attic/roof insulation amount/value:** • Appears Adequate

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

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

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

**Crawlspace ventilation:** • [None found](#)

# INSULATION AND VENTILATION

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KEY FACTOR

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

**INSULATION**

PLUMBING

INTERIOR

NON-SCOPE

APPENDIX

REFERENCE

## Inspection Methods and Limitations

**Attic inspection performed:** • By entering Attic

**Crawlspace inspection performed:** • By entering crawlspace

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

## Observations and Recommendations

### **SUPPLY PLUMBING \ Supply piping in building**

**20. Condition:** • Not Protected From Freezing

Task: Insulate Water Lines

Time: Prior to Cold Weather Season

Cost: Minor

**Location:** Multiple Areas Crawl Space

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

**21. Condition:** • [Inoperative](#)

Inoperable / abandoned

There is a functional hose Bibb 5' away

**Location:** Rear exterior

**Task:** Be advised



**32. Inoperative**

### **FIXTURES AND FAUCETS \ Faucet**

**22. Condition:** • Loose

Task: Secure

Time: Immediate

Cost: Minor/Regular Maintenance Item

# PLUMBING

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KEY FACTOR

ROOFING

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33. Loose Task: Secure Time: Immediate Cost:...



34. Loose Task: Secure Time: Immediate Cost:...

## FIXTURES AND FAUCETS \ Basin, sink and laundry tub

23. Condition: • Drain stop missing

Task: Provide

Time: Discretionary

Cost: Minor



35. Drain stop missing

## FIXTURES AND FAUCETS \ Shower stall

24. Condition: • Loose shower panel

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

**Location:** Second Floor Right Rear Guest Bathroom

**Task:** Secure

**Time:** Immediate

**Cost:** Minor



**36. Loose panel**

**25. Condition:** • Caulking/Grout missing and or deteriorated

**Task:** Improve

**Time:** Discretionary

**Cost:** Regular maintenance item



**37. Caulking/Grout missing and or...**



**38. Caulking/Grout missing and or...**

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

## 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:** • PEX

**Supply piping in building:** • PEX (cross-linked Polyethylene)

**Main water shut off valve at the:**

- Crawlspace



39. Crawlspace

**Water flow and pressure:** • Between 40 and 80 psi is acceptable • 75 - 80 psi

**Water heater type:**

- Tank

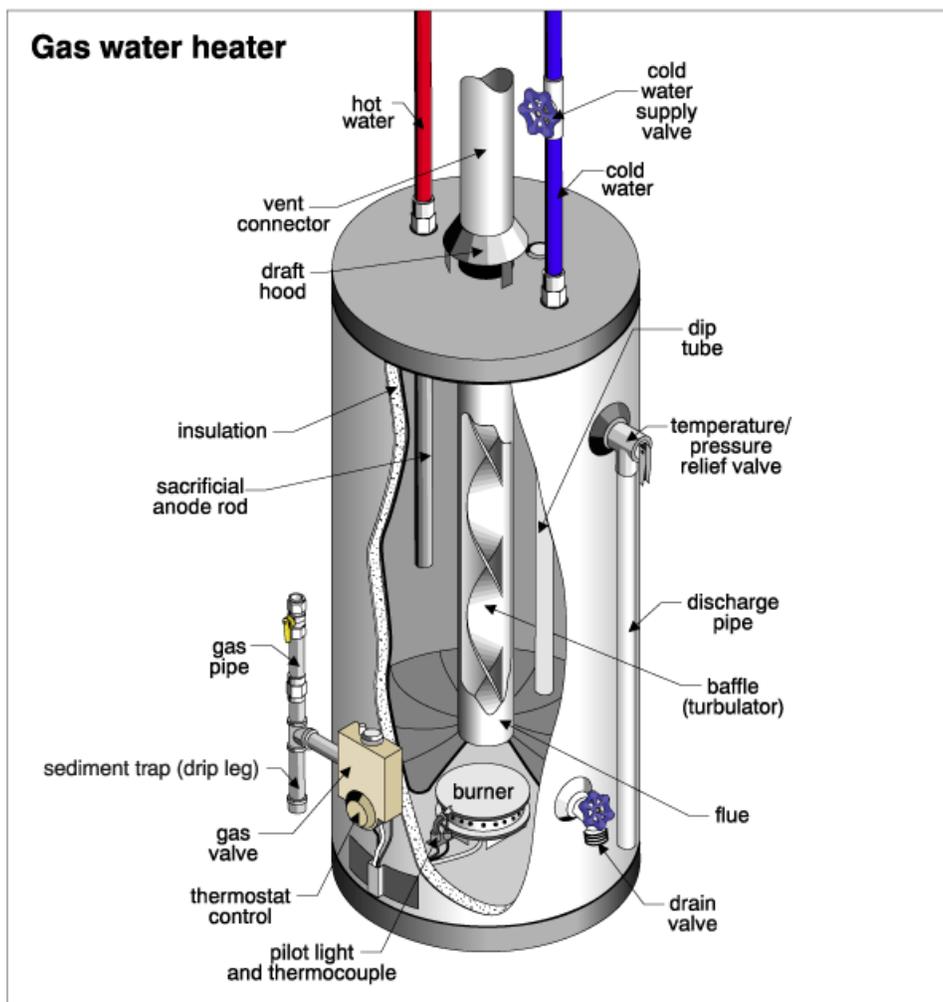


40. Tank

**Water heater fuel/energy source:**

- [Gas](#)

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



**Water heater exhaust venting method:** • Natural draft

**Water heater tank capacity:**

- [100 gallons](#)
- (2) 50 gallon tanks

**Water heater approximate age:** • 3 years

**Water heater typical life expectancy:** • 8 to 12 years

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

**Pumps:** • Multiple condensate pumps I crawlspace

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

## 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.

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

## Observations and Recommendations

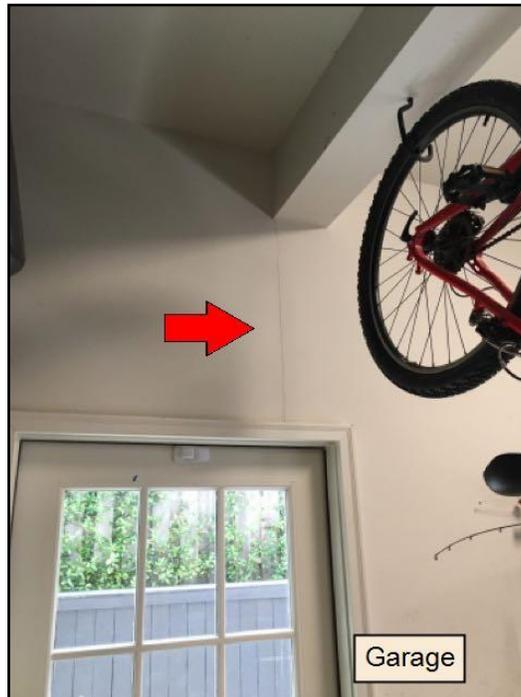
### WALLS \ General

**26. Condition:** • Typical Flaws

**Task:** Be Advised and Monitor

**Time:** Ongoing

Cosmetic repairs can be done and should be considered part of ongoing homeowner maintenance.



41. Typical Flaws Task: Be Advised and...

### WINDOWS AND DOORS \ General

**27. Condition:** • Top panel will not remain closed when unlocked

**Task:** Adjust

**Time:** Discretionary

**Cost:** Minor

# INTERIOR

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



Study / office

42.



2nd floor hall

43.

**28. Condition:** • Windows Inoperative

Task: Be Advised

Time: Ongoing



All basement windows

44. *Windows Inoperative Task: Be Advised Time...*



All basement windows

45. *Windows Inoperative Task: Be Advised Time...*

**29. Condition:** • Cracked Glass

Task: Repair

Time: As Soon As Possible

Cost: Minor

Location: Basement

# INTERIOR

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



46. Cracked Glass Task: Repair Time: As Soon...

**30. Condition:** • Weather Stripping Needed

Task: Provide

Time: Discretionary

Cost: Minor/Regular Maintenance Item



47. Weather Stripping Needed Task:...

**31. Condition:** • Does Not Latch Properly

Task: Adjust

Time: Discretionary

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

Cost: Minor



48. Does Not Latch Properly Task: Adjust Time...

**BASEMENT \ Wet basements - corrective action noted**

**32. Condition:** • Dehumidifier In crawlspace

**Task:** Be Advised

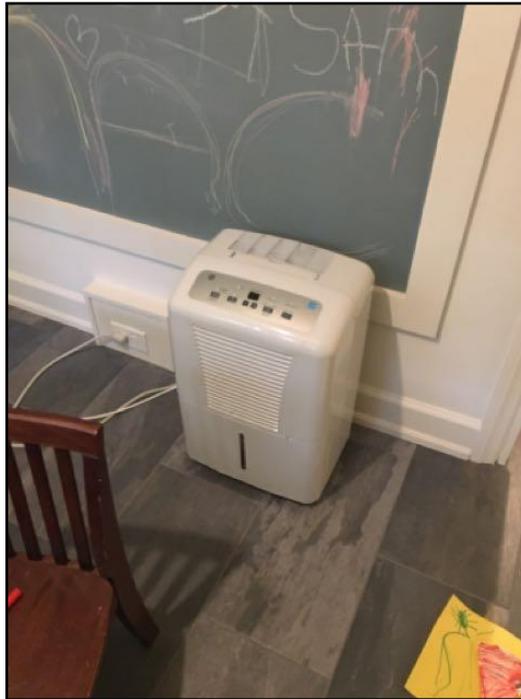


49.

**33. Condition:** • [Dehumidifier in basement](#)

**Task:** Be Advised / Request disclosure

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

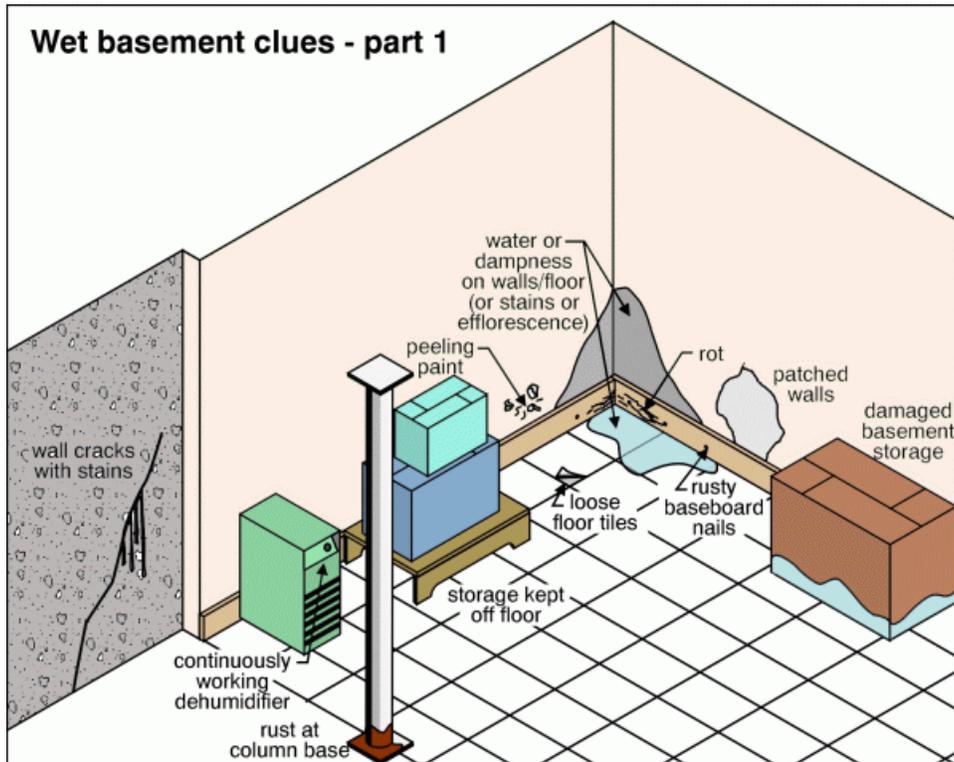


50. Dehumidifier in basement

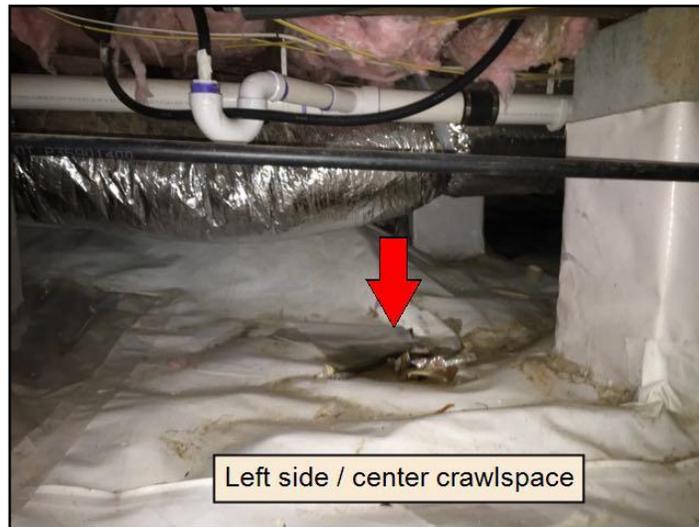
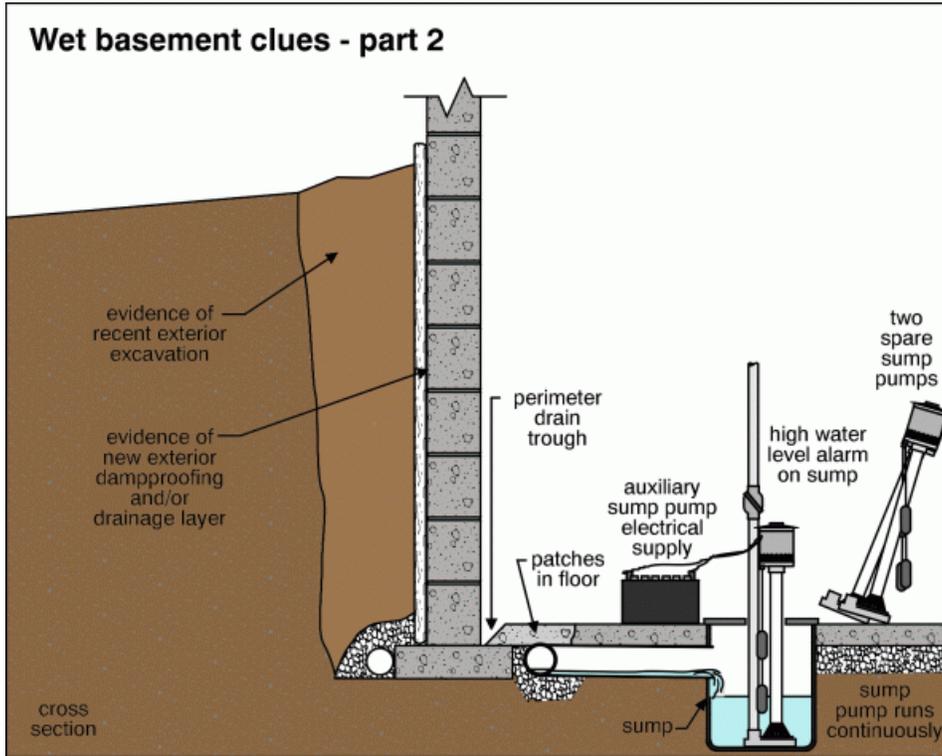
**CRAWLSPACE \ Wet crawlspace - evidence**

34. Condition: • [Water on floor](#)

Task: Be Advised



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



51. Water on floor

## Description

**Major floor finishes:** • Carpet, Tile, Hardwoods

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

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

**Glazing:**

• [Single](#)

Basement

• [Double](#)

**Exterior doors - type/material:** • Hinged • [French](#) • [Wood](#) • [Metal](#) • Metal-clad

**Doors:** • Inspected

**Oven type:** • Conventional • Convection

**Oven fuel:** • Electricity • Gas

**Range fuel:** • Gas

**Appliances:**

• Refrigerator

• Range hood

• Dishwasher

2

• Waste disposal

2

• Door bell

• Range

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

**Stairs and railings:** • Inspected

## Inspection Methods and Limitations

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

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

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

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

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 ballpark 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.

**General:** • [Unfortunately, unpleasant surprises are part of homeownership. This document helps to](#) explain why things happen and why your home inspector may not have predicted it.

**General:** • [A list of things you should do when moving into your new home and a few regular maintenance items.](#)

**General:** • [This document sets out what a professional home inspection should include, and guides the activities of our inspectors.](#)

**General:** • [Scheduled maintenance can avoid repairs and extend the life expectancy of many home components.](#) This document helps you look after your home.

**General:** • [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							

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

