



Your Inspection Report

200 Ridge Point Court
Alpharetta, GA 30022

PREPARED FOR:
CECILIA CRUTCHFIELD

INSPECTION DATE:
Thursday, March 12, 2020

PREPARED BY:
Nate Bradley



Home Probe, Inc.
The Home Inspection Company

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

404-218-1040
www.home-probe.com
info@home-probe.com



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report

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



March 12, 2020

Dear Cecilia Crutchfield,

RE: Report No. 33371
200 Ridge Point Court
Alpharetta, GA
30022

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,

Nate Bradley
on behalf of
Home-Probe

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AGREEMENT

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PARTIES TO THE AGREEMENT

Company

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

Client

Cecilia Crutchfield

This is an agreement between Cecilia Crutchfield and Home-Probe.

INSPECTION AUTHORIZATION FORM

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

Outside the Scope of a Home Inspection:

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

AGREEMENT

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6. We do not hold ourselves out to be specialists for any particular item. We are a general real estate inspection company. If we report that an item is not performing its intended function or needs repair, we urge you to have that item examined by a specialist before purchasing the property.

7. It is important to remember your Home Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive. If you have concerns about any of the conditions noted, please consult the text that is referenced in the report.

8. Some intermittent conditions may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, your Home Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used or weight is placed on a shower pan that otherwise would not have leaked.

What the Client Must Do:

1. If we report that an item is in need of immediate repair or is not performing its intended function and Client intends to purchase the property anyway, it is the client's obligation to have that item and pertaining system examined further by a specialist in that field. Client agrees that issues may be discovered during the repair process that would not be apparent in the inspection process.

2. It is agreed by all parties that, to the extent allowed by law, any damages for alleged breach of this contract, negligence or otherwise are limited to the amount of the inspection fee or \$1,000.00 whichever is greater.

3. Client agrees and understands that any claim of omission from the report will be reported within 5 days of discovery.

4. Client agrees that, with the exception of emergency conditions, we will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced, or otherwise changed before we have had a reasonable period of time to investigate.

5. Client acknowledges that the inspector has not made any oral representations that differ from or modify what is written in this report.

6. Client understands it is strongly encouraged that a final walkthrough of the property be done prior to closing as conditions of a home can and do change from the time of inspection leading up to closing escrow. A walkthrough form can be provided by your Home Inspector.

Cancellation Policy:

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

Client Signature Date:

Inspector signature

Property

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

NOTE: THE INSPECTION WHICH RESULTED IN THIS REPORT WAS PERFORMED FOR THE CLIENT NAMED ON THE COVER PAGE OF THE INSPECTION REPORT AND IS NOT TRANSFERABLE TO ANY OTHER PERSON OR ENTITY.

I, Cecilia Crutchfield (Signature) _____, (Date) _____, have read, understood and accepted the terms of this agreement.

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.

Exterior

WALLS \ Plywood, hardboard, and OSB (Oriented Strand Board)

Condition: • Hardboard siding is installed on the exterior of this home. Most manufacturers of this type material have been involved in litigation at some point in the past. This type material is more susceptible to water damage than other exterior cladding products due to the manufacturing process. Sometimes there is no visible damage on the exterior of the boards as the outer coating may still be in tact. This siding requires regular and ongoing maintenance and we suggest budgeting for replacement in most instances.

Replacing with a similar appearing Fiber Cement type product will cost between \$7 and \$14 per square foot which will vary by complexity, finish level, and personal preference.

Location: Throughout Exterior Wall

Task: Inspect annually

Time: Ongoing

Cost: Regular maintenance item

Cooling & Heat Pump

AIR CONDITIONING \ Life expectancy

Condition: • [Near end of life expectancy](#)

Task: Prepare for Replacement

Time: When Necessary | Unpredictable

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

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

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

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

Observations and Recommendations

ROOF FLASHINGS \ General notes

- 1. Condition:** • Damage, loose, rusted or missing

Task: Repair or replace

Time: Immediate

Cost: \$300 to \$600 per location



1. Damage, loose, rusted or missing Task:...

- 2. Condition:** • Chimney cap rusted or ponding

Task: Repair or replace

Time: As soon as possible

Cost: \$400 to \$800



2. Chimney cap rusted or ponding Task: Repair...

ROOFING

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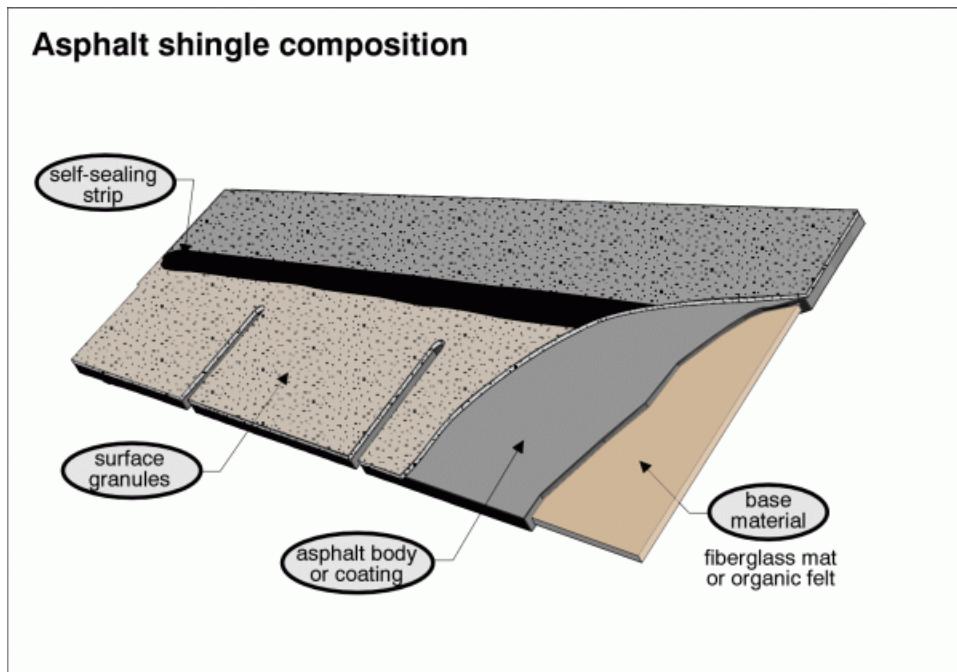
KEY FACTOR	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Description

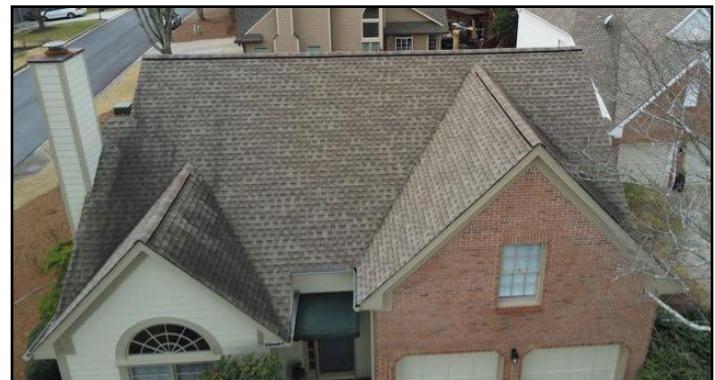
General: • Our inspection of the readily accessible roof system included a visual examination to determine damage or material deterioration. We walk on the roof only when it is safe to do so and is not likely to damage the roof materials. We look for evidence of roof system leaks and damage. We cannot predict when or if a roof might leak in the future.

Roofing Material:

- [Asphalt shingles](#)



3. Asphalt shingles



4. Asphalt shingles

ROOFING

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5. Asphalt shingles



6. Asphalt shingles

Approximate age: • 0-5 years

Typical life expectancy: • 25-30 years

Inspection Methods and Limitations

Inspection performed: • Drone

Age determined by: • Drone

KEY FACTOR	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Observations and Recommendations

WALLS \ Soffits (underside of eaves) and fascia (front edge of eaves)

- 3. Condition:** • Rotten/Damaged areas

Task: Repair necessary sections

Time: As soon as possible

Cost: Minor



- 7. Rotten/Damaged areas** Task: Repair necessar...



- 8. Rotten/Damaged areas** Task: Repair necessar...

WALLS \ Plywood, hardboard, and OSB (Oriented Strand Board)

- 4. Condition:** • Hardboard siding is installed on the exterior of this home. Most manufacturers of this type material have been involved in litigation at some point in the past. This type material is more susceptible to water damage than other exterior cladding products due to the manufacturing process. Sometimes there is no visible damage on the exterior of the boards as the outer coating may still be in tact. This siding requires regular and ongoing maintenance and we suggest budgeting for replacement in most instances.

Replacing with a similar appearing Fiber Cement type product will cost between \$7 and \$14 per square foot which will vary by complexity, finish level, and personal preference.

Location: Throughout Exterior Wall

Task: Inspect annually

Time: Ongoing

Cost: Regular maintenance item

WALLS \ Siding and trim

- 5. Condition:** • Damaged siding

Location: Front and Rear Exterior

Task: Improve

Time: As Soon As Possible

Cost: Minor

EXTERIOR

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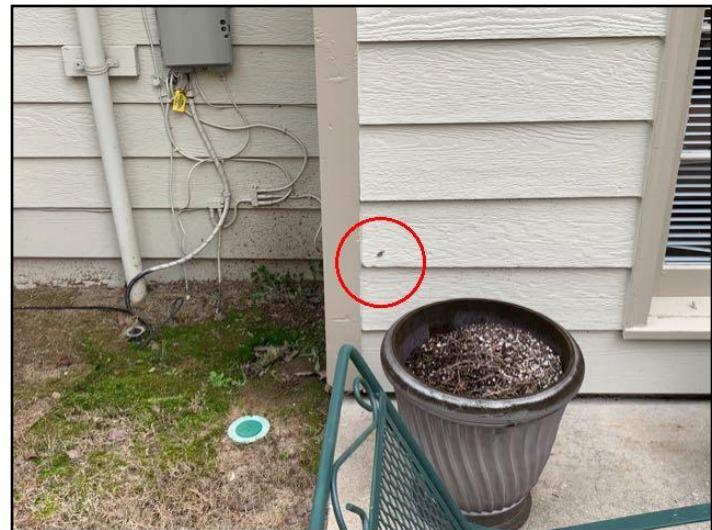
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9.



10.

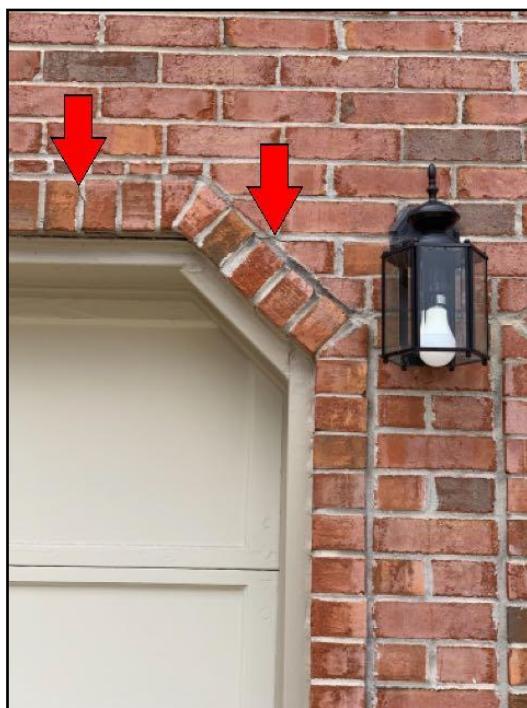
6. Condition:

- Mortar deterioration

Task: Point repairs by qualified mason at areas of deterioration

Time: As soon as possible

Cost: Regular maintenance item



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

7. Condition:

- Too close to grade

Task: Improve clearance

EXTERIOR

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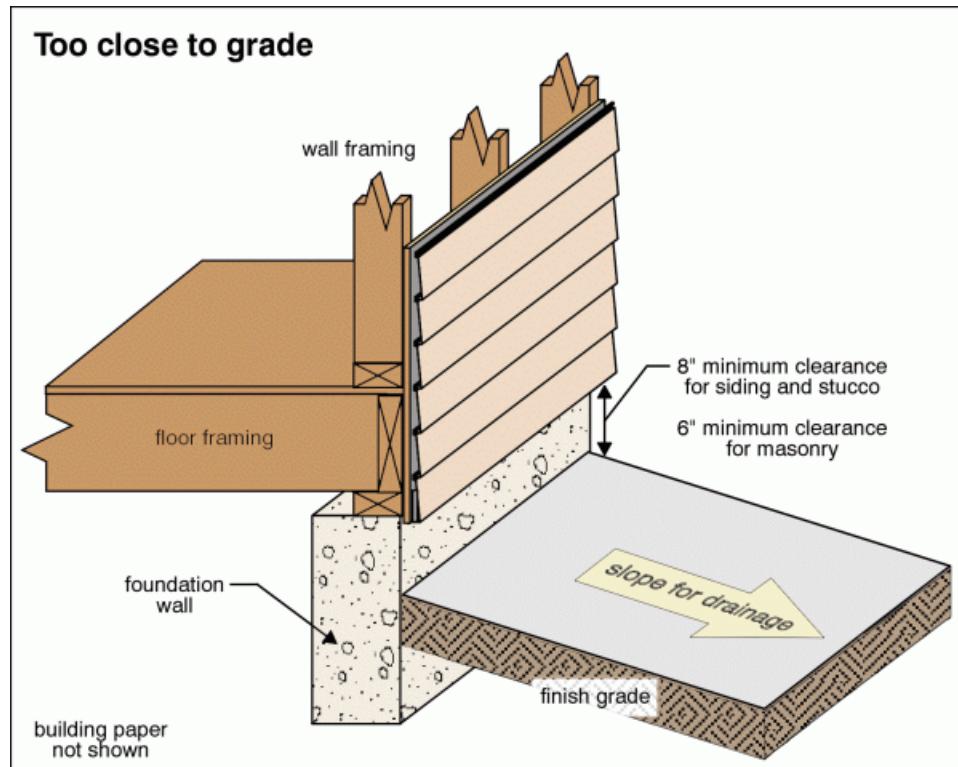
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KEY FACTOR	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Time: Immediate

Cost: Minor

Location: Front Exterior



12. Too close to grade Task: Improve...

LANDSCAPING \ General notes

8. Condition:

- Trees or Shrubs too close to building

Task: Remove

EXTERIOR

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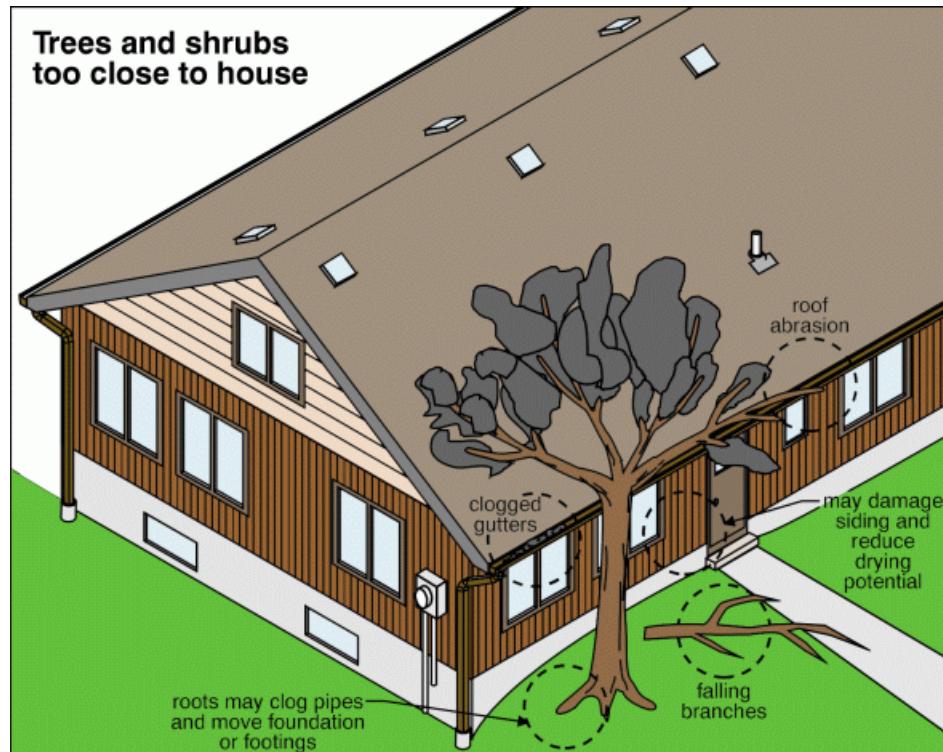
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Time: As Soon As Possible

Cost: Regular Maintenance Item



13. Trees or Shrubs too close to building Task...

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9. Condition: • Cracked or Damaged Surfaces

Task: Repair as Needed/Be Advised

Time: Discretionary

Cost: \$5 to \$7 per square foot to pour concrete



14. Cracked or Damaged Surfaces Task: Repair a...



15. Cracked or Damaged Surfaces Task: Repair a...

GARAGE \ General notes**10. Condition:** • Sensors/Safety Eyes Missing

Location: Garage

Task: Provide

Time: Immediate

Cost: Minor

EXTERIOR

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KEY FACTOR	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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16. Sensors/Safety Eyes Missing Location:...

Description

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

Downspout discharge: • [Above grade](#)

Lot slope: • [Away from building](#)

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

Wall surfaces and trim: • Fiber Cement Siding

Wall surfaces and trim: • [Brick](#)

Wall surfaces - wood: • [Hardboard, plywood or OSB \(Oriented Strand Board\)](#)

Inspection Methods and Limitations

Exterior inspected from: • Ground level

STRUCTURE

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Observations and Recommendations

FOUNDATIONS \ General notes

- 11. Condition:** • Crack in masonry

Location: Garage

Task: Consult with a qualified contractor

Time: As Soon As Possible

Cost: Recommend getting estimate



17.



18.

ROOF FRAMING \ Rafters/trusses

- 12. Condition:** • [Weak connections](#)

Location: Attic

Task: Improve

Time: As Soon As Possible

Cost: Minor

STRUCTURE

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19. Weak connections

13. Condition: • Split

Location: Attic

Task: Consult with a Qualified Contractor

Time: As Soon As Possible

Cost: Recommend getting estimates



20. Split



21. Split

STRUCTURE

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22. Split



23. Split



24. Split



25. Split

Description

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

Configuration:

- [Slab-on-grade](#)

STRUCTURE

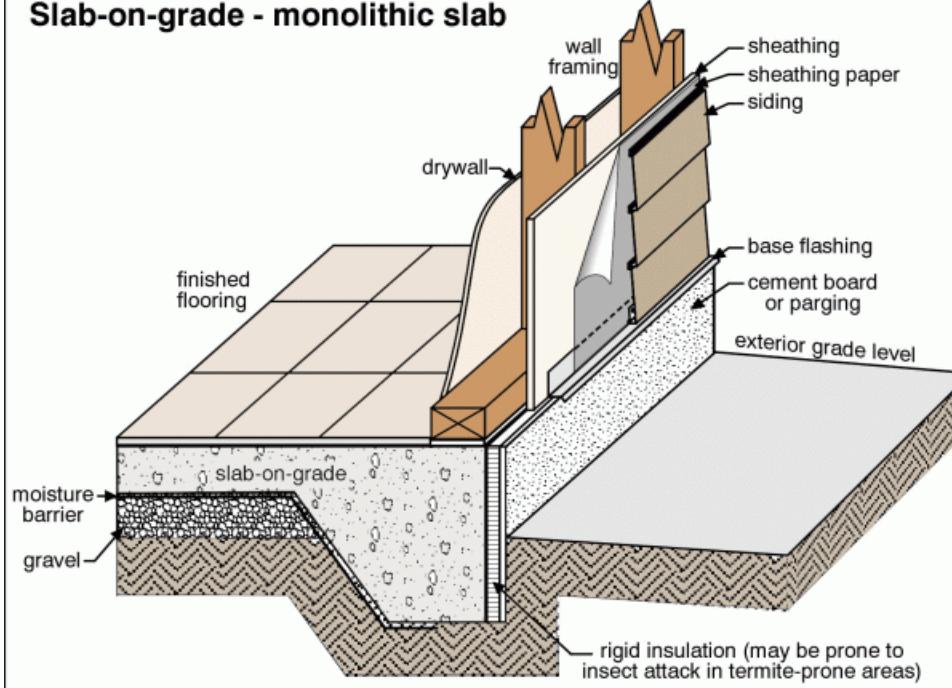
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Slab-on-grade - monolithic slab



Foundation material: • [Poured concrete](#)

Floor construction: • Not visible

Exterior wall construction:

- [Wood frame / Brick veneer](#)

STRUCTURE

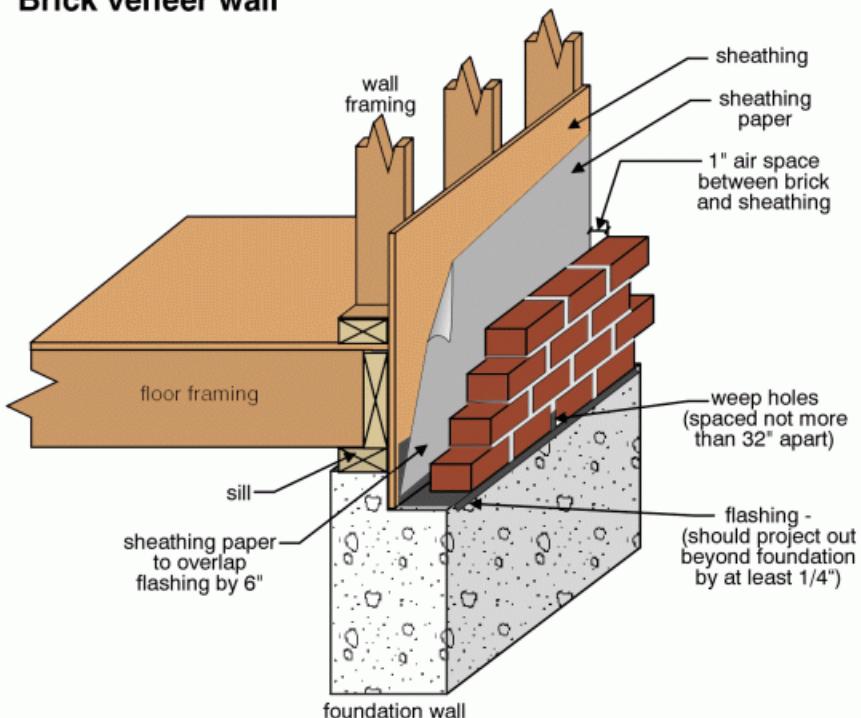
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Brick veneer wall



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

Inspection Methods and Limitations

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.

Percent of foundation not visible: • 95 %

KEY FACTOR	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Observations and Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

14. Condition: • Cover Screws Missing

Location: Panel

Task: Provide

Time: Immediate

Cost: Minor



26. Cover Screws Missing Location: Panel Task...

SERVICE BOX, GROUNDING AND PANEL \ Panel wires

15. Condition: • Bundling of neutral conductors

Location: Panel

Task: Separate conductors at the panel

Time: Immediate

Cost: Minor

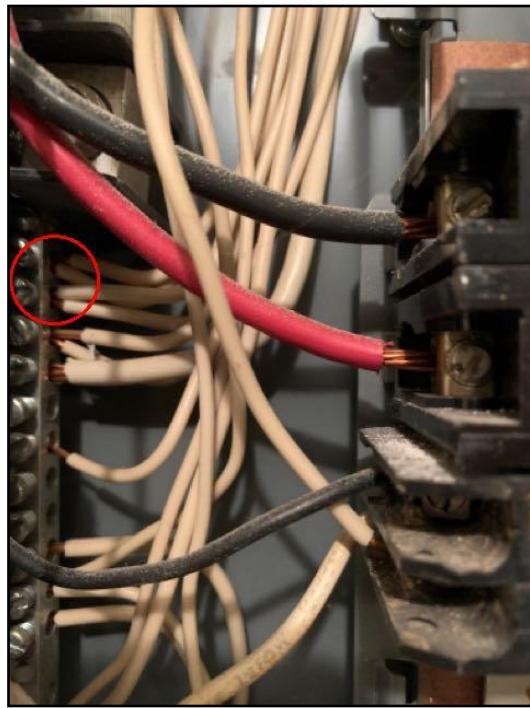
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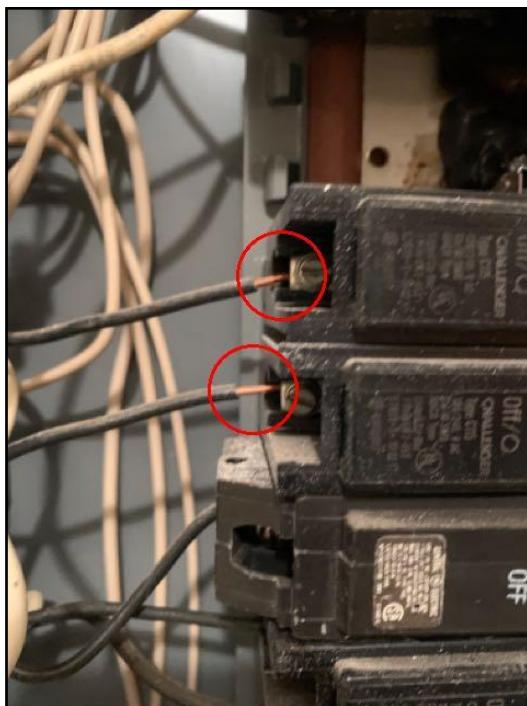
27. Bundling of neutral conductors Location:...

16. Condition: • Not well secured

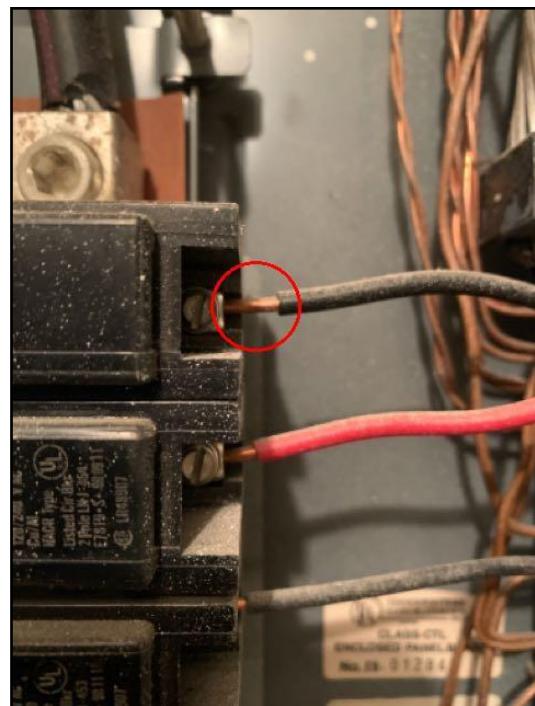
Task: Secure

Time: Immediate

Cost: Minor



28. Not well secured Task: Secure Time:...



29. Not well secured Task: Secure Time:...

ELECTRICAL

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DISTRIBUTION SYSTEM \ Wiring - installation

17. Condition:

- Abandoned Wiring

Task: Remove

Time: Immediate

Cost: Minor

Wire appears to be serving no purpose and should be removed to eliminate any possible safety hazard.

Location: Second Floor Utility Closet



30. Abandoned Wiring Task: Remove Time:...

DISTRIBUTION SYSTEM \ Outlets (receptacles)

18. Condition:

- Loose Receptacles (Outlets) noted

Task: Secure

Time: Immediate

Cost: Minor

Location: Front Exterior



31. Loose Receptacles (Outlets) noted Task:...

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Description

General: • Our inspection of the electrical system included a visual examination of readily accessible components including a random sampling of electrical devices to determine adverse conditions and improper wiring methods, grounding, bonding and overcurrent protection. Performing voltage tests, load calculations or determining the adequacy of the electrical system for future usage is outside the scope of this inspection. Telephone, video, audio, security system, landscape lighting, and other low voltage wiring was not included in this inspection unless specifically noted. It is recommended that smoke detectors be tested at least monthly for proper operation. Those that are older than 10 years should be replaced.

Service entrance cable and location: • [Underground aluminum](#)

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

Main disconnect/service box type and location:

- [Breakers - exterior wall](#)



32. Breakers - exterior wall

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

Distribution panel type and location:

- [Breakers - garage](#)

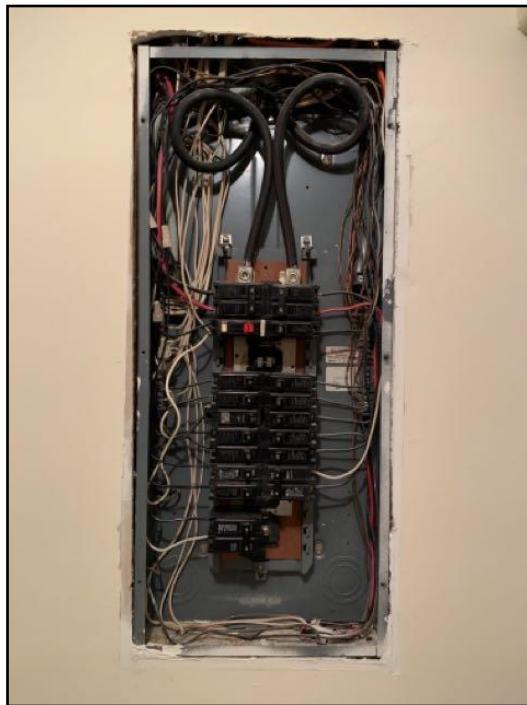
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33. Breakers - garage

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

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

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

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

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

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

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Observations and Recommendations

GAS FURNACE \ Gas piping

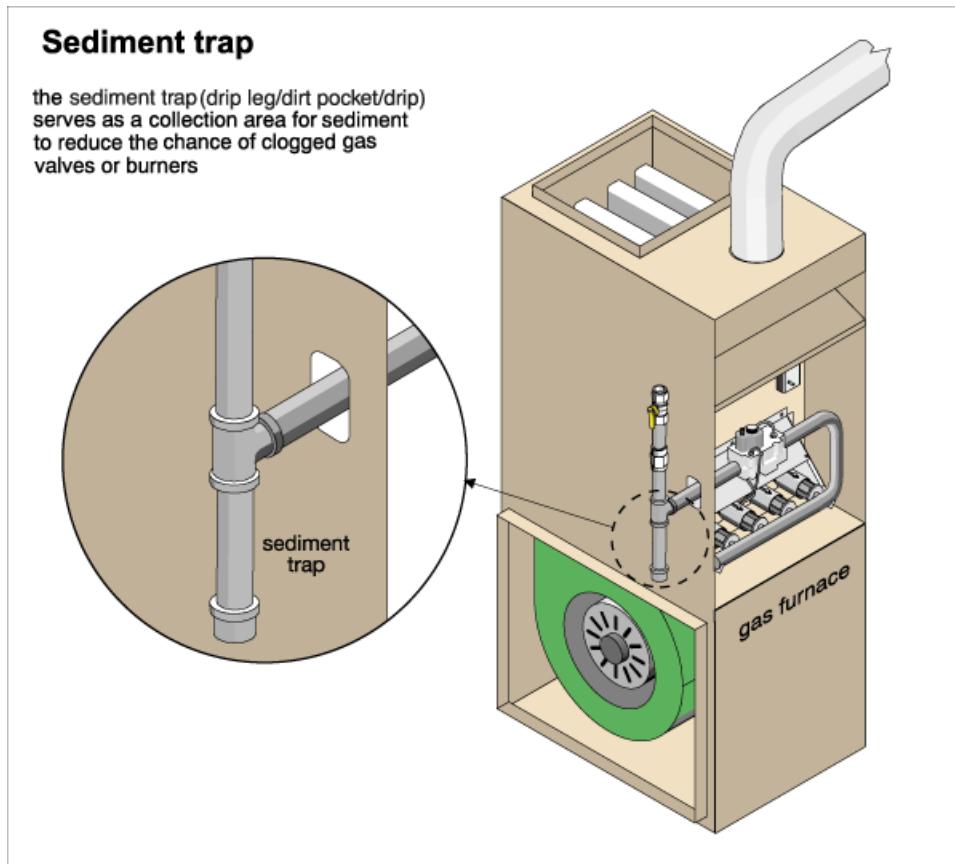
19. Condition: • [No drip leg \(sediment trap, dirt pocket\)](#)

Location: Attic

Task: Provide

Time: Immediate

Cost: Minor



HEATING

200 Ridge Point Court, Alpharetta, GA March 12, 2020

Report No. 33371

www.home-probe.com

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



34. No drip leg (sediment trap, dirt pocket)

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.

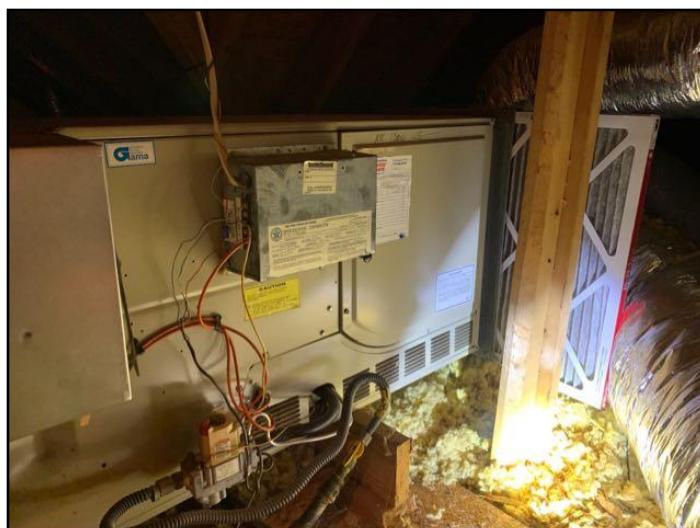
System type: • Forced Air

System type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

Heat distribution:

• [Ducts and registers](#)



35. Ducts and registers

HEATING

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Approximate capacity: • [100,000 BTU/hr](#)

Efficiency: • [Mid-efficiency](#)

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

Typical life expectancy: • Furnace (conventional or mid-efficiency) 18 to 25 years

Main fuel shut off at: • Outside at the Meter



36. Outside at the Meter

Supply temperature: • 120°

Air filter: • 20" x 25" • 1" thick

Exhaust pipe (vent connector): • Type B

COOLING & HEAT PUMP

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Observations and Recommendations

AIR CONDITIONING \ Life expectancy

20. Condition: • [Near end of life expectancy](#)

Task: Prepare for Replacement

Time: When Necessary | Unpredictable

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

AIR CONDITIONING \ Condensate system

21. Condition: • Auxiliary Pan Rusted

Task: Replace

Time: As soon as possible

Cost: Minor

Location: Attic



37. Auxiliary Pan Rusted Task: Replace Time:...

Description

General: • Our inspection of the heating and cooling system included a visual examination of the system's major components to determine defects, excessive wear, and general state of repair. Weather permitting, our inspection of a heating or cooling system includes activating it via the thermostat and checking for appropriate temperature response. Our inspection does not include a load calculation test or a flow rating test, therefore the capacity of the system is not evaluated for adequacy.

Unless otherwise noted in the report, this is considered to be a split system.

Air conditioning type:

- [Air cooled](#)

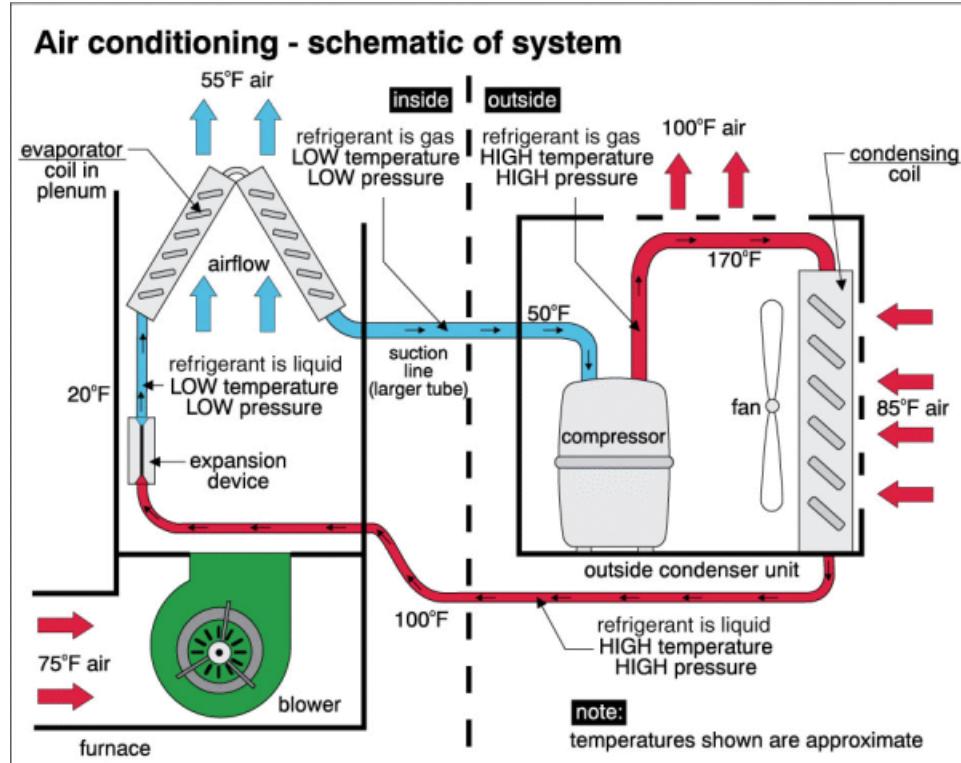
COOLING & HEAT PUMP

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Cooling capacity: • 3.5 Tons

Compressor approximate age: • 16 years • Old

Typical life expectancy: • 10 to 15 years

Temperature difference: • 16° - Acceptable temperature difference is between 14° and 22°. This system is performing as intended.

Refrigerant type: • R-22

As a courtesy we will try to identify the refrigerant type that your AC system uses in the cooling process. This will be important for you to know when future repairs are needed as the R-22 type material is no longer available and the systems that use this refrigerant cannot be serviced where additional refrigerant is required. You can read more about this issue in the article we've included for you.

INSULATION AND VENTILATION

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NON-SCOPE	APPENDIX	REFERENCE							

Description

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

Attic/roof insulation amount/value: • Appears Adequate

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

Floor above basement/crawlspac insulation material: • N/A

Floor above basement/crawlspac insulation amount/value: • N/A

Floor above basement/crawlspac air/vapor barrier: • N/A

Crawlspac ventilation: • N/A

Inspection Methods and Limitations

Attic inspection performed: • By entering Attic

Crawlspac inspection performed: • N/A

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

Observations and Recommendations

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

22. Condition: • Pedestal sink not properly attached

Location: Bathroom

Task: Adequately Secure

Time: Immediate

Cost: Minor

Location: First Floor Hallway Bathroom



38. Pedestal sink not properly...

FIXTURES AND FAUCETS \ Toilet

23. Condition: • Loose

Location: First Floor Hallway Bathroom

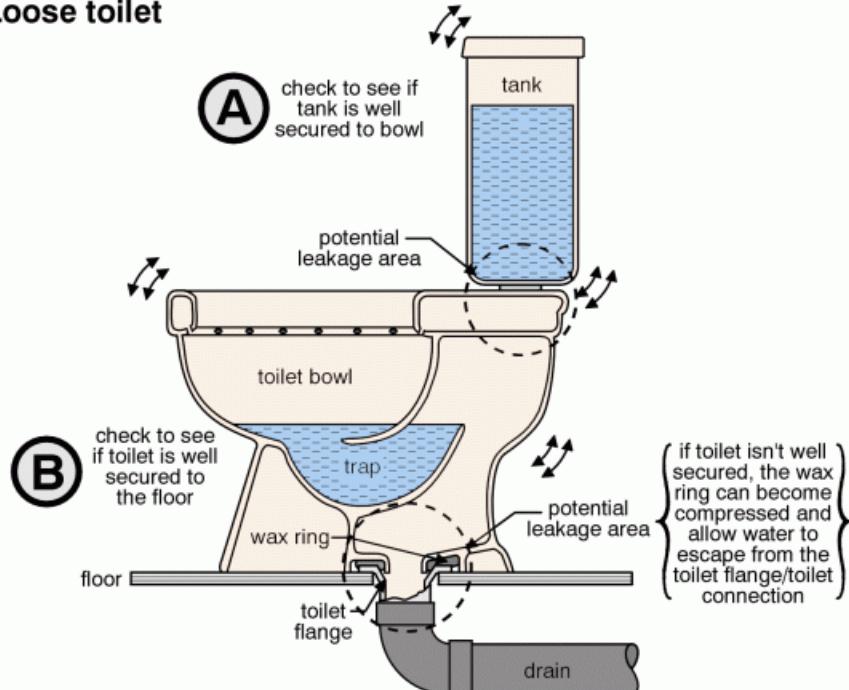
Task: Secure

Time: Immediate

Cost: Minor

KEY FACTOR	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Loose toilet



Description

General: • Our inspection of the plumbing system included a visual examination to determine defects, excessive wear, leakage, and general state of repair. Plumbing leaks can be present but not evident in the course of a normal inspection. A sewer lateral test to determine the condition of the underground sewer lines is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, water quality, off site community water supply systems or private (septic) waste disposal systems unless specifically noted.

Service piping into building: • [Copper](#)

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

Main water shut off valve at the:

- Garage

KEY FACTOR

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

NON-SCOPE

APPENDIX

REFERENCE



39. Garage

Water flow and pressure: • Water pressure testing points inaccessible

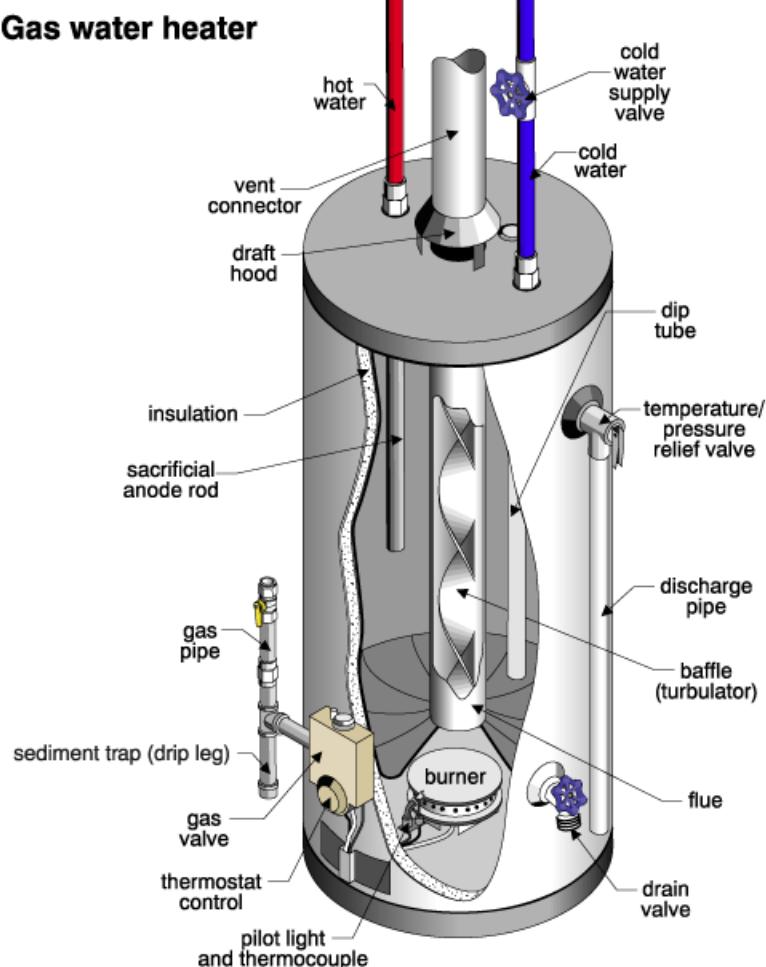
Water heater type: • [Conventional](#)

Water heater location: • Second Floor Utility Closet

Water heater fuel/energy source:

- [Gas](#)

Gas water heater



Water heater exhaust venting method: • Natural draft

Water heater tank capacity: • 50 gallons

Water heater approximate age: • 3 years

Water heater typical life expectancy: • 8 to 12 years

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

KEY FACTOR	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Observations and Recommendations

CEILINGS \ General notes

24. Condition: • Nail Pops

Task: Be Advised - Repair if Desired

Time: Ongoing

Cost: Minor

Location: First Floor Master Bedroom



40. Nail Pops Task: Be Advised - Repair if...

25. Condition: • Typical Flaws

Task: Be Advised and monitor these areas to ensure they do not worsen. This is associated with cosmetic issues and part of routine homeowner maintenance.

Time: Ongoing

Location: Second Floor Jack & Jill Bathroom

KEY FACTOR	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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41. Typical Flaws Task: Be Advised and monitor...

WINDOWS AND DOORS \ General notes

26. Condition: • Does Not Latch Properly

Task: Adjust

Time: Discretionary

Cost: Minor

Location: Second Floor Bedroom

INTERIOR

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KEY FACTOR	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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42. Does Not Latch Properly Task: Adjust Time...

EXHAUST FANS \ Duct

27. Condition: • [Not vented to exterior](#)

Location: Attic

Task: Vent to the Exterior

Time: As Soon As Possible

Cost: Minor



43. Not vented to exterior

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

Description

Major floor finishes: • Carpet, Tile, Hardwoods

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

Windows: • Single Hung

Windows: • [Fixed](#) • Wood

Glazing: • [Single](#)

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

Oven type: • Conventional

Oven fuel: • Electricity

Range fuel: • Electricity

Appliances: • Refrigerator • Range hood • Dishwasher • Waste disposal • Microwave oven • Door bell

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

Stairs and railings: • Inspected

Inspection Methods and Limitations

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

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

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

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
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Description

General: • Cost estimates have been provided throughout the inspection report. This is outside of the scope of a routine home inspection and is provided only as a courtesy to a client of Home-Probe, Inc. These costs are intended as ball park estimates for repairs and/or improvements to a typical three bedroom home. The costs are based on information obtained in the Atlanta area and from RS Means. Our experience shows that actual contractor quotes can vary from our figures by as much as 300%. Naturally, the quality of workmanship and materials will influence the cost. The complexity of a certain job, accessibility, and even economic conditions can also alter actual costs. These numbers are intended to be used as a guide only. A guaranteed estimate for all work to be done should be obtained by a qualified contractor PRIOR to commitment to purchase. The word 'Minor' may be used to describe costs up to roughly \$500 which is unlikely to have an impact on your purchasing decision. • [Unfortunately, unpleasant surprises are part of homeownership. 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

APPENDIX

200 Ridge Point Court, Alpharetta, GA March 12, 2020

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KEY FACTOR	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Home-Probe 100 Day Guarantee

Our commitment to you:

If it worked when we were there, it should work when you move in.

We like to call this our 2 surprise guarantee. There are three types of surprises in life. Good ones, bad ones and no surprises. We want you to have no surprise at all but if you do, 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.

REFERENCE LIBRARY

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

Click on any link to read about that system.

- » 01. ROOFING, FLASHINGS AND CHIMNEYS
- » 02. EXTERIOR
- » 03. STRUCTURE
- » 04. ELECTRICAL
- » 05. HEATING
- » 06. COOLING/HEAT PUMPS
- » 07. INSULATION
- » 08. PLUMBING
- » 09. INTERIOR
- » 10. APPLIANCES
- » 11. LIFE CYCLES AND COSTS
- » 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

- » 13. HOME SET-UP AND MAINTENANCE
- » 14. MORE ABOUT HOME INSPECTIONS