

Your Inspection Report

6695 Juliet Drive with THERMAL
Atlanta, GA 30328

PREPARED FOR:
SAMPLE BUYER

INSPECTION DATE:
Monday, May 8, 2023

PREPARED BY:
Tom Lloyd, Level I Certified Thermographer



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

404-218-1040

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



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report

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



May 11, 2023

Dear Sample Buyer,

RE: Report No. 49158, v.2
6695 Juliet Drive with THERMAL
Atlanta, GA
30328

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.

THERMAL IMAGING will be part of this inspection unless you opted out of the service. Please find anomalies noted in the report in their applicable section. The thermal imaging tab includes representative photos of areas scanned where no anomalies were present.

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,

Tom Lloyd
on behalf of
Home-Probe

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AGREEMENT

6695 Juliet Drive with THERMAL, Atlanta, GA May 8, 2023

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PARTIES TO THE AGREEMENT

Company

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

Client

Sample Buyer

This is an agreement between Sample Buyer 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 recommend that you have an Indoor Air Quality test performed at an additional cost. These conditions can form in as little as 24 hours. If you have other or more specific concerns about spores, fungus, mold or mildew that may be present, please contact our office and we can provide you with contact information for one of our Recommended Vendors to assist you..
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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NOTE: THE INSPECTION AND SUBSEQUENT REPORT PERFORMED AND GENERATED FOR THE CLIENT NAMED ON THE COVER PAGE OF THE INSPECTION REPORT AND IS NOT TRANSFERABLE TO ANY OTHER PERSON OR ENTITY.

I, **Sample Buyer (Signature)** _____, **(Date)** _____, **have read, understood and accepted the terms of this agreement.**

KEY FACTORS

6695 Juliet Drive with THERMAL, Atlanta, GA May 8, 2023

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

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

The goal of a home inspection is to identify significant issues that would affect the average person's decision to buy a home. While looking for big issues we typically identify some minor defects along the way. We include these in the report as a courtesy. When you move into the home you may find some issues not identified in the report. That is to be expected and we suggest you allow roughly 1% of the value of the home annually for this type of maintenance and repair.

It's important to understand and acknowledge that a home with older systems does not mean a poor quality house. Houses are designed to and do last a very long time, but many of the components are consumable. Roofs, heating systems, air conditioning systems and water heaters, for example, wear out and are replaced from time to time.

Exterior

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

Condition: • Loose/weak Guardrail

Task: Consult with a qualified contractor

Time: As Soon As Possible

Cost: Depends on preferred method of remedy

Electrical

RECOMMENDATIONS \ Overview

Condition: • There are multiple electrical issues identified in this inspection report. This is evidence to suggest there have been electrical repairs, additions, or alterations that were carried out by someone other than a qualified electrical contractor which is not an uncommon part of the cycle of a home. Further, our experience is there will most likely be issues that will only be discovered with time or repetition after the system has been used regularly by its occupants. For this reason, it is recommended that the entire electrical system be evaluated by a qualified electrician from a micro level to determine what immediate repairs will be required and to gain a clear understanding of the associated costs

Task: Qualified Electrician should evaluate

Time: Immediate

Cost: Recommend getting estimate

Heating

FURNACE \ Life expectancy

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

Annual service is around \$200 Appliance is nearing the end of it's useful life. Continue to use and service the equipment normally and prepare for replacement.

Location: Second Floor

Task: Prepare for Replacement

Time: Unpredictable

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Cost: \$2,500 - \$5,000

Plumbing

RECOMMENDATIONS \ Overview

Condition: • There are multiple plumbing related items identified in this full inspection report. This is evidence to suggest there have been plumbing repairs, additions, or alterations that were carried out by someone other than a qualified plumber. There will most likely be issues that will only be discovered with time or repetition after the system has been used regularly by its occupants. It is recommended that the entire plumbing system be evaluated by a qualified plumber to determine what immediate repairs will be required and to gain a better and more detailed understanding of the associated costs by a specialist.

Task: Qualified Plumber should evaluate

Time: Immediate

Cost: Depends on the preferred remedy of repair

WASTE PLUMBING \ Sewer Scope Recommended

Condition: • Sewer Scope Recommended

Home Probe recommends a Sewer Scope for all homes with Cast Iron drain lines to determine the condition and functionality of main waste line between the house and sewer system.

Task: Contact Home Probe to schedule

Time: Immediate

Cost: \$265 and up

WASTE PLUMBING \ Drain piping - installation and performance

Condition: • [Cast Iron drain line is present. This is the original equipment of the home, given its age, repair or replacement should be expected.](#) This will be consistent with other homes of this age and in the general area and while this should not be a deterrent it should be a consideration. Inexpensive coverage for the cost of repairing or replacing these lines is available in some areas and recommend researching coverage options for your area.

Task: Prepare for Replacement

Time: Unpredictable

Cost: \$3,000 - \$6,000

Thermal Imaging

RECOMMENDATIONS \ Thermal Inspection Report Information

Condition: • A thermography inspection was conducted. We have provided throughout your report any supporting photos related to stains, patches and other possible water intrusion that was observed in our visual inspection.

Task: Be Advised

Time: As Soon As Possible

Condition: • Anomalies indicating moisture issues in the inspection were observed during the thermography inspection. See the pertinent section for more information.

Anomalies indicate a moisture issue. Be advised while this is most likely an active issue, it may be evidence of a previous issue that has been corrected. Request additional information from seller regarding any prior issues, damage and/or repair before initiating further invasive inspection.

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Task: Be Advised - Request Disclosure of known issues. Consult with qualified contractor for invasive inspection if needed.

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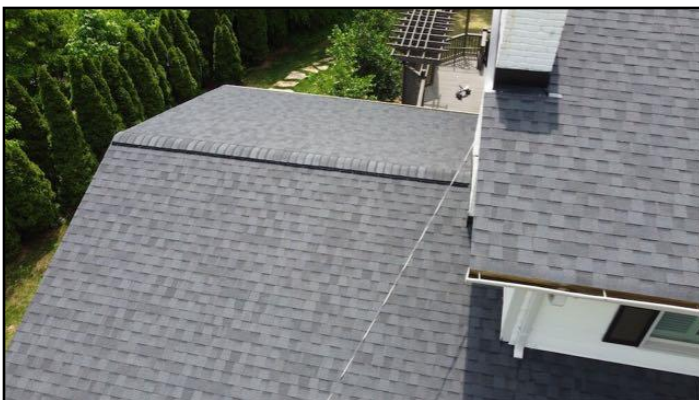
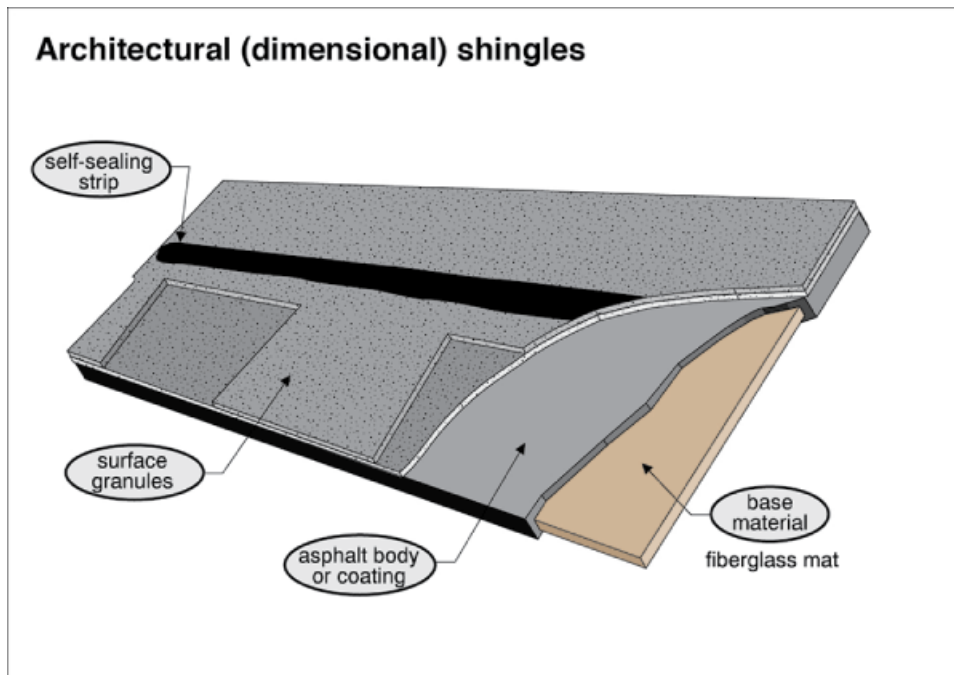
KEY FACTOR	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Description

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:

- Architectural - Life Expectancy 20-25 Years



1. Architectural - Life Expectancy 20-25 Years



2. Architectural - Life Expectancy 20-25 Years

ROOFING

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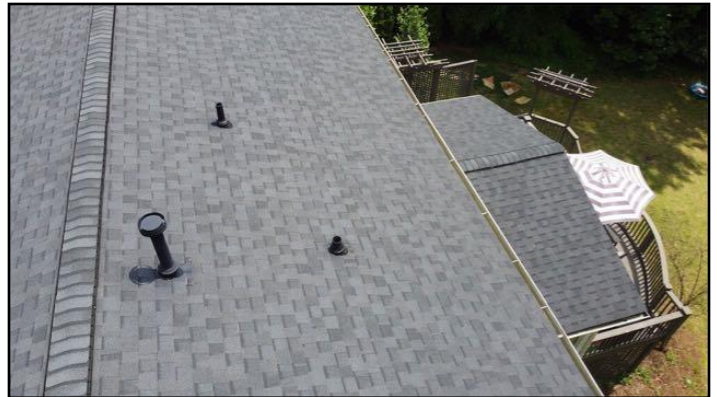
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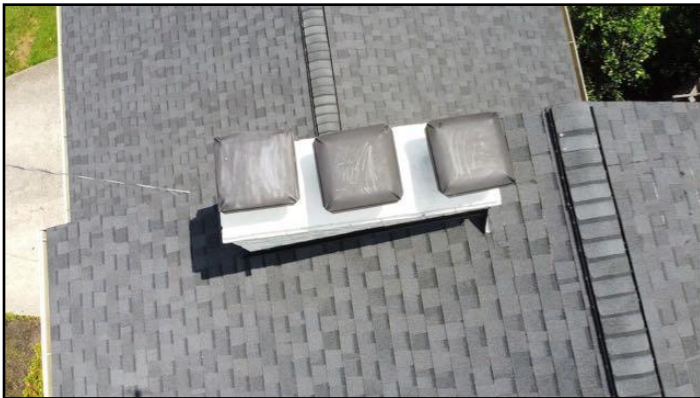
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3. Architectural - Life Expectancy 20-25 Years



4. Architectural - Life Expectancy 20-25 Years



5. Architectural - Life Expectancy 20-25 Years



6. Architectural - Life Expectancy 20-25 Years



7. Architectural - Life Expectancy 20-25 Years

Approximate age: • 0-5 years

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Inspection Methods and Limitations

Inspection performed: • From roof edge • With a drone

Age determined by: • Property Disclosure Statement • Visual inspection from roof surface • Drone Photography Assistance

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

ROOF DRAINAGE \ Gutters and Downspouts

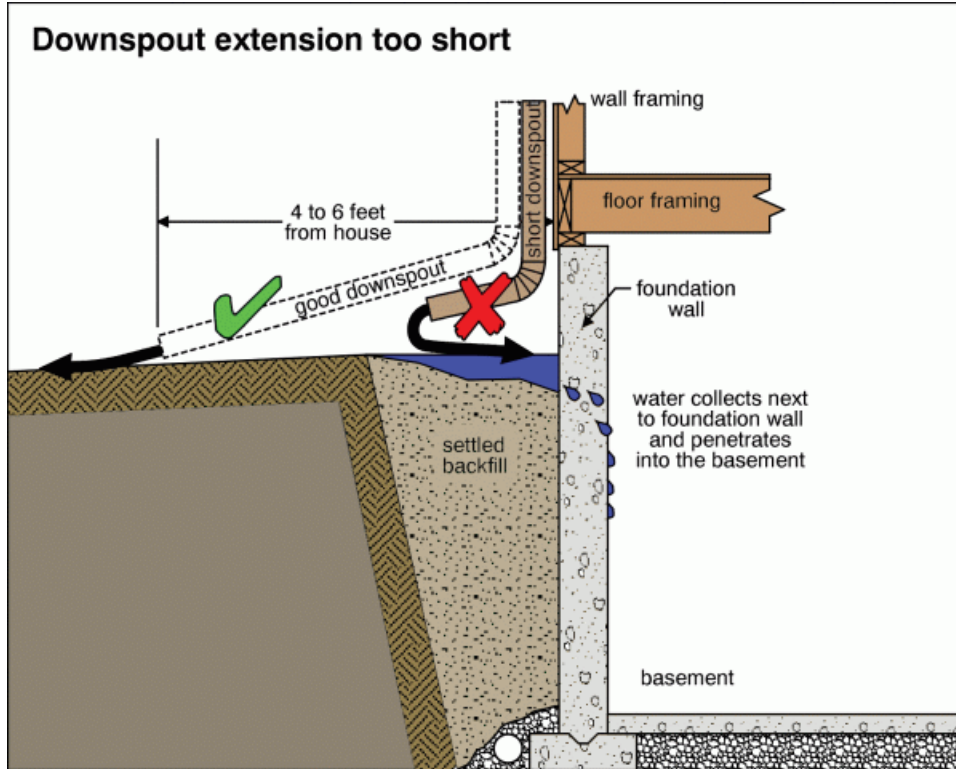
1. Condition: • Discharges Too Close to the Building

Locations and photos are representative. All downspout terminations should be corrected as necessary.

Task: Extend downspout termination point at least 6 feet away from building, foundations, footings and slabs.

Time: Immediate

Cost: Minor



8. Discharges Too Close to the Building



9. Discharges Too Close to the Building

EXTERIOR

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KEY FACTOR

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

THERMAL IM

NON-SCOPE

APPENDIX

REFERENCE

WALLS \ Siding and trim

2. Condition: • Rot/Insect damage

In the process of repairing the areas outlined in this report, it is possible there will be additional areas requiring repair when the process has been started. The photos and locations noted in this report should only be considered representative of the condition and not all encompassing.

Location: Right Side

Task: Repair or replace

Time: Immediate

Cost: \$150 - \$300 per location



10. Rot/Insect damage

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

3. Condition: • [Lateral Bracing Needed at Deck Corners](#)

Task: Provide

Time: Immediate

Cost: Minor

4. Condition: • [Uplift Protection Missing](#)

Location: Deck

Task: Improve

Time: As Soon As Possible

Cost: Minor

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

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

Task: General maintenance needed

Time: Immediate

Cost: Regular maintenance item

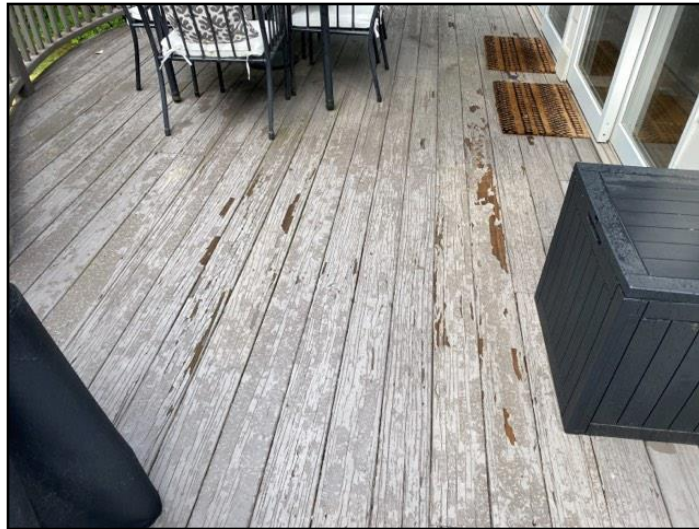
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11. Maintenance needed

6. Condition: • [Rot/damage](#)

Task: Repair or replace

Time: Immediate

Cost: Depends on the preferred remedy of repair



12. Rot/damage

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

7. Condition: • Graspable Handrail Missing

Location: Exterior Staircase

Task: Provide

Time: As Soon As Possible

Cost: \$200 and up

EXTERIOR

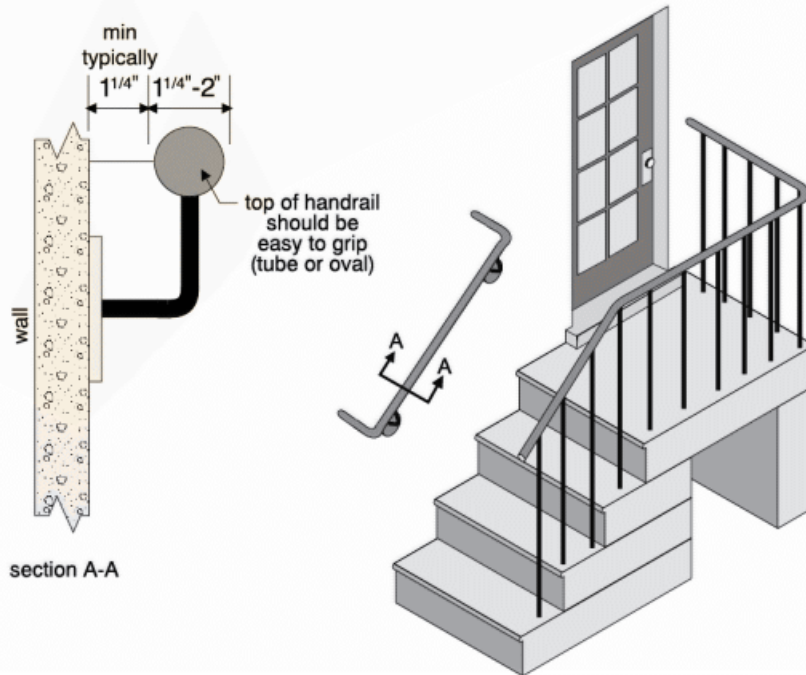
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Handrail design



13. Graspable Handrail Missing

8. Condition: • Guardrail Missing

Location: Front Porch

Task: Provide

Time: Immediate

Cost: Recommend getting estimate

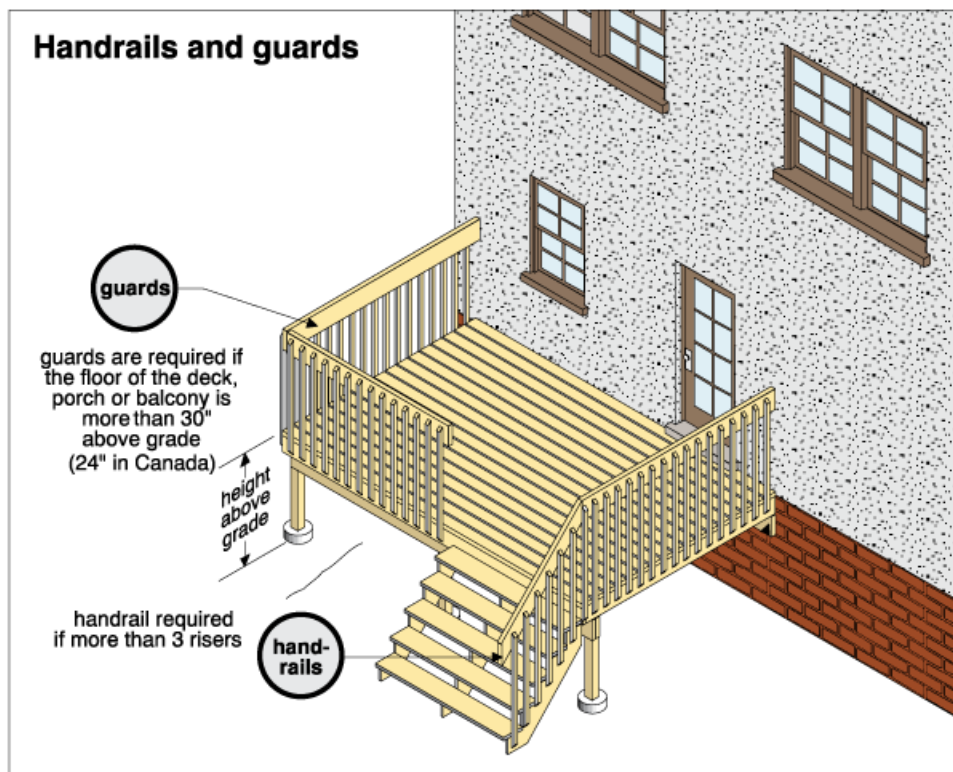
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14. Guardrail Missing

9. Condition: • Loose/weak Guardrail

Task: Consult with a qualified contractor

Time: As Soon As Possible

Cost: Depends on preferred method of remedy

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15. Loose/weak Guardrail



16. Loose/weak Guardrail

LANDSCAPING \ General notes

10. Condition: • [Improper Slope or Drainage - Click for DIY Video](#)

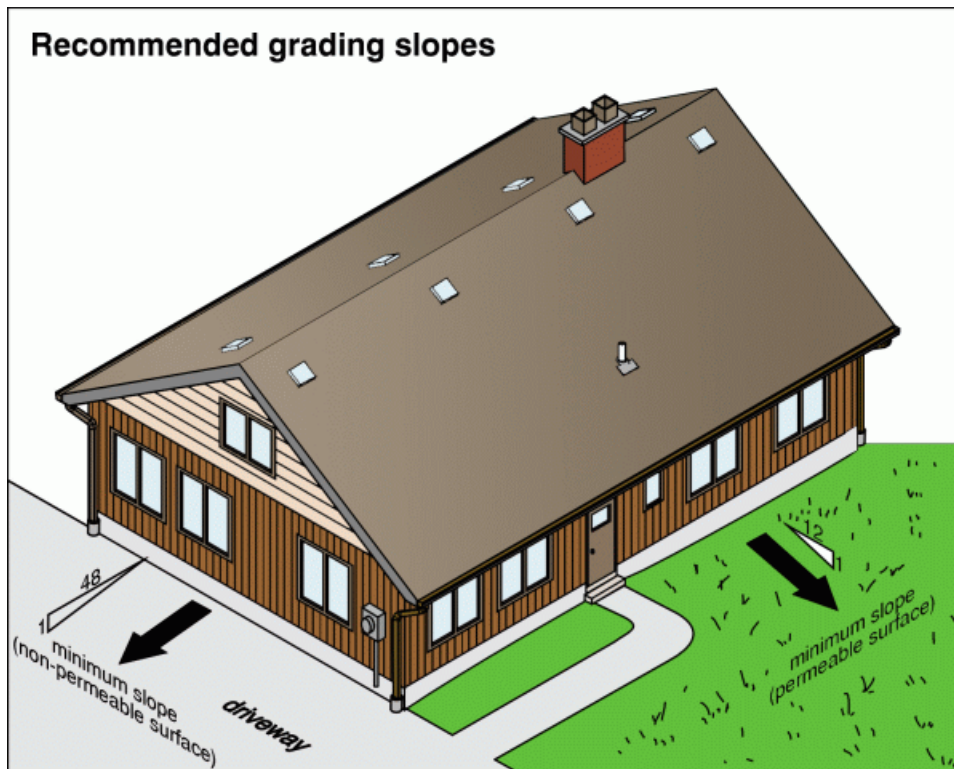
The photos and locations noted in this report should only be considered representative of the condition and not all encompassing.

Location: Perimeter

Task: Improve to have at least a 6 inch drop within 10 feet of the building

Time: Immediate

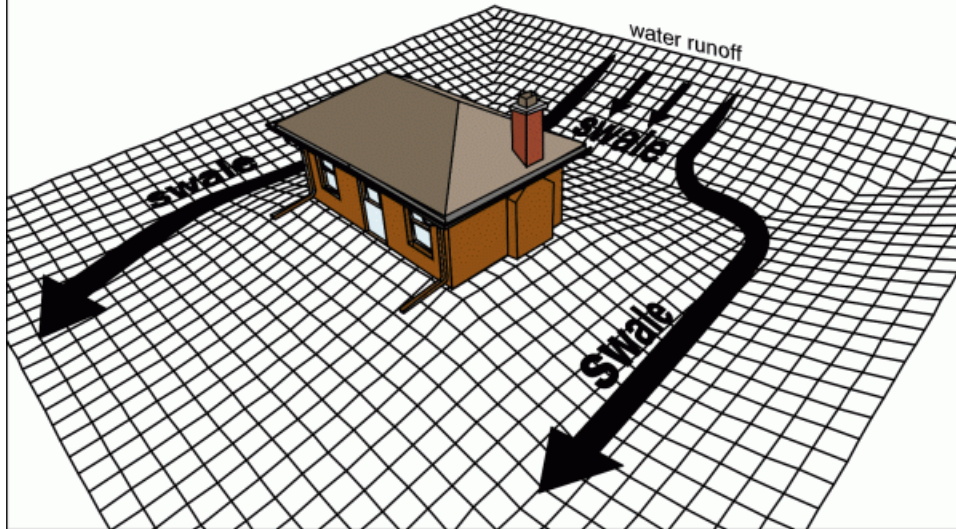
Cost: Depends on the preferred remedy of repair



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

when the overall lot drainage is toward the house, swales can be used to direct surface water away from the foundation



17. Improper Slope or Drainage - [Click for DIY...](#)



18. Improper Slope or Drainage - [Click for DIY...](#)

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19. *Improper Slope or Drainage - Click for DIY...*

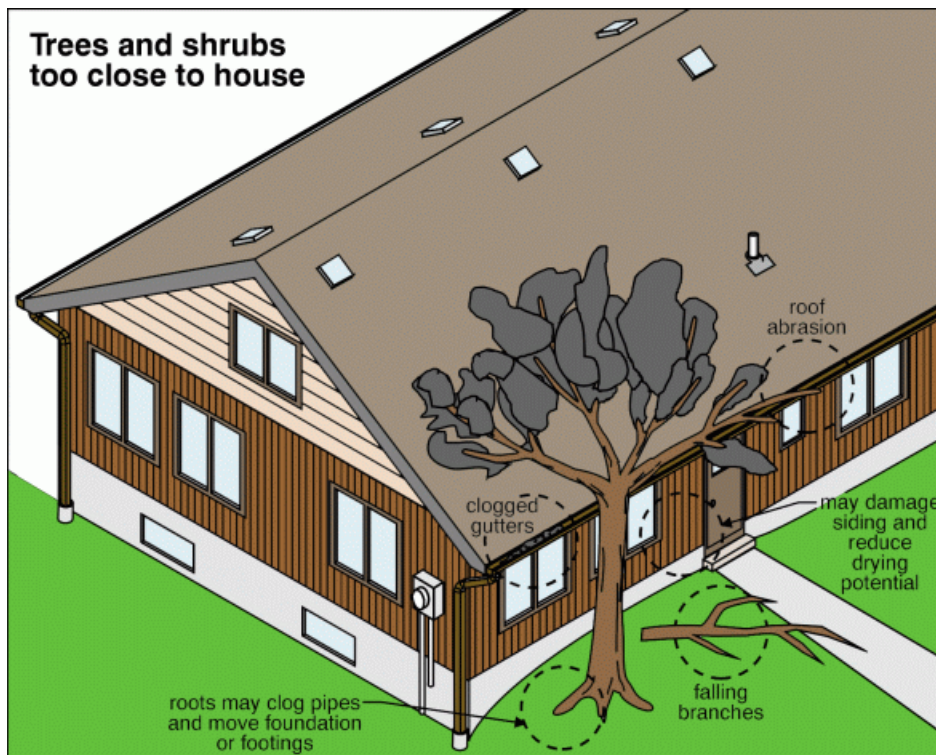
11. Condition: • Trees or Shrubs too close to building

The photos and locations noted in this report should only be considered representative of the condition and not all encompassing.

Task: Trim branches

Time: As Soon As Possible

Cost: Regular maintenance item



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20. Trees or Shrubs too close to building



21. Trees or Shrubs too close to building

12. Condition: • Soil Erosion

This area of erosion will need to be observed during heavy or extended periods of rain to determine cause and most practical solution. The photos and locations noted in this report should only be considered representative of the condition and not all encompassing.

Location: Driveway

Task: Be Advised Monitor

Time: Ongoing



22. Soil Erosion

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Description

Gutter & downspout material: • Aluminum/Galvanized

Downspout discharge: • [Above grade](#)

Lot slope: • [Hillside](#)

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

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

Deck: • Raised - Wood

Inspection Methods and Limitations

Inspection limited/prevented by:

- Poor access under steps, deck, porch



23. *Poor access under steps, deck, porch*

Exterior inspected from: • Ground level

STRUCTURE

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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: • [Masonry block](#)

Floor construction: • [Joists](#) • Wood columns & walls • Steel columns • Wood beams (Laminated, Engineered or Built up) • Subfloor - plank

Exterior wall construction: • Wood frame / Brick (masonry) veneer

Roof and ceiling framing: • Rafters/ceiling joists • [Plank sheathing](#)

Inspection Methods and Limitations

Inspection limited/prevented by:

- Storage



24. Storage



25. Storage

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

- Insulation
- We make no representations as to the internal conditions or stability of soils, concrete footings and foundations, except as exhibited by their performance. We cannot predict when or if foundations or roofs might leak in the future.

Percent of foundation not visible: • 40 %

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

RECOMMENDATIONS \ Overview

13. Condition: • There are multiple electrical issues identified in this inspection report. This is evidence to suggest there have been electrical repairs, additions, or alterations that were carried out by someone other than a qualified electrical contractor which is not an uncommon part of the cycle of a home. Further, our experience is there will most likely be issues that will only be discovered with time or repetition after the system has been used regularly by its occupants. For this reason, it is recommended that the entire electrical system be evaluated by a qualified electrician from a micro level to determine what immediate repairs will be required and to gain a clear understanding of the associated costs

Task: Qualified Electrician should evaluate

Time: Immediate

Cost: Recommend getting estimate

SERVICE DROP AND SERVICE ENTRANCE \ Service drop

14. Condition: • Branches/Vines on Service

Task: Trim Branches

Time: Immediate

Cost: Regular maintenance item



27. Branches/Vines on Service

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

15. Condition: • Circuits Not Labeled

Task: Improve

Time: Discretionary

Cost: Minor

16. Condition: • Crowded

Task: Upgrade

Time: Discretionary

Cost: \$2,000 - and up

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DISTRIBUTION SYSTEM \ Wiring (wires) - installation

17. Condition: • Abandoned Wiring

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

Task: Remove

Time: Immediate

Cost: Minor



28. *Abandoned Wiring*

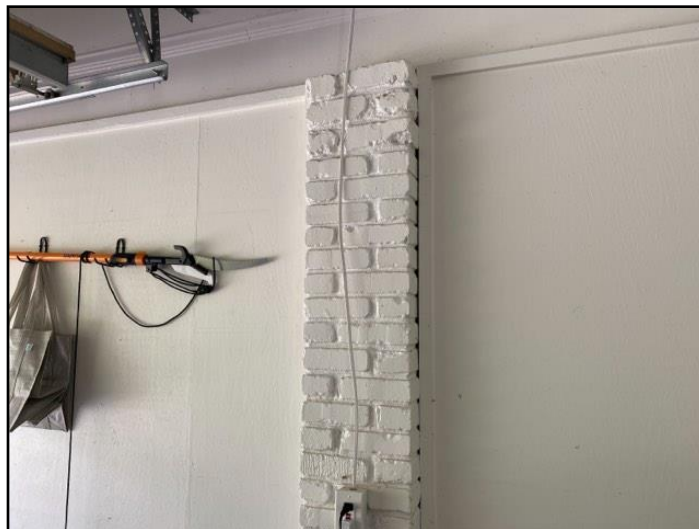
18. Condition: • Conduit needed

Location: Garage

Task: Provide

Time: Immediate

Cost: Minor



29. *Conduit needed*

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DISTRIBUTION SYSTEM \ Outlets (receptacles)

19. Condition: • Ungrounded

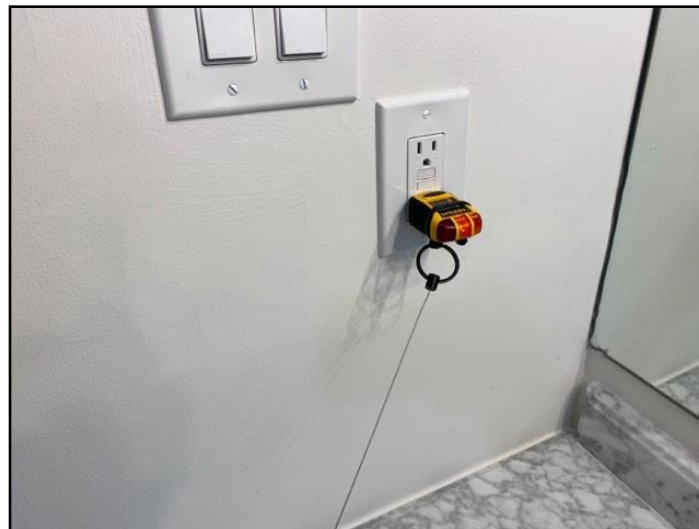
The photos and locations noted in this section should only be considered representative of the condition and not all encompassing.

Location: Hallway Bathroom

Task: Correct

Time: Immediate

Cost: Depends on work needed \$125 - \$250 per location



30. Ungrounded

20. Condition: • No GFCI/GFI (Ground Fault Circuit Interrupter)

The photos and locations noted in this section should only be considered representative of the condition and not all encompassing.

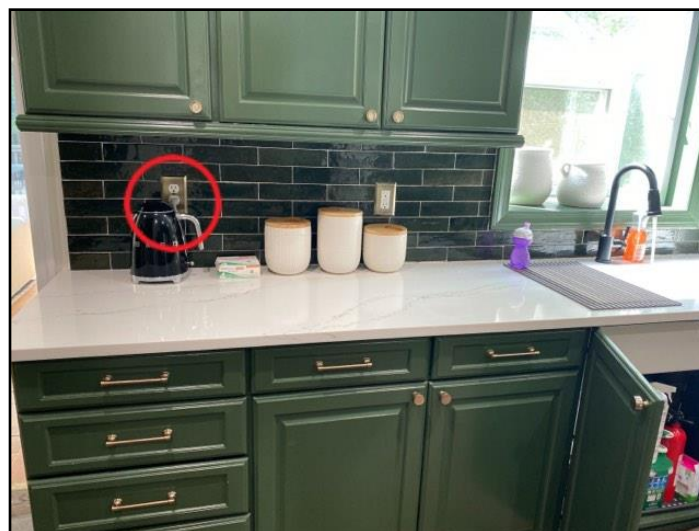
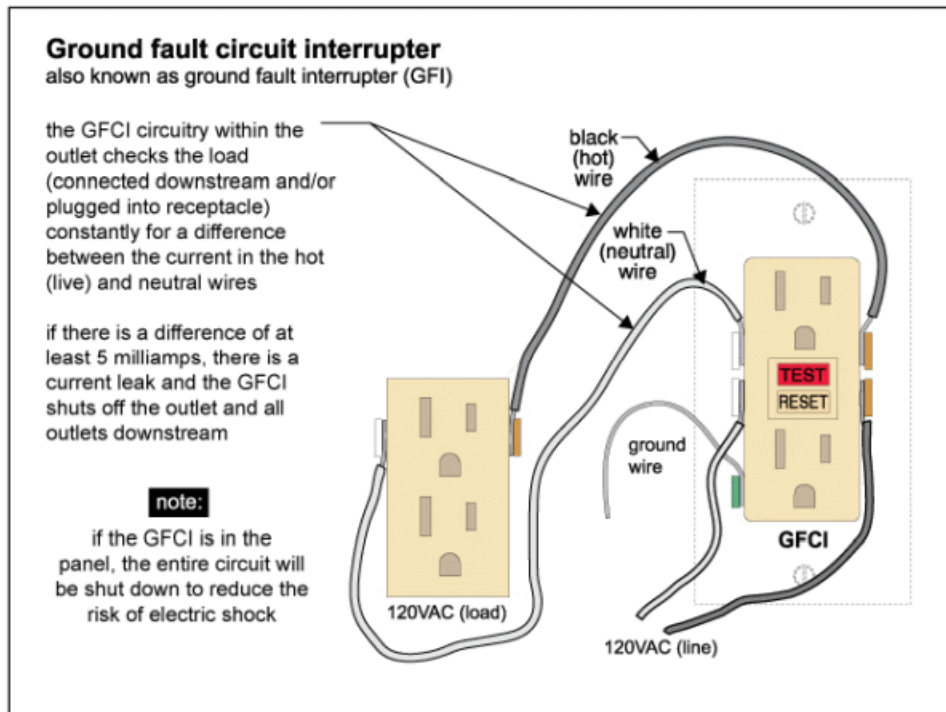
Location: Kitchen

Task: Upgrade

Time: Immediate

Cost: Less than \$100 - Each

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



31. No GFCI/GFI (Ground Fault Circuit...)

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

The photos and locations noted in this section should only be considered representative of the condition and not all encompassing.

Task: Replace

Time: Immediate

Cost: Minor

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



32. Loose, missing, broken cover plate

DISTRIBUTION SYSTEM \ Lights

22. Condition: • Inoperative

This is most likely blown bulbs and recommend confirming operation from the seller. The photos and locations noted in this section should only be considered representative of the condition and not all encompassing.

Location: Bedroom Closet

Task: Correct

Time: Immediate

Cost: Minor



33. Inoperative

DISTRIBUTION SYSTEM \ Smoke alarms and CO Detectors

23. Condition: • [Missing Smoke Detectors](#)

For many years NFPA 72, National Fire Alarm and Signaling Code, has required as a minimum that smoke alarms be installed inside every sleep room (even for existing homes) in addition to requiring them outside each sleeping area and

KEY FACTOR	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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on every level of the home. (Additional smoke alarms are required for larger homes.) Homes built to earlier standards often don't meet these minimum requirements. Homeowners and enforcement authorities should recognize that detection needs have changed over the years and take proactive steps make sure that every home has a sufficient complement of smoke alarms.

Task: Provide

Time: Immediate

Cost: Less than \$50 Each

24. Condition: • Missing Carbon Monoxide Alarms

Location: Throughout

Task: Provide

Time: Immediately

Cost: Less than \$50 each

Description

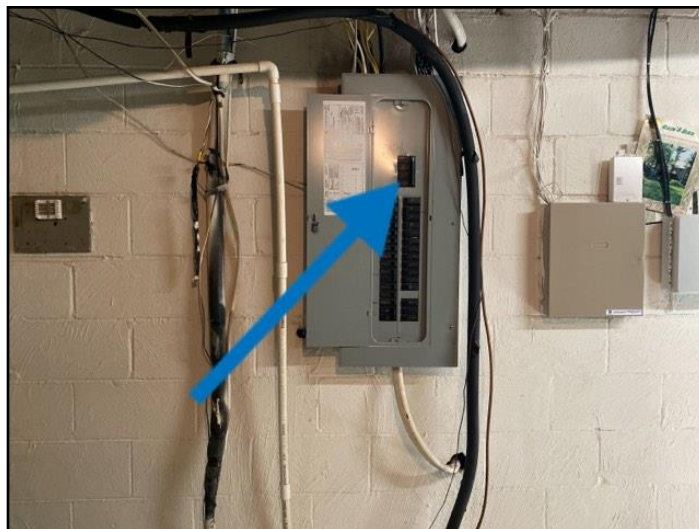
General: • Our inspection of the electrical system included a visual examination of readily accessible components including a random sampling of electrical devices to determine adverse conditions and improper wiring methods, grounding, bonding and overcurrent protection. Performing voltage tests, load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

Service entrance cable and location: • [Overhead - cable type not determined](#)

Service size: • [150 Amps \(240 Volts\)](#)

Main disconnect/service box type and location:

• [Breakers - basement](#)



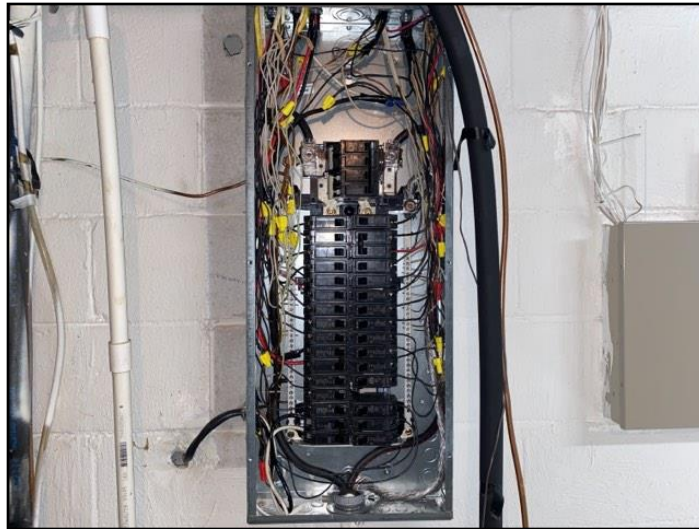
34. Breakers - basement

KEY FACTOR	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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System grounding material and type: • [Copper - water pipe](#)

Distribution panel type and location:

• [Breakers - basement](#)



35. Breakers - basement

Distribution panel rating: • Could not determine

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](#) • [GFCI - exterior](#) • [GFCI - garage](#) • GFCI - kitchen • No AFCI

Smoke Alarms and CO Detectors: • Smoke Alarm Present • No Smoke Alarms Noted

Inspection Methods and Limitations

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

Observations and Recommendations

FURNACE \ General notes

25. Condition: • Service Furnace

Location: Both Units

Task: Routine Maintenance and Service by Qualified HVAC technician

Time: As Soon As Possible

Cost: Minor Regular maintenance item

FURNACE \ Life expectancy

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

Annual service is around \$200 Appliance is nearing the end of it's useful life. Continue to use and service the equipment normally and prepare for replacement.

Location: Second Floor

Task: Prepare for Replacement

Time: Unpredictable

Cost: \$2,500 - \$5,000

FURNACE \ Ducts, registers and grilles

27. Condition: • Dirty

The interior of ductwork is not visible nor is it inspected. This is an observation based on the visible opening of the ductwork into the living space of the home

Task: Clean

Time: As Soon As Possible

Cost: Regular maintenance item

CHIMNEY AND VENT \ Inspect/sweep chimney

28. 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

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36. Fireplace and Wood Stove Maintenance

CHIMNEY AND VENT \ Masonry chimney

29. Condition: • Gas line noted in ash-pit door

Task: Consult with a qualified contractor

Time: Discretionary



37.

HEATING

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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.

Heating system type:

- Mid-Efficiency Gas Furnace - 18-25 Year Life Expectancy
Attic serving second floor



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

- Mid-Efficiency Gas Furnace - 18-25 Year Life Expectancy
Basement servicing first floor



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

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

Approximate capacity:

• 45,000 BTU/hr

Second Floor

• [100,000 BTU/hr](#)

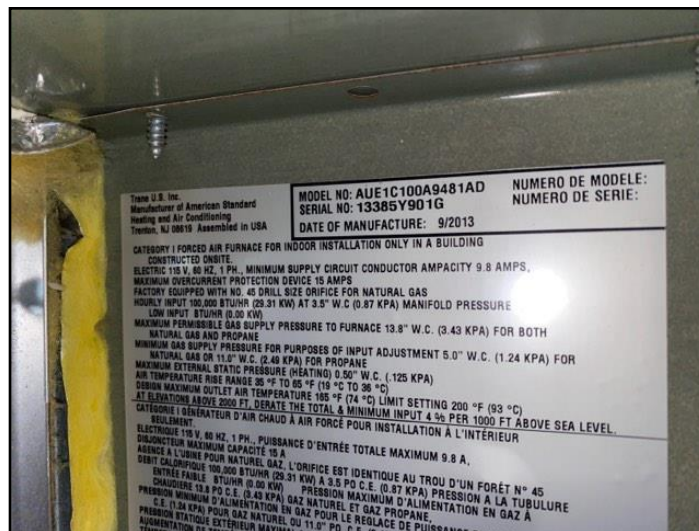
First Floor

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

Approximate age:

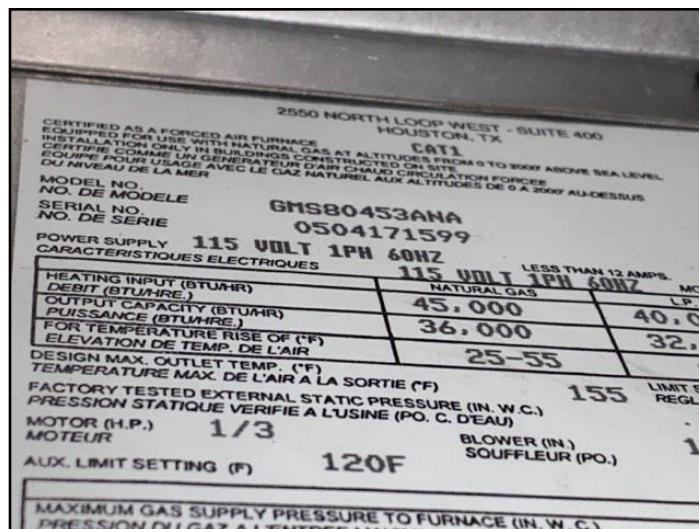
• [10 years](#)

First Floor



40. 10 years

• [18 years](#)



41. 18 years

HEATING

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

Main fuel shut off at: • Meter (Exterior Wall)

Supply temperature:

- 100°
First Floor
- 100°
Second Floor

Air filter:

- Aprilaire
Attic



42. Aprilaire



43. Aprilaire



44. Aprilaire

- Aprilaire
Basement

HEATING

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



45. *Aprilaire*



46. *Aprilaire*

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

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

Inspection Methods and Limitations

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

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

Observations and Recommendations

AIR CONDITIONING \ Condensate system

30. Condition: • Debris in auxiliary pan

Location: Attic

Task: Clean out pan

Time: As Soon As Possible

Cost: Regular maintenance item



47. Debris in auxiliary pan

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
- Second Floor

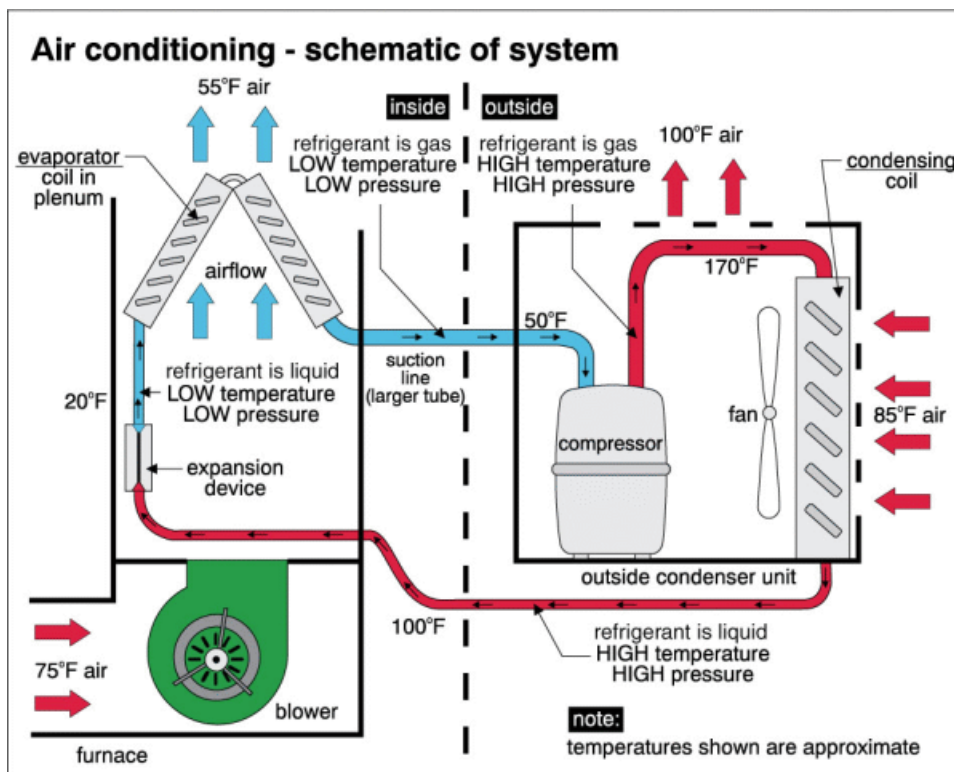
COOLING & HEAT PUMP

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48. AC - Air cooled

- AC - Air cooled
First Floor

COOLING & HEAT PUMP

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49. AC - Air cooled

Cooling capacity:

- [2 Tons](#)
Second Floor
- [3.5 Tons](#)
First Floor

Compressor approximate age:

- 2 years
Second Floor



50. 2 years

- 4 years
First Floor

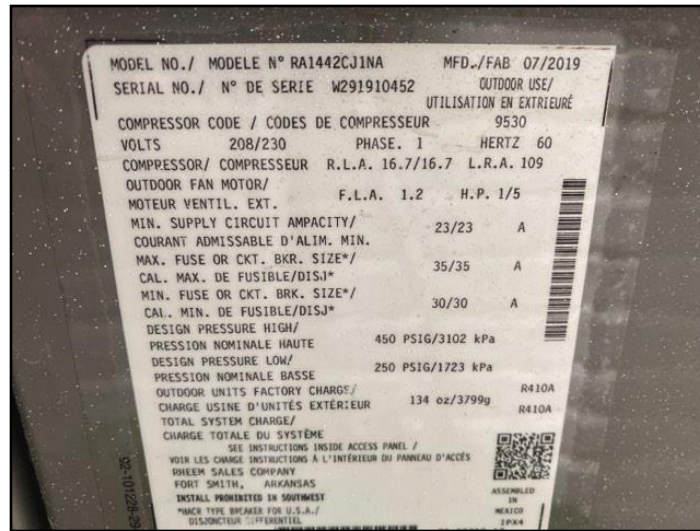
COOLING & HEAT PUMP

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51. 4 years

Typical life expectancy: • 10 to 15 years

Temperature difference across cooling coil: • 15° - Acceptable temperature difference is between 14° and 22°. This system is performing as intended. • 16° - Acceptable temperature difference is between 14° and 22°. This system is performing as intended.

Refrigerant type: • [R-410A](#)

INSULATION AND VENTILATION

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Description

- Attic/roof insulation material: • [Glass fiber](#)
- Attic/roof insulation amount/value: • R-38
- Attic/roof ventilation: • Ridge and Soffit Vents
- Floor above basement/crawlspace insulation material: • None found

Inspection Methods and Limitations

Attic inspection performed:

- By entering attic, but access was limited



52. By entering attic, but access was limited



53. By entering attic, but access was limited

Observations and Recommendations

RECOMMENDATIONS \ Overview

31. Condition: • There are multiple plumbing related items identified in this full inspection report. This is evidence to suggest there have been plumbing repairs, additions, or alterations that were carried out by someone other than a qualified plumber. There will most likely be issues that will only be discovered with time or repetition after the system has been used regularly by its occupants. It is recommended that the entire plumbing system be evaluated by a qualified plumber to determine what immediate repairs will be required and to gain a better and more detailed understanding of the associated costs by a specialist.

Task: Qualified Plumber should evaluate

Time: Immediate

Cost: Depends on the preferred remedy of repair

SUPPLY PLUMBING \ Water pressure regulator (Pressure reducing valve)

32. Condition: • Set Wrong/Defective

A qualified plumber will need to adjust/replace pressure regulator valve for pressure reading between 40 and 80 PSI.

Task: Adjust or Replace if needed

Time: Immediate

Cost: \$250 - \$500



54. Set Wrong/Defective

WASTE PLUMBING \ Sewer Scope Recommended

33. Condition: • Sewer Scope Recommended

Home Probe recommends a Sewer Scope for all homes with Cast Iron drain lines to determine the condition and functionality of main waste line between the house and sewer system.

Task: Contact Home Probe to schedule

Time: Immediate

Cost: \$265 and up

WASTE PLUMBING \ Drain piping - installation and performance

34. Condition: • [Leak](#)

PLUMBING

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Location: Basement

Task: Correct

Time: As Soon As Possible

Cost: Depends on the preferred remedy of repair



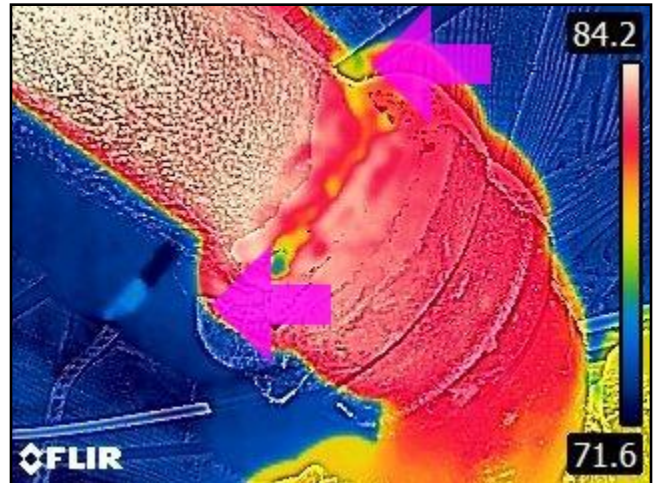
55. Leak



56. Leak

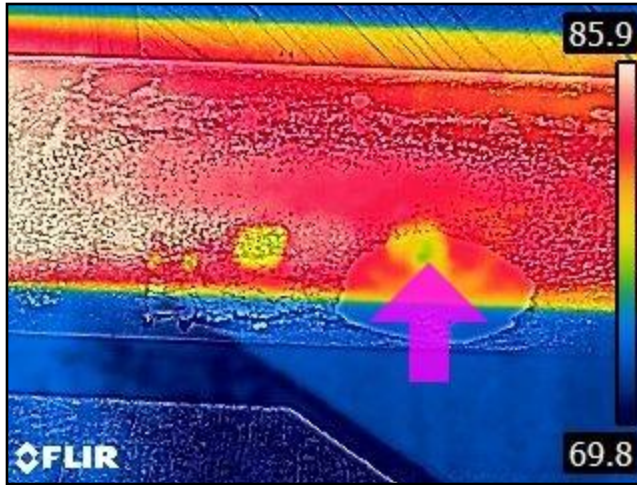


57. Leak



58. Leak

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



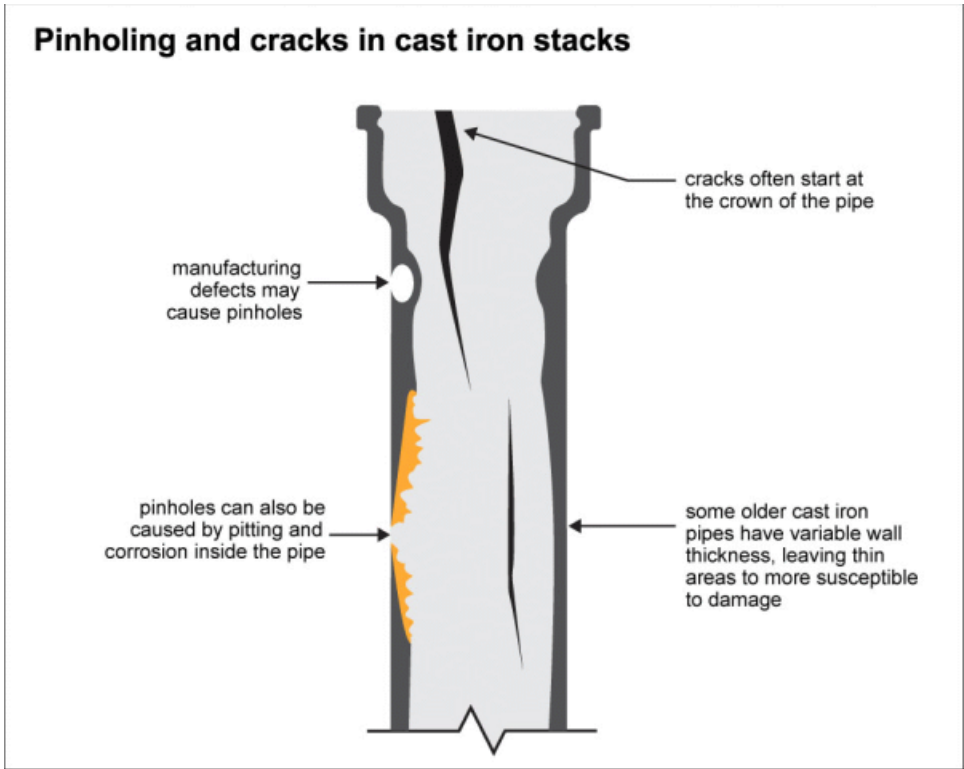
59. Leak

35. Condition: • [Cast Iron drain line is present. This is the original equipment of the home, given its age, repair or replacement should be expected.](#) This will be consistent with other homes of this age and in the general area and while this should not be a deterrent it should be a consideration. Inexpensive coverage for the cost of repairing or replacing these lines is available in some areas and recommend researching coverage options for your area.

Task: Prepare for Replacement

Time: Unpredictable

Cost: \$3,000 - \$6,000



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

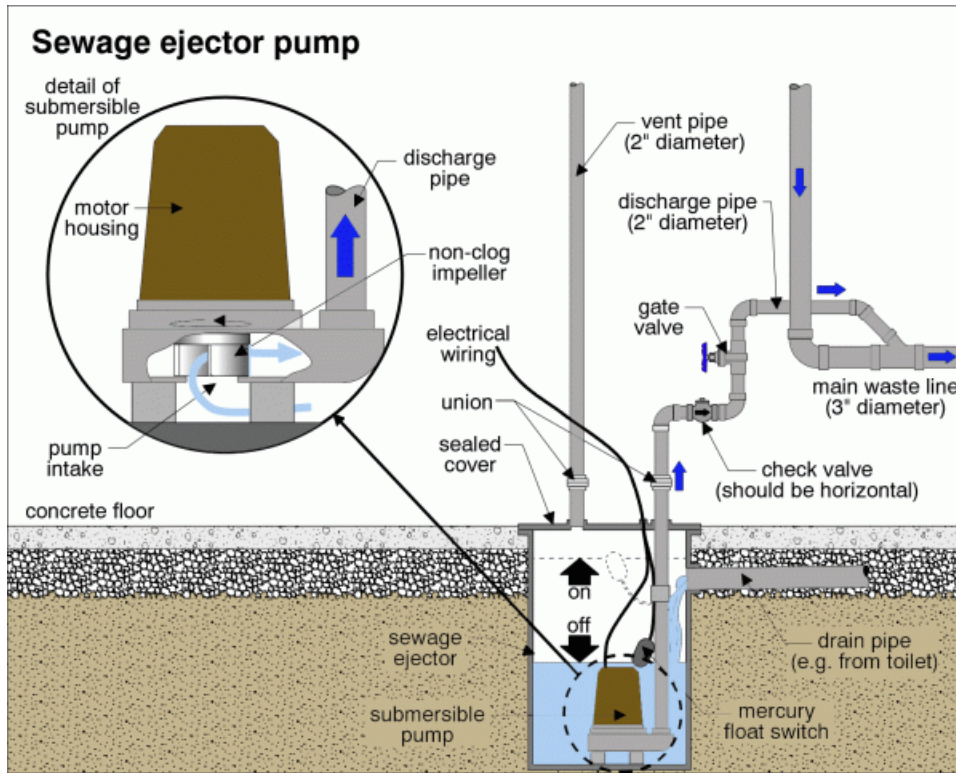
WASTE PLUMBING \ Sewage ejector pump

36. Condition: • [Leak](#)

Task: Qualified Plumber should evaluate

Time: As Soon As Possible

Cost: Depends on the preferred remedy of repair



60. Leak



61. Leak

37. Condition: • [Inoperative](#)

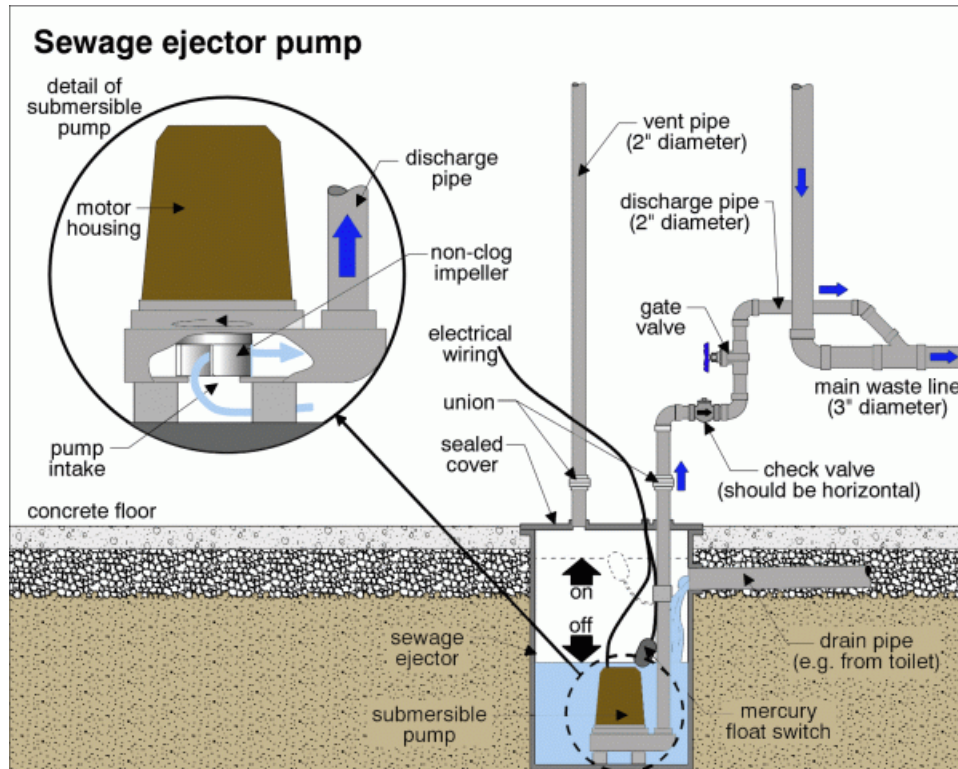
KEY FACTOR	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Tank began to leak before pump activated. Unsure if check-valve is properly operating

Task: Qualified Plumber should evaluate

Time: As Soon As Possible

Cost: Depends on the preferred remedy of repair



FIXTURES AND FAUCETS \ Basin, sink and laundry tub

38. Condition: • [Slow drains](#)

Location: Laundry Area

Task: Correct

Time: As Soon As Possible

Cost: Minor

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



62. Slow drains

FIXTURES AND FAUCETS \ Toilet

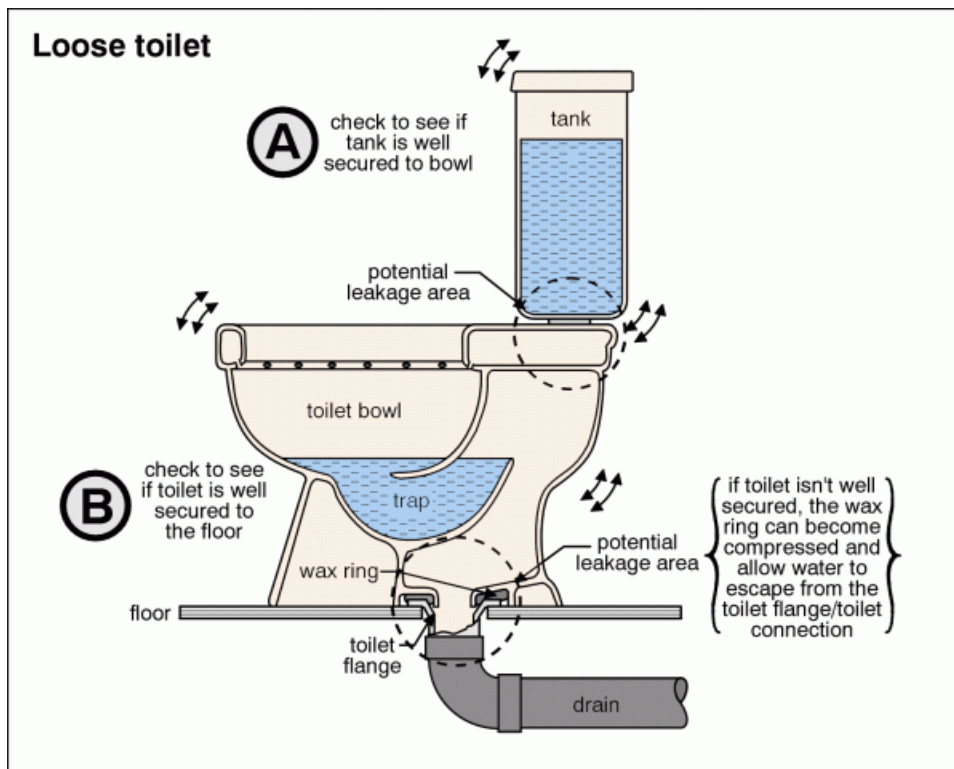
39. Condition: • Loose

Location: Half Bathroom

Task: Secure

Time: Immediate

Cost: Minor



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



63. 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:

- Front of the basement



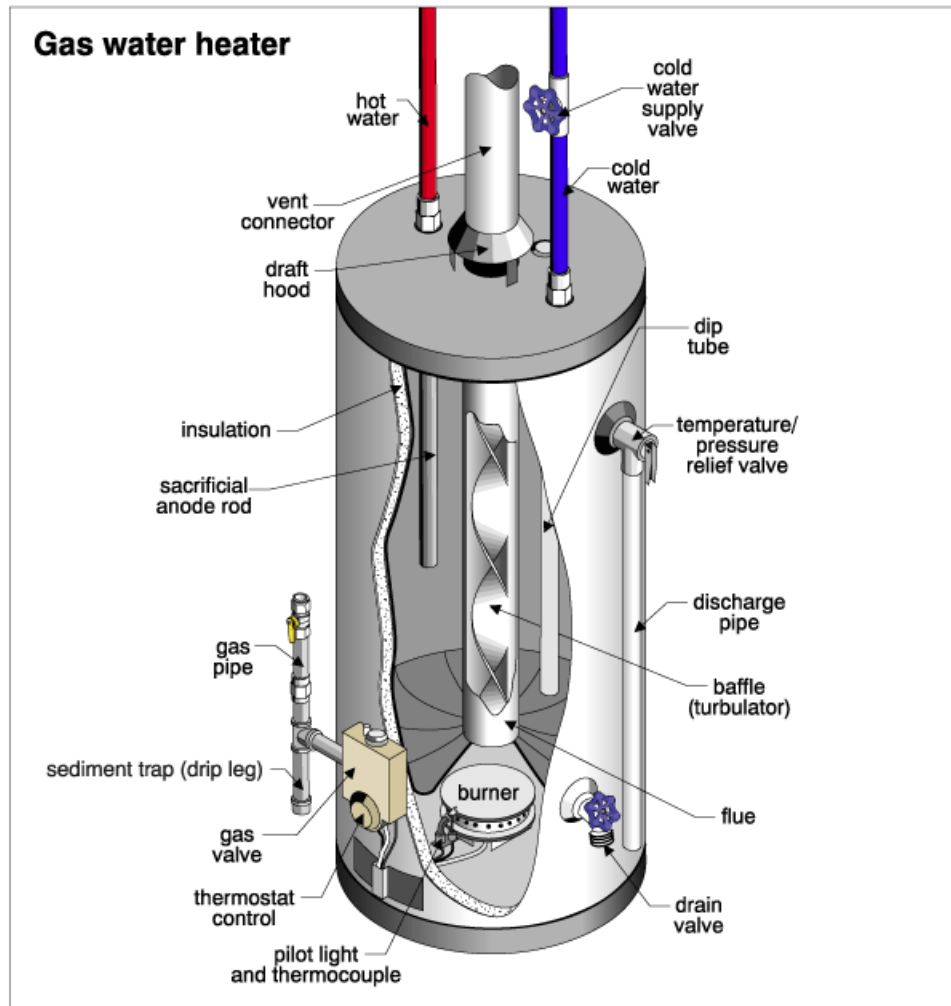
64. Front of the basement

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

Water flow and pressure: • over 80 psi (Between 40 and 80 psi is acceptable)

Water heater type:

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



PLUMBING

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

Water heater exhaust venting method: • Natural draft

Water heater tank capacity: • 50 gallons

Water heater approximate age:

- 2 years



66. 2 years

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

Sewer cleanout location:

- Front yard

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



67. Front yard

Pumps:

- [Solid waste pump \(ejector pump\)](#)



68. Solid waste pump (ejector pump)

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
THERMAL IM	NON-SCOPE	APPENDIX	REFERENCE						

Observations and Recommendations

RECOMMENDATIONS \ General

40. Condition: • Anomaly Noted with Thermal Imaging Scan

Anomaly noted with Thermal Imaging camera and confirmed with Moisture Meter. Specific source is not able to be identified and can not be confirmed as active, without invasive methods of inspection. Source of moisture must be identified and corrected before moisture remediation can be performed. Request disclosure from seller regarding prior known leaks in the area before invasive inspection is initiated.

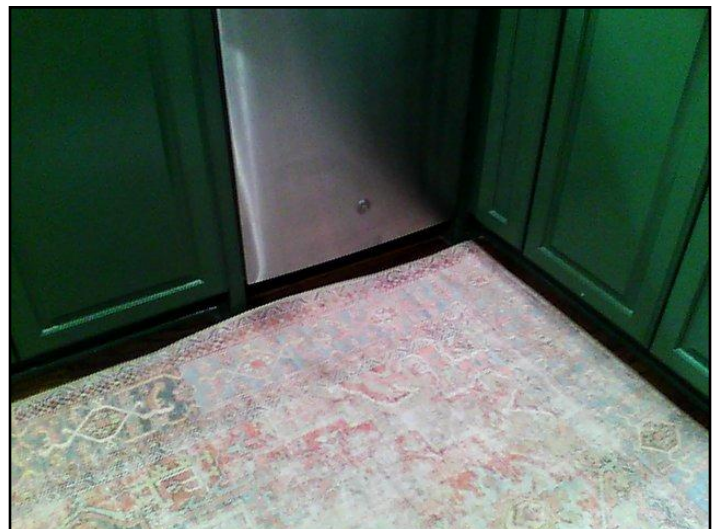
Task: Consult with a qualified contractor

Time: Immediately

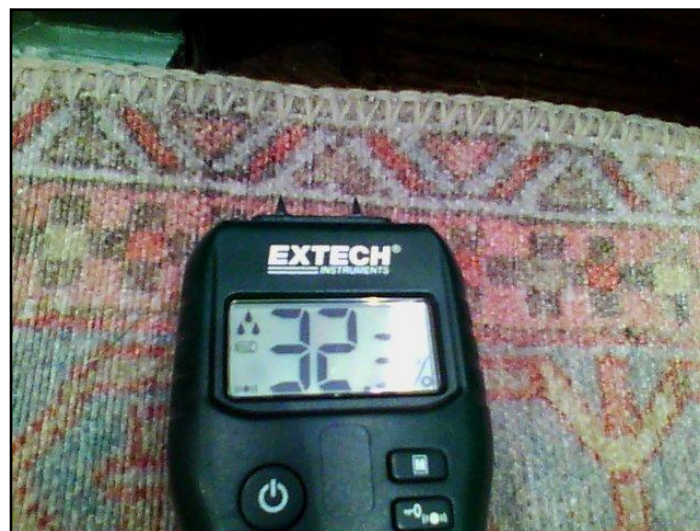
Cost: Depends on the preferred remedy of repair



69. Anomaly Noted with Thermal Imaging Scan



70. Anomaly Noted with Thermal Imaging Scan



71. Anomaly Noted with Thermal Imaging Scan

CEILINGS \ and Walls

41. Condition: • Stains noted were dry at inspection.

INTERIOR

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THERMAL IM	NON-SCOPE	APPENDIX	REFERENCE						

Stains noted were dry at inspection. Recommend requesting disclosure regarding time frame and repair of stain causing moisture issue

Task: Request disclosure

Time: Immediate



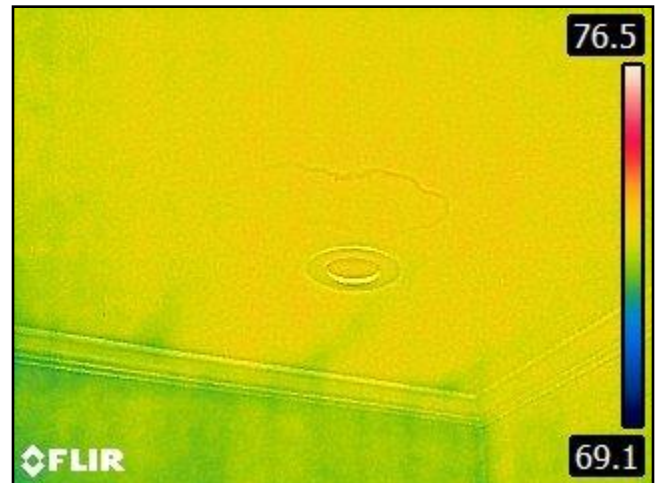
72. Stains noted were dry at inspection.



73. Stains noted were dry at inspection.



74. Stains noted were dry at inspection.



75. Stains noted were dry at inspection.

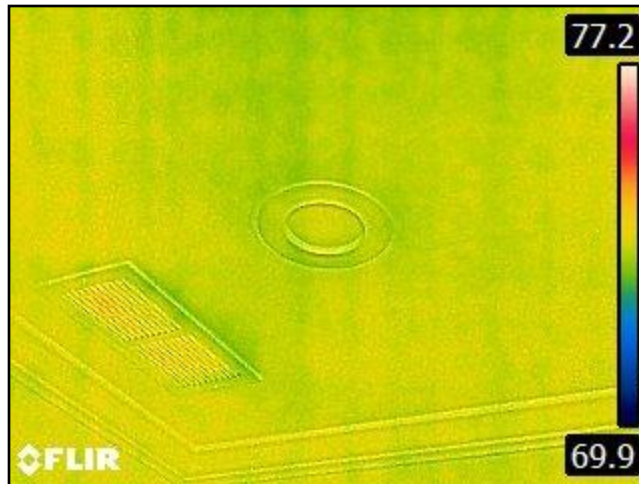
INTERIOR

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



76. Stains noted were dry at inspection.

WINDOWS AND DOORS \ General notes

42. Condition: • Windows Painted Shut

At least one window should be functional in each sleeping area for means of secondary egress

Location: Various

Task: Correct

Time: As Soon As Possible

Cost: Minor



77. Windows Painted Shut



78. Windows Painted Shut

43. Condition: • Broken Sash Cords/Springs

Location: Master Bedroom

Task: Repair or replace

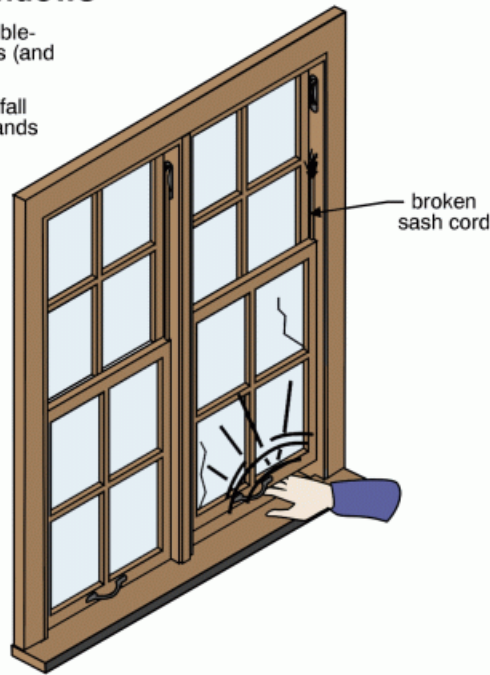
Time: Discretionary

Cost: Depends on the preferred remedy of repair

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

Watch for faulty windows

be careful when operating double-hung and single-hung windows (and also self-storing storms) if they're defective, they could fall unexpectedly - injuring your hands and/or the window



79. Broken Sash Cords/Springs



80. Broken Sash Cords/Springs

STAIRS \ General notes

44. Condition: • Guardrail Missing

Location: Basement Staircase

Task: Provide

Time: Immediate

Cost: \$200 - \$400 and up

INTERIOR

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KEY FACTOR

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

THERMAL IM

NON-SCOPE

APPENDIX

REFERENCE



81. *Guardrail Missing*

45. Condition: • Excessive notching of stringers

Location: Basement Staircase

Task: Provide bracing on stringers

Time: Immediate

Cost: Minor



82. *Excessive notching of stringers*

46. Condition: • Poorly supported

Location: Basement Staircase

Task: Improve

Time: Immediate

Cost: Depends on the preferred remedy of repair

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



83. Poorly supported

BASEMENT/CRAWLSPACE \ Water intrusion - evidence

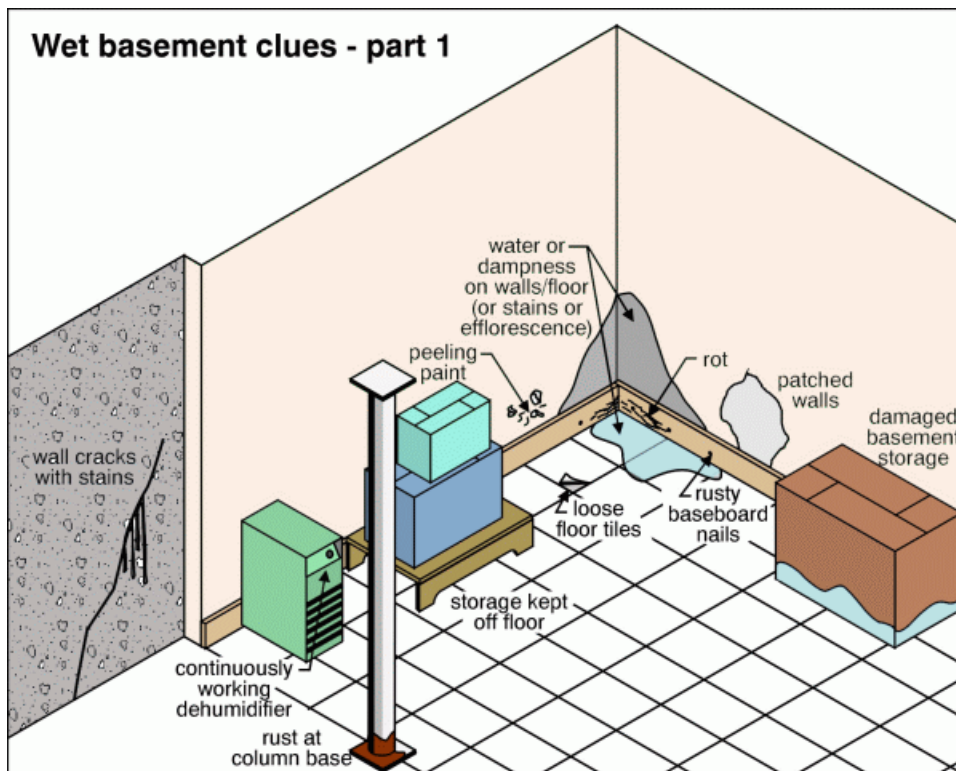
47. Condition: • [Dampness on floor or walls](#)

Location: Basement

Task: Consult with a foundation or waterproofing company

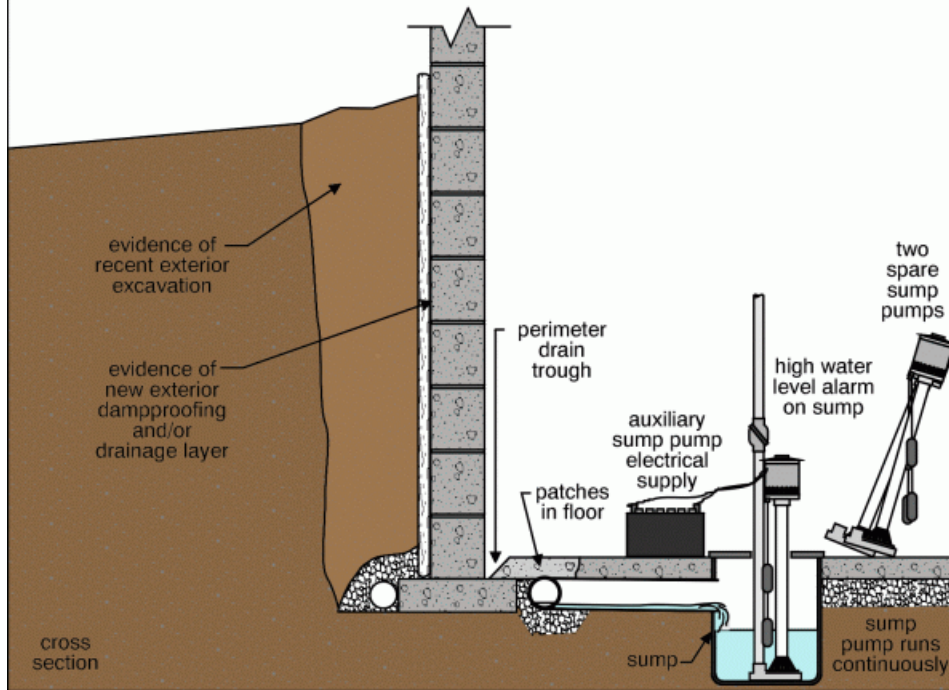
Time: As Soon As Possible

Cost: Depends on the preferred remedy of repair

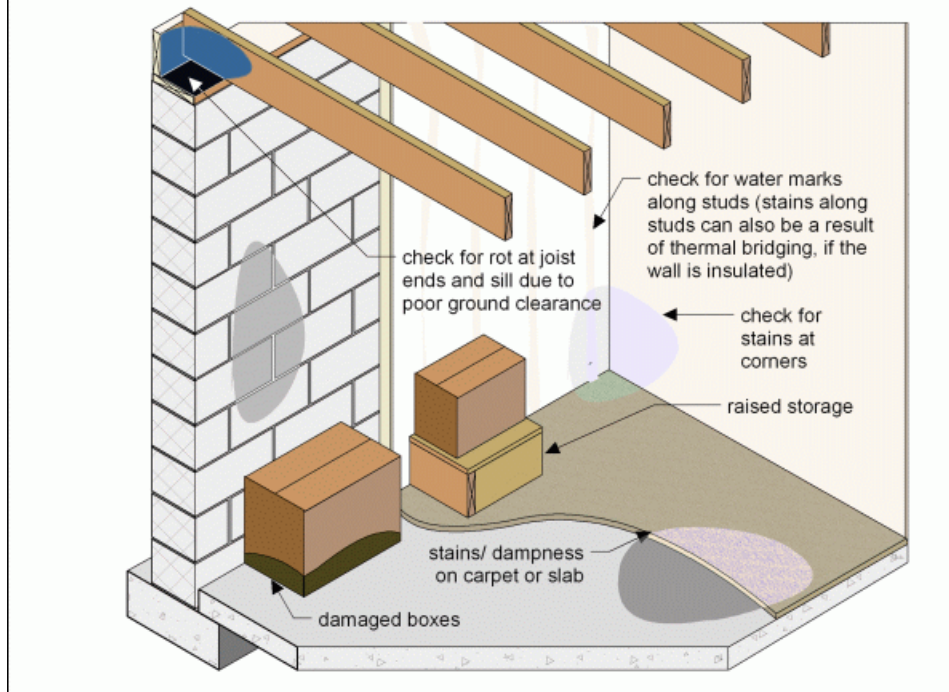


KEY FACTOR	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Wet basement clues - part 2



Basement leakage clues - rot, stains or water marks



INTERIOR

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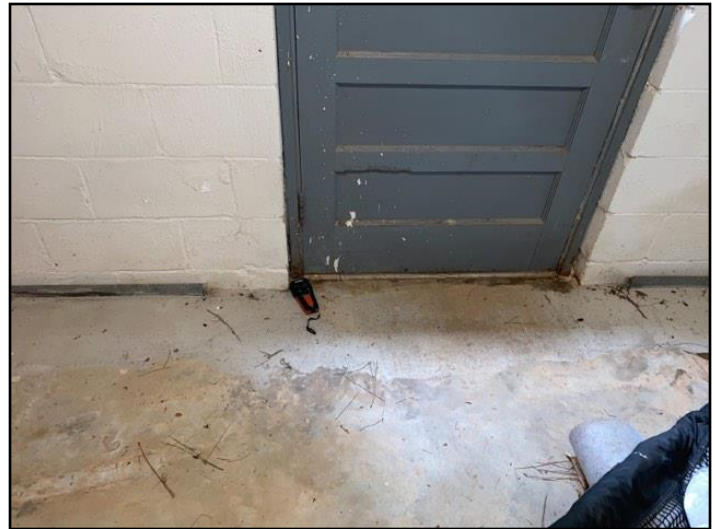
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KEY FACTOR	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
THERMAL IM	NON-SCOPE	APPENDIX	REFERENCE						



84. Dampness on floor or walls



85. Dampness on floor or walls



86. Dampness on floor or walls

48. Condition: • [Peeling paint](#)

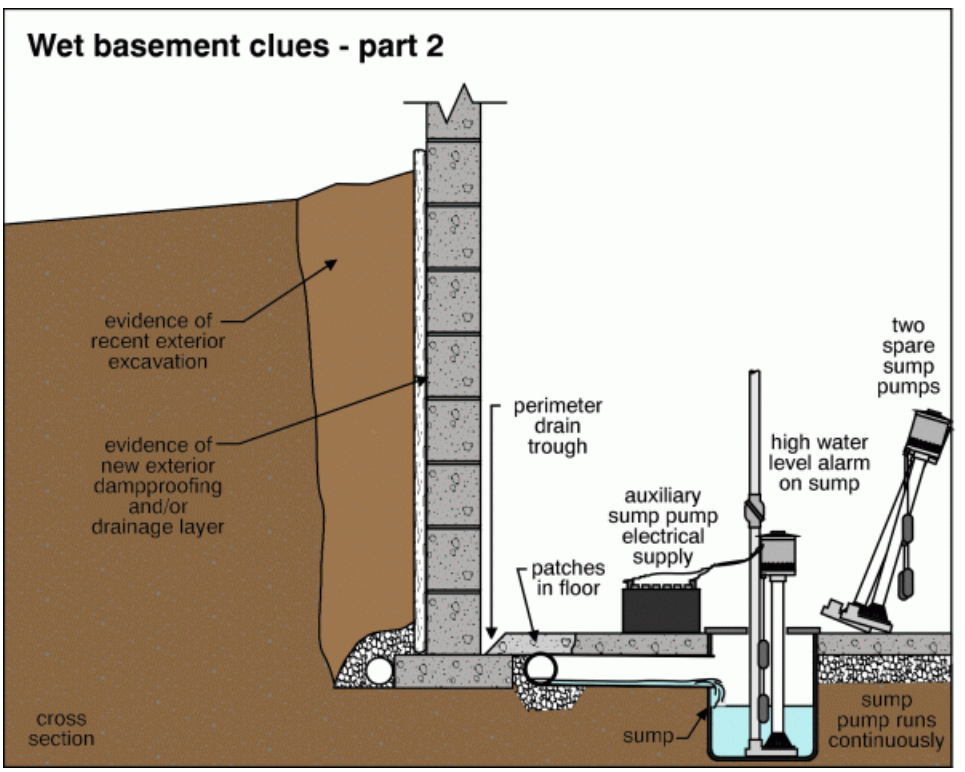
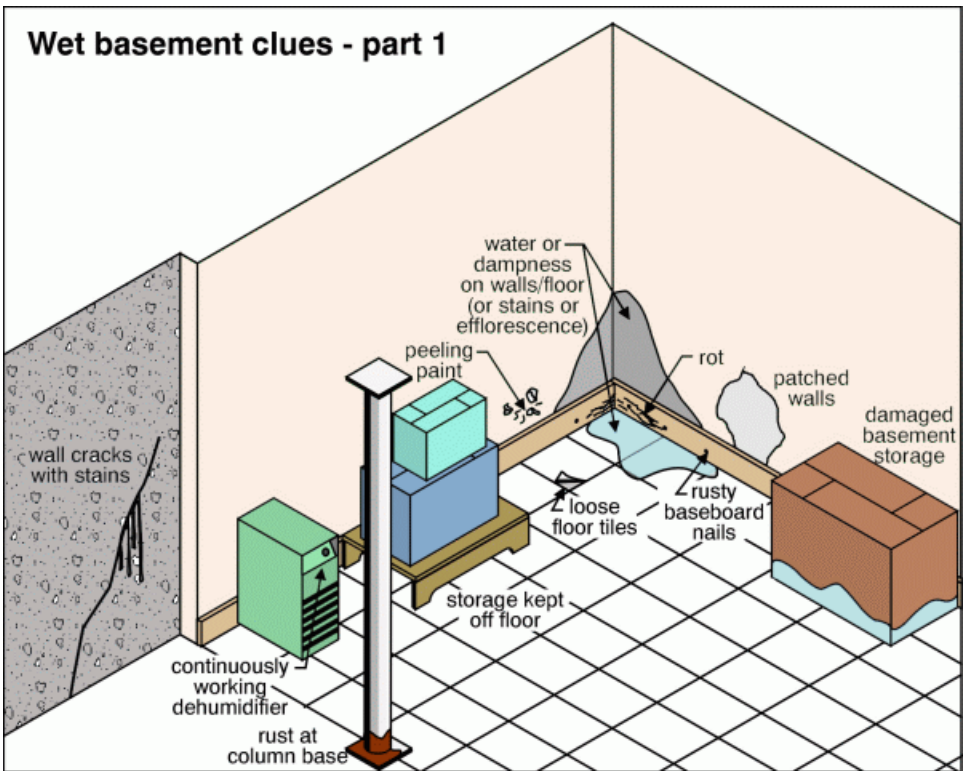
Location: Left Rear Basement

Task: Consult with a foundation or waterproofing company

Time: As Soon As Possible

Cost: Depends on the preferred remedy of repair

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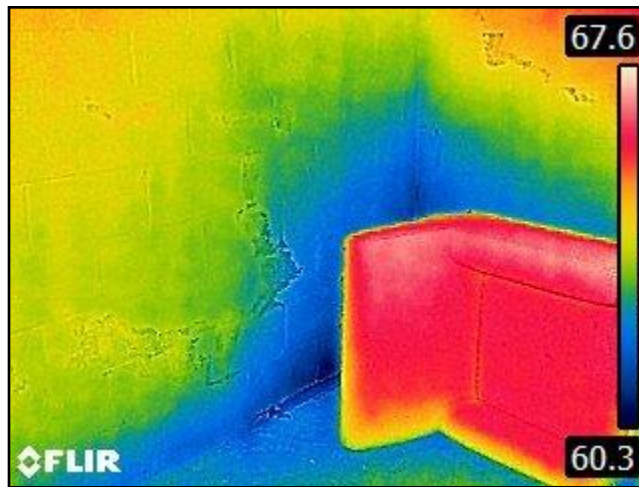
KEY FACTOR	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
THERMAL IM	NON-SCOPE	APPENDIX	REFERENCE						



87. Peeling paint



88. Peeling paint



89. Dampness on floor or walls

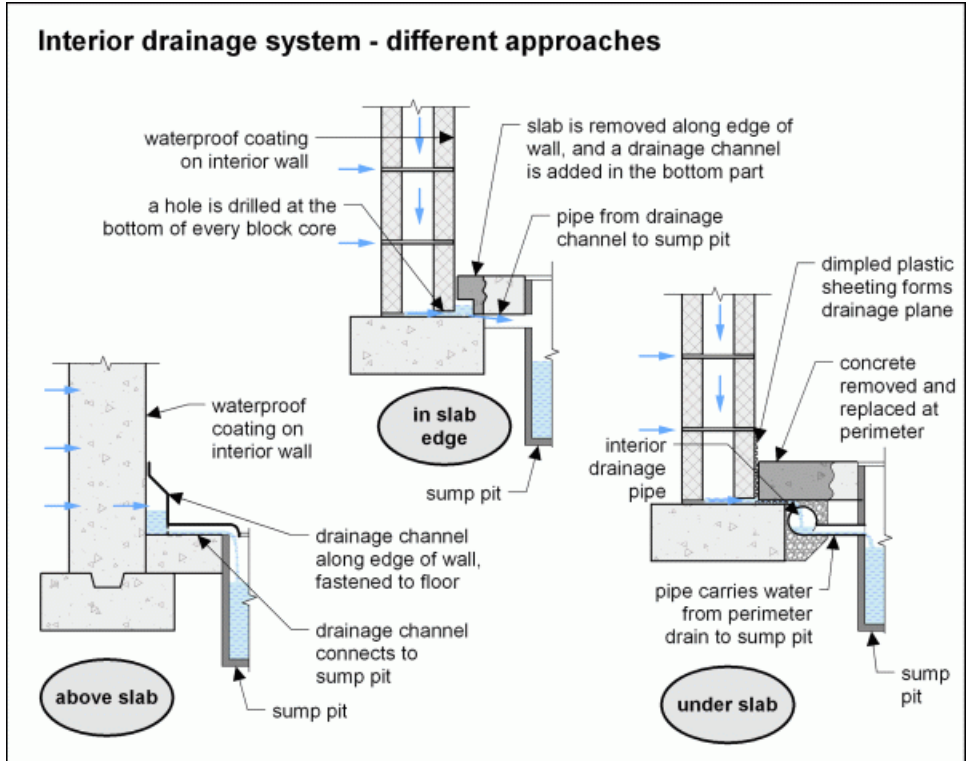
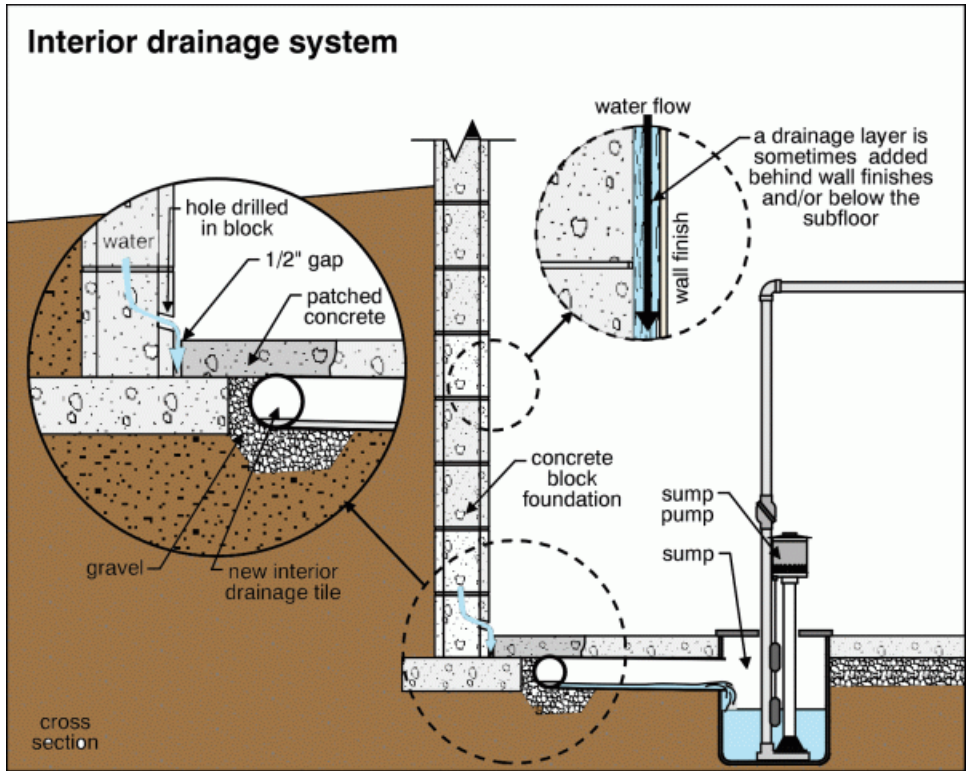
49. Condition: • Floor patched or Trough at floor perimeter

Evidence of previous moisture issues and corrective action taken. Request disclosure of work performed, contractor information with any transferable warranties.

Task: Be Advised Monitor

Time: Ongoing

KEY FACTOR	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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90. Floor patched or Trough at floor perimeter

APPLIANCES \ Washing machine

50. Condition: • Possible leak

Location: Laundry Area

Task: Correct

Time: If necessary



91.

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

Major floor finishes: • Carpet, Tile, Wood

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

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

Glazing: • [Double](#)

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

Cooking Fuel (Check all that apply): • Electricity • Gas

Appliances: • Refrigerator • Dishwasher • Waste disposal • Range hood • Cooktop • Wall Oven (or Oven)

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

Stairs and railings: • Inspected

Inspection Methods and Limitations

Inspection limited/prevented by:

- Storage in closets and cabinets / cupboards



92. Storage in closets and cabinets / cupboards

- 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.

Inspection limited/prevented by: • Middle front bedroom



93. Storage in closets and cabinets / cupboards

KEY FACTOR	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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94.

Cosmetics: • No comment offered on cosmetic finishes

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

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

RECOMMENDATIONS \ Thermal Inspection Report Information

51. Condition: • A thermography inspection was conducted. We have provided throughout your report any supporting photos related to stains, patches and other possible water intrusion that was observed in our visual inspection.

Task: Be Advised

Time: As Soon As Possible

52. Condition: • Anomalies indicating moisture issues in the inspection were observed during the thermography inspection. See the pertinent section for more information.

Anomalies indicate a moisture issue. Be advised while this is most likely an active issue, it may be evidence of a previous issue that has been corrected. Request additional information from seller regarding any prior issues, damage and/or repair before initiating further invasive inspection.

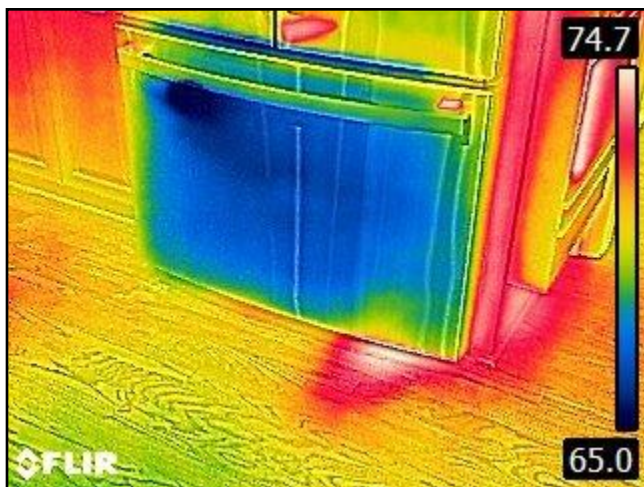
Task: Be Advised - Request Disclosure of known issues. Consult with qualified contractor for invasive inspection if needed.

Description

General: • PHOTOS IN THIS SECTION DEPICT REPRESENTATIVE PHOTOS OF AREAS SCANNED WITH NO ISSUES. ALL AREAS OF POTENTIAL HIDDEN MOISTURE WERE SCANNED. ANY ANOMALIES ARE NOTED ELSEWHERE IN THE APPROPRIATE SECTION OF THE REPORT.

Kitchen Plumbing Fixtures and Cabinets:

- Kitchen: No issues



95. Kitchen: No issues



96. Kitchen: No issues

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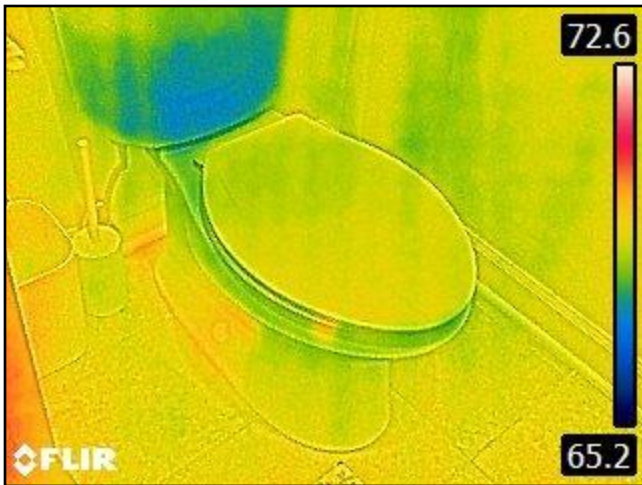
97. Kitchen: No issues



98. Kitchen: No issues

Bathroom Plumbing Fixtures and Cabinets:

- Bathrooms: No issues



99. Bathrooms: No issues



100. Bathrooms: No issues

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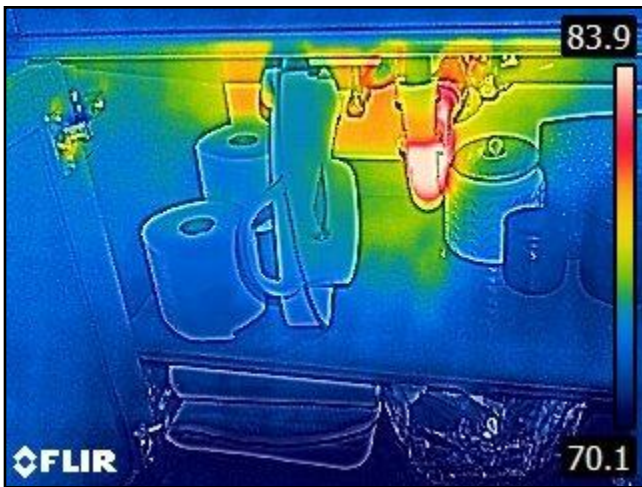
KEY FACTOR	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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101. Bathrooms: No issues



102. Bathrooms: No issues



103. Bathrooms: No issues



104. Bathrooms: No issues



105. Bathrooms: No issues

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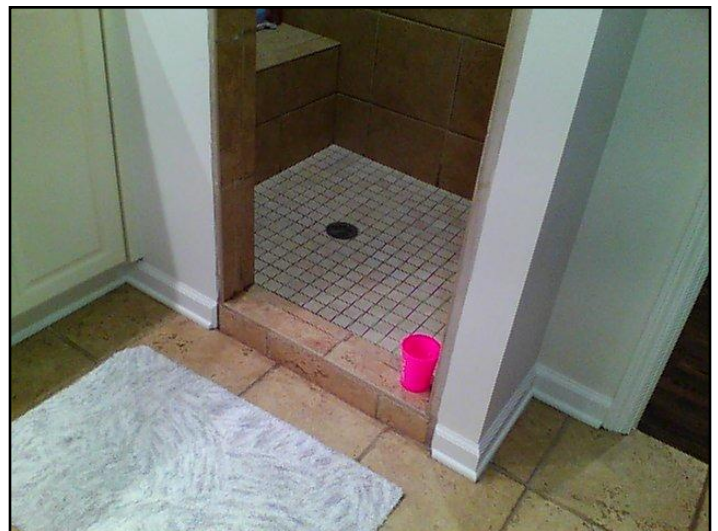
KEY FACTOR	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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106. Bathrooms: No issues



107. Bathrooms: No issues



108. Bathrooms: No issues



109. Bathrooms: No issues

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110. Bathrooms: No issues



111. Bathrooms: No issues



112. Bathrooms: No issues



113. Bathrooms: No issues

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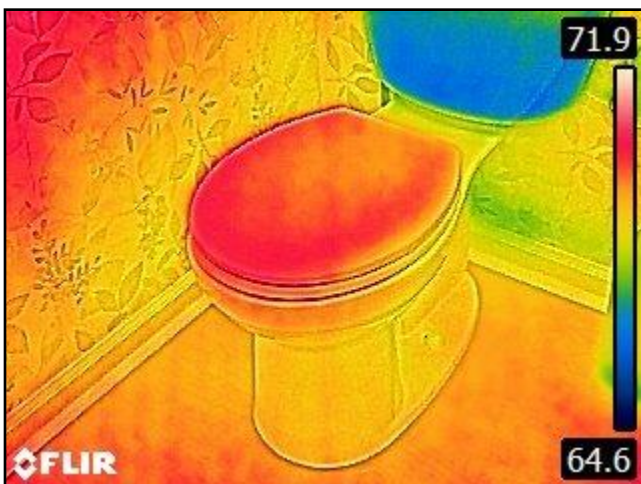
114. Bathrooms: No issues



115. Bathrooms: No issues



116. Bathrooms: No issues



117. Bathrooms: No issues

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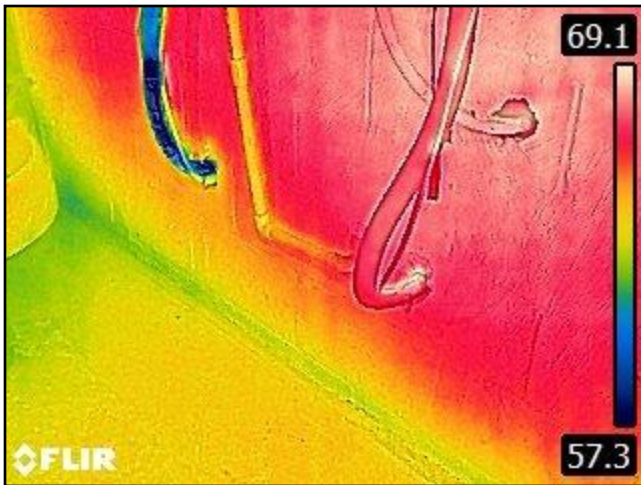
KEY FACTOR	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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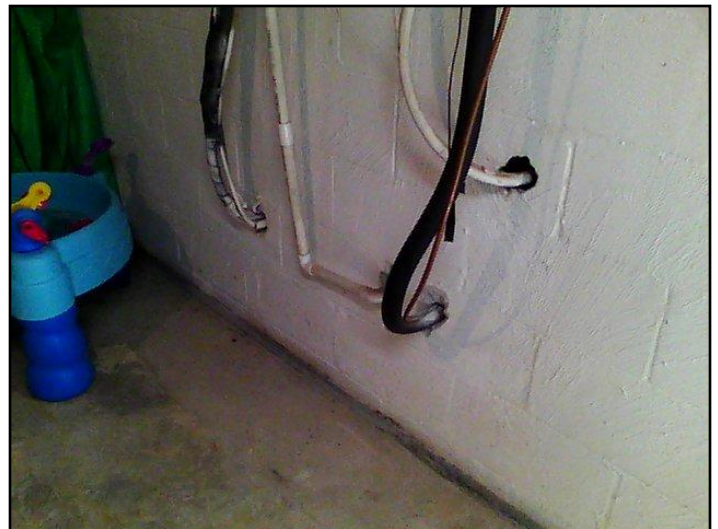
118. Bathrooms: No issues

Plumbing: Penetrations - Water Heater - Shut Off Valves - Misc Water Fixtures:

- Plumbing Fixture/Penetration: No issues



119. Plumbing Fixture/Penetration: No issues



120. Plumbing Fixture/Penetration: No issues

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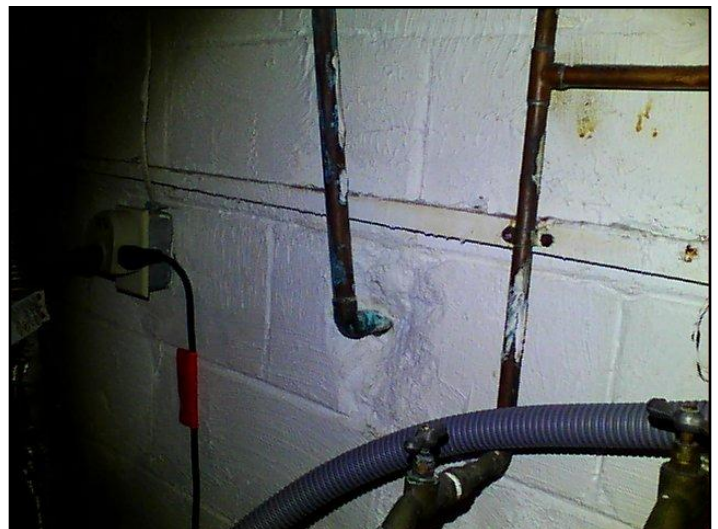
121. Plumbing Fixture/Penetration: No issues



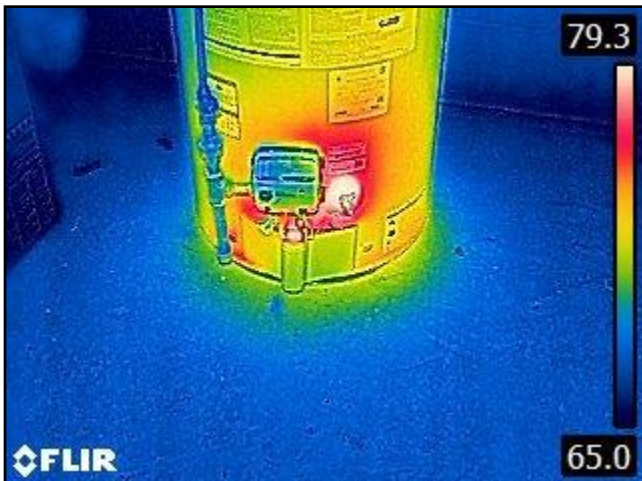
122. Plumbing Fixture/Penetration: No issues



123. Plumbing Fixture/Penetration: No issues



124. Plumbing Fixture/Penetration: No issues



125. Plumbing Fixture/Penetration: No issues

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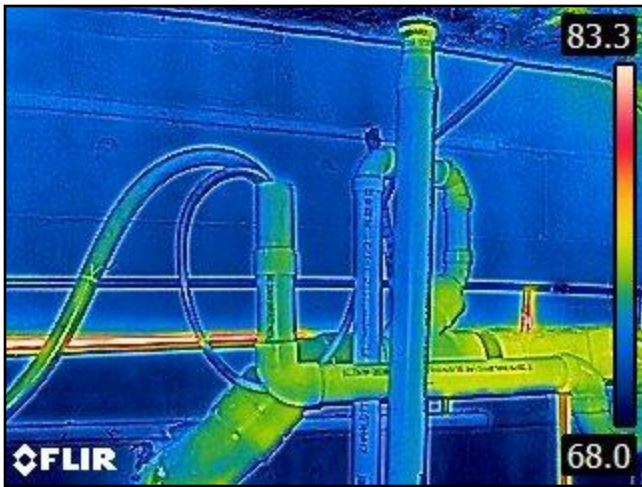
KEY FACTOR	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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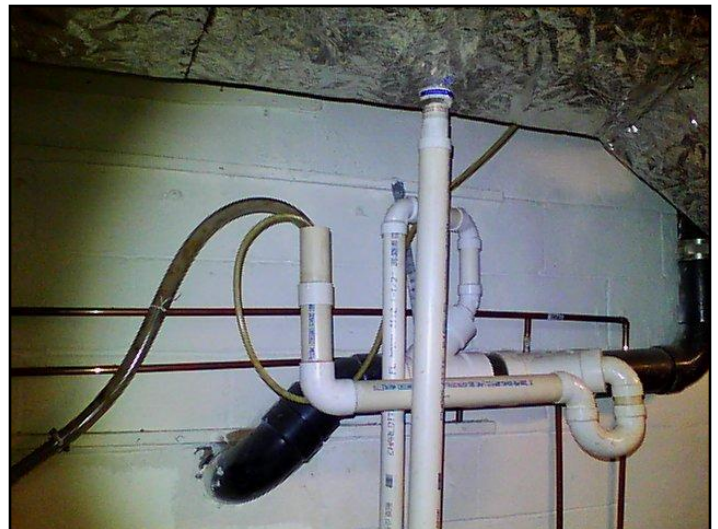
126. Plumbing Fixture/Penetration: No issues

Laundry Area:

- Laundry Area: No issues



127. Laundry Area: No issues



128. Laundry Area: No issues

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129. Laundry Area: No issues



130. Laundry Area: No issues



131. Laundry Area: No issues



132. Laundry Area: No issues

Below Grade Foundation Walls:

- Below Grade Foundation Walls: No issues

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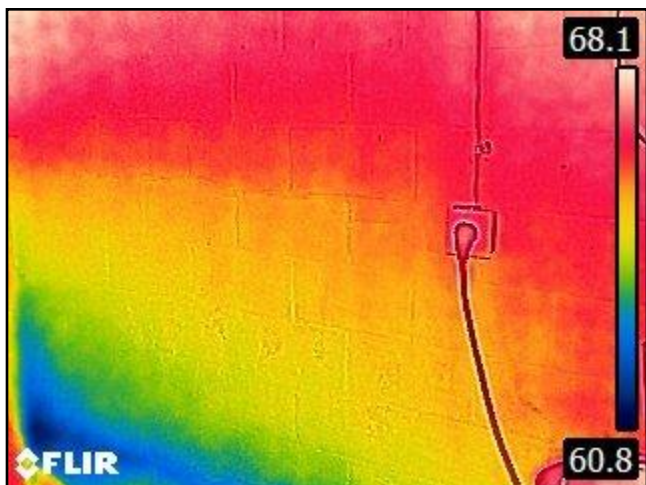
KEY FACTOR	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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133. Below Grade Foundation Walls: No issues



134. Below Grade Foundation Walls: No issues



135. Below Grade Foundation Walls: No issues



136. Below Grade Foundation Walls: No issues

Inspection Methods and Limitations

THE FOLLOWING AREAS WERE SCANNED BY INFRARED CAMERA: • Stain/Patch • Support Photo • Ceiling Below Roof Structure • Bathroom Fixtures • Ceilings Below Bathroom(s) • Main Floor Windows/Doors • Kitchen Fixture • Ceiling below Kitchen • Laundry Area • Basement Windows/Doors • Base of Water Heater • Below Grade Foundation Walls • Main Water Line Penetration • Main Waste Line Penetration • AC Line-Set Penetration

Scope: • Thermal imaging is used as a screening tool to identify potential areas of moisture. A home inspection identifies the current condition of the property but cannot predict the future. It is intended to discover MAJOR deficiencies that would change your purchasing decision. Thermal Imaging is an additional diagnostic tool used in the search of these deficiencies. Although it still does not eliminate risk associated with homeownership, it helps immensely in our fight against surprises.

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

This report is only an overview of a home in its current condition reflected on the day and time it was prepared and cannot be all inclusive. It is designed to mitigate risk and cannot eliminate it altogether.

Please feel free to contact us with questions about the report or the home itself any time. Our telephone and e-mail consulting service is available at no cost to you.

Thermal Imaging Limitations: • STORAGE AND/OR FURNISHINGS limited inspection. We do our best to look around items, but large furniture and/or stored personal items were not able to be seen behind thoroughly.

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 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.](#) • [The material is possibly asbestos containing. Testing for asbestos or other environmental hazards is beyond the scope of the inspection and further testing may be needed.](#)

END OF REPORT

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, 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, and drain lines that are inside the home. 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 covered in this guarantee. 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 guarantee covers parts and labor only and does not cover consequential or secondary damages. This guarantee 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 guarantee does not cover water damage, cosmetic repairs, or items that are inaccessible without the removal of drywall, concrete, insulation 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 guarantee excludes all appliances, mechanical equipment, climate control systems, fixtures and roofs believed to be over 10 years old. Leaks in refrigerant lines are not covered. This guarantee does not cover plumbing stoppages, regardless of reason. This guarantee 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 guarantee does not cover chimneys, fireplaces, or brick failures of any kind. This guarantee 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 guarantee 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 and structural coverage is limited to those items inspected in accordance with the ASHI Standards of Practice. Our guarantee has no deductible and is limited to an aggregate maximum of \$1,000.00 per address. Home-Probe is not an insurer. This is not a warranty or insurance policy. Any damage caused by any peril is not covered by this guarantee, 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 client of Home-Probe, Inc. listed on the first page of this inspection report 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

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State of Georgia without reference to, and regardless of, any applicable choice or conflicts of laws principles. Any concerns with this guarantee must be received within 100 days of the inspection or within 22 days of closing, whichever comes later and based on the initial inspection date. The coverage under this policy shall come after any and all other warranties in place. This guarantee is valid upon successful completion of our Home Inspection Authorization Form and after payment of the Home Inspection has been received. Coverage begins on date of original inspection and is not extended on subsequent inspections of same property.

CLAIMS PROCEDURES: 1. Written Notification of claim must be received by Home-Probe prior to the expiration of the guarantee (which is defined as noon, the 101st day after the inspection is completed or 22 days after the date of your closing). 2. An itemized repair estimate must be submitted for every approved claim, including the breakdown of parts & labor, as well as a specific cause for the failure in writing from a licensed or properly certified repair person. 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.

Revised 1/03/2023

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Home Probe Recommended Vendor List

Appliance Repair

Appliance Dean

404-671-9117

<https://www.appliancedean.com/>

Arborist

Treeinspection.com

404-486-0144

<https://treeinspection.com/>

Chimney

Chimney Solutions

770-255-1300

<https://www.chimneysolutions.com/>

Electrician

Macrotek

404-329-9957

<http://macrotekservices.com/>

Flooring

Carpet Direct of GA

404-414-0696

<http://carpetdirecttoday.com/>

Foundation

North Georgia Engineering

770-802-9721

<https://www.georgiastructuralsolutions.com/>

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Handyman

Handy Andy

470-485-8524

Home Automation and Integration

Williams Audio, Video & Security

404-483-1834

<https://waves.systems/>**HVAC**

Indoor Experts Heating and Air

404-913-5802

<https://indoorexerts.com/>**IAQ / Mold**

Ensign Building Solutions

770-205-9891

<https://ensignbuildingsolutions.com/>**Plumbing**

SLAM Plumbing

770-243-5729

<https://slamatl.net/>**Pool**

Sweetwater Pools

770-939-5757

<https://www.sweetwaterpools.net/>**Radon**

Metro Atlanta Radon Mitigation

404-549-8700

<https://www.metroatlantaradonmitigation.com/>

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Radon

Ensign Building Solutions

770-205-9891

<https://ensignbuildingsolutions.com/>**Roofing**

Trademark Roofing

770- 437-1317

<https://www.trademarkroofing.com/>**Structural**

North Georgia Engineering

770-802-9721

<https://www.georgiastructuralsolutions.com/>**Tree Service**

Dons Tree Service

770-413-8733

<https://donstree.com/>**Water Intrusion / Proofing**

AKME Waterproofing & Sealants

404-232-5680

<https://akmewaterproofing.com/>

*If you use a vendor that we recommended, please let us know about your experience (good or bad) at info@home-probe.com.

** If you have had outstanding experiences with a vendor who is not on our list, please let us know at info@home-probe.com so we can help others find great vendors.

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

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

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS

