

Your Inspection Report

2009 Happy Drive with THERMAL
Atlanta, GA

PREPARED FOR:
FIRST TIME HOME BUYER

INSPECTION DATE:
Wednesday, May 10, 2023

PREPARED BY:
Mark Kinzie, Certified Thermal Inspector



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

404-218-1040

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



Scan to download
report

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



May 11, 2023

Dear 1st Time Home Buyer,

RE: Report No. 49200, v.2
2009 Happy Drive with THERMAL
Atlanta, GA

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,

Mark Kinzie
on behalf of
Home-Probe

Home-Probe
315 West Ponce de Leon Ave, Suite
559
Decatur, GA 30030
404-218-1040
www.home-probe.com
info@home-probe.com

AGREEMENT

2009 Happy Drive with THERMAL, Atlanta, GA May 10, 2023

Report No. 49200, v.2

www.home-probe.com

PARTIES TO THE AGREEMENT

Company

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

Client

!st Time Home Buyer

This is an agreement between !st Time Home 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

2009 Happy Drive with THERMAL, Atlanta, GA May 10, 2023

Report No. 49200, v.2

www.home-probe.com

- 6. We do not hold ourselves out to be specialists for any particular item. We are a general real estate inspection company. If we report that an item is not performing its intended function or needs repair, we urge you to have that item examined by a specialist before purchasing the property.
- 7. It is important to remember your Home Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive. If you have concerns about any of the conditions noted, please consult the text that is referenced in the report.
- 8. Some intermittent conditions may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, your Home Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used or weight is placed on a shower pan that otherwise would not have leaked.
- 9. Thermal imaging (If included with this inspection) is for the purpose of screening for water leakage issues. While the use of this equipment improves the odds of detecting a moisture issue, it is not a guarantee, as numerous environmental conditions can mask the thermal signature of moisture. Additionally, leakage is often intermittent, and cannot be detected when not present.

What the Client Must Do:

- 1. If we report that an item is in need of immediate repair or is not performing its intended function and Client intends to purchase the property anyway, it is the client's obligation to have that item and pertaining system examined further by a specialist in that field. Client agrees that issues may be discovered during the repair process that would not be apparent in the inspection process.
- 2. It is agreed by all parties that, to the extent allowed by law, any damages for alleged breach of this contract, negligence or otherwise are limited to the amount of the inspection fee or \$1,000.00 whichever is greater.
- 3. Client agrees and understands that any claim of omission from the report will be reported within 5 days of discovery.
- 4. Client agrees that, with the exception of emergency conditions, we will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced, or otherwise changed before we have had a reasonable period of time to investigate.
- 5. Client acknowledges that the inspector has not made any oral representations that differ from or modify what is written in this report.
- 6. Client understands it is strongly encouraged that a final walkthrough of the property be done prior to closing as conditions of a home can and do change from the time of inspection leading up to closing escrow. A walkthrough form can be provided by your Home Inspector.

Cancellation Policy:

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

 Client Signature Date: _____ Inspector signature

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

AGREEMENT

2009 Happy Drive with THERMAL, Atlanta, GA May 10, 2023

Report No. 49200, v.2

www.home-probe.com

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, **1st Time Home Buyer (Signature)** _____, **(Date)** _____, **have read, understood and accepted the terms of this agreement.**

KEY FACTORS

Report No. 49200, v.2

2009 Happy Drive with THERMAL, Atlanta, GA May 10, 2023

www.home-probe.com

| | | | | | | | | | |
|------------|-----------|----------|-----------|------------|---------|---------|------------|----------|----------|
| 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.

Roofing

ROOF \ Roofing Material

Condition: • Old, Worn Out

Location: Throughout

Task: Consult with a qualified contractor

Time: As Soon As Possible

Cost: \$4.50 to \$7.50 per square foot depending on the quality and grade of shingles

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.

22 years old

Location: Kneewall attic space (2nd floor unit)

Task: Prepare for Replacement

Time: Unpredictable

Cost: \$3,500-\$7,000

Cooling & Heat Pump

AIR CONDITIONING \ Life expectancy

Condition: • Near end of life expectancy

22 years old

R-22 refrigerant

Location: 2nd floor unit

Task: Prepare for Replacement

Time: Unpredictable

KEY FACTORS

2009 Happy Drive with THERMAL, Atlanta, GA May 10, 2023

Report No. 49200, v.2

www.home-probe.com

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

Cost: \$2,000-\$4,000

AIR CONDITIONING \ Compressor

Condition: • Inadequate Cooling

Location: 2nd floor system

Task: Qualified HVAC technician should evaluate

Time: As Soon As Possible

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

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

Non-Scope

RECOMMENDATIONS \ General

Condition: • Evidence of Rodents

There is evidence to suggest there is or has been rodent activity at the property (trails in insulation). While we cannot determine if this is a current or even a recent issue, it is recommended that a pest control or wildlife exclusion company be consulted to determine the steps necessary to be taken for remedy.

Location: Attic

Task: Consult with Wildlife or Pest Exclusion Company

Time: As soon as possible

Cost: \$1,000 and up

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

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

Observations and Recommendations

ROOF \ Roofing Material

1. Condition: • Old, Worn Out

Location: Throughout

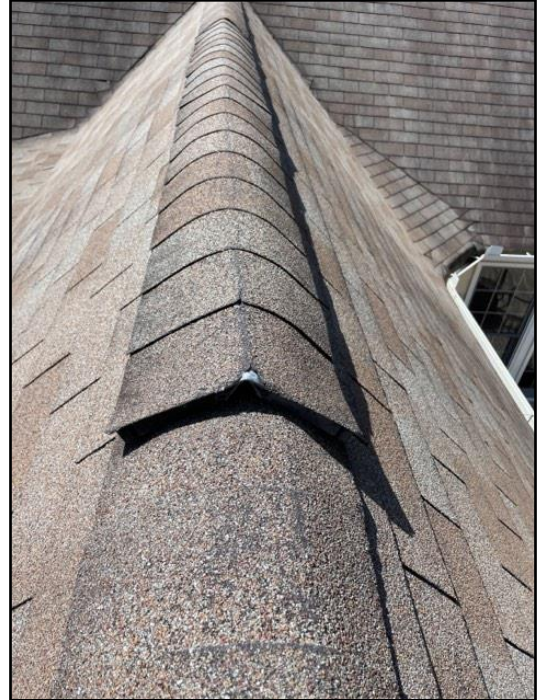
Task: Consult with a qualified contractor

Time: As Soon As Possible

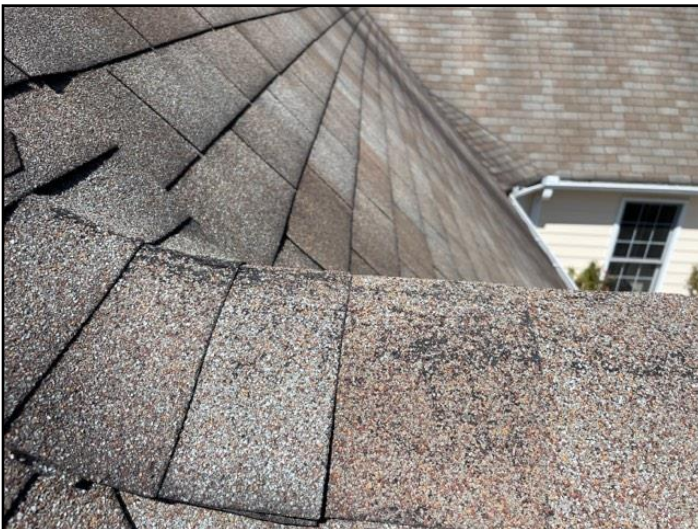
Cost: \$4.50 to \$7.50 per square foot depending on the quality and grade of shingles



1. *Old, Worn Out*



2. *Old, Worn Out*



3. *Old, Worn Out*



4. *Old, Worn Out*

ROOFING

2009 Happy Drive with THERMAL, Atlanta, GA May 10, 2023

Report No. 49200, v.2

www.home-probe.com

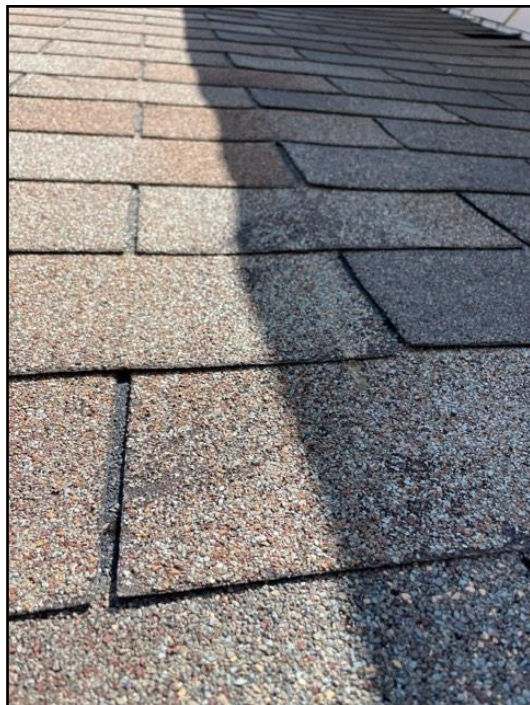
| | | | | | | | | | |
|------------|-----------|----------|-----------|------------|---------|---------|------------|----------|----------|
| KEY FACTOR | ROOFING | EXTERIOR | STRUCTURE | ELECTRICAL | HEATING | COOLING | INSULATION | PLUMBING | INTERIOR |
| THERMAL IM | NON-SCOPE | APPENDIX | REFERENCE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



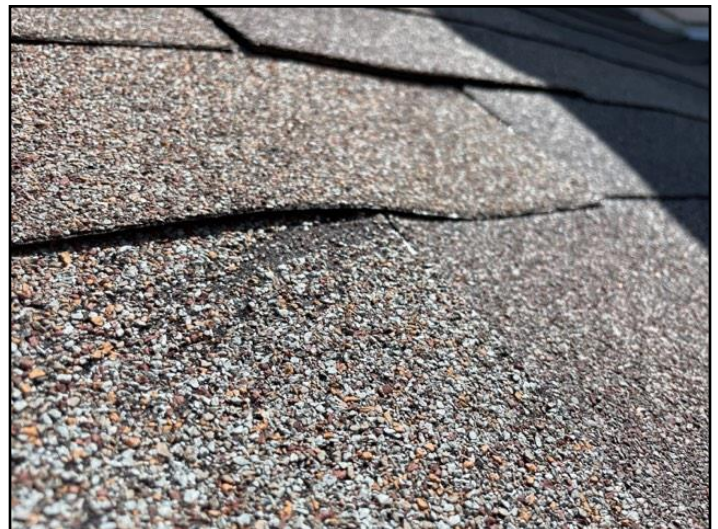
5. Old, Worn Out



6. Old, Worn Out



7. Old, Worn Out



8. Old, Worn Out

ROOF FLASHINGS \ General notes

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

Task: Repair or replace

ROOFING

2009 Happy Drive with THERMAL, Atlanta, GA May 10, 2023

Report No. 49200, v.2

www.home-probe.com

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

Time: Immediate

Cost: \$300 - \$600 per location



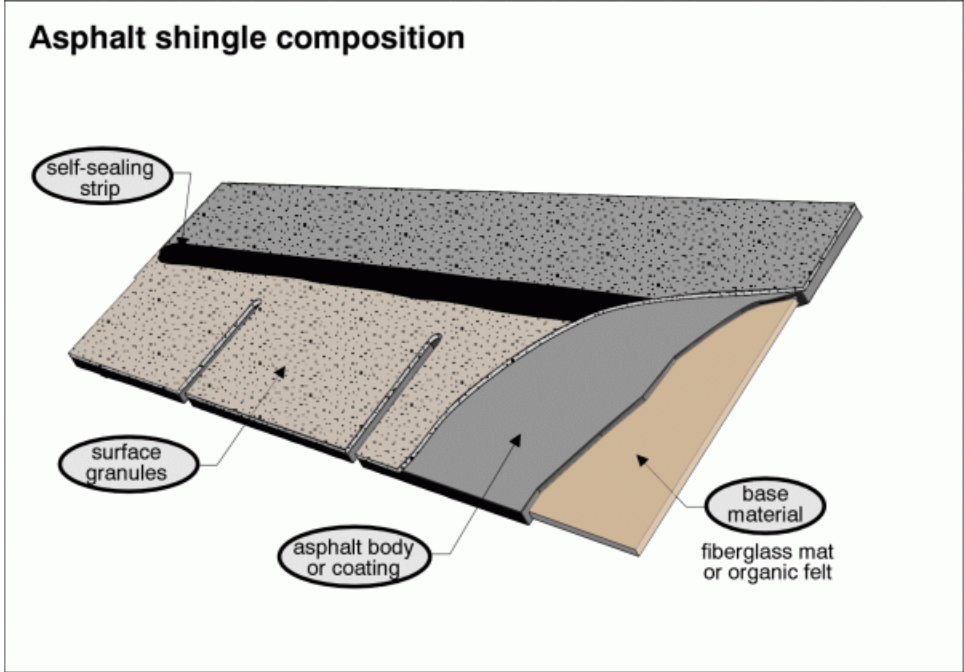
9. Damage, loose, rusted or missing

Description

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

Roofing Material:

- Asphalt 3-Tab - Life Expectancy 15-20 Years



ROOFING

2009 Happy Drive with THERMAL, Atlanta, GA May 10, 2023

Report No. 49200, v.2

www.home-probe.com

KEY FACTOR

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

THERMAL IM

NON-SCOPE

APPENDIX

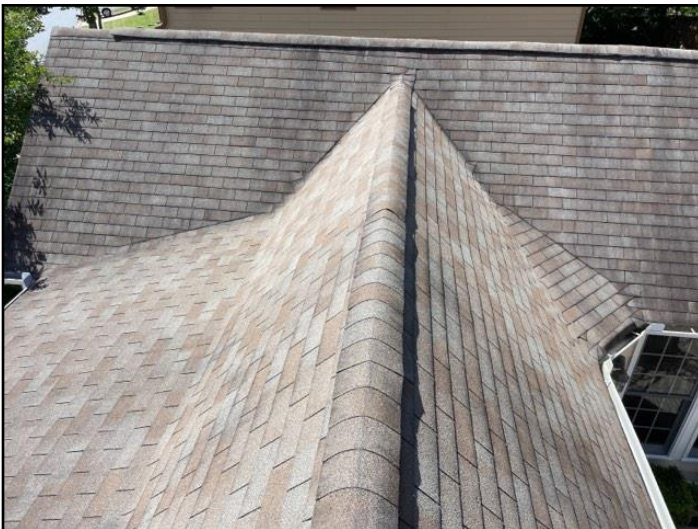
REFERENCE



10. Asphalt 3-Tab - Life Expectancy 15-20 Years



11. Asphalt 3-Tab - Life Expectancy 15-20 Years



12. Asphalt 3-Tab - Life Expectancy 15-20 Years



13. Asphalt 3-Tab - Life Expectancy 15-20 Years

Approximate age: • 20-25 years

Inspection Methods and Limitations

Inspection performed: • By walking on roof

Age determined by: • Visual inspection from roof surface

EXTERIOR

2009 Happy Drive with THERMAL, Atlanta, GA May 10, 2023

Report No. 49200, v.2

www.home-probe.com

KEY FACTOR

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

THERMAL IM

NON-SCOPE

APPENDIX

REFERENCE

Observations and Recommendations

WALLS \ Siding and trim

3. 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: Courtyard

Task: Repair or replace

Time: Immediate

Cost: \$150 - \$300 per location



14. *Rot/Insect damage*

4. Condition: • Loose or missing pieces

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

Location: Front roof

Task: Correct

Time: Immediate

Cost: Minor

EXTERIOR

2009 Happy Drive with THERMAL, Atlanta, GA May 10, 2023

Report No. 49200, v.2

www.home-probe.com

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



15. Loose or missing pieces

LANDSCAPING \ General notes

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

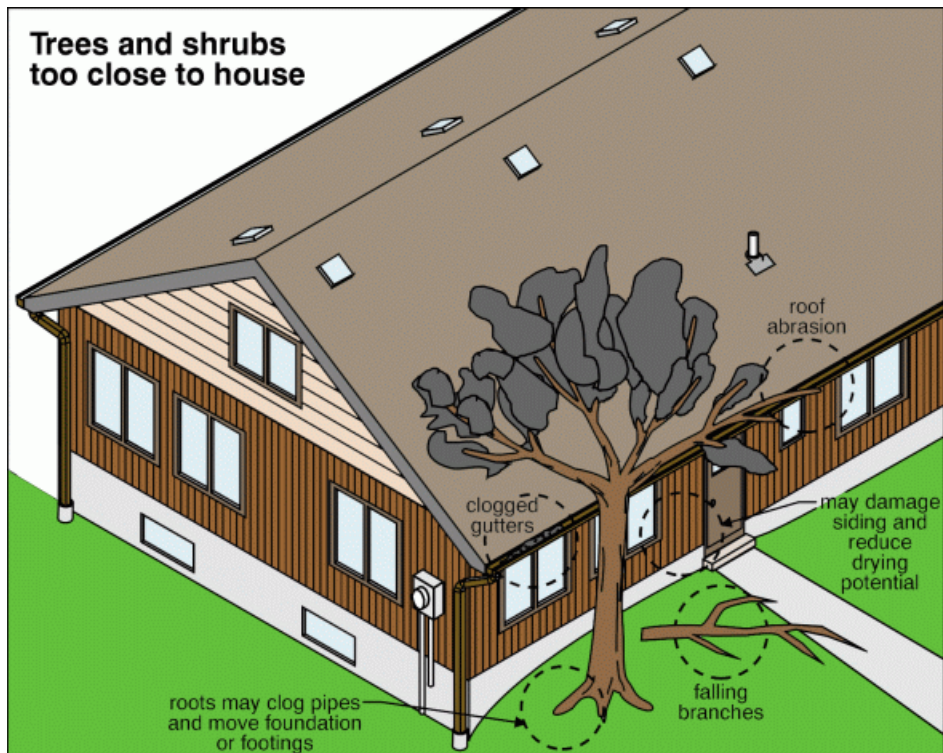
The photos and locations noted in this report should only be considered representative of the condition and not all encompassing.

Location: Front

Task: Trim branches

Time: As Soon As Possible

Cost: Regular maintenance item



EXTERIOR

2009 Happy Drive with THERMAL, Atlanta, GA May 10, 2023

Report No. 49200, v.2

www.home-probe.com

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



16. Trees or Shrubs too close to building

6. Condition: • Cracked or Damaged Surfaces

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

Location: Driveway

Task: Repair As Needed

Time: Discretionary

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



17. Cracked or Damaged Surfaces

EXTERIOR

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

GARAGE \ General notes

7. Condition: • Vehicle Door is Dented/Damaged
This is more a cosmetic issue as door functions properly.

Location: Right door

Task: Repair or replace

Time: Discretionary

Cost: Depends on the preferred remedy of repair



18. *Vehicle Door is Dented/Damaged*



19. *Vehicle Door is Dented/Damaged*

8. Condition: • Cracks in Floor

Typical shrinkage cracking.

Location: Garage

Task: Be Advised/No Action Necessary

Time: Ongoing

EXTERIOR

2009 Happy Drive with THERMAL, Atlanta, GA May 10, 2023

Report No. 49200, v.2

www.home-probe.com

KEY FACTOR

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

THERMAL IM

NON-SCOPE

APPENDIX

REFERENCE



20. Cracks in Floor

Description

Gutter & downspout material: • Aluminum/Galvanized

Downspout discharge: • [Above grade](#)

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

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

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

Retaining wall: • [Stone](#)

Driveway: • Concrete

Walkway: • Concrete

Inspection Methods and Limitations

Inspection limited/prevented by:

- Storage in garage

EXTERIOR

2009 Happy Drive with THERMAL, Atlanta, GA May 10, 2023

Report No. 49200, v.2

www.home-probe.com

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



21. Storage in garage

Exterior inspected from: • Ground level

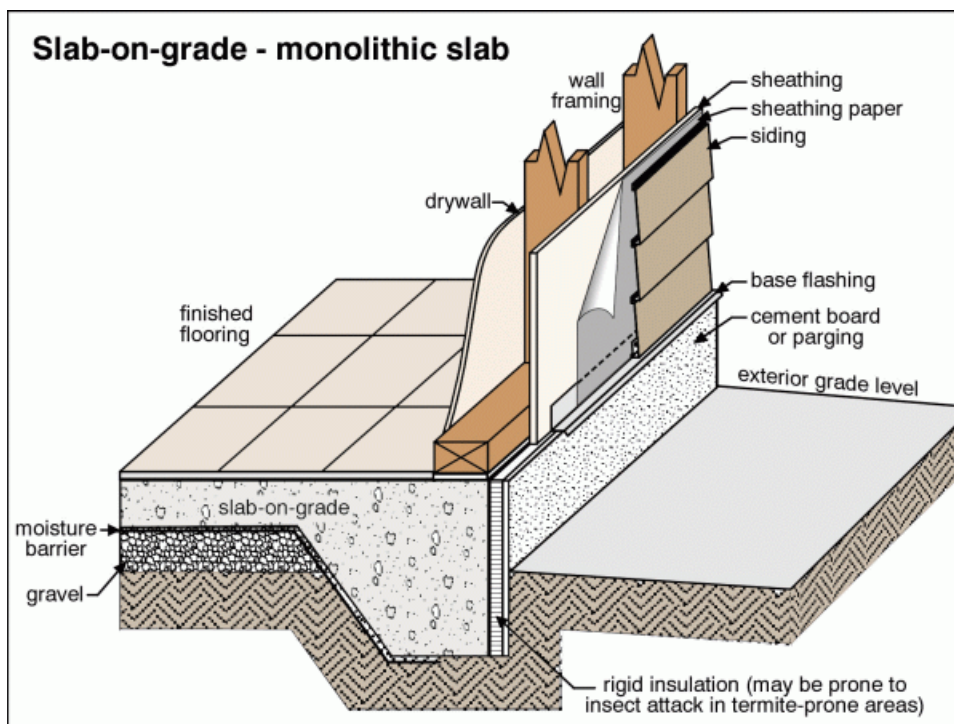
| | | | | | | | | | |
|------------|-----------|----------|------------------|------------|---------|---------|------------|----------|----------|
| KEY FACTOR | ROOFING | EXTERIOR | STRUCTURE | ELECTRICAL | HEATING | COOLING | INSULATION | PLUMBING | INTERIOR |
| THERMAL IM | NON-SCOPE | APPENDIX |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

Description

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

Configuration:

- [Slab-on-grade](#)



Foundation material: • [Poured concrete](#)

Floor construction: • Not visible

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

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

Inspection Methods and Limitations

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

Percent of foundation not visible: • 95 %

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

Observations and Recommendations

DISTRIBUTION SYSTEM \ Outlets (receptacles)

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

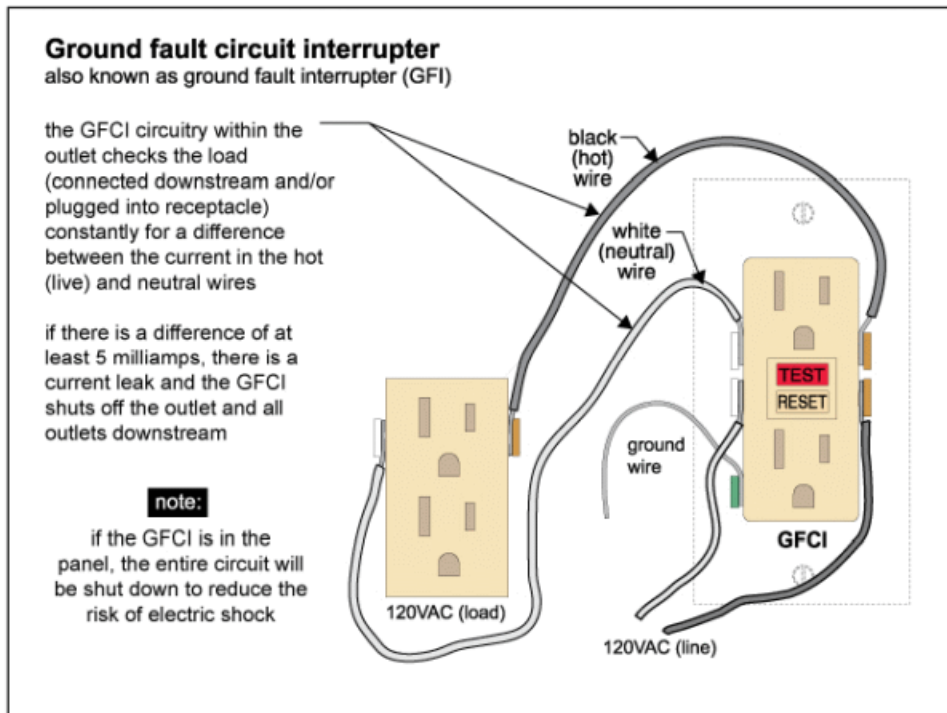
The photos and locations noted in this section should only be considered representative of the condition and not all encompassing.

Location: Dining room

Task: Upgrade

Time: Immediate

Cost: Less than \$100 - Each



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

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

10. Condition: • Loose Receptacles (Outlets) noted

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

Location: Kitchen

Task: Secure

Time: Immediate

Cost: Minor



23. Loose Receptacles (Outlets) noted

DISTRIBUTION SYSTEM \ Smoke alarms and CO Detectors

11. Condition: • Missing Carbon Monoxide Alarms

Location: Throughout

Task: Provide

Time: Immediately

Cost: Less than \$50 each

12. Condition: • [Over 10 Years Old](#)

The smoke detectors in this home are most likely over 10 years old. NFPA recommends they be replaced every 10 years and suggest doing so upon taking ownership.

Location: Throughout

Task: Replace

Time: Immediate

Cost: Less than \$50 Each

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

Description

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

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

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

Main disconnect/service box type and location:

- [Breakers - exterior wall](#)



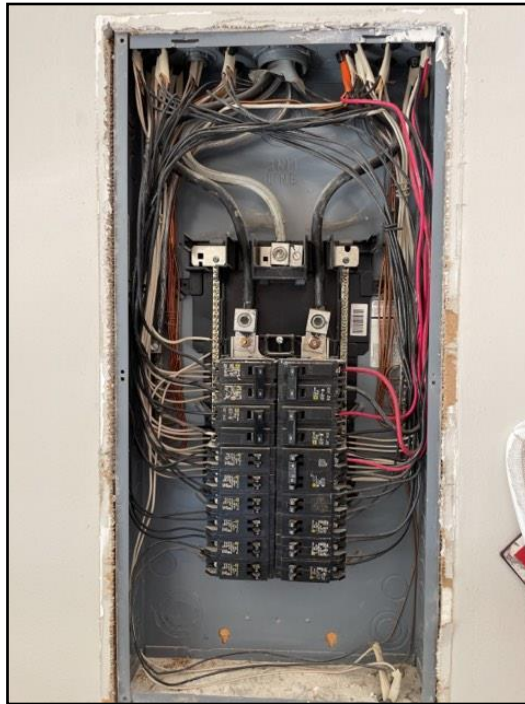
24. Breakers - exterior wall

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

Distribution panel type and location:

- [Breakers - garage](#)

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



25. 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): • [GFCIs present](#) • [GFCI - bathroom and exterior](#) • GFCI - kitchen • No AFCI

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

Inspection Methods and Limitations

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

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

Observations and Recommendations

FURNACE \ Life expectancy

13. 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.

22 years old

Location: Kneewall attic space (2nd floor unit)

Task: Prepare for Replacement

Time: Unpredictable

Cost: \$3,500-\$7,000

FURNACE \ Distribution air fan (blower)

14. Condition: • Noisy

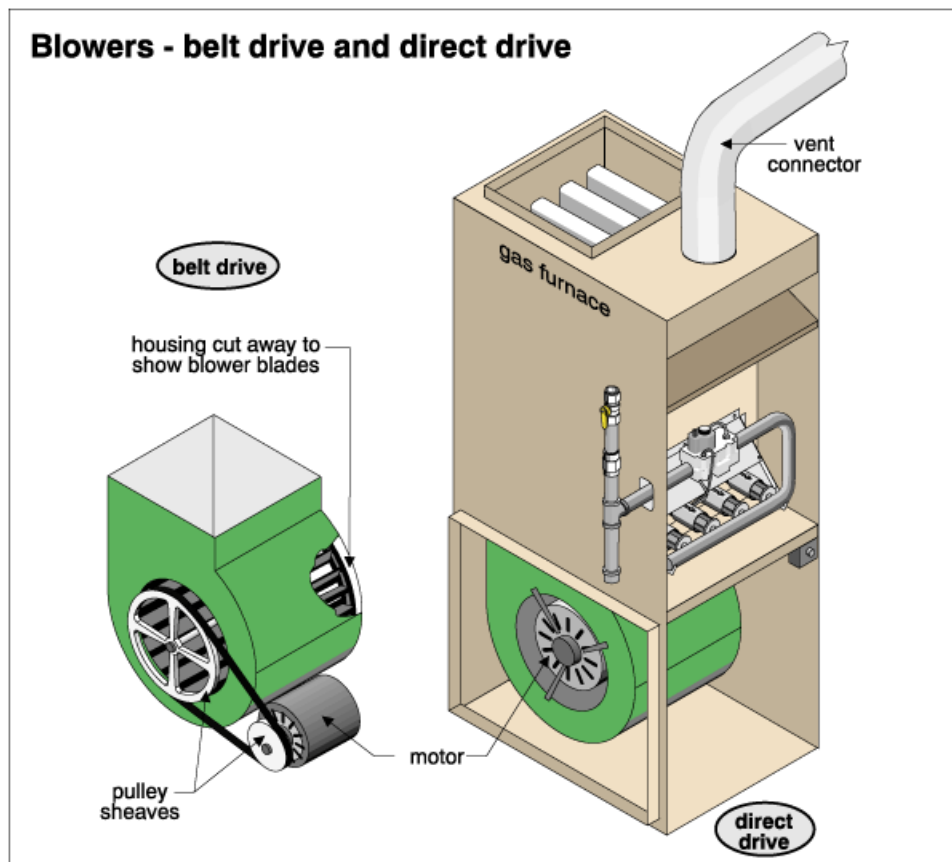
Excessive vibration

Location: Kneewall attic space (2nd floor unit)

Task: Qualified HVAC technician should evaluate

Time: As Soon As Possible

Cost: Depends on work needed



HEATING

2009 Happy Drive with THERMAL, Atlanta, GA May 10, 2023

Report No. 49200, v.2

www.home-probe.com

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



26. Noisy

GAS FURNACE \ Gas piping

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

Improper configuration

Location: Both furnaces (attic and kneewall attic)

Task: Provide

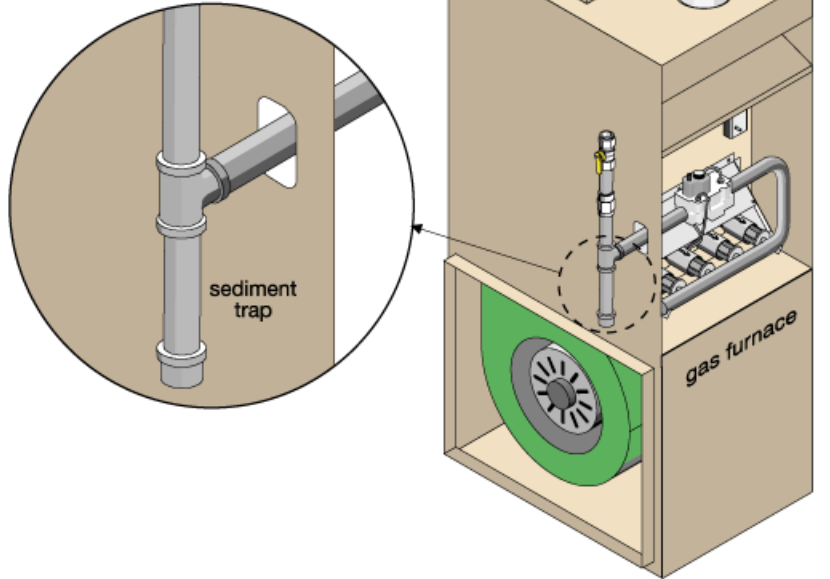
Time: Immediate

Cost: Minor

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

Sediment trap

the sediment trap (drip leg/dirt pocket/drip) serves as a collection area for sediment to reduce the chance of clogged gas valves or burners



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



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

HEATING

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

FIREPLACE \ Hearth and extension

16. Condition: • [Gaps or cracks](#)

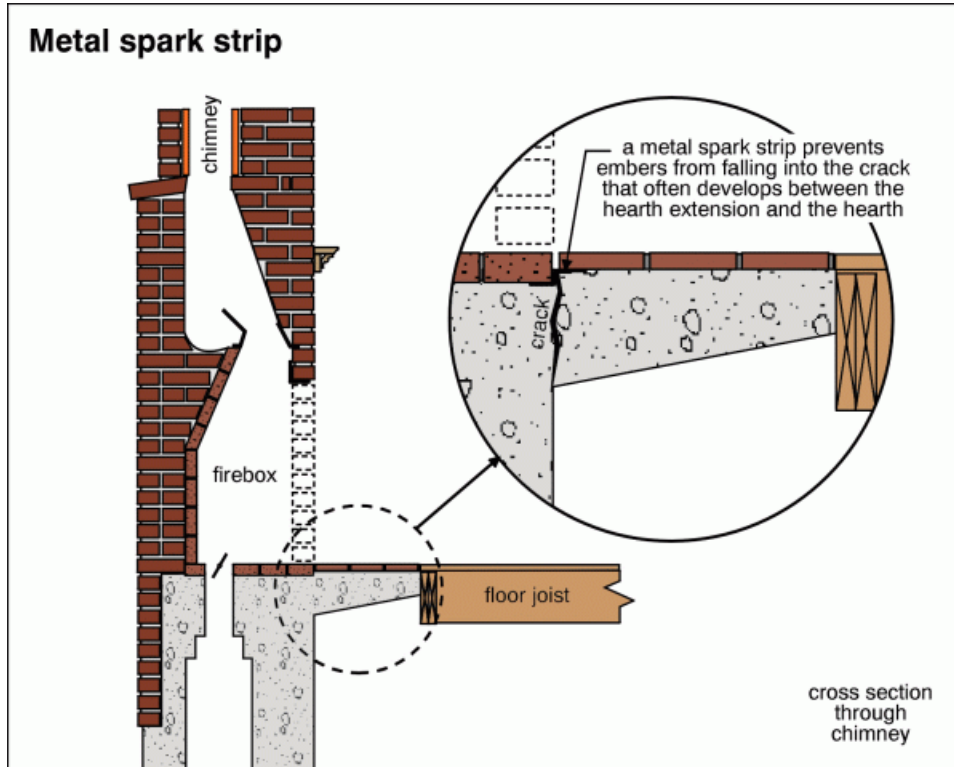
Small cracks

Location: Living room

Task: Be advised / Consult with a qualified contractor

Time: Discretionary

Cost: Minor



29. Gaps or cracks

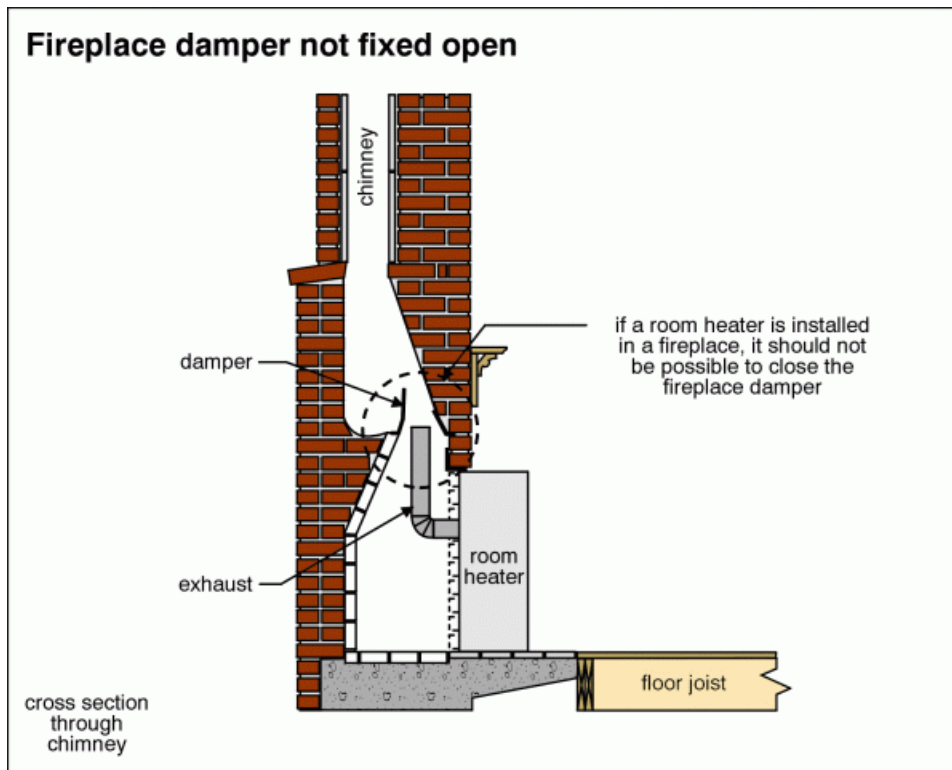
FIREPLACE \ Gas fireplace or gas logs

17. Condition: • [Damper in existing fireplace not fixed open](#)

Task: Provide

Time: Prior To Use

Cost: Minor



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
- Kneewall attic space (2nd floor unit)

HEATING

2009 Happy Drive with THERMAL, Atlanta, GA May 10, 2023

Report No. 49200, v.2

www.home-probe.com

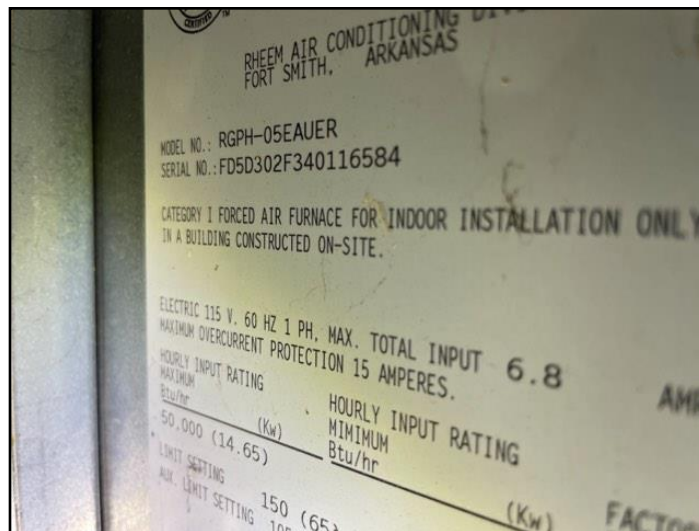
| | | | | | | | | | |
|------------|-----------|----------|-----------|------------|---------|---------|------------|----------|----------|
| KEY FACTOR | ROOFING | EXTERIOR | STRUCTURE | ELECTRICAL | HEATING | COOLING | INSULATION | PLUMBING | INTERIOR |
| THERMAL IM | NON-SCOPE | APPENDIX | REFERENCE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



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



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



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

- Mid-Efficiency Gas Furnace - 18-25 Year Life Expectancy
Attic (primary floor unit)

HEATING

2009 Happy Drive with THERMAL, Atlanta, GA May 10, 2023

Report No. 49200, v.2

www.home-probe.com

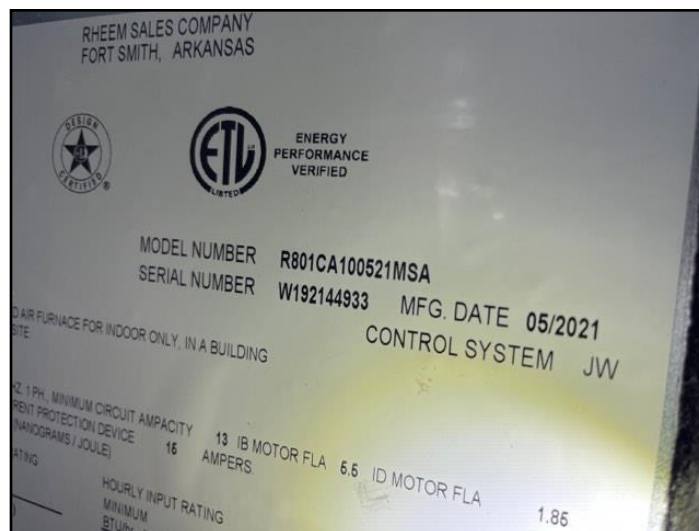
| | | | | | | | | | |
|------------|-----------|----------|-----------|------------|---------|---------|------------|----------|----------|
| KEY FACTOR | ROOFING | EXTERIOR | STRUCTURE | ELECTRICAL | HEATING | COOLING | INSULATION | PLUMBING | INTERIOR |
| THERMAL IM | NON-SCOPE | APPENDIX | REFERENCE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



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



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



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

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

Approximate capacity: • [50,000 BTU/hr](#) • [100,000 BTU/hr](#)

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

Approximate age:

• [2 years](#)

Attic (primary floor unit)

HEATING

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

- [22 years](#)
Kneewall attic space (2nd floor unit)

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

Supply temperature: • 105°

Air filter:

- 14" x 25"
Kneewall attic space (washable)



36. 14" x 25"

- 20" x 25"
Attic (primary floor unit)

HEATING

2009 Happy Drive with THERMAL, Atlanta, GA May 10, 2023

Report No. 49200, v.2

www.home-probe.com

KEY FACTOR

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

THERMAL IM

NON-SCOPE

APPENDIX

REFERENCE



37. 20" x 25"

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

Auxiliary heat: • No emergency heat setting

Fireplace/stove: • [Gas logs](#)

COOLING & HEAT PUMP

2009 Happy Drive with THERMAL, Atlanta, GA May 10, 2023

Report No. 49200, v.2

www.home-probe.com

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

Observations and Recommendations

AIR CONDITIONING \ Life expectancy

18. Condition: • Near end of life expectancy

22 years old

R-22 refrigerant

Location: 2nd floor unit

Task: Prepare for Replacement

Time: Unpredictable

Cost: \$2,000-\$4,000

AIR CONDITIONING \ Compressor

19. Condition: • Inadequate Cooling

Location: 2nd floor system

Task: Qualified HVAC technician should evaluate

Time: As Soon As Possible

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

AIR CONDITIONING \ Condensate system

20. Condition: • Improper Discharge Point

Ideally water will discharge at least 4 feet from the foundation.

Location: Rear exterior

Task: Improve

Time: Immediate

Cost: Less than \$100

COOLING & HEAT PUMP

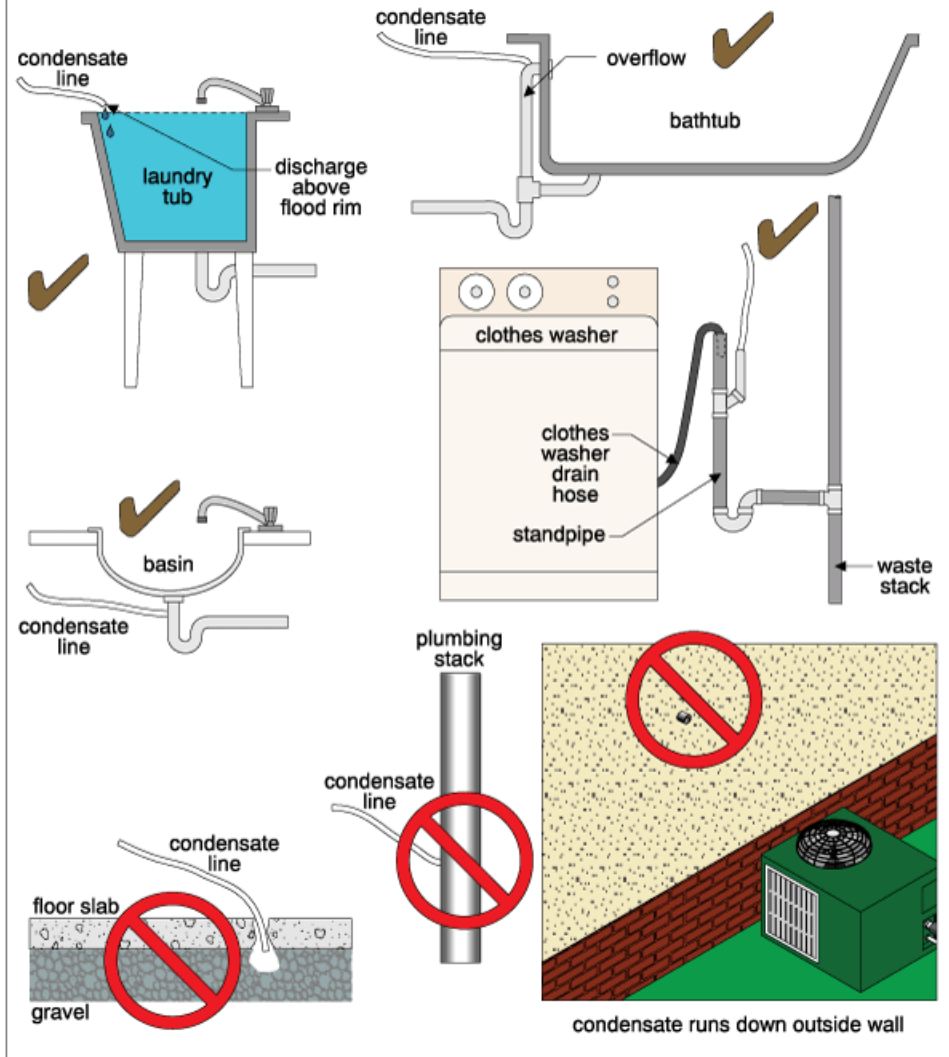
2009 Happy Drive with THERMAL, Atlanta, GA May 10, 2023

Report No. 49200, v.2

www.home-probe.com

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

Condensate discharge locations



COOLING & HEAT PUMP

2009 Happy Drive with THERMAL, Atlanta, GA May 10, 2023

Report No. 49200, v.2

www.home-probe.com

KEY FACTOR

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

THERMAL IM

NON-SCOPE

APPENDIX

REFERENCE



38. *Improper Discharge Point*

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

Primary floor unit

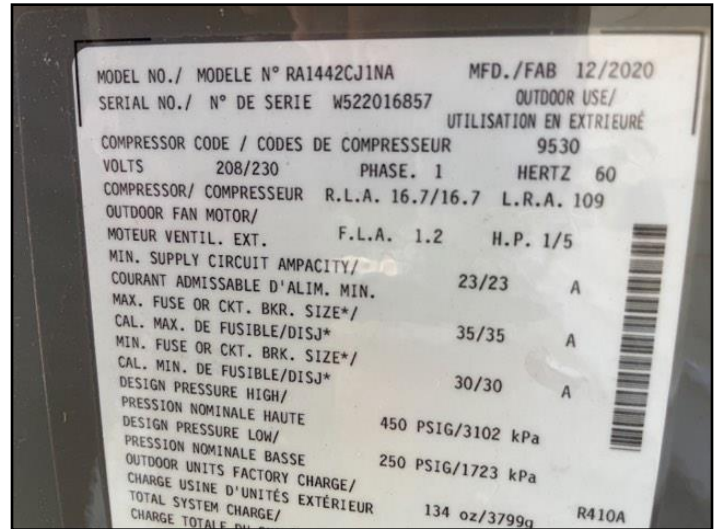
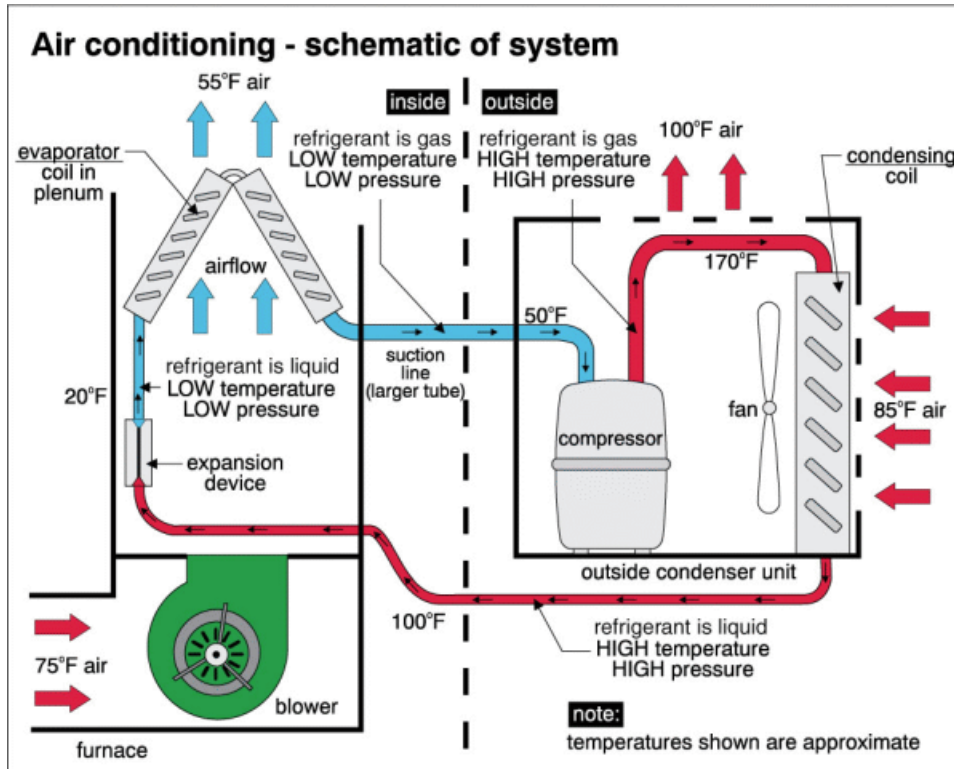
COOLING & HEAT PUMP

2009 Happy Drive with THERMAL, Atlanta, GA May 10, 2023

Report No. 49200, v.2

www.home-probe.com

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



39. AC - Air cooled

40. AC - Air cooled

- AC - Air cooled
- 2nd floor unit

COOLING & HEAT PUMP

2009 Happy Drive with THERMAL, Atlanta, GA May 10, 2023

Report No. 49200, v.2

www.home-probe.com

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



41. AC - Air cooled

42. AC - Air cooled

Cooling capacity: • [1.5 Tons](#) • [3.5 Tons](#)

Compressor approximate age:

- 3 years
Primary floor unit
- 21 years
2nd floor unit

Typical life expectancy: • 10 to 15 years

Temperature difference across cooling coil:

- Less than 14° - This system is NOT performing as intended and servicing is required.
2nd floor system
- 15° - Acceptable temperature difference is between 14° and 22°. This system is performing as intended.
1st floor

Refrigerant type:

- [R-410A](#)
- [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.](#)
2nd floor unit

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

Observations and Recommendations

ATTIC/ROOF \ Pull-down stairs/ladder

21. Condition: • [Not insulated](#)

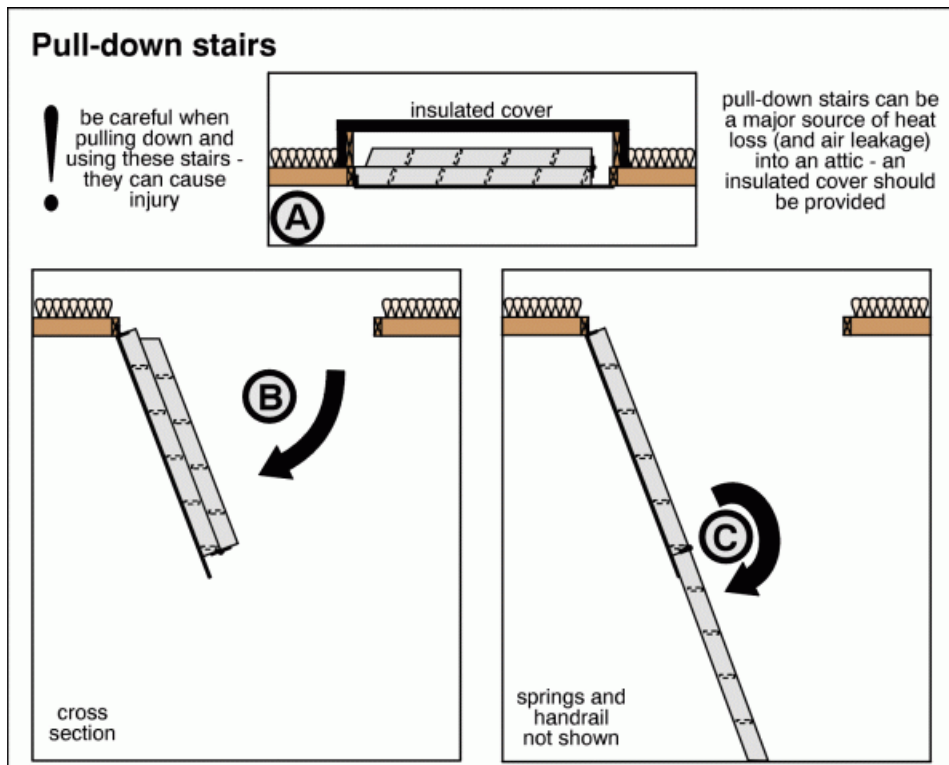
Attic stairs have very low R-value in comparison to ceiling insulation which increases heating and cooling costs, reduced comfort

Location: Attic Stairs

Task: Improve

Time: Discretionary

Cost: Minor



Description

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

Attic/roof insulation amount/value: • Appears Adequate

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

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

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

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

Crawlspace ventilation: • N/A

INSULATION AND VENTILATION

2009 Happy Drive with THERMAL, Atlanta, GA May 10, 2023

Report No. 49200, v.2

www.home-probe.com

KEY FACTOR

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

THERMAL IM

NON-SCOPE

APPENDIX

REFERENCE

Inspection Methods and Limitations

Attic inspection performed: • By entering Attic

Crawlspace inspection performed: • N/A

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

Observations and Recommendations

WATER HEATER \ General notes

22. Condition: • Drain pan missing

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

Location: Utility closet

Task: Provide

Time: Immediate

Cost: Minor



43. Drain pan missing

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

23. Condition: • [Loose](#)

Location: Laundry tub

Task: Secure

Time: Immediate

Cost: Minor

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



44.

FIXTURES AND FAUCETS \ Bathtub/Shower Stall

24. Condition: • [Caulking/Grout missing and or deteriorated - Click for DIY Video](#)

Location: Master bathroom

Task: Grout or Caulking Needed

Time: As Soon As Possible

Cost: Regular maintenance item



45. *Caulking/Grout missing and or deteriorated...*

PLUMBING

2009 Happy Drive with THERMAL, Atlanta, GA May 10, 2023

Report No. 49200, v.2

www.home-probe.com

KEY FACTOR

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

THERMAL IM

NON-SCOPE

APPENDIX

REFERENCE

25. Condition: • Loose/cracked tile

Loose tile in a shower or tub can often be an indication of more serious issues beneath the tile.

Location: Master bathroom

Task: Consult with a qualified contractor

Time: As Soon As Possible

Cost: Depends on the level of work needed



46. Loose/cracked tile

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

26. Condition: • [Dirty water from the jets](#)

Location: Master bathroom

Task: Clean

Time: Prior To Use and Ongoing

Cost: Regular maintenance item



47. Dirty water from the jets

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:

- Near water heater
- Under water heater

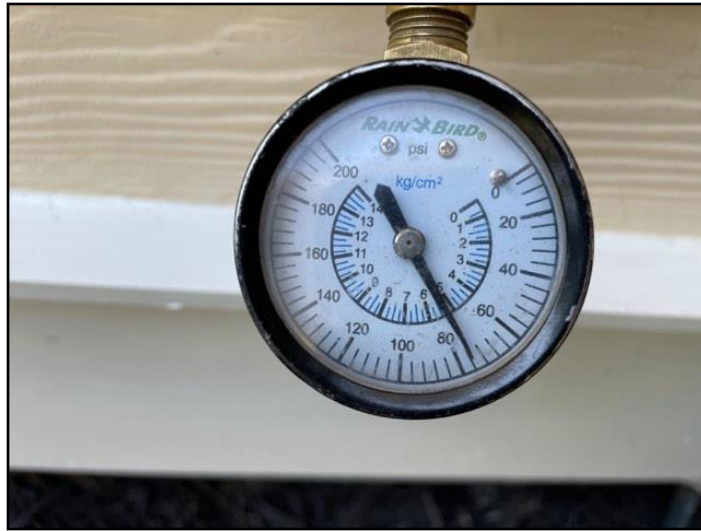


48. Near water heater

Water flow and pressure:

- 75 - 80 psi (Between 40 and 80 psi is acceptable)

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

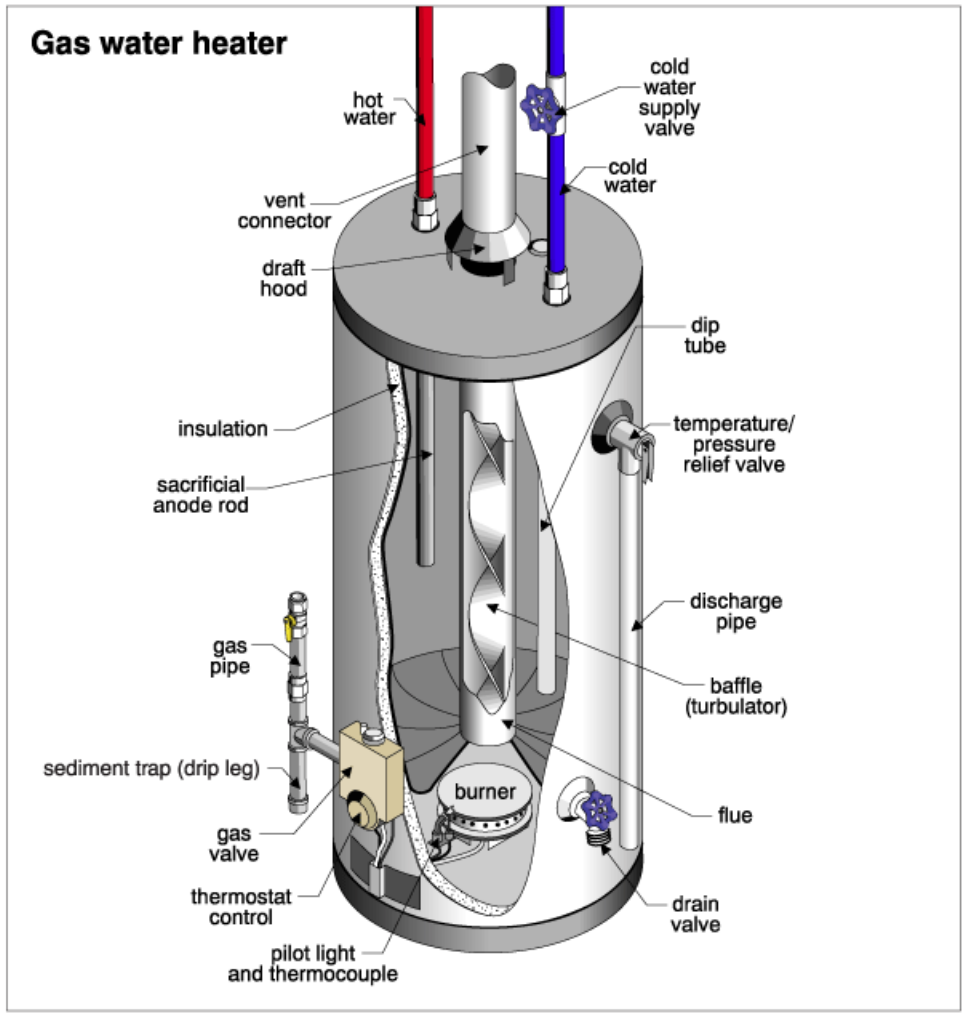


49. 75 - 80 psi (Between 40 and 80 psi is...

Water heater type:

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

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



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

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



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

Water heater exhaust venting method: • Natural draft

Water heater tank capacity: • 50 gallons

Water heater approximate age: • 9 years

Waste and vent piping in building: • [PVC plastic](#) • [Not visible](#)

Sewer cleanout location: • Unable to Locate

Pumps: • None

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

Observations and Recommendations

CEILING \ and Walls

27. Condition: • Patched/Painted Areas

Patches and painted areas in ceilings are usually from previous leaks that may no longer be leaking or only leak in certain circumstances. Suggest consulting with the seller as to why these repairs have been done.

Location: Dining room / kitchen

Task: Request disclosure

Time: Immediate



52. Patched/Painted Areas



53. Patched/Painted Areas

28. Condition: • Patched/Painted Areas

Patches and painted areas in ceilings are usually from previous leaks that may no longer be leaking or only leak in certain circumstances. Suggest consulting with the seller as to why these repairs have been done.

Location: Hall bathroom

Task: Request disclosure

Time: Immediate

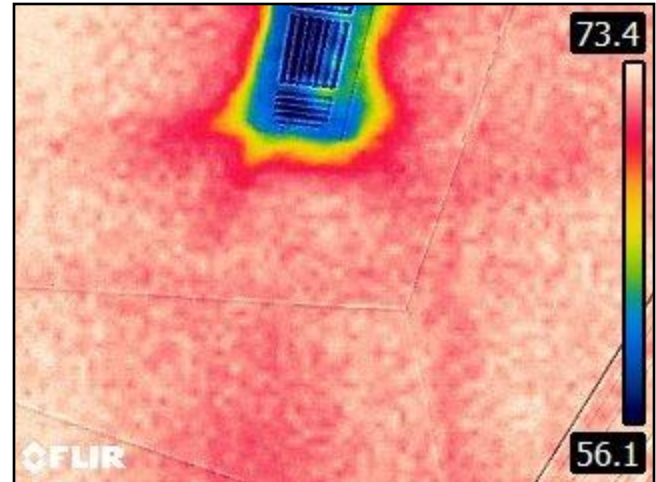
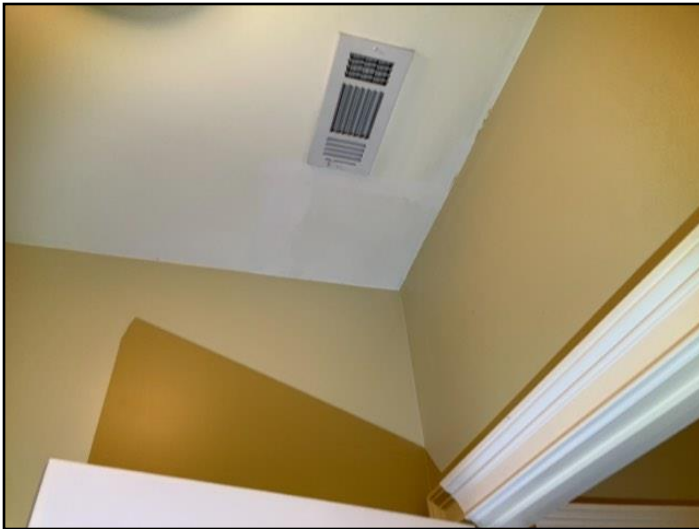
INTERIOR

2009 Happy Drive with THERMAL, Atlanta, GA May 10, 2023

Report No. 49200, v.2

www.home-probe.com

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



55. Patched/Painted Areas

54. Patched/Painted Areas

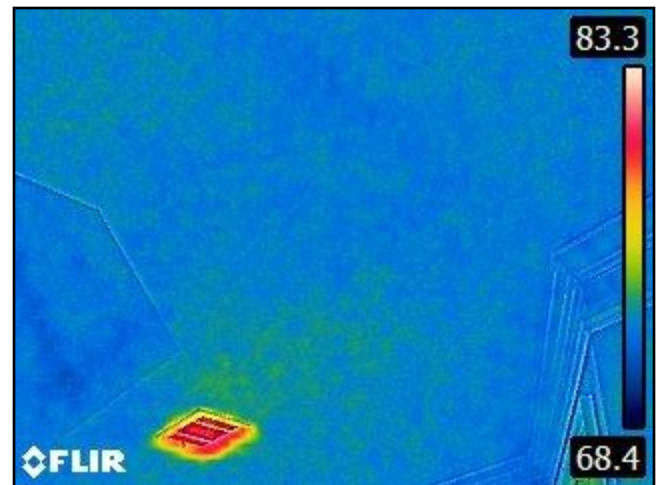
29. Condition: • Patched/Painted Areas

Patches and painted areas in ceilings are usually from previous leaks that may no longer be leaking or only leak in certain circumstances. Suggest consulting with the seller as to why these repairs have been done.

Location: Kitchen

Task: Request disclosure

Time: Immediate



57. Patched/Painted Areas

56. Patched/Painted Areas

WINDOWS AND DOORS \ General notes

30. Condition: • Windows Painted Shut

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

Location: Various

Task: Correct

INTERIOR

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

Time: As Soon As Possible

Cost: Minor

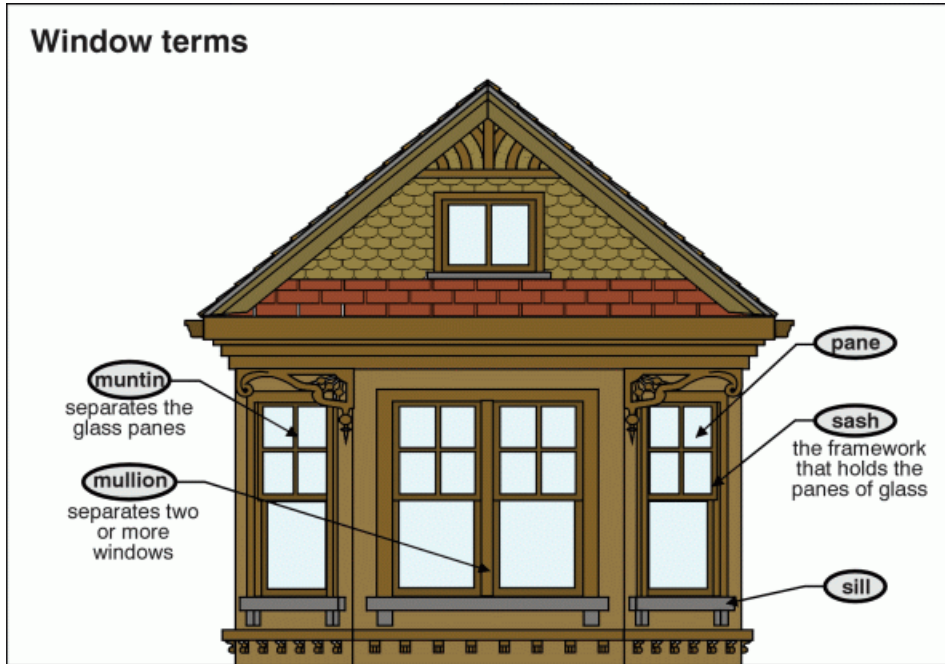
31. Condition: • Sash Won't Stay Open or Closed

Location: Various

Task: Correct / adjust

Time: Discretionary

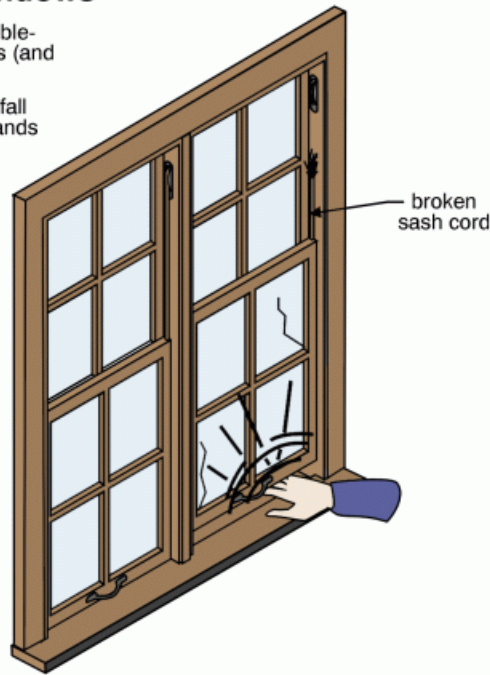
Cost: Minor



| | | | | | | | | | |
|------------|-----------|----------|-----------|------------|---------|---------|------------|----------|----------|
| 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



58. Sash Won't Stay Open or Closed

32. Condition: • Poor Fit

Location: Front door

Task: Adjust

Time: Discretionary

Cost: Regular maintenance item

INTERIOR

2009 Happy Drive with THERMAL, Atlanta, GA May 10, 2023

Report No. 49200, v.2

www.home-probe.com

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



59. Poor Fit

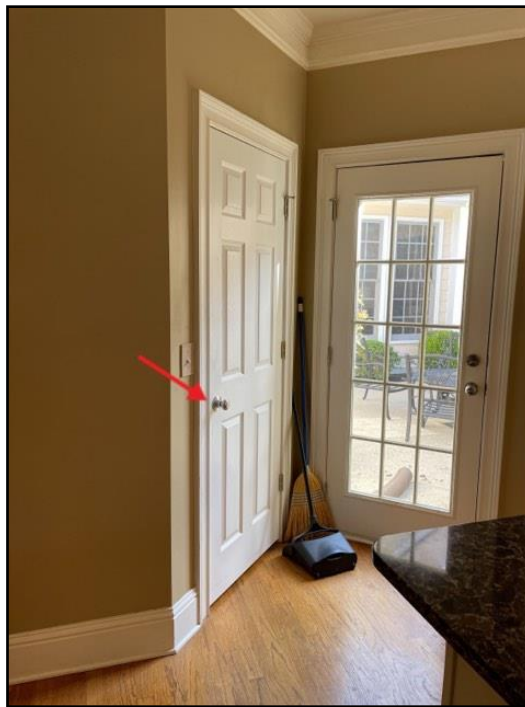
33. Condition: • [Does Not Latch Properly - Click for DIY Video](#)

Location: Kitchen pantry

Task: Adjust

Time: Discretionary

Cost: Minor



60. Does Not Latch Properly - Click for DIY Video

34. Condition: • [Does Not Latch Properly - Click for DIY Video](#)

Location: Hall bathroom, hall closet

INTERIOR

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

Task: Adjust
Time: Discretionary
Cost: Minor



61. Does Not Latch Properly - Click for DIY Video



62. Does Not Latch Properly - Click for DIY Video

CARPENTRY \ Cabinets

35. Condition: • Loose or damaged trim

Location: Kitchen

Task: Repair

Time: Discretionary

Cost: Minor

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



63.

APPLIANCES \ Microwave oven

36. Condition: • Noisy

Location: Kitchen

Task: Consult with a qualified contractor

Time: As Soon As Possible

Cost: Depends on work needed

APPLIANCES \ Doorbell or chime

37. Condition: • Button damaged

Location: Front door

Task: Replace

Time: As Soon As Possible

Cost: Minor



64. Button damaged

Description

Major floor finishes: • Carpet, Tile, Wood

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

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

Glazing: • [Double](#)

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

Cooking Fuel (Check all that apply):

• Electricity

• Gas

Capped Gas supply under cooktop

Appliances: • Refrigerator • Dishwasher • Waste disposal • Microwave/Exhaust Fan Combo • Range

Laundry facilities: • Washer • Dryer • Laundry tub

Stairs and railings: • Inspected

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

Inspection Methods and Limitations

Inspection limited/prevented by:

- Storage/furnishings



65. Storage/furnishings

66. Storage/furnishings

- Cannot see connections behind washer and dryer.
- MOLD/MILDEW/FUNGUS

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

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

Cosmetics: • No comment offered on cosmetic finishes

Appliances: • Pursuant to the ASHI Standards of Practice we perform a visual and operational inspection of all standard, built-in appliances. There are obvious limitations and we cannot confirm their level of performance but only if they are operational at the time of inspection. Appliances limited to the ones listed in this report are turned on and observed. 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 |
| THERMAL IM | NON-SCOPE | APPENDIX | REFERENCE | | | | | | |

Observations and Recommendations

RECOMMENDATIONS \ Thermal Inspection Report Information

38. 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

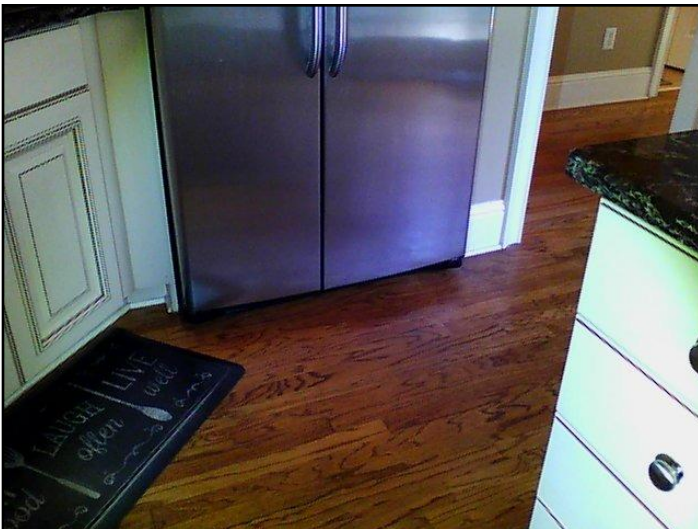
Time: As Soon As Possible

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



67. Kitchen: No issues



68. Kitchen: No issues



69. Kitchen: No issues

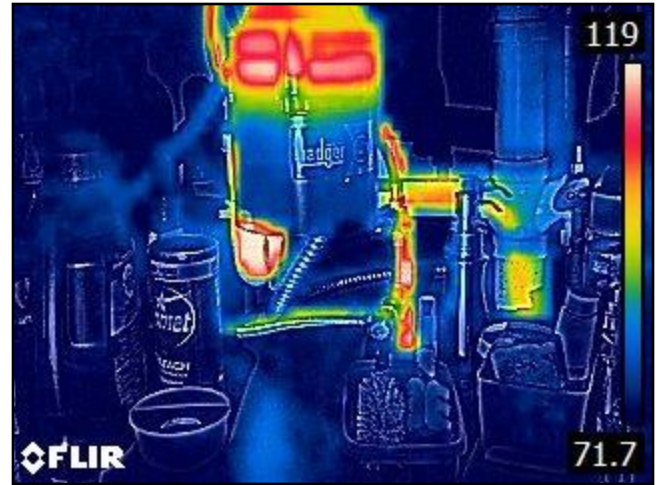


70. Kitchen: No issues

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



71. Kitchen: No issues



72. Kitchen: No issues

Bathroom Plumbing Fixtures and Cabinets:

- Bathrooms: No issues



73. Bathrooms: No issues



74. Bathrooms: No issues

THERMAL IMAGING

2009 Happy Drive with THERMAL, Atlanta, GA May 10, 2023

Report No. 49200, v.2

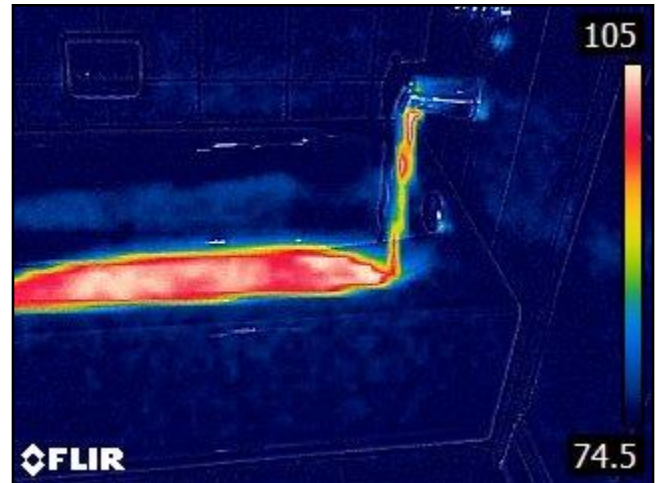
www.home-probe.com

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



76. Bathrooms: No issues

75. Bathrooms: No issues



78. Bathrooms: No issues

77. Bathrooms: No issues

THERMAL IMAGING

2009 Happy Drive with THERMAL, Atlanta, GA May 10, 2023

Report No. 49200, v.2

www.home-probe.com

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



79. Bathrooms: No issues



80. Bathrooms: No issues



81. Bathrooms: No issues



82. Bathrooms: No issues

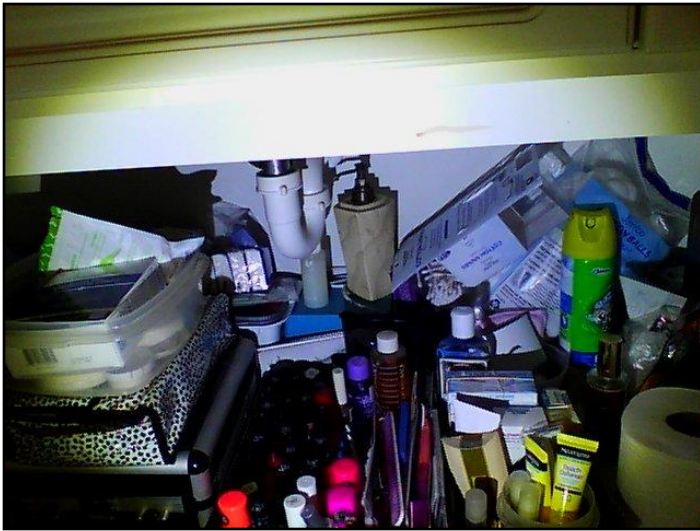
THERMAL IMAGING

2009 Happy Drive with THERMAL, Atlanta, GA May 10, 2023

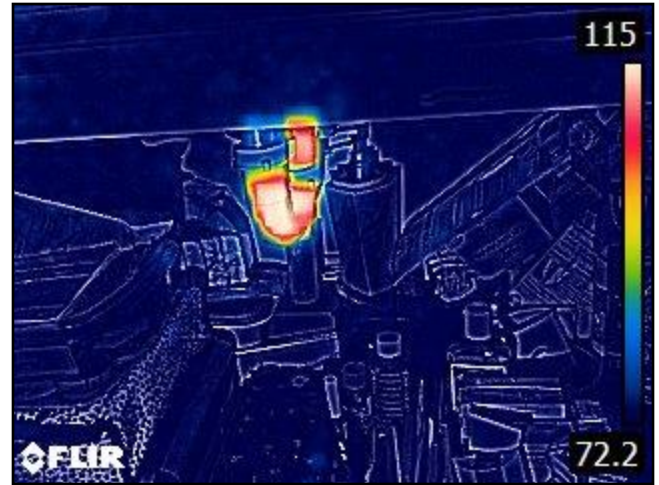
Report No. 49200, v.2

www.home-probe.com

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



83. Bathrooms: No issues



84. Bathrooms: No issues



85. Bathrooms: No issues



86. Bathrooms: No issues

THERMAL IMAGING

2009 Happy Drive with THERMAL, Atlanta, GA May 10, 2023

Report No. 49200, v.2

www.home-probe.com

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



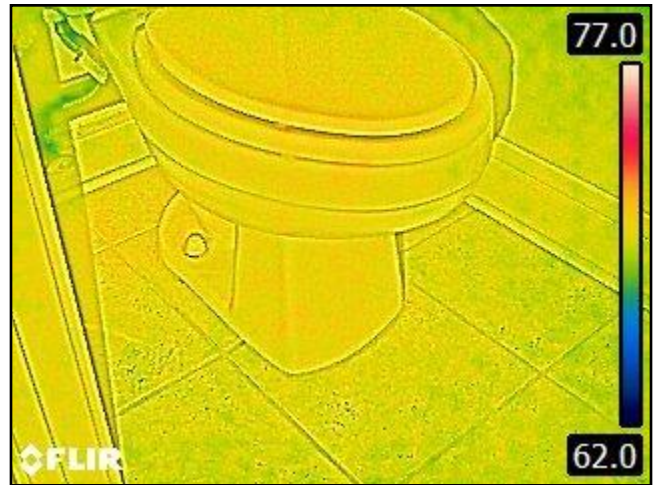
87. Bathrooms: No issues



88. Bathrooms: No issues



89. Bathrooms: No issues



90. Bathrooms: No issues

THERMAL IMAGING

2009 Happy Drive with THERMAL, Atlanta, GA May 10, 2023

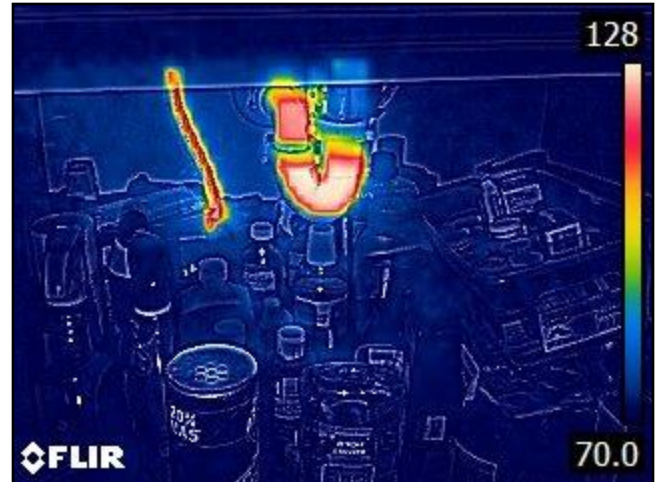
Report No. 49200, v.2

www.home-probe.com

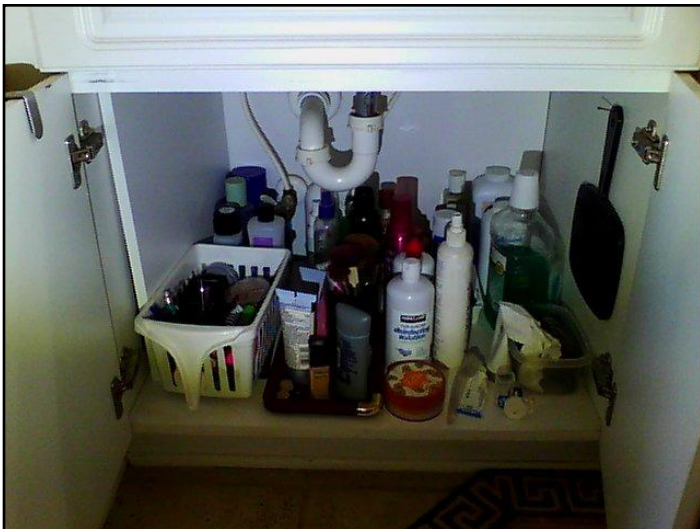
| | | | | | | | | | |
|------------|-----------|----------|-----------|------------|---------|---------|------------|----------|----------|
| KEY FACTOR | ROOFING | EXTERIOR | STRUCTURE | ELECTRICAL | HEATING | COOLING | INSULATION | PLUMBING | INTERIOR |
| THERMAL IM | NON-SCOPE | APPENDIX | REFERENCE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



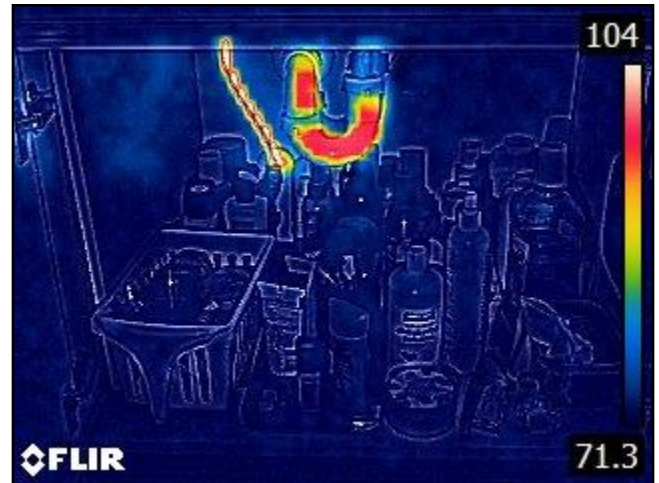
91. Bathrooms: No issues



92. Bathrooms: No issues



93. Bathrooms: No issues



94. Bathrooms: No issues

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

- Plumbing Fixture/Penetration: No issues

THERMAL IMAGING

2009 Happy Drive with THERMAL, Atlanta, GA May 10, 2023

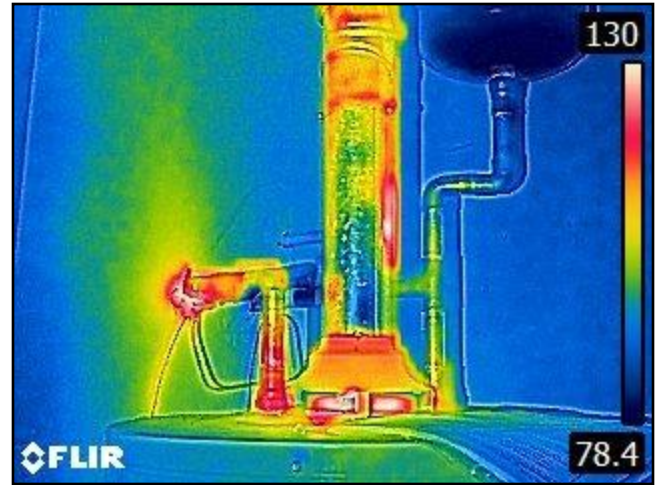
Report No. 49200, v.2

www.home-probe.com

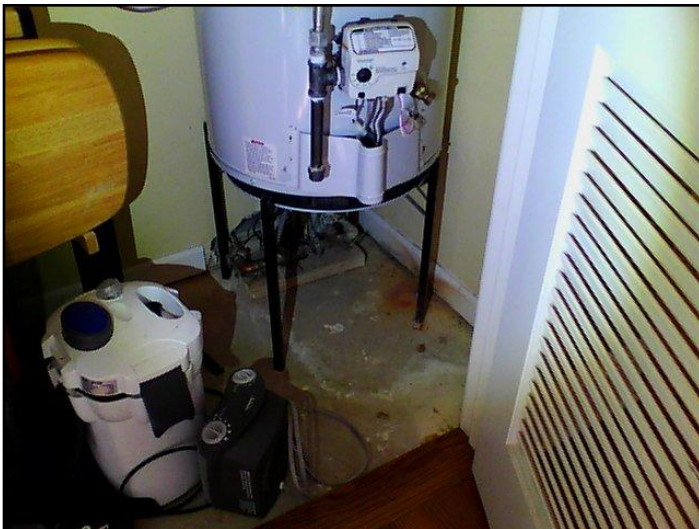
| | | | | | | | | | |
|------------|-----------|----------|-----------|------------|---------|---------|------------|----------|----------|
| KEY FACTOR | ROOFING | EXTERIOR | STRUCTURE | ELECTRICAL | HEATING | COOLING | INSULATION | PLUMBING | INTERIOR |
| THERMAL IM | NON-SCOPE | APPENDIX | REFERENCE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



95. Plumbing Fixture/Penetration: No issues



96. Plumbing Fixture/Penetration: No issues



97. Plumbing Fixture/Penetration: No issues



98. Plumbing Fixture/Penetration: No issues

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



100. Plumbing Fixture/Penetration: No issues

99. Plumbing Fixture/Penetration: No issues

Laundry Area: • Laundry Area: No issues

Inspection Methods and Limitations

THE FOLLOWING AREAS WERE SCANNED BY INFRARED CAMERA: • Stain/Patch • Ceiling Below Roof Structure • Upper Floor Windows (Doors) • Bathroom Fixtures • Ceilings Below Bathroom(s) • Main Floor Windows/Doors • Kitchen Fixture • Laundry Area • Base of Water Heater • Main Water Line 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.

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

2009 Happy Drive with THERMAL, Atlanta, GA May 10, 2023

Report No. 49200, v.2

www.home-probe.com

KEY FACTOR

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

THERMAL IM

NON-SCOPE

APPENDIX

REFERENCE

Thermal Imaging Limitations: • UNCONDITIONED AREAS of the home were scanned that are typically higher humidity than in the living areas, such as garage and/or crawlspace. High humidity levels will reduce evaporation, and therefore will reduce the cooling effect. Different types of surfaces will also result in different readings. Despite these limitations, thermal imaging is still a powerful tool for scanning large surfaces, like basement walls, for potential moisture problems.

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

Observations and Recommendations

RECOMMENDATIONS \ General

39. Condition: • Evidence of Rodents

There is evidence to suggest there is or has been rodent activity at the property (trails in insulation). While we cannot determine if this is a current or even a recent issue, it is recommended that a pest control or wildlife exclusion company be consulted to determine the steps necessary to be taken for remedy.

Location: Attic

Task: Consult with Wildlife of Pest Exclusion Company

Time: As soon as possible

Cost: \$1,000 and up

Description

General: • Cost estimates have been provided throughout the inspection report. This is outside of the scope of a routine home inspection and is provided only as a courtesy to a client of Home-Probe, Inc.

These costs are intended as ball park estimates for repairs and/or improvements to a typical three bedroom home. The costs are based on information obtained in the Atlanta area and from RS Means.

Our experience shows that actual contractor quotes can vary from our figures by as much as 300%. Naturally, the quality of workmanship and materials will influence the cost. The complexity of a certain job, accessibility, and even economic conditions can also alter actual costs. These numbers are intended to be used as a guide only. A guaranteed estimate for all work to be done should be obtained by a qualified contractor PRIOR to commitment to purchase.

The word 'Minor' may be used to describe costs up to roughly \$500 which is unlikely to have an impact on your purchasing decision. • [Unfortunately, unpleasant surprises are part of home ownership. This document helps to explain why things happen and why your home inspector may not have predicted it.](#) • [A list of things you should do when moving into your new home and a few regular maintenance items.](#) • [This document sets out what a professional home inspection should include, and guides the activities of our inspectors.](#) • [Scheduled maintenance can avoid repairs and extend the life expectancy of many home components. This document helps you look after your home.](#) • [This document is a great resource to use when conducting your final walk through prior to closing escrow on your new home. Remember to call our office with any questions.](#)

END OF REPORT

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

Home-Probe 100 Day Guarantee

Our commitment to you: If it worked when we were there, it should work when you move in. We like to call this our 2 surprise guarantee. There are three types of surprises in life. Good ones, bad ones and no surprises. We want you to have no surprise at all but if you do, our intention is to keep it from being a bad one.

MECHANICAL COVERAGE SUMMARY: Plumbing: Water lines that are inside the home and visible, faucets, water heaters, 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

APPENDIX

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

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

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/>

KEY FACTOR

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

THERMAL IM

NON-SCOPE

APPENDIX

REFERENCE

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/>

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

