

Your Inspection Report

2001 Main Street
Decatur, GA

PREPARED FOR:
SEWER SCOPE BUYER

INSPECTION DATE:
Monday, April 24, 2023

PREPARED BY:
Chandler Stansell



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 Sewer Scope Buyer,

RE: Report No. 48984, v.2
2001 Main Street
Decatur, 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,

Chandler Stansell
on behalf of
Home-Probe

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AGREEMENT

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PARTIES TO THE AGREEMENT

Company

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

Client

Sewer Scope Buyer

This is an agreement between Sewer Scope 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.

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6. We do not hold ourselves out to be specialists for any particular item. We are a general real estate inspection company. If we report that an item is not performing its intended function or needs repair, we urge you to have that item examined by a specialist before purchasing the property.
7. It is important to remember your Home Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive. If you have concerns about any of the conditions noted, please consult the text that is referenced in the report.
8. Some intermittent conditions may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, your Home Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used or weight is placed on a shower pan that otherwise would not have leaked.
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: _____

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

KEY FACTORS

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KEY FACTOR

SEWER SCOP

REFERENCE

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

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

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

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

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

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KEY FACTOR

SEWER SCOP

REFERENCE

Observations and Recommendations

WASTE PLUMBING \ Drain piping

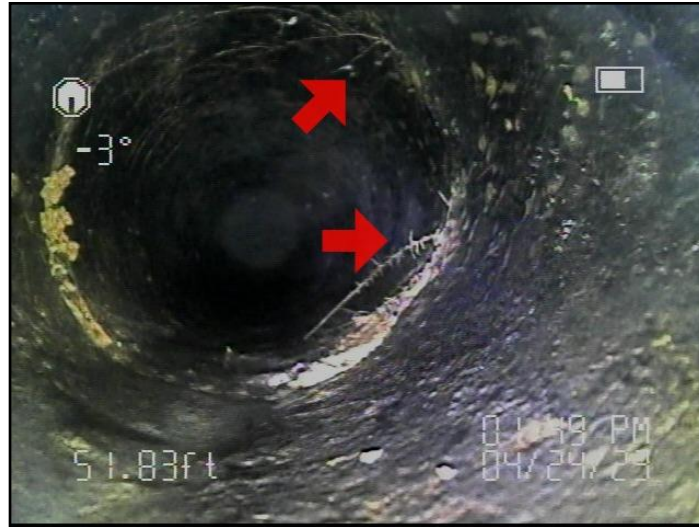
1. Condition: • Root Growth

There is root growth present which is commonly a result of a damaged drain line. We recommend further review and repair as needed.

Task: Consult with a qualified plumber

Time: As Soon As Possible

Cost: Depends on the preferred remedy of repair



1. Root Growth at 51.83'.

2. Condition: • Cast Iron drain line is present and has an average expected life of 40 - 60 years. Most Cast Iron in use will be near the end of its expected life and may require repairs or replacement in the near future.

Task: Consult with a qualified plumber

Time: Unpredictable

Cost: Depends on the preferred remedy of repair

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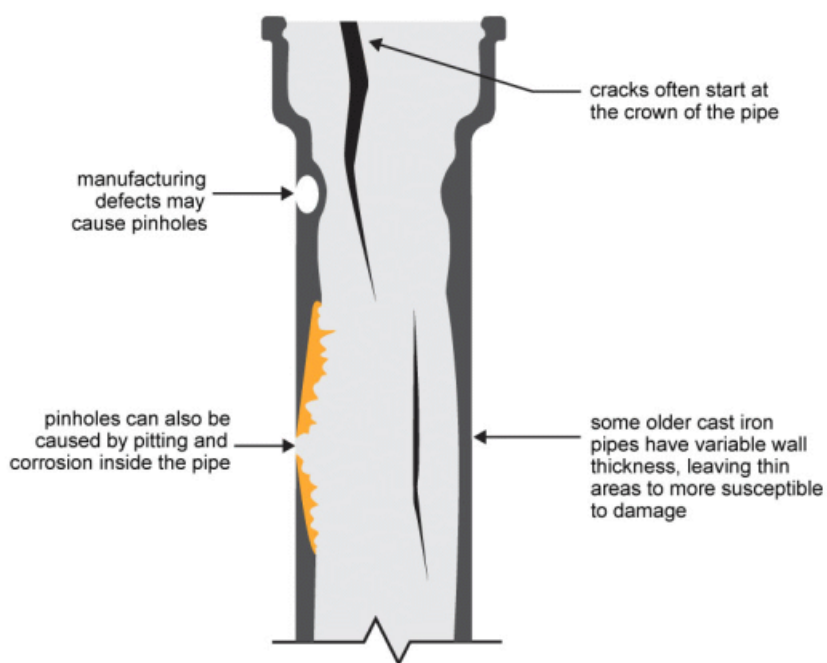
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Pinholing and cracks in cast iron stacks



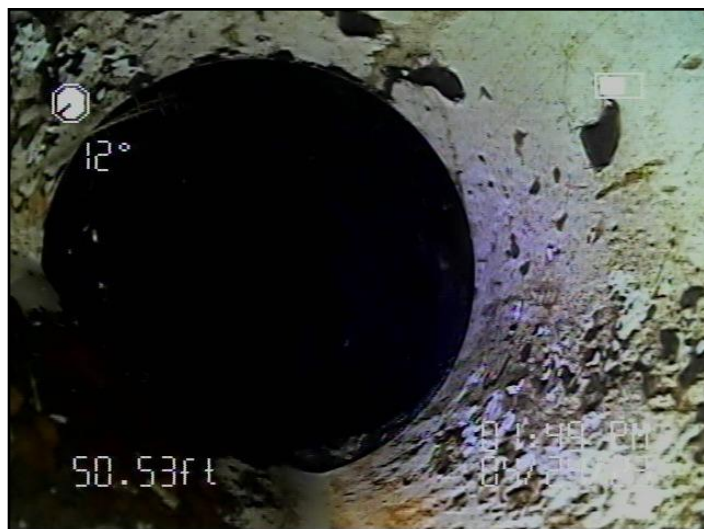
Description

General:

- Pipe material changes



2. ABS to Cement at 54.85'.



3. PVC to ABS at 50.53'.

Point of entry:

- Exterior cleanout

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4. Exterior cleanout.



5. Before.



6. After.

Waste piping material: • PVC waste line typically has an expected lifespan of 100 years or more. • ABS waste line typically has an expected lifespan of 50 to 80 years. • Cement drain lines were used predominately up to the 1970's. Any Cement drain lines in use will be near the end of its expected life and may require repairs or replacement in the near future.

Distance scoped:

- The camera was run to the main sewer utility connection

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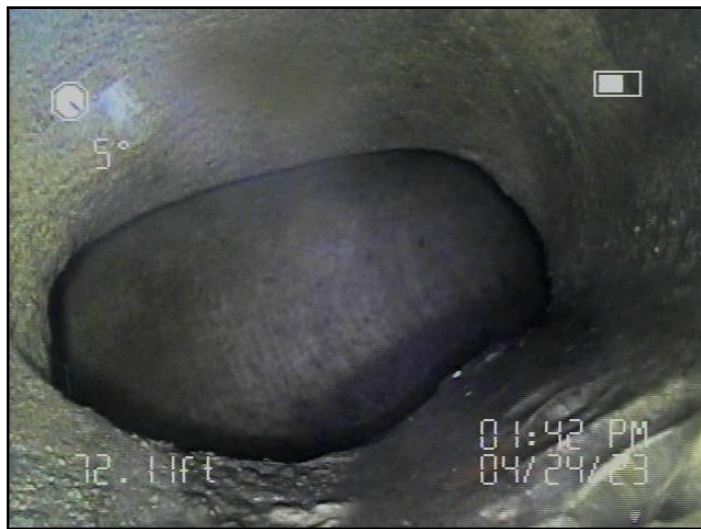
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7. City sewer at 72.11'.

END OF REPORT

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KEY FACTOR

SEWER SCOP

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