

# Your Inspection Report

Sample Street  
Atlanta, GA

**PREPARED FOR:**  
SAMPLE REPORT

**INSPECTION DATE:**  
Tuesday, December 18, 2012

**PREPARED BY:**  
Rael Levin



Home-Probe, Inc.  
1610 Hosea L. Williams, Suite C  
Atlanta, GA 30317

404-218-1040  
Fax: 404-373-8050  
[www.home-probe.com](http://www.home-probe.com)  
[info@home-probe.com](mailto:info@home-probe.com)



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.

## Roofing

### SLOPED ROOFING \ Asphalt shingles

**Condition:** • [Old, worn out](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Throughout Exterior Roof

**Task:** Replace

**Time:** Less than 1 year

**Cost:** \$4,000 - \$8,000

## Exterior

### WALLS \ Wood siding

**Condition:** • [Rot or insect damage](#)

**Implication(s):** Cosmetic defects | Chance of water damage to contents, finishes and/or structure | Material deterioration

**Location:** Left Side Exterior Wall

**Task:** Repair or replace

**Time:** Immediate

**Cost:** \$200 - \$400

## Structure

### ROOF FRAMING \ Sheathing

**Condition:** • [Mold](#)

**Implication(s):** Weakened structure | Chance of structural movement

**Location:** Throughout Attic

**Task:** Further evaluation

**Time:** Immediate

**Cost:** Depends on work needed

## Cooling & Heat Pump

### AIR CONDITIONING \ Life expectancy

**Condition:** • [Old](#)

**Implication(s):** Equipment failure | Reduced comfort

**Task:** Replace

**Time:** When necessary

**Cost:** \$1,000 - \$2,000

## Plumbing

### SUPPLY PLUMBING \ Pressure regulator

**Condition:** • [Missing](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure | Leakage | Damage to equipment

**Location:** Crawl Space

**Task:** Provide

**Time:** Immediate

**Cost:** \$200 - \$400

## Interior

### BASEMENT \ Wet basement - evidence

**Condition:** • [Efflorescence](#)

Water coming into the basement.

**Implication(s):** Cosmetic defects | Chance of water damage to contents, finishes and/or structure

**Location:** Front

**Task:** Correct

**Time:** Less than 1 year

**Cost:** Up to - \$10,000

This concludes the Summary section.

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.

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

Report No. 4455

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THE BOTTOM

ROOFING

EXTERIOR

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## Description

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

**Sloped roofing material:** • [Asphalt shingles](#)

## Recommendations

### SLOPED ROOFING \ Asphalt shingles

**Condition:** • [Leak](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Attic at Chimneys

**Task:** Correct

**Time:** Immediate





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**Condition:** • [Old, worn out](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Throughout Exterior Roof

**Task:** Replace

**Time:** Less than 1 year

**Cost:** \$4,000 - \$8,000



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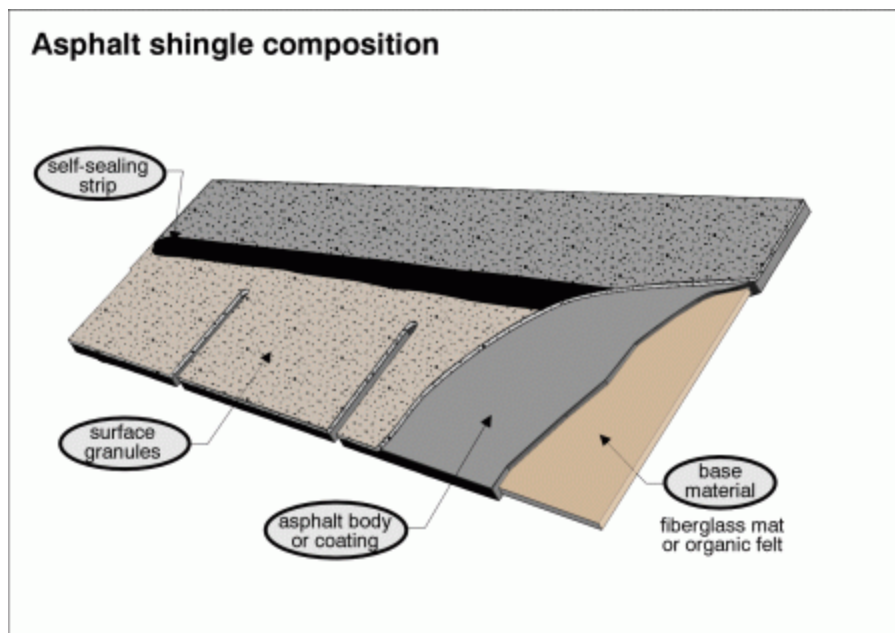


**Condition:** • [Granule loss](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Throughout Exterior Roof

**Task:** Replace



[Click on image to enlarge.](#)

**Condition:** • [Damage](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Various Exterior Roof

**Task:** Correct

**Time:** Immediate

**Cost:** \$300 - \$600

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**Condition:** • [Exposed fasteners](#)

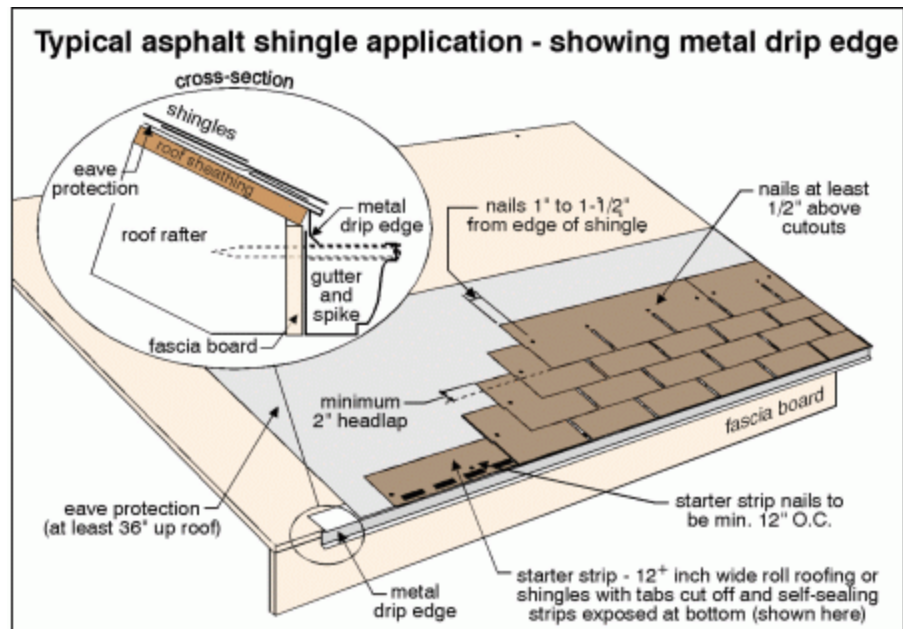
**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Throughout Exterior Roof

**Task:** Correct

**Time:** Immediate

**Cost:** Minor



[Click on image to enlarge.](#)



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## Limitations

**Inspection performed:** • By walking on roof



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## Description

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

Gutter & downspout type: • [Eave mounted](#)

Gutter & downspout discharge: • [Above grade](#)

Lot slope: • [Towards house](#)

Wall surfaces - wood: • [Boards](#)

Retaining wall: • [Masonry](#)

Deck: • Pressure-treated wood

Exterior steps: • Wood

Fence: • Metal

## Recommendations

### WALLS \ Wood siding

Condition: • [Rot or insect damage](#)

Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure | Material deterioration

Location: Left Side Exterior Wall

Task: Repair or replace

Time: Immediate

Cost: \$200 - \$400



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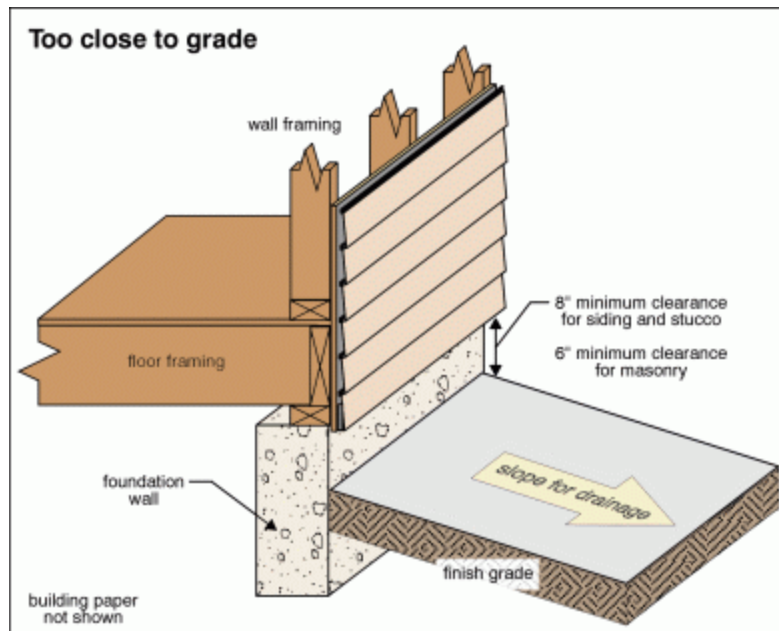
**Condition:** • [Too close to grade](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure | Material deterioration | Rot | Insect damage

**Location:** Left Side Exterior Wall

**Task:** Improve

**Time:** Immediate



[Click on image to enlarge.](#)



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## EXTERIOR GLASS \ Exterior trim

**Condition:** • [Paint or stain needed](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure | Material deterioration

**Location:** Right Side Exterior Master Bathroom

**Task:** Provide

**Time:** Immediate

**Cost:** Minor



## PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Joists

**Condition:** • [Ledgerboard problems](#)

**Implication(s):** Weakened structure | Chance of movement

**Location:** Rear Exterior Deck

**Task:** Improve

**Time:** Immediate

**Cost:** \$300 - \$600

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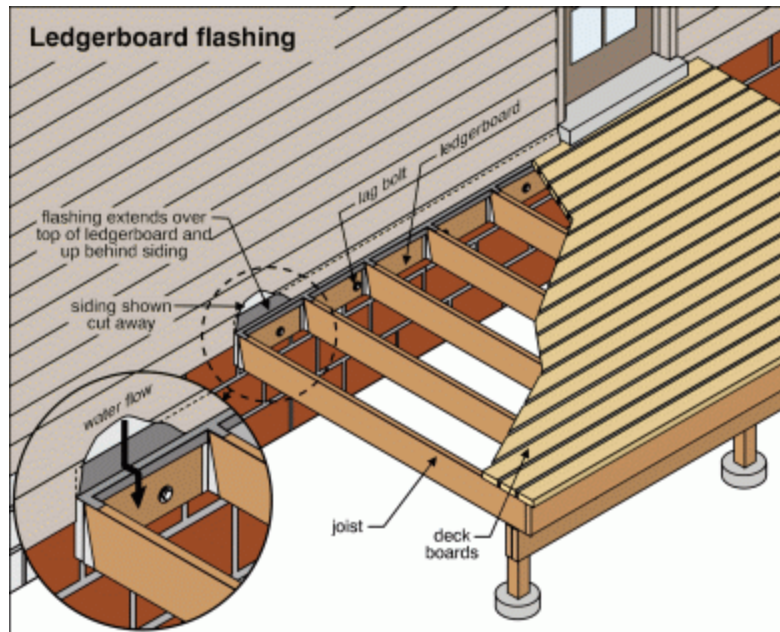
INSULATION

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[Click on image to enlarge.](#)



## **PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Steps and landings**

**Condition:** • [Landings missing or undersized](#)

**Implication(s):** Trip or fall hazard

**Location:** Rear Exterior Deck

**Task:** Provide

**Time:** Immediate

**Cost:** \$200 - \$400



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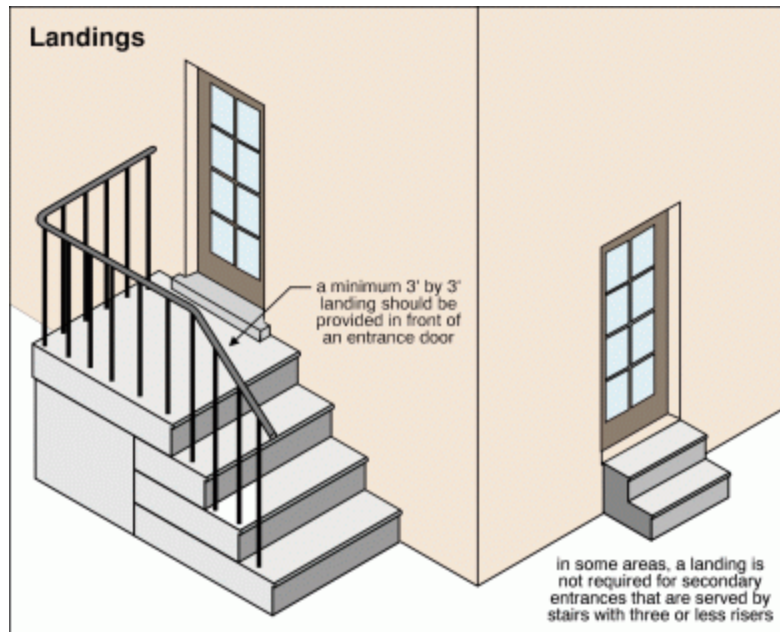
INSULATION

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[Click on image to enlarge.](#)



## 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. 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.

**Configuration:** • [Crawl space](#)

**Foundation material:** • [Brick](#)

**Floor construction:** • [Joists](#) • [Trusses](#) • Wood columns • Masonry columns • Wood beams • Subfloor - plank • Subfloor - OSB (Oriented Strand Board)

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

**Roof and ceiling framing:** • [Rafters/roof joists](#) • Plywood sheathing

## Recommendations

### FLOORS \ Columns or piers

**Condition:** • There are multiple temporary supports installed in the crawlspace that should be replaced with permanent supports.

Recommend consulting a qualified framing contractor to determine best approach to remedying the support issues in the crawlspace.

**Location:** Throughout Crawl Space

**Task:** Correct

**Time:** Immediate

**Cost:** \$200 - \$400 per location



# STRUCTURE

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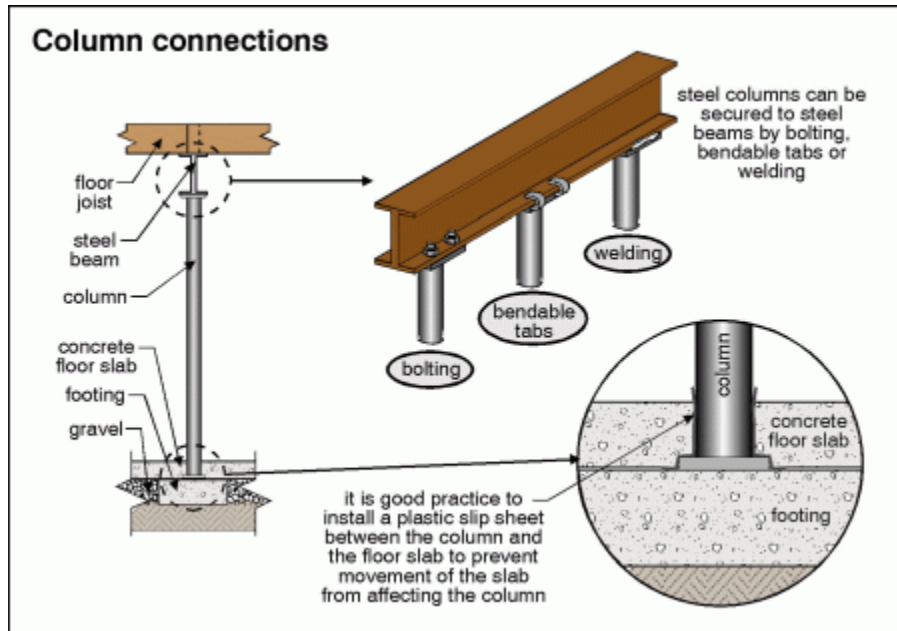
**Condition:** • [Poorly secured at top or bottom](#)

**Implication(s):** Weakened structure | Chance of structural movement

**Location:** Throughout Crawl Space

**Task:** Improve

**Time:** Less than 1 year



[Click on image to enlarge.](#)

**Condition:** • [No footing](#)

**Implication(s):** Chance of structural movement

**Location:** Throughout Crawl Space

**Task:** Provide

**Time:** Immediate

## ROOF FRAMING \ Sheathing

**Condition:** • [Mold](#)

**Implication(s):** Weakened structure | Chance of structural movement

**Location:** Throughout Attic

**Task:** Further evaluation

**Time:** Immediate

**Cost:** Depends on work needed

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## Description

**General:** • Our inspection of the electrical system included a visual examination of readily accessible components including a random sampling of electrical devices to determine adverse conditions and improper wiring methods, grounding, bonding and overcurrent protection. Performing voltage tests, load calculations or determining the adequacy of the electrical system for future usage is outside the scope of this inspection. Telephone, video, audio, security system, landscape lighting, and other low voltage wiring was not included in this inspection unless specifically noted.

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

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

**Main disconnect/service box rating:** • [150 Amps](#)

**Main disconnect/service box type and location:** • Breaker - Laundry Room

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

**Distribution panel rating:** • Couldn't Determine

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

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

## Recommendations

### SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

**Condition:** • [Circuits not labeled](#)

**Implication(s):** Nuisance

**Location:** Throughout Panel

**Task:** Correct

**Time:** Discretionary

### DISTRIBUTION SYSTEM \ Wiring - damaged or exposed

**Condition:** • [Exposed on walls or ceilings](#)

**Implication(s):** Electric shock

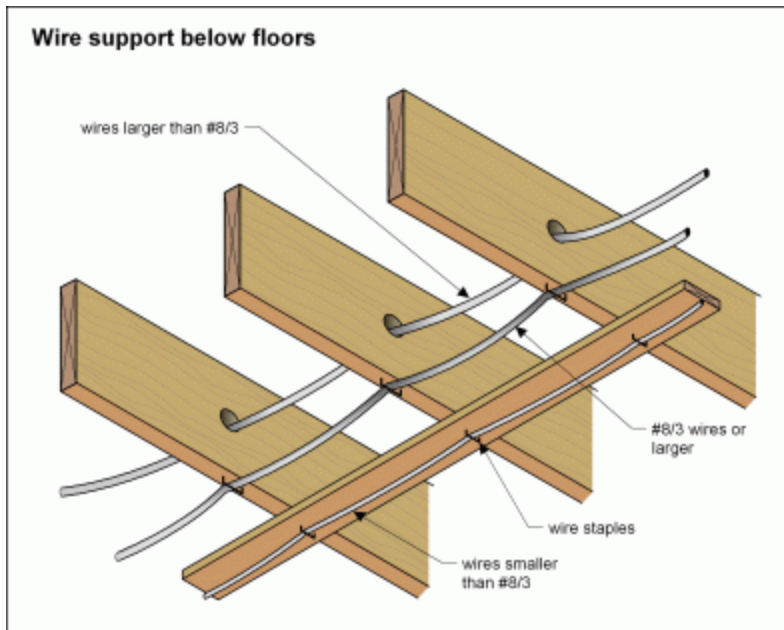
**Location:** Under Kitchen Sink

**Task:** Improve

**Time:** Immediate

**Cost:** Minor





[Click on image to enlarge.](#)



## DISTRIBUTION SYSTEM \ Junction boxes

**Condition:** • [Cover loose or missing](#)

**Implication(s):** Electric shock | Fire hazard

**Location:** Throughout Attic

**Task:** Correct

**Time:** Immediate

**Cost:** Minor

**DISTRIBUTION SYSTEM \ Outlets**

**Condition:** • [Ground Fault Interrupter \(GFI\) needed](#)

**Implication(s):** Electric shock

**Location:** Throughout Kitchen

**Task:** Provide

**Time:** Immediate

**Cost:** \$100 - \$300

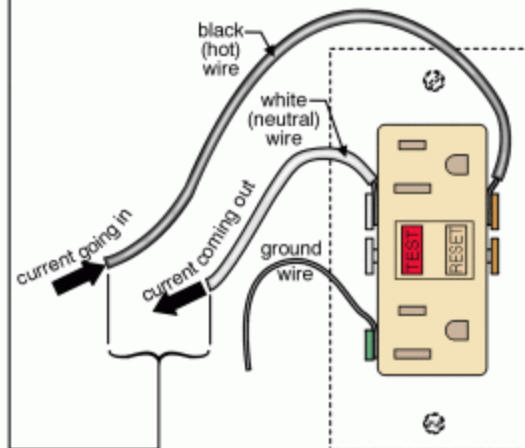
**Ground fault interrupter**

the GFI circuitry within the outlet checks constantly for a difference between the current in the black and white wires

if there is a difference (even as little as 5 milliamps), there is a current leak (possibly through your body) and the GFI shuts down the receptacle and other receptacles downstream

**note:**

if the GFI is in the panel, the entire circuit will be shut down



[Click on image to enlarge.](#)

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## **DISTRIBUTION SYSTEM \ Outlets - number or location**

**Condition:** • [Too few outlets](#)

**Implication(s):** Nuisance

**Location:** Kitchen

**Task:** Upgrade

**Time:** If necessary

**Cost:** Depends on approach

# HEATING

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## Description

**General:** • Our inspection of the heating and cooling system included a visual examination of the systems major components to determine defects, excessive wear, and general state of repair. Weather permitting, our inspection of a heating or cooling system includes activating it via the thermostat and checking for appropriate temperature response. Our inspection does not include disassembly of the furnace; therefore heat exchangers are not included in the scope of this inspection. Ceiling fans are not typically inspected as they are not within the scope of the inspection.

**Fuel/energy source:** • [Gas](#)

**System type:** • [Furnace](#)

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

**Approximate capacity:** • [80,000 BTU/hr](#)

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

**Approximate age:** • [5 years](#)

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

**Main fuel shut off at:** • Meter

## Recommendations

### GAS FURNACE \ Gas piping

**Condition:** • [Inappropriate materials](#)

Insuflex piping is going through the furnace cabinet.

**Implication(s):** Equipment not operating properly | Fire or explosion

**Location:** Crawl Space

**Task:** Correct

**Time:** Immediate

**Cost:** Minor





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## **CHIMNEY AND VENT \ Masonry chimney cap**

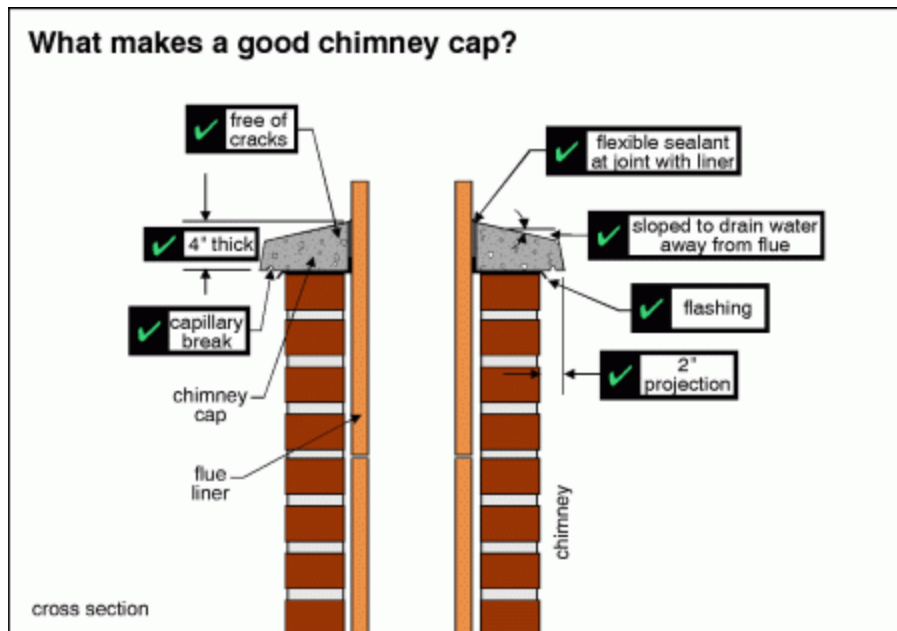
**Condition:** • [Improper slope on cap](#)

**Implication(s):** Shortened life expectancy of material | Material deterioration

**Location:** Exterior Roof

**Task:** Improve

**Time:** If necessary



[Click on image to enlarge.](#)

# COOLING & HEAT PUMP

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## Description

**Air conditioning type:** • [Air cooled](#)

**Compressor approximate age:** • 20+ Years Old • 20+ Years Old

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

**Failure probability:** • [High](#)

## Recommendations

### AIR CONDITIONING \ Life expectancy

**Condition:** • [Old](#)

**Implication(s):** Equipment failure | Reduced comfort

**Task:** Replace

**Time:** When necessary

**Cost:** \$1,000 - \$2,000



## Limitations

**Inspection limited/prevented by:** • Low outdoor temperature

# INSULATION AND VENTILATION

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## Description

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

**Wall insulation material:** • Not visible

**Floor above crawlspace insulation material:** • Not Present

**Crawlspace ventilation:** • [Wall Vents](#)

**Air/vapor barrier:** • [Plastic](#)

## Recommendations

### ATTIC/ROOF \ Insulation

**Condition:** • [Gaps or voids](#)

Section around the kitchen walls and area over laundry room.

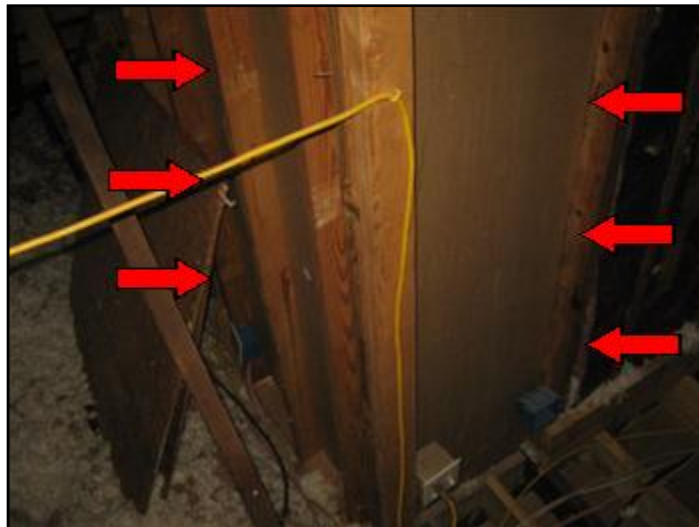
**Implication(s):** Increased heating and cooling costs | Reduced comfort

**Location:** Attic Kitchen

**Task:** Provide

**Time:** Immediate

**Cost:** \$300 - \$600



### ATTIC/ROOF \ Pull-down stairs

**Condition:** • [Not weatherstripped](#)

**Implication(s):** Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs | Reduced comfort

**Location:** Attic

**Task:** Correct

**Time:** Immediate

**Cost:** Minor

# INSULATION AND VENTILATION

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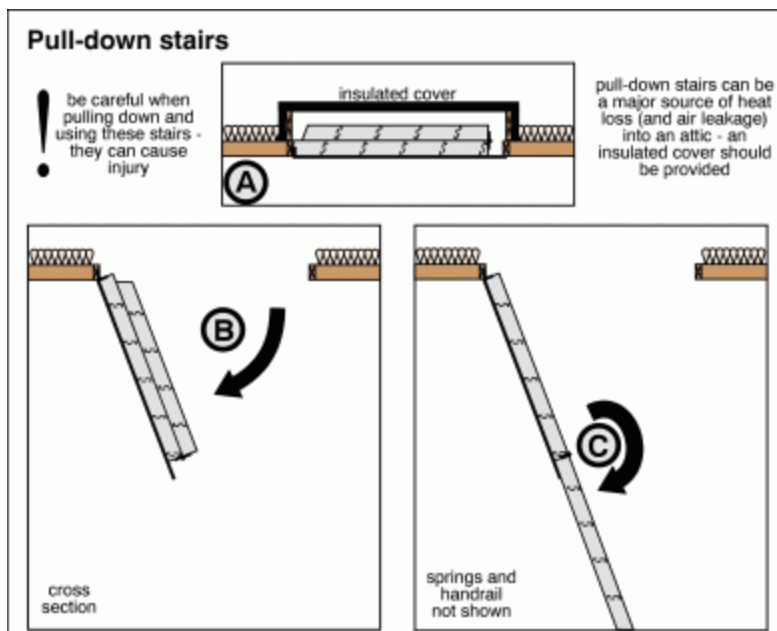
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## Description

**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 house:** • [Plastic](#)

**Supply piping in house:** • [Copper](#) • [Plastic](#)

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

**Water heater fuel/energy source:** • [Gas](#)

**Water heater type:** • [Tankless/indirect](#)

**Water heater approximate age:** • 2 years

**Waste piping in house:** • [Plastic](#) • [Cast Iron](#)

## Recommendations

### SUPPLY PLUMBING \ Pressure regulator

**Condition:** • [Missing](#)

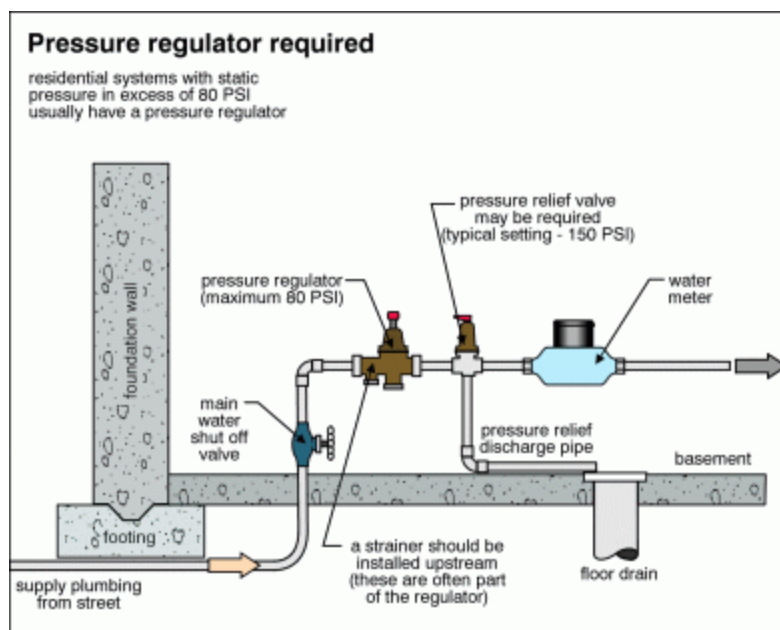
**Implication(s):** Chance of water damage to contents, finishes and/or structure | Leakage | Damage to equipment

**Location:** Crawl Space

**Task:** Provide

**Time:** Immediate

**Cost:** \$200 - \$400



Click on image to enlarge.



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## WATER HEATER \ Temperature/pressure relief valve

**Condition:** • [Discharge tube missing](#)

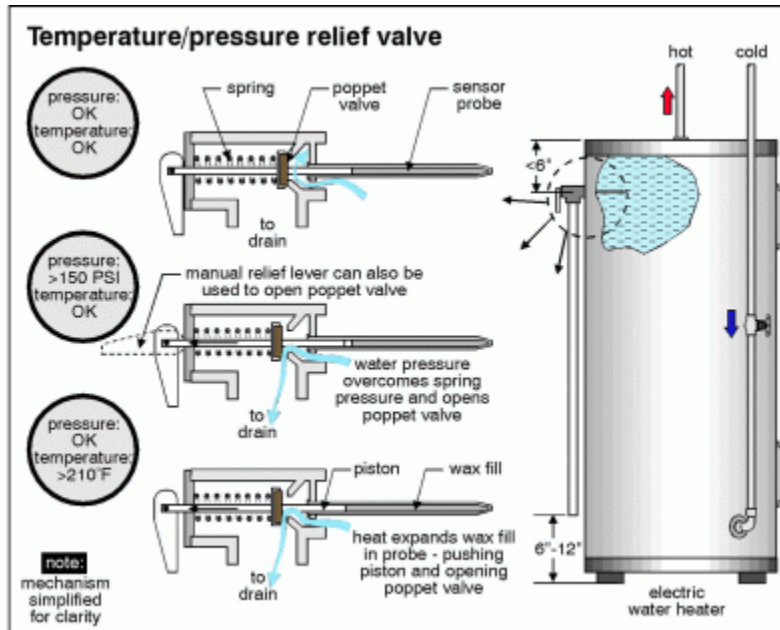
**Implication(s):** Scalding

**Location:** Crawl Space

**Task:** Provide

**Time:** Immediate

**Cost:** \$100 - \$200



[Click on image to enlarge.](#)



# PLUMBING

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## **FIXTURES AND FAUCETS \ Whirlpool bath**

**Condition:** • [Surface defects](#)

**Implication(s):** Cosmetic defects

**Location:** Right Side Master Bathroom

**Task:** Repair or replace

**Time:** If necessary

**Cost:** Depends on approach

# INTERIOR

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## Description

**Major floor finishes:** • [Hardwood](#)

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

**Windows:** • Wood

**Glazing:** • [Single](#)

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

**Evidence of crawlspace leakage:**

- Present
- Water



- Mold



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**Oven type:** • Conventional • Convection

**Oven fuel:** • Electricity

**Range fuel:** • Gas

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

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

## Recommendations

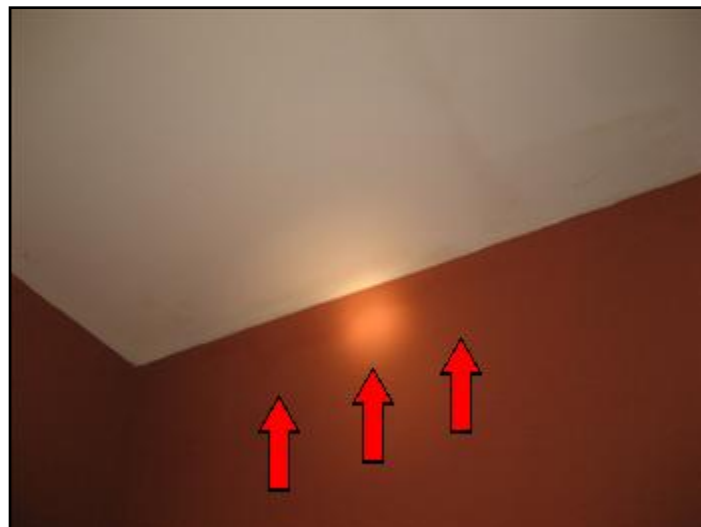
### CEILINGS \ General

**Condition:** • Stains

Water stains present in front and middle bedrooms from leaks at the chimney in this area. Painting has been done in these areas to conceal stains.

**Implication(s):** Cosmetic defects

**Location:** Front Bedroom



# INTERIOR

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## WINDOWS \ Glass (glazing)

**Condition:** • [Cracked](#)

**Implication(s):** Cosmetic defects | Physical injury

**Location:** Various First Floor

**Task:** Replace

**Time:** Discretionary

**Cost:** \$100 - \$200 per Location

## WINDOWS \ Hardware

**Condition:** • [Missing](#)

**Implication(s):** System inoperative or difficult to operate

**Location:** Throughout First Floor

**Task:** Provide

**Time:** Immediate

**Cost:** Minor

## BASEMENT \ Wet basement - evidence

**Condition:** • [Efflorescence](#)

Water coming into the basement.

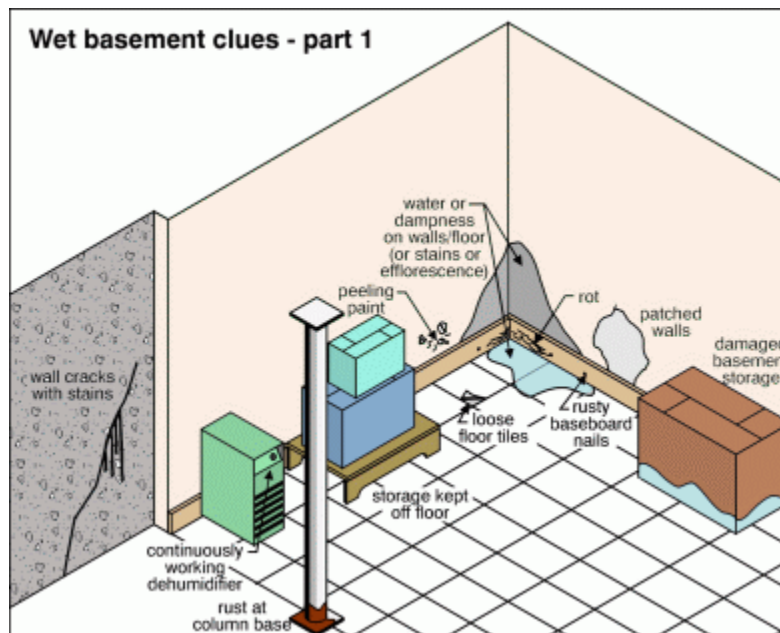
**Implication(s):** Cosmetic defects | Chance of water damage to contents, finishes and/or structure

**Location:** Front

**Task:** Correct

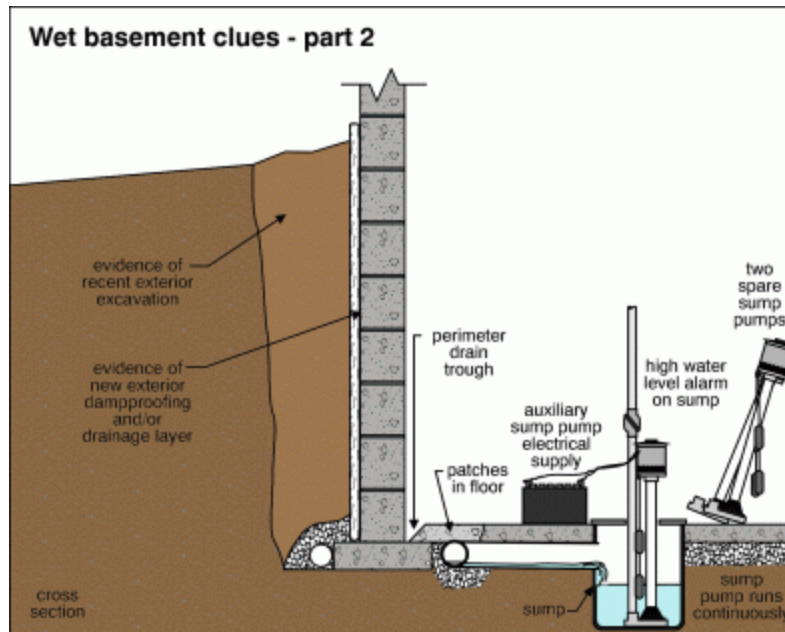
**Time:** Less than 1 year

**Cost:** Up to - \$10,000

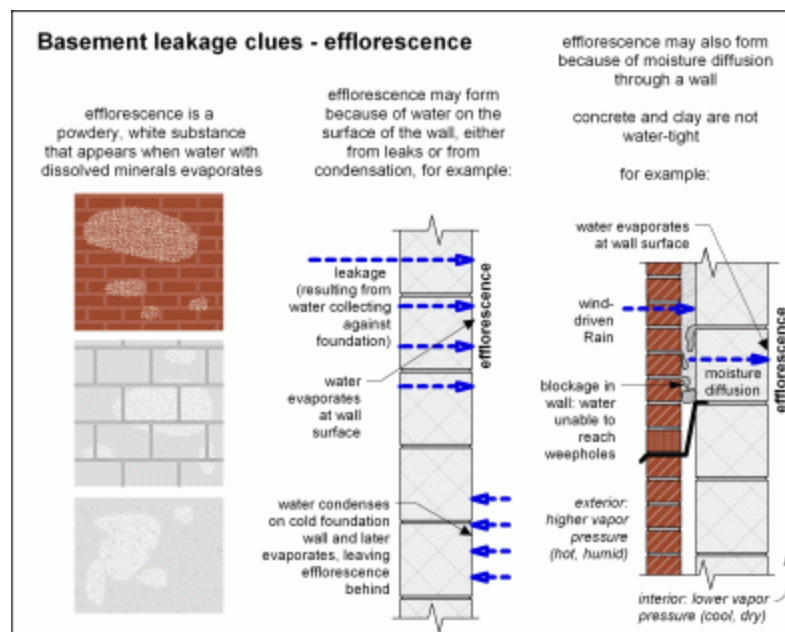


[Click on image to enlarge.](#)





[Click on image to enlarge.](#)



[Click on image to enlarge.](#)

## APPLIANCES \ Dryer

**Condition:** • Not vented to exterior

**Implication(s):** Chance of condensation damage to finishes and/or structure

**Location:** Crawl Space

**Task:** Repair

**Time:** Immediate

**Cost:** Minor

# INTERIOR

Report No. 4455

Sample Street, Atlanta, GA    December 18, 2012

THE BOTTOM

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

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INTERIOR

MORE INFO

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### Description

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

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

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

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

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

**END OF REPORT**

# REFERENCE LIBRARY

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The links below connect you to a series of documents that will help you understand your home and how it works. The body of the report contains specific information about your home. Many report items have related links that provide you more information about that particular component or issue.

This Library is a broad reference tool. For example, if you want to know the difference between asphalt shingles and wood shingles, you can look in here. If you have a conventional furnace and are trying to decide whether to upgrade to a mid-efficiency or high-efficiency furnace, this information may be helpful. If your home does not have air conditioning, but you are thinking about adding it, there is helpful information for you in here.

The Library is broken into nine house systems: Roofing, Exterior, Structure, Electrical, Heating, Cooling, Insulation, Plumbing and Interior. Click on any link to read about that system.

- [1. Roofing and Chimney](#)
- [2. Exterior](#)
- [3. Structure](#)
- [4. Electrical](#)
- [5. Heating](#)
- [6. Cooling](#)
- [7. Insulation](#)
- [8. Plumbing](#)
- [9. Interior](#)