



Your peace of mind is our business.

Inspection Report

Happy Home Buyer

Property Address:
123 Home Inspection Drive
Fairfax VA 22033



Trusted Advisor Home Inspections

Tony Lane
Haymarket, VA
571-474-1050
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Date: 5/31/2019	Time:	Report ID:	123HomeInspectorDrive
Property: 123 Home Inspection Drive Fairfax VA 22033	Customer: Happy Home Buyer	Real Estate Professional: Happy Realtor	

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance:	Start Time:	Finish Time:
Purchaser, Purchaser's agent	10:00am	1:30pm

Type of building:	Style of Home:	Year Built:
Townhome	Colonial	2002

Temperature:	Weather:	Ground/Soil surface condition:
80 degrees F	Clear	Dry

Radon Test:
No

1. Roof Structure/Attic

The home inspector shall observe: Roof covering; Roof ventilation; Roof drainage systems, to include gutters and downspouts; Roof flashings if readily visible; Skylights, chimneys, and roof penetrations; Roof framing and sheathing; Attic, unless area is not readily accessible; and Attic insulation. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Method used to inspect roof covering: Binoculars Ground	Roof Covering: Architectural Shingle	Chimney (exterior): Brick Vinyl siding
Sky Light(s): None	Roof Structure: Wood trusses	Roof-Type: Gable
Roof Ventilation: Ridge vents Soffit Vents Thermostatically controlled fan	Attic Access: Attic hatch	Method used to observe attic: From entry

Items

- 1.0 Roof Coverings**
 Comments: Inspected
- 1.1 Flashings**
 Comments: Inspected
- 1.2 Skylights, Chimneys and Roof Penetrations**
 Comments: Inspected
- 1.3 Roof Drainage Systems (Gutters and downspouts) Comments:**
 Inspected
- 1.4 Roof framing and sheathing**
 Comments: Inspected
- 1.5 Roof Structure and Attic**
 Comments: Inspected

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Exterior wall covering, flashings, and trim; Readily accessible doors and windows, but not the operation of associated security locks, devices, or systems; Decks, balconies, stoops, steps, porches, attached garages, attached carports, and applicable railings; Eaves, soffits, and fascias where readily accessible from ground level; Walkways, grade steps, patios, and driveways; Vegetation, trees, grading, drainage, and any retaining walls adjacent to the residential building; and Visible exterior portions of chimneys. The home inspector shall describe wall covering materials. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, detached garages, detached carports, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

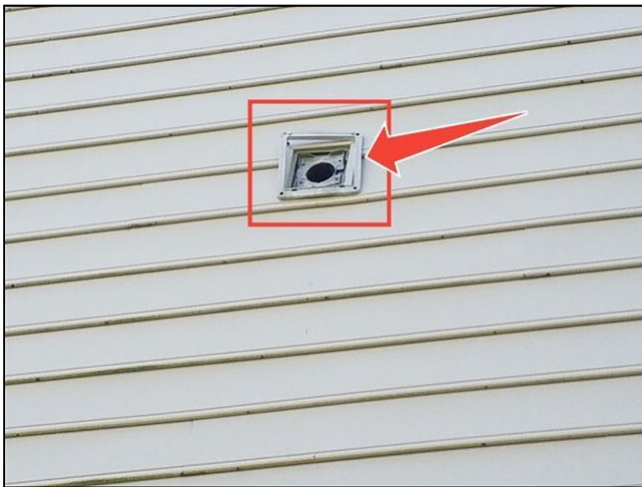
Siding Material:	Appurtenance:	Exterior Entry Doors:
Vinyl	Sidewalk	Metal
Brick	Deck with steps	
	Stoop	
Driveway:		
Asphalt		

Items

2.0 Wall Covering, Flashing and Trim

Comments: Repair or Replace

(1) Bathroom exhaust vent on the exterior is damaged. Repair or replace as needed.



2.0 Item 1(Picture)

(2) Vinyl siding is damaged on rear of House. Repair or replace as needed.



2.0 Item 2(Picture)

2.1 Doors (Exterior) Comments:

Inspected

Wood trim on exterior patio door has rot and deterioration. Repair or replace as needed to prevent further deterioration.



2.1 Item 1(Picture)

2.2 Windows

Comments: Repair or Replace

(1) Shutter is missing on upper right window. Replace missing shutter.



2.2 Item 1(Picture)

(2) Multiple window screens are damaged. Repair or replace as needed.



2.2 Item 2(Picture)



2.2 Item 3(Picture)

2.3 Decks, Balconies, Stoops, Steps, Stairs, Ramps, Porches, Attached Garages, Carports, and Applicable Railings

Comments: Inspected

2.4 Vegetation, Trees, Grading, Drainage, Driveways, Patios, Walkways and Retaining Walls

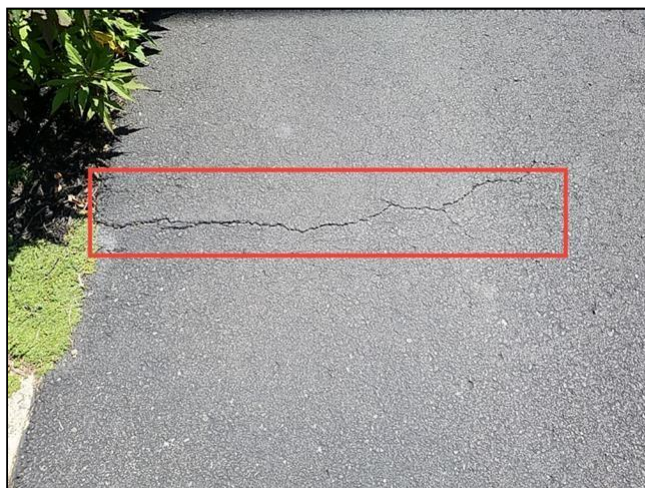
Comments: Repair or Replace

(1) Trees are growing up against the siding. Recommend trimming trees to prevent possible damage to the siding.



2.4 Item 1(Picture)

(2) Fill and seal cracks in driveway to prevent water entry and possible damage from freezing and thawing.



2.4 Item 2(Picture)

2.5 Eaves, Soffits and Fascias

Comments: Inspected

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Refrigerator; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Exhaust/Range hood:

RE-CIRCULATE

Items

3.0 Dishwasher

Comments: Inspected

3.1 Ranges/Ovens/Cooktops

Comments: Inspected

3.2 Range Hood(s) Comments:

Inspected

3.3 Installed Microwave Cooking Equipment

Comments: Inspected

3.4 Refrigerator

Comments: Inspected

3.5 Food Waste Disposer

Comments: Inspected

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Interiors

The home inspector shall observe: Interior walls, ceiling, and floors; Steps, stairways, balconies, and railings; Countertops and installed cabinets, including hardware. The home inspector shall: Operate a representative number of windows and interior doors but not associated security locks, devices, or systems. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

<p>Ceiling Materials: Drywall</p>	<p>Wall Material: Drywall</p>	<p>Floor Covering(s): Carpet Ceramic Tile Vinyl Area rug</p>
<p>Interior Doors: Composite</p>	<p>Window Types: Thermal/Insulated Single-hung</p>	<p>Cabinetry: Wood</p>
<p>Countertop: Granite</p>		

Items

4.0 Ceilings

Comments: Inspected

4.1 Walls

Comments: Inspected

4.2 Floors

Comments: Repair or Replace

Observed cracked floor tile in kitchen. Repair or replace as needed. Condition is cosmetic.



4.2 Item 1(Picture)

4.3 Stairs, Steps, Landings, Balconies, Stairways, Ramps, Guardrails and Railings

Comments: Inspected

4.4 Counters and Installed Cabinets

Comments: Inspected

4.5 Doors (representative number) Comments:

Inspected

4.6 Windows (representative number) Comments:

Inspected

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Structural Components

The Home Inspector shall observe readily accessible structural components including foundations, framing, stairs, slab floors when present and visible, floors, walls, columns or piers, ceilings and crawl space. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, and the method of inspecting the crawl space. The home inspector shall: Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

<p>Foundation: Poured concrete</p> <p>Columns or Piers: Metal</p>	<p>Floor Structure: Engineered floor joists</p> <p>Ceiling Structure: 2X4</p>	<p>Wall Structure: 2 X 4 Wood studs</p>
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Items

5.0 Foundations, Basement and Crawlspace

Comments: Inspected

5.1 Walls (Structural)

Comments: Inspected

5.2 Columns or Piers

Comments: Inspected

5.3 Floors (Structural)

Comments: Inspected

5.4 Ceilings (Structural)

Comments: Inspected

5.5 Visible Framing

Comments: Inspected

5.6 Stairs

Comments: Inspected

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source: Public	Plumbing Water Supply (into home): Plastic	Plumbing Water Distribution (inside home): Plastic
Main Water Shut Off Device	Plumbing Waste: Plastic	Water Heater Power Source: Natural Gas
Location: Lower Level Utility Room	Water Heater Location: Basement	WH Manufacturer: A.O. SMITH
Water Heater Capacity: 50 Gallon		
Main Fuel Shut Off Device: Gas meter located outside		

Items

- 6.0 Plumbing Drainage, Waste and Vent Systems**
Comments: Inspected
- 6.1 Plumbing Water Supply, Distribution System, and Fixtures**
Comments: Inspected
- 6.2 Hot Water Systems, Controls, Chimneys, Flues and Vents**
Comments: Inspected
- 6.3 Main Water Shut-off Device**
Comments: Inspected
- 6.4 Main Fuel Shut-off**
Comments: Inspected
- 6.5 Toilets**
Comments: Inspected
- 6.6 Sinks, Tubs, and Showers**
Comments: Inspected

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Electrical System

The home inspector shall observe: The service drop; Service entrance conductors, cables, and raceways; Service equipment and main disconnects; Service grounding; Interior components of service panels and sub panels, including feeders; Conductors; Overcurrent protection devices; readily accessible installed lighting fixtures, switches, and receptacles; Ground Fault Circuit Interrupters; Presence or absence of smoke detectors; Presence of solid conductor aluminum for 15 amp and 20 amp branch circuit wiring; and Arc fault interrupters but not tested if equipment is attached to them. The home inspector shall describe: Service amperage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring on 15 amp and 20 amp circuits. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central alarm system.

The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Inspect exterior lighting; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels if accessible; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Service Entrance: Below ground service	Panel Capacity: 200 AMP	Main Disconnect: 200 Amps
Panel Type: Circuit breakers GFCI Breakers	Electric Panel Manufacturer: Branch wire 15 and 20 AMP: CUTLER HAMMER Copper	
Location Of Main and Electric Distribution Panel: Lower Level Recreation Room	Grounding: Ground Rod	

Items

7.0 Service drop

Comments: Inspected

7.1 Service entrance conductors, cables, raceways, service head, gooseneck and drip loops

Comments: Inspected

7.2 Service equipment (electric panels) and main disconnect

Comments: Inspected

7.3 Service grounding/bonding

Comments: Inspected

7.4 Interior components of service panels and sub panels, including feeders

Comments: Inspected

7.5 Conductors (wires)

Comments: Inspected

7.6 Overcurrent protection devices (breakers) Comments:

Inspected

7.7 Readily accessible installed light fixtures, switches, and receptacles

Comments: Inspected

7.8 Ground fault circuit interrupters

Comments: Inspected

7.9 Arc fault interrupters tested (not tested if equipment is attached to them) Comments: Not Present

7.10 Presence of smoke detectors

Comments: Inspected

Limitation: Smoke detectors are not tested as part of the Home Inspection. It is recommended that smoke detectors should be installed in all bedrooms, in all living space floors, and in rooms with a fireplace or wood burning stove, as well as rooms with gas furnaces. All smoke detectors should be

tested by purchaser upon moving into home to promote fire safety and ensure detectors are functioning as intended.

7.11 Presence of carbon monoxide detectors

Comments: Not Present

7.12 Presence of solid conductor aluminum branch circuit wiring

Comments: Not Present

7.13 Electric meter and base

Comments: Inspected

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets are not removed and the inspection is only visual. Any outlet not accessible (behind the appliances or furniture for example) is not inspected. Please be aware that the inspector has your best interest in mind. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Heating / Central Air Conditioning/Fireplaces

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type: Forced Air	Energy Source: Natural gas	Number of Heat Systems (excluding wood): One
Heat System Brand: TRANE Estimated Age : 2 Years	Cooling Equipment Type: Forced Air	Cooling Equipment Energy Source: Electricity
Central Air Brand: TRANE Estimated Age : 2 Years	Number of Exterior AC Compressors: One	Thermostat Location: Main Level
Ductwork: Non-insulated	Filter Type: Disposable	Filter Size: 16x25
Types of Fireplaces: Vented gas logs	Operable Fireplaces: One	Number of Woodstoves: None

Items

8.0 Heating Equipment

Comments: Not Inspected

Limitation: Not able to test heating system due to HVAC system operating in A/C mode. There is a risk of damaging the unit if the unit is operated under these conditions.

8.1 Cooling and Air Handler Equipment

Comments: Inspected

8.2 Normal Operating Controls

Comments: Inspected

8.3 Distribution Systems

Comments: Inspected

8.4 Presence of Installed Heat Source in Each Room

Comments: Inspected

8.5 Presence of Installed Cooling Source in Each Room

Comments: Inspected

8.6 Fireplaces, venting systems, hearths, dampers, and fire boxes

Comments: Inspected

8.7 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems) Comments: Inspected

Recommend a Level 2 chimney inspection be performed by a licensed chimney company to ensure there are no defects or hidden hazards in the chimney, chimney flue, or fireplace.

The heating and cooling system and fireplaces of this home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed contractor would discover. Please be aware that the inspector has your best interest in mind. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces.

Styles & Materials

Exhaust Fans:

Fan only

Dryer Vent:

Flexible Metal

Attic Insulation:

Blown Fiberglass

Approximate Insulation Depth in Inches : 12 inches

Items

9.0 Ventilation of Attic and Foundation Areas

Comments: Inspected

9.1 Venting Systems (Kitchens, Baths and Laundry) Comments:

Inspected

9.2 Insulation in Attic

Comments: Inspected

9.3 Ventilation Fans

Comments: Inspected

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Summary



Trusted Advisor
Home Inspections

Your peace of mind is our business.

Trusted Advisor Home Inspections

Haymarket, VA
571-474-1050
VA License # 3380000914

Customer
Happy Home Buyer

Address
123 Home Inspection Drive
Fairfax VA 22033

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

2. Exterior

Summary

2.0 Wall Covering, Flashing and Trim

Repair or Replace

(1) Bathroom exhaust vent on the exterior is damaged. Repair or replace as needed.



2.0 Item 1(Picture)

(2) Vinyl siding is damaged on rear of House. Repair or replace as needed.



2.0 Item 2(Picture)

2.2 Windows

Repair or Replace

(1) Shutter is missing on upper right window. Replace missing shutter.



2.2 Item 1(Picture)

(2) Multiple window screens are damaged. Repair or replace as needed.



2.2 Item 2(Picture)



2.2 Item 3(Picture)

2.4Vegetation, Trees, Grading, Drainage, Driveways, Patios, Walkways and Retaining Walls

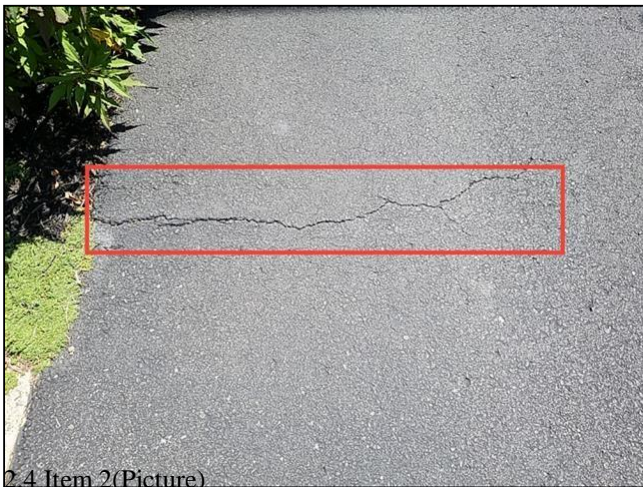
Repair or Replace

(1) Trees are growing up against the siding. Recommend trimming trees to prevent possible damage to the siding.



2.4 Item 1(Picture)

(2) Fill and seal cracks in driveway to prevent water entry and possible damage from freezing and thawing.



2.4 Item 2(Picture)

4. Interiors

Summary

4.2 Floors

Repair or Replace

Observed cracked floor tile in kitchen. Repair or replace as needed. Condition is cosmetic.



4.2 Item 1(Picture)

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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