

General Summary



Affordable Inspections, Inc.

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Customer

Karen Brown

Address

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Asheville NC 28805

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 appear to warrant 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, efficiency, or safety 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.

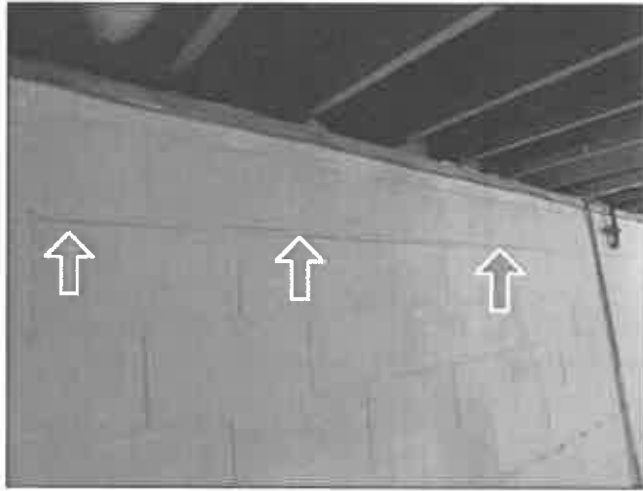
1. Structural Components

1.0 FOUNDATIONS (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

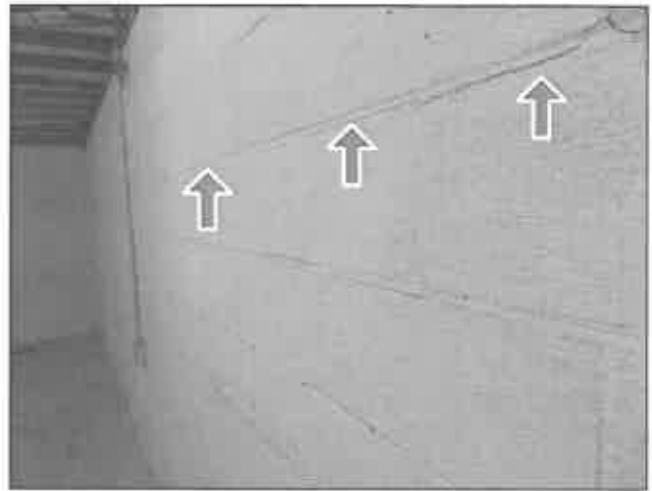
Repair or Replace

(1) The standards of practice of the NC licensing Board for Home Inspectors recommends that all foundation cracks be further evaluated by a Licensed professional Engineer.....That being said.....

Horizontal cracking of the mortar joints was noted along the front foundation wall. No visible deflection was noted. This is usually a result of pressure against the foundation walls and can lead to eventual structural failure. The extend of the condition observed was not extreme and we would recommend further evaluation by a licensed professional engineer or to monitor the cracks and deflection over time for any change in appearance and take further action if they progress.



1.0 Item 1(Picture)



1.0 Item 2(Picture)

(2) Stair step cracking was also noted at the front foundation wall. As these cracks do not exceed 1/8" in width and no displacement of the block face is visible, they are not considered to be indicative of structural failure. These types of cracks are found on most homes in this area with block foundation walls due to our high clay content soil. We would however recommend that you seal or keep these cracks sealed to prevent moisture penetration and monitor over time for any change in appearance. If change is noted, Recommend consulting a licensed general contractor for further evaluation.

Stair step cracking of the mortar joints is visible . No structural failure or displacement of block was observed. We would recommend further evaluation and repair by a licensed general contractor if needed.



1.0 Item 3(Picture)

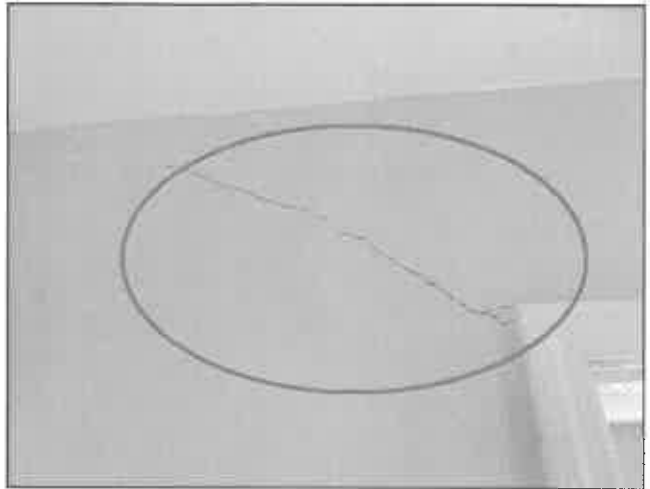
1.1 WALLS (Structural)

Repair or Replace

(1) In the master bedroom at the bathroom door, there is significant cracking at the corner of the door frame. I believe this is associated with the deterioration of the floor structure under the bathrooms as commented below in section 1.3. Recommend further investigation by licensed general contractor and repair as/if necessary.



1.1 Item 1(Picture)



1.1 Item 2(Picture)

1.2 COLUMNS OR PIERS

Inspected

FYI: This house has slide style adjustable screw jacks in use supporting the floor structure. These are the type that use bolts to secure different sections of the posts. These types of adjustable style steel screw jacks are not designed or rated to be used as permanent supports for floor structures, although they are commonly used as such. Recommend further evaluation and replacement by a capable person or a qualified contractor.



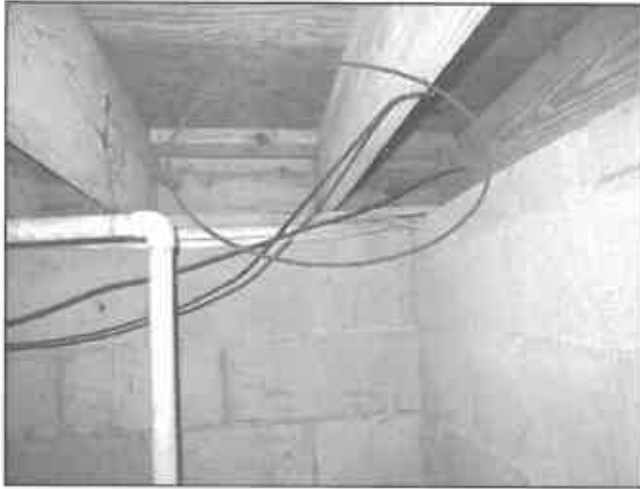
1.2 Item 1(Picture)

1.3 FLOORS (Structural)

Repair or Replace

(1) The floor joists and other framing members in several locations (on the right side of the house

from the front door over in the crawlspace) have been attacked by wood destroying insects. They weaken the wood, eventually causing it to deteriorate completely. There was evidence of prior treatment of the house. I did not see any active wood destroying insects during the time of the inspection. This damage was also noted in the interior with weak spots in the floor and evidence of prior activity on the wall paper near the front door area as well as on the floor in the first bedroom. We would recommend further inspection and repair by licensed general contractor of any compromised wood members.



1.3 Item 1(Picture)



1.3 Item 2(Picture)



1.3 Item 3(Picture)



1.3 Item 4(Picture)



1.3 Item 5(Picture)



1.3 Item 6(Picture)



1.3 Item 7(Picture)



1.3 Item 8(Picture)



1.3 Item 9(Picture)



1.3 Item 10(Picture)



1.3 Item 11(Picture)



1.3 Item 12(Picture)



1.3 Item 13(Picture)

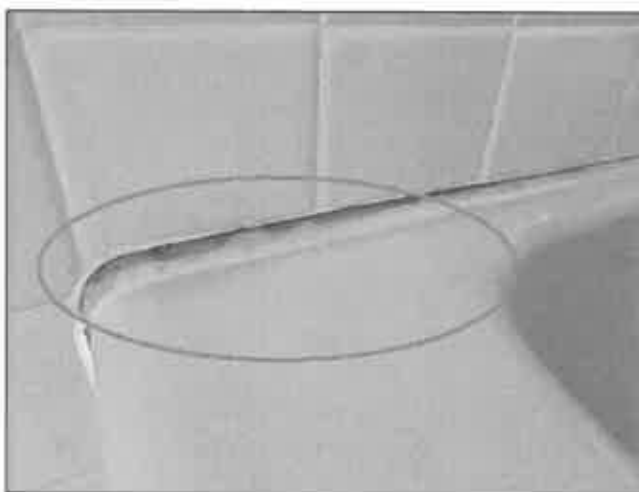


1.3 Item 14(Picture)

(2) The floor under the master shower area was heavily deteriorated and there was movement of the floor structure in front of the hall tub when stepped on. The deterioration and movement has lead to cracking of the hall bathroom floor with loose tiles in areas along with settling of the tub and cracking and displacement of the master shower floor. I believe there is continued leaking of the master bathroom shower as there are significant gaps/cracks in the grout between the tile walls and tile floor with no evidence of repairs in this area. There is evidence of prior repairs under the tub area, however the continued movement of the floor indicates that the repair is not sufficient. Recommend further evaluation and repair as needed by a licensed general contractor.



1.3 Item 15(Picture)



1.3 Item 16(Picture)



1.3 Item 17(Picture)



1.3 Item 18(Picture)



1.3 Item 19(Picture)



1.3 Item 20(Picture)



1.3 Item 21(Picture)

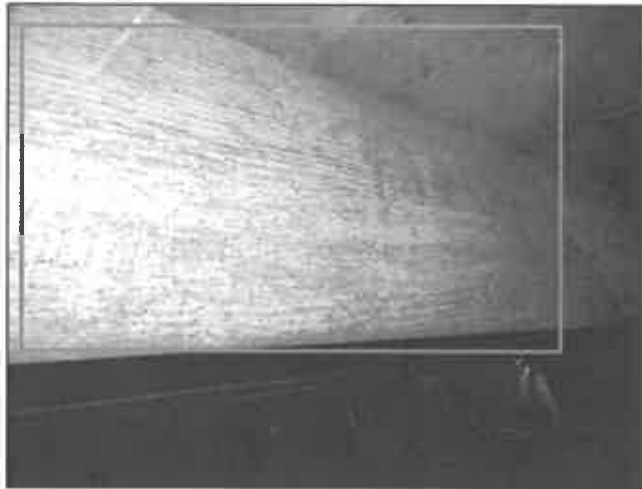


1.3 Item 22(Picture)

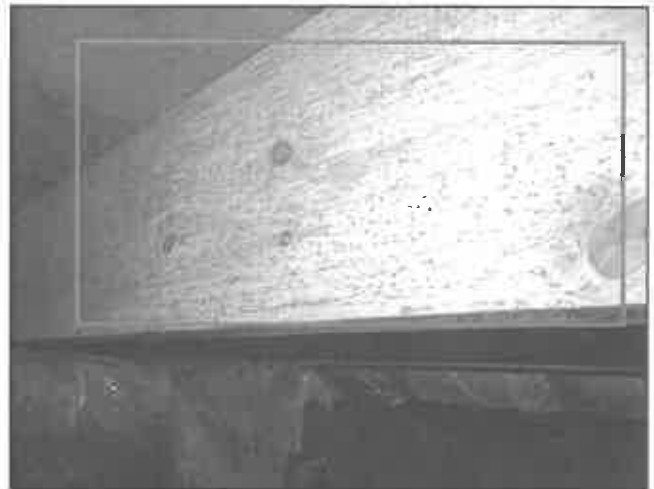


1.3 Item 23(Picture)

(3) There is surface growth on many of the floor joists in the crawlspace. No damage to the wood joists was visible from this growth, but the surface growth is indicative of a damp atmosphere which can be fertile ground for more destructive organisms. Recommend further investigation by crawlspace contractor specializing in moisture control.



1.3 Item 24(Picture)



1.3 Item 25(Picture)

1.5 ROOF STRUCTURE AND ATTIC

Repair or Replace

(1) The rafter tails of the rear porch structure are deteriorated. It appears that there used to be a fascia board that went across this area that presumably rotted away. Recommend further evaluation and repair/replace as needed by a capable person or a qualified contractor.



1.5 Item 1(Picture)



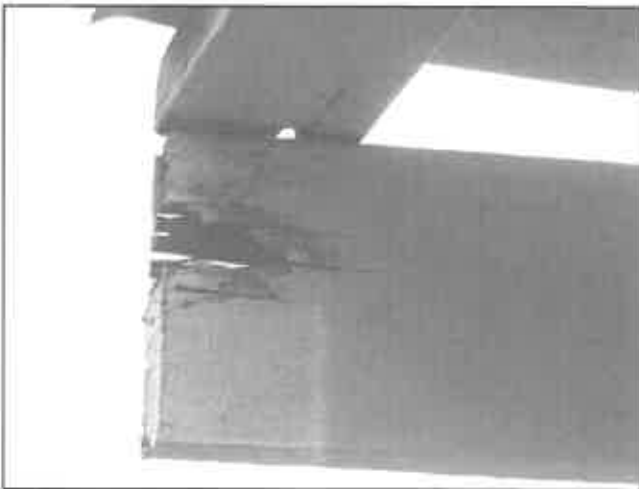
1.5 Item 2(Picture)



1.5 Item 3(Picture)



1.5 Item 4(Picture)



1.5 Item 5(Picture)

1.6 FOUNDATION WATERPROOFING /DAMPPROOFING

Repair or Replace

(1) There is visible evidence of moisture penetration at the right front foundation wall and electronic moisture meter readings were elevated. No evidence of standing water was noted . Moisture on the inside of the block is usually indicative of failure of the waterproofing system on the exterior face of the block. This is also where a gutter down spout was noted to be draining (commented on below in roofing). Consequences of this condition vary widely and we would recommend taking steps to keep roof water away from the foundation to prevent future moisture penetration in this area.



1.6 Item 1(Picture)

(2) Evidence shows that water entered the rear basement windows during the storm. At the exterior, it was noted that the yard slopes towards these windows and the window wells are full of debris (commented on below). Recommend addressing the grading and cleaning of the window wells to prevent this from occurring again during the next 100 yr storm.



1.6 Item 2(Picture)



1.6 Item 3(Picture)

(3) FYI: In the basement, there is a basin for an older sump pump. This is no longer in use. Recommend sealing to prevent moisture entering the basement area.



1.6 Item 4(Picture)

2. Exterior

2.0 DOORS (Exterior)

Repair or Replace

The bottoms of the jamb and trim of the garage door are deteriorating. Damaged exterior components can allow for infiltration of moisture and further damage to framing or other interior materials. Recommend repair or replacement by a capable person or a qualified contractor.



2.0 Item 1(Picture)

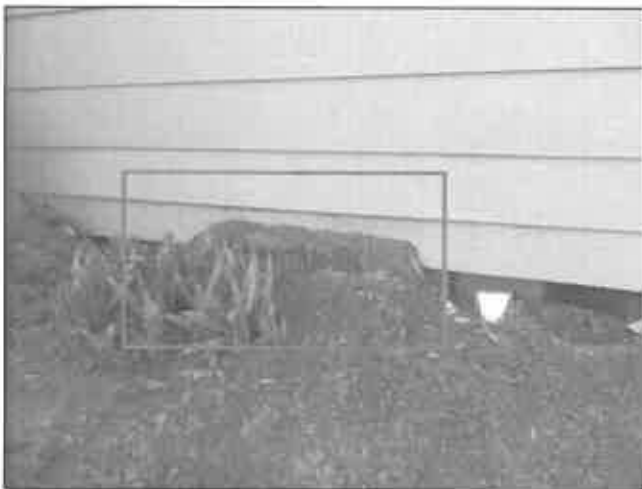


2.0 Item 2(Picture)

2.1 WALL CLADDING, FLASHING AND TRIM

Repair or Replace

(1) The siding is deteriorated at the back of the house under the kitchen window area. Be advised that we are unable to see behind the siding to determine if any damage has occurred to concealed building components. Recommend further evaluation and repair as needed by a capable person or a qualified contractor.



2.1 Item 1(Picture)

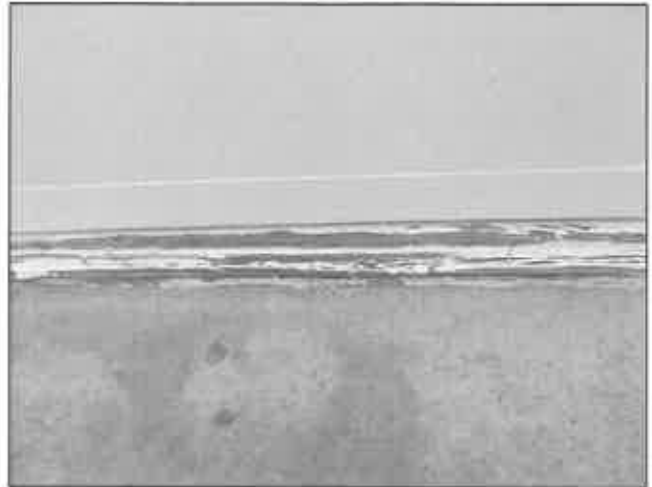


2.1 Item 2(Picture)

(2) As a general note: The exterior wood and wood trim is in need of general maintenance and painting. If the wood is not properly maintained it will eventually deteriorate, allowing moisture to infiltrate and damage interior building components. Recommend repair by a capable person or a licensed general contractor.



2.1 Item 3(Picture)



2.1 Item 4(Picture)



2.1 Item 5(Picture)

(3) At the back porch, there is a critter hole in the siding near the sliding glass door. This can allow entry of critters and moisture. Recommend further evaluation and repair as needed by a capable person or a qualified contractor.



2.1 Item 6(Picture)

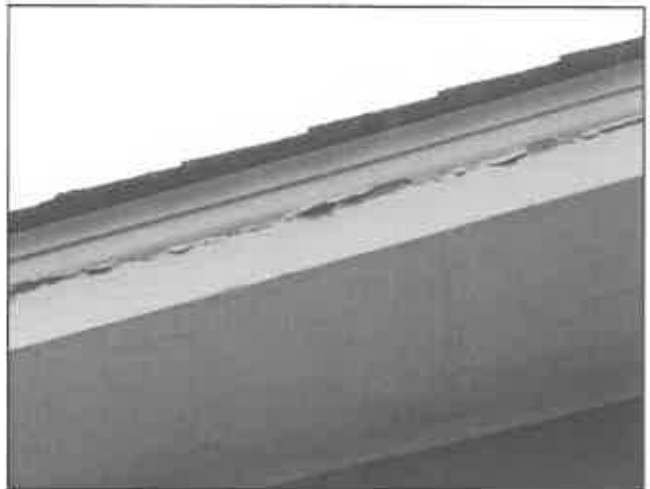
2.2 EAVES, SOFFITS AND FASCIAS

Repair or Replace

As a general note, the wooden soffits and fascia are in need of general maintenance and painting. Recommend further evaluation and repair by a capable person or a qualified contractor.



2.2 Item 1(Picture)



2.2 Item 2(Picture)



2.2 Item 3(Picture)

2.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIOS, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Repair or Replace

(1) Exterior grade should slope away from the foundation to prevent water infiltration. The grade slopes towards the foundation near the back porch area towards the window wells. Recommend to monitor during heavy rains, and correct drainage to shed away from house if water is flowing towards or standing near the foundation.



2.5 Item 1(Picture)

(2) The concrete driveway is cracked with some shifting/displacement noted: Recommend further evaluation and repair/replace/seal as needed by qualified contractor.



2.5 Item 2(Picture)



2.5 Item 3(Picture)

3. Roofing

3.0 ROOF COVERINGS

Inspected

Overall the roof appeared to be in fair shape. I would estimate it to be in its second half of its life span. There was some edge deterioration noted in areas and some granule loss consistent with age. Recommend further evaluation by a qualified roofing contractor to estimate the remaining life span left in the roof coverings.



3.0 Item 1(Picture)



3.0 Item 2(Picture)



3.0 Item 3(Picture)



3.0 Item 4(Picture)



3.0 Item 5(Picture)

3.3 ROOFING DRAINAGE SYSTEMS

Repair or Replace

At the front corners of the house - Gutter downspouts should drain into ground drain lines that divert rain water away from the foundation. Otherwise, the large amount of water shed by a roof can greatly contribute to water in contact with the foundation and lead to moisture issues in the crawl space or basement. There is moisture penetrating into the crawlspace at the right front corner. Recommend

installing drain line extensions as needed.



3.3 Item 1(Picture)



3.3 Item 2(Picture)

4. Plumbing System

4.0 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

Repair or Replace

(1) There is leaking of the waste pipe under the hall tub at a questionable repair. This can lead to added moisture levels in the crawlspace and associated moisture issues. Recommend repair as needed by a capable person or a licensed plumbing contractor.

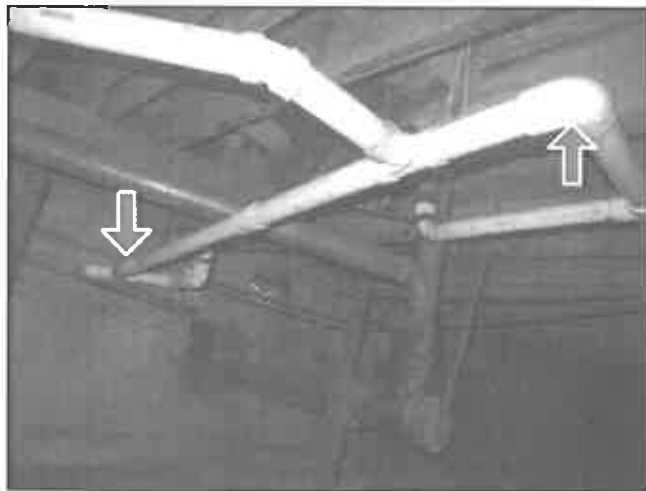


4.0 Item 1(Picture)



4.0 Item 2(Picture)

(2) The waste pipe leading from the master bathroom shower is back pitched. The height that the water needs to flow "uphill" is over 5". It was also noted that there is not a proper trap under the master shower. If this waste line was not back pitched, there would probably be sewer gasses emitting from the shower drain. Recommend repair as needed buy a licensed plumbing contractor.

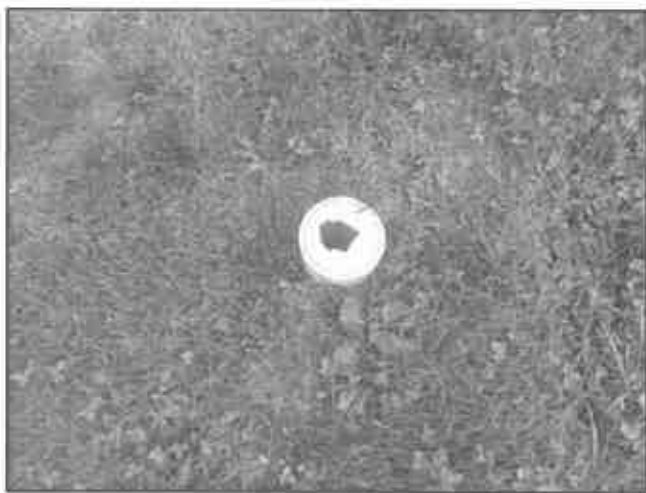


4.0 Item 3(Picture)



4.0 Item 4(Picture)

(3) The clean out cap for the waste line at the rear of the house is damaged. This can allow sewer gasses to escape. Recommend replacement as needed.



4.0 Item 5(Picture)

4.1 INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Repair or Replace

(1) The hot side water supply pipe under the kitchen sink leaks. Recommend repair by a capable person or a licensed plumber.



4.1 Item 1(Picture)



4.1 Item 2(Picture)

(2) There was evidence of prior leaking under the master bathroom sink. While this did not leak during the inspection, it did not appear that a repair has been made. Recommend further evaluation and repair/replace as needed by a capable person or a licensed plumber.



4.1 Item 3(Picture)



4.1 Item 4(Picture)

(3) While not exactly "loose", there was considerable rocking of both the toilets. Mobility at this point can weaken the wax seal and cause leaking and associated problems. We would recommend you have the anchoring bolts tightened. If bolts do not tighten or if after tightening, the toilet is still loose, that you check for deteriorated sub floor at this location. Recommend further evaluation by a capable person or a licensed plumbing contractor and repair as needed.



4.1 Item 5(Picture)

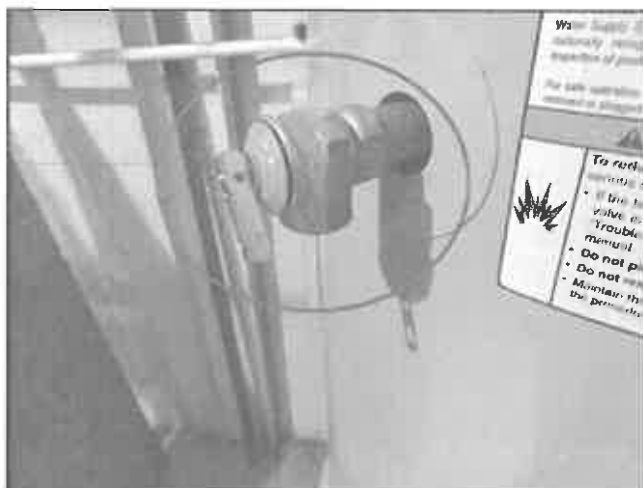


4.1 Item 6(Picture)

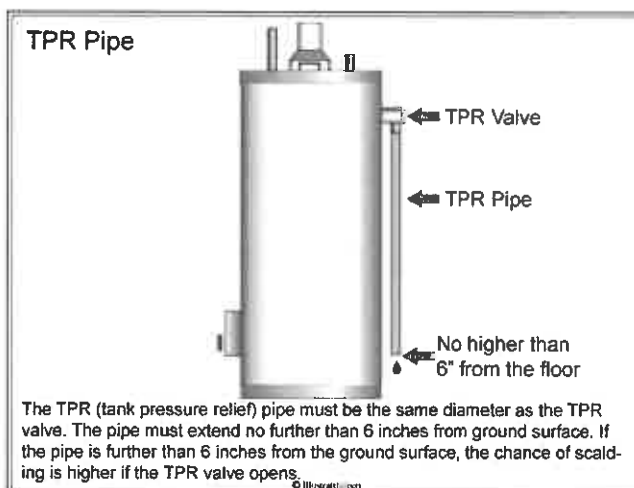
4.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Repair or Replace

The TPRV (Temperature and Pressure Relief Valve) on the water heater needs a 3/4" pipe rated for hot water to extend to within 6 inches of floor for safety. The TPR extension is meant to reduce the chance of scalding water splashing on a person near the water heater, should the TPR valve activate. Recommend repair by a capable person or licensed plumber.



4.2 Item 1(Picture)



4.2 Item 2(Picture)

4.5 SUMP PUMPS AND LIFT PUMPS

Repair or Replace

(1) The sump pump in the crawlspace was not plugged in nor did it have an electrical connection. I also was not able locate an exit for the discharge line at the front of the house. It would appear that the discharge is below ground. This is not the ideal configuration as it could prevent water from being pumped out. Recommend further evaluation and repair as needed.



4.5 Item 1(Picture)



4.5 Item 2(Picture)



4.5 Item 3(Picture)

(2) The sump pump in the basement needs a lid/cover to prevent evaporation. The current configuration allows for evaporation of the water sitting in the sump which is then re-condensed and drained right back into the sump by the dehumidifier sitting right next to it, limiting the effectiveness of the dehumidifier.



4.5 Item 4(Picture)

4.10 LIMITATIONS

Inspected

(2) This house has cast iron waste pipe in parts of the drain/waste system. Cast iron typically fails by rusting from the inside out. Within the scope of a home inspection of readily visible components, a full evaluation of the cast iron waste pipe is not possible. The typical life span of cast iron piping is anywhere between 60-100 years depending on its location and immediate environment. We would recommend that you have the cast iron lines sewer scoped by a licensed plumbing contractor to determine the inside condition of the cast iron pipes and get an idea of the remaining life left in them.



4.10 Item 1(Picture)

5. Electrical System**5.1 SERVICE, GROUNDING AND BONDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS****Inspected, Not Inspected, Repair or Replace**

LIMITED INSPECTION - The main electrical panel is an older style fuse panel. Beyond an external visual inspection, we do not remove any of these components for further evaluation. This style of panel is considered outdated and is typically not able to handle the electrical demands of modern homes. This panel appeared to be a 60 amp service. Standard electrical services are now 200 amps to meet the demands of modern electrical equipment. Recommend further evaluation and consider replacement/upgrading by a licensed electrical contractor.



5.1 Item 1(Picture)



5.1 Item 2(Picture)

5.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house,

garage, and on the dwelling's exterior walls)

Repair or Replace

(1) In the garage at the upper outlets on either side of the work bench - The outlets measured as having open neutrals. This means that the outlets are using the ground wire to return the current to the electrical panel. This is considered a shock hazard. Recommend repair as needed by a licensed electrician.



5.3 Item 1(Picture)



5.3 Item 2(Picture)

(2) The three prong receptacle at the garage door is ungrounded. Seeing a three prong outlet will suggest to the end user that the outlet is grounded, and potential damage can be done to electrical equipment (computers, tv's, etc.) and appliances, as well as being a personal shock hazard, if the outlets are not grounded. Recommend repair by a licensed electrician or label outlet as ungrounded.



5.3 Item 3(Picture)

(3) An electrical receptacle is loose at the garage work bench. In use, a loose receptacle can cause the wires inside to loosen, arc and become a fire hazard. Recommend repair by a capable person or a licensed electrician.



5.3 Item 4(Picture)

(4) The ceiling light at the front entry did not come on. Recommend changing the light bulb. That failing, consult with a licensed electrician.



5.3 Item 5(Picture)

5.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Repair or Replace

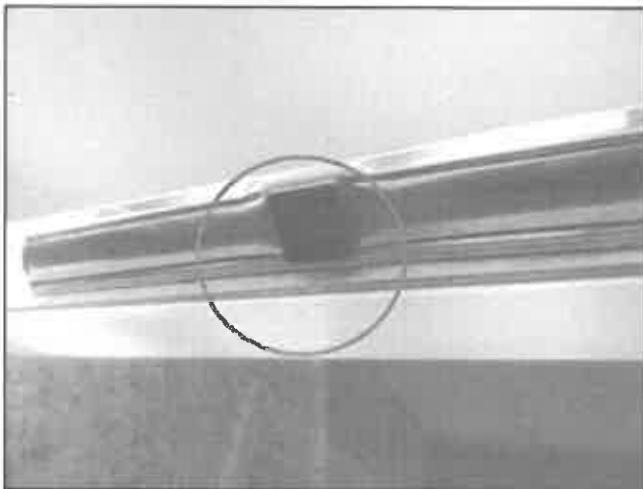
(1) FYI: Though it was not required for this outlet at the time of construction, no ground fault protection was noted at any of the interior outlets near water or the exterior outlets. These outlets did not trip when tested with a test device. We would recommend, as a safety upgrade, that gfcı receptacles be installed in all wet locations and anywhere within 6 feet of a water supply.



5.4 Item 1(Picture)



5.4 Item 2(Picture)



5.4 Item 3(Picture)



5.4 Item 4(Picture)

(2) An outlet in the basement utility sink has the hot/neutral reversed . This could result in shocking a user who would assume that the switched leg of a lamp, etc. is the hot one and expect an appliance to be turned off when it, in fact, is not. In addition, this outlet was not GFCI protected. Refer to licensed electrical contractor for further evaluation and repair as needed. Recommend considering upgrading to a GFCI protected plug for safety.



5.4 Item 5(Picture)

(3) The outlet at the rear porch needs a weatherproof cover for the receptacle. A wet or damp

receptacle is both a fire hazard and a shock hazard. This outlet was also ungrounded and without GFCI protection. Recommend further evaluation and repaired/replacement as needed by a capable person or a licensed electrical contractor.



5.4 Item 6(Picture)

5.8 SMOKE DETECTORS

Inspected

(1) Only one smoke detector was located in the house. There was not a smoke detector in the basement. We would recommend you install a minimum of one smoke detector on each level, located between 4 and 12 inches from the ceiling or on the ceiling. Properly positioned and operating smoke detectors are essential for fire safety. Recommend repair by a capable person or a licensed electrician.

6. Heating

6.3 CHIMNEYS, FLUES AND VENTS

Inspected

Limited inspection - The inspection of the inside of the flue lining for fireplaces, wood stoves and gas appliances is beyond the scope of a home inspection. As a standard policy, we always recommend cleaning and further evaluation by a licensed chimney sweep before using.

6.4 SOLID FUEL HEATING DEVICES (FIREPLACES AND WOOD STOVES)

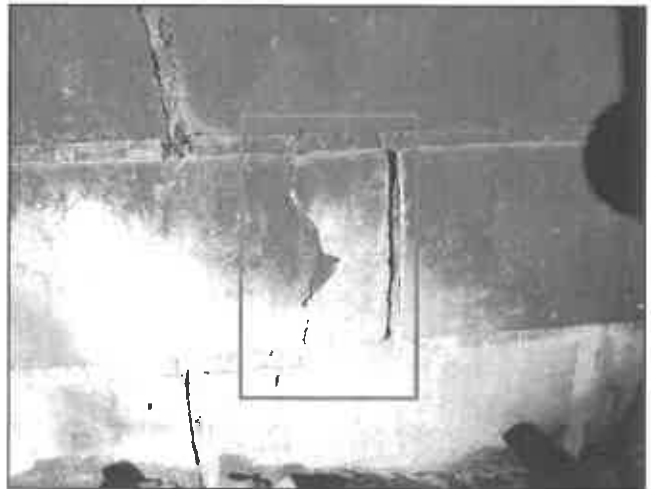
Repair or Replace

One of the bricks in the firebox of the fireplace is cracked and needs to be repaired. Damaged lining in the firebox can allow excessive heat to be transferred to combustible framing, etc. behind it and lead to a fire hazard.

Recommend further evaluation and repair by a qualified fireplace/chimney professional



6.4 Item 1(Picture)



6.4 Item 2(Picture)

6.5 HEAT DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Repair or Replace

(1) Insulation around the duct work in the crawlspace area is falling off in a couple of location. Recommend re-installation as needed for energy efficiency and to prevent the formation of condensation.



6.5 Item 1(Picture)



6.5 Item 2(Picture)

6.8 CARBON MONOXIDE DETECTOR PRESENT

Inspected

FYI: Only one carbon monoxide detector was located in the house, located in the hallway. We would recommend that a permanently installed carbon monoxide detector be installed on each floor

according to its manufacturer's instructions as a safety measure to protect inhabitants from accidental carbon monoxide poisoning as gas equipment is present in this house.

6.12 UNDERGROUND OIL STORAGE TANK

Not Inspected

The abandoned fuel lines for a buried fuel oil tank are visible at the front foundation wall. Examination of a buried tank is beyond the scope of our inspection of visually accessible components. This tank (if still present) is not in active use. There is risk with having a buried fuel oil tank on the property, most common would be undetected leaking. Recommend further evaluation to determine if there is still a buried tank present and further evaluation by a soil engineer if it is determined that there is one present. A soil engineer can provide further information about the tank by taking and analysing soil samples from around the tank to determine if there has been any leaking and if any action is needed.



6.12 Item 1(Picture)



6.12 Item 2(Picture)

7. Central Air Conditioning

7.0 COOLING AND AIR HANDLER EQUIPMENT

Inspected, Repair or Replace

FYI: The A/C functioned well at the time of inspection; however, this system is old. I was not able to determine an exact manufacture date as the tag was painted over, but I would place this unit at mid to late 90's, putting this thing potentially at over 30 years old. HVAC equipment is value engineered for 12-15 yrs of service but they can often last much longer with proper maintenance and servicing. You may wish to have this unit further evaluated by a licensed HVAC contractor or budget for a possible need for replacement in the future.



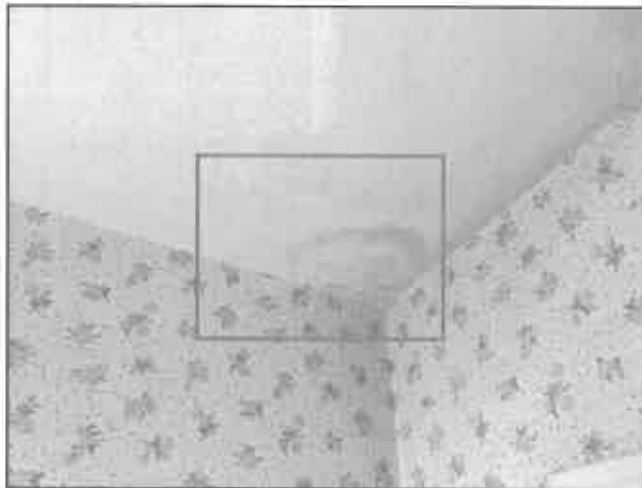
7.0 Item 1(Picture)

8. Interiors

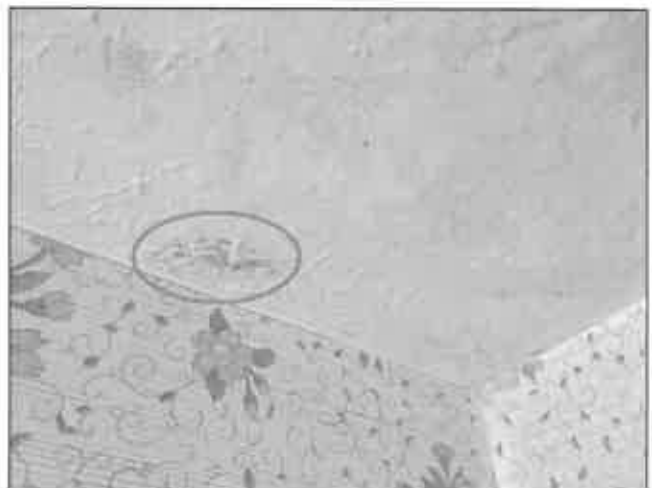
8.0 CEILINGS

Repair or Replace

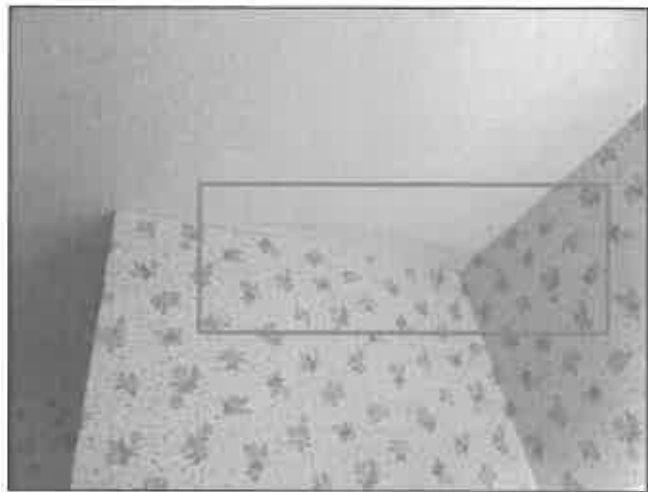
(1) There were two areas on the hall bathroom ceiling that appear to have come from moisture. Both of these areas measured dry at the time of the inspection despite it having rained at the start of the inspection. I suspect that this is from a prior roof issue that no longer seemed present. It was noted that the spot in the corner appeared to have some dark fungal growth present. I can not determine if there was other fungal growth behind this area. Recommend further evaluation and repair as/if needed by a qualified contractor.



8.0 Item 1(Picture)

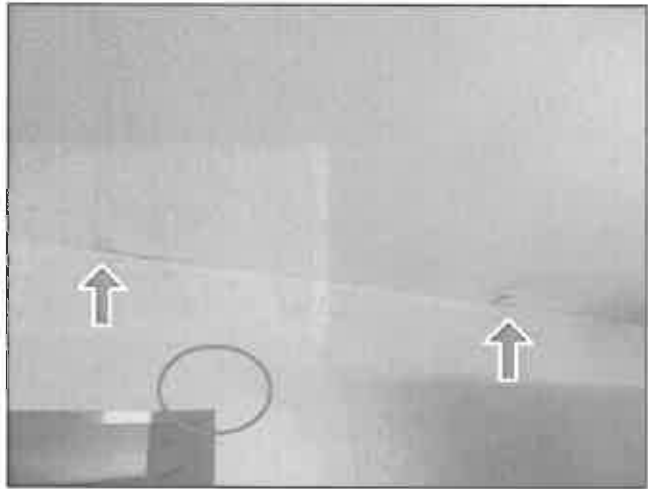


8.0 Item 2(Picture)



8.0 Item 3(Picture)

(2) In the dining room, there were two spots on the ceiling with damage. These appeared to be a bit more than just a nail pop. Below at the door frame was a crack. This indicates some potential movement at this area. This is on the opposite side of the house as the WDI damage noted above in the structural section. Recommend further evaluation and repair as/if needed by a capable person or a qualified contractor.



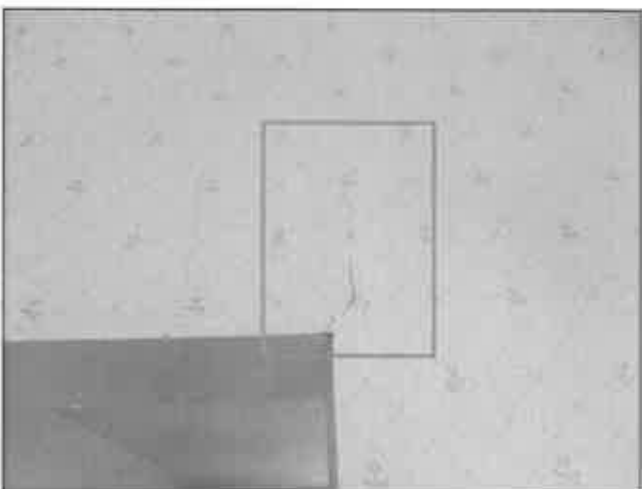
8.0 Item 4(Picture)



8.0 Item 5(Picture)



8.0 Item 6(Picture)



8.0 Item 7(Picture)

8.1 WALLS

Repair or Replace

(1) In the right front corner of the garage, there was heavy fungal growth on the wood paneling. This area measured dry at the time of the inspection as well as the adjacent wall and there were not indications of leaking noted. This MAY have been from stored wet items in this area. There may be further fungal growth behind the paneling. Recommend further evaluation and repair/cleaning as needed.



8.1 Item 1(Picture)

8.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS**Inspected**

FYI: While common for this era of construction - There is no barrier at the open sides of the stairs to the basement. This is now considered a fall hazard (for people and pets). Recommend considering the installation of a barrier with pickets to help prevent falls.



8.3 Item 1(Picture)

8.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS**Repair or Replace**

The floor of the cabinet below the kitchen sink has been damaged and will need to be replaced. Recommend further evaluation and repair or replacement by a capable person or a qualified contractor.



8.4 Item 1(Picture)

8.8 FYI AND RECOMMENDATIONS

Repair or Replace

(1) Leaking under the master bathroom sink has lead to a considerable amount of fungal growth. Recommend further evaluation and clean/replace as needed. This area measured dry a the time of the inspection.



8.8 Item 1(Picture)

(2) FYI: All accessible windows were tested and evaluated. Deficiencies noted above. Those we were unable to access because of furniture, obstructions, etc., were not evaluated.

9. Insulation and Ventilation

9.1 VENTILATION OF ATTIC AND FOUNDATION AREAS

Repair or Replace

All of the foundation vent and window "wells" around the house are filled with debris above the level of the vents/windows. This can provide a direct path for water to enter the crawlspace/basement areas. The bottom of wells should be a minimum of 4" below the vent and preferably filled with gravel to aid in drainage. Recommend repair by a capable person.



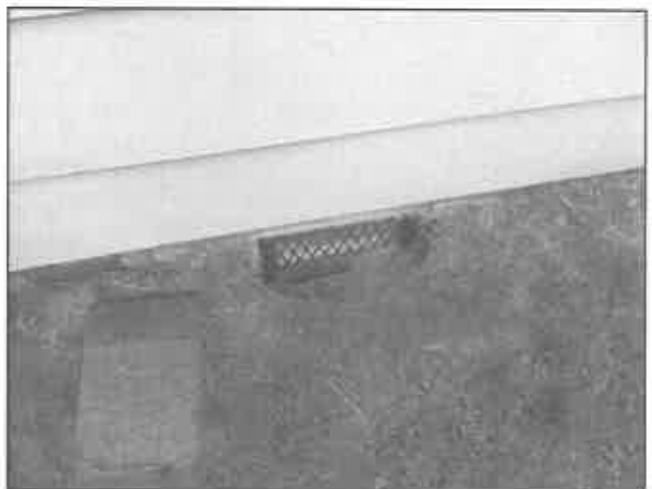
9.1 Item 1(Picture)



9.1 Item 2(Picture)



9.1 Item 3(Picture)



9.1 Item 4(Picture)



9.1 Item 5(Picture)

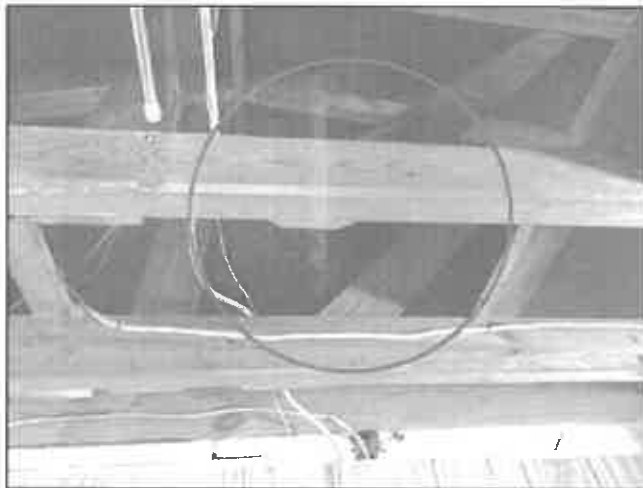


9.1 Item 6(Picture)

9.4 DDRAFT PROOFING AND FIRE STOPPING

Inspected

(1) FYI: Though it was allowed when this house was constructed. It was noted that there is a gable vent opening from the garage into the attic area above the living area. This is now considered a safety hazard as a fire in the garage could quickly spread into the house area. Recommend considering blocking off this vent and ventilating the attic in a different manner.



9.4 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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