



ADVANCED HOME INSPECTIONS

SAMPLE Inspection Report For:

77777 Home Inspector Lane

Any City, AZ

Prepared for: Larry The Pepper Snob



Prepared by: Advanced Home Inspections

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ADVANCED HOME INSPECTIONS

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PROPERTY INSPECTION REPORT

Report # 20131118A

November 18, 2013

Greetings Larry,

At your request we have performed an inspection of the property at 77777 Home Inspector Lane, Any City AZ. on November 18, 2013.

Advanced Home Inspections, is pleased to submit the enclosed report. Understand that there are limitations to this inspection. Many components of the building are not visible during the inspection and very little historical information is provided in advance of the inspection. While we can reduce your risk of purchasing the building, we cannot eliminate it, nor can we assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership.

The Standards of Professional Practice for Arizona Home Inspectors (included with this report) or downloaded at http://www.btr.state.az.us/regulations/home_inspectors.asp are the standards by which our inspections are performed. These standards more specifically explain the scope of the inspection. The Standards of Professional Practice for Arizona Home Inspectors prohibits us from making any repairs or referring any contractors. We are not associated with any other party to the transaction of this property, except as may be disclosed to you.

Thank you for selecting our company. We appreciate the opportunity to be of service. Should you have any questions about the general condition of the building in the future, we would be happy to answer these. We hope you will recommend our services to your friends and associates.

Sincerely,

Larry Vance

Advanced Home Inspections

ADVANCED HOME INSPECTIONS

Report # 20131118A

Division of AHIA Inc.

November 18, 2013

Client: Larry The Pepper Snob

Advanced Home Inspections, herein after known as the "Inspector", agrees to conduct an limited visual inspection for the purpose of informing the client of major deficiencies in the condition of the property located at: **7777 Home Inspector Lane, Any City AZ**. THE WRITTEN REPORT IS THE PROPERTY OF THE INSPECTOR AND THE CLIENT AND SHALL NOT BE USED BY OR TRANSFERRED TO ANY OTHER PERSON OR COMPANY WITHOUT BOTH THE INSPECTOR'S AND THE CLIENT'S WRITTEN CONSENT. Absent written consent, the transfer of this report for use by a third party would also transfer any and all liabilities associated with the report to the transferee. The client understands that the inspection report is not a home warranty, guarantee, insurance policy or substitute for real estate transfer disclosures.

1) Legal access to the entire property will be provided to the Inspector for the purpose of performing a complete or partial building inspection.

2) The purpose of this inspection is to identify and disclose visually observable major deficiencies of the inspected systems **as defined in the Standards of Professional Practice for Arizona Home Inspectors, at the time of the inspection only**. Detached buildings, other than one carport or one garage, are *not* included. Environmental inspection services are *not* included. Radon, Formaldehyde, Asbestos, Water Quality, Mold or other wood infesting organisms, lead in paint, air, or water, are not a part of this building inspection even if mentioned from the standpoint of a visual clue.

3) The liability of the inspector of record and "Inspector" for visual undetected/undisclosed defects in this inspection and report is limited to a refund of the fee paid. The liability of the inspector's principals, agents, sub-contractors, and employees is also limited to the fee paid. This limitation applies to anyone who is damaged or has to pay expenses of any kind because of undetected/undisclosed defects in this inspection and report. This liability limitation is binding on the Client and Client's spouses, heirs, principals, assigns and anyone else who may otherwise claim through the Client. Client assumes the risk of all losses greater than the fee paid for the inspection. Client agrees to notify inspector in writing of any error or omission within 10 days and further agrees to allow the inspector to re inspect the claimed discrepancy before altering the conditions unless it is a clear and present immediate danger to life. Client agrees to immediately accept a refund of the fee as full settlement of any and all claims which may arise from this inspection. Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to, this contract or arising out of, from or related to the inspection or inspection report shall be submitted to final and binding arbitration under the Rules and Procedures of the Expedited Arbitration of Home Inspection Disputes of *Construction Arbitration Services, Inc*. If any portion of this agreement is found to be invalid or unenforceable by any court or arbitrator the remaining terms shall remain in force between the parties. The decision of the Arbitrator appointed thereunder shall be final and binding and judgment on the Award may be entered in any Court of competent jurisdiction.

4) The inspection service is conducted at the property to be inspected. The physical on-site inspection of the property is a valuable time of exchange of information between the Inspector and the Client. Any particular concerns of the Client should be brought to the attention of the Inspector before the inspection begins. The written report can not substitute for Client's personal presence during the inspection. It is virtually impossible to fully profile any building with a written reporting system. It is understood that unless the customer attends and participates in the inspection process itself, the Client will have no chance of gaining all of the information that is offered by the inspector and our inspection services. This agreement represents the entire agreement between the parties. No oral agreements, understandings or representations shall change, modify or amend any part of this agreement.

5) The inspector agrees to provide a written report which substantially agrees with the current Standards of Professional Practice for Arizona Home Inspectors. Receipt of same is acknowledged by the customer's signature below, for the **sum of \$250** dollars to be paid as follows: **On Site**. Advanced Home Inspections will not release this inspection report in part or in it's entirety until payment has been received in full.

The undersigned customer/agent has read, understands and accepts the terms and conditions of this agreement.

Advanced Home Inspections: Larry Vance

Larry The Pepper Snob

_____ **Date:** _____

_____ **Date:** _____



ADVANCED HOME INSPECTIONS

PROPERTY INSPECTION

SUMMARY REPORT

The Pepper Snob Report
77777 Home Inspector Lane, Any City
Report # 20131118A

The following items are extracted from the full report and presented here as a summary for the readers convenience only. No representation is made that this is an all inclusive list of conditions that are important for consideration. For instance, ***maintenance, recommended upgrades, monitor and consult the seller*** recommendations may be noted in the body of the report only.

We highly recommend that the entire report including the standards of practice, limitations, scope of the inspection and inspection agreement be read as there may be other facts or conditions that may affect your conclusions or decisions. Any areas of uncertainty regarding to the contract should be clarified by consulting an attorney.

Each of these summary items will likely require further evaluation and repair by appropriate persons i.e.(licensed and qualified plumber, contractor, engineer, electrician, pest technician, etc.). We suggest that you obtain competitive estimates for these items ***before close of escrow.***

SITE AND GROUNDS

Patios

Built-Up/Membrane/Foam

1. **Further Review:** The patio cover roofing materials were missing or not yet installed. We recommend further evaluation with cost estimates for a clear understanding of the roof condition.

ROOF

Rooftop Flashings

Flashing Conditions

2. **Repair:** The roof flashings at the rear of the home where the roof meets the patio cover were missing. Attention to these conditions by appropriate persons is recommended.

PARKING STRUCTURE

Fire Separation

Fire Separation Conditions

3. **Safety Concern:** The pet door installed in the door between the garage and the house negates the doors function as a one hour fire door. Replacement of this door is necessary to restore the one hour fire rating between the garage and the house for fire safety.

WATER HEATER

Water Connections

Water Heater Connections

4. **Repair:** The water shut off valve at the water heater was observed to be corroded (non-visible leak that leaves mineral deposits) and visible leakage may occur with time. This valve should be repaired or replaced as required.

ELECTRICAL SYSTEM

Meter - Main Panel

Panel Wiring

5. **Repair:** More than one wire was installed at a breaker which was designed for the installation of only one wire. This "double tapping" cannot ensure that both wires, installed under a screw designed to carry only one wire, receive the same amount of pressure from the screw. Because positive connection for all the wires under the screw may not be the same there is a possibility of arcing. This arcing can result in dangerous resistance and heat buildup within the circuit, and is considered an improper electrical trade practice. We recommend the elimination of all double tapping by an appropriate person.

Rooftop Electrical

Rooftop Electrical

6. **Safety Concern:** Unterminated live wires were observed on the roof. This is a safety aspect of the building's electrical system and we recommend immediate repair. (This is a typical condition when a building is pre-wired for a separate evaporative cooler as an upgrade to the existing cooling system but not installed. If the circuit breaker is installed and energized for the evaporative cooler circuit you have this condition.)

BATHROOM(S)

Bathroom Wash Basins

Hall Bath Sink

7. **Monitor:** The water supply valves under the hall bath sink were corroded. We recommend that the water supply valves be monitored and repaired as needed.

Toilets

Master Bath Toilet

8. **Safety Concern:** The master bath toilet was not securely attached to the soil pipe flange at the floor surface. We recommend that the toilet be resecured or repaired for health and safety considerations.

Report Index

Report# 20131118A

INTRODUCTORY NOTES	7
SITE AND GROUNDS	9
STRUCTURE	11
ROOF	13
ATTIC	14
PARKING STRUCTURE	15
LAUNDRY AREA	16
WATER HEATER	16
HEATING & COOLING SYSTEM	17
PLUMBING SYSTEM	19
ELECTRICAL SYSTEM	21
INTERIOR	23
KITCHEN	25
BATHROOM(S)	26

INTRODUCTORY NOTES

REPORT LIMITATIONS:

THE WRITTEN REPORT IS THE PROPERTY OF THE INSPECTOR AND THE CLIENT AND SHALL NOT BE USED BY OR TRANSFERRED TO ANY OTHER PERSON OR COMPANY WITHOUT BOTH THE INSPECTOR'S AND THE CLIENT'S WRITTEN CONSENT. Absent written consent, the transfer of this report for use by a third party would also transfer any and all liabilities associated with the report to the transferee, the person who transmits the report to a party not named in the contract. The client understands that the inspection report is not a home warranty, guarantee, insurance policy or substitute for real estate transfer disclosures.

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the building and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses opinions of the inspector, based on his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

The inspection report should not be construed as a compliance inspection of any governmental or non-governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of the components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with the trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

This report is **CONFIDENTIAL**, and is furnished solely for the use and benefit of the client. This report is not intended to be relied upon by any other party not named on the report and Inspection Agreement. Refer to the Inspection Agreement for the full terms, conditions and limitations of this inspection. Do not transfer this report to a third party without consulting that agreement as a transfer will in effect make enforceable any and all liabilities attributable to the report to the transferee.

This inspection does not include compliance with building codes. If you want a 'code inspection' you'll need to talk to the local building department since they're the only people with the authority to do a code compliance inspection. We do not search public records and we make no comment on the legal uses of the property.

KEY TO THE TERMS USED IN THIS REPORT:

For your convenience, the following terms have been used in this report along with a suggestion or recommendation for action. All actions indicated should be evaluated and carried out by *appropriate persons*. An appropriate person is a person that is a licensed qualified professional, engineer, tradesman, or service technician.

Repair: Specific notation is made that the corresponding issue, item or system needs to be reviewed and corrected by competent repair personnel. This notation may indicate a need for immediate major repair which in most cases an *appropriate person* is needed.

Maintenance: Specific notation is made that the corresponding issue, item or system needs to be reviewed and maintained by competent personnel.

Recommended Upgrade: Specific notation is made that the corresponding issue, item or system should be upgraded to conform with newer safety and/or health standards.

Consult Seller: Consult the seller for past history/performance details and other specific information on the issue, item or system requirements.

Monitor: Item or condition should be monitored for future conditions that would suggest that a repair is needed. Consult an *appropriate person* prior to closing escrow if not familiar with the issue, item or system requirements.

Further Review: Complete confirmation and/or description of an issue, item or system could not be made by the visual observations of this inspector. We recommend additional evaluation by *appropriate persons* for a thorough understanding of the scope of the repairs that may be needed.

Safety Concern: The notation refers to a safety concern evident in an issue, item or system with which immediate correction is recommended. In most cases an *appropriate person* is needed.

"Adverse conditions": This notation refers to unfavorable conditions evident at the time of inspection which will require further review with any necessary correction performed by *appropriate persons*.

"Satisfactory", "Generally acceptable condition" and "Operational": When the report indicates that a component is satisfactory, operational or in generally acceptable condition, that means it appears capable of being used and is considered acceptable for its age and general usefulness. An item which is stated to be satisfactory, operational or in generally acceptable condition may show evidence and/or have additional notations, related to past or present defects. However, the item is considered to be repairable and give generally satisfactory service within the limits of its age.

Further definitions of terms can be found in the glossary of terms at the end of the Standards of Professional Practice For Arizona Home Inspectors which is attached to this report.

Other issues, items or systems not addressed in the standards of practice may be commented on in this report, but only as a courtesy to our client. Issues, items and systems *not* specifically addressed by the standards of practice are not addressable within the confines of the attached contract. Please refer to the attached **Arizona ASHI Standards of Practice** or download **Arizona ASHI Standards of Practice** at http://www.btr.state.az.us/regulations/home_inspectors.asp for general limitations and exclusions applicable to this report. Any and all information relayed or construed outside the Arizona ASHI Standards of Practice in this report is to be considered incomplete, without certainty, and further review by an *appropriate person* is recommended.

Parties Present

The inspection of the building detailed in this report was at the request of Larry The Pepper Snob, our client. Representing our client at the time of inspection was Any Agent of Best Real Estate Office.

Our client and the client's agent were present at the time of the inspection.

The inspector of record was Larry Vance, State of Arizona Certification #38059, owner of Advanced Home Inspections. The contract was signed before the inspection report was presented to the client/agent by, Larry The Pepper Snob, our client.

Time & Weather Conditions

The inspection began at approximately 08:00 AM and ended at approximately 10:00 AM on November 18, 2013.

The ground was dry, the sky was clear, and the outside air temperature was in range of 60-70 degrees F.

General Building Information

The type and/or style of the building being inspected is a free standing single family home.

It is our understanding that the building was constructed in 1988. This information was communicated to the inspector by the buyer's agent.

The building is occupied and has personal possessions blocking the full view and access of the interior surfaces and floor coverings of the structure. Other areas generally blocked from view are the interiors sink base cabinets and closets. The inspection was limited in the areas blocked from view or from lack of access.

All the provided major utilities i.e.(gas, water, electric) for the building were on at the time of the inspection.

Orientation

For purposes of identification, comments in this report are written right, left, front and rear, as if the inspector were standing at the main entry door (front) of the property and looking into the building.

SITE AND GROUNDS

SCOPE OF THE SITE INSPECTION:

The vegetation, grading, surface drainage, and retaining walls on the property when any of these are likely to adversely affect the building. Walkways, patios, and driveways leading to dwelling entrances. Attached decks, balconies, stoops, steps, porches and their associated railings.

Landscaping

We do not evaluate landscaping.

Site Grading - Drainage

The overall grading of the site around the building was satisfactory in that it appears to be draining the water away from the structure.

Driveway

The driveway for the building was surfaced with a combination of concrete, and gravel. The driveway surfaces were in generally acceptable condition.

Walkway

The walkways for the building were surfaced with concrete. The walkway surfaces were in generally acceptable condition with any minor cracking of flatwork a cosmetic issue only.

The exterior stairs for the walkways were in generally acceptable condition.

Entrance Cover

The entrance cover surface areas and/or walkways were surfaced with concrete. The entrance cover surfaces were in generally acceptable condition with any minor cracking a cosmetic issue only.

The roof surface materials for the entrance covering are an extension of the main structure roofing materials. Any deficiencies if present, will be commented on in the main roof section of this report. The entrance cover visible framing, decking and structural posts/columns if present were observed to be in generally acceptable condition.

Patios

The patio areas were surfaced with concrete. The patio surfaces were in generally acceptable condition with any minor cracking a cosmetic issue only.

The roof surface materials for the patio covering are an extension of the main structure roofing materials. Any deficiencies at the surface materials if present, will be commented on in the main roof section of this report.

Further Review: The patio cover roofing materials were missing or not yet installed. We recommend further evaluation with cost estimates for a clear understanding of the roof condition.



Decks

The deck surface was constructed of wood. The visible deck and support structure was generally in an acceptable condition. Regular maintenance will ensure maximum service life.

The deck steps and railings were in generally acceptable condition. The deck railings were installed where appropriate by current standards and were in acceptable condition.

STRUCTURE

SCOPE OF THE STRUCTURAL AND EXTERIOR INSPECTION:

The structural components including foundation, under-floor crawl space, water penetration and ventilation of crawl space. The floor structure and wall structure. The exterior wall cladding, flashing, trim, eaves, soffits, and fascia.

Many parts of the structure are concealed behind finished surfaces or are buried below grade. Therefore, much of the structural inspection consists of looking for signs of deterioration or movement. If there are no visible symptoms then hidden problems may go undetected.

Foundation

The exposed slab/stem wall of the building was observed to be of poured concrete.

The foundation of the building was not visible to the inspector. However, the visible perimeter of the concrete slab or stemwall was observed to be in generally acceptable condition with any small cracks cosmetic in nature only.

Expansive soils are generally found in this area. These clay minerals act like a sponge and swell when water is added. This swelling can cause major structural damage. We strongly suggest that you keep dry landscaping or drought tolerant landscaping without irrigation (also called "Xeriscape") for at least the first 5 feet around the house (or more if there are signs of expansive soil problems). Lawn irrigation should be minimized. You should pay particular attention to any gutter and grading improvements that may be identified elsewhere in this report.

Floor Structure

The floor structure consisted of a poured in place concrete slab on grade. The floor system was concealed by finished flooring and could not be visually inspected. The floor structure exhibited characteristics that indicate a generally acceptable condition.

Structure - Exterior

The exterior walls of the structure were constructed with frame construction. The interior fire separation walls were constructed of drywall. The wall structures of the building were observed to be in satisfactory condition.

The exterior wall cladding of this building consisted of stucco. You should routinely check the outside of the house. Exteriors need regular maintenance to stay sealed against the weather. There can be hidden damage when the exterior is not sealed or is poorly finished, damaged or decayed. Areas with little or no roof overhang need particular attention. Heavy vegetation should be kept trimmed since it can cause or hide damage.

The exterior wall surfaces were in generally acceptable condition with any minor cracks or blemishes a cosmetic condition only.

Trim

The trim for this building was wood. The trim on this building was in generally acceptable condition with any small defects cosmetic in nature only.

Flashing

The flashings for the exterior of the building were not fully visible and the inspection was limited. No visible outward signs of failure at the flashings were evident at the exterior of the building. We recommend that the flashings be monitored and repaired as necessary.

Fascia - Eaves - Soffits

The fascia and eave/soffit of the building were observed to be in generally acceptable condition.

Soffit/Gable Ventilation

The attic or enclosed rafter space was ventilated with gable vents at the gable ends of the roof structure. The building's ventilation components were observed to be in generally acceptable condition.

Exterior GFCI Location

Ground Fault Circuit Interrupters:

A ground fault circuit interrupter (GFCI) is a special device that will shut off electricity to a circuit when a particular unsafe condition occurs. The GFCI protection device may take the form of a circuit breaker in the electrical panel or be combined with an electrical outlet. These are normally installed to protect outlets near a source of water. Outlets in kitchens, bathrooms, crawlspaces, basements, exterior locations and garages should be GFCI protected.

The GFCI reset for the exterior receptacles was located in the garage. The GFCI protected

receptacles were observed to be operational and appeared to be functioning as designed.

Organisms/Pests

While evidence of wood destroying organisms was not observed at the immediate foundation area, we recommend that a pest control expert be consulted.

ROOF

SCOPE OF THE ROOF INSPECTION:

The roof coverings, roof drainage systems, flashings, skylights, chimneys, and roof penetrations.

Roof Type

The building's roof structure types were a combination of gable roof structure, and a hip roof structure. The inspector was able to walk on the medium to low sloped surfaces of the roofing and visually inspect the accessible roofing components.

Rooftop Material & Condition

The roof covering for this structure was three tab asphalt/fiberglass shingles. The nailing pattern for this installation is beyond the scope of a home inspection as lifting the shingles would break the shingles bond. The rooftop surface materials appear to be in generally acceptable condition for the age of the surface.

Rooftop Flashings

The connection and penetration flashings were not fully visible to the inspector. However, the visible flashings appear to be in generally acceptable condition except for the following:

Repair: The roof flashings at the rear of the home where the roof meets the patio cover were missing. Attention to these conditions by appropriate persons is recommended.

Skylights

The skylights appear to be installed properly and were observed to be in generally acceptable condition.

Chimney

The chimney was covered with stucco.

The top of the chimney(s) was covered by metal cap flashing. The chimney(s) top flue stack was covered by a metal combination rain and spark arrester cap. Access to all of the chimney's components was limited by the attached cap.

The chimney and it's exterior components were inspected from the roof top. Access to all of the chimney's components was limited by height, personal injury issues or an attached cap. The inspection was limited at the roof top.

Roof Drainage Systems

The building's roof drainage system consisted of drip edges at all of the roof runoff perimeters. The roof drainage systems appear to be in generally acceptable condition however, they should be checked on a regular basis.

Remarks On The Roof

This report is not intended to predict how long the roof coverings for the building or buildings will last or if the roofing components will be leak-free for their intended life expectancy. Leakage can develop at any time depending on rain intensity, wind direction, ice build-up and other factors. All roofs need annual inspection and periodic maintenance in order to last typical life spans. Generally, we can not tell if there is a roofing leak unless it is raining at the time of the inspection and there is active leakage.

ATTIC

SCOPE OF THE ATTIC, INSULATION & VENTILATION INSPECTION:

The ceiling and roof structures. The insulation and vapor retarder in unfinished spaces. The absence of same in unfinished space at conditioned surfaces. The ventilation of attic, mechanical ventilation systems and water penetration. Extreme heat and space constraints are common limiting factors and therefore the attic may not be fully inspected from the interior, a common practice is to examine from the hatch.

Attic Location And Access

The attic access panel was in the ceiling of the garage.

Because of limited clearances and/or the potential for damage, our inspection of the attic was performed from the access opening only. As such, our observations were based on a limited view of the attic spaces. Insulation/ventilation type and levels are not inspected in inaccessible areas.

Ceiling Structure

The interior ceiling structure consisted of the bottom chords of the roof trusses. The viewable ceiling structures of the building were in generally acceptable condition.

Roof Structure

The roof structure for this building was a conventional wooden truss system. The roof sheathing used over the structure in this building was plywood. The visible roof structure appears to be in generally acceptable condition.

Insulation

The thermal insulation visible in the attic space was blown-in cellulose. The thickness of the insulation in the attic space should yield an approximate thermal value of "R" 30. Visible insulation placed above the living spaces in this building appear to be installed properly and functioning as intended.

Condition of Attic

The attic space where visible was in generally acceptable condition. No adverse conditions could be seen by the inspector. However, insulation, components and restricted access prevent a full visual inspection. The inspection was limited in this regard.

PARKING STRUCTURE

SCOPE OF THE PARKING STRUCTURE INSPECTION:

Fire separation, walls, ceilings, floors, doors, door openers, and safety controls.

General Garage

The interior walls and ceiling of the garage were finished off with drywall or other finish materials.

The garage was attached and part of the overall building structure. The garage was in generally acceptable condition with any small cracks in the concrete floor cosmetic in nature only.

Overhead Garage Doors

The overhead garage door(s) were made of metal. The type of safety control for the door opener(s) was an electronic eye located approximately six inches off of the floor. This type of device opens the door if an object crosses under the plane of the door. The garage overhead door(s) operated using the normal operating controls. The opener if present, functioned as designed and appeared to be in good condition. The automatic reverse feature should be tested regularly (most manufacturers suggest monthly). A door that doesn't reverse properly can cause severe personal injury or damage. Read the owner's manual for more information.

All the associated hardware and safety controls (if present), of the door and opener (if present), were observed to be in generally acceptable condition.

Fire Separation

Safety Concern: The pet door installed in the door between the garage and the house negates the doors function as a one hour fire door. Replacement of this door is necessary to restore the one hour fire rating between the garage and the house for fire safety.

Garage GFCI Location

The GFCI reset for the garage receptacles was located in the garage. The protected receptacles were operated and functioned as designed.

LAUNDRY AREA

SCOPE OF THE LAUNDRY AREA INSPECTION:

Laundry room ventilation, appliance venting, energy sources, supply valves, drains, fixtures and faucets.

Laundry Provisions

Laundry provisions were located at an interior laundry area. A gas connection and a 240 volt receptacle were provided at the laundry area. Either may be used as the energy source for the clothes dryer. The provisions for the laundry appliances i.e.(supply valves, drains, and venting) if present, appear to be in generally acceptable condition.

Laundry Room Ventilation

Laundry room ventilation was provided for by a powered fan which was found to be operational.

WATER HEATER

SCOPE OF THE WATER HEATER INSPECTION:

Water heating equipment, energy source, normal operating controls, automatic safety controls, flues, vents and piping condition.

Singular Water Heater Descriptions

The location of the water heater was in the garage. The energy source for the water heater was natural gas and the storage capacity of the tank was 40 gallons.

The name of the manufacturer or the brand name of this unit was American Industries. The water heater appears to be the original unit installed at the time of construction.

Water Connections

Repair: The water shut off valve at the water heater was observed to be corroded (non-visible leak that leaves mineral deposits) and visible leakage may occur with time. This valve should be repaired or replaced as required.



Water Heater General Comments

Recommended Upgrade: The water heater is not equipped with a drip pan or overflow pipe, which is recommended, and which is designed to prevent or minimize water damage from a leak.

The gas water heater and its controls were operational and in generally acceptable condition. Water connections, temperature and pressure relief valve, discharge pipe, gas connections and venting were also observed to be in generally acceptable condition.

Remarks On The Water Heater

Hot water can cause severe scalding. After taking occupancy you should have your plumber adjust the water heater so it does not produce water hotter than 120 degrees F. Temperature Pressure Relief valves on water heaters are not tested during the inspection because they can fail to reset. Most manufacturers recommend regular testing to help assure safe performance. You should keep all combustibles away from the water heater; do not store paints or other chemicals in the same room.

HEATING & COOLING SYSTEM

SCOPE OF THE HEATING AND COOLING SYSTEM INSPECTION:

The installed heating and cooling equipment including, energy source, automatic safety controls, normal operating controls, venting systems, solid fuel heating devices, flues and chimneys. The presence of an installed conditioned air source in each habitable room. The heat/cooling distribution systems including fans, air handler, pumps, ducts and piping with supports, dampers, insulation, air filters, registers, radiators, fan coil units and convectors.

Heating System

The type of gas supplied to the heating unit was natural gas. The heating and cooling system for this building was a gas forced air furnace with an electric powered air conditioner all in one package sometimes referred to as a gas pac. Heat exchanger integrity is not confirmed during the inspection. However, a carbon monoxide test is performed at one or more registers when possible.

The location of the heating unit for this building was on the exterior roof top.

The name of the manufacturer or brand name for the heating unit(s) was Ruud. The heating system appears to be the original unit put into service at the time of construction.

The unit was operational, appears to be properly installed and in generally acceptable condition. The complete evaluation of combustion chamber/heat exchangers is technically exhaustive and is beyond the scope of a home inspection. Safety controls and system controls were tested and the unit responded as designed unless otherwise noted below.

Cooling System

This building is cooled by a single packaged, central air conditioning system, meaning that the compressor coil, the evaporator coil, and the air handling unit were all contained within one enclosure as described in the heating section.

The manufacturer and age of the unit(s) was describe in the heating section of this report.

The measure of cooling capacity for the cooling system as measured in tons was 2.5 tons.

The air conditioning system(s) responded to normal operating controls and the air temperature drop observed at the air supply and return was in a range consistent with proper functioning of the system. The HVAC safety disconnect, wiring, suction line insulation, compressor pad or supports and visible condensate drain lines also appear to be in generally acceptable condition.

Distribution System

Every habitable room in this building has a visible means of supply for conditioned air. A random check as to air flow was performed on accessible registers. Not all registers were checked nor was test equipment used. An inspection as to the amount of air flow and it's adequacy is beyond the scope of a home inspection.

The registers for the heating and cooling system were observed to be in place and properly secured to the surface. Also, the ductwork where visible was observed to be properly supported and in generally acceptable condition with no obvious separations or damage.

Filters

The air filter for the heating and ventilation system was located in a wall register. The air filter servicing the HVAC equipment was a disposable type air filter. Disposable air filters should be replaced every two months at a minimum when pets are present.

The air filter or filters were clean and in generally acceptable condition at the time of inspection. Air filters should be changed monthly during the heating season, or more often if necessary (also during the cooling season if there is A/C). A clean filter is vital to maintaining the system and prolonging the life of the equipment.

Controls/Thermostats

The type of thermostat(s) for the heating system consisted of one or more wall mounted programmable control. The controls and/or thermostats were operated but not tested for calibration. All of the controls were in operating condition, properly place and in generally acceptable condition. The controls and/or thermostats were returned to the position in which they were found at the time of

the inspection.

Fireplace

The fireplace type for the building was a zero clearance insert type.

The fireplace and its components appears to be in generally acceptable condition. The following parts of a fireplace are not fully visible and therefore not inspected. The interior of flues and chimneys, fireplace surrounds, automatic fuel feed devices and heat distribution systems (gravity or fan assisted). National Fire Protection Association (NFPA) recommends what is known as a Level II inspection, including a video scan, by a qualified chimney specialist during real estate transfer. A Level II inspection may identify problems we can't see.

Remarks On Heating & Cooling

HVAC equipment can fail at any time without warning, including the day after the inspection. All systems should be professionally cleaned and serviced on an annual basis to ensure safe, reliable operation and to maximize the life of the equipment. Inspection of the HVAC system consists of visually examining readily accessible areas and verifying that the system responds to the thermostat. A detailed evaluation of the furnace heat exchanger requires specialized equipment and disassembly, and is not included in this inspection. Further evaluation by a heating and cooling professional may reveal defects that were not readily apparent to the inspector.

PLUMBING SYSTEM

SCOPE OF THE PLUMBING INSPECTION:

Interior water supply and distribution systems including materials, supports and insulation, fixtures and faucets. Functional flow, functional drainage, cross connections, anti-siphon devices and leaks. The drain, waste and vent systems including materials, traps, supports, insulation, functional drainage and leaks. The fuel storage and fuel distribution systems including piping, supports and venting. The drainage sumps, sump pumps and related piping. The location of main water and main fuel shut-off valves.

Main Piping

Water and waste water service was provided by a municipal or community system.

The water meter and the meter's flow sensor if present were observed, no apparent leaks were indicated or observed at the time of inspection. The water meter for the building was located at the street curb in front of the building.

The main water supply line/pipe material, which carries the water to the building was not visible to the inspector.

The water pressure for the building, measured at an outside hose bibb was 70-75psi.

A domestic water supply main shut-off valve was outside in a ground box at the front of the building. The main water supply line was fitted with an inline pressure regulator valve. This valve is adjustable so that the pressure can be regulated to a desired output generally below 80psi and above 45psi.

Distribution Piping

The visible water supply piping material on the interior the building, used to deliver water to the plumbing fixtures, was copper. Functional flow of the water between the two most remote and/or highest fixtures was judged to be satisfactory. Minor changes in flow when other fixtures are turned on or off is considered normal.

The visible and accessible distribution piping was generally in acceptable condition with no signs of leakage or failure. The plumbing inspection consists of looking for visible signs of problems and checking fixtures for functional flow. In other words: "Is it working or not?" Pipes that are concealed in walls, floors and ceilings or that are buried below soil can not be evaluated. Please keep in mind that leaks can and do occur at any time without warning. You should expect to have drips, leaks and toilets fixed from time to time.

The observed piping material for the exterior hose bibs was copper pipe. The exterior hose bibs were properly installed and in generally acceptable condition.

Recommended Upgrade: One or more of the exterior hose bibbs are missing anti-siphon devices. These inexpensive devices are designed to protect the house water supply from contamination. Although these devices may not have been required when this building was built, we recommend there installation to improve the margin of health safety.

Further Review: The irrigation system for the building site (if present), was not operated. Operation of irrigation valves and evaluation of irrigation system design are not within the scope of a home inspection. We recommend further review for a better understanding of present condition.

Drain Waste Vent Piping

Building waste lines sometimes experience blockages due to internal rusting, tree root penetration, laundry waste water lint, etc. A visual inspection cannot determine the condition of underground pipes or of pipes that have no running water available for testing such as a laundry drain. Washing machines are not within the scope of a home inspection, the drain line at this location may not be tested for functional drainage.

The visible sanitary system drains through horizontal and vertical waste stacks. Drain piping within walls, ceilings or otherwise hidden can not be inspected as part of a visual inspection. By running the water we attempt to find the visible active leaks. Leakage, blockages or corrosion in underground and concealed piping cannot be detected by a visual inspection. Only the condition of the visible and accessible lines are noted in this report.

The visible drain, waste, and vent piping material within the building was ABS plastic.

Functional drainage was determined to be satisfactory by draining two fixtures simultaneously where possible. The system appeared to be in generally acceptable condition with no apparent signs of leakage or failure unless otherwise noted in another section of the report. We do not inspect sewer pipes buried outside the house. The likelihood and severity of problems is greater with older pipes. Newer pipes can have installation problems with cracks or separated joints. If you need more information about the condition of the sewer lines prior to closing you should have a professional plumber make a video inspection of their interior.

Main Sewer Cleanout

A main sewer cleanout was located at the ground in the rear of the building. Other cleanouts may exist but were not located.

Gas System Piping

The gas meter was located at the left side of the building. The main gas supply shut-off valve was located on the riser pipe between the ground and the meter. The visible gas supply piping system should be wrapped or coated at the ground penetration. The visible gas line appeared to be in generally acceptable condition. Black gas pipe commonly lasts from 30 to 50 years depending upon soil conditions and grade of pipe used. Older homes may or may not have had the underground supply replaced. Gas pipes of older homes should be monitored for signs of leaks.

Remarks On The Plumbing System

The plumbing inspection consists of looking for visible signs of problems and checking fixtures for functional flow and drainage. In other words: "Is it working or not?" Pipes that are concealed in walls, floors and ceilings or that are buried below soil can not be evaluated. Please keep in mind that leaks can and do occur at any time without warning. You should expect to have drips, leaks and toilets fixed from time to time.

ELECTRICAL SYSTEM

SCOPE OF THE ELECTRICAL INSPECTION:

The service drop, service entrance conductors, cables, and raceways. The service equipment, service grounding and locations of main disconnects. The amperage and voltage rating of the service. The interior components of service panels and subpanels including the conductors, over-current protection devices, and ground fault circuit interrupters. A sampling of a representative number of installed lighting fixtures, switches and receptacles. The wiring methods and the presence of solid conductor aluminum branch circuit wiring.

The inspection does not include: low voltage systems, telephone, cable or satellite TV systems, sound systems, intercoms, data/communications wiring, security systems, timers, sensors, lightning or surge protection systems or testing of smoke alarms. The hidden nature of the electrical system prevents inspection of many components.

Service Entrance

The service entrance which supplies the power to the building's main electrical service panel was an underground (buried) lateral type service. As such, most of the main service lateral was not visible for inspection.

Meter - Main Panel

The electric meter and main panel were located at the building's exterior rear side. The electric meter and exterior main panel were observed to be in satisfactory condition and securely attached.

The main electrical service conductor had a hard connection of solid metal of an undetermined material. The visible branch circuit wiring conductors in the 120 volt circuits were made of copper.

The visible type of wiring was "Romex", (a non metallic 3 wire cable).

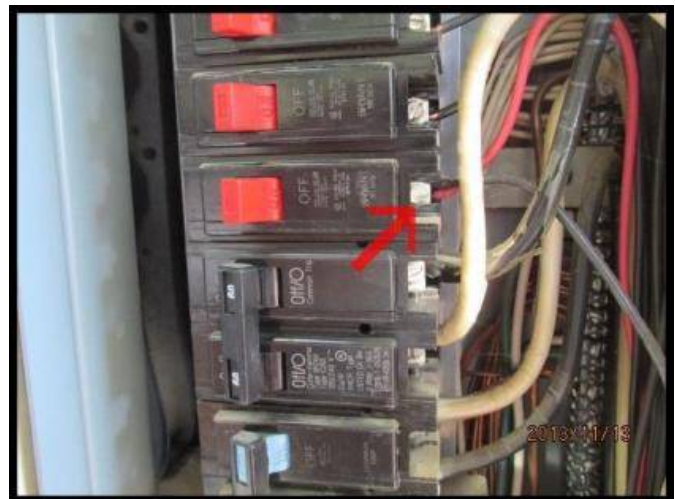
The service voltage available to this building was single phase 120/240 volts. Branch circuit overload protection was provided by circuit breakers and the available ampacity provided through the service was 200 amps.

The grounding wire(s) for the service were partially visible and appeared to be in satisfactory condition. The grounding wire destination(s) were unknown.

The main disconnect of the electrical system was a single throw main breaker in the main service panel.

Maintenance: The circuitry in the main panel was partially labeled. Each circuit should be identified, allowing individuals unfamiliar with the equipment to properly operate the equipment if necessary. When an opportunity arises, accurately labeling the circuits by operating the breakers is recommended.

Repair: More than one wire was installed at a breaker which was designed for the installation of only one wire. This "double tapping" cannot ensure that both wires, installed under a screw designed to carry only one wire, receive the same amount of pressure from the screw. Because positive connection for all the wires under the screw may not be the same there is a possibility of arcing. This arcing can result in dangerous resistance and heat buildup within the circuit, and is considered an improper electrical trade practice. We recommend the elimination of all double tapping by an appropriate person.



Receptacles

A random selection of accessible receptacles were observed and found to be in acceptable condition at the time of the inspection.

Switches

A representative number of switches were operated and were determined to be in generally acceptable condition.

Lights

The light fixtures in this building appear to be installed properly and were observed to be in generally acceptable condition. However, we do not inspect or evaluate decorative lights or photo cell controlled lights.

Ground Fault Circuit Interrupters

GFCI (Ground Fault Circuit Interrupter) protection was installed for all of the receptacles where this type of protection was required when constructed unless otherwise noted. We recommend testing these devices on a monthly basis.

Rooftop Electrical

Safety Concern: Unterminated live wires were observed on the roof. This is a safety aspect of the building's electrical system and we recommend immediate repair. (This is a typical condition when a building is pre-wired for a separate evaporative cooler as an upgrade to the existing cooling system but not installed. If the circuit breaker is installed and energized for the evaporative cooler circuit you have this condition.)



General Comments

The electrical system including breaker compatibility and wire sizing was observed to be in generally acceptable condition. No unsafe conditions were observed in the readily accessible portions of the installation except for those which have been documented elsewhere in the report.

INTERIOR

SCOPE OF THE INTERIOR INSPECTION:

The entry doors, walls, ceilings, and floors. The steps, stairways, balconies and railings. Solid fuel burning systems. The countertops and a representative number of installed cabinets. A representative number of doors and windows. Water penetration and condensation.

Doors Interior/Exterior

The interior and exterior doors were properly installed, operated, and found to be in generally acceptable condition.

Windows

The material used in the construction of the window frames of this building was plastic/vinyl.

The operational types of windows for this building were horizontal sliding windows, and single hung windows. The window glazing (Number of Panes) in these windows is two, ("double glazed").

Storm windows, screens, storm doors, window and door coverings, shutters and other seasonal items are not inspected unless specifically documented. Broken seals on double pane window units are sometimes difficult to see and may not be reported. Heat efficiency is not a part of this inspection; many older windows leak air.

Some windows of the building may not have been accessible due to furniture or personnel items. We operated a representative sample of the windows and their associated hardware. The windows that were operated were found to be in generally acceptable condition.

Floor Coverings

The floor coverings used in the interior of this building were carpet, and sheet vinyl. All of the exposed interior floor coverings were in a generally acceptable condition at the time of inspection.

Ceilings - Walls

The finished walls and ceilings inside of the building appear to be gypsum wallboard, commonly called "drywall". The finished walls and ceilings inside of the building appear to be gypsum wallboard, commonly called "drywall". Stress cracks if present, are typical and generally a cosmetic condition which will not be reported on unless severe in nature. Many factors contribute to this type of crack. Shrinkage and settlement are the primary causes. The interior walls and ceiling surfaces appear to be in generally acceptable condition.

Fans

The ceiling fans were operated and appear to be in generally acceptable condition.

Smoke Detectors

The reachable smoke detectors were operated with their "test" buttons only. All of the tested detectors operated as designed. This method only verifies battery and horn function, but does not test the sensor unit. Smoke detectors are designed so that you can test them yourself on a regular basis (most manufacturers suggest monthly). More importantly, the test button only checks for power, it does not test the sensing mechanism. Older smoke detectors may not work even if they respond to the test button. We strongly suggest that you replace all older smoke detectors as a part of routine maintenance.

Security System

Consult Seller: A security system for the building was observed but not tested. We recommend consulting the seller for more information as to the condition, service provider and functions of the system.

Remarks On The Interior

The finished surfaces, hardware, windows and doors of the interior were found to be in generally acceptable condition. Any exceptions are noted above or in other specific areas of the report. Cosmetic flaws such as stained/worn carpet, marred surface finishes and worn paint that are apparent to the average person are not included in this inspection, although we may occasionally report them as a courtesy to our clients. Cosmetic flaws such as minor cracks and nail pops occur in all houses. These are typically cosmetic in nature and are caused by settlement and/or shrinkage of building components. Furnishings are not moved in the inspection process which limits the inspection to free areas, defects may be blocked from view.

KITCHEN

SCOPE OF THE KITCHEN INSPECTION:

The countertops and a representative number of installed cabinets, fixed or attached appliances, lights and outlets. Sinks, fixtures, functional flow, functional drainage and associated drain, waste and vent systems.

Cabinets/Countertops

Evidence of past leaks at the cabinet drain or supply connections is a typical condition at sink base cabinet locations and are considered acceptable unless severe in nature. The cabinets and countertops appear to be in generally acceptable condition for their age.

Sink

The kitchen sink and all of its related components i.e.(drain line, faucets and water supplies) were operated and appear to be in generally acceptable condition.

Kitchen GFCI Location

The GFCI protected receptacles of the kitchen were observed to be operational and appeared to be functioning as designed.

Appliances

The kitchen appliances were briefly turned on where possible. A complete operational check was not performed nor was any calibration of temperature controlling devices made. A full and complete appliance inspection is beyond the scope of a home inspection. The inspection is not a warranty or guarantee that the appliances will continue to work nor were any attempts made to determine recalls. You should check the appliances again during a pre-closing walk-through. The following appliances were on site during this inspection:

The gas cooktop/oven was turned on with normal controls and found to be operational. The oven if present was turned on with the normal operating controls (Bake and Broil). No tests were performed to determine the full range of heat settings, calibration or self-cleaning modes.

Kitchen ventilation was provided by an exhaust fan at/or under the microwave exhausting to the exterior. The kitchen exhaust fan was found to be operational.

The microwave was tested with the normal operating controls and appeared to be working.

The dishwasher was operational and responded to normal operating controls. The dishwasher was run through a wash cycle and no leaks were observed. The dishwasher drain was equipped with an air gap or high loop in the drain line. This assures separation of the potable water supply from the sewer waste water and is an important health safety device or configuration.

The garbage disposal was found to be operational and in generally acceptable condition.

The refrigerator appears to be in operating condition. The gaskets were checked and the temperature was cool to the touch. The interior is in generally acceptable condition. The presence of an icemaker or the condition of an icemaker is not within the scope of a limited appliance courtesy check, this item if present was not inspected.

Consult Seller: A water filtration unit was installed at the kitchen sink countertop. The effectiveness of the water filtering system is not within the scope of this inspection and was not inspected further than water flow at the faucet. Past leakage is common at the tank or filter locations, the baseboard of the cabinet was dry at the time of inspection. Inquire with sellers or manufacturer as to operational procedures and present condition.

General Condition

The finished surfaces, hardware, windows and doors in the kitchen were found to be in generally acceptable condition. Any exceptions are noted above or in other specific areas of this report.

BATHROOM(S)

SCOPE OF THE BATHROOM INSPECTION:

The countertops and a representative number of installed cabinets, lights and outlets. Sinks, plumbing fixtures and associated drain, waste and vent systems. The means of ventilation, functional flow, and functional drainage.

Cabinets/Countertops

Evidence of past leaks at the cabinet drain or supply connections is a typical condition at sink base cabinet locations and are considered acceptable unless severe in nature. The bathroom cabinets and countertops appear to be properly installed and are in generally acceptable condition.

Bathroom Wash Basins

All of the bathroom wash basins and related components i.e.(drain lines, stoppers, faucets and water supplies) were operational, and appeared to be in generally acceptable condition.

Monitor: The water supply valves under the hall bath sink were corroded. We recommend that the water supply valves be monitored and repaired as needed.

Bathtub/Shower

The bathtub/shower surrounds and visible plumbing components were operational and appear to be in generally acceptable condition.

The hydrotherapy tub was filled and activated using the supplied controls. The hydrotherapy tub was observed to be in generally acceptable condition. A GFCI circuit was installed for the tub and functioned as intended.

Shower

The shower surrounds and visible plumbing components were operational and appear to be in generally acceptable condition.

Shower Doors

The shower doors, glass enclosures and associated hardware for the bathrooms was found to be in generally acceptable condition.

Toilets

The toilet bowls, tanks, water supplies, fill valves and related components for the building were operated and found to be secured to the floor with a flush that appears normal except for the following:

Safety Concern: The master bath toilet was not securely attached to the soil pipe flange at the floor surface. We recommend that the toilet be resecured or repaired for health and safety considerations.

Ventilation

The ventilation for the bathrooms was provided for by either a window, exhaust fan or both. The ventilation was operational at the time of our inspection.

Bathroom GFCI Locations

The GFCI location for the bathrooms of the building was in the hall bathroom. The GFCI protected receptacles in the bathrooms were operated and appeared to be functioning as intended.

General Condition

The finished surfaces, hardware, windows and doors in the bathrooms were found to be in generally acceptable condition at the time of this inspection. Any exceptions are noted above or in other specific areas of this report.

INSPECTION SUPPORT

SUPPORT AFTER THE INSPECTION

Who Should Make Repairs? Repairs should be made prior to closing by qualified licensed contractors who will offer a warranty on their work. The contractors should look for additional defects that may not have been apparent during the inspection. Using qualified licensed contractors is the best way to make sure that any additional defects are properly addressed. You should consult the terms of any sales contract to determine who is responsible for making any repairs. Advanced Home Inspections offers no representations about your rights or obligations under any sales contract.

Re-Inspection Policy: Our clients sometimes ask us to re-inspect problem areas after repairs are made. We have a minimum fee of \$125 for this service. This fee covers a re-inspection of any documented issues in the summary report.

Criteria: The repair work must be performed by a licensed contractor. The contractor must provide a receipt that indicates the contractor's license number, the type and quantity of materials used, and a description of the work performed. The receipt must also state whether or not the work is warranted, how long the warranty lasts, and whether or not the warranty extends to the new owner. These documents should be available at the house when we arrive for the re-inspection. Items for reinspection without this documentation can not be verified as to proper installation or repair. Sorry, repairs done by unlicensed contractors or amateurs will not be approved by our inspection services as completed as required. Further review of all work done by unlicensed contractors or amateurs by others, namely licensed contractors is recommended.

Your Questions: We'll do our best to answer your questions during and after the inspection. All we ask is that you read the whole report first including the scope of inspection at each section. Calls during business hours are preferred. Sometimes we're available during the evening, but not always. Most questions can be answered in one call, but sometimes we have to go back to the office to look over your report. We'll do our best to answer any question the day you ask it.

The Questions Of Others: If a seller, a seller's representative, or a seller's repair person calls us with questions about your inspection, we'll politely give them the same information that is contained in the report "verbatim", unless you're in on the conversation. We'll suggest that they call us back after setting up a conference call with you if they wish to consult or infer meaning into the report that is not written. If a seller or repair person calls and asks us how to fix something, we'll politely decline. It's not because we don't know how to fix things, it's because there can be more than one correct way and also the communication of describing how the repair is to be made is always circumspect. It's also to protect you from unqualified repair people, and to protect us from people who might just forget what we told them between the phone and the actual job.

Common Environmental Concerns

A standard building inspection does not include any screening for potentially hazardous or toxic substances or biological hazards. Here are some things you may want to know. This is presented for your information only, and is not intended to be a representation or warranty by Advanced Home Inspections.

Carbon Monoxide: Carbon monoxide, which can be fatal, can be produced by any thing with a flame (such as ranges, dryers, fireplaces, furnaces and water heaters). All gas appliances should be professionally serviced on a regular basis (see the manufacturer's instructions). Thorough carbon monoxide testing of a house is a specialized service, and Advanced Home Inspections, does not test for carbon monoxide. You are strongly encouraged to install carbon monoxide detectors. They are readily available from hardware stores for a reasonable cost.

Radon Gas: Radon is a radioactive gas that is odorless, tasteless and invisible. It occurs naturally in soils and rocks, and enters houses through the foundation or through well water. The Surgeon General has warned that radon is the second leading cause of lung cancer. The Environmental Protection Agency (EPA) recommends testing for radon in all houses below the 3rd floor and fixing houses with elevated levels of radon. Advanced Home Inspections does not test for radon. For more information read the booklet 'Home Buyer's and Seller' s Guide to Radon' published by the EPA and available on the internet at <http://www.epa.gov/iaq/radon/pubs/hmbyguid.html#Contents>

Mold: Mildew, mold or fungus growing in any building is a sign of a moisture problem. The source of the moisture should be found and corrected. Some types of mold have been linked to health effects for some people. Effects range from mild to severe. Mold has become a controversial issue among home inspectors, lawyers, and experts in the field. At this time there are no acceptable or unacceptable levels of mold exposure set by the Centers for Disease Control (CDC), the EPA, or any other authoritative source, nor are there widely accepted standards for obtaining a sample. Test results can have varying interpretations, depending on the tester/interpreter' s personal opinion. We believe the testing and interpretation of mold issues should be left to the true experts in the field such as doctors and industrial hygienists. This is why Advanced Home Inspections does not inspect or test for mold or other environmental/biological hazards (as stated in the Inspection Agreement). If you have concerns about mold or other indoor air quality issues you should contact specialists in the field such as your doctor, an industrial hygienist, the CDC, the EPA, and other true experts. You should be prepared to receive differing opinions from different experts. You can find more information on the internet from the CDC at <http://www.cdc.gov/nceh/airpollution/mold/default.htm> and from the EPA at <http://www.epa.gov/iaq/pubs/moldresources.html>