

CONFIDENTIAL INSPECTION REPORT



Commercial Building Inspection



XXXX MIDDLE TN DRIVE

Inspection Date: XX / XX / XXX

OPERATING AS A DIVISION OF
ALLIED HOME INSPECTORS, LLC

Tennessee License: 01088

www.tennesseeinspection.com

INSPECTION INFORMATION

Inspector: XXX XXXXXXXX (Lic: XXXXX)
Time: XXXX
Temperature: XX °F
Weather: XXXX XXXXX
Signed:

CLIENT INFORMATION

Client name: XXX XXXX
Client phone: XXX-XXX-XXXX
Client email: XXX@XXXXXXX.com

INSPECTION INSTRUCTION AND DISCLAIMER

SCOPE OF INSPECTION

This inspection conforms to the InterNACHI's *International Standards of Practice for Inspecting Commercial Properties*. Although INSPECTOR agrees to follow these Standards, CLIENT understands that these Standards contain certain limitations, exceptions and exclusions. The inspections is limited to visual and readily accessible areas / components of the property at the time of the inspection. The inspection is not a code compliance review or permit verification. For complete information about the scope of inspection, the terms and conditions are contained in the INSPECTION AGREEMENT, which is a part of this report.

YOUR RISK

Your Inspector can help you reduce your risk, but cannot eliminate it nor does he/she assume it. All buildings require maintenance and you should anticipate occasional unexpected repairs. This inspection is not a guarantee or warranty of any kind. Your inspector will make every effort to identify the deficiencies of the building, however it is often not possible to detect everything. Please remember that there is no such thing as a perfect house.

Again, your inspector will only inspect readily accessible systems and components. It is the responsibility of the client and / or clients agent to have the property ready for inspection and all utility services operational. If a system or component can not be inspected or tested at the time of the inspection, it will be considered out of scope. Please Note: Inspector assumes no risk for misinterpretation of the inspection results due to the absence of the client at the time of inspection.

REPORT SYSTEM

This report is divided into sections (e.g. Structure, Electrical System, Plumbing System, etc.) In addition, each section is divided into following subsections such as Identification, Remarks and Solutions and Related Information.

IDENTIFICATION: The components and/or materials that were present are listed under this heading. The listed components were inspected/observed by the inspector, unless otherwise noted under RELATED INFORMATION. In addition, the inspected components were observed to be in functional condition at the time of the inspection, unless otherwise noted under REMARKS AND SOLUTIONS.

PHOTO ADDENDUM The use of photographs may be included in this inspection report but they are not required. The photo addendum is intended to be a representation of a/an deficiency noted but may not represent the actual or total of all deficiencies.

REMARKS AND SOLUTIONS: Descriptions of any visible and readily accessible defects that are in need of corrective action are provided under this heading. When possible, corresponding information on the probable solution to the defects will also be provided.

RELATED INFORMATION: The information under this heading contains maintenance concerns, clarifications and further descriptions of the components and materials identified in the section. In addition, the components that were present but not inspected

SUMMARY

The subject property appears to be 40+ years old therefore some wear is to be expected relative to the age of the building. The building was inspected furnished with miscellaneous storage throughout which limited the visibility of all functional areas.

The following is a list of items significantly deficient, in need of repair, not operating and /or require immediate service. Please note that this page is only a summary of some of the key issues within the building. The pages that follow contain the full details of each functional area. Please be sure to read this report in its entirety.

HVAC	<ul style="list-style-type: none"> The central HVAC system heat was functional and tested by thermostat control but unable to inspect the physical system. Suggest qualified and licensed HVAC contractor full review and test when weather allows and proper/safe access is available. The hydronic boiler system located in the utility closet appears to be a 1989 build and nearing the end of its normal life expectancy. Suggest consulting the current owner and further evaluation to determine what interiors it services.
PLUMBING	<ul style="list-style-type: none"> Active water leak noted at the 40 gallon water heater union that is located in the utility closet. Suggest proper repairs and sanitation as needed by a qualified contractor. Minor water leak at wash sink in the kitchen along the north wall. Suggest proper repairs to stop leaking. The dishwasher 1.5 inch drain appears to be improperly secured and pitched, suggest qualified plumber proper repairs as needed. The mens room toilet continues to run when flushed, suggest proper repairs as needed.
ELECTRICAL	<ul style="list-style-type: none"> Exposed electrical wiring in the main walk-in at the compressor connection with visible water/condensation. Suggest further review and repairs as needed. Exposed electrical wiring below the line at the cooling compressors and switch. Past amateur workmanship/repairs noted, suggest qualified repairs as needed.
INTERIOR	<ul style="list-style-type: none"> Suggest further evaluation of the kitchen and line appliances due to age and conditions observed. Suggest consulting the current owner about past service history and repairs of the appliances. Suggest repair to graffiti scratched display window at front entry of the building. Suggest consulting the current owner about the building's interiors history such as the stained ceiling tile, any past issues, repairs, transfer warranties and so on.
<p style="text-align: center;">*** ALL REPAIRS AND EVALUATIONS SHOULD BE COMPLETED BY A QUALIFIED PROFESSIONAL CONTRACTOR *** Please see full comments noted on detailed pages and rear notes.</p>	

- AT THE TIME OF THIS INSPECTION THERE WERE VISIBLE ISSUES AND DEFICIENCIES IDENTIFIED WITHIN THE SUBJECT PROPERTY. ALTHOUGH WE WERE ABLE TO IDENTIFY MANY OF THE READILY ACCESSIBLE DEFICIENCIES, BASED ON THE CONDITION OF THE PROPERTY IT IS HIGHLY PROBABLE THAT YOU MAY ENCOUNTER ADDITIONAL ISSUES IN THE FUTURE. ALLIED HOME INSPECTORS CANNOT ELIMINATE THIS RISK NOR DO WE ASSUME IT.
- THE INSPECTION FOR MOLD AND ANY OTHER ADVERSE ENVIRONMENTAL ISSUE IS OUTSIDE THE SCOPE OF THIS INSPECTION AND BEYOND ALLIED HOME INSPECTORS EXPERTISE. SUGGEST PROFESSIONAL TESTING TO DETERMINE IF SUCH CONDITIONS EXIST.

PHOTO ADDENDUM



Suggest properly sealing air gaps at Main power to avoid rodent risk



Suggest maintaining proper clearance to power main.



Exposed high voltage wiring at line Cooling compressor



Exposed electrical within walk-in at compressor



Damaged outlet at walk-in exterior Wall/prep counter



Exposed switch wiring at line cooling

PHOTO ADDENDUM



Ladies room drain stop not functional and entry door out of alignment



Mens room faucet handles improperly fixed and toilet continues to run water



Kitchen restroom sink loose at the wall and faucet handles improperly fixed

PHOTO ADDENDUM



Main walk-in door seal slightly torn



Minor water leak at hand sink in kitchen



Standing water under line and dishwasher



Loose drain pipe at dishwasher



Wall freezer wiring field repair noted



Frost/seal break at wall freezer doors

PHOTO ADDENDUM



Portion of range burners not function. Fryer internals, suggest service and general maintenance on kitchen equipment due to age



Cooling drawers under line not functional at the time of the inspection



Past ceiling stains in hall, source in unknown



Boiler in closet is past typical life of 20-25 years 1989 MFD .

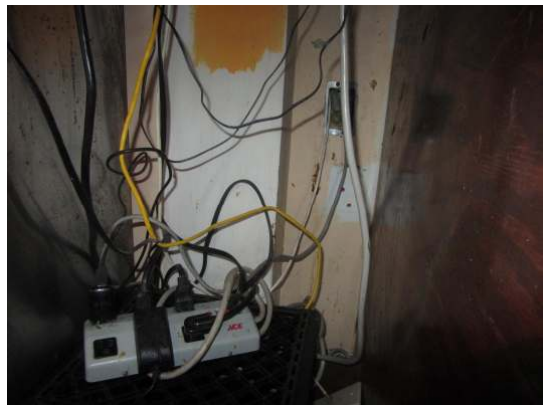
PHOTO ADDENDUM



Active water leak at water heater union with water damaged walls noted



Storefront window scratched/graffiti



**Suggest dedicated power pr appliances
At bar / till area**

STRUCTURE

IDENTIFICATION:

The following components of the **STRUCTURE** were observed/inspected, unless otherwise noted under Related Information. The inspected components were observed to be functional at the time of inspection, unless otherwise noted under Remarks & Solutions:

ITEM INSPECTED	DESCRIPTION	REMARKS
Building Type	ZEROLOT	RESTAURANT
Approximate Age	50+YRS	
Construction	MASONRY	BUILDING FRAME CONSTRUCTION NOT FULLY VISIBLE
Foundation	CONCRETE	FOUNDATION CONCRETE CRACKS NOTED, IT IS SUGGESTED THAT ALL CRACKS BE PROPERLY REPAIRED AND SEALED, SEE REAR NOTES REGARDING CARE.
Post / Column	IRON	
Basement	N/A	
Crawlspace	N/A	

REMARKS AND SOLUTIONS:

- FULL VISIBILITY OF STRUCTURE WAS NOT POSSIBLE DUE TO LIMITED ACCESSIBILITY AND FINISHINGS. SUGGEST FURTHER IN-DEPTH AND INTRUSIVE EVALUATION BY A QUALIFIED STRUCTURAL CONTRACTOR

PLEASE SEE REAR INDEX REGARDING STRUCTURE, CONCRETE, MOISTURE, RESTRICTIONS AND ALL SPECIFICS THAT APPLY TO THIS STRUCTURE.

HEATING AND COOLING

IDENTIFICATION:

The following components of the **HEATING AND COOLING** were observed/inspected, unless otherwise noted under Related Information. The inspected components were observed to be functional at the time of inspection, unless otherwise noted under Remarks & Solutions:

ITEM INSPECTED	DESCRIPTION	REMARKS
Heating System	FORCED AIR	
Heating System Location	RTU NOT ACCESSIBLE	
Heating System Capacity	UNKNOWN	DUE TO CONDITION AND LACK OF MAINTENANCE HISTORY, SUGGEST SERVICE AND CLEANING PER MANUFACTURE GUIDELINES BY A QUALIFIED HVAC CONTRACTOR.
Approximate Age of Heating System	20+YEARS	UNIT SHOWS SIGNS OF GENERAL AGE AND WEAR SEE BELOW
Thermostat	TESTED	
Thermostat Location	WALL	
Fuel Type	NATURAL GAS	
Distribution	DUCT	SUGGEST PROFESSIONAL CLEANING AND SANITIZING OF AIR DUCTS TO REMOVE DEBRIS AND POTENTIAL BACTERIA/POLLUTANTS.
Cooling System	NOT TESTED	SUGGEST REGULAR SERVICE AND CLEANING OF EXTERIOR UNIT PER MANUFACTURE RECOMMENDATIONS TO HELP MAINTAIN USEFULNESS. SEE DETAILS AT REAR OF REPORTS
Cooling System Location	EXTERIOR	
Cooling System Capacity	4+TON	
Approximate Age of Cooling System	NKNOWN	UNIT SHOWS SIGNS OF AGE AND WEAR, NORMAL LIFE EXPECTANCY IS 10-15 YEARS
Not known	DISPOSABLE	SUGGEST MONTHLY FILTER REPLACEMENT AS NEEDED

REMARKS AND SOLUTIONS:

- **COMMERCIAL HVAC SYSTEM ARE COMPLEX SYSTEMES THAT MAY REQUIRE A SYSTEM SPECIALIST TO OPERATE AND CONTROL. YOUR INSPECTOR IS LIMITED TO A VISUAL INSPECTION OF THE ACCESSIBLE HVAC SYSTEM(S), NOT A FULL OPERATIONAL TEST. THEREFORE, IT IS RECOMMEND TO HAVE A COMPLETE EVALUATION AND FUNCTIONAL TEST BY A QUALIFIED COMMERCIAL HVAC CONTRACTOR.**
- **WE DO NOT ATTEMPT TO DISMANTLE ANY SYSTEM DURING THE COURSE OF A BUILDING INSPECTION THEREFORE WE WERE NOT ABLE TO INSPECT THE INTERNAL COMPONENTS OF THE HVAC SYSTEMS.**

BATHROOMS

IDENTIFICATION:

The following components of the **BATHROOM** were observed/inspected, unless otherwise noted under Related Information. The inspected components were observed to be functional at the time of inspection, unless otherwise noted under Remarks & Solutions:

ITEM INSPECTED	DESCRIPTION	REMARKS
Toilets	REPAIRS SUGGESTED	SUGGEST MAINTAINING A PROPER SEAL OF ALL TOILETS TO THE FLOOR TO PREVENT WATER LEAKAGE.
Sinks	REPAIRS SUGGESTED	
Ventilation	APPEARS SERVICEABLE	
GFCI Protection	SUGGESTED FUNCTIONAL GFCI TESTS ON A MONTHLY BASIS	FUNCTIONAL GFCI OUTLETS ARE RECOMMENDED TO BE INSTALLED IN ALL BATHROOM OUTLETS AS A SAFETY PRECAUTION

REMARKS AND SOLUTIONS:

- **THE READILY ACCESSIBLE COMPONENTS OF A BATHROOM ARE INSPECTED FOR FUNCTIONALITY HOWEVER, PLEASE NOTED THAT WE DO NOT ATTEMPT TO DISMANTLE ANY SYSTEM, FIXTURE OR APPLIANCE DURING THE COURSE OF A HOME INSPECTION. THAT SAID, YOUR INSPECTOR DID NOT INSPECT THE INTERNAL AND HIDDEN COMPONENTS OF THE BATHROOMS.**
- **WATER TENDS TO BE THE SOURCE OF MOST COMMON BATHROOM DEFICIENCIES, ALTHOUGH A LEAK MAY NOT BE PRESENT AT THE TIME OF THE INSPECTION, IT IS VERY POSSIBLE THAT ONE MAY OCCUR IN THE FUTURE. REGULAR BATHROOM CHECKS ARE RECOMMENDED AND DETAILED FOR YOUR REFERENCE IN THE "FINAL WALK-THRU" INSPECTION CHECKLIST.**

PLEASE SEE REAR INDEX REGARDING BATHROOM SAFETY, RESTRICTIONS AND LIST RECOMMENDED SOLUTIONS THAT APPLY TO THIS BUILDING.

PLUMBING

IDENTIFICATION:

The following components of the **PLUMBING** were observed/inspected, unless otherwise noted under Related Information. The inspected components were observed to be functional at the time of inspection, unless otherwise noted under Remarks & Solutions:

ITEM INSPECTED	DESCRIPTION	REMARKS
Water Service	PUBLIC	
Entry Pipe	COPPER	
Main Shutoff Valve	BACK ROOM	
Interior Pipe type	COPPER	NOT FULLY VISIBLE
Waste Disposal	PUBLIC	NOT FULLY VISIBLE
Waste/Vent	PLASTIC/CAST	NOT FULLY VISIBLE
Water Heater Location	UTILITY ROOM	
Sump/Ejector Pump	N/A	
Water Heater Capacity	70 GALLON	
Water Heater Type	CONVENTIONAL GAS	
Age of Water Heater	2010	NORMAL LIFE EXPECTANCY IS 8-12 YEARS
Water Heater Flue	APPEAR SERVICEABLE	
Fuel System	NATURAL GAS	THE USE OF FLEXIBLE GAS LINES TO SERVICE APPLIANCES IS COMMON BUT NOT SUGGESTED. IT IS RECOMMENDED THAT RIGID BLACK PIPE BE USED WHENEVER POSSIBLE.

REMARKS AND SOLUTIONS:

- **WATER LEAKS PAST OR PRESENT, TEND TO BE THE SOURCE OF MOST COMMON PLUMBING DEFICIENCIES. PLEASE NOTE THAT ALTHOUGH A LEAK MAY NOT BE PRESENT AT THE TIME OF THE INSPECTION, IT IS POSSIBLE THAT ONE MAY OCCUR IN THE FUTURE. AS BEST PRACTICE, REGULAR INTERIOR AND EXTERIOR PLUMBING CHECKS ARE RECOMMENDED AND DETAILED FOR YOUR REFERENCE IN THE "FINAL WALK-THRU" INSPECTION CHECKLIST.**

PLEASE SEE REAR INDEX REGARDING PLUMBING SAFETY, RESTRICTIONS AND LIST RECOMMENDED SOLUTIONS THAT APPLY TO THIS BUILDING.

ELECTRICAL

IDENTIFICATION:

The following components of the **ELECTRICAL** were observed/inspected, unless otherwise noted under Related Information. The inspected components were observed to be functional at the time of inspection, unless otherwise noted under Remarks & Solutions:

ITEM INSPECTED	DESCRIPTION	REMARKS
Service Entrance	OVERHEAD	
Service Size	400AMP 208 3 PHASE VAC	400AMP BREAKER
Conductor Material	COPPER	STRANDED
Main Panel Location	BACK ROOM	
Panel Type	CIRCUIT PANEL	
Access to Panel	POOR—STORAGE	
Ground	NOT VISIBLE	
Sub Panel	N/A	
Circuit Wiring	COPPER	
Outlets/Switches	RANDOM SAMPLING	
GFCI Outlets	TESTED	SUGGEST GFCI OUTLETS BE INSTALLED IN ALL AREAS WITHIN 6 FEET OF OPEN WATER FLOW AS A SAFETY PRECAUTION.
CO/Smoke Detectors	ACTION SUGGESTED	SUGGEST INSTALLING 1 SMOKE ALARM PER ROOM. SUGGEST CARBON MONOXIDE DETECTOR BE INSTALLED NEAR ALL FUEL BURNING APPLIANCES AND EACH ROOM IN ACCORDANCE WITH ILLINOIS STATE LAW.

REMARKS AND SOLUTIONS:

- COMMERCIAL HIGH VOLTAGE ELECTRONICS ARE NOT INTRUSIVELY REVIEWED BY YOUR INSPECTOR. IT IS RECOMMENDED TO HAVE A LICENSED COMMERCIAL ELECTRICIAN DO A FULL INTERNAL REVIEW AND UPGRADE AS NEEDED TO CONFORM TO CURRENT SAFETY & STANDARDS.
- DURING THE INSPECTION A RANDOM SAMPLING OF OUTLETS AND SWITCHES IS CONDUCTED. AT TIMES THERE MAY BE A LIGHTS, CEILING FANS OR OTHER ELECTRICAL FIXTURES THAT ARE EITHER MISSING, NOT ACCESSIBLE, IMPROPERLY SECURED, BURNED OUT OR NOT OPERATING. SUCH ISSUES MAY BE CONSIDERED GENERAL MAINTENANCE AND NOT A SIGNIFICANT DEFICIENCY UNLESS OTHERWISE NOTED IN THIS INSPECTION REPORT.

KITCHEN AND APPLIANCES

IDENTIFICATION:

The following components of the **KITCHEN AND APPLIANCES** were observed/inspected, unless otherwise noted under Related Information. The inspected components were observed to be functional at the time of inspection, unless otherwise noted under Remarks & Solutions:

ITEM INSPECTED	DESCRIPTION	REMARKS
Cabinets and Countertops	APPEARS SERVICEABLE	CABINET HARDWARE ADJUSTMENTS SUGGESTED
Sink	TESTED	LIMITED VISIBILITY UNDER SINK DUE TO STORAGE SIGNS OF PAST STAINING UNDER SINK
Range/oven	GAS	SUGGEST PROFESSIONAL TESTING
Fan/Hood	OTR	SUGGEST PROFESSIONAL TESTING
Dishwasher	BUILT IN	SUGGEST PROFESSIONAL TESTING

REMARKS AND SOLUTIONS:

- **KITCHEN APPLIANCES TEND TO VARY FROM HOUSE TO HOUSE AND BEST EFFORT IS MADE TO INSPECT THE APPLIANCES. HOWEVER, MOST APPLIANCES ARE TECHNICALLY CONSIDERED OUTSIDE THE SCOPE OF THE ILLINOIS STANDARDS OF PRACTICE FOR BUILDING INSPECTIONS.**

PLEASE SEE COMMENTS AT REAR INDEX REGARDING KITCHEN APPLIANCE CARE, RESTRICTIONS AND NORMAL LIFE EXPECTANCIES

INTERIOR

IDENTIFICATION:

The following components of the INTERIORS were observed/inspected, unless otherwise noted under Related Information. The inspected components were observed to be functional at the time of inspection, unless otherwise noted under Remarks & Solutions:

ITEM INSPECTED	DESCRIPTION	REMARKS
Floors	WOOD / TILE	GENERAL WEAR AND AGE NOTED
Walls	DRYWALL	COMMON CRACKS, NAIL POPS
Ceilings	DRYWALL / DROP TILE STAINS NOTED	COMMON CRACKS, NAIL POPS EVIDENCE OF FRESH PAINT WHICH COULD CONCEAL PAST DEFECTS OR REPAIRS.
Doors	TESTED	MINOR ADJUSTMENTS MAY BE REQUIRED
Windows Frame	WOOD/METAL	FUNCTIONAL, PAST STAINS NOTED
Window Type	HUNG/FIXED	RANDOM SAMPLING OF WINDOWS, HARDWARE DIFFICULT TO OPERATE, STAINS NOTED WINDOW TREATMENTS AND FURNISHINGS LIMITED ACCESS TO ALL WINDOWS.
Railings/Stairs	N/A	

REMARKS AND SOLUTIONS:

- **WINDOW AND DOORS TEND TO HAVE SOME FORM OF WEAR AND TEAR IN EVERY BUILDING. AT THE TIME OF THE INSPECTION IT IS SOMETIMES NOT POSSIBLE TO TEST/INSPECT EACH WINDOW DUE TO RESTRICTED ACCESS OR OTHER CONSTRAINTS.**
- **ALLIED HOME INSPECTORS DOES NOT INVENTORY SUCH THINGS AS WINDOW SCREENS, WINDOW HARDWARE, KEYS OR ANY ITEM TO BE LEFT BY THE SELLER. SUGGEST CONSULTING OWNER PRIOR TO CLOSING ABOUT SUCH ITEMS.**
- **IT IS SUGGESTED THAT BUILDINGS WITH FIREPLACES BE PROFESSIONALLY SERVICED/CLEANED AS A SAFETY AND OPERATIONAL PRECAUTION. DUE TO THE VARIATION IN VENTILATION SYSTEMS, ELECTRONICS, VISIBILITY AND RISK OF FIRE, YOUR INSPECTOR WILL NEVER IGNITE AN OPEN FLAME TO A FIREPLACE SYSTEM. IN MOST CASES THE VISIBILITY UP THE ENTIRE CHIMNEY FLUE IS LIMITED AND THEREFORE NOT FULLY INSPECTED.**

PLEASE SEE COMMENTS AT REAR INDEX REGARDING COSMETIC ISSUES, PAST REPAIRS, RESTRICTIONS AND RECOMMENDED PREVENTIVE MEASURES.

GROUNDS

IDENTIFICATION:

The following components of the **GROUNDS** were observed/inspected, unless otherwise noted under Related Information. The inspected components were observed to be functional at the time of inspection, unless otherwise noted under Remarks & Solutions:

ITEM INSPECTED	REMARKS
Conditions	DAMP/SNOW SLUSH
Grading	LEVEL GRADING NOTED
Driveway	N/A
Sidewalks	CONCRETE
Landing	CONCRETE
Window Wells	N/A
Retaining Walls	N/A
Trees & Shrubbery	APPEARS SERVICEABLE, GENERAL MAINTENANCE SUGGESTED.

<u>REMARKS AND SOLUTIONS:</u>

COMMON ENVIRONMENTAL ISSUES

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 Allied Home Inspectors, LLC.

Carbon Monoxide

Carbon monoxide, which can be fatal, can be produced by anything 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). 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. Allied Home Inspection, LLC provides radon test with additional service charge. For more information read the booklet 'Building Buyer's and seller's Guide to Radon' published by the EPA and available from CDPHE or on the internet at <http://www.epa.gov/iaq/radon/pubs/hmbyguid.html#Contents>

Lead Based Paints, Lead in Water

Many, but not all, pre-1980 houses have lead based paint. Lead dust can be created during renovation projects or by moving parts (such as window or doors) and can be found in the soil outside houses. Tap water may also contain lead due to plumbing materials, particularly in older buildings. Breathing or ingesting lead can cause lead poisoning. Children are typically more vulnerable to lead poisoning, and if pregnant women should stay away from lead dust, and that children who come in contact with lead dust should have their blood lead levels tested. Consult your pediatrician about this inexpensive test.

Allied Home Inspectors, LLC does not perform any tests to confirm the presence or absence of lead. Lead based paint testing is available from environmental specialists. Lead levels in drinking water can be easily tested; check with a private water testing laboratory, your water provider. For further information read the booklet "Protect Your Family From Lead In Your Building" published by the EPA and available by calling 800-424-5323 or on the internet at <http://www.epa.gov/lead/leadpdf.pdf>.

Asbestos

Many, but not all, pre-1980 houses contain asbestos in a wide variety of building products. If asbestos fibers are inhaled or swallowed, they can cause serious health effects that may not appear for many years. For further information read the booklet 'Asbestos in Your Building' published by the American Lung Association in conjunction with the U.S. Consumer Product Safety Commission and the EPA. It is available by calling 800-638-2772 or on the internet at <http://www.epa.gov/iaq/pubs/asbestos.html>

Asbestos cannot be positively identified visually. The presence or absence of asbestos can only be verified by laboratory analysis. Allied Home Inspectors, LLC does not perform any tests for asbestos. If you suspect the presence of asbestos in any material, do not disturb the material. Consult with a qualified environmental specialist or asbestos remediation contractor to confirm the

presence or absence of asbestos, and for advice on how best to deal with any asbestos that may be present. There are special regulation for the removal and disposal of asbestos.

Mold

Mildew, mold or fungus growing in any building is a sign of a moisture problem. The source of 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 building 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 Allied Home Inspectors, LLC 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 CDC at <http://www.cdc.gov/nceh/airpollution/mold/default.htm> and from the EPA at <http://www.epa.gov/iaq/pubs/moldresources.htm>.

SUPPORT AFTER THE INSPECTION

Re-Inspection Policy

Our clients sometimes ask us to re-inspect problem areas after repairs are made. Re-inspection covers only the problems that have mentioned on the report at the half of the original fee. 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 documents must be available at the house when we arrived for the re-inspection. We won't re-inspect repairs done by unlicensed contractors or amateurs.

Your Questions

We will do our best to answer your questions during and after the inspection. All we ask is that you read the whole report first. Calls during business hours are preferred. Most questions can be answered in one call, but sometimes we have to go back to the office to look over the report. We will do our best to answer any questions 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 the inspection, we will politely inform them that we cannot talk about the inspection unless you are in on the conversation.

If a seller or repairperson calls and asks us how to fix something, we will politely decline. It is not because we don't know how to fix things, it's because we are not willing to do. It is to protect you from unqualified repairperson, and to protect us from people who might just forget what we told them between the phone and the actual job.

INSPECTION RELATED INFORMATION

Throughout this report where the age of appliances, roofs, etc., is stated, the age shown is approximate. It is not possible to be exact, but an effort is made to be as accurate as possible based upon visible evidence.

When any item in the report is reported to be "serviceable," the meaning is that it should give generally satisfactory service within the limits of its age and any defects or potential problems noted during the inspection.

Foundation Basement or Crawl Space Dampness

The inspection of the foundation components is limited to visible and accessible areas only. Finished or partially finished basements limit such access. Moisture in basements and crawlspaces is a common problem and any indication of water penetration should be reviewed.

Concrete

Concrete walls and slabs experience some degree of cracking due to shrinkage in the drying process. In most instances, floor coverings prevent the recognition of cracks or settling in all but the most severe cases.

SPECIAL DISCLOSURE: It is not uncommon to observe cracks or for cracks to occur in concrete slabs on the exterior and interior walls. Cracks may be caused by the curing of building materials, temperature variations, and soil movement such as settlement, uneven moisture content in the soil, shock waves, vibrations, etc. While cracks may not necessarily affect the structural integrity of a building, cracks should be monitored so that appropriate maintenance can be performed if movement continues at an abnormal rate. Proper foundation maintenance is the key to the prevention of initial cracks or cracks enlarging. This includes, but is not limited to, proper watering, foundation drainage and removal of vegetation growth near the foundation

SPECIAL NOTE: The Client is hereby advised that other adverse problems may occur at slab cracks and other voids in the slab. Radon gas, termites and other living organisms, can enter a building through cracks and voids and may be a health hazard. Cracks and voids can be sealed effectively to prevent radon gas or other undesirable organisms from entering.

Basement Dampness

Basement dampness is frequently noted in houses and is usually capable of being determined by an experienced building analyst. Often, however, in houses that are being offered for sale, the visible signs on the interior of a basement that would indicate a past or present water problem are concealed. If there has been a dry period before the time of the inspection, signs of past water penetration may not be visible. In such cases, Allied Home Inspectors may not be able to detect the signs of basement dampness or water penetration.

Elimination of basement dampness, whether slight or extensive, can usually be accomplished by one or both of the following actions:

Realigning gutters and extending down-spouts to discharge a distance of 4-5 feet from the foundation

Regrading in the vicinity of the house so that the slope goes away from the house rather than towards it. In most soils, a minimum recommended slope away from the house is a 5-inch drop over a 5 foot distance (one inch per foot).

Crawl Spaces

Crawl spaces require the same care and water control as basements. Cross ventilation is necessary and installation of a plastic vapor barrier over a dirt floor is strongly recommended.

If you have a basement dampness problem that persists in spite of efforts you have made in following the instructions of your building analyst, call Allied Home Inspectors for further consultation and advice.

Insect Boring Activity and Rot

If there is an inaccessible basement or crawl space, there is a possibility that past or present termite activity and/or rot exists in this area. Since no visual inspection can be made, it is not possible to make a determination of this damage if it exists.