



Inspection Report

Chris Mattern

Property Address:
5407 Eastern Shores Dr
Greensboro NC 27455



Brewer Home Inspections

**David Petty 3615
4992 Yanceyville Rd.
Brown Summit, NC 27214
336-266-0962**

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General Info

Property Address 5407 Eastern Shores Dr Greensboro NC 27455	Date of Inspection 5/18/2021	Report ID 20210518-5407-Eastern-Shores-Dr
Customer(s) Chris Mattern	Time of Inspection 08:00 AM	Real Estate Agent Beth Sherrill

Inspection Details

Type of Building: Single Family	In Attendance: Customer, Buyer's Agent	Standards of Practice: North Carolina Home Inspector Licensure Board
Access: Vacant	Temperature: Over 65	Weather: Cloudy
Ground/Soil Surface Condition: Dry	Precipitation in last 3 days: No	

Comment Key & Definitions

Comment Key or Definitions

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

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

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

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

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

What is DDID?

DDID is an acronym for Describe, Determine, Implication, and Direction. This is the framework for wording used to indicate defects within a home inspection report. DDID is prescribed by the standards of practice of the North Carolina Home Inspector Licensure Board. Home inspectors are required to use this wording style to demonstrate defects within the report.

General Inspection Limitations

Weather Conditions: Systems and components of the home can perform and or appear different depending on weather conditions. The inspector assumes no responsibility for unknown defects which appeared functional at the time of inspection and are only discovered under different and or abnormal weather conditions.

Construction Regulations: Building codes and construction standards vary regionally. A home inspection **does not include** evaluation of a property for compliance with building or health codes. Existing structures generally do not meet current code standards, nor is such compliance usually required.

Home Maintenance: All homes require routine maintenance to maximize the economic life spans of elements and to minimize unanticipated repair or replacement needs. Every homeowner should develop a preventative maintenance program and budget for normal maintenance and unexpected repairs.

Environmental and Mold Issues: A home inspection **does not include** the detection, identification or analysis of any such element or related concerns such as, but not limited to, mold, allergens, radon, formaldehyde, asbestos, lead, electromagnetic fields, carbon monoxide, insecticides, refrigerants, and fuel oils. An environmental health specialist should be contacted for evaluation of any potential health or environmental concerns. When wood framing/ interior components have surface discolorations and or decay typical of fungal growths such as mold, mildew, and wood destroying fungi, the home inspector is concerned with the moisture concerns and evidence of wood damage; however, health related issues concerning mold are beyond the scope of the home inspection. If the buyer has additional concerns related to the presence of the fungal growths such as mold an industrial hygienist should be consulted.

Aesthetic Condition: A home inspection **does not include** cosmetic issues such as appearance, surface flaws, finishes, furnishings, paint chipping, dented door knobs, torn screens or other conditions of normal wear and tear.

Descriptions: Any description of material, type, design size, dimensions etc., are based primarily on visual observation of inspected or representative components. However there is no guarantee of the accuracy of any material or product descriptions listed in this report; other or additional materials may be present.

Pictures in Report: Any pictures included in or otherwise provided in conjunction with this Inspection Report generally portray overviews. These pictures do not necessarily reflect all conditions or issues that may need attention or be of concern. Furthermore, the lack of a picture for any element or condition also does not change the significance or severity of any defect or condition described in the Inspection Report.

Seller Disclosure: This report is **not a substitute for a Seller Disclosure**. The buyer(s) should review this form with the seller(s) prior to closing for clarification or resolution of any questionable items. A final buyer inspection (walk through) should be done prior to closing.

Inspection Notice: Home inspectors are not required to report on the following: Life expectancy of any component or system. The causes of the need for a repair. The methods, materials, and cost of corrections. Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions. The presence or absence of rodents, insects, cosmetic items, underground items, or items not permanently installed. Furthermore, home inspectors are not required to offer warranties or guarantees of any kind. Calculate the strength, adequacy, or efficiency of any system or component. Operate any system or component that is shut down or does not respond to normal operating controls. Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Final Walk-Thru: The final walk-thru is the clients responsibility. Any deficiency noted during the final walk-thru should be brought to the sellers attention and corrected prior to the close of escrow.

Other Information: The inspection is a representation of the home at the date and time of the inspection only. The inspection is for the original customer listed on the report and not valid to any other party. It is strongly recommended that you (the buyer) have the appropriate licensed contractors evaluate each concern and or the entire system(s) for additional repairs or concerns. **Please Note: The point of reference for this report is from the street looking at the front of the house.**

1. Interiors

The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments. **Homes that have recently been painted can conceal damage.**

Styles & Materials

Interior Column(s):

None

		IN	NI	NP	RR
1.0	CEILINGS				•
1.1	WALLS				•
1.2	FLOORS				•
1.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS				•
1.4	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	•			
1.5	DOORS (REPRESENTATIVE NUMBER)				•
1.6	WINDOWS (REPRESENTATIVE NUMBER)				•
1.7	INTERIOR COLUMNS	•			
1.8	OTHER	•			
		IN	NI	NP	RR

IN= Inspected and/ or Operated, NI= Not Inspected or Operated, NP= Not Present, RR= Repair or Replace

Comments:

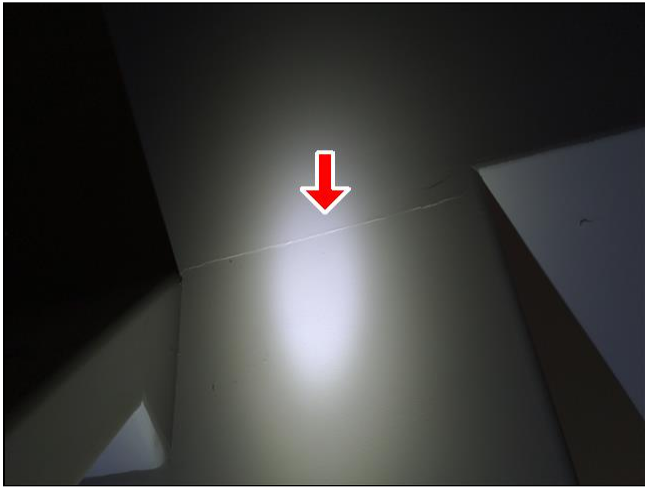
1.0 Cracks are present at the ceiling at 3rd floor. Cracks appear to be following tape seam at drywall. No adverse conditions noted at time of inspection. Recommend subsequent observation and all needed repairs to restore to original condition.



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)

1.1 (1) Wall(s) damaged at bonus room closet, kitchen. Further deterioration may occur. A qualified contractor is recommended to evaluate and make all needed repairs.



1.1 Item 1(Picture)



1.1 Item 2(Picture)



1.1 Item 3(Picture)

1.1 (2) Cracks are present at the wall(s) at left stairway. Cracks appear to be following tape seam at drywall. No adverse conditions noted at time of inspection. Recommend subsequent observation and all needed repairs to restore to original condition.



1.1 Item 4(Picture)

1.1 (3) Hole(s) present at the wall(s) at shared bathroom. Further deterioration may occur. A qualified contractor is recommended to evaluate and make all needed repairs.



1.1 Item 5(Picture)

1.1 (4) Fungi growth is located at the wall at storage room. This may suggest prior or intermittent abnormal moisture concern. A qualified contractor is recommended to evaluate and make all needed repairs.



1.1 Item 6(Picture)

1.2 (1) Gap(s) noted at the flooring at shared bathroom. Further movement may occur. A qualified contractor is recommended to repair.



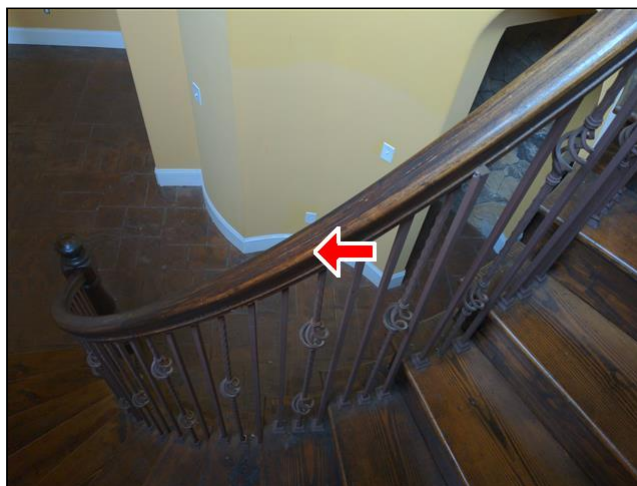
1.2 Item 1(Picture)

1.2 (2) There is sloping noted at the interior flooring at 3rd floor. This may suggest movement of the wall/floor structure components. Multiple sources could cause this affect. Further movement concern. A qualified contractor is recommended to evaluate for cause and make any needed repairs.



1.2 Item 2(Picture)

1.3 (1) Handrail(s) loose at interior stairway. Safety concern. Further movement may occur and is a potential fall hazard. A qualified contractor is recommended to repair.



1.3 Item 1(Picture)

1.3 (2) There are loose spindles located at the interior staircase/railing at different areas. Safety concern. Failure may occur with added weight. A qualified contractor is recommended to evaluate and make all needed repairs.



1.3 Item 2(Picture)

1.3 (3) Loose or damaged step(s) are present at the interior stairway. Further deterioration may occur. Potential fall hazard. A qualified contractor is recommended to evaluate and make all needed repairs.



1.3 Item 3(Picture)

1.5 (1) Door(s) and or component(s) damaged at laundry room. Improper operation may occur. Recommend proper replacement to restore original condition.



1.5 Item 1(Picture)

1.5 (2) Door(s) missing knob or handle at 3rd floor. Not doing job as intended. Door will not latch/close properly. A qualified contractor is recommended to evaluate and make all needed repairs.



1.5 Item 2(Picture)



1.5 Item 3(Picture)

1.6 (1) Window pane(s) are cracked at upstairs left front bedroom, 3rd floor. Safety concern. Further deterioration concern. Qualified contractor is recommended to evaluate and make all needed repairs.



1.6 Item 1(Picture)



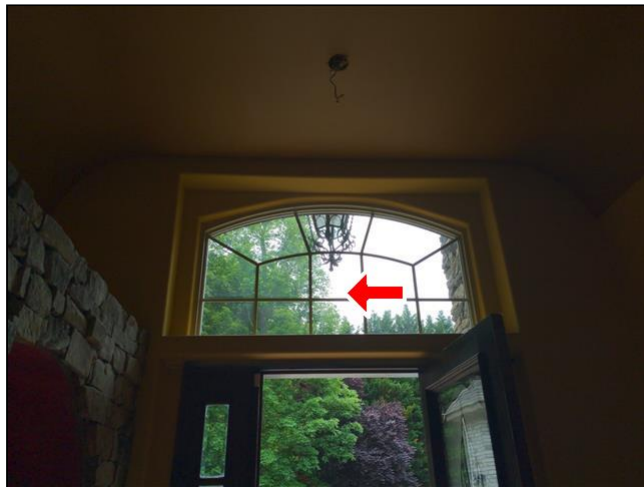
1.6 Item 2(Picture)

1.6 (2) Damaged window pane(s) located at left rear bedroom. Safety concern. Further damage may occur. A qualified contractor is recommended to evaluate and make all needed repairs.



1.6 Item 3(Picture)

1.6 (3) Dual pane fogged window(s) at foyer. Condensation is forming between the window panes. Unable to properly view out window panes and further fogging may occur. It is sometimes difficult to determine if additional windows may also have damaged seals due to but not limited to weather conditions, window cleanliness and etc. A qualified contractor is recommended to evaluate and make all needed repairs.



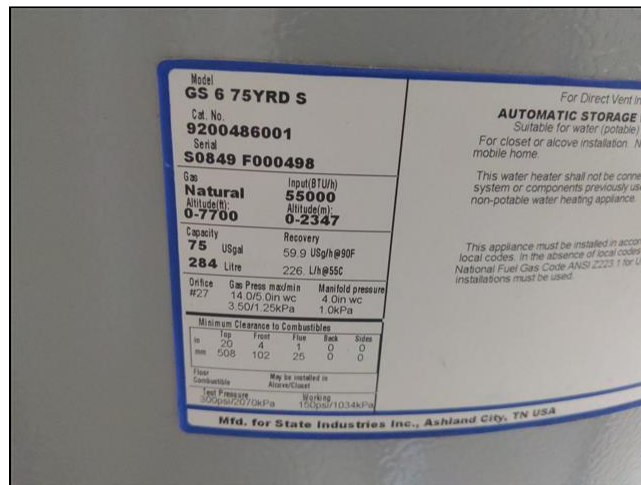
1.6 Item 4(Picture)

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

2. Plumbing System

The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Inspect overflow devices; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials. **All plumbing fixtures were operated unless otherwise noted. For your information: Leaks are difficult to detect in vacant homes, recommend further observation if vacant. Overflow drains and or devices for mechanical and plumbing systems were not tested for proper operation.**





Styles & Materials

Main Water Shutoff:

Outside In The Ground

Plumbing Water Distribution:

PEX

Plumbing Waste and Vent:

PVC

Water Heater Power Source:

Gas

Water Heater Capacity:

40 Gallon

75 Gallon

Water Heater Location:

Garage

Main Fuel Shutoff:

Shutoff At Gas Meter

		IN	NI	NP	RR
2.0	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	•			
2.1	PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEMS, FIXTURES, AND FUNCTIONAL FLOW				•
2.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS, VALVES	•			
2.3	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)	•			
2.4	SUMP PUMP			•	
		IN	NI	NP	RR

IN= Inspected and/ or Operated, NI= Not Inspected or Operated, NP= Not Present, RR= Repair or Replace

Comments:

2.1 (1) Hose faucet(s) loose at left side. Movement of faucet and damage to plumbing lines may occur. Substandard install. Proper professional should evaluate and make all needed repairs.



2.1 Item 1(Picture)

2.1 (2) Bathtub(s) damaged at shared bath, master bathroom. Further deterioration may occur and leaks could develop. A plumbing contractor is recommended to evaluate and make any needed repairs.



2.1 Item 2(Picture)

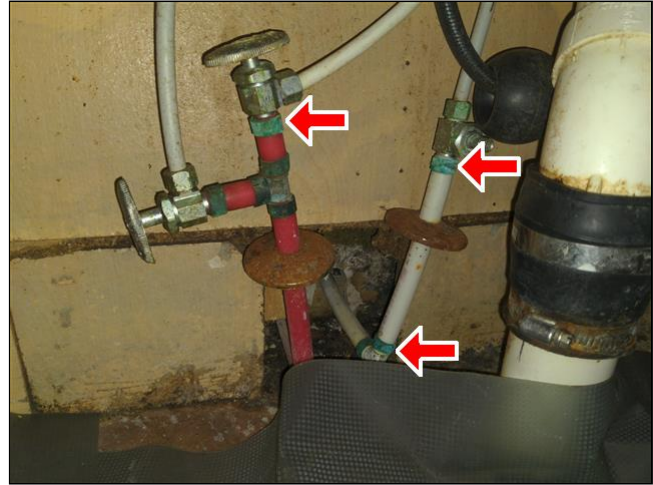


2.1 Item 3(Picture)

2.1 (3) Corrosion is present at supply lines at kitchen . Further evaluation and or repairs may be needed in the near future. Recommend subsequent observations and or further evaluation by a qualified plumbing contractor as desired by client.



2.1 Item 4(Picture)



2.1 Item 5(Picture)

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



Styles & Materials

Service Entrance:

Below Ground

Service Type:

120/240 Volts

Electrical Service Conductors:

Aluminum

Panel capacity:

200 AMP

Main Panel Location:

Garage

Distribution Panel Location(s):

Garage

		IN	NI	NP	RR
3.0	SERVICE ENTRANCE CONDUCTORS	•			
3.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	•			
3.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	•			
3.3	CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)				•
3.4	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	•			
3.5	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)				•
3.6	SMOKE DETECTORS				•
3.7	CARBON MONOXIDE DETECTORS	•			
		IN	NI	NP	RR

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Comments:

3.3 (1) Loose light fixture located at rear. Safety concern and further movement may occur. Electrical issues are considered a hazard until repaired. An electrical contractor is recommended to evaluate and make all needed repairs.

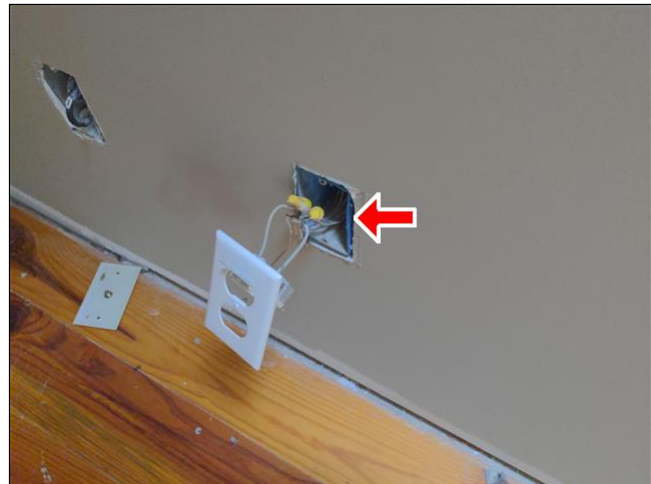


3.3 Item 1(Picture)

3.3 (2) Loose electrical wiring is present at foyer, 3rd floor, guest bedroom, garage closet. The wiring should be properly secured. Safety concern. Electrical issues are considered to be a hazard until repaired. An electrical contractor is recommended to evaluate and make all needed repairs.



3.3 Item 2(Picture)



3.3 Item 3(Picture)



3.3 Item 4(Picture)



3.3 Item 5(Picture)

3.3 (3) Loose uncapped electrical wiring located at front exterior. Safety concern. Wiring should be removed or properly secured in junction boxes. An electrical contractor is recommended to evaluate and make all needed repairs.



3.3 Item 6(Picture)

3.3 (4) Electrical cover plate(s) missing/damaged at bonus room and kitchen. This condition left energized electrical components exposed to touch, a shock hazard. The Inspector recommends a cover plate be installed by a qualified electrical contractor.



3.3 Item 7(Picture)

3.3 (5) Ceiling fan(s) make unusual noise at 3rd floor. Safety concern. Electrical contractor should evaluate and make all necessary repairs.

3.5 GFCI outlet(s) are nonfunctional and appear to stick in trip mode at garage. Safety concern. Not doing job as intended. An electrical contractor is recommended to evaluate and make all needed repairs.



3.5 Item 1(Picture)



3.5 Item 2(Picture)

3.6 (1) Smoke detector(s) in the home are making beeping sound continuously. Possible battery concern/faulty smoke detector. In need of further evaluation by proper professional for all needed repairs.

3.6 (2) Smoke detector(s) disconnected at areas. Without a working smoke detector in your home you have no first alert to a possible fire. I recommend repair or replace as needed using a qualified person.

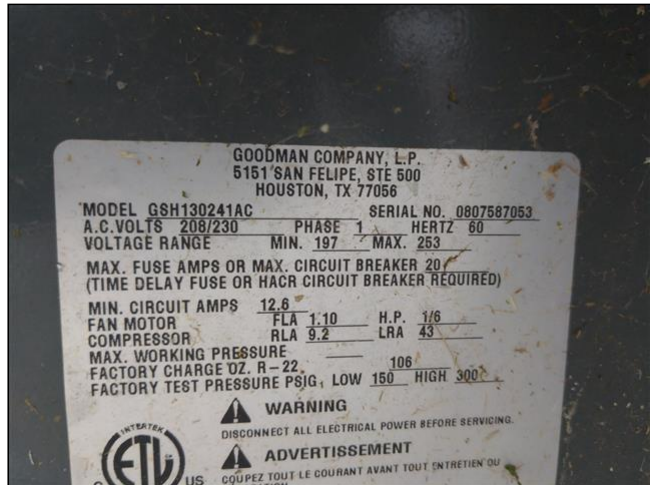
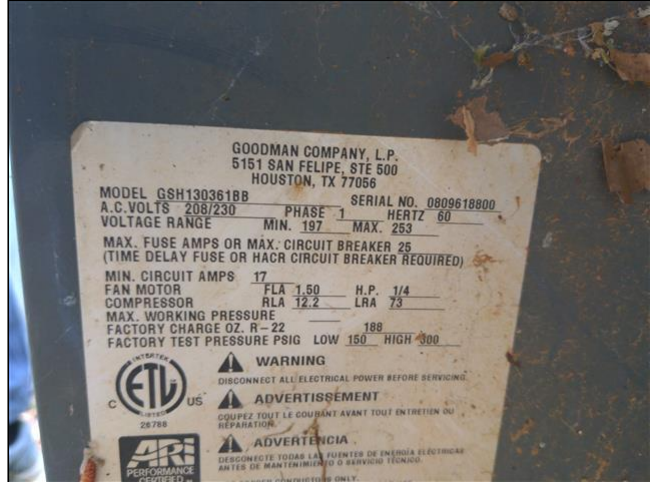


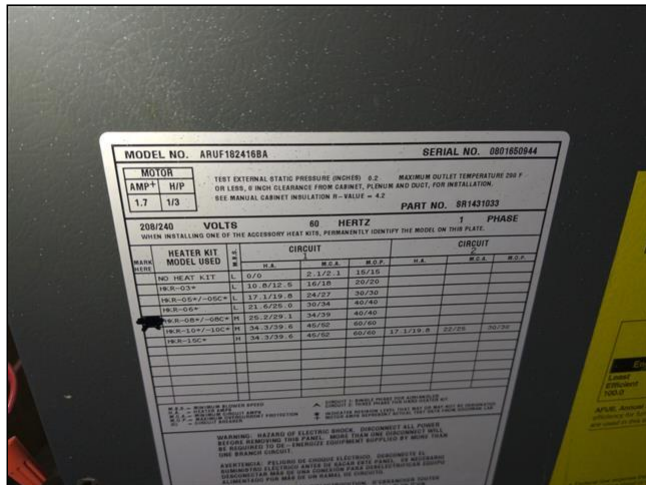
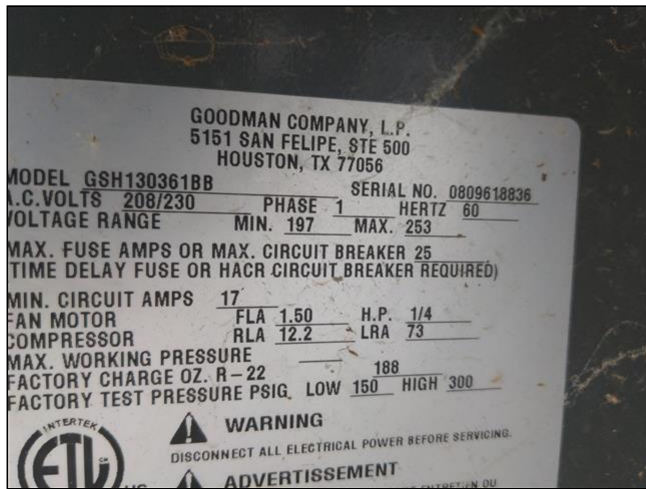
3.6 Item 1(Picture)

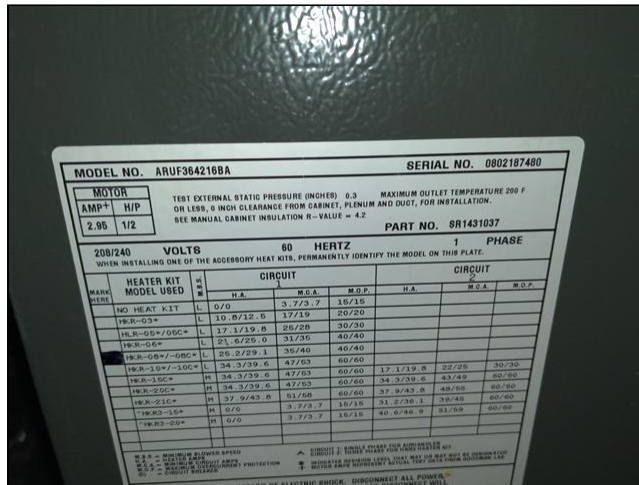
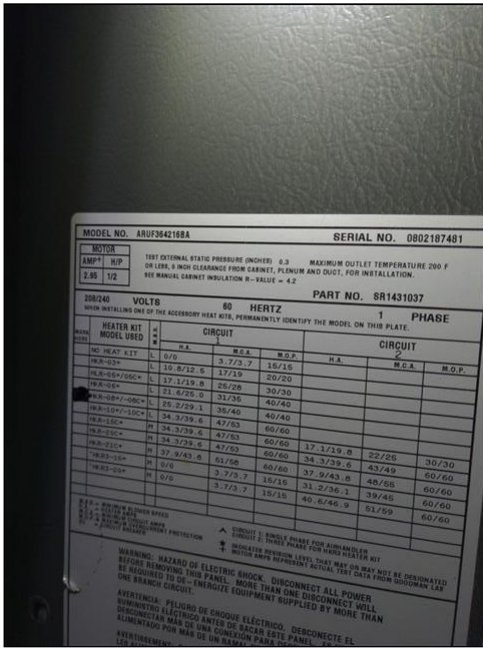
The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that licensed electrical contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. **Smoke and CO detectors have a recommended replacement age**, which can be obtained from the product literature or from the manufacturer. Most instructions request replacement at 5 to 7 years.

4. Heating / Central Air Conditioning

The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms. Gas logs are only tested for proper operation. Determining if the gas logs are vented/ non-vented is beyond the scope of a home inspection. Client(s) or qualified contractor should refer to the manufacturer's installation instructions. HVAC system unit(s) are not disassembled for inspection. **Note the HEAT EXCHANGER for furnace(s) is not inspected in any way.**







Styles & Materials

Heat Type:

Heat Pump Forced Air (also provides cool air)

Energy Source:

Electric

Cooling Equipment Type:

Air Conditioner Unit

Cooling Equipment Energy Source:

Electricity

Ductwork:

Insulated Flex
Metal Plenum

Types of Fireplaces:

Vented Fire Box

		IN	NI	NP	RR
4.0	HEATING EQUIPMENT	•			
4.1	NORMAL OPERATING CONTROLS	•			
4.2	AUTOMATIC SAFETY CONTROLS	•			
4.3	COOLING AND AIR HANDLER EQUIPMENT	•			
4.4	PRESENCE OF INSTALLED HEATING/COOLING SOURCE IN EACH ROOM	•			
4.5	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)				•
4.6	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)		•		
4.7	SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)				•
4.8	GAS/LP FIRELOGS AND FIREPLACES		•		
		IN	NI	NP	RR

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Comments:

4.0 Please see HVAC report.

4.3 Please see HVAC report.

4.5 Disposable filter(s) clogged and dirty. This will not allow the system to function as intended. Recommend replacement.

4.7 Fireplace(s) was dirty at the time of inspection. This limited access as areas were not visible. Recommend subsequent evaluation once cleaned.



4.7 Item 1(Picture)



4.7 Item 2(Picture)

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

5. Structural Components

The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation:

Poured Concrete

Floor Structure:

Slab

Wall Structure:

Not accessible due to finished walls.

Columns or Piers:

Slab

Crawlspace Inspection Methods:

No crawlspace

Ceiling Structure:

Wood Where Visible
Not Visible Between Floor Levels

Roof Structure:

Stick-Built, OSB Sheathing

Attic Inspection Methods:

Every home typically has attic areas that are not accessible. Attic(s) were entered and inspected only when access is provided with flooring and a sufficient height.

Inspected with flashlight and probe.

Not all areas of the attic was visible. Due to insulation, low clearance, stored items.

Attic info:

Storage
Attic Hatch

		IN	NI	NP	RR
5.0	FOUNDATIONS, BASEMENTS AND CRAWL SPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)				•
5.1	FLOORS (Structural)	•			
5.2	WALLS (Structural)	•			
5.3	COLUMNS OR PIERS			•	
5.4	CEILINGS (structural)	•			
5.5	ROOF STRUCTURE AND ATTIC	•			
		IN	NI	NP	RR

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Comments:

5.0 (1) Typical cracks noted at slab. Common causes are shrinkage during the curing process, soil conditions, and materials. Further cracking may occur. Recommend proper sealing and subsequent observation.



5.0 Item 1(Picture)



5.0 Item 2(Picture)

5.0 (2) Crack(s) present at slab at areas of the residence. It can not be determined as part of a home inspection if movement has stabilized or will continue. The area should be monitored and if significant movement is noted you should consult with a licensed general contractor.



5.0 Item 3(Picture)



5.0 Item 4(Picture)

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

6. Roofing

The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors. Metal roof fasteners and components should be evaluated periodically as their life span is less than roof coverings. **No signs of leaks or abnormal condensation on the interior building components at the time of inspection unless otherwise noted. BHI does not certify roofs as "leak proof". A roofing contractor should evaluate the roof if you wish for a guarantee the roof will not leak. Underground drains are not evaluated and considered beyond the scope of a home inspection.**

Styles & Materials

Roof Covering Material(s):

Architectural

Method Used to Inspect Roofing:

Ground due to height and/ or pitch. Not all areas of the roof and or building components visible. These areas were not inspected.

Sky Light(s):

Two

Chimney (Exterior):

Brick

		IN	NI	NP	RR
6.0	ROOF COVERINGS	•			
6.1	FLASHINGS		•		
6.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	•			
6.3	ROOF DRAINAGE SYSTEMS				•
		IN	NI	NP	RR

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Comments:

6.3 (1) Debris is present in areas of the gutters. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist. Improper drainage at the gutters may occur. A qualified contractor is recommended to evaluate and make all needed repairs.



6.3 Item 1(Picture)



6.3 Item 2(Picture)

6.3 (2) Gutter(s) damaged and or bent at front and rear . Further deterioration and a lack of proper drainage may occur. A qualified contractor is recommend to evaluate and make all needed repairs.

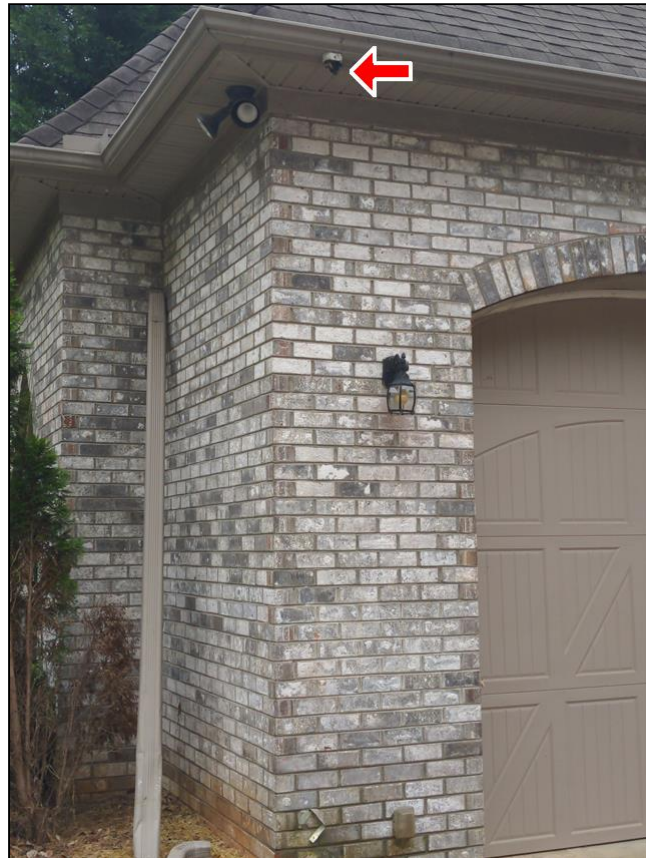


6.3 Item 3(Picture)



6.3 Item 4(Picture)

6.3 (3) Section of downspout(s) missing at front . Damage may result from improper drainage. A qualified contractor is recommended to repair.



6.3 Item 5(Picture)

6.3 (4) Gutter downspout(s) terminate underground. The condition of these terminations are not known. This is for your information.

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

7. Exterior

The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility. **All entryway doors were operated unless otherwise noted.**

Styles & Materials

Wall Cladding Material:

- Vinyl
- Brick Veneer
- Artificial Stone

Exterior Columns:

N/A

		IN	NI	NP	RR
7.0	WALL CLADDING FLASHING AND TRIM				•
7.1	EXTERIOR DOORS				•
7.2	WINDOWS	•			
7.3	EAVES, SOFFITS AND FASCIAS				•
7.4	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS				•
7.5	DRIVEWAYS, PATIOS, WALKWAYS, AND RETAINING WALLS				•
7.6	VEGETATION, GRADING, DRAINAGE, (Only with respect to their effect on the condition of the building)	•			
7.7	EXTERIOR COLUMNS				•
		IN	NI	NP	RR

IN= Inspected and/ or Operated, NI= Not Inspected or Operated, NP= Not Present, RR= Repair or Replace

Comments:

7.0 (1) Loose trim located at front . Further movement/ wind damage may occur. Not properly attached to the home. Recommend a qualified contractor to properly secure.



7.0 Item 1(Picture)



7.0 Item 2(Picture)

7.0 (2) A hole is present in the exterior veneer at the right side of the residence. Moisture and pest intrusion may occur. A qualified contractor is recommended to evaluate and make all needed repairs.



7.0 Item 3(Picture)

7.1 (1) Moisture damage at the exterior door casing(s) at front . Further damage may occur. A qualified contractor is recommended to evaluate and make all needed repairs.



7.1 Item 1(Picture)



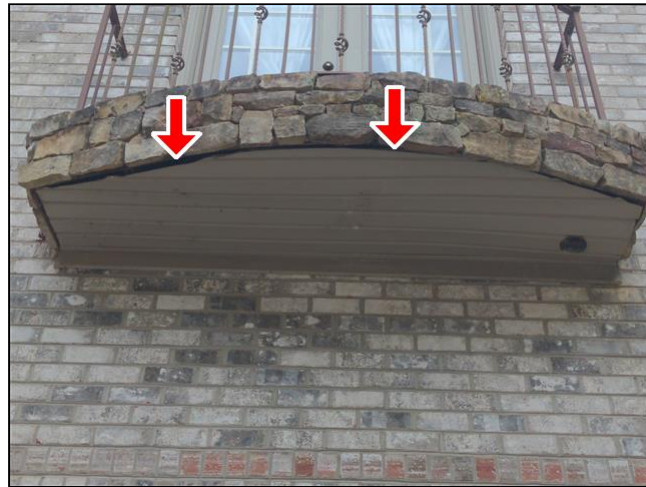
7.1 Item 2(Picture)

7.1 (2) Toe plate is damaged or loose at exterior door(s) at front . Further deterioration and or movement may occur. A qualified contractor is recommended to repair.



7.1 Item 3(Picture)

7.3 (1) There is a loose/bowed vinyl soffit cladding located at the exterior of the home at front . Further movement may occur. Wind damage may occur. A qualified contractor is recommended to evaluate and make all needed repairs.



7.3 Item 1(Picture)

7.3 (2) Fascia cladding is missing at front . Further deterioration may occur. A qualified contractor is recommended to repair.



7.3 Item 2(Picture)

7.4 Damaged and or loose components located at rear patio. Further deterioration is likely to occur. A qualified contractor is recommended to evaluate and make all needed repairs.



7.4 Item 1(Picture)

7.5 Typical crack(s) noted at patio.
Common causes are shrinkage during the curing process, soil conditions, and materials. Further cracking may occur. Recommend proper sealing and subsequent observations.



7.5 Item 1(Picture)

7.7 Column(s) are damaged at rear patio. Further deterioration may occur. Qualified contractor is recommended to evaluate and make all needed repairs.



7.7 Item 1(Picture)

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

8. Garage

Garage door automatic safety reverse is only tested by electrical safety eyes if installed at the door to avoid possible damage to the garage door.

Styles & Materials

Garage Door Type: Four Automatic
Garage/ Carport Floor: Slab

		IN	NI	NP	RR
8.0	GARAGE/ CARPORT CEILINGS				•
8.1	GARAGE/ CARPORT WALLS (INCLUDING FIREWALL SEPARATION)				•
8.2	GARAGE/ CARPORT FLOOR	•			
8.3	GARAGE DOOR (S)				•
8.4	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME	•			
8.5	EXTERIOR STORAGE ROOM			•	
		IN	NI	NP	RR

IN= Inspected and/ or Operated, NI= Not Inspected or Operated, NP= Not Present, RR= Repair or Replace

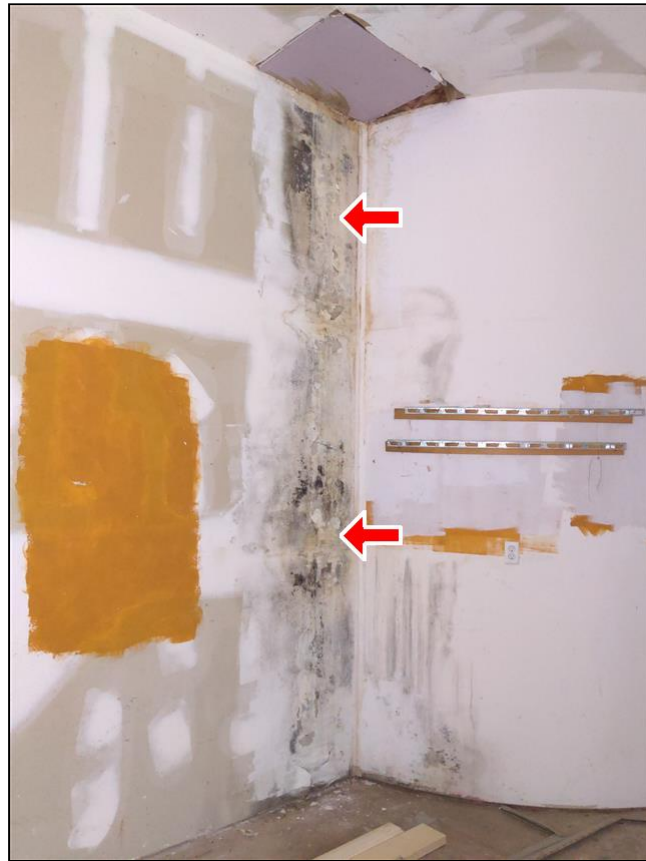
Comments:

8.0 Fungi growth is located at garage ceiling. This may suggest prior or intermittent abnormal moisture concern. A qualified contractor is recommended to evaluate and make all needed repairs.



8.0 Item 1(Picture)

8.1 Fungi growth is located at garage wall. This may suggest prior or intermittent abnormal moisture concern. A qualified contractor is recommended to evaluate and make all needed repairs.



8.1 Item 1(Picture)

8.3 The following problems noted at garage door: disconnected. Further deterioration and or premature failure may occur. Not doing the job as intended. Garage door automatic safety reverse is only tested by electrical safety eyes if installed at the door to avoid possible damage to the garage door.



8.3 Item 1(Picture)



8.3 Item 2(Picture)



8.3 Item 3(Picture)

9. Insulation and Ventilation

The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances. The interior of dryer ducts are not inspected and should be cleaned prior to attempted use.

Styles & Materials

Attic Insulation:

Rolled

Ventilation:

Ridge Vents

Soffit Vents

Floor System Insulation:

None

		IN	NI	NP	RR
9.0	INSULATION IN ATTIC	•			
9.1	INSULATION UNDER FLOOR SYSTEM			•	
9.2	VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)			•	
9.3	VENTILATION OF ATTIC AND FOUNDATION AREAS	•			
9.4	VENTING SYSTEMS (Kitchens, baths and laundry)				•
9.5	VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)			•	
		IN	NI	NP	RR

IN= Inspected and/ or Operated, NI= Not Inspected or Operated, NP= Not Present, RR= Repair or Replace

Comments:

9.4 (1) Vent cover is loose/missing at front and left exterior. Movement and improper operation concern. Qualified contractor is recommended to evaluate and make all needed repairs.



9.4 Item 1(Picture)



9.4 Item 2(Picture)

9.4 (2) There is a damaged exhaust vent cover at the right side. Not doing job as intended. Rodent/moisture entry may occur. A qualified contractor is recommended to evaluate and make all needed repairs.



9.4 Item 3(Picture)

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

10. Built-In Kitchen Appliances

The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable. **All built in appliances were operated unless otherwise noted.**

		IN	NI	NP	RR
10.0	DISHWASHER		•		
10.1	RANGES/OVENS/COOKTOPS		•		
10.2	RANGE HOOD				•
10.3	FOOD WASTE DISPOSER				•
10.4	MICROWAVE COOKING EQUIPMENT			•	
		IN	NI	NP	RR

IN= Inspected and/ or Operated, NI= Not Inspected or Operated, NP= Not Present, RR= Repair or Replace

Comments:

10.2 Range hood lights were inoperable at the time of the inspection. The bulb may be burned out, or there may be a problem with the switch, wiring or light fixture. If after replacing the bulb the light fixture still does not respond, recommend service by a qualified contractor.

10.3 There is a missing electrical clamp located at the bottom of the kitchen sink disposal. Safety concern. Clamp missing where electrical wire enters the disposal. An electrical contractor is recommended to evaluate and make all needed repairs.



10.3 Item 1(Picture)

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

General Summary



Brewer Home Inspections

4992 Yanceyville Rd.
Brown Summit, NC 27214
336-266-0962

Customer
Chris Mattern

Address
5407 Eastern Shores Dr
Greensboro NC 27455

The following items or discoveries indicate that these systems or components **do not function as intended or adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation. Client should have each item and it's related components evaluated and/or repaired prior to the close of escrow.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. It is recommended that the buyer perform a final walk-thru or request a follow up inspection when furnishings and personal items have been removed prior to the purchase of the home. The final walk-thru is the clients responsibility. Any deficiency noted during the final walk-thru should be brought to the sellers attention and corrected prior to the close of escrow. **"This summary is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your North Carolina real estate agent or an attorney."**

1. Interiors

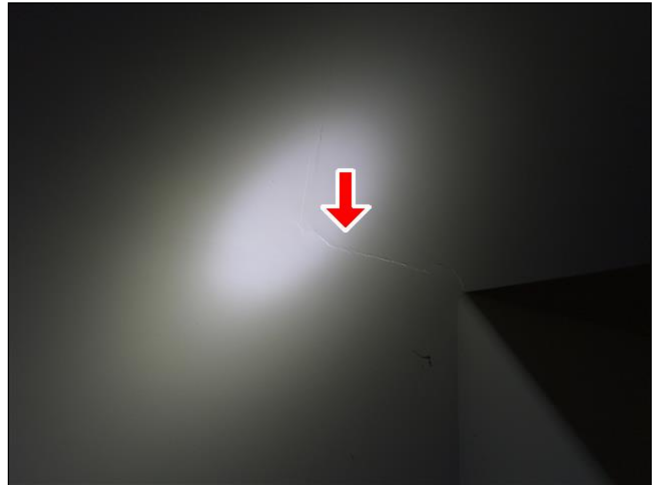
1.0 CEILINGS

Repair or Replace

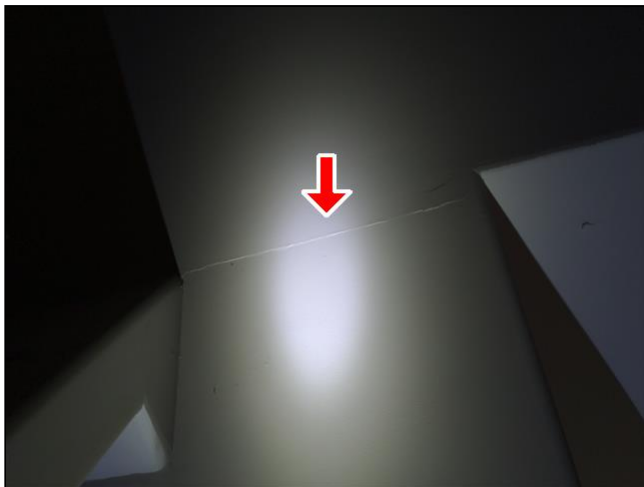
Cracks are present at the ceiling at 3rd floor. Cracks appear to be following tape seam at drywall. No adverse conditions noted at time of inspection. Recommend subsequent observation and all needed repairs to restore to original condition.



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)

1.1 WALLS

Repair or Replace

(1) Wall(s) damaged at bonus room closet, kitchen. Further deterioration may occur. A qualified contractor is recommended to evaluate and make all needed repairs.



1.1 Item 1(Picture)

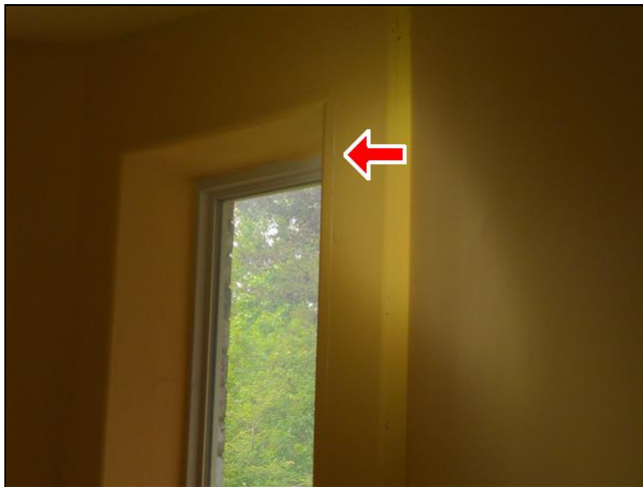


1.1 Item 2(Picture)



1.1 Item 3(Picture)

(2) Cracks are present at the wall(s) at left stairway. Cracks appear to be following tape seam at drywall. No adverse conditions noted at time of inspection. Recommend subsequent observation and all needed repairs to restore to original condition.



1.1 Item 4(Picture)

(3) Hole(s) present at the wall(s) at shared bathroom. Further deterioration may occur. A qualified contractor is recommended to evaluate and make all needed repairs.



1.1 Item 5(Picture)

(4) Fungi growth is located at the wall at storage room. This may suggest prior or intermittent abnormal moisture concern. A qualified contractor is recommended to evaluate and make all needed repairs.



1.1 Item 6(Picture)

1.2 FLOORS

Repair or Replace

(1) Gap(s) noted at the flooring at shared bathroom. Further movement may occur. A qualified contractor is recommended to repair.



1.2 Item 1(Picture)

(2) There is sloping noted at the interior flooring at 3rd floor. This may suggest movement of the wall/floor structure components. Multiple sources could cause this affect. Further movement concern. A qualified contractor is recommended to evaluate for cause and make any needed repairs.



1.2 Item 2(Picture)

1.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Repair or Replace

(1) Handrail(s) loose at interior stairway. Safety concern. Further movement may occur and is a potential fall hazard. A qualified contractor is recommended to repair.



1.3 Item 1(Picture)

(2) There are loose spindles located at the interior staircase/railing at different areas. Safety concern. Failure may occur with added weight. A qualified contractor is recommended to evaluate and make all needed repairs.



1.3 Item 2(Picture)

(3) Loose or damaged step(s) are present at the interior stairway. Further deterioration may occur. Potential fall hazard. A qualified contractor is recommended to evaluate and make all needed repairs.



1.3 Item 3(Picture)

1.5 DOORS (REPRESENTATIVE NUMBER)

Repair or Replace

(1) Door(s) and or component(s) damaged at laundry room. Improper operation may occur. Recommend proper replacement to restore original condition.



1.5 Item 1(Picture)

(2) Door(s) missing knob or handle at 3rd floor. Not doing job as intended. Door will not latch/close properly. A qualified contractor is recommended to evaluate and make all needed repairs.



1.5 Item 2(Picture)



1.5 Item 3(Picture)

1.6 WINDOWS (REPRESENTATIVE NUMBER)

Repair or Replace

(1) Window pane(s) are cracked at upstairs left front bedroom, 3rd floor. Safety concern. Further deterioration concern. Qualified contractor is recommended to evaluate and make all needed repairs.



1.6 Item 1(Picture)



1.6 Item 2(Picture)

(2) Damaged window pane(s) located at left rear bedroom. Safety concern. Further damage may occur. A qualified contractor is recommended to evaluate and make all needed repairs.



1.6 Item 3(Picture)

(3) Dual pane fogged window(s) at foyer. Condensation is forming between the window panes. Unable to properly view out window panes and further fogging may occur. It is sometimes difficult to determine if additional windows may also have damaged seals due to but not limited to weather conditions, window cleanliness and etc. A qualified contractor is recommended to evaluate and make all needed repairs.



1.6 Item 4(Picture)

2. Plumbing System

2.1 PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEMS, FIXTURES, AND FUNCTIONAL FLOW

Repair or Replace

(1) Hose faucet(s) loose at left side. Movement of faucet and damage to plumbing lines may occur. Substandard install. Proper professional should evaluate and make all needed repairs.



2.1 Item 1(Picture)

(2) Bathtub(s) damaged at shared bath, master bathroom. Further deterioration may occur and leaks could develop. A plumbing contractor is recommended to evaluate and make any needed repairs.



2.1 Item 2(Picture)

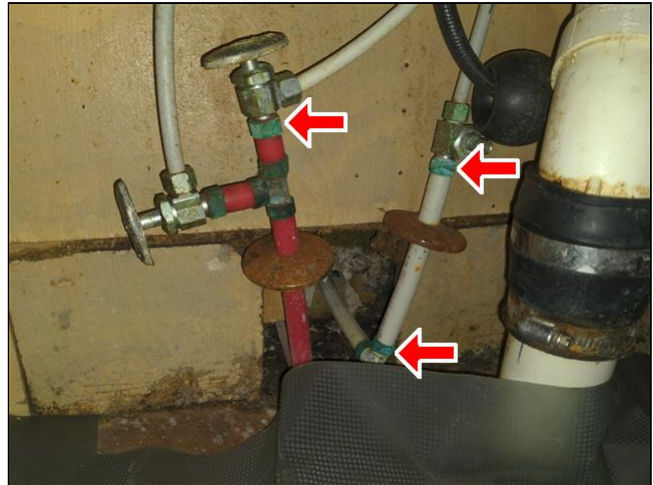


2.1 Item 3(Picture)

(3) Corrosion is present at supply lines at kitchen . Further evaluation and or repairs may be needed in the near future. Recommend subsequent observations and or further evaluation by a qualified plumbing contractor as desired by client.



2.1 Item 4(Picture)



2.1 Item 5(Picture)

3. Electrical System

3.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Repair or Replace

(1) Loose light fixture located at rear. Safety concern and further movement may occur. Electrical issues are considered a hazard until repaired. An electrical contractor is recommended to evaluate and make all needed repairs.

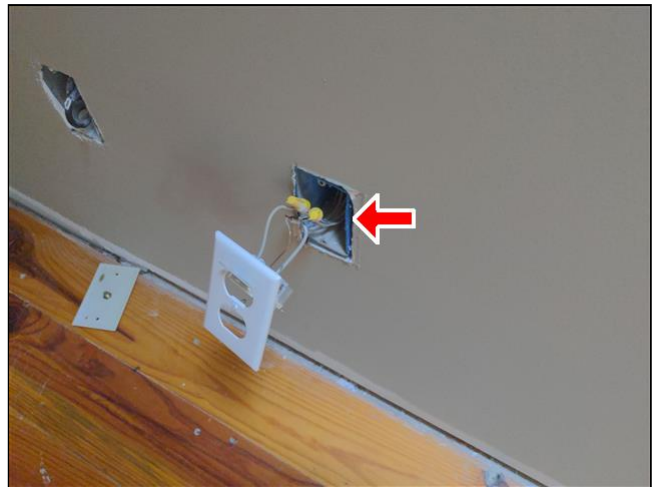


3.3 Item 1(Picture)

(2) Loose electrical wiring is present at foyer, 3rd floor, guest bedroom, garage closet. The wiring should be properly secured. Safety concern. Electrical issues are considered to be a hazard until repaired. An electrical contractor is recommended to evaluate and make all needed repairs.



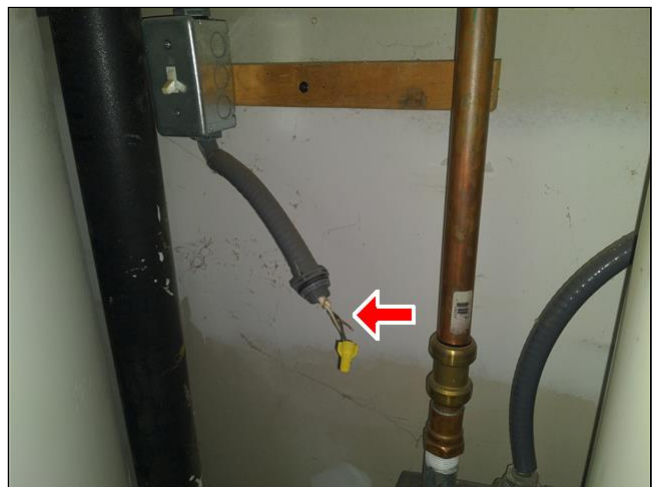
3.3 Item 2(Picture)



3.3 Item 3(Picture)



3.3 Item 4(Picture)



3.3 Item 5(Picture)

(3) Loose uncapped electrical wiring located at front exterior. Safety concern. Wiring should be removed or properly secured in junction boxes. An electrical contractor is recommended to evaluate and make all needed repairs.



3.3 Item 6(Picture)

(4) Electrical cover plate(s) missing/ damaged at bonus room and kitchen. This condition left energized electrical components exposed to touch, a shock hazard. The Inspector recommends a cover plate be installed by a qualified electrical contractor.



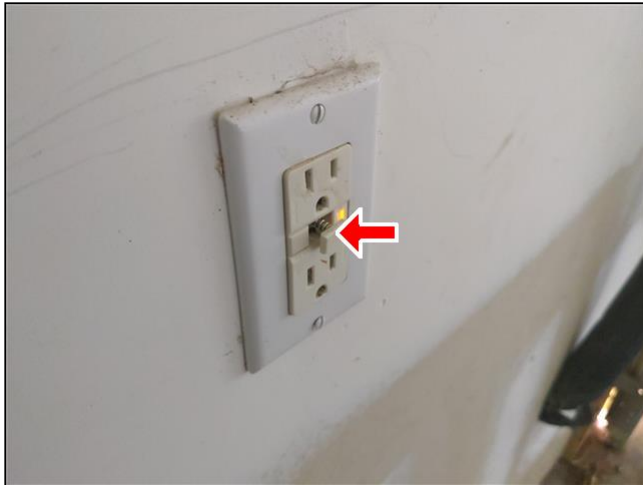
3.3 Item 7(Picture)

(5) Ceiling fan(s) make unusual noise at 3rd floor. Safety concern. Electrical contractor should evaluate and make all necessary repairs.

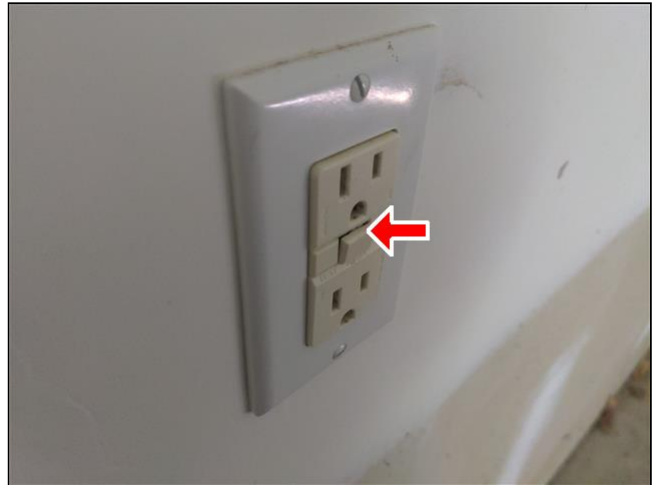
3.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Repair or Replace

GFCI outlet(s) are nonfunctional and appear to stick in trip mode at garage. Safety concern. Not doing job as intended. An electrical contractor is recommended to evaluate and make all needed repairs.



3.5 Item 1(Picture)

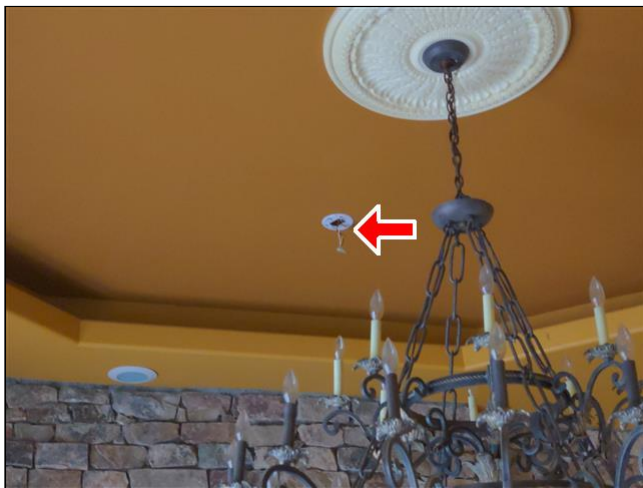


3.5 Item 2(Picture)

3.6 SMOKE DETECTORS

Repair or Replace

- (1) Smoke detector(s) in the home are making beeping sound continuously. Possible battery concern/faulty smoke detector. In need of further evaluation by proper professional for all needed repairs.
- (2) Smoke detector(s) disconnected at areas. Without a working smoke detector in your home you have no first alert to a possible fire. I recommend repair or replace as needed using a qualified person.



3.6 Item 1(Picture)

4. Heating / Central Air Conditioning

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

Repair or Replace

Disposable filter(s) clogged and dirty. This will not allow the system to function as intended. Recommend replacement.

4.7 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Repair or Replace

Fireplace(s) was dirty at the time of inspection. This limited access as areas were not visible. Recommend subsequent evaluation once cleaned.



4.7 Item 1(Picture)



4.7 Item 2(Picture)

5. Structural Components

5.0 FOUNDATIONS, BASEMENTS AND CRAWL SPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Repair or Replace

(1) Typical cracks noted at slab. Common causes are shrinkage during the curing process, soil conditions, and materials. Further cracking may occur. Recommend proper sealing and subsequent observation.



5.0 Item 1(Picture)



5.0 Item 2(Picture)

(2) Crack(s) present at slab at areas of the residence. It can not be determined as part of a home inspection if movement has stabilized or will continue. The area should be monitored and if significant movement is noted you should consult with a licensed general contractor.



5.0 Item 3(Picture)



5.0 Item 4(Picture)

6. Roofing

6.3 ROOF DRAINAGE SYSTEMS

Repair or Replace

(1) Debris is present in areas of the gutters. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist. Improper drainage at the gutters may occur. A qualified contractor is recommended to evaluate and make all needed repairs.



6.3 Item 1(Picture)



6.3 Item 2(Picture)

(2) Gutter(s) damaged and or bent at front and rear . Further deterioration and a lack of proper drainage may occur. A qualified contractor is recommended to evaluate and make all needed repairs.



6.3 Item 3(Picture)



6.3 Item 4(Picture)

(3) Section of downspout(s) missing at front . Damage may result from improper drainage. A qualified contractor is recommended to repair.



6.3 Item 5(Picture)

(4) Gutter downspout(s) terminate underground. The condition of these terminations are not known. This is for your information.

7. Exterior

7.0 WALL CLADDING FLASHING AND TRIM

Repair or Replace

(1) Loose trim located at front . Further movement/ wind damage may occur. Not properly attached to the home. Recommend a qualified contractor to properly secure.



7.0 Item 1(Picture)



7.0 Item 2(Picture)

(2) A hole is present in the exterior veneer at the right side of the residence. Moisture and pest intrusion may occur. A qualified contractor is recommended to evaluate and make all needed repairs.



7.0 Item 3(Picture)

7.1 EXTERIOR DOORS

Repair or Replace

(1) Moisture damage at the exterior door casing(s) at front . Further damage may occur. A qualified contractor is recommended to evaluate and make all needed repairs.



7.1 Item 1(Picture)



7.1 Item 2(Picture)

(2) Toe plate is damaged or loose at exterior door(s) at front . Further deterioration and or movement may occur. A qualified contractor is recommended to repair.

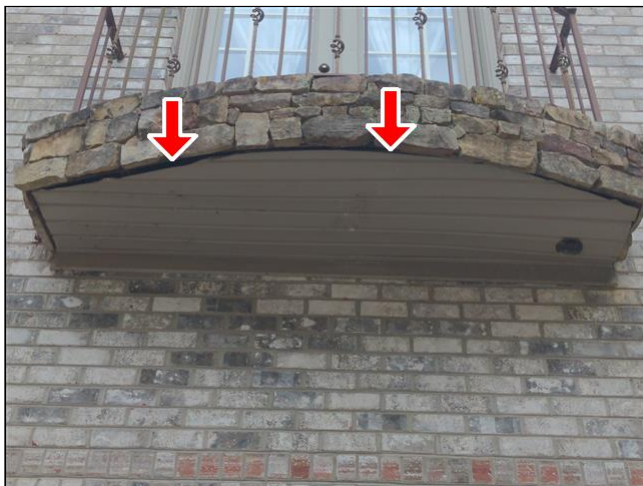


7.1 Item 3(Picture)

7.3 EAVES, SOFFITS AND FASCIAS

Repair or Replace

(1) There is a loose/bowed vinyl soffit cladding located at the exterior of the home at front . Further movement may occur. Wind damage may occur. A qualified contractor is recommended to evaluate and make all needed repairs.



7.3 Item 1(Picture)

(2) Fascia cladding is missing at front . Further deterioration may occur. A qualified contractor is recommended to repair.



7.3 Item 2(Picture)

7.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS**Repair or Replace**

Damaged and or loose components located at rear patio. Further deterioration is likely to occur. A qualified contractor is recommended to evaluate and make all needed repairs.



7.4 Item 1(Picture)

7.5 DRIVEWAYS, PATIOS, WALKWAYS, AND RETAINING WALLS**Repair or Replace**

Typical crack(s) noted at patio. Common causes are shrinkage during the curing process, soil conditions, and materials. Further cracking may occur. Recommend proper sealing and subsequent observations.



7.5 Item 1(Picture)

7.7 EXTERIOR COLUMNS

Repair or Replace

Column(s) are damaged at rear patio. Further deterioration may occur. Qualified contractor is recommended to evaluate and make all needed repairs.



7.7 Item 1(Picture)

8. Garage

8.0 GARAGE/ CARPORT CEILINGS

Repair or Replace

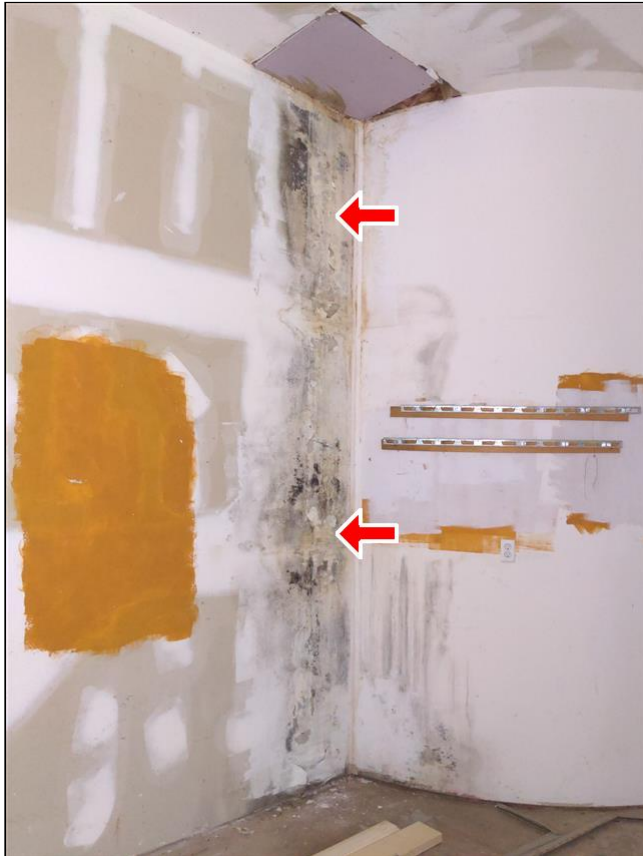
Fungi growth is located at garage ceiling. This may suggest prior or intermittent abnormal moisture concern. A qualified contractor is recommended to evaluate and make all needed repairs.



8.0 Item 1(Picture)

8.1 GARAGE/ CARPORT WALLS (INCLUDING FIREWALL SEPARATION)**Repair or Replace**

Fungi growth is located at garage wall. This may suggest prior or intermittent abnormal moisture concern. A qualified contractor is recommended to evaluate and make all needed repairs.



8.1 Item 1(Picture)

8.3 GARAGE DOOR (S)**Repair or Replace**

The following problems noted at garage door: disconnected. Further deterioration and or premature failure may occur. Not doing the job as intended. Garage door automatic safety reverse is only tested by electrical safety eyes if installed at the door to avoid possible damage to the garage door.



8.3 Item 1(Picture)



8.3 Item 2(Picture)



8.3 Item 3(Picture)

9. Insulation and Ventilation

9.4 VENTING SYSTEMS (Kitchens, baths and laundry)

Repair or Replace

(1) Vent cover is loose/missing at front and left exterior. Movement and improper operation concern. Qualified contractor is recommended to evaluate and make all needed repairs.



9.4 Item 1(Picture)



9.4 Item 2(Picture)

(2) There is a damaged exhaust vent cover at the right side. Not doing job as intended. Rodent/moisture entry may occur. A qualified contractor is recommended to evaluate and make all needed repairs.



9.4 Item 3(Picture)

10. Built-In Kitchen Appliances

10.2 RANGE HOOD

Repair or Replace

Range hood lights were inoperable at the time of the inspection. The bulb may be burned out, or there may be a problem with the switch, wiring or light fixture. If after replacing the bulb the light fixture still does not respond, recommend service by a qualified contractor.

10.3 FOOD WASTE DISPOSER

Repair or Replace

There is a missing electrical clamp located at the bottom of the kitchen sink disposal. Safety concern. Clamp missing where electrical wire enters the disposal. An electrical contractor is recommended to evaluate and make all needed repairs.



10.3 Item 1(Picture)

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

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