



Real Estate Inspection Report

Harry Lime



1949 Holly Martins Rd. - Amarillo, TX - 79109

Sample Inspection

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PROPERTY INSPECTION REPORT

Prepared For: Harry Lime

(Name of Client)

Concerning: 1949 Holly Martins Rd., Amarillo, TX 79109

(Address or Other Identification of Inspected Property)

By: Jeff Worsham - TREC # 9676

(Name and License Number of Inspector)

03/12/2009

(Date)

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(Name, License Number and Signature of Sponsoring Inspector, if required)

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.state.tx.us.

The TREC Standards of Practice (Sections 535.227-535.231 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is not required to move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.

This property inspection is not an exhaustive inspection of the structure, systems, or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

Items identified in the report do not obligate any party to make repairs or take other action, nor is the purchaser required to request that the seller take any action. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service

professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Congratulations on finding a home, and thank you for choosing Archstone Home Inspections!

The inspection of the property listed above has been performed in accordance with the Rules of the Texas Real Estate Commission, 22 TAC §§535.227–535.231 Standards of Practice.

The home inspection report is divided into several sections; Structural, Electrical, Heating & Cooling, Plumbing, Appliances, and Optional Systems. Each major system is broken down into items within that system. Notes for each item are classified as “Comments” or “Issues”. “Comment” notes can include general information about the item, advice for future maintenance, and recommended repairs that are not urgent or major. “Issues” generally include only notes that indicate a deficiency. Any deficiency that is significant in terms of cost to repair, or requires prompt attention because of safety concerns or to avoid further damage will be reported as an issue. The classification of an item as a comment or an issue is only the opinion of the inspector, and you should assess any reported item as you see fit. Our objective is to help you to understand our findings, rather than to pass judgment or help you decide how to deal with the findings. Need for repair or specialist evaluation are the opinion of the inspector. Any digital pictures that are provided with the inspection report are considered a part of the report; therefore conditions that are visible in the pictures are considered a reported condition.

The inspection report is prepared exclusively for the client named above, and is not transferable to anyone in any form. Archstone Services, Inc. accepts no obligations or responsibilities to other parties that obtain access to the report or findings of this inspection, except as directed by the client to clarify findings with another party.

Per the Departure Provision set forth in the Standards of Practice, the following items are excluded from the inspection unless a specific note is made about its condition, and in that event the inspection of that item was performed only to the extent that the noted conditions were observed: antennas, automatic oven cleaners, buried plumbing, clock timers, door locks, humidifiers, ice makers, intercoms, laundry equipment, landscape and outdoor lighting, microwave leakage, refrigerators, security systems, solar equipment, storage buildings, water wells or water softeners. Inspection of the following items is usually limited by accessibility: the fireplace chimney crown and cap and roof covering may be inspected from the ground only. The shower pan is not accessible and inspection results are not conclusive. Gas lines are checked only at accessible connections when gas odor is evident. A random sampling of accessible electrical outlets and switches will be tested. Laundry dryer outlet wiring is not accessible and grounding is not verified. A random sampling of accessible windows will be opened for inspection. If storm windows are installed, they are inspected for cracked or broken glass and visible discrepancies only.

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficiency
I	NI	NP	D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): concrete slab on grade

Comments:

Types: Crawlspace Viewed From: not applicable

1. There are some cracks in the stonework and mortar, mainly on the rear and kitchen side.
2. There are some interior sheetrock cracks, mainly in the master bathroom, front bedroom, master bedroom and front entry.
3. Some interior doors do not close or latch properly (see below under G. Interior doors).
These are indications of foundation movement, however in my opinion repairs of the foundation are not warranted at this time. With proper maintenance, additional foundation movement can be held to a minimum.

B. Grading & Drainage - *Comments:*

1. The brick veneer is below grade around the perimeter of the house, making it difficult to determine the slab level. This is a common building practice in this area; however any places where the slab level is less than 6" above the ground level may allow water penetration and is considered conducive to termite infestation.
2. There is poor drainage in some areas around the perimeter of the foundation on all sides of the house. The final grade should slope a minimum of 6" within the first 10' to help prevent water accumulation. (IRC 401.3) No significant indications of excessive moisture were evident at the time of the inspection. This should be monitored and corrected as necessary.

C. Roof Covering Materials

Type(s) of Roof Covering: laminated architectural composition shingles

Viewed From: the roof

Comments:

Insurance company policies regarding roof coverage may vary significantly. This inspection is not an evaluation of insurability. Your insurance company should be consulted for evaluation prior to closing.

1. There are some scuff marks and abrasions on the shingles, often caused by foot traffic when the shingles are hot.

Issues:

1. There are some protruding nails that have worn through shingles, mainly on the front and rear slopes.
2. Some plumbing vent flashings are not properly formed over the top of the vent pipe. The flashing is not sealed with caulk or the caulk is cracked and in need of maintenance to help prevent water penetration.

D. Roof Structure & Attic

Viewed From: the accessible areas of the attic

Approximate Average Depth of Insulation: 8" - 12" deep

Approximate Average Thickness of Vertical Insulation: not applicable

Comments:

Types: wood rafters, loose fill fiberglass insulation, OSB roof decking

1. The attic ventilation is less than one square foot per 300 square feet of attic area. Improving attic ventilation will help lower the heat and control moisture in the attic. (IRC 806.2)

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E. Walls (Interior & Exterior) - Comments:

Types: wood stud framing, gypsum board interior walls, stone and mortar exterior walls

1. There are some cracks in the stonework and mortar, mainly on the rear and kitchen side.
2. There are some interior sheetrock cracks, mainly in the master bathroom, front bedroom, master bedroom and front entry.
3. The clearance between the shingles and the vertical wood siding is less than recommended. This condition may allow water penetration damage at the bottom edge of the wood siding. No significant indications of wood decay were evident at the time of the inspection.

F. Ceilings & Floors - Comments:

Types: gypsum board ceiling, concrete floor, carpet, ceramic tile, wood floor covering

G. Doors (Interior & Exterior) - Comments:

1. The rear exterior door has a double cylinder deadbolt lock and requires a key to open the door from the inside. This is a fire safety emergency egress issue. (IRC 311.4.4)

H. Windows - Comments:

Types: metal frame double pane

Issues:

1. Exterior caulking is needed between the brickwork and most window frames.

I. Stairways (Interior & Exterior) - Comments:

J. Fireplace/Chimney - Comments:

Types: brick and mortar fire box, clay lined chimney flue

Issues:

1. There is a gap between the fireplace damper assembly and brick face. This gap can allow smoke, sparks, or embers to enter the chimney chase or attic. The gap should be sealed with mortar or other non-flammable material.

K. Porches, Balconies, Decks, and Carports - Comments:

Types: concrete porch or patio

L. Other - Comments:

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I	NI	NP	D

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels - Comments:

Types: Square D, circuit breaker panel

- The main electrical service is single phase 150 amps, 220 volts.
- The main electrical panel is located in the garage.
- The main electrical disconnect is located at the main electrical panel.
- 1. There is no Arc-Fault Circuit Interrupter (AFCI) protection for all of the receptacles and fixtures in the family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways or similar rooms or areas. Although AFCI protection was not required for these areas until January 2008, it is a beneficial fire prevention improvement. Absence of AFCI protection in these areas is reported as a deficiency as required by the Inspection Standards of Practice. (NEC 210.12B)
- 2. The electrical service grounding electrode and grounding conductor connection are not visible.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: copper NM "Romex" cable, grounded (three wire)

Comments:

1. Proper testing of smoke alarms to confirm full function is outside the scope of this inspection and was not performed. Smoke alarms should be tested regularly by pressing the test button to confirm electrical power supply is present.
2. There is no Arc-Fault Circuit Interrupter (AFCI) protection for all of the receptacles and fixtures in the family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways or similar rooms or areas. Although AFCI protection was not required for these areas until January 2008, it is a beneficial fire prevention improvement. AFCI's contain solid state circuitry that will recognize the unique voltage and current wave form combinations that are the signature of an electrical arc, and open the circuit when arcing occurs. Absence of AFCI protection in these areas is reported as a deficiency as required by the Inspection Standards of Practice. (NEC 210.12B)

Issues:

1. At least one receptacle outlets registered no electricity, mainly in the garage; marked with a red tag.
2. At least three receptacle outlet cover is missing, mainly two in the master bedroom and one in the laundry room.

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficiency
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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System: central forced air furnace

Energy Source: gas furnace

Comments:

- The gas supply connector at both furnaces is an approved flexible connector. Carbon monoxide detectors are recommended in homes with gas furnace units. Gas furnace heat exchangers are not entirely visible, and safe function of gas furnaces can be difficult to confirm during a home inspection.

B. Cooling Equipment

Type of System: central refrigerated air conditioning

Comments:

- The downstairs outside HVAC equipment is 3 ton. The maximum fuse or circuit breaker allowed is 40 amps. The fuse or circuit breaker installed is 40 amps.
- The upstairs outside HVAC equipment is 2 ton.

Issues:

1. The upstairs outside HVAC equipment data plate indicates a maximum 30-amp circuit breaker, and the circuit breaker installed for the unit is 50-amp.

C. Duct System, Chases, and Vents - *Comments:*

Types: insulated flexible ductwork

Issues:

1. The downstairs furnace air filter was not properly installed. Improperly installed air filters can allow accumulation of dirt on the evaporator coils. The evaporator coils should be checked when the A/C system is serviced.

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficiency
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IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

Location of water meter: in the alley

Location of main water supply valve: water shut-off located at the water meter

Static water pressure reading: 68 psi

Comments:

Types: PEX plastic water supply piping with copper fixture connections

B. Drains, Wastes, and Vents - Comments:

Types: PVC / ABS plastic pipe

Issues:

1. There is a water leak from the drain line under the upstairs hall bathroom sink.

C. Water Heating Equipment

Energy Source: natural gas

Capacity: 30-gallon, 40-gallon

Comments:

- The downstairs water heater Temperature and Pressure (T&P) relief valve discharge pipe terminates through the exterior wall.
- The gas supply connector to both water heaters is an approved flexible connector.

Issues:

1. The upstairs water heater Temperature and Pressure (T&P) relief valve discharge pipe terminates at the water heater. The discharge pipe should be approved for hot water plumbing and should run downhill to the outside with no reductions in pipe size. This T&P relief valve was not tested. (IRC 2803.6.1)

D. Hydro-Massage Therapy Equipment - Comments:

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I	NI	NP	D

V. APPLIANCES

A. Dishwasher - Comments:

B. Food Waste Disposer - Comments:

C. Range Exhaust Vent - Comments:

Types: microwave unit, exhaust fan vented through the roof

D. Ranges, Cooktops, and Ovens - Comments:

Types: electric oven, electric range

- The oven was set to bake at 350° F. The temperatures recorded were minimum 328°, maximum 372° and average 349°.

Issues:

1. The rear left kitchen range heating element is not operable.

E. Microwave Oven - Comments:

Types: built-in above the oven / range

F. Trash Compactor - Comments:

G. Mechanical Exhaust Vents and Bathroom Heaters - Comments:

Types: bathroom exhaust fan(s), laundry room exhaust fan

1. The bathroom exhaust fans are vented into the attic rather than to the outside. The vents also may be covered with insulation in the attic. This condition is common in this area; however it is reported as a deficiency as required by the inspection Standards of Practice. (IRC 303.3)

H. Garage Door Operator(s) - Comments:

I. Doorbell and Chimes - Comments:

J. Dryer Vents - Comments:

Types: vented through the exterior wall

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VI. OPTIONAL SYSTEMS

A. Lawn and Garden Sprinkler Systems - Comments:

Issues:

1. At least three spray heads are damaged, mainly one in zone two and two in zone five.
2. At least two spray heads spray directly onto the house and need adjustment, mainly one in zone three and one in zone six.

B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction:

Comments:

C. Outbuildings - Comments:

D. Outdoor Cooking Equipment

Energy Source:

Comments:

E. Gas Supply System - Comments:

Types: shut-off valve at the gas meter

The underground gas line between the gas meter and the house was not tested for leaks. Any gas odors detected should be cause for immediate inspection of the gas supply system to the home.

Issues:

1. There is a gas leak at the gas meter.

F. Private Water Wells (A coliform analysis is recommended.)

Type of Pump:

Type of Storage Equipment:

Comments:

G. Private Sewage Disposal (Septic) Systems

Type of System:

Location of Drain Field:

Comments:

H. Whole-House Vacuum Systems - Comments:

I. Other Built-in Appliances - Comments:

ADDENDUM: EXPLANATIONS AND LIMITATIONS

General

Your primary obligation to the inspector is to read the report and understand the observations before you buy the property. If there is anything about the property that concerns you, or if recommended by the inspector, consult a specialist for a professional opinion before you close.

Check the Sellers Documentation

You should ask for all known property condition reports such as engineering reports, previous home inspections, termite inspections and insurance inspections. Another important question is whether any insurance claims have been paid and not used to make the associated repairs.

Limitations and Departures

Unless specified, the following items or conditions are not determined or inspected for the home in general or for any components of the home: code conformance, habitability, insurability, life expectancy, structural capacity, appraised value, conditions in inaccessible areas, easements, environmental contamination (mold, mildew, fungus, lead, asbestos, radon, pesticides, urea formaldehyde, etc.), flooding potential, or wood destroying insect or organism activity or damage. This is not a comprehensive safety inspection. The risks of hazards such as fire, electrocution, falls, and other causes of personal injury and property damage are not eliminated by this inspection.

Plumbing

Unless specified, the inspection does not determine or inspect water supply or sewage capacity, or condition of plumbing in the ground, under the foundation, in the walls, or otherwise inaccessible. The presence or proper function of backflow prevention devices is not determined. Also not inspected unless specified: water quality, presence of lead, solar equipment, water conditioners and filters, private water wells, and septic systems. Water temperature is not measured. Temperature limiting devices are available and recommended to help prevent scalding risks.

Potential Cross Connections – A potential cross connection in a plumbing system exists when non-potable water can come in contact with the potable water supply under any circumstances. Several potential cross connections are common and are often not corrected. Examples include a dishwasher with no air gap in the drain line, toilet trap refill tube with an insufficient air gap, a submerged toilet ballcock valve, outside water faucets without vacuum breakers, and the under sink water filter overflow tube drain line connection. Conditions of this nature may not be specifically included in the report.

Underground Plumbing, including cast iron sewer lines and copper or steel supply lines, can deteriorate and develop leaks that can cause structural problems, including foundation movement or failure. Underground plumbing leaks are typically not visible or detectable during a home inspection, and are specifically excluded. Foundation movement caused by underground plumbing leaks can progress quickly. Foundation movement that does not exhibit visible and significant evidence at the time of the inspection is specifically excluded from the inspection.

Electrical

Switches, outlets, and fixtures are randomly checked. Furniture and other items are not moved to check an electrical component. Unless specified, the following is not determined or inspected: electrical capacity, voltage, ampacity, the compatibility of overcurrent protectors (circuit breakers) with the power requirements of the connected equipment, fire or smoke detection equipment, security systems, or radio/intercom systems. This inspection does not certify or warrant the home to be safe or free from risk of fire, electrocution, or personal injury/death. Always have a licensed electrician familiar with local codes perform electrical repairs.

Heating and Cooling

Systems are operated with normal controls. Air ducts and registers are randomly evaluated. Unless specified, the following conditions are not determined or inspected: register air flow velocity or capacity, air duct cleanliness, refrigerant system freon levels, freon leakage, gas air conditioners, cooling or heating capacity, humidifiers, electronic air filters, programmable thermostats, heat exchanger defects, geothermal heat pump ground loops, or solar equipment. In order to avoid damage to the system, air conditioners may not be activated if outdoor temperatures are below 60°, and heat pump systems may not be operated in heat mode if outdoor temperatures are above 70°. Gas furnaces are not checked for carbon monoxide leakage.

Structural and Foundation

Unless specified, the following is not determined or inspected: potential for future structural problems, prior repairs, documentation of all movement or repair indications, calculation of structural capacities, structural fastener condition or quality, ventilation calculations, deck and balcony capacity, retaining wall condition or functional performance, hand rail safety, or framing span and spacing calculations. Crawlspace with less than 24" of clearance are considered obstructed and inaccessible. Accessible crawlspace areas are observed in a cursory fashion, and extensive wood probing is not performed. Wood damage may be undetected. Any visible termite damage that is discovered will be reported, however this inspection does not involve probing or searching for termite damage. If termite damage is noted, the extent of the damage is not determined. There is no determination provided as to whether the structural system or foundation is or will be considered acceptable for insurance, appraisal, lending, or any other purposes that may require structural evaluation.

ADDENDUM: EXPLANATIONS AND LIMITATIONS

Drainage

Drainage conditions surrounding the building are evaluated based on observations only at the time of the inspection. Any conditions that have the potential of posing drainage problems will be reported. There may be drainage features that are not visible (such as french drains) that resolve the apparent condition. All future drainage possibilities can not be predicted. Drainage problems may exist that were not apparent during the inspection. Unless specified, the following conditions are not determined or inspected: flood plain location, water penetration histories, potential for water penetration into crawlspaces or below-grade living areas, rainwater drainage capacity, underground water table level or springs, impact of drainage from or onto other property, or any type of underground drainage system.

Roof and Attic

Roof inspection is limited to visual observation of the surface of the roof covering as it appears at the time of the inspection. The roof surface may be observed from the ground level with binoculars, or from a ladder placed randomly around the house at the eaves, or by walking on the roof, depending on type of roof, roof pitch, weather conditions, and other safety factors. Attic areas with less than 5' of head room or areas that are not decked are considered inaccessible, and will be inspected only to the extent that they are observable from accessible areas. Roof performance under all weather conditions can not be predicted. Unless specified, the following conditions are not determined or inspected: remaining life, manufacturing material defects, use of proper fasteners, fastener placement, prior hail damage, future roof leaks, proper flashing installation under roof covering, and number of existing layers. There is no determination provided as to whether the roof system is or will be considered acceptable for insurance, appraisal, lending, or any other purposes that may require roof evaluation.

Insulation

Insulation is observed when accessing accessible attic areas. The type and estimated depth of insulation may be indicated on the report for information only. Unless specified, the following is not determined or inspected: presence of asbestos, energy efficiency, R value, wall and ceiling void insulation, ventilation in ceiling voids, or vapor barriers.

Windows and Glazing

A random sampling of accessible windows will be opened and closed. Storm window units will not be operated. Unless specified, the following is not determined or inspected: presence of tempered safety glass, locks, security devices, emergency escape dimensions, presence or condition of weep holes, or window flashing behind brick veneer.

Fireplaces

Unless specified, the following is not determined or inspected: proper drafting, code compliance, clearance from combustibles, chimney caps or screens, or chimney crowns.

Lawn Sprinkler System

The sprinkler system is cycled through the various zones using the manual watering function on the system control. Unless specified, the following is not determined or inspected: programmable features or timer operation, rain delay, inadequate coverage or overspray, underground leaks, proper pipe or valve sizing, head spacing, control wiring and connections, or backflow prevention devices. If located, the backflow prevention device is not tested for proper operation.

Swimming Pools and Spas

Unless specified, the following is not determined or inspected: backwash systems and drain line, D/E filter grids, cartridge or sand filter media condition, inaccessible wiring, heating capacity, underground leaks, structural integrity of pool shell, automatic valve operation, programmable controls, remote controls, thermostat controls, tile adhesion, water flow at all inlets or returns, main drain performance, life expectancy, pool shell leakage, or water quality. Safety considerations such as diving boards, slides, slippery surfaces, electrical equipment, and spa drains are not evaluated.

Environmental Conditions, Toxic or Hazardous Substances

The inspection does not determine the presence or absence of any environmental conditions, electric and magnetic fields, radon, lead, toxic or hazardous substances, microbial, bacterial or fungal organisms, or any indoor air quality concern. Any elevated moisture conditions caused by water intrusion of the building envelope or water leaks inside the building may rapidly lead to microbial growth and should be corrected immediately.

Thank you for choosing Archstone Home Inspections!