

PROPERTY CONDITION ASSESSMENT



Building Inspection Services

XXXXXXXX XXX XXXXX
XXXXXXXXXX XX, USA

Inspection Date: November 10, 1775

OPERATING AS A DIVISION OF

ALLIED, LLC

(615) 988-0579

www.alliedinspectors.com

INSPECTION INFORMATION

Inspector:
Time:
Temperature:
Weather:
Signed:

CLIENT INFORMATION

Client name:
Client email:

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 common 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 common area 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 are identified and the reason for not inspecting the component is provided under this heading.

IMMEDIATE FINDINGS:

Property Description:

The subject 5 story office building appears to be 35-40 years old therefore some wear is to be expected relative to the age of the building. The building was inspected in the presence of the property manager, client and selling broker. At the time of the inspection the building was in production during normal business hours which limited the inspection of all functional areas.

Immediate Issues:

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 main HVAC /Chiller systems and related pumps appear to be original from 1978 with signs of past repairs throughout the years. The typical life expectancy of these systems is 25-30 years therefore they are technically beyond normal life expectancy. Suggest budgeting for system refresh in the near future and consulting with the current owner about any recent past repairs, upgrades and/or service records.• Within the basement arcade utility area one of the fire pumps had a small active leak at the pump shaft, suggest monitoring for heavier activity and notifying the fire inspector should the condition worsen and repair as needed.• The 25HP Baldor gold pump motor in the penthouse utility area was making a louder than normal noise at the time of the inspection. This could be an indicator of pre-failure, suggest further review with the maintenance manager and corrective action as needed. See cost table year 2 investment• Suggest further evaluation and proper standard practice upgrades of the unusually installed forced air system setup in the basement arcade utility room as pictured in visual findings.
ELECTRICAL	<ul style="list-style-type: none">• Evidence of past circuit load center overheating within the penthouse utility area, someone has retro fit desk fans to blow air into the open circuit panel to help cool the electrical breakers. This is an electrical and fire safety hazard, suggest proper review and repairs by a qualified electrical contractor.• Suggest proper repairs as needed to the impact damaged parking lot light and securing the exposed high voltage wiring
INTERIOR	<ul style="list-style-type: none">• Multiple (12+) exterior windows show evidence of fogged glass, compromised thermopane seal and past stains. Suggest further review and repair/replacement by a qualified commercial window contractor as needed. Suggest budgeting for immediate leaking window replacement and floor by floor each year, Estimated cost to cure is 4,000.00 per window—see cost table• The retro-fit metal culvert tunnel in the basement that leads to the generator and exterior plumbing for the wireless systems has standing water in it with open access to the building maintenance room in the basement. Suggest further specialist review to determine how to best drain the standing water and prevent potential water, insect and rodents open access into the interior.
ROOF	<ul style="list-style-type: none">• The tar and gravel roof covering appears to be original with evidence of past repairs and patching. This type of roof covering typically lasts 20-25 years before repairs are required. There are open wall flashing gaps susceptible to water infiltration at the lower roof and the south vertical wall that should be repaired immediately. Suggest consulting the current owner about any known past roof repairs/leaks and have a professional roofing contractor further core/intrusively review to determine if an active leak exists. Suggest initial investment to repair and seal any immediate issues and plan for complete replacement of main roof, upper tower and drive thru in the near future. Average cost to cure is 8.00/SF see cost table
<p>*** ALL REPAIRS AND EVALUATIONS SHOULD BE COMPLETED BY A QUALIFIED PROFESSIONAL CONTRACTOR *** <i>Please see full comments noted on detailed pages and rear notes.</i></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.

IMMEDIATE FINDINGS: Continued

Immediate Issues:

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.

EXTERIOR	<ul style="list-style-type: none">• The parking lot pavement is in overall poor conditions beyond its functional life expectancy with multiple safety risks noted. Large pot holes, deteriorated surface and exposed parking re-bar present a trip/fall and vehicle damage risk. Suggest budgeting for full lot re-milling/surfacing in the near future. Suggest immediate investment to fill potholes to make the parking lot safe and plan for full re-asphalting in within the first 12 months• The exterior masonry wall with exposed aggregate finishing shows partial deterioration / cracking in isolated location on all four sides relative to age. Evidence of fallen concrete and small sections missing on the wall indicated a potential safety risk. Suggest full evaluation and proper repairs by a qualified masonry contractor to determine extent and cost of repairs. See cost table• Suggest improving the exterior grounds slope and drainage to proper filter away from the building wall and surrounding concrete landing/superstructures to help prevent concrete sidewalk/landing underpinning, cracking and drop in the future.• The exterior masonry wall exposed aggregate panel uprights at the corners of the building have begin to crack away from their base support and in some instances appear to be detaching from the wall. The base concrete sidewalk/landings have cracked/sunken from underneath the panels as well contributing to the issue. Suggest proper masonry repairs by a qualified contractor. Average cost to cure is 31.00/SF plus incidentals —See cost table
<p>*** ALL REPAIRS AND EVALUATIONS SHOULD BE COMPLETED BY A QUALIFIED PROFESSIONAL CONTRACTOR *** <i>Please see full comments noted on detailed pages and rear notes.</i></p>	

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- 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.

VISUAL FINDINGS



Visuals of parking lot deterioration, pot holes and general distress



**Impact damaged and exposed wiring at
Parking lot overhead light**



**Underpinning erosion at sidewalk
landing**



**Exposed re-bar at parking blocks is a safety
Hazard**



**Underpinned sidewalk from drainage
erosion**

VISUAL FINDINGS



ADA ramp handrail support concrete cracked and damaged

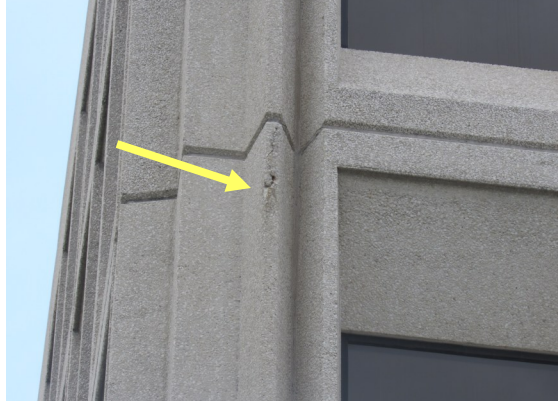
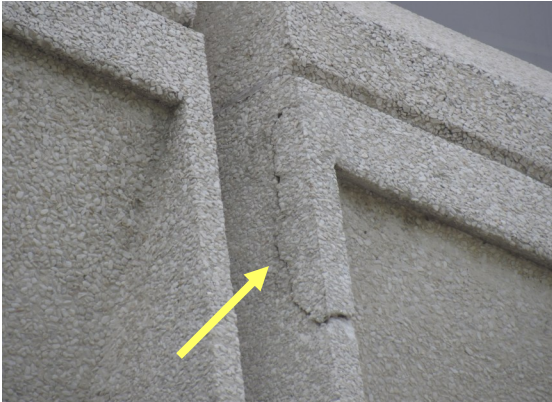


Failing concrete sidewalk/landing sunken and leaving masonry wall suspended

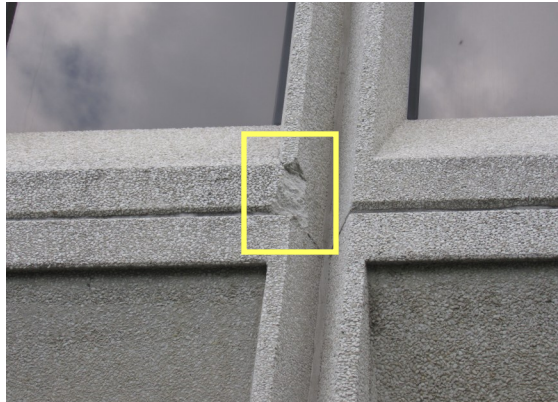


Water damaged behind concrete wall with past patching repairs noted

VISUAL FINDINGS



Cracking and spalling concrete pieces at exterior wall



Fallen concrete pieces from exterior wall presents a life safety danger

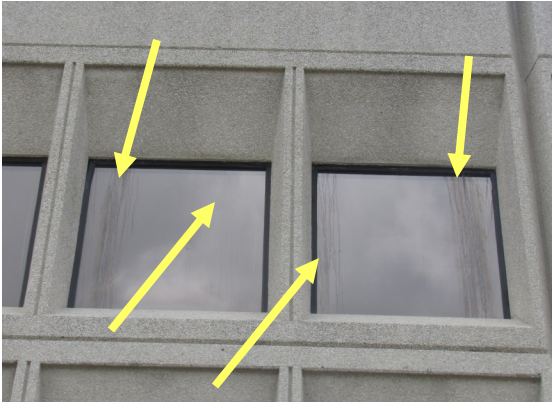


Void / hallow area under the deteriorated sidewalk along the side of the building near the subsurface generator



Sidewalk cracks and sunken suggests a potential compacting/stability issue

VISUAL FINDINGS



Example of fogged/compromised windows throughout the building on each floor



Inside view example of fogged windows



Caulk repairs for leaking windows



Fogged window example

VISUAL FINDINGS



General view of Tar and Gravel built-up roof cover that is beyond its normal life of 20-25 year. Past amateur repairs noted



Heavy wear, cracking and exposed membrane



Past patching repairs re-cracking on roof

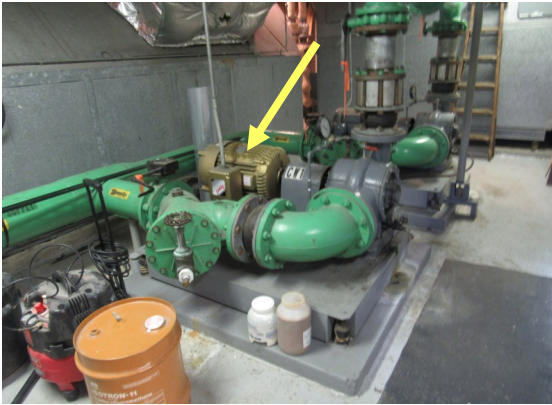


Missing downspout cage screens at roof

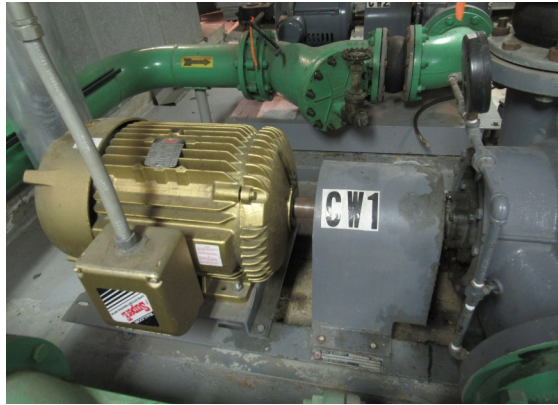
VISUAL FINDINGS



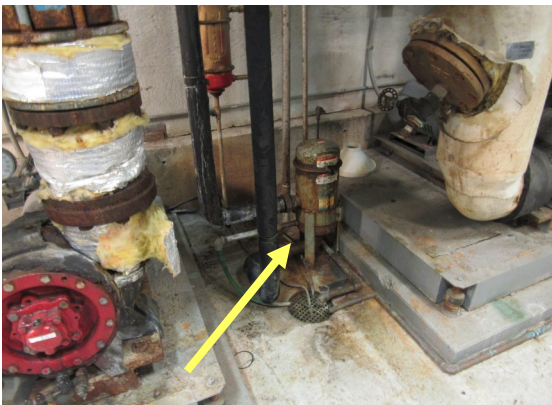
Roof flashing lift, gaps and age related cracking noted



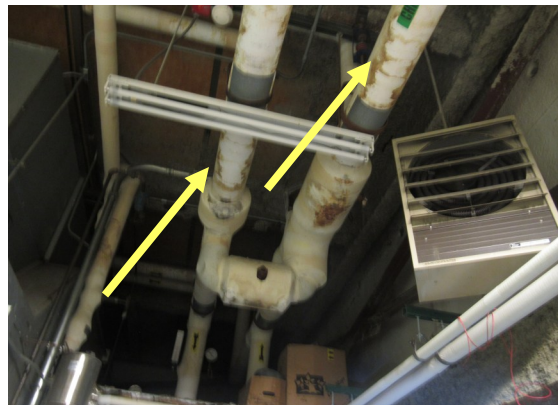
View of penthouse pump systems



CW1 25HP pump making unusual noise



Water condensate and staining at refrigerant Plumbing in penthouse



View of past water leak damage on pipe insulation of penthouse ceiling

VISUAL FINDINGS



Exposed high voltage at open panels and non-standard fans setup to cool down electrical circuits—Safety risk noted



View of main Chiller system that appear to be 1978 original build—past repairs noted



Oil collection at elevator mechanics



Past water stains in elevator room implies past roof cover or plumbing leak



VISUAL FINDINGS



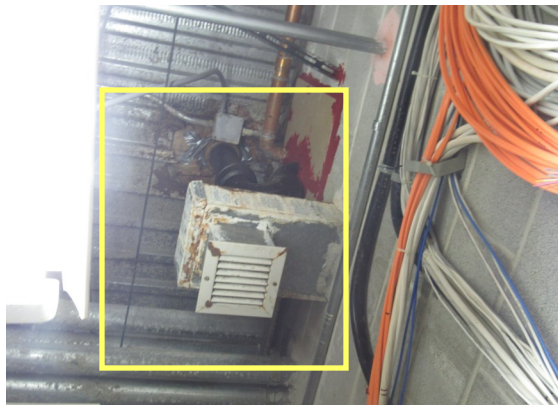
5th floor hallway outlet with broken ground



Multiple ceiling stains on 5th floor



Ceiling stains throughout 5th floor suggest potential roof covering leaks/issues



Water damage/stains at ceiling and air ducts in electrical closet of 5th floor

VISUAL FINDINGS



5th floor hallway drinking fountain not Operating properly



Suite 410 data room abandoned with low voltage and HVAC not fully decommissioned



4th floor Mens room sink has dripping faucet



Suite 200 Ceiling, wall and window stains



Deli area past water damage on wall



Basement fire pump water leak dripping

VISUAL FINDINGS



Exterior style A/C condensing unit installed in basement utility room with room fan modified for air flow, non-standard/unusual setup noted



View of basement tunnel and standing water within



Tunnel water with no apparent drain



Exterior access to generator/tunnel

INVESTMENT COST TABLE

Immediate Investment:

The following table is an informal ROM (rough order of magnitude) cost estimate that is determined under time constraints, formed without the aid of engineering calculations, testing, intrusive evaluation, probing or design architecture. This ROM estimate is intended for early planning and budgeting purposes only. Typically the expected variance of a ROM estimate is -25% to +75%.

Investment Refresh:

The short term investment is qualified to be a potential investment within a 1-60 month term. This estimate is based on component/system mean time to failure also known as average life expectancies. This investment refresh cycle does not include annual maintenance expenses, unexpected failures and/or troubleshooting. *For example; if system "ABC" has an average life expectancy of 10 years and the system is 5 years old at the time of the inspection, the short term investment table would show a system refresh investment with year 5. This is not a future prediction of a component/systems reliability, efficiency or remainder of functional life.*

1699 E Woodfield Project	Average Life Expectancy	Immediate	Year 1	Year 2	Year 3	Year 4	Year 5
Paving (past normal life)	5-7 yrs	\$8,000.00 (pot holes / parkingblocks)	\$170,000.00	\$5,000.00			\$5,000.00
Landscaping and Sidewalks	8-12 years		\$10,000.00	\$8,000.00			
Drainage	15-20 years		\$15,000.00				
Roofing (past normal life)	20-25 yrs	\$15,000.00 (gap repairs)		55,000.00 Main		\$25,000.00 Twr	\$18,000.00 DT
Exterior	20-30 yrs	\$25,000.00 (falling repairs)	\$15,000.00 (msnry)				
Windows & Doors	15-25 yrs	\$20,000.00 (5windows)	\$16,000	\$8,000.00	\$8,000.00	\$8,000.00	\$12,000.00
HVAC (past normal life)	15-20 yrs	\$7,000.00 (servicing)	22,000.00 pmp	\$22,000.00 chllr	\$40,000.00 chllr		\$10,000.00
Electrical	20+ years	\$10,000.00 (ovr htng panels)					
Plumbing	15-20 years					\$8,000.00 WH	
Life Safety	N/A	\$5,000.00 (fire pump repair)					
ADA	N/A	\$5,000.00 (ramp repair)					
TOTAL		\$95,000.00	\$248,000.00	\$98,000.00	\$48,000.00	\$41,000.00	\$45,000.00
Inflation 2.5%							
Total		\$ 97,375.00	\$254,200.00	\$100,450.00	\$49,000.00	\$42,025.00	\$46,125.00

Due to the fact that the subject building has infrastructure components beyond their normal life expectancy, your inspector suggests getting system refresh quotes from a qualified contractor to better understand the true investment costs.

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	OFFICE	5 STORY
Approximate Age	35+ YRS	
Construction	IRON AND 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 / Truss	IRON	
Basement	FINISHED	LIMITED VISIBILITY DUE TO STORAGE

REMARKS AND SOLUTIONS:

- **FULL VISIBILITY OF STRUCTURE WAS NOT POSSIBLE DUE TO LIMITED ACCESSIBILITY AND FINISHING. 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.

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	5 FLOORS	GENERAL WEAR AND AGE NOTED
Walls	DRYWALL	COMMON CRACKS, NAIL POPS
Ceilings	DROP TIE	STAINS NOTED
Doors	TESTED	MINOR ADJUSTMENTS MAY BE REQUIRED
Windows Frame	METAL	FIXED, PAST STAINS NOTED
Window Type	FIXED	WINDOW TREATMENTS AND FURNISHINGS LIMITED ACCESS TO ALL WINDOWS.
Railings/Stairs	APPEARS SERVICEABLE	SUGGEST PROPERLY SECURING ANY/ALL LOOSE RAILINGS AND MAINTAINING RAIL GRASP ABILITY.

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.**
- **SOME OF THE INTERIOR OFFICE SPACES SUCH AS THE BANK HAD LIMITED ACCESS AND THEREFORE NOT INSPECTED FULLY**

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

ROOFING

IDENTIFICATION:

The following components of the **ROOFING** 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
Roof Covering	LOW PITCH BUILT-UP	THE ROOF COVERING WAS INSPECTED BY PHYSICAL WALK
Roof Approximate Age	UNKNOWN	ROOF NORMAL LIFE EXPECTANCY IS 20-25 YEARS
Roof Condition	HEAVY WEAR AND AGE	THE HISTORY OF THE ROOF COVERING IS UNKNOWN AND DUE TO THE POTENTIAL FOR HIDDEN ROOF COVERING ISSUES, YOUR INSPECTOR SUGGESTS THAT YOU CONSULT A LICENSED COMMERCIAL ROOFING CONTRACTOR AND DO A FULL INTRUSIVE REVIEW AND MAINTENANCE/ REPAIRS AS NEEDED.
Exposed Flashing	ALUMINUM	NOT FULLY VISIBLE, SOME LIFT NOTED TAR PATCHING NOTED
Drainage	DOWNSPOUTS	SUGGEST DRAIN CAGES CLEANING OF DEBRIS
Ventilation Exhaust	APPEARS SERVICEABLE	NOT TESTED

REMARKS AND SOLUTIONS:

- **THE HISTORY OF THE ROOF COVERING AND DRAINAGE SYSTEMS IS UNKNOWN, DUE TO THE HIGH PROBABILITY OF HIDDEN OR PAST ISSUES NOT VISIBLE AT THE TIME OF THE INSPECTION, YOUR INSPECTOR SUGGESTS THAT THE CLIENT CONSULTS THE CURRENT OWNER ABOUT ANY KNOWN PAST ISSUES OR REPAIRS AND HAS A QUALIFIED COMMERCIAL ROOF SPECIALIST DO AN IN-DEPTH INTRUSIVE REVIEW.**
- **IN MOST CASES IT IS MORE PRODUCTIVE AND SAFER TO INSPECT A ROOF COVERING FROM THE GROUND WITH THE USE OF BINOCULARS. WALKING ON ROOFS HAS PROVEN TO BE HAZARDOUS AND ACTUALLY CAN DAMAGE THE INTEGRITY OF THE ROOF COVERING.**

PLEASE SEE COMMENTS AT REAR INDEX REGARDING ROOF INSPECTION, RESTRICTIONS AND NORMAL LIFE EXPECTANCIES

EXTERIOR

IDENTIFICATION:

The following components of the EXTERIORS were observed/inspected, unless otherwise noted under Related Information. The inspected components were observed to be functional at the time of inspection, unless otherwise

ITEM INSPECTED	DESCRIPTION	REMARKS
Exterior Wall	COMMON	MASONRY EXPOSED AGGREGATE
Parapet and Coping	REPAIRS SUGGESTED	DAMAGED COPING AND FLASHING PICTURED
Signage & Awnings	BUILDING MAIN	NOT FULLY VISIBLE
Entryways & Exterior Doors	APPEARS SERVICEABLE	
Loading Area & Docks	N/A	

<u>REMARKS AND SOLUTIONS:</u>

PLEASE SEE COMMENTS AT REAR INDEX REGARDING EXTERIOR AND GARAGE RESTRICTIONS AND SPECIFICS THAT APPLY TO THIS PROPERTY.

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	DRY
Grading	LEVEL GRADING NOTED MAINTAINING A PROPER POSITIVE DOWNWARD SLOPE GRADING AT THE BUILDING WALL IS VERY IMPORTANT FOR WATER DRAINAGE, MAINTAINING A DRY INTERIOR AND ROT PREVENTION.
Parking & Curbing	ASPHALT REPAIRS SUGGESTED
Sidewalks	CONCRETE REPAIRS SUGGESTED
Landing and Ramps	CONCRETE REPAIRS SUGGESTED
Retaining Walls	N/A
Landscape, Trees & Shrubbery	APPEARS SERVICEABLE, GENERAL MAINTENANCE SUGGESTED.

<u>REMARKS AND SOLUTIONS:</u>

LIFE SAFETY

IDENTIFICATION:

The following components of the **LIFE SAFETY** 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
Smoke/Heat/Carbon Monoxide Detectors	SUGGEST CARBON MONOXIDE DETECTOR BE INSTALLED NEAR ALL FUEL BURNING APPLIANCES AND EACH ROOM IN ACCORDANCE WITH MUNICIPAL STANDARDS FIRE SUPPRESSION IS OUTSIDE THE SCOPE OF THIS INSPECTION
GFCI Outlet Protection	SUGGEST GFCI ELECTRICAL OUTLETS BE INSTALLED IN ALL RESTROOMS, KITCHEN AREAS, EXTERIOR AND ALL AREAS WITHIN 6 FEET OF OPEN WATER FLOW AS A SAFETY PRECAUTION.
Emergency Lighting	NOT TESTED
Fire Extinguishers	REGULAR CERTIFICATION SUGGESTED EVERY 13 MONTHS
ADA Parking	LACK OF SUFFICIENT ADA COMPLIANT PARKING AND/OR SIGNAGE
ADA Entry/Path	SUGGEST CURB CUTS AS NEEDED
ADA Restrooms	APPEAR SERVICEABLE
ADA Elevators	TESTED

REMARKS AND SOLUTIONS:

ADA Total Parking Accessible Spaces

- 1 - 25 1
- 26 - 50 2
- 51 - 75 3
- 76 - 100 4

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.