



HomeFront Inspection, LLC

**11387 Birch Dr.
Thornton, CO 80233
303-777-8025**

Customer
Phil Samples

Home
1234 Roof Leak Pl
New Home, CO 80209

Real Estate Agent



Inspection Date

Saturday, January 10, 2004

Weather:

Clear

Temperature:

Below 60

Report ID:

HFI-00000

Inspected By

Philip Gage



National Association of Certified Home Inspectors

Inspection Agreement

Preformed by:

HomeFront Inspection, LLC

The address of the property is: _____.

Fee for the home inspection is \$_____.

THIS AGREEMENT made this _____ day of _____, _____, by and between

__HomeFront Inspection, LLC__ (Hereinafter "INSPECTOR") and the undersigned (hereinafter "CLIENT").

The Parties Understand and Agree as follows:

INSPECTOR GUARANTEES to perform a visual inspection of the home and to provide CLIENT with a written inspection report identifying the defects that INSPECTOR both observed and deemed material. INSPECTOR may offer comments as a courtesy, but these comments will not comprise the bargained-for report. The report is only supplementary to the seller's disclosure.

INSPECTOR agrees to perform the inspection in accordance to the current Standards of Practice of the National Association of Certified Home Inspectors posted at <http://www.nachi.org/sop.htm>.

CLIENT understands that the inspection will be performed in accordance to the aforementioned Standards, which contain certain limitations, exceptions, and exclusions.

The inspection and report are performed and prepared for the use of CLIENT, who gives INSPECTOR permission to discuss observations with real estate agents, owners, repairpersons, and other interested parties. INSPECTOR accepts no responsibility for use or misinterpretation by third parties.

INSPECTOR does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the inspector holds a valid occupational license, in which case he/she may inform the CLIENT that he/she is so licensed, and is therefore qualified to go beyond this basic home inspection, and for additional fee, perform additional inspections beyond those within the scope of the basic home inspection.

In the event of a claim against INSPECTOR, CLIENT agrees to supply INSPECTOR with the following: (1) Written notification of adverse conditions within 14 days of discovery, and (2) Access to the premises. Failure to comply with the above conditions will release INSPECTOR and its agents from any and all obligations.

In the event that CLIENT fails to prove any adverse claims against INSPECTOR in a court of law, CLIENT agrees to pay all legal costs, expenses and fees of INSPECTOR in defending said claims.

If any court declares any provision of this Agreement invalid or unenforceable, the remaining provisions will remain in effect. This agreement represents the entire agreement between the parties. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. CLIENT shall have no cause of action against INSPECTOR after one year from the date of the inspection.

Payment is due upon completion of the on-site inspection. The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments.

THE ABOVE IS UNDERSTOOD AND AGREED TO, AND CLIENT ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT.

FOR INSPECTOR

CLIENT OR REPRESENTATIVE



INVOICE

HomeFront Inspection, LLC
11387 Birch Dr.
Thornton, CO 80233
303-777-8025

Inspection Date: Saturday, January 10, 2004

Report ID: HFI-00000

Inspected By: Philip Gage

Customer Info:	Inspection Property:
Phil Samples 101 Report St Sample CO 80209 Customer's Real Estate Professional:	1234 Roof Leak Pl New Home, CO 80209

Inspection Fee:

Service	Price	Amount	Sub-Total
			Tax \$0.00
			Total Price \$0.00

Payment Options:

☒

Paid in full

☐

Customer to send payment

☐

To be paid at closing

**Attorney :
Closing Date:**

ROOFING, DRAINAGE, CHIMNEYS**VIEWED ROOF FROM:**

WALKED ROOF

CHIMNEY:

N/A

Styles & Materials**ROOF-TYPE:**

GABLE

SKY LIGHT (S):

NONE

ROOF COVERING:

ARCHITECTURAL

Inspection Items**1.0 ARE THERE ANY NOTICEABLE SWAYS OR SAGS IN THE ROOF SHEATHING****Comments:** No**1.1 ARE THERE MULTIPLE LAYERS OF ROOF COVERINGS****Comments:** Yes**1.2 DOES THE ROOF COVERING APPEAR TO BE IN GOOD CONDITION****Comments:** Yes**1.3 IS DRIP EDGE INSTALLED ALONG ROOF PERIMETER****Comments:** No

Metal drip edge missing along rake/eave at front of home and rear of home.

1.4 ESTIMATE LIFE EXPECTANCY OF ROOF COVERING 5 YEARS OR MORE**Comments:** Yes**1.5 FLASHINGS****Comments:** Yes**1.6 ROOF VENTILATION****Comments:** Yes**1.7 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS****Comments:** INSPECTED**1.8 CONDITION OF RAIN GUTTERS****Comments:** REPAIR OR REPLACE

Gutter screens missing at front of home and rear of home.

1.9 ARE DOWNSPOUTS OR DRAINAGE PROVIDED PROPERLY**Comments:** Yes**EAVE, SIDING, FOUNDATION WALLS****Styles & Materials****SIDING STYLE:**

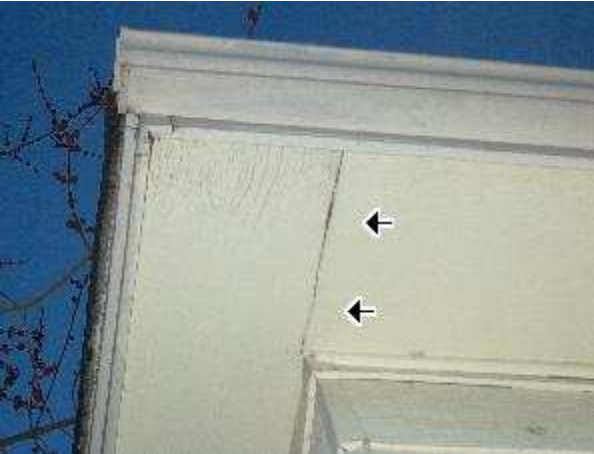
LAP

SIDING MATERIAL:

COMPOSITE BOARD

Inspection Items

2.0 CONDITION OF SOFFIT, FASCIA, TRIM AND EAVES



Comments: REPAIR OR REPLACE

Paint failing on eave. Needs prep and paint at front of home and rear of home.

2.1 CONDITION OF EXTERIOR WALL COVERINGS, FLASHING



Comments: REPAIR OR REPLACE

Paint failing on siding. Needs prep and paint at all areas of exterior.

2.2 FOUNDATION WALLS AND MORTAR JOINTS (exterior)

Comments: INSPECTED

DECKS, BALCONIES, PORCHES, STOOP, STEPS, RAILINGS

Styles & Materials

APPURTENANCE:

AGED
DECK

Inspection Items**3.0 WHAT IS THE CONDITION OF PORCH OR PATIO**

Comments: INSPECTED

3.1 DECKS, STAIRS AND HANDRAILS OR BALCONIES

Comments: REPAIR OR REPLACE

Deck needs cleaning with a "Deck wash" and seal with a waterproof sealant. Also, do the underside of deck if accessible.

WINDOWS, DOORS**Styles & Materials**

ENTRY DOORS:
WOOD

WINDOWS:
METAL

Inspection Items**4.0 OUTSIDE APPEARANCE OF WINDOWS OR SKYLIGHTS**

Comments: Yes

4.1 SLIDING GLASS DOOR OR PATIO DOORS

Comments: Yes

4.2 CONDITION OF EXTERIOR ENTRY DOORS

Comments: REPAIR OR REPLACE

Rear entry door at Garage rubs floor when opened. Door needs to be trimmed at bottom by a skilled craftsman.

4.3 STORM DOOR AND SCREEN DOOR(S) CONDITION

Comments: REPAIR OR REPLACE

Storm door at entry does not shut properly, needs adjustment.

4.4 IS DOOR CHIME OPERATIONAL

Comments: Yes

GARAGE

Styles & Materials

OPENER MANUFACTURER:

SEARS

GARAGE DOOR MATERIAL:

METAL

TYPE:

ONE AUTOMATIC

FLOOR MEASUREMENT DEPTH:

21 FEET

OPENING WIDTH BETWEEN JAMBS:

18 FEET

AND INCHES

Inspection Items

5.0 GARAGE DOOR OPERATORS



Comments: Yes, REPAIR OR REPLACE

Automatic opener for Garage door at front of home will not reverse when met with resistance.

5.1 DOES THE GARAGE DOORS "REVERSE" WITH RESISTANCE

Comments: No

5.2 CONDITION OF GARAGE DOOR

Comments: Yes

5.3 FIRE RESISTANT SEPARATION WALLS, CEILINGS, AND DOORS BETWEEN A DWELLING UNIT AND AN ATTACHED GARAGE

Comments: Yes

Fire walls do not afford protection due to door is not auto closing.

5.4 ANY EXPOSED WIRING ON CEILING LOWER THAN 7 FEET FROM GARAGE FLOOR

Comments: No

5.5 ANY WIRE CONNECTIONS NOT IN JUNCTION BOX

Comments: Yes, REPAIR OR REPLACE

Wire connections need to be in junction boxes. The use of wire nuts alone is not recommended

5.6 DOES GARAGE DOOR TO HOUSE HAVE AN AUTO DOOR CLOSER

Comments: No

The door to to enter the house from the garage should have an automatic door closer installed. This is for safety purposes. Fumes from the garage can enter the living space. Also if a fire should start

in the garage with the door closed will help contain the fire to just the garage.

DRIVEWAY, RETAINING WALLS, LANDSCAPING

Styles & Materials

DRIVEWAY:
CONCRETE

Inspection Items

6.0 DOES LANDSCAPE FAVOR PROPER DRAINAGE

Comments: Yes

6.1 WALKWAY AND DRIVEWAY

Comments: Yes

Concrete drive at front of home is pitted in areas and needs repair and re-coat with sealer and has settlement cracks.

6.2 WHAT IS THE CONDITION OF RETAINING WALL(S)

Comments: NOT PRESENT

6.3 ANY INFREQUENTLY FOUND DISCOVERIES

Comments: No

ATTIC AND ROOF STRUCTURE

Styles & Materials

ATTIC INFO:
SCUTTLE HOLE

ROOF STRUCTURE:
ENGINEERED WOOD TRUSS

CEILING STRUCTURE:
2X10

Inspection Items

7.0 IS THERE AN ATTIC ACCESS

Comments: Yes

7.1 DOES RAFTERS APPEAR TO BE IN GOOD CONDITION

Comments: Yes

7.2 ARE THERE ANY VISIBLE SIGNS OF LEAKS OR ABNORMAL CONDENSATION

Comments: Yes

7.3 ARE THERE ANY VISIBLE SIGNS OF DETERIORATION

Comments: No

7.4 ARE THERE ANY DEBRIS IN ATTIC

Comments: No

7.5 ARE THERE ANY UNSAFE ELECTRICAL WIRING IN ATTIC

Comments: Yes

One electrical splice is missing box and coverplate at Whole house fan within "Five feet" of attic access. Recommend a Licensed electrician correct.

STRUCTURAL COMPONENTS

Styles & Materials

METHOD USED TO OBSERVE CRAWLSPACE:

NO CRAWLSPACE

FOUNDATION:

POURED CONCRETE

FLOOR STRUCTURE:

SLAB

WALL STRUCTURE:

MASONRY

2 X 4 WOOD

Inspection Items

8.0 FOUNDATION WALLS

Comments: INSPECTED

Foundation wall(s) not visible in finished basement. No additional repairs needed at this time.

8.1 FLOOR STRUCTURE

Comments: INSPECTED

8.2 GIRDERS, PIERS, COLUMNS AND SUPPORTS

Comments: INSPECTED

8.3 IS BASEMENT FLOOR CONCRETE SLAB

Comments: Yes

8.4 ANY DEBRIS IN BASEMENT OR CRAWLSPACE

Comments: No

8.5 ARE THERE FOUNDATION VENTS OR WINDOWS

Comments: Yes

8.6 ANY WET OR UNUSUALLY DAMP AREA

Comments: No

8.7 SUMP PUMP

Comments: NOT PRESENT

8.8 WERE SOME AREAS OF BASEMENT OR CRAWLSPACE INACCESSIBLE

Comments: No

ELECTRICAL

Styles & Materials		
ELECTRICAL CONDUCTORS: BELOW GROUND	PANEL CAPACITY: 100 AMP	PANEL TYPE: CIRCUITS
ELEC. PANEL MANUFACTURER: Unknown	BRANCH WIRE 15 and 20 AMP: COPPER	WIRING METHODS: ROMEX

Inspection Items

9.0 SERVICE ENTRANCE CONDUCTORS

Comments: INSPECTED

9.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: INSPECTED

9.2 BOND WIRE FROM ELEC PANEL TO METAL PLUMBING

Comments: Yes

9.3 DOES THE METERBASE HAVE A GROUND WIRE AND ROD

Comments: Yes

9.4 CONDITION OF WIRING, CIRCUITS, OR FUSES INSIDE MAIN PANEL (Branch circuit conductors, Over-current devices, and compatibility of their amperage and voltage)

Comments: Yes

9.5 ARE THE CIRCUITS OR FUSES LABELED CLEARLY

Comments: Yes

9.6 ARE THE CIRCUIT BREAKERS THE SAME BRAND NAME AS PANEL

Comments: Yes

9.7 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: INSPECTED

Main panel box is located at outside right side of house.

9.8 ARE SMOKE DETECTORS PRESENT IN HOME

Comments: Yes

9.9 CONNECTED DEVICES, FIXTURES OR LOOSE WIRING (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)

Comments: INSPECTED

9.10 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Comments: INSPECTED

At least Two outlets are broken or damaged coverplate at Living Room and Master Bedroom.

9.11 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: INSPECTED, REPAIR OR REPLACE

One GFCI (Ground Fault Circuit Interrupter) outlet is defective (grounded, but wont trip with test-plug) at Kitchen.

PLUMBING**Styles & Materials****PLUMBING SUPPLY:**

COPPER

DISTRIBUTION:

COPPER

PLUMBING WASTE:

PVC

WATER SOURCE:

PUBLIC

WATER FILTERS:

(We do not inspect filtration systems)

NONE

WATER HEATER POWER SOURCE:

GAS (QUICK RECOVERY)

CAPACITY:

50 GAL (2-3 PEOPLE)

MANUFACTURER:

LENNOX

CLOTHES WASHER DRAIN SIZE:

2" DIAMETER

Inspection Items**10.0 INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES****Comments:** INSPECTED**10.1 INTERIOR DRAIN, WASTE AND VENT SYSTEMS****Comments:** INSPECTED

Vent pipes vent into attic. Vent pipe needs to extend through roof. Recommend a licensed plumber to correct problem

10.2 ANY LEAKS OR CROSS-CONNECTIONS ON SUPPLY OR WASTE LINES**Comments:** No**10.3 FUNCTIONAL FLOW (water pressure and volume)****Comments:** INSPECTED**10.4 WAS THE MAIN WATER VALVE LOCATED****Comments:** Yes

The main shut-off is the knob located in basement right side on wall.

10.5 WATER HEATER**Comments:** INSPECTED**10.6 IS WATER HEATER WIRING SECURED PROPERLY****Comments:** Yes**10.7 IS THE T&P VALVE PIPED WITHIN 6 INCHES OF FLOOR****Comments:** Yes**10.8 CONDITION OF VENT PIPE (from furnace/water heater to chimney)****Comments:** Yes**10.9 WAS CHIMNEY LINER INSPECTED (for gas water heater only)****Comments:** No

The chimney appears to be working properly. However, we do not inspect the liner because often it would require disassembly of vent pipe either at furnace or vent hood on roof. Also, black powder dust is expected and should be cleaned from inner walls of liner in order to properly

inspect for breaks or loose sections. Recommend a certified chimney sweep clean and inspect for safety.

10.10 CONDITION OF WASHER HOOK UPS

Comments: INSPECTED

HEATING

Styles & Materials

NUMBER OF HEAT SYSTEMS (excluding wood):

ONE

FUEL SOURCE:

GAS

HEAT TYPE:

FORCED AIR

BTU RANGE:

80

HEAT SYSTEM BRAND:

RHEEM

FILTER TYPE:

DISPOSABLE

FILTER SIZE:

16x20

DUCTWORK:

NON-INSULATED

Inspection Items

11.0 THERMOSTATS CONDITION

Comments: Yes

11.1 IS THERE A HUMIDIFIER

Comments: No

11.2 HEATING EQUIPMENT

Comments: INSPECTED

Furnace is very old but did work at time of inspection. Unable to determine life remaining.

11.3 IS FURNACE MORE THAN 20 YEARS OLD

Comments: Yes

The furnace is older than 20 years old. The furnace may have a cracked heat exchanger and should be thoroughly checked. Contact your utility company for a free furnace inspection.

11.4 COMBUSTION AIR SUPPLY

Comments: Yes

11.5 NORMAL OPERATING CONTROLS

Comments: INSPECTED

11.6 AUTOMATIC SAFETY CONTROLS

Comments: INSPECTED

11.7 CHIMNEYS, FLUES AND VENTS (FOR FURNACE)

Comments: INSPECTED

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

Comments: INSPECTED

11.9 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Yes

11.10 ANY GAS LEAKS

Comments: No

INTERIORS

Styles & Materials

CEILING MATERIALS:
SHEETROCK

WALL MATERIAL:
SHEETROCK

FLOOR COVERING(S):
CARPET
TILE

INTERIOR DOORS:
HOLLOW CORE

WINDOW TYPES:
DOUBLE-HUNG

WINDOW MANUFACTURER:
UNKNOWN

COUNTERTOP:
TILE

CABINETRY:
WOOD

Inspection Items

12.0 WALLS

Comments: INSPECTED

Most walls and ceilings in finished basement are covered and structural members are not visible.
No obvious problems discovered. We could not see behind these coverings.

12.1 CEILINGS

Comments: INSPECTED

12.2 FLOORS

Comments: INSPECTED

Subfloor squeaks in areas (nuisance only) at Guest bedroom and Master bedroom.

12.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: INSPECTED

Hand/guard rail for upstairs needs proper picket spacing (4 inch max between pickets recommended).

12.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: INSPECTED

12.5 WINDOWS (Representative number)

Comments: INSPECTED

Screens missing or not installed.

Window frame in master bedroom is loose at the bottom. Needs to be fastened securely

12.6 DOORS (Representative number)

Comments: INSPECTED, REPAIR OR REPLACE

Bifold door need adjustment at utility room.

BUILT-IN APPLIANCES

Styles & Materials

DISHWASHER:

WHIRLPOOL

DISPOSER:

BADGER

EXHAUST/RANGE HOOD:

VENTED

RANGE/OVEN:

GENERAL ELECTRIC

BUILT-IN MICROWAVE:

NONE

TRASH COMPACTORS:

NONE

REFRIGERATOR:

SEARS

REFRIGERATOR OPENING WIDTH:

36 INCHES

REFRIGERATOR OPENING HEIGHT:

68 INCHES

Inspection Items**13.0 DISHWASHER****Comments:** Yes**13.1 RANGES/OVENS/COOKTOPS****Comments:** Yes**13.2 RANGE HOOD****Comments:** Yes**13.3 TRASH COMPACTOR****Comments:** NOT PRESENT**13.4 FOOD WASTE DISPOSER****Comments:** Yes**13.5 MICROWAVE COOKING EQUIPMENT****Comments:** Yes

INSULATION AND VENTILATION

Styles & Materials**ATTIC INSULATION:**BLOWN
FIBERGLASS**R- VALUE:**

R-19 OR BETTER

ATTIC FAN:

NO

HOUSE FAN:

YES OPERABLE

ATTIC VENTILATION:GABLE VENTS
SOFFIT VENTS**EXHAUST FAN TYPES:**

NONE

DRYER POWER SOURCE:

220 ELECTRIC

DRYER VENT:

FLEXIBLE VINYL

Inspection Items**14.0 ATTIC INSULATION (unfinished spaces)****Comments:** INSPECTED

14.1 VENTILATION OF ATTIC

Comments: Yes

14.2 FOUNDATION/FLOOR INSULATION (unfinished spaces)

Comments: INSPECTED

14.3 FOUNDATION VENTILATION

Comments: Yes

14.4 IS THERE A VAPOR BARRIER ON DIRT FLOOR OF CRAWLSPACE

Comments: NOT PRESENT

14.5 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Yes

14.6 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Comments: NOT PRESENT

FIREPLACES**Styles & Materials**

TYPES OF FIREPLACES:
VENTED GAS LOGS

OPERABLE FIREPLACES:
ONE

NUMBER OF WOODSTOVES:
NONE

Inspection Items**15.0 FIREPLACE OR SOLID FUEL BURNING DEVICES**

Comments: Yes

15.1 CLEARANCE TO COMBUSTIBLES

Comments: Yes

15.2 IS THERE A DAMPER

Comments: No

15.3 CONDITION OF HEARTH, MANTLE AND WALL

Comments: INSPECTED

15.4 DO THE FIRE-BRICK WALLS NEED MORTAR OR REPAIR

Comments: No

15.5 WAS LINER INSPECTED OR FULLY VISIBLE FROM END TO END

Comments: No

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SUMMARY



HomeFront Inspection, LLC

**11387 Birch Dr.
Thornton, CO 80233
303-777-8025**

Customer
Phil Samples

Home
1234 Roof Leak Pl
New Home, CO 80209

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 appear to warrant further investigation by a specialist, or requires subsequent observation.

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, efficiency, or safety of the home.

This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

ROOFING, DRAINAGE, CHIMNEYS

- 1.8 CONDITION OF RAIN GUTTERS**
REPAIR OR REPLACE
Gutter screens missing at front of home and rear of home.

EAVE, SIDING, FOUNDATION WALLS

- 2.0 CONDITION OF SOFFIT, FASCIA, TRIM AND EAVES**
REPAIR OR REPLACE
Paint failing on eave. Needs prep and paint at front of home and rear of home.
- 2.1 CONDITION OF EXTERIOR WALL COVERINGS, FLASHING**
REPAIR OR REPLACE
Paint failing on siding. Needs prep and paint at all areas of exterior.

DECKS, BALCONIES, PORCHES, STOOP, STEPS, RAILINGS

- 3.1 DECKS, STAIRS AND HANDRAILS OR BALCONIES**
REPAIR OR REPLACE
Deck needs cleaning with a "Deck wash" and seal with a waterproof sealant. Also, do the underside of deck if accessible.

WINDOWS, DOORS

4.2 CONDITION OF EXTERIOR ENTRY DOORS

REPAIR OR REPLACE

Rear entry door at Garage rubs floor when opened. Door needs to be trimmed at bottom by a skilled craftsman.

4.3 STORM DOOR AND SCREEN DOOR(S) CONDITION

REPAIR OR REPLACE

Storm door at entry does not shut properly, needs adjustment.

GARAGE

5.0 GARAGE DOOR OPERATORS

Yes, REPAIR OR REPLACE

Automatic opener for Garage door at front of home will not reverse when met with resistance.

5.5 ANY WIRE CONNECTIONS NOT IN JUNCTION BOX

Yes, REPAIR OR REPLACE

Wire connections need to be in junction boxes. The use of wire nuts alone is not recommended

ELECTRICAL

9.11 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

INSPECTED, REPAIR OR REPLACE

One GFCI (Ground Fault Circuit Interrupter) outlet is defective (grounded, but wont trip with test-plug) at Kitchen.

INTERIORS

12.6 DOORS (Representative number)

INSPECTED, REPAIR OR REPLACE

Bifold door need adjustment at utility room.

HomeFront Inspectionmn, LLC

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.

HomeFront Inspection, LLC

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