Kick A-Z Home Inspections, LLC
720-726-7193
8181 Arista Place, Suite 100
Broomfield, CO 80021

Summary Report

123 anywhere
anywhere, CO 12345



Inspector: Drew Faulkenburg
Inspection Date: 5/20/2019

Date:	Time:	Report ID:
5/20/2019	8:04 AM	19052007DEF
Property: 123 anywhere anywhere, CO 12345	**Customer:** Your Name Your Spouse	**Real Estate Professional:** Your Agents Name

Purpose and Scope:

The inspection is supplemental to the Property Disclosure. It is the responsibility of the Client to obtain any and all disclosure forms relative to this real estate transaction.

This document was prepared as a report of all visual defects noted at the time and date of the inspection. It is not necessarily an all-inclusive summary, as additional testing or inspection information/processes and analysis may be pending. It is subject to all terms and conditions specified in the Inspection Agreement.

It should be noted that a standard pre-purchase inspection is a visual assessment of the condition of the property at the time of inspection. The inspection and inspection report are offered as an opinion only, of items observed on the day of the inspection. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is expressed nor implied nor responsibility assumed by the inspector or inspection company, for the actual condition of the building or property being examined.

This firm endeavors to perform all inspections in substantial compliance with the inspection standards of practice of the National Association of Certified Home Inspectors (NACHI). The scope of the inspection is outlined in the Inspection Agreement, agreed to and signed by the Client. Our inspectors inspect the readily accessible and installed components and systems of a property as follows: This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient or are near the end of their expected service life. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring may be made as appropriate. When systems or components designated for inspection in the NACHI Standards are present but are not inspected, the reason the item was not inspected may be reported as well.

This report summarizes the verbal briefing delivered at the conclusion of our inspection conducted at the above address.

RADON TESTING

The U.S. Surgeon General recommends radon testing in all homes. The inspector advises all clients that the subject property may be subject to contamination by radon, a cancer-causing, colorless, odorless, radioactive gas. Radon is listed by the US Environmental Protection Agency (EPA) as being the leading cause of lung cancer among non-smokers, the second leading cause of lung cancer in America, and claims about 20,000 lives annually, or about 58 radon-induced lung cancer deaths per day. For smokers, the risk of lung cancer is significant due to the synergistic effects of radon and smoking. Radon decay products may modify, damage or destroy cells or DNA in human lungs.

For more information, visit www.epa.gov/radon.

Kick A-Z Home Inspections, LLC offers radon gas testing as an ancillary inspection, and recommends radon testing on all homes.

If the client chooses not to have radon testing performed, then in doing so the client agrees to hold the inspector, its agents, and employees harmless and free from all liability and legal action relating to any presence of radon at the subject property, regardless of the legal theory upon which any such claim rests.

EXCLUSIONS AND LIMITATIONS

The client should understand that this is the assessment of an inspector, not a professional engineer, and that, despite all efforts, there is no way we can provide any guaranty that the foundation, structure, and structural elements of the unit, are sound. We suggest that if the client is at all uncomfortable with this condition or our assessment, a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision.

This inspection is limited to the structure, exterior, landscape, roof, plumbing, electrical, heating, foundation, bathrooms, kitchen, bedrooms, hallway, and attic sections of the house as requested, where sections are clearly accessible, and where components are clearly visible. Inspection of these components is limited, and is also affected by the conditions apparent at the time of the inspection, and which may, in the sole opinion of the inspector, be hazardous to examine for reasons of personal safety.

This inspection will exclude insulation, hazardous materials, retaining walls, hidden defects, buried tanks of any type, areas not accessible or viewable, and all items as described in Section 4 of the Inspection Agreement. As all buildings contain some level of mold, inspecting for the presence of mold on surfaces, hidden locations, and in the air is not the responsibility of the inspector. Should the Client feel the need to perform testing and evaluation for the presence or absence of molds, Inspector recommends contacting a certified industrial hygienist or qualified laboratory testing service for these activities.

The following items are also excluded from the scope of the inspection, and deviations to the NACHI and ASTM standards are hereby noted:

Inspecting for the presence of wood destroying insects (WDI), testing for the presence of radon gas, building code violations of any type, document reviews, survey, ADA or accessibility reviews of any type whatsoever, dost estimates of any type, remaining useful life, estimated useful life, insulation, life/safety equipment and issues.

The NACHI Standards of Practice, are applicable to all residential properties. They are the bare minimum standard for a residential inspection, are not technically exhaustive and do not identify concealed conditions or latent defects. Inspectors are NOT required to determine the condition of any system or component that is not readily accessible; the remaining service life of any system or component; determination of correct sizing of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods materials or cost of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans; mold; mildew; the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components and the acoustical properties of any systems or components.

The inspector is NOT required to operate any system or component that is shut down or otherwise

inoperable; any system or component which does not respond to normal operating controls or any shut off valves.

The inspector is NOT required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service.

We DO NOT offer or provide warranties or guarantees of any kind or for any purpose.

The inspector is NOT required to inspect, evaluate, or comment on any and all underground items including, but not limited to, septic or underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components that are in areas not entered in accordance with the NACHI Standards of Practice; detached structures other than carports or garages; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

The inspector is NOT required to enter into or onto any area or surface, or perform any procedure or operation which will, in the sole opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; nor are they required to move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component, or venture into confined spaces.

The inspector is NOT required to enter crawlspaces or attics that are not readily accessible nor any area which will, in the sole opinion of the inspector, likely to be dangerous, inaccessible, or partially inaccessible to the inspector or other persons, or where entry could possibly cause damage to the property or its systems or components.

The inspector is not a licensed professional engineer or architect, and does not engage in the unlicensed practice of either discipline. Opinions contained herein are just that.

A WORD ABOUT CONTRACTORS AND 20-20 HINDSIGHT

A common source of dissatisfaction with inspectors sometimes comes as a result of off-the cuff comments made by contractors (made after-the-fact), which often differ from ours. Don't be surprised when someone says that something needed to be replaced when we said it needed to be repaired, replaced, upgraded, or monitored. Having something replaced may make more money for the contractor than just doing a repair. Contractors sometimes say, "I can't believe you had this building inspected and they did not find this problem." There may be several reasons for these apparent over sights:

Conditions during inspection—It is difficult for clients to remember the circumstances in the subject property at the time of the inspection. Clients seldom remember that there was storage everywhere, making things inaccessible, or that the air conditioning could not be turned on because it was less than 65° outside. Contractors do not know what the circumstances were when the inspection was performed.

The wisdom of hindsight—When a problem occurs, it is very easy to have 20/20 hindsight. Anybody can say that the roof is leaking when it is raining outside and the roof is leaking. In the midst of a hot, dry, or windy condition, it is virtually impossible to determine if the roof will leak the next time it rains. Predicting problems is not an exact science and is not part of the inspection process. We are only documenting the condition of the property at the time of the inspection.

A destructive or invasive examination—The inspection process is non-destructive, and is generally non-invasive. It is performed in this manner because, at the time we inspected the subject property, the Client did not own, rent, or lease it. A Client cannot authorize the disassembly or destruction of what does not belong to them. Now, if we spent half an hour under a sink, twisting valves and pulling on piping, or an hour disassembling a furnace, we may indeed find additional

problems. Of course, we could possibly CAUSE some problems in the process. Therein lies the quandary. We want to set your expectations as to what an inspection is, and what it not.

We are generalists—We are not acting as specialists in any specific trade. The heating and cooling contractor may indeed have more heating expertise than we do. This is because heating and cooling is all he's expected to know. Inspectors are expected to know heating and cooling, plumbing, electricity, foundations, carpentry, roofing, appliances, etc. That's why we're generalists. We're looking at the forest, not the individual trees.

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) = The item, component or unit was visually observed, and, if no other comments were made, then it appeared to be functioning as intended, allowing for normal wear and tear.

Not Inspected (NI)= This item, component or unit was not inspected, and no representations of whether or not it was functioning as intended are made.

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

Repair or Replace (RR) = The item, component or unit is not 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.

Acceptance or use of this Inspection Report shall constitute acceptance of and agreement to all of the provisions of the Agreement for Inspection Services and its Terms and Conditions which are attached to and form a part of this Inspection Report.

Standards of Practice	In Attendance	Type of Building
NACHI National Association	Customer and	Single Family (1 Story)

Temperature	Weather	Ground Soil Surface Condition
40-49	Light Rain	Wet

Radon Test	Water Test	Mold Screen
No	No	No

General Summary

8181 Arista Place, Suite 100 | Broomfield, CO 80021
720-726-7193

Customer
Your Name

Property Address:
123 anywhere
anywhere, CO 12345

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. 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. 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.

1 • Roofing/Chimney

1.08 Flashings - Ridge

Repair or Replace

1.08.1 • The ridge shingles used to protect areas of the roof from moisture intrusion had exposed nail heads in areas. A qualified roofing contractor should inspect and repair as necessary.



2 • Roof Structure and Attic

2.03 Insulation in Attic

Repair or Replace

2.03.1 • The blown fiberglass (1 inch = R2.5-R3.7) insulation in the attic was about eight inches thick. The insulation is thinner in areas and does not provide uniform coverage. A qualified contractor should evaluate and take corrective action as necessary.

Insulation levels are specified by R-Value. R-Value is a measure of insulation's ability to resist heat traveling through it. The higher the R-Value the better the thermal performance of the insulation. Current standards for existing wood-framed buildings for this climate and location are R38-R60. Recommend increasing insulation to achieve current standards as necessary.







2.06 Vent Ducts

Repair or Replace

2.06.1 • Two bathroom exhaust fans vent duct terminated in the attic and did not vent to the exterior of property. A qualified contractor should evaluate and repair as necessary.





2.08 Whole House Attic Fan

Repair or Replace

2.08.1 • The whole-house fan has timer switch not operating properly . A qualified contractor should evaluate and repair or replace as necessary.





3 • Site Exterior

3.01 Wall Siding, Flashing and Trim Condition

Repair or Replace

3.01.1 • The siding at the front of the home has a swollen appearance due to moisture intrusion. A qualified contractor should evaluate and repair or replace as necessary.



3.02 Eaves. Soffits and Fascias

Repair or Replace

3.02.1 • The soffit panels is damaged in areas. A qualified contractor should evaluate and repair as needed. The eaves or overhangs, soffits and fascia are comprised of those portions of the roof that extend beyond the exterior walls. The eaves protect the siding, windows and doors from the deteriorating effects of direct rain or snowfall.



3.09 Driveways

Repair or Replace

3.09.1 • The concrete driveway showed signs of heaving and/or settling. Heaving is often caused by either soil which has expanded in volume in response to increases in soil moisture content, or by wet soil which has expanded as it has frozen. This is a trip hazard, and could result in injury. A qualified contractor should evaluate and repair or replace as necessary.



3.10 Walkways

Repair or Replace

3.10.1 • The concrete walkway at the front of the home had moderate cracks at the time of the inspection. Cracks should be filled with an appropriate sealant to avoid continued damage to the driveway surface from freezing moisture. A qualified contractor should evaluate and repair or replace as necessary.



3.11 Grading and Drainage

Repair or Replace

3.11.1 • The property had areas of neutral or negative drainage around the property, which will route runoff from precipitation to the foundation. Excessive moisture content in soil supporting the foundation can cause foundation and other structural damage from undermining, heaving or settling, depending on soil composition, moisture content and other conditions. The ground should slope away from the property ¼-inch per foot for a distance of at least six feet from the foundation. The Inspector recommends re-grading these areas to improve drainage near the foundation.



3.14 Plumbing Water Faucets (hose bibs)

Repair or Replace

3.14.1 • The outside water faucet at the rear of the house drips at the knob when turned on. A qualified contractor should evaluate and repair or replace as necessary according to current standards.



3.19 Exterior Foundation Wall
Repair or Replace

3.19.1 • The exterior poured concrete foundation wall at the front left corner had cracks at the corner. A qualified contractor should evaluate and repair or replace as necessary.





3.19.2 • The exterior poured concrete foundation wall around the property had vertical crack (s). A qualified contractor should evaluate and repair or replace as necessary.





3.21 Decks and Balconies
Repair or Replace

3.21.1 • The exterior deck floor was deteriorated in some areas. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.



3.21.2 • The ledger board was was missing where the deck attaches to the house at the deck at the rear of the home. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.



3.23 Roof Drainage System - Down Spouts & Extensions

Repair or Replace

3.23.1 • Downspout(s) around the property are missing extensions. This condition may cause problems by introducing excessive amounts of moisture to the soil beneath the foundation. Excessive moisture in soil supporting the foundation can affect its ability to support the weight of the structure above and may cause foundation damage from soil movement. When moisture is introduced into the foundation it could also cause possible mold growth. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.



3.24 Garage Door Exterior

Repair or Replace

3.24.1 • The exterior of garage door has peeling paint in some areas. Caulking and painting is needed to seal the door from moisture intrusion. A qualified contractor should evaluate and repair or replace as necessary.





4 • Garage

4.02 Occupant Door to Garage

Repair or Replace

4.02.1 • The door between the garage and the living space appeared to be fire resistive construction.
The door was self-closing to protect against fire and toxic fumes.
The door had a pet access door installed.
A qualified contractor should evaluate and repair or replace as necessary.



4.02.2 • The occupant door to the garage was damaged. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.



4.05 Garage Floor

Repair or Replace

4.05.1 • Heaving and/or settlement has occurred in the garage floor. Cracks and vertical movement were evident in the concrete slab at the time of the inspection. A qualified contractor should evaluate and repair/replace as necessary.



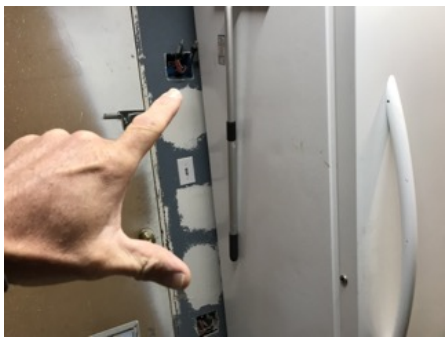
4.09 Electrical Switches and Fixtures

Repair or Replace

4.09.1 • Outlet needs a cover plate



4.09.2 • Junction boxes need cover plates



7.1 • Interior Rooms

7.1.03 Floors

Repair or Replace

7.1.03.1 • The carpet floor in the basement office was stained. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.

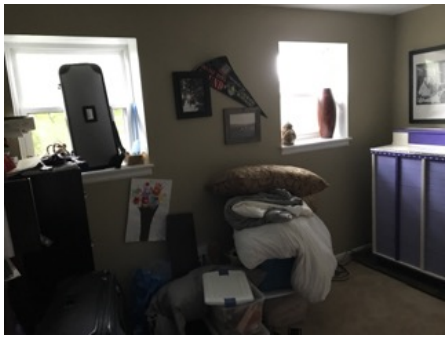


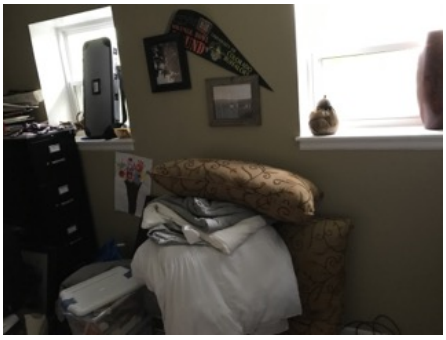
7.1.05 Windows

Repair or Replace

7.1.05.1 • At the time of the inspection, the property did not have emergency escape and rescue openings which met generally-accepted current standards.

Egress opening requirements
For safety reasons, all sleeping room and basements greater than 200 square feet and new properties should meet the generally-accepted current standards for emergency escape and rescue openings, which include the following requirements:
1. Sill height shall not exceed 44 inches above the floor.
2. Minimum net clear opening shall be 5.7 square feet; exception - grade level windows may have a minimum clear opening of 5 square feet.
3. Minimum net clear opening height shall be 24 inches.
4. Minimum net clear opening width shall be 20 inches.

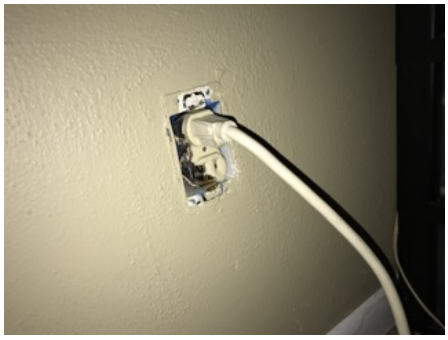




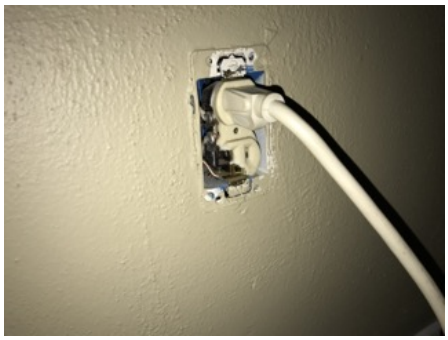
7.1.06 Electrical Outlets

Repair or Replace

7.1.06.1 • One or more electrical outlet(s) in the basement bedroom was missing the cover plate(s). A qualified contractor should evaluate and repair or replace as necessary and according to current standards.



7.1.06.2 • One or more electrical outlet(s) in the basement bedroom was broken or damaged. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.



7.2 • Interior Rooms

7.2.01 Ceilings

Repair or Replace

7.2.01.1 • The drywall on the ceiling in the basement living room revealed a water stain indicating a leak did or still exists. A qualified contractor should evaluate and repair or replace as necessary.



7.2.03 Floors

Repair or Replace

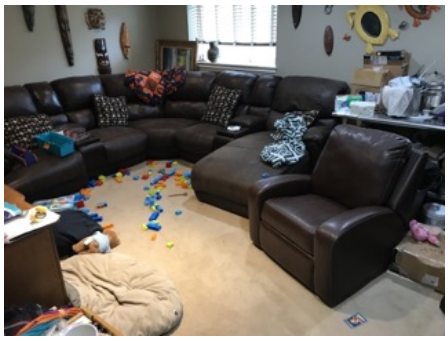
7.2.03.1 • The carpet floor in the basement living room was stained. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.

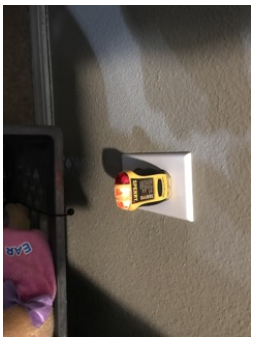


7.2.06 Electrical Outlets

Not Inspected

7.2.06.1 • Couldn’t access all the outlets





7.4 • Interior Rooms

7.4.03 Floors

Repair or Replace

7.4.03.1 • The carpet floor was stained. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.

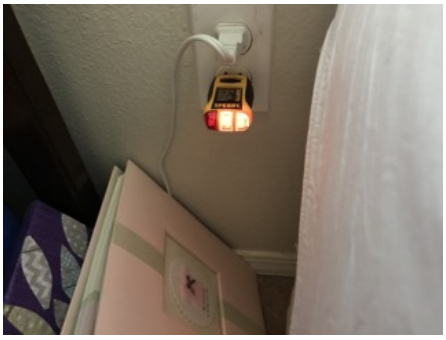


7.4.06 Electrical Outlets

Not Inspected

7.4.06.1 • Most outlets not accessible





7.5 • Interior Rooms

7.5.02 Walls

Repair or Replace

7.5.02.1 • The drywall on the interior wall(s) in the master bedroom hole. A qualified contractor should evaluate and repair or replace as necessary.



7.5.02.2 • Loose tv cable cover plate



7.5.03 Floors

Not Inspected

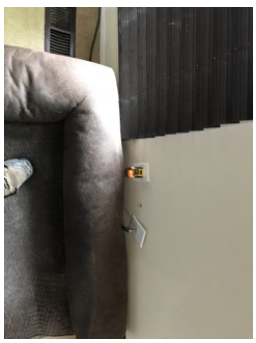
7.5.03.2 • Floors not fully visible, what i could see looked in good condition, carpet needs cleaned



7.5.06 Electrical Outlets

Not Inspected

7.5.06.1 • Inspected outlets that were accessible



7.6 • Interior Rooms

7.6.07 Electrical Fixtures and Switches

Repair or Replace

7.6.07.1 • The ceiling fan in the dining room may not be mounted properly. A qualified contractor should evaluate and repair or replace as necessary.



7.6.10 Carbon Monoxide Detectors

Not Present

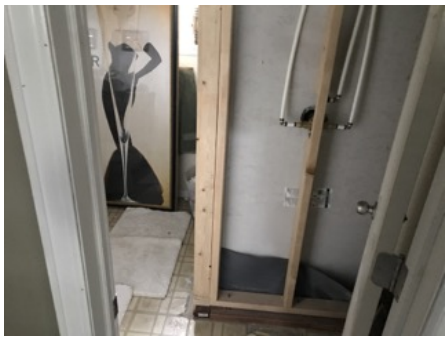
7.6.10.1 • No carbon monoxide detectors were provided in the property. The inspector recommends installation of carbon monoxide detectors in appropriate locations.
Carbon monoxide is a poisonous gas that cannot be smelled or seen and can be deadly within minutes of exposure. Due to the increased use of fuel burning appliances, most incidents occur during the winter months. Approximately 83% of Colorado single-family properties use gas, wood, kerosene, coal or fuel as their main heat source, all of which emit carbon monoxide.
Colorado House bill 1091 became effective on July 1, 2009 that requires Carbon Monoxide detectors to be installed in most properties that are new or sold starting July 1, 2009 and pursuant to the Bill Summary states as follows:
Requires any existing or new single-family dwelling or dwelling unit of an existing multi-family dwelling offered for sale or transfer on or after July 1, 2009, that has a fuel-burning heater or appliance, a fireplace, or an attached garage to have an operational carbon monoxide alarm installed within a specified distance of each room lawfully used for sleeping purposes.

8.1 • Bathroom and Components

8.1.04 Walls

Repair or Replace

8.1.04.1 • The drywall in the basement bathroom was missing in areas. A qualified contractor should evaluate and repair or replace as necessary.



8.1.05 Floors

Repair or Replace

8.1.05.1 • The linoleum floor in the bathroom was damaged. A qualified contractor should evaluate and repair or replace as necessary.



8.1.11 Plumbing Drain, Waste and Vent Systems

Repair or Replace

8.1.11.1 • The sink drain at the downstairs bath sink in the bathroom was leaking. A qualified contractor should evaluate and repair or replace as necessary.

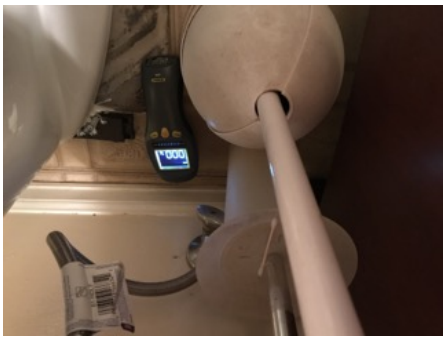


8.1.14 Toilet

Repair or Replace

8.1.14.1 • The toilet in the bathroom won't flush unless the lever is held down briefly. A qualified contractor should evaluate and repair or replace as necessary.





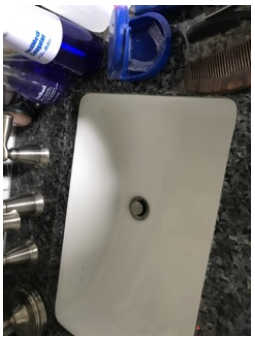
8.3 • Bathroom and Components

8.3.11 Plumbing Drain, Waste and Vent Systems

Repair or Replace

8.3.11.1 • The flex drain line at the master bath sink in the master bathroom can clog, leak, or fail. A qualified contractor should evaluate and repair or replace as necessary.



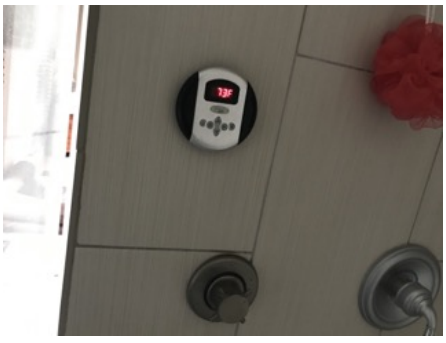


8.3.13 Plumbing Fixtures

Inspected

8.3.13.2 • Steam shower appears to be in good operable condition







10 • Water Heater

10.02 Water Heater Age

Repair or Replace

10.02.1 • The water heater was approximately 15 years old and at or past its warranty and/or expected service life.

According to the U.S. Department of Energy, these major appliances are intended to run for between 10 and 15 years. Be advised that every water heater will age differently relative to the following life span factors: water quality, mineral buildup, frequency of maintenance, volume of water utilized, size of tank, brand and quality of water heater.

Although it was operating at the time of the inspection, the inspector can not determine the remaining life of the water heater.



10.07 Exhaust Flue

Repair or Replace

10.07.1 • The gas-fired water heater exhaust flue had improper clearance from combustible materials. This type of vent requires 1-inch minimum clearance. This condition is a potential fire hazard. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.



10.19 Water Temperature

Repair or Replace

10.19.1 • The water temperature was higher than the acceptable range of 120-130 degrees. Recommend adjusting the water heater thermostat.



11 • Electrical System

11.01 Electric Meter
Repair or Replace

11.01.1 • The electric meter was located rear of home.
The meter was installed at a proper height, with the center of the meter measuring between 4 feet and 6 feet
above the walking surface.
The electric meter was securely fastened to the home.
The electric meter electrical grounding could not be verified.
The electric company security tag was missing.
A qualified contractor should evaluate and repair or replace as necessary.





12 • Cooling System

12.06 Cooling System Operation
Not Inspected

12.06.1 • The air conditioning system was not tested because the outside temperature was below 65º F at the time of the inspection. Testing the air conditioning in these conditions risks damaging the compressor. In addition, the temperature differentials will not be accurate in these conditions. The system should be serviced at the beginning of every cooling season.



13 • Heating System

13.04 Cabinet Exterior and Interior

Repair or Replace

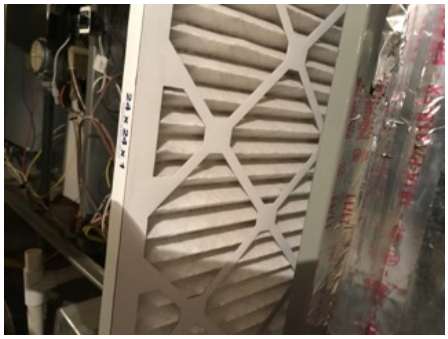
13.04.1 • The furnace cabinet was corroded or rusted in some areas. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.



13.10 Air Filter

Repair or Replace

13.10.1 • The disposable (24x24) air filter is located in the right side of the blower chamber. The filter was dirty. Replacement or cleaning of the filter was needed.



14 • Fireplaces

14.01 Solid Fuel Heating Devices (Fireplaces, Woodstove)

Not Inspected

14.01.2 • Wood burning stove located in garage, unable to inspect due to inaccessibility



16 • Structural Crawl Space

16.04 Crawl Space Soil Vapor Barrier
Not Present

16.04.1 • No soil cover was installed at the time of the inspection. Soil covers help reduce humidity levels in crawlspaces by limiting moisture evaporation into the air from soil. Reducing humidity levels can help reduce the chances for mold growth and deterioration of structural components. A qualified contractor should evaluate and install a soil cover as necessary.



16.05 Crawl Space Moisture Intrusion
Repair or Replace

16.05.1 • Efflorescence (white powdery substance) on the wall indicates moisture is in contact with the concrete or masonry. This does not necessarily indicate that intrusion will occur. I recommend checking the gutters and the downspout drain lines for proper operation. Also, a water proofing paint could be applied to the interior side of the wall if necessary. Efflorescence is found on many properties without water intrusion occurring inside the property. But, it should alert you to the possibility that future steps may be needed. A qualified contractor should evaluate and repair as necessary.



16.09 Crawl Space Foundation Wall
Not Inspected

16.09.1 • There were several cracks in the crawlspace foundation wall. These cracks should be sealed to prevent moisture intrusion, and monitored for further movement. Further analysis by a licensed structural engineer is recommended.





16.10 Crawl Space Insulation

Repair or Replace

16.10.1 • The crawl space insulation has fallen and areas are not properly covered. A qualified contractor should evaluate and repair or replace as necessary.





Property 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. Property 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.