

Inspection Report

Mr. Ken Williams

Property Address:

20 Back Bay
Galveston Tx 77551



On The Ball Home Inspection

Billy Ball 22756

Billy Ball 992 cr 4754 Mt.Pleasant Tx 75455

Table of Contents

Cover Page.....1
Table of Contents.....2
Intro Page3
I Structural Systems.....4
II Electrical Systems.....22
III Heating, Ventilation and Air Conditioning
Systems27
IV Plumbing System.....30
V Appliances35
General Summary.....37
Invoice.....59

Date: 3/29/2018	Time: 01:00 PM	Report ID: 32918
Property: 20 Back Bay Galveston Tx 77551	Customer: Mr. Ken Williams	Real Estate Professional:

Comment Key or Definitions

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

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

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

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

Deficient (D) = 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.

In Attendance:

Vacant (inspector only)

Type of building:

Single Family (1 story)

Approximate age of building:

Over 10 Years

Temperature:

Over 60 (F) = 15.5 (C)

Weather:

Clear

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Yes

Radon Test:

No

Water Test:

No

I. Structural Systems

		I	NI	NP	D	Styles & Materials
A.	Foundations	•			•	Type of Foundation(s): Poured concrete
B.	Grading and Drainage	•			•	Method used to observe
C.	Roof Covering Materials	•			•	Crawlspace: No crawlspace
D.	Roof Structures and Attics	•			•	Ceiling Structure: 2X6
E.	Walls (Interior and Exterior)	•			•	Floor Structure: Slab
F.	Ceilings and Floors	•			•	Wall Structure: Wood
G.	Doors (Interior and Exterior)	•			•	Types of Roof Covering: 3-Tab fiberglass
H.	Windows	•			•	Viewed roof covering
I.	Stairways (Interior and Exterior)			•		from: Walked roof
J.	Fireplaces and Chimneys			•		Roof-Type: Hip
K.	Porches, Balconies, Decks and Carports	•				Roof Structure Type. 2 X 6 Rafters
L.	Other	•				Method used to observe

I= Inspected, NI= Not Inspected, NP= Not Present, D= Deficient

I NI NP D

attic:
Walked
Attic info:
Pull Down stairs
Approximate Average
Depth of Insulation:
Less than 6 inches
Sky Light(s):
None
Chimney (exterior):
N/A
Siding Material:
Wood
Full brick
Window Types:
Single pane
Window Manufacturer:
UNKNOWN
Appurtenance:
Covered porch
Porch
Exterior Entry Doors
Steel
Ceiling Materials:
Gypsum Board
Wall Material:
Gypsum Board
Floor Covering(s):
Laminated T&G
Interior Doors:
Hollow core
Cabinetry:

Wood

Countertop:

Laminate

Tile

Driveway:

Concrete

Types of Fireplaces:

None

Operable Fireplaces:

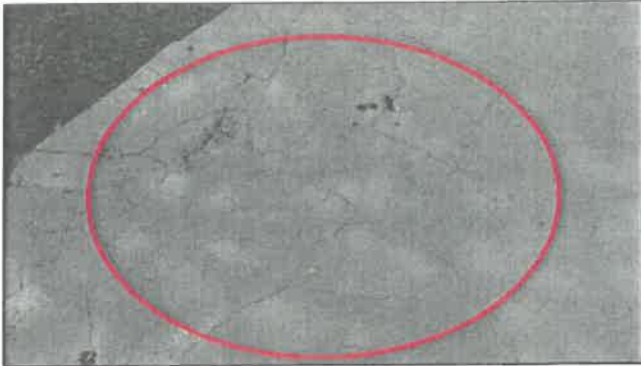
None

Number of Woodstoves:

None

Comments:

A. (1) Cracks in driveway may cause tripping accidents. Recommend monitoring and repair if needed.



A. Item 1(Picture)



A. Item 2(Picture)

(2) Trees should be a minimum of 10ft from the home to keep from damaging foundation. Recommend monitoring.



A. Item 3(Picture)

(3) Bushes to close to property. Recommend cutting back to improve ventilation.



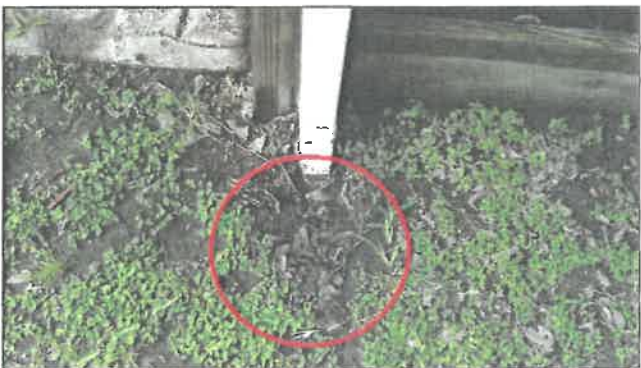
A. Item 4(Picture)

A. Item 5(Picture)



A. Item 6(Picture)

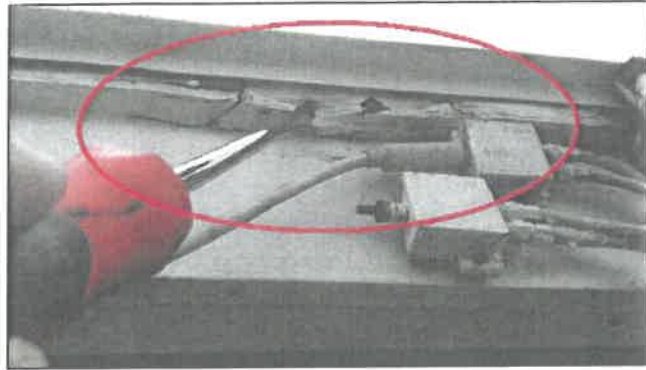
B. Down spouts should have splash blocks. Recommend installing splash blocks.



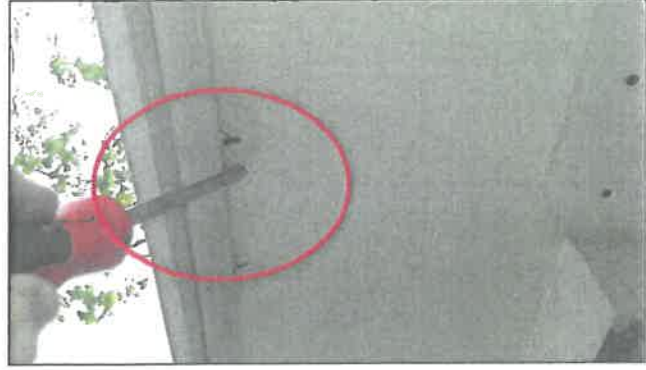
B. Item 1(Picture)

B. Item 2(Picture)

C. (1) Water damaged wood around the property. Recommend repair and replace.

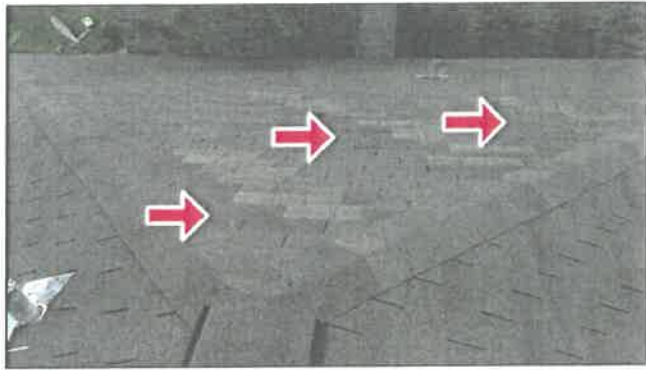


C. Item 1(Picture)



C. Item 2(Picture)

(2) Multiple patching. Recommend a roofer evaluate and repair.



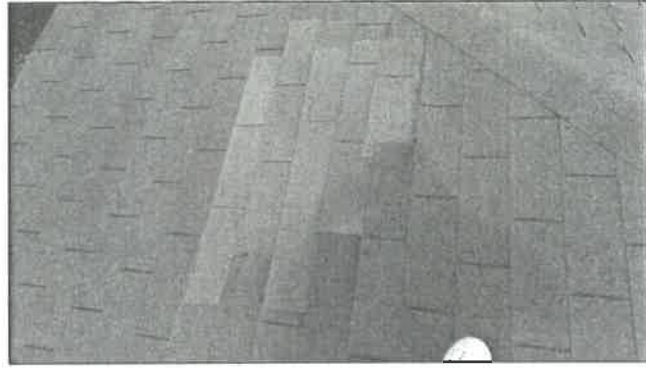
C. Item 3(Picture)



C. Item 4(Picture)

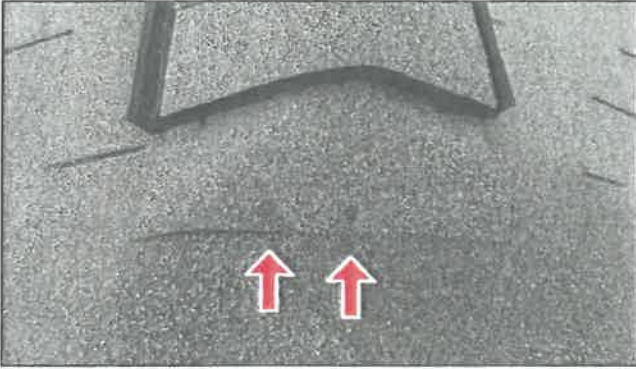


C. Item 5(Picture)

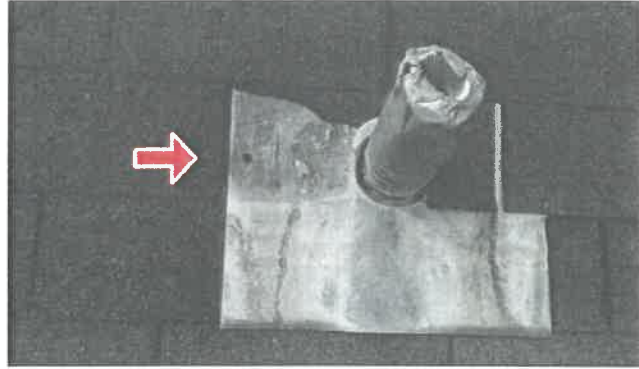


C. Item 6(Picture)

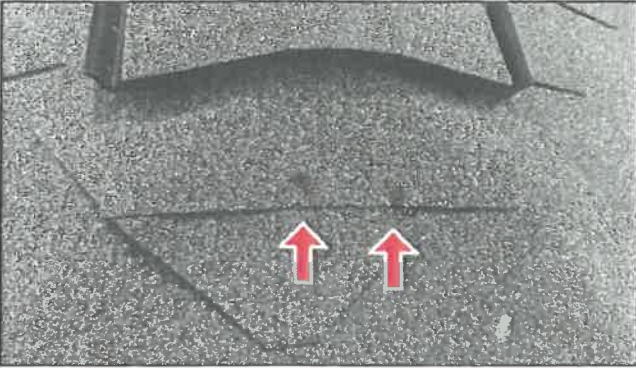
(3) Exposed nail heads. Recommend sealant to keep water leaks from forming.



C. Item 7(Picture)

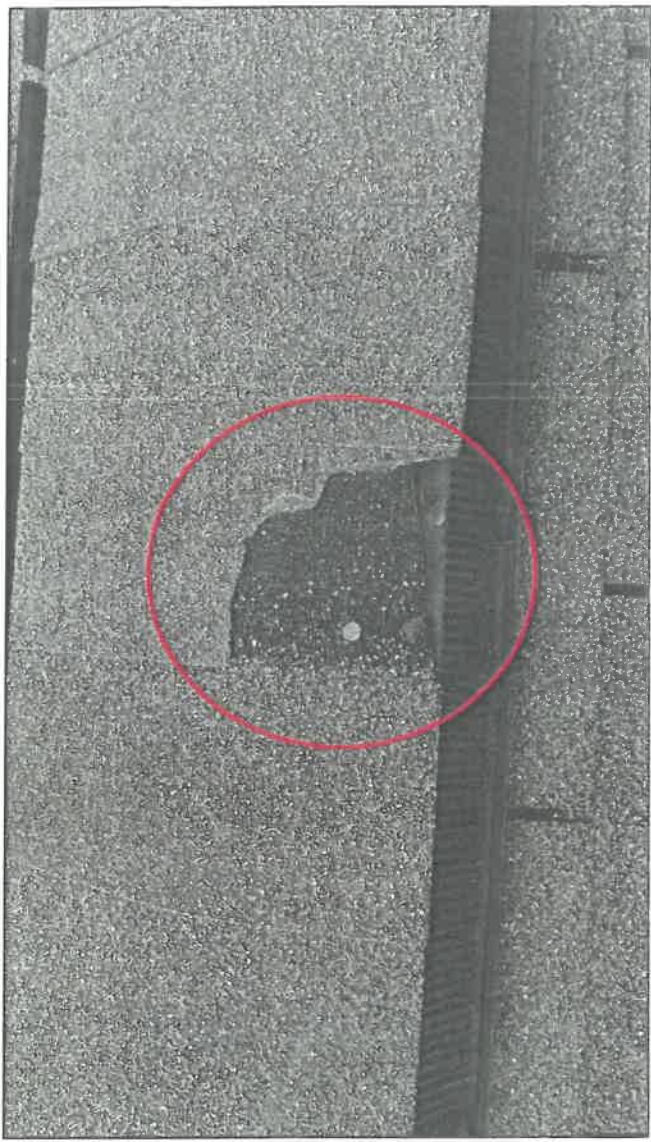


C. Item 8(Picture)

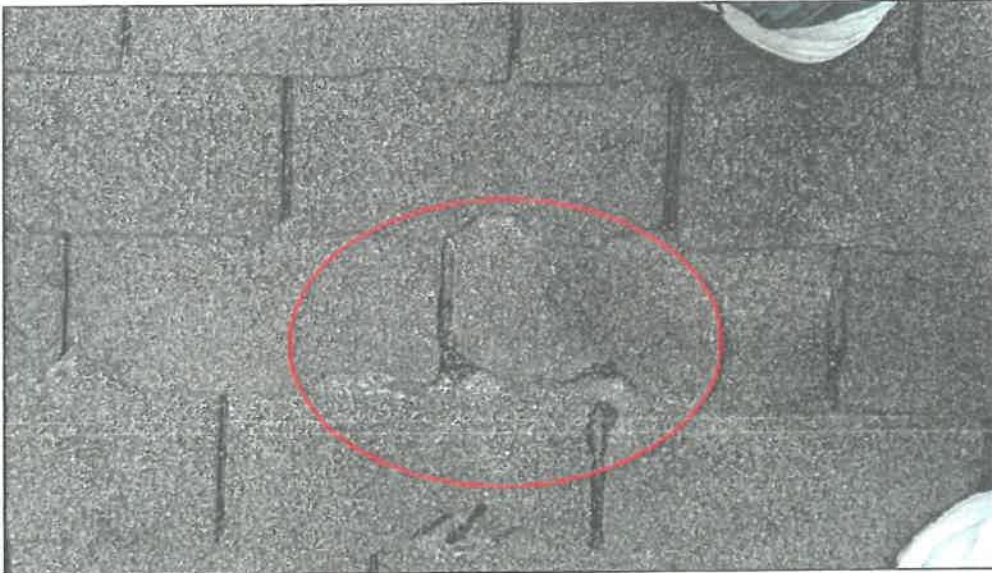


C. Item 9(Picture)

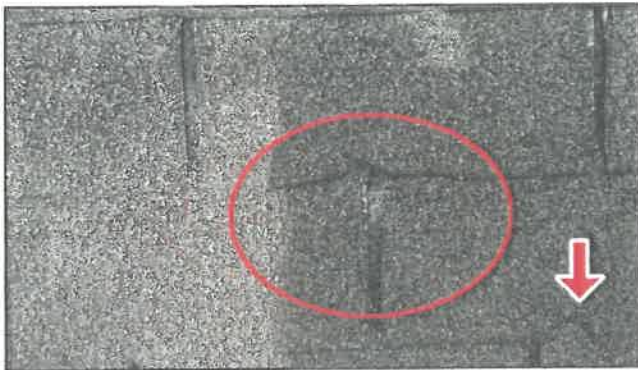
(4) Broken and missing shingles. Recommend a roofer evaluate and repair.



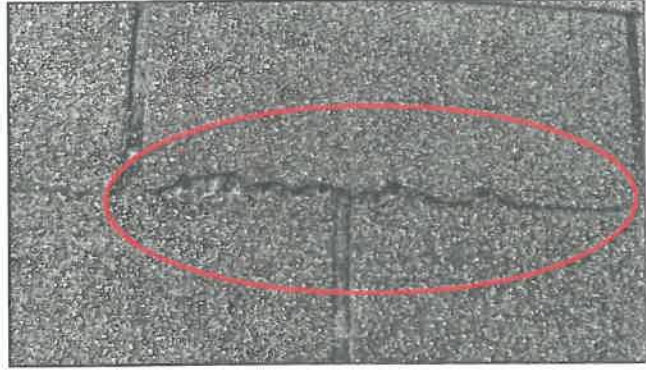
C. Item 10(Picture)



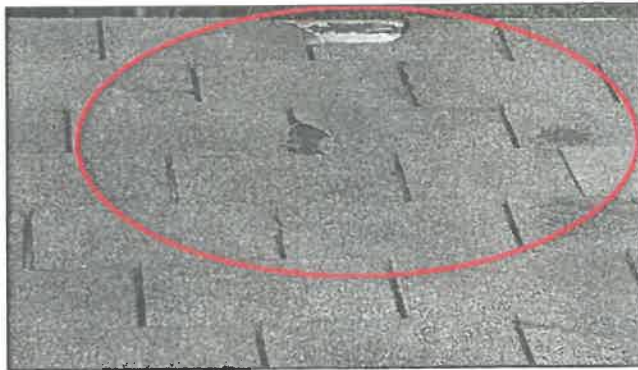
C. Item 11(Picture)



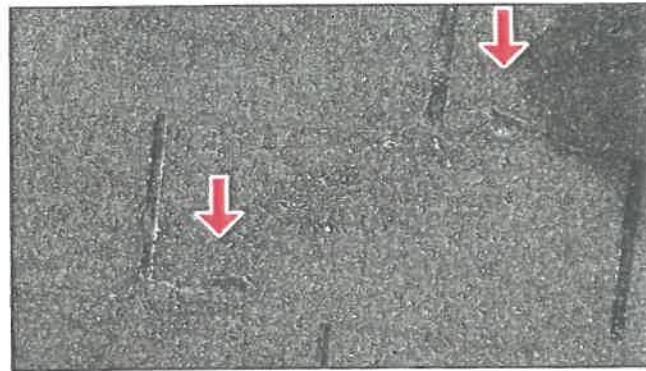
C. Item 12(Picture)



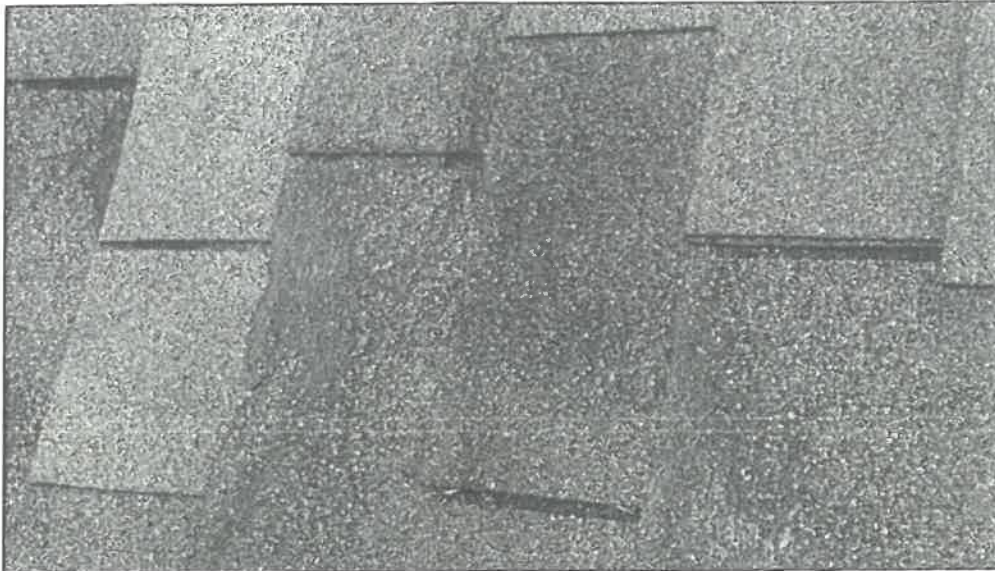
C. Item 13(Picture)



C. Item 14(Picture)



C. Item 15(Picture)



C. Item 16(Picture)



C. Item 17(Picture)



C. Item 18(Picture)

D. 6" of insulation in attic. Recommend blowing in more insulation.



D. Item 1(Picture)

E. (1) Right side of home has open hole. Recommend sealing off to keep water and bugs from entering home.

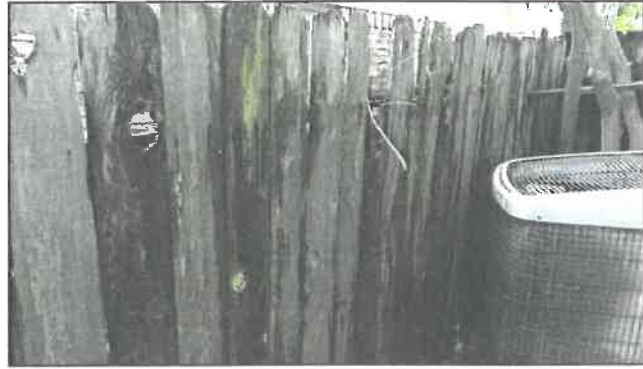


E. Item 1(Picture)

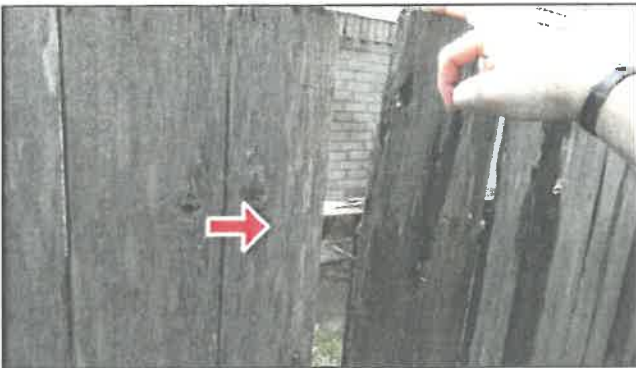
(2) Privacy fence around the home is loose and falling down. Recommend replacing.



E. Item 2(Picture)



E. Item 3(Picture)

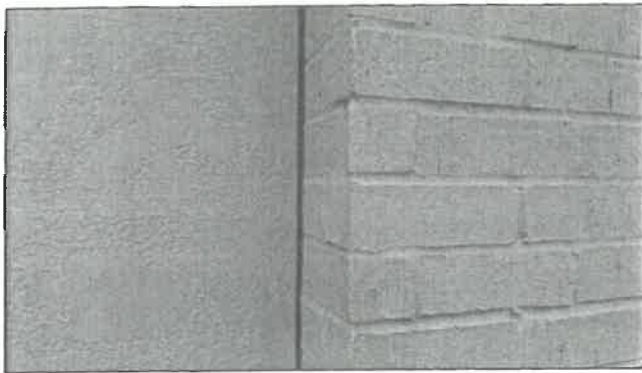


E. Item 4(Picture)

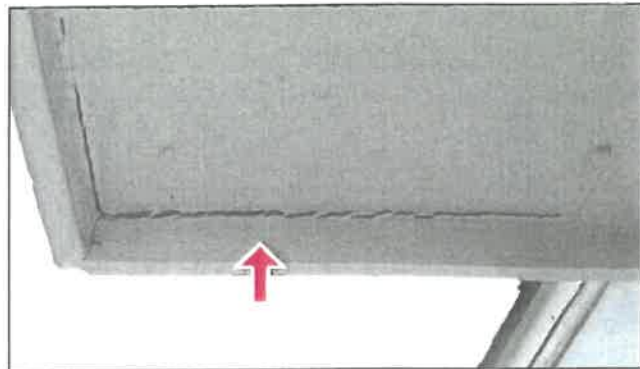


E. Item 5(Picture)

(3) Open seams. Recommend sealant be installed to keep water and bugs from entering.

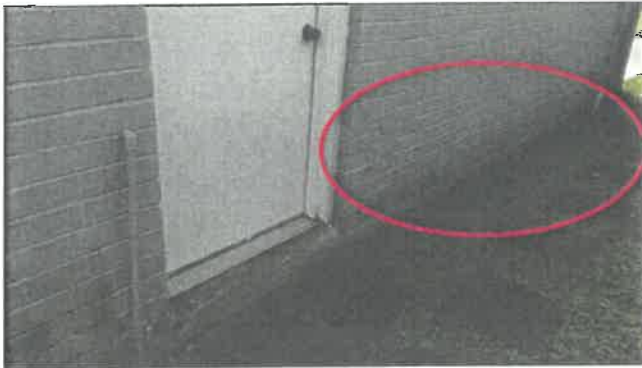


E. Item 6(Picture)



E. Item 7(Picture)

(4) Mold growth on wall from rain run off. Recommend installing gutters.



E. Item 8(Picture)

(5) Water damaged around garage doors. Recommend repair and replace.



E. Item 9(Picture)



E. Item 10(Picture)



E. Item 11(Picture)



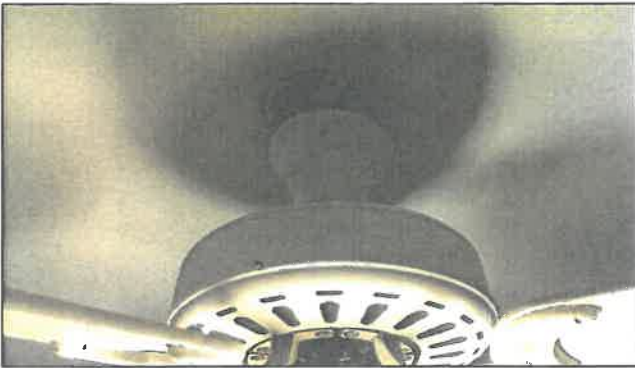
E. Item 12(Picture)

(6) Outside garage door leaks when it rains.



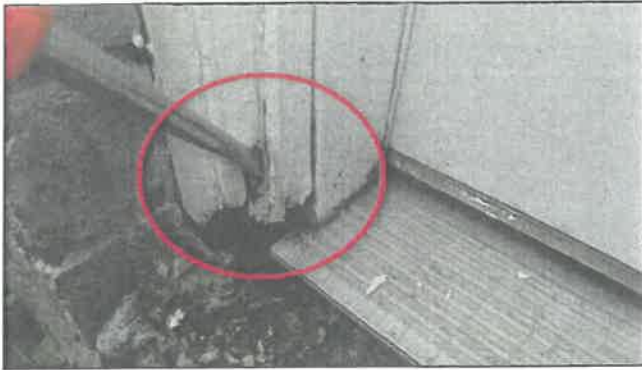
E. Item 13(Picture)

F. Ceiling fan is very loose. Recommend installing properly.



F. Item 1(Picture)

G. (1) Door framing around side door leading into garage has water damage. Recommend repair and replacing.



G. Item 1(Picture)



G. Item 2(Picture)

(2) Multiple doors do not have door stops. Recommend installing door stops to prevent damage to walls.



G. Item 3(Picture)



G. Item 4(Picture)



G. Item 5(Picture)

H. (1) Multiple windows around the property have missing screens. Recommend installing.

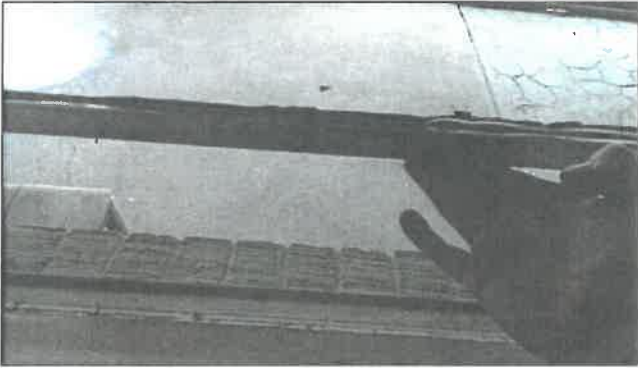


H. Item 1(Picture)



H. Item 2(Picture)

(2) A few windows around the home don't stay up when open.



H. Item 3(Picture)



H. Item 4(Picture)

L. General pictures



L. Item 1(Picture)



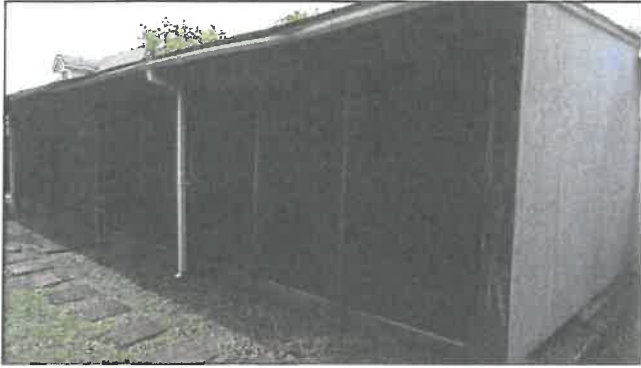
L. Item 2(Picture)



L. Item 3(Picture)



L. Item 4(Picture)



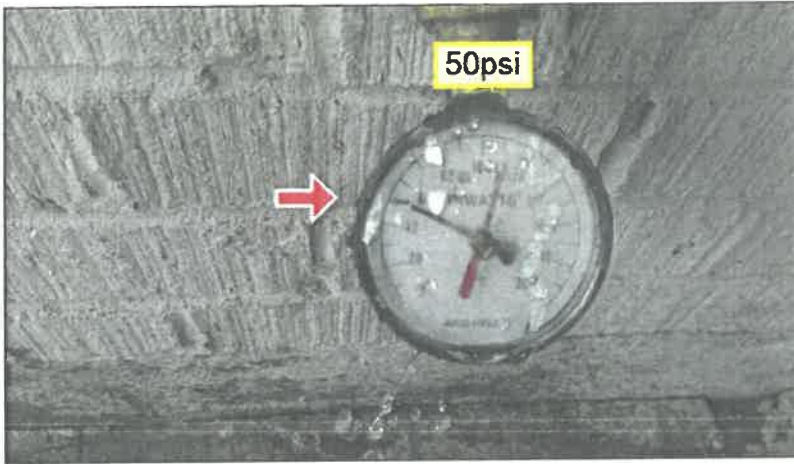
L. Item 5(Picture)



L. Item 6(Picture)



L. Item 7(Picture)



L. Item 8(Picture)



L. Item 9(Picture)



L. Item 10(Picture)



L. Item 11(Picture)



L. Item 12(Picture)



L. Item 13(Picture)



L. Item 14(Picture)



L. Item 15(Picture)



L. Item 16(Picture)



L. Item 17(Picture)



L. Item 18(Picture)



L. Item 19(Picture)



L. Item 20(Picture)



L. Item 21(Picture)



L. Item 22(Picture)



L. Item 23(Picture)



L. Item 24(Picture)



L. Item 25(Picture)



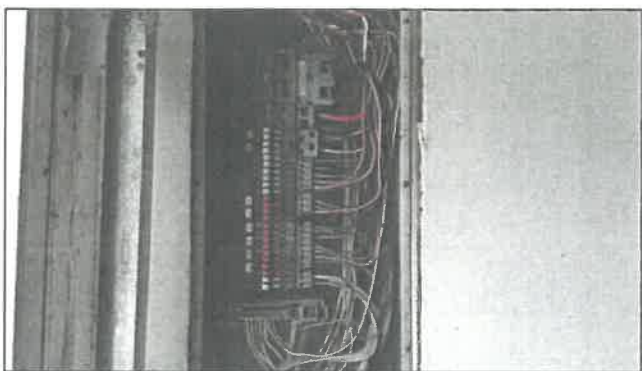
L. Item 26(Picture)



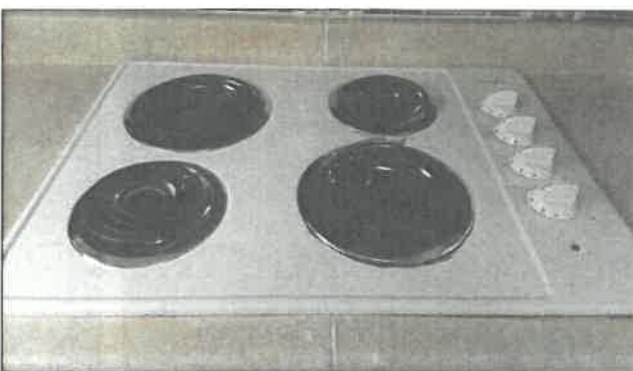
L. Item 27(Picture)



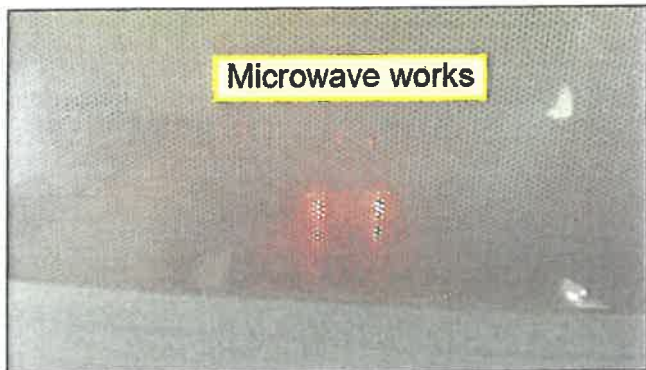
L. Item 28(Picture)



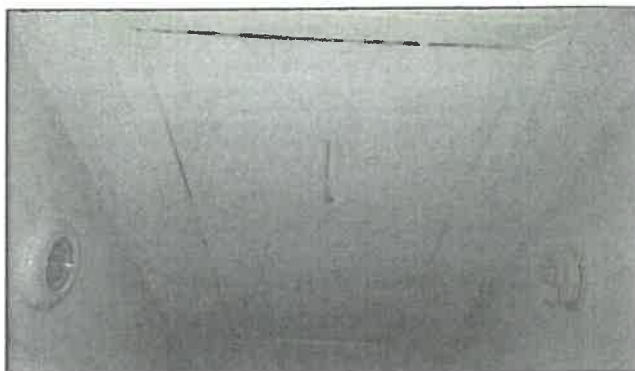
L. Item 29(Picture)



L. Item 30(Picture)



L. Item 31(Picture)



L. Item 32(Picture)



L. Item 33(Picture)



L. Item 34(Picture)



L. Item 35(Picture)



L. Item 36(Picture)



L. Item 37(Picture)



L. Item 38(Picture)

II. Electrical Systems

		I	NI	NP	D	Styles & Materials
A.	Service Entrance and Panels	•			•	Electrical Service
B.	Branch Circuits, Connected Devices and Fixtures	•			•	Conductors: Overhead service Panel Capacity: 200 AMP Panel Type: Circuit breakers Electric Panel Manufacturer: Sylvania Type of wiring: Copper Wiring Methods: Romex

I= Inspected, NI= Not Inspected, NP= Not Present, D= Deficient

Comments:

A. (1) Breaker panel is shut off.



A. Item 1(Picture)

(2) Electrical panel should be attached to wall for more security. Recommend electrician evaluate and repair.



A. Item 2(Picture)

(3) Hot wires in panel



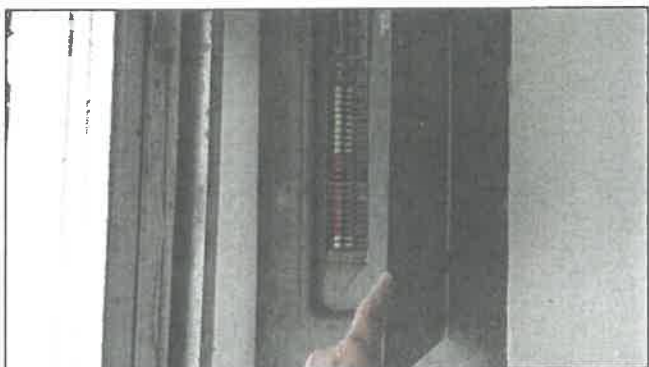
A. Item 3(Picture)

(4) Panel screws should not have points. Recommend correct screw be installed.



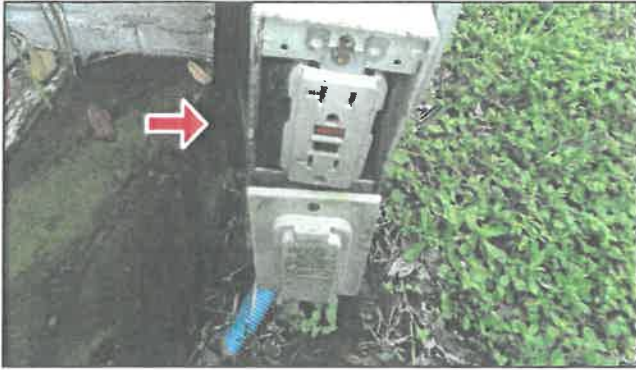
A. Item 4(Picture)

(5) Panel door does not stay shut.

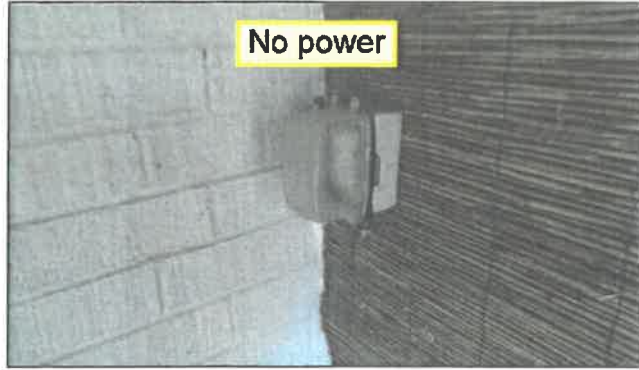


A. Item 5(Picture)

B. (1) Electrical plug has no power or cover. Recommend electrician evaluate and repair.



B. Item 1(Picture)



B. Item 2(Picture)

(2) Electrical plugs on the counters in bathrooms and kitchen should be G.F.C.I protected. Recommend installing G.F.C.I plugs.



B. Item 3(Picture)



B. Item 4(Picture)



B. Item 5(Picture)

(3) Outside plugs should be G.F.C.I protected. Recommend installing G.F.C.I plugs.



B. Item 6(Picture)

(4) Closet lights should have globes. If light were to blow the globes would keep sparks contained. Recommend installing globes.



B. Item 7(Picture)

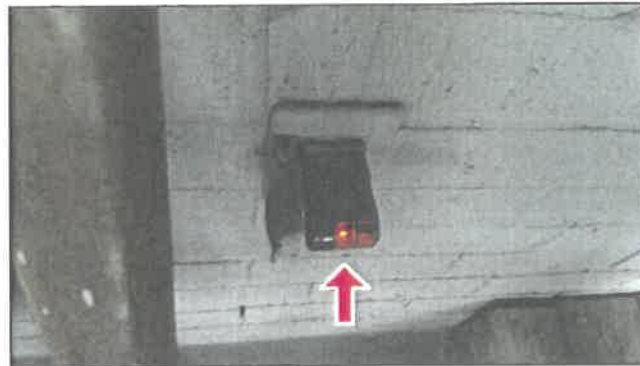


B. Item 8(Picture)

(5) Multiple plugs show open ground. Recommend evaluate and repair by electrician.



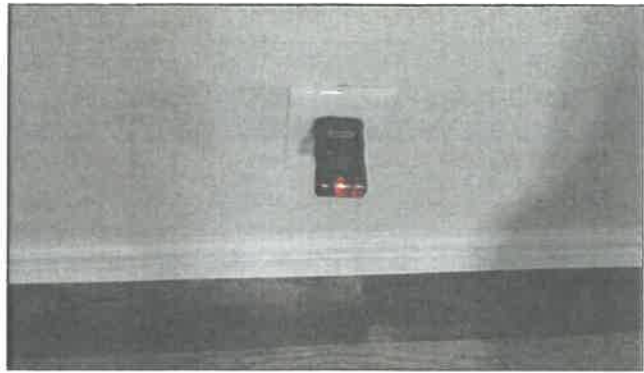
B. Item 9(Picture)



B. Item 10(Picture)



B. Item 11(Picture)



B. Item 12(Picture)

(6) Hot wire in attic should be in junction box. Recommend electrician evaluate repair.



B. Item 13(Picture)

III. Heating, Ventilation and Air Conditioning Systems

		I	NI	NP	D
A.	Heating Equipment	•			
B.	Cooling Equipment	•			•
C.	Duct Systems, Chases and Vents	•			

I= Inspected, NI= Not Inspected, NP= Not Present, D= Deficient

Styles & Materials

Type of Systems
 (Heating):
 Electric heat

Energy Sources:
 Electric

Number of Heat Systems
 (excluding wood):
 One

Heat System Brand:
 CONCORD

Ductwork:
 Insulated

Filter Type:
 Washable

Filter Size:
 N/A

Type of Systems
 (Cooling):
 Air conditioner unit

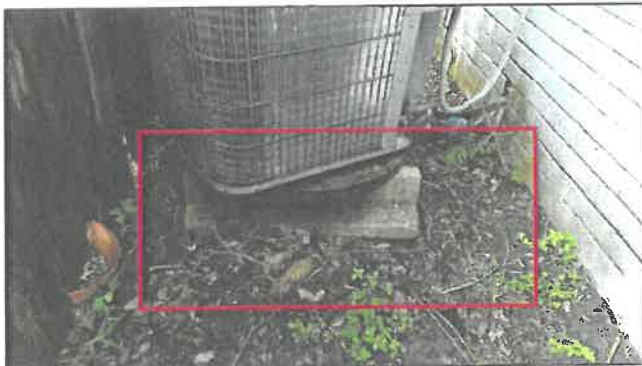
Cooling Equipment Energy
 Source:
 Electricity

Number of AC Only Units:
 One

Central Air Brand:
 CONCORD

Comments:

B. (1) Outside unit should be on 3" thick 36"x36" platform. Recommend installing correct platform.



B. Item 1(Picture)



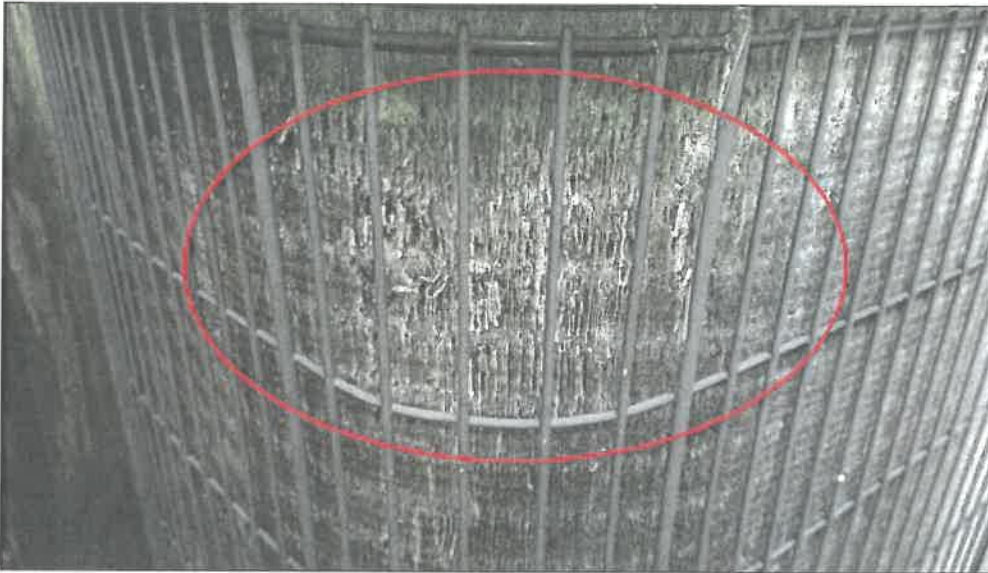
B. Item 2(Picture)

(2) Suction line on outside unit should be insulated. Recommend insulation be installed.



B. Item 3(Picture)

(3) Outside A/C unit did not operate on day of inspection



B. Item 4(Picture)



B. Item 5(Picture)



B. Item 6(Picture)

IV. Plumbing System

	I	NI	NP	D	Styles & Materials
A. Plumbing Supply, Distribution System and Fixtures	•			•	Water Source: Public
B. Drains, Waste and Vents	•			•	Water Filters: None
C. Water Heating Equipment	•			•	Plumbing Water Supply (into home): PVC
D. Hydro-Massage Therapy Equipment			•		Plumbing Water Distribution (inside home): PVC
E. Other	•				Washer Drain Size: 2" Diameter Plumbing Waste: PVC Water Heater energy sources: Electric Water Heater Capacity: 40 Gallon (1-2 people) Water Heater Location: Garage WH Manufacturer: RHEEM Location of water meter: at street Location of main water supply valve: at street Static water pressure reading: 50 psi

I= Inspected, NI= Not Inspected, NP= Not Present, D= Deficient

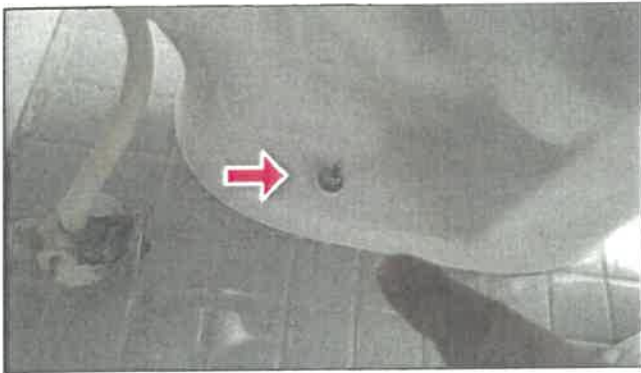
Comments:

A. (1) Exposed water pipes. Recommend insulating during the winter months to keep from freezing.

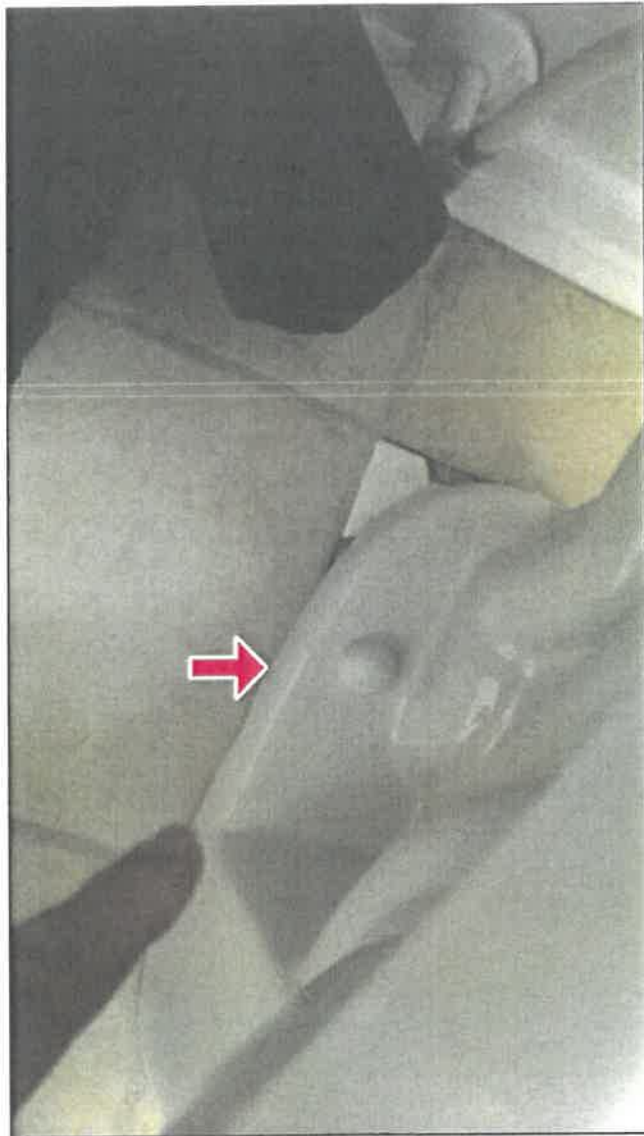


A. Item 1(Picture)

(2) Toilets in both bathrooms are loose. Recommend tightening.

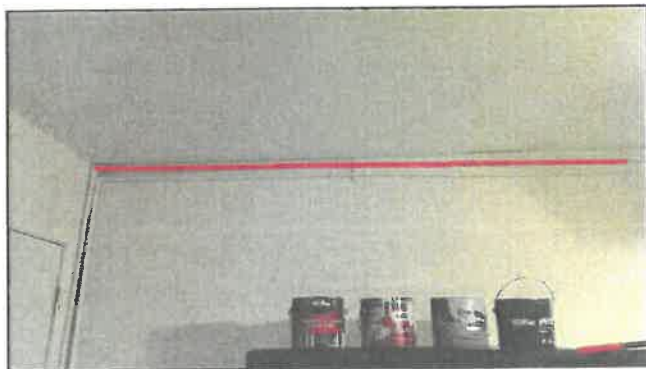


A. Item 2(Picture)

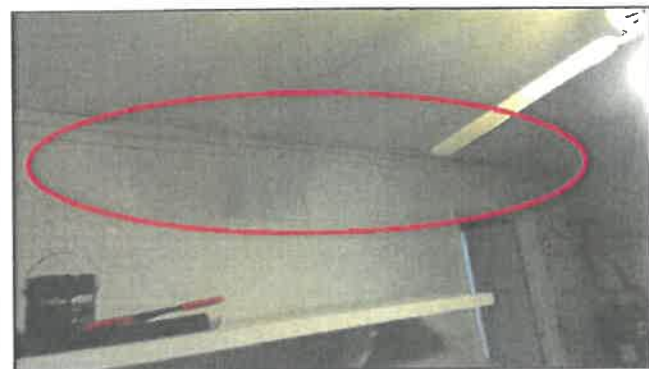


A. Item 3(Picture)

(3) Exposed water lines in garage. Recommend insulating to keep from freezing in winter months.



A. Item 4(Picture)



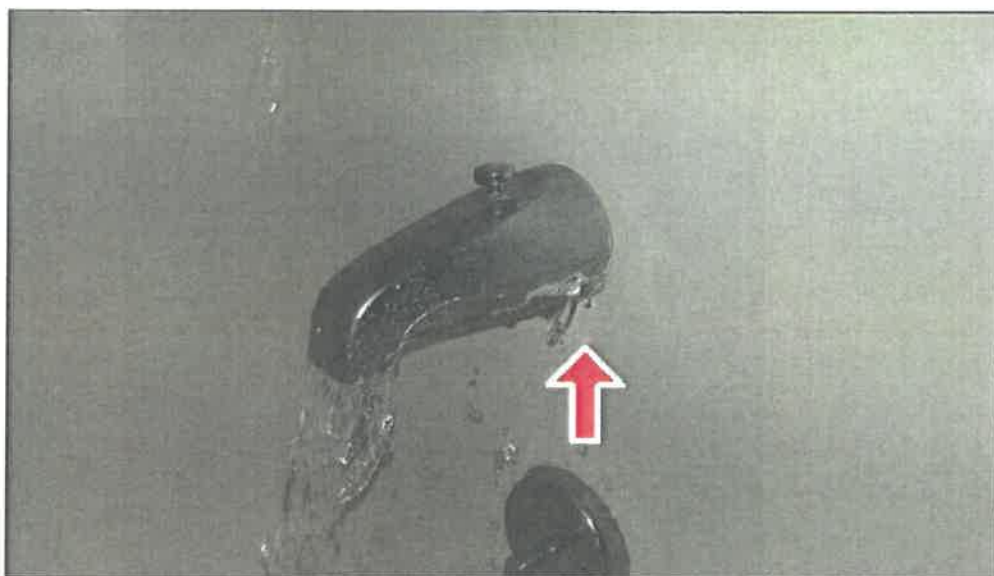
A. Item 5(Picture)

(4) Exposed water lines on the exterior. Recommend insulating during winter months.



A. Item 6(Picture)

(5) Hall bathroom faucet has a hole on the back side that leaks water. Recommend repair or replace.



A. Item 7(Picture)

B. (1) Sinks in both bathroom are slow drain. Recommend cleaning out traps.

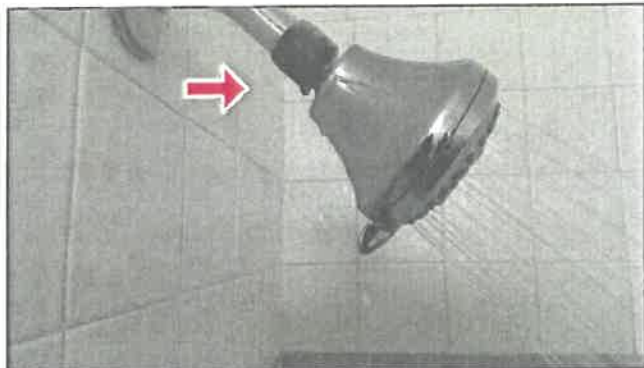


B. Item 1(Picture)



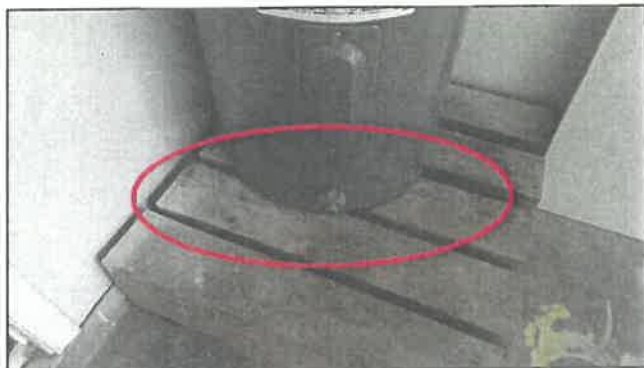
B. Item 2(Picture)

(2) Shower head in master bath has leak. Recommend repair or replace.



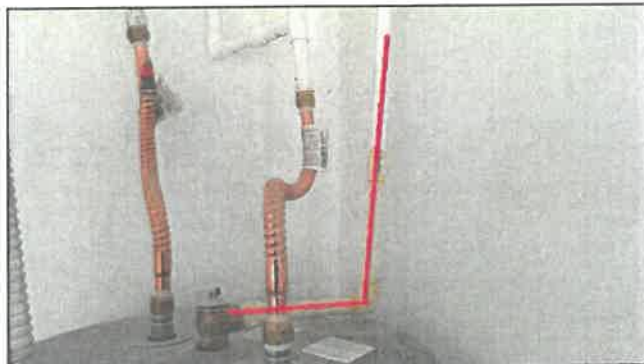
B. Item 3(Picture)

C. (1) Hot water heater need drain pan. Recommend evaluate and repair by plumber.



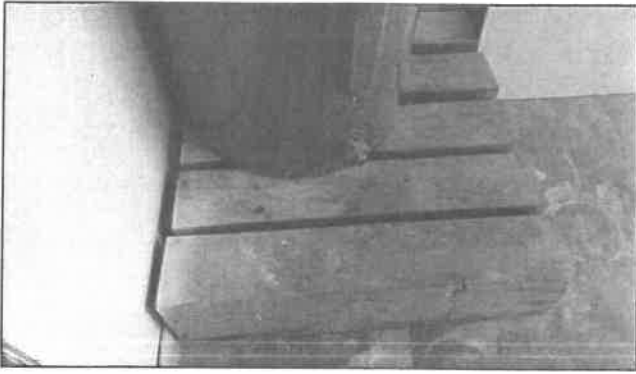
C. Item 1(Picture)

(2) Pressure relief valve should lead down the hot water heater and exit outside the home. Recommend a plumber evaluate and repair.



C. Item 2(Picture)

(3) Hot water should be 18" off the ground in the garage to keep from igniting any fumes. Recommend installing a different platform.



C. Item 3(Picture)

V. Appliances

	I	NI	NP	D	Styles & Materials
A. Dishwasher	•				Dishwasher Brand: AMANA
B. Food Waste Disposers	•			•	Disposer Brand: BADGER
C. Range Hood and Exhaust System	•			•	Exhaust/Range hood: NONE
D. Ranges, Cooktops and Ovens	•				Range/Oven: FRIGIDAIRE
E. Microwave Ovens	•				UNKNOWN
F. Mechanical Exhaust Vents and bathroom Heaters	•				Built in Microwave: GENERAL ELECTRIC
G. Garage Door Operator(s)	•			•	Auto-opener
H. Dryer Exhaust System	•				Manufacturer: GENIE
I. Other	•				Garage Door Type: Two manual
	•				Garage Door Material: Metal

I= Inspected, NI= Not Inspected, NP= Not Present, D= Deficient

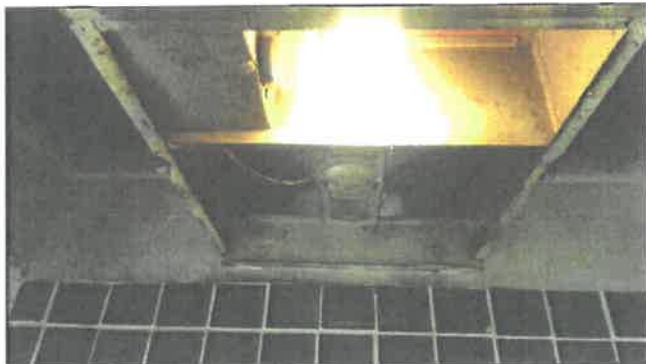
Comments:

B. Food disposer does not work. Recommend replacing.



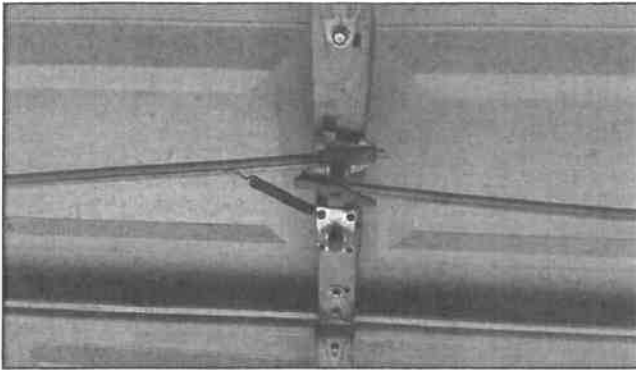
B. Item 1(Picture)

C. Vent does not operate. Recommend replacing.



C. Item 1(Picture)

G. Garage door latches should be removed when automatic door operate. Recommend removing when that time comes.



G. Item 1(Picture)

General Summary

On The Ball Home Inspection

Billy Ball 992 cr 4754 Mt.Pleasant Tx 75455

Customer

Mr. Ken Williams

Address

20 Back Bay
Galveston Tx 77551

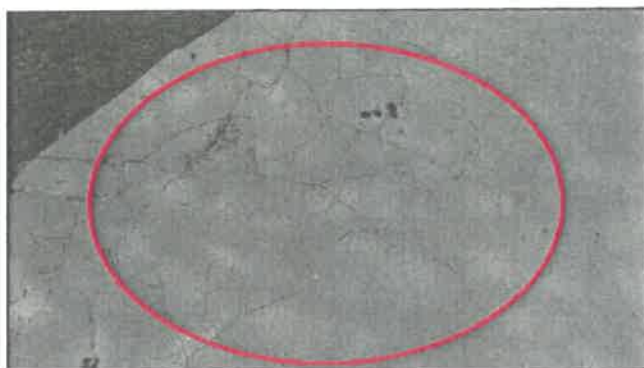
The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations 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.

I. Structural Systems

A. Foundations

Inspected, Deficient

(1) Cracks in driveway may cause tripping accidents. Recommend monitoring and repair if needed.



A. Item 1(Picture)



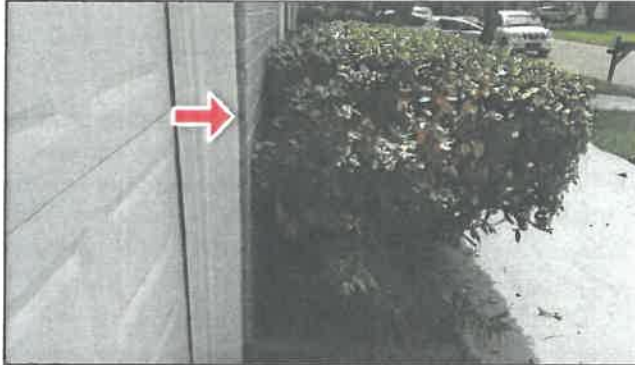
A. Item 2(Picture)

(2) Trees should be a minimum of 10ft from the home to keep from damaging foundation. Recommend monitoring.

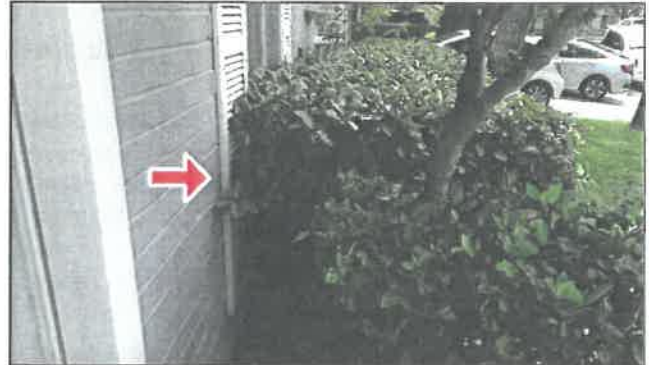


A. Item 3(Picture)

(3) Bushes to close to property. Recommend cutting back to improve ventilation.



A. Item 4(Picture)



A. Item 5(Picture)

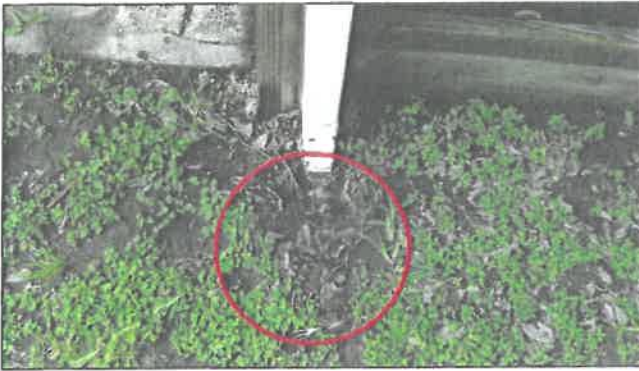


A. Item 6(Picture)

B. Grading and Drainage

Inspected, Deficient

Down spouts should have splash blocks. Recommend installing splash blocks.



B. Item 1(Picture)

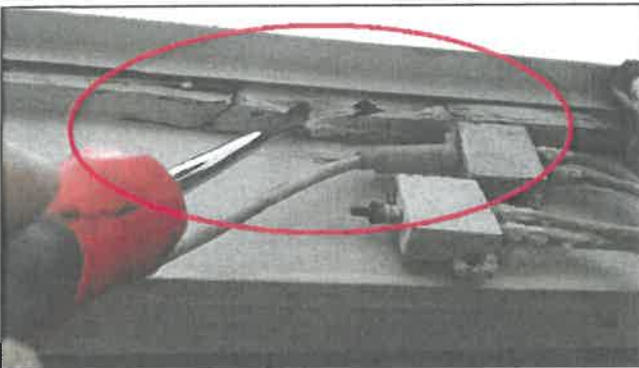


B. Item 2(Picture)

C. Roof Covering Materials

Inspected, Deficient

(1) Water damaged wood around the property. Recommend repair and replace.

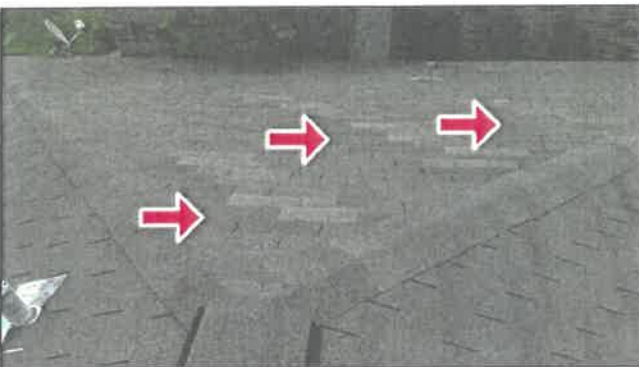


C. Item 1(Picture)



C. Item 2(Picture)

(2) Multiple patching. Recommend a roofer evaluate and repair.



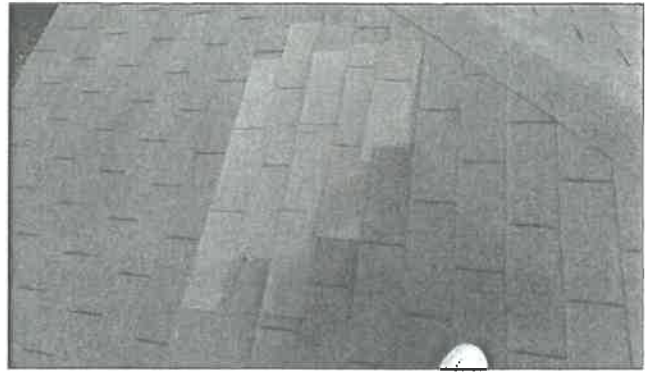
C. Item 3(Picture)



C. Item 4(Picture)

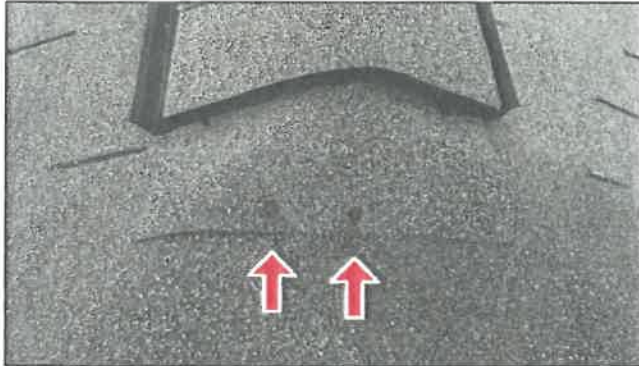


C. Item 5(Picture)

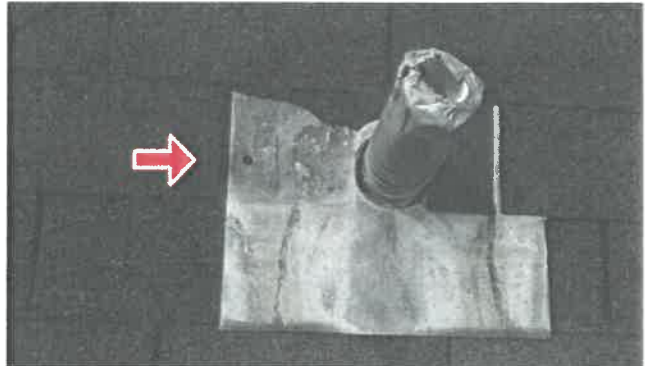


C. Item 6(Picture)

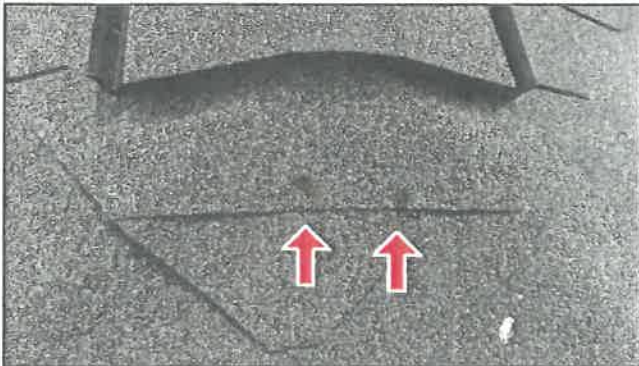
(3) Exposed nail heads. Recommend sealant to keep water leaks from forming.



C. Item 7(Picture)

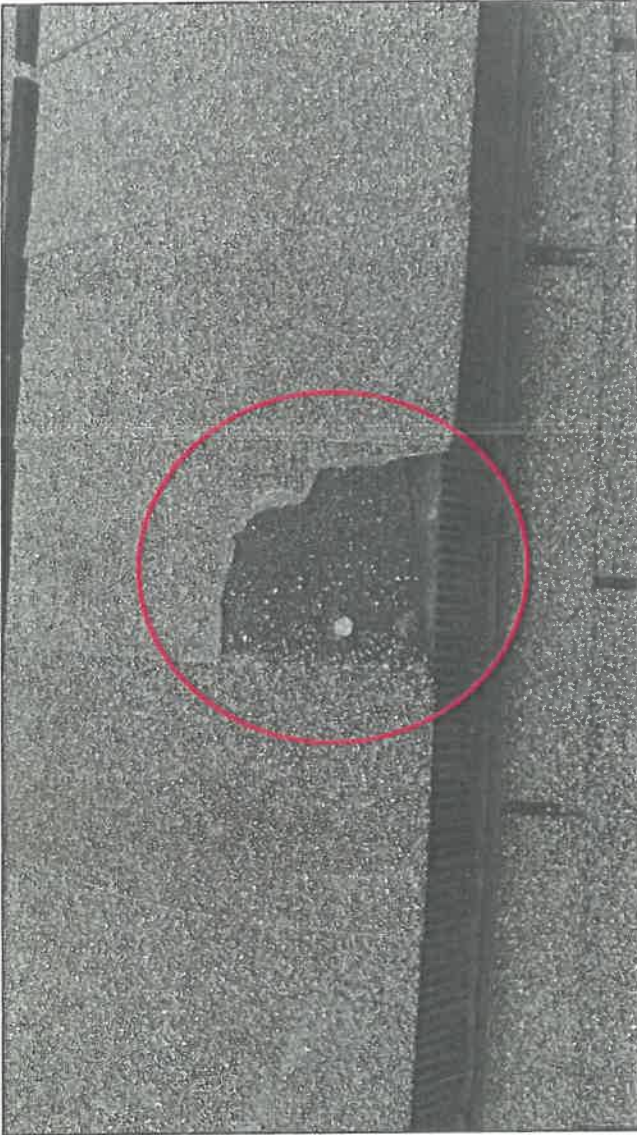


C. Item 8(Picture)

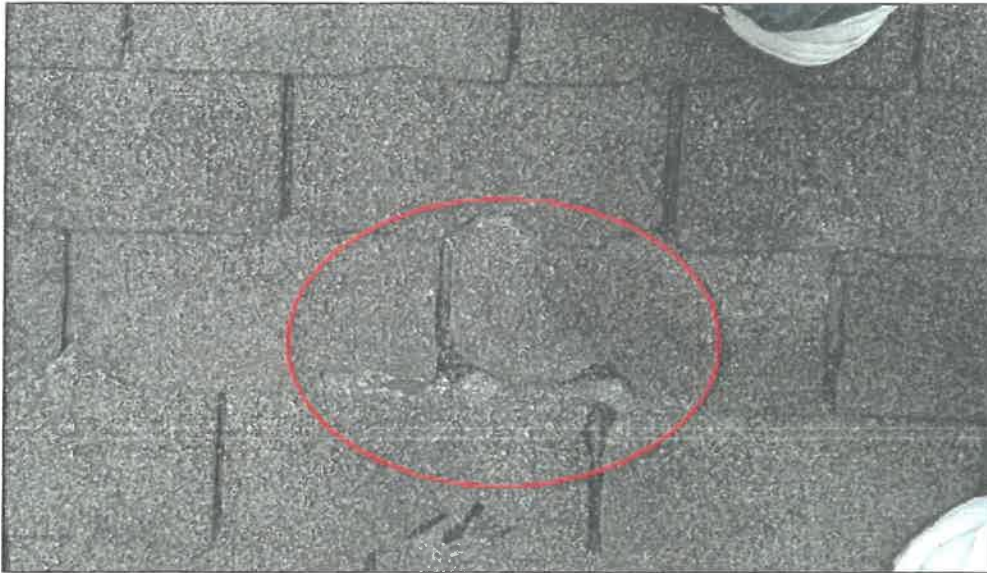


C. Item 9(Picture)

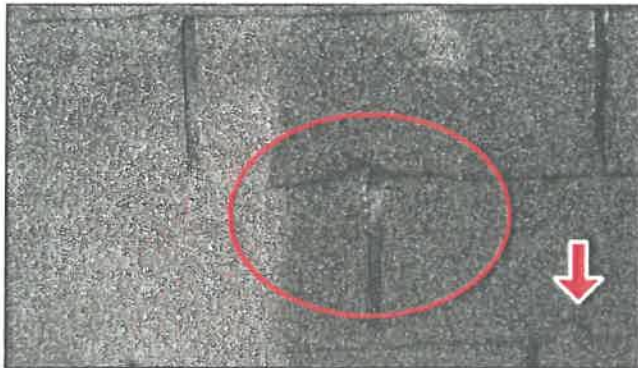
(4) Broken and missing shingles. Recommend a roofer evaluate and repair.



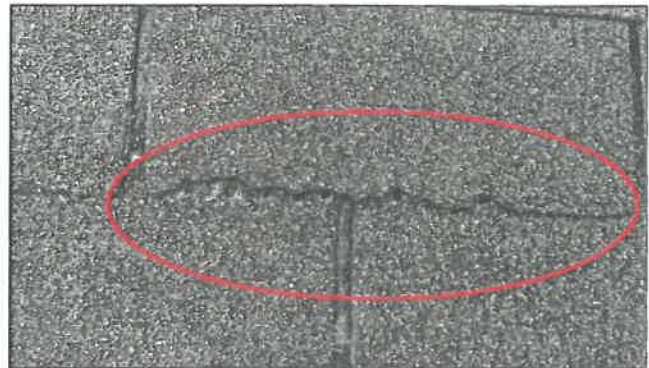
C. Item 10(Picture)



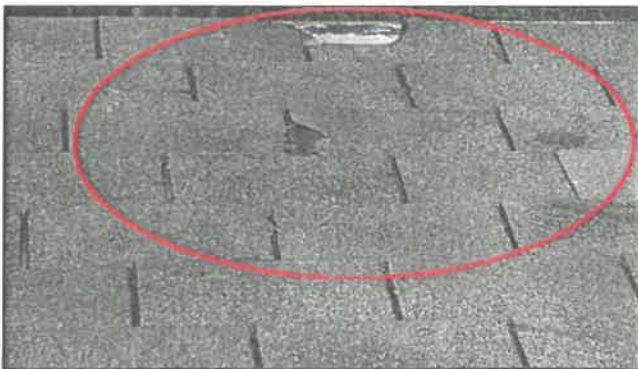
C. Item 11(Picture)



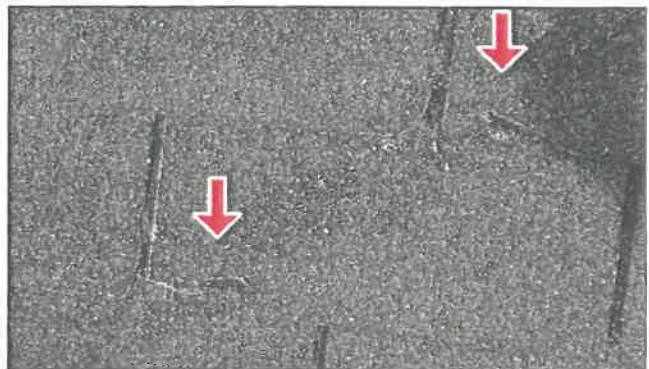
C. Item 12(Picture)



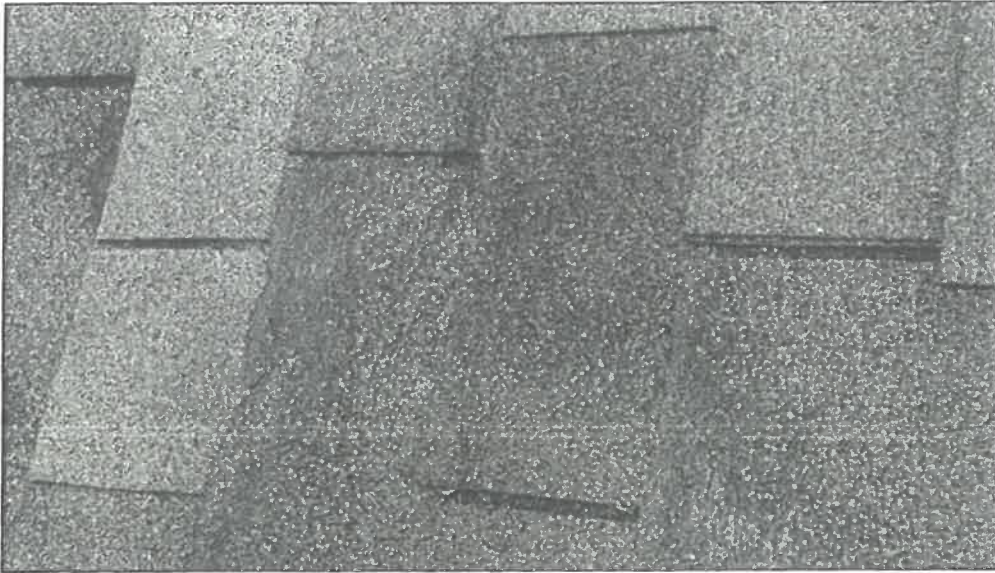
C. Item 13(Picture)



C. Item 14(Picture)



C. Item 15(Picture)



C. Item 16(Picture)



C. Item 17(Picture)



C. Item 18(Picture)

D. Roof Structures and Attics

Inspected, Deficient

6" of insulation in attic. Recommend blowing in more insulation.



D. Item 1(Picture)

E. Walls (Interior and Exterior)

Inspected, Deficient

(1) Right side of home has open hole. Recommend sealing off to keep water and bugs from entering home.

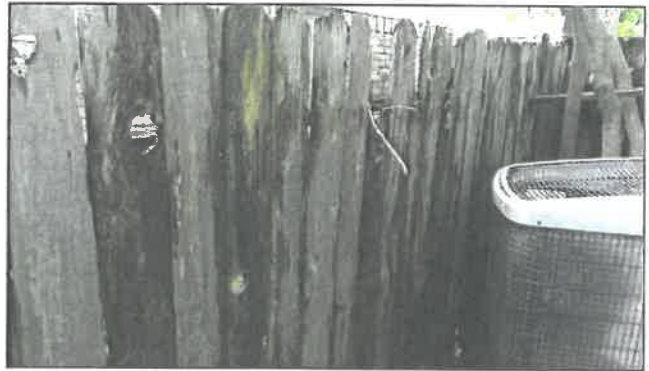


E. Item 1(Picture)

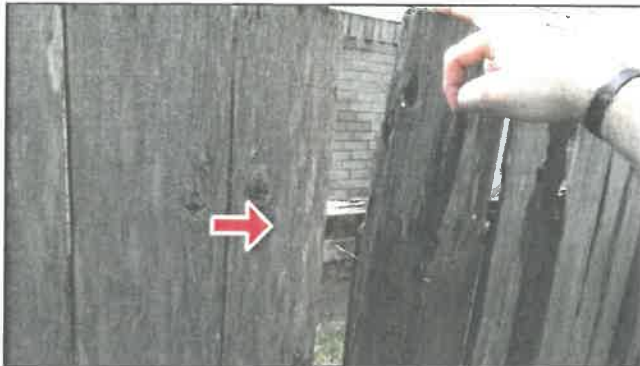
(2) Privacy fence around the home is loose and falling down. Recommend replacing.



E. Item 2(Picture)



E. Item 3(Picture)



E. Item 4(Picture)

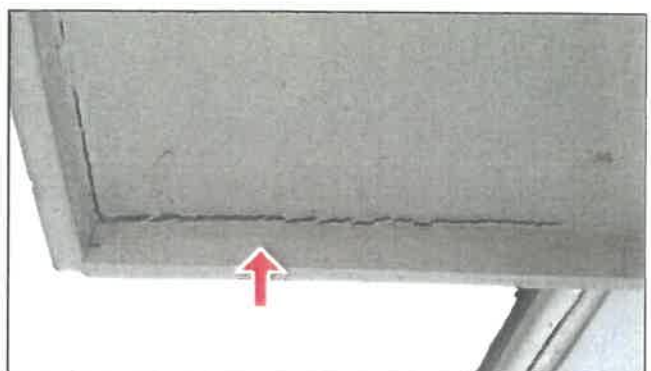


E. Item 5(Picture)

(3) Open seams. Recommend sealant be installed to keep water and bugs from entering.



E. Item 6(Picture)



E. Item 7(Picture)

(4) Mold growth on wall from rain run off. Recommend installing gutters.



E. Item 8(Picture)

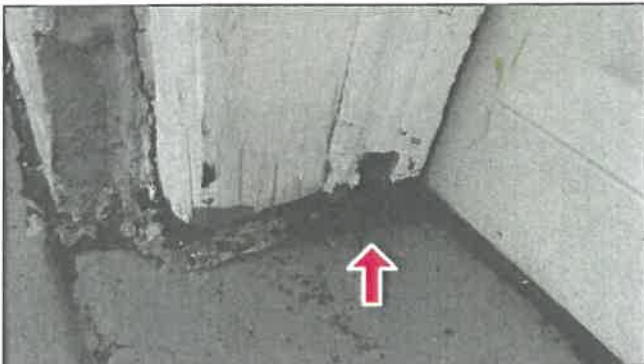
(5) Water damaged around garage doors. Recommend repair and replace.



E. Item 9(Picture)



E. Item 10(Picture)



E. Item 11(Picture)



E. Item 12(Picture)

(6) Outside garage door leaks when it rains.

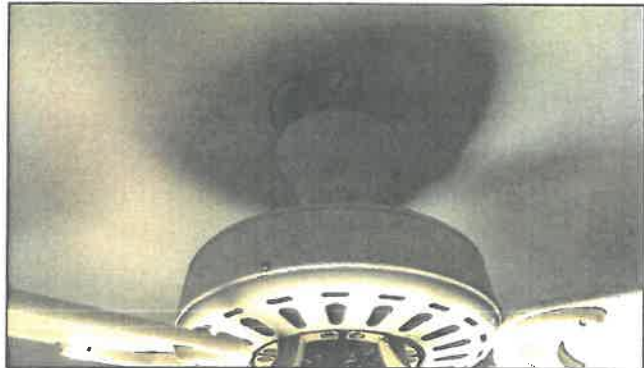


E. Item 13(Picture)

F. Ceilings and Floors

Inspected, Deficient

Ceiling fan is very loose. Recommend installing properly.



F. Item 1(Picture)

G. Doors (Interior and Exterior)

Inspected, Deficient

(1) Door framing around side door leading into garage has water damage. Recommend repair and replacing.



G. Item 1(Picture)



G. Item 2(Picture)

(2) Multiple doors do not have door stops. Recommend installing door stops to prevent damage to walls.



G. Item 3(Picture)



G. Item 4(Picture)



G. Item 5(Picture)

H. Windows

Inspected, Deficient

(1) Multiple windows around the property have missing screens. Recommend installing.

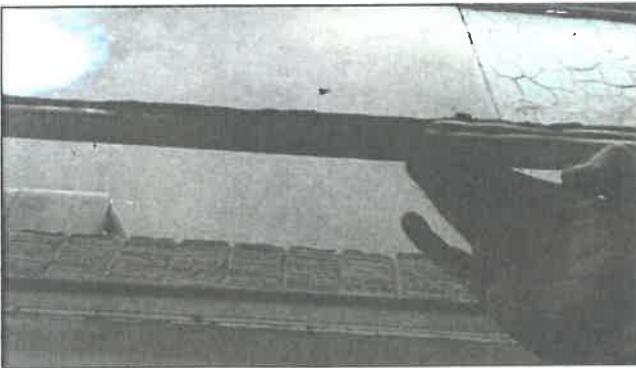


H. Item 1(Picture)

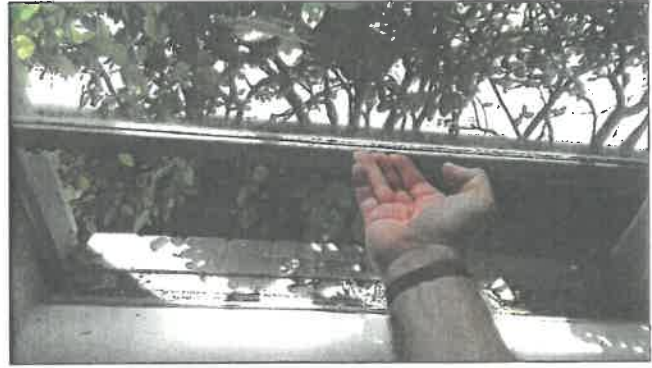


H. Item 2(Picture)

(2) A few windows around the home don't stay up when open.



H. Item 3(Picture)



H. Item 4(Picture)

II. Electrical Systems

A. Service Entrance and Panels

Inspected, Deficient

(1) Breaker panel is shut off.



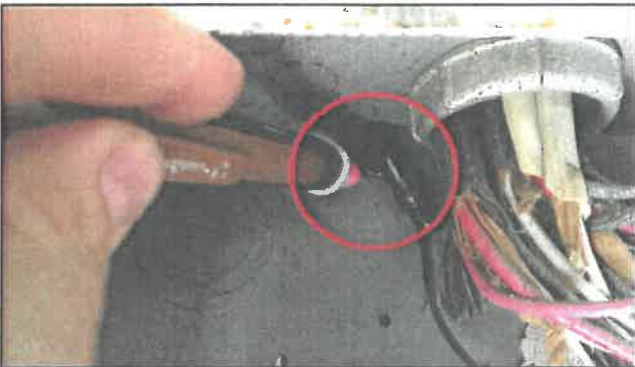
A. Item 1(Picture)

(2) Electrical panel should be attached to wall for more security. Recommend electrician evaluate and repair.



A. Item 2(Picture)

(3) Hot wires in panel



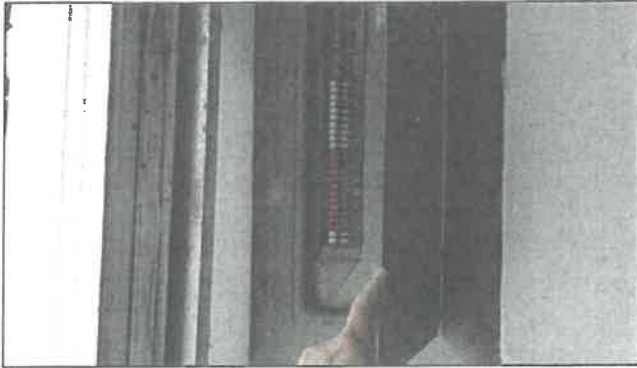
A. Item 3(Picture)

(4) Panel screws should not have points. Recommend correct screw be installed.



A. Item 4(Picture)

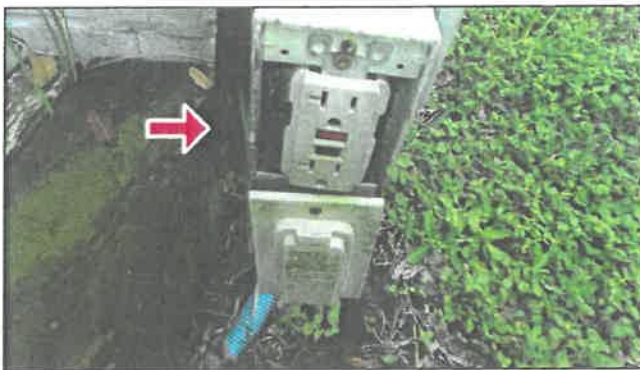
(5) Panel door does not stay shut.



A. Item 5(Picture)

B. Branch Circuits, Connected Devices and Fixtures Inspected, Deficient

(1) Electrical plug has no power or cover. Recommend electrician evaluate and repair.



B. Item 1(Picture)



B. Item 2(Picture)

(2) Electrical plugs on the counters in bathrooms and kitchen should be G.F.C.I protected. Recommend installing G.F.C.I plugs.



B. Item 3(Picture)



B. Item 4(Picture)



B. Item 5(Picture)

(3) Outside plugs should be G.F.C.I protected. Recommend installing G.F.C.I plugs.



B. Item 6(Picture)

(4) Closet lights should have globes. If light were to blow the globes would keep sparks contained. Recommend installing globes.



B. Item 7(Picture)

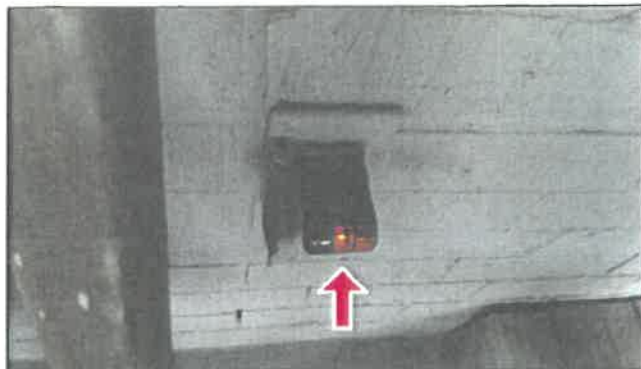


B. Item 8(Picture)

(5) Multiple plugs show open ground. Recommend evaluate and repair by electrician.



B. Item 9(Picture)



B. Item 10(Picture)



B. Item 11(Picture)



B. Item 12(Picture)

(6) Hot wire in attic should be in junction box. Recommend electrician evaluate repair.



B. Item 13(Picture)

III. Heating, Ventilation and Air Conditioning Systems

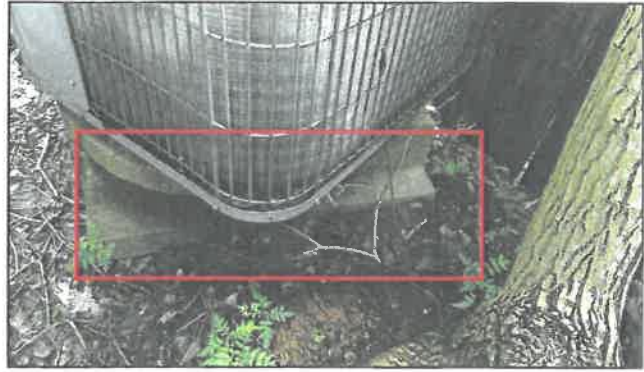
B. Cooling Equipment

Inspected, Deficient

(1) Outside unit should be on 3" thick 36"x36" platform. Recommend installing correct platform.



B. Item 1(Picture)



B. Item 2(Picture)

(2) Suction line on outside unit should be insulated. Recommend insulation be installed.

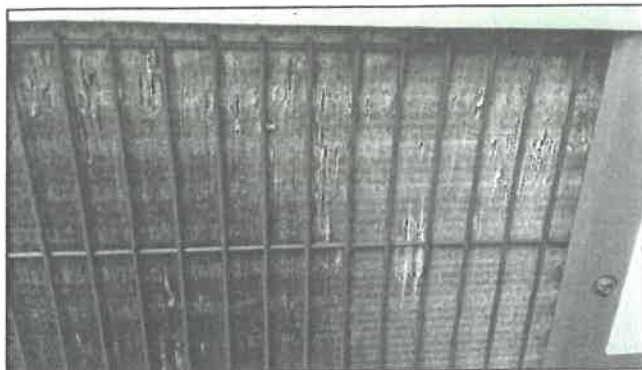


B. Item 3(Picture)

(3) Outside A/C unit did not operate on day of inspection



B. Item 4(Picture)



B. Item 5(Picture)



B. Item 6(Picture)

IV. Plumbing System

A. Plumbing Supply, Distribution System and Fixtures

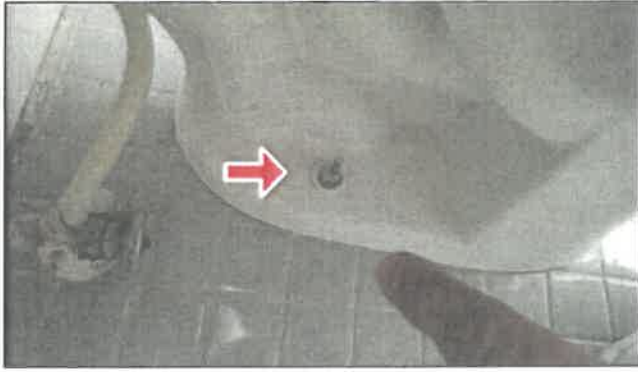
Inspected, Deficient

(1) Exposed water pipes. Recommend insulating during the winter months to keep from freezing.

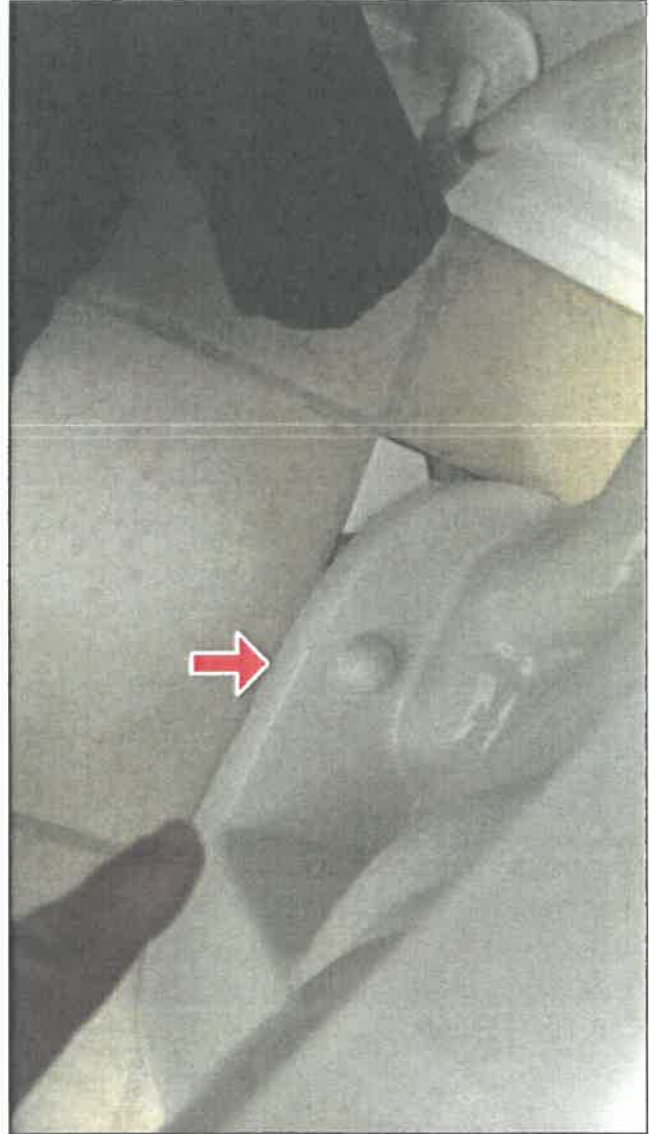


A. Item 1(Picture)

(2) Toilets in both bathrooms are loose. Recommend tightening.

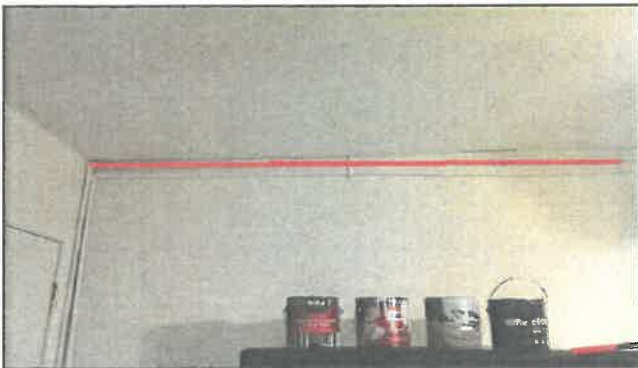


A. Item 2(Picture)

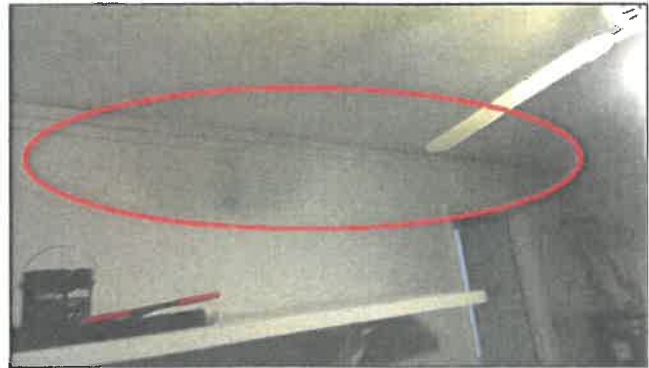


A. Item 3(Picture)

(3) Exposed water lines in garage. Recommend insulating to keep from freezing in winter months.



A. Item 4(Picture)



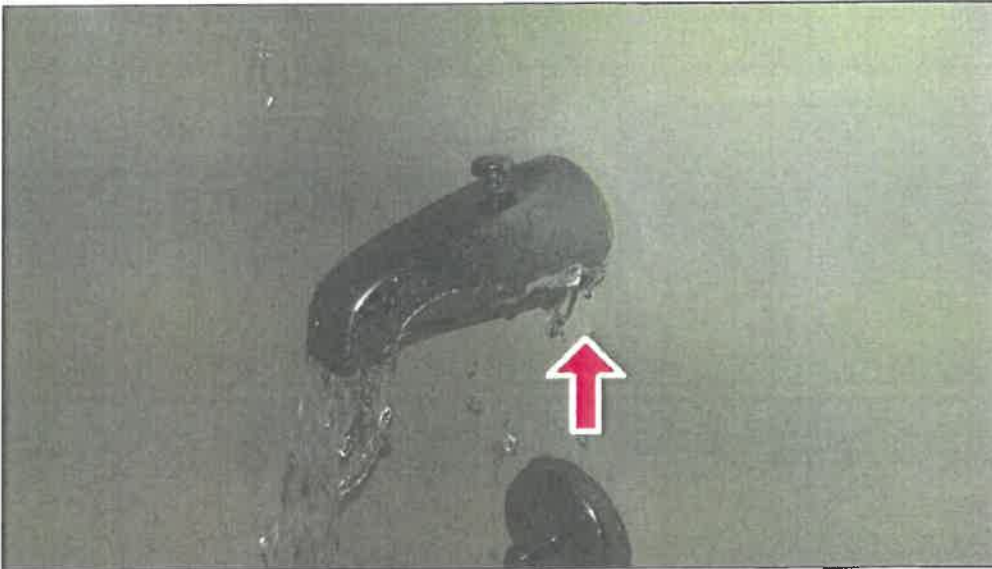
A. Item 5(Picture)

(4) Exposed water lines on the exterior. Recommend insulating during winter months.



A. Item 6(Picture)

(5) Hall bathroom faucet has a hole on the back side that leaks water. Recommend repair or replace.

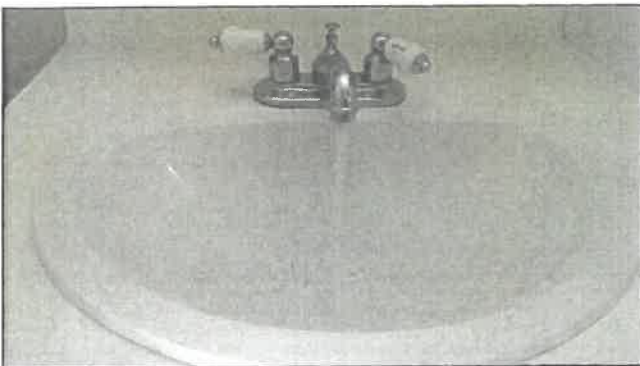


A. Item 7(Picture)

B. Drains, Waste and Vents

Inspected, Deficient

(1) Sinks in both bathroom are slow drain. Recommend cleaning out traps.

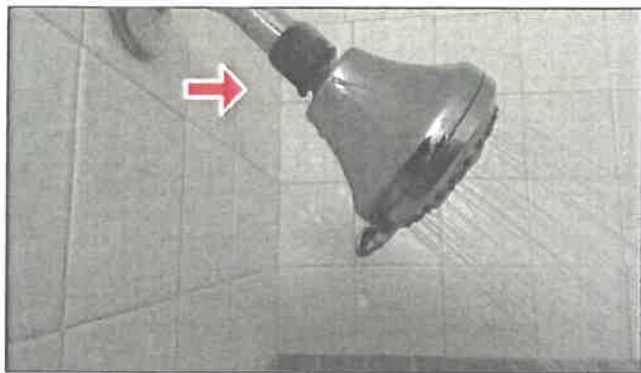


B. Item 1(Picture)



B. Item 2(Picture)

(2) Shower head in master bath has leak. Recommend repair or replace.



B. Item 3(Picture)

C. Water Heating Equipment

Inspected, Deficient

(1) Hot water heater need drain pan. Recommend evaluate and repair by plumber.



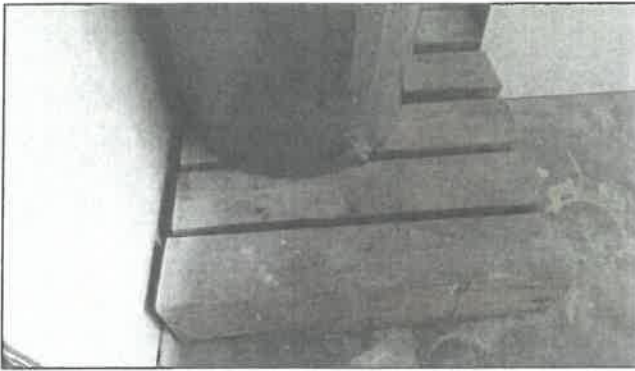
C. Item 1(Picture)

(2) Pressure relief valve should lead down the hot water heater and exit outside the home. Recommend a plumber evaluate and repair.



C. Item 2(Picture)

(3) Hot water should be 18" off the ground in the garage to keep from igniting any fumes. Recommend installing a different platform.



C. Item 3(Picture)

V. Appliances

B. Food Waste Disposers

Inspected, Deficient

Food disposer does not work. Recommend replacing.

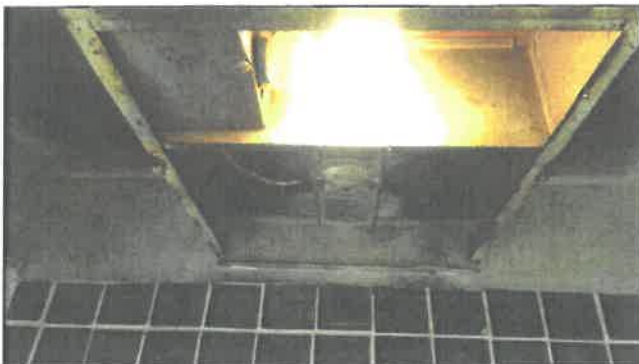


B. Item 1(Picture)

C. Range Hood and Exhaust System

Inspected, Deficient

Vent does not operate. Recommend replacing.

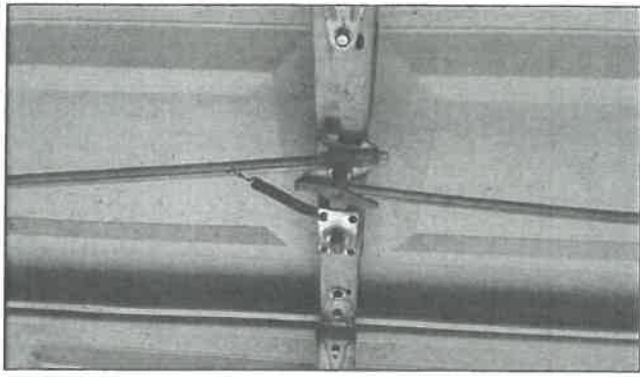


C. Item 1(Picture)

G. Garage Door Operator(s)

Inspected, Deficient

Garage door latches should be removed when automatic door operate. Recommend removing when that time comes.



G. Item 1(Picture)

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

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Billy Ball