

Phone: (713) 443-1891
Fax: (281) 214-4273

5090 Richmond Ave. #387
Houston, TX 77056

PROPERTY INSPECTION REPORT

Prepared For: Dru Rich

(Name of Client)

Concerning: 4910 Amorgas Isle Dr.

Spring, TX 77388

(Address or Other Identification of Inspected Property)

By: Robert Guilbeau TREC# 7063

(Name and License Number of Inspector)

09/14/2019

(Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports,

engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices; and
- lack of electrical bonding and grounding.

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

This inspection is based upon visible and apparent conditions of the structure and its major components at the time of the inspection only. The inspection and the inspection report do not constitute a warranty of any nature, expressed or implied. This inspection report is not intended to predict future performance of the structure or its components. Failure of the building and/or its components can occur at any time, including the day after the inspection.

The inspection and report do not address and are not intended to address the possible presence or danger from any potentially harmful substances and environmental hazards, including but not limited to, lead, urea formaldehyde, toxins, carcinogens, mold, mildew, asbestos, flammable substances and contaminants in soil, water or air.

Expert Inspection Services, Inc. makes no representations regarding latent or concealed defects.

The inspection report should not be considered a warranty or guaranty, and only represents the condition of the property at the exact time and date of the inspection.

Expert Inspection Services, Inc. is neither a guarantor nor insurer.

The inspection, and the inspection report, are confidential, and are made for the sole benefit of the CLIENT. Under no circumstances shall the inspection or report be deemed for the benefit of any third party.

The written report constitutes the sole source of opinions and communications by Expert Inspection Services, Inc. on which the client may rely. No representation, statement or communication by an Expert Inspection Services, Inc. inspector is binding unless it appears in the PROPERTY INSPECTION REPORT.

In the event of any claims or disputes, which may arise, the CLIENT agrees to allow Expert Inspection Services, Inc. or its agents to examine the item or components before any repairs or replacements are undertaken. Failure to allow said examination prior to repairing or replacing the system or components in question will constitute a waiver of any and all claims against Expert Inspection Services, Inc. its employees and its agents.

The CLIENT agrees that **Expert Inspection Services, Inc., its employees and its agents liability, if any, shall be limited to the amount of the inspection fee paid for the inspection.** This limitation of liability applies to anyone, including CLIENT, who is damaged or has to pay expenses of any kind, including attorney fees and costs, because of mistakes or omissions by the inspector in this inspection and/or report. This limitation shall apply regardless of the cause of action or the legal theory pled or asserted specifically including, but not limited to negligence.

Acceptance and use of this inspection report acknowledges agreement to the above terms and conditions. If the client does not understand or agree to these terms and conditions, then the CLIENT should contact Robert Guilbeau at (713) 443-1891 prior to use of this report.

Thank you for choosing Expert Inspection Services, Inc. to perform this service! Your business is valued and appreciated.

Property Orientation: For purposes of this report the front of the structure faces SOUTH.

Report Identification: 4910 Amorgas Isle Dr.

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

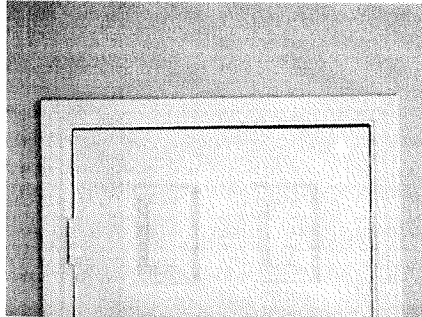
I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

I. STRUCTURAL SYSTEMS

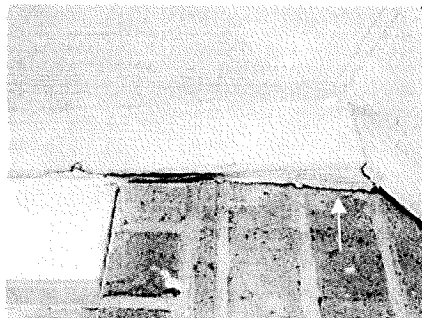
A. Foundations

Type of Foundation(s): Concrete Slab-on grade
 Comments:

Deficiency: There are signs of excessive differential foundation settlement in the structure such as cracks in the exterior brick veneer, the exterior brick veneer's mortar appears patched on front of the breakfast room, un-level door headers, separation between the middle window on front of the breakfast room and the exterior brick veneer (filled with mortar), freeze boards that are out of place and/or modified on front of the breakfast room and cracks in the foundation's exterior grade beam. These conditions indicate that the foundation may require a permanent remedy to stabilize the structure in some areas. The best course to follow for foundation settlement is to consult a professional (structural) engineer and/or a qualified foundation repair specialist so that a course of corrective procedures can be evaluated.



Repaired by
 S. G Willett
 9/22/2019



*
 Repaired by
 S. G Willett
 9/22/2019



*
 Repaired by
 S. G Willett
 9/22/2019

Report Identification: 4910 Amorgas Isle Dr.

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

-
-
-
-

B. Grading & Drainage *Comments:*

Note: The underground drains were not tested.

Deficiency: The soil levels are high against the foundation at the flowerbed on the front of the home. It is generally accepted that there should be at least 4 to 6 inches of exposed concrete between the bottom of the veneer or siding and the soil. The soil adjacent to the foundation should slope away from the foundation at least 6 inches in the first 10 feet where possible.

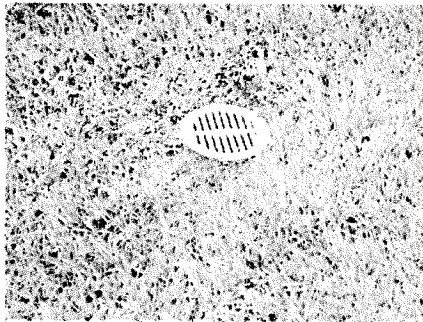


Repaired by
S. G Willett
9/22/2019



Deficiency: Water appears to collect at multiple low areas in the backyard. The yard's general grading should be improved at these locations to allow for adequate drainage of water towards the street.

Deficiency: The yard should be graded to drain towards the surface drains on the west side of the home.



Deficiency: The soil in the backyard appears significantly eroded along the back of the backyard.

Report Identification: 4910 Amorgas Isle Dr.

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

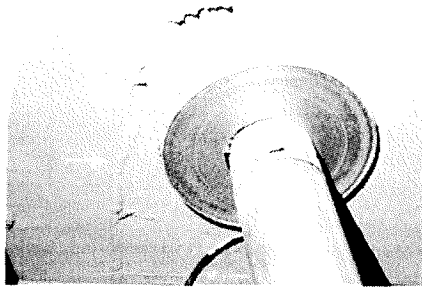
C. Roof Covering Materials

Type(s) of Roof Covering: Composition shingle
Viewed From: Ground level with binoculars, A ladder at roof level
Comments:

- The exact number of fasteners used to secure each shingle could not be determined without damaging the shingles.

Repaired by
S. G Willett
9/22/2019

***Deficiency:** There is water damaged paint on the ceiling in the garage above the water heater. This indicates that the roof above this area may allow water to penetrate into the home. A roofing contractor should evaluate the roof above this area and make any necessary repairs.



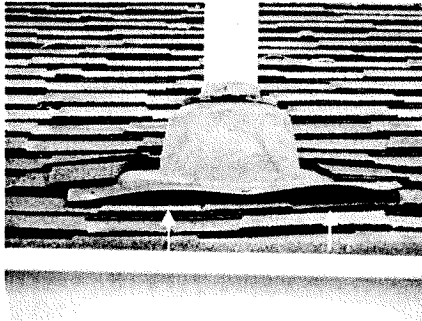
Deficiency: The roof decking is abnormally depressed along the west edge of the home approximately above windows above the dining/living room. This indicates that the roof above this area may allow water to penetrate into the home. A roofing contractor should evaluate the roof above this area and make any necessary repairs.

Repaired by
S. G Willett
9/22/2019

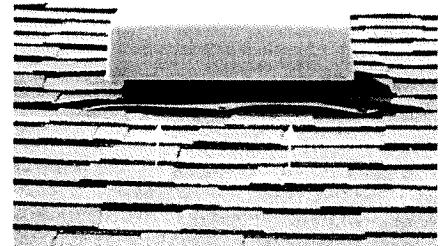


Deficiency: The open space(s) should be sealed underneath at least 4 roof jacks.

Repaired by
S. G Willett
9/22/2019



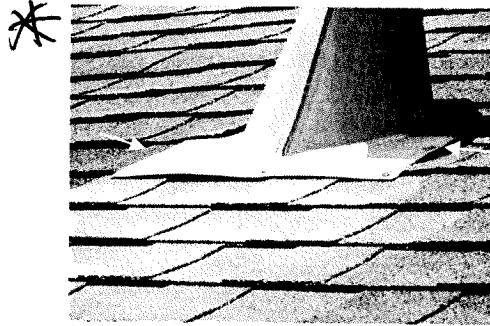
Repaired by
S. G Willett
9/22/2019



Report Identification: 4910 Amorgas Isle Dr.

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

Deficiency: At least 1 vent roof jack is not installed properly on the east side of the home. Shingles should overlap the sides of the roof jack.



Deficiency: The dryer vent roof penetration is not equipped with an appropriate roof jack. Dryer exhaust duct terminations should be equipped with a back draft damper.

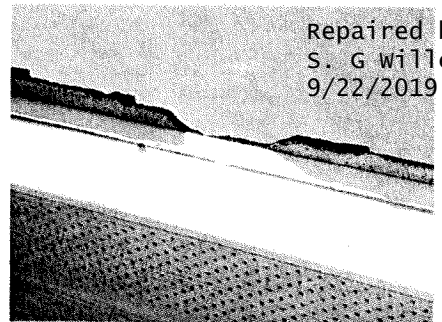
Deficiency: The seals are damaged around the pipes at a majority of the plumbing vent roof jacks.

Repaired by
S. G Willett
9/22/2019



Deficiency: Multiple shingles are damaged above the front of the breakfast room and above the front of the garage.

Repaired by
S. G Willett
9/22/2019



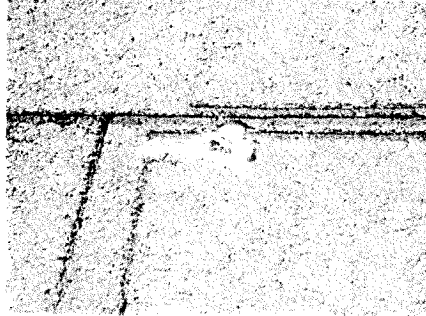
Repaired by
S. G Willett
9/22/2019

Report Identification: 4910 Amorgas Isle Dr.

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

Deficiency: Multiple nails and staples protrude from exposed portions of shingles on all sides of the roof.

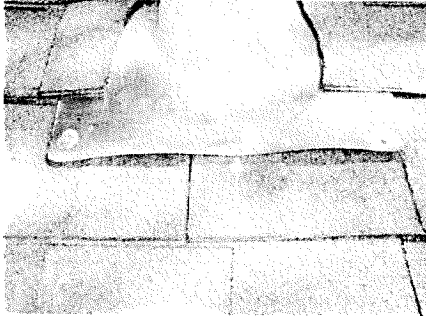
Repaired by
S. G Willett
9/22/2019 *



Repaired by
S. G Willett
9/22/2019 *

Deficiency: Several exposed nail heads were observed on the roof at multiple locations around the home. All exposed nail heads should be properly covered with roofing compound.

Repaired by
S. G Willett
9/22/2019 *



Deficiency: The roof is in poor general condition:

- Multiple shingles are damaged and appear excessively worn/deteriorated
- Multiple shingles have excessive granular loss

A roofing contractor should evaluate the roof and make all necessary repairs. This *may* include replacement of the entire roof or portions of the roof.

-
-
-
-

D. Roof Structure & Attics

Viewed From: Entered attic and performed a visual inspection of accessible areas

Approximate Average Depth of Insulation: 8 to 12 inches

Comments: **SATISFACTORY**

Report Identification: 4910 Amorgas Isle Dr.

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

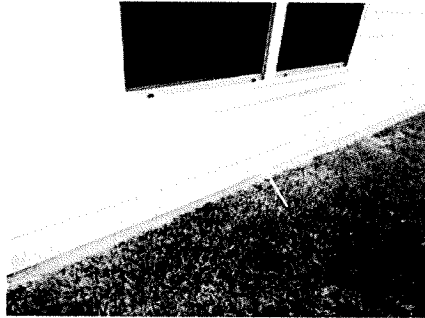
E. Walls (Interior & Exterior) *Comments:*

- This is a visual, non-destructive, non-invasive inspection.

Repaired by
S. G Willett
9/22/2019

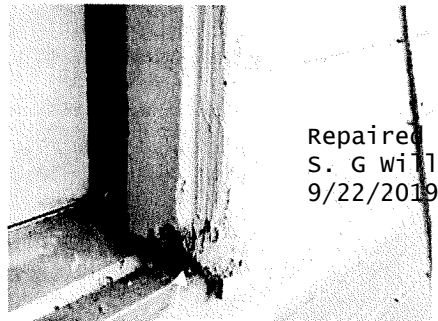
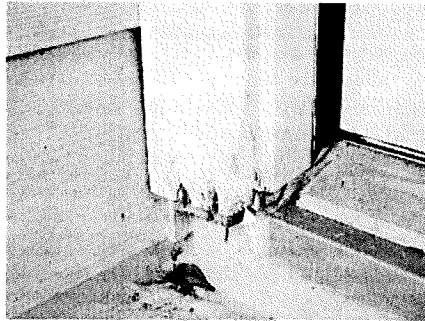


Deficiency: The exterior siding/trim is loose and out of place underneath the windows on the west side of the dining/living room. This siding bulges outwards. The exact cause of this condition was not determined. The condition of the wall behind the siding was not visible and was not determined. **Note:** The roof appears to leak approximately above this location and may be associated with this condition.



Deficiency: There is damaged exterior wood trim near the ground on both sides of the rear exterior door.

Repaired by
S. G Willett
9/22/2019



Repaired by
S. G Willett
9/22/2019

Deficiency: The exterior siding/trim is damaged on the lower portion of the post on the patio on the back of the home.

Repaired by
S. G Willett
9/22/2019



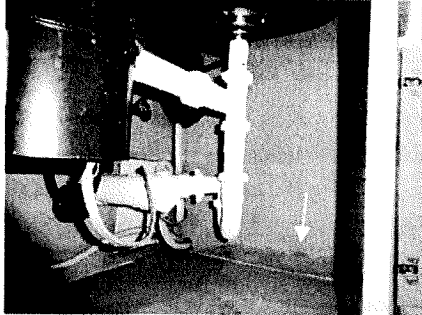
Report Identification: 4910 Amorgas Isle Dr.

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

Repaired by
S. G Willett
9/22/2019



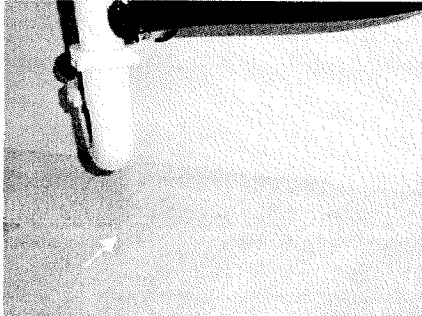
Deficiency: Water damaged cabinetry is present underneath the kitchen sink. Any sources of water should be located and repaired. All damaged materials should be appropriately repaired/replaced as needed.



Repaired by
S. G Willett
9/22/2019



Deficiency: Water damaged cabinetry is present underneath the sink in the hall bathroom. Any sources of water should be located and repaired. All damaged materials should be appropriately repaired/replaced as needed.



Deficiency: General caulking and sealing should be performed on the structure's exterior as needed.

-
-
-
-

F. Ceilings & Floors *Comments:*

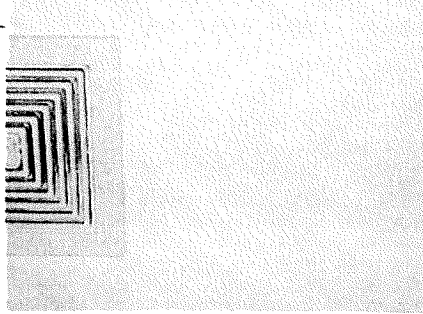
Note: The ceiling's sheetrock has been cosmetically repaired above the living room, above the closets in all the bedrooms, above the closet in the master bathroom and at the entrance to the master bathroom.

Report Identification: 4910 Amorgas Isle Dr.

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

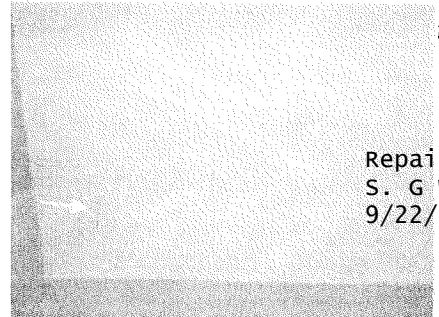
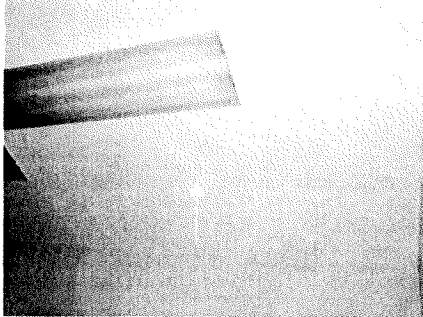
Deficiency: The ceiling's sheetrock is water stained/damaged near the exhaust fan on the ceiling above the hall bathroom. Any sources of water should be located and repaired. All damaged materials should be appropriately repaired/replaced as needed.

Repaired by
S. G Willett
9/22/2019



Deficiency: The ceiling's sheetrock is discolored and sags above the south side of the utility room. This may be a result of exposure to water. Any sources of water should be located and repaired. All damaged materials should be appropriately repaired/replaced as needed.

Repaired by
S. G Willett
9/22/2019



Repaired by
S. G Willett
9/22/2019

G. Doors (Interior & Exterior) Comments: SATISFACTORY

H. Windows Comments:

Deficiency: The left (south) window on the west wall of the living/dining room does not remain in the open position by itself.

Report Identification: 4910 Amorgas Isle Dr.

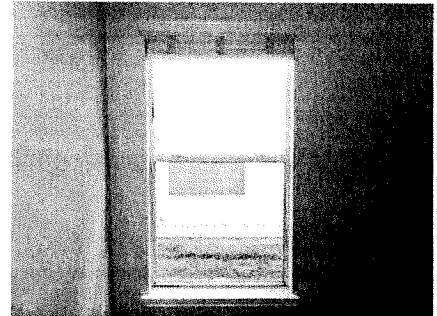
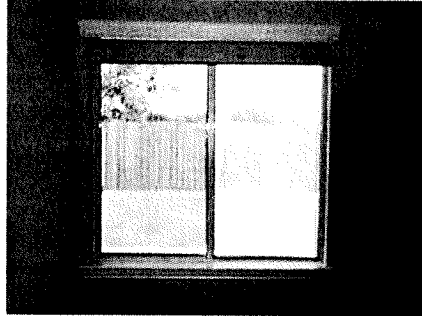
I=Inspected				NI=Not Inspected	NP=Not Present	D=Deficiency
I	NI	NP	D	Inspection Item		

Deficiency: Multiple double paned windows are discolored and/or had moisture between the panes of glass during the inspection. This includes, but is not limited to:

- The window in the back bedroom
- The left (north) window in the master bedroom

This indicates that the seals between the panes of glass have broken. This can cause the windows to lose some of their insulating properties and become unsightly. A contractor that specializes in windows should evaluate all of the home's windows and make the necessary repairs. Note: Certain atmospheric and weather conditions can make this condition more or less noticeable.

Repaired by
S. G Willett
9/22/2019



Deficiency: The lower panes of glass are loose near the window's lock at the middle window in the breakfast room.



Deficiency: At least 1 metal tension rod is out of place along the sides of multiple windows. This includes:

- The left (east) window in the breakfast room
- The middle window in the breakfast room
- The left (north) window in the master bedroom

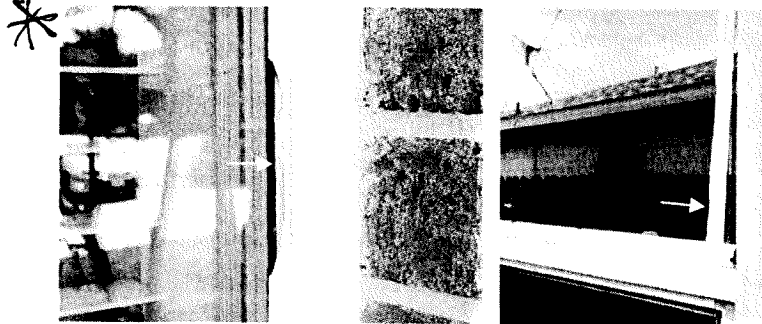


Report Identification: 4910 Amorgas Isle Dr.

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

Deficiency: Plastic window beads are damaged around panes of glass at multiple windows.

Repaired by
S. G Willett
9/22/2019



Deficiency: The screen is missing on the window near the kitchen sink.

Deficiency: 3 window screens are damaged.

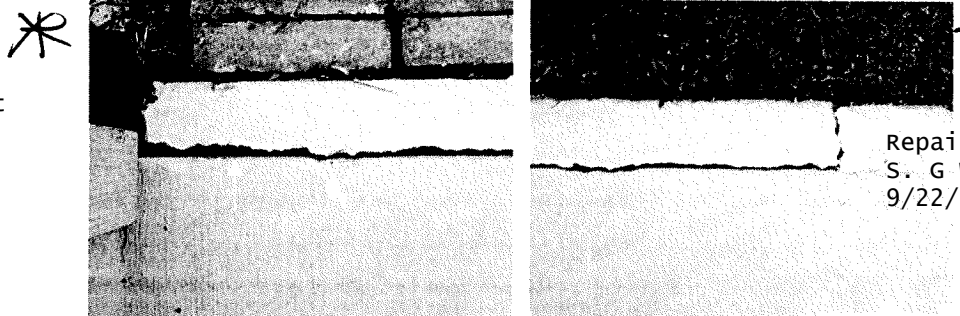
I. Stairways (Interior & Exterior) *Comments:* NOT PRESENT

J. Fireplaces and Chimneys *Comments:* NOT PRESENT

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

Deficiency: Broken concrete is present along the edge of the foundation along both open sides of the patio on the back of the home.

Repaired by
S. G Willett
9/22/2019



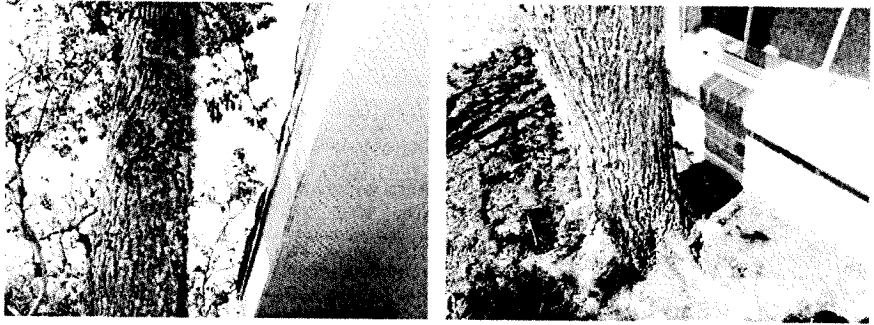
Repaired by
S. G Willett
9/22/2019

Report Identification: 4910 Amorgas Isle Dr.

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

L. Other Comments:

Deficiency: A tree is very close to the structure on the front of the breakfast room. Trees can have a negative impact on the structure. This includes, but is not limited to, the foundation, the roof and the sewer plumbing. This tree appears to have previously directly damaged the roof. Removal of the tree is recommended.



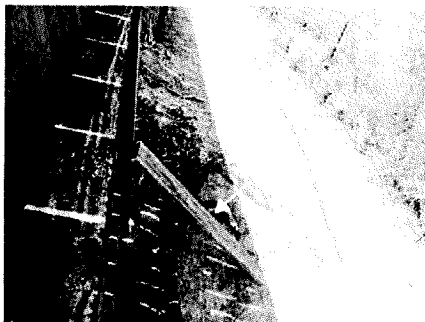
Deficiency: Numerous fence pickets are damaged and/or loose.

Neighbors Fence



Deficiency: The fence along the back of the backyard does not appear to be properly supported. A 2x6 is installed at an angle to the ground and appears to keep the fence in a vertical position. Soil erosion may contribute to this condition.

County installed this



Report Identification: 4910 Amorgas Isle Dr.

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

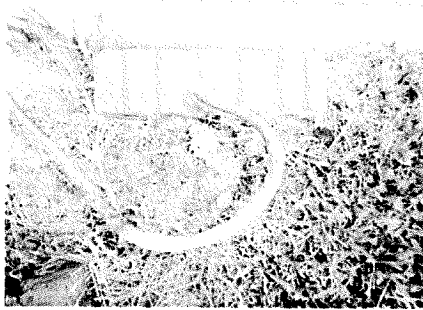
II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels *Comments:*

Deficiency: The main grounding electrode is not connected to the ground rod. The clamp is damaged.

Repaired by
S. G Willett
9/22/2019

*

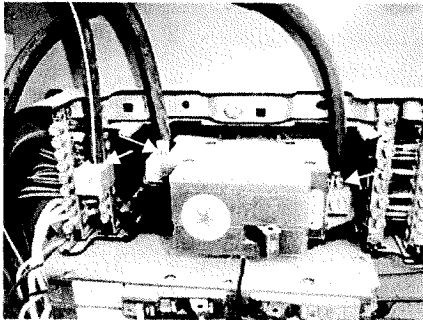


Deficiency: The main electric panel's breakers should be adequately labeled.

Deficiency: Anti-oxidant compound is not present on the aluminum service connections.

Repaired by
S. G Willett
9/22/2019

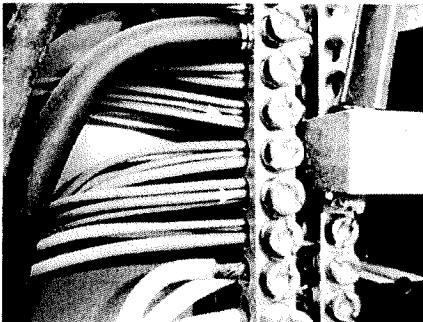
*



Deficiency: At least 3 ground wires have been installed under single terminal lugs on the ground busbar in the main electric panel. The manufacturer's installation instructions should be consulted to determine the maximum number of wires allowed under 1 screw. This is typically 1 or 2 ground wires.

Repaired by
S. G Willett
9/22/2019

*



Report Identification: 4910 Amorgas Isle Dr.

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

-
-
-
-

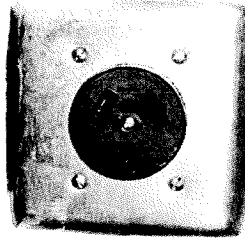
B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

- Low voltage systems (phone, cable, etc.) were not inspected.

Deficiency: The 220 volt receptacle for a clothes dryer in the utility room is a 3 prong receptacle. Most newer equipment typically requires a 4 prong receptacle.



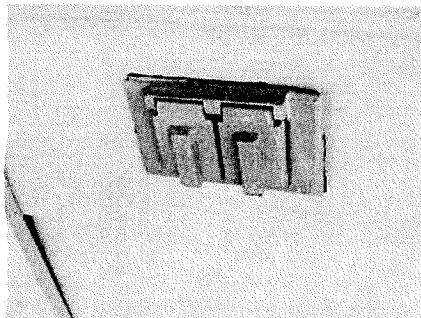
Deficiency: At least 2 smoke alarms did not function.

Deficiency: The smoke alarms are hardwired together. However, multiple smoke alarms did not sound when 1 went off.

Deficiency: At least 2 smoke alarms have low batteries.

Deficiency: 1 light in the garage and 2 exterior lights on the front of the garage did not function.

Deficiency: The exterior receptacle on the back patio is loose.

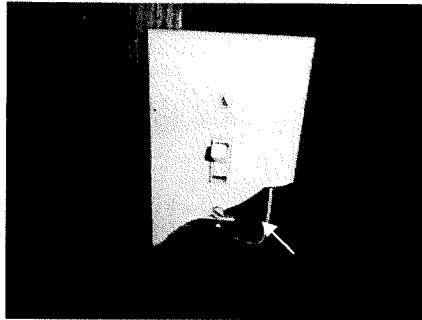


Deficiency: An electrical cord hangs from the ceiling on the north side of the garage. It was not determined what this cord goes to. This is not an appropriate method of wiring anything.

Report Identification: 4910 Amorgas Isle Dr.

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

Deficiency: The cover plate is damaged on the light switch in the attic.



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

-
-
-
-

A. Heating Equipment

Type of System: Central Forced Air Furnace

Energy Source: Gas

Comments: FUNCTIONAL

- Full evaluation of the integrity of a heat exchanger requires dismantling the furnace, which is beyond the scope of a visual inspection.

-
-
-
-

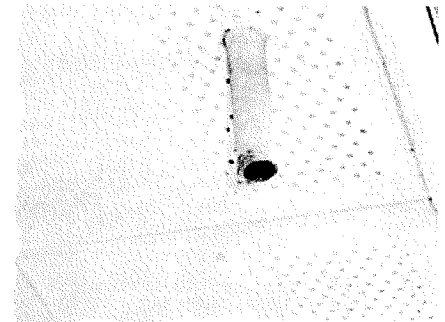
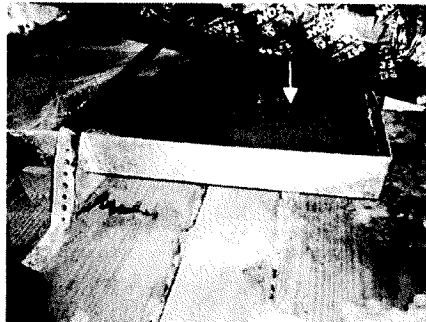
B. Cooling Equipment

Type of System: Central Forced Air System

Comments:

Deficiency: The A/C did not cool properly. The temperature differential across the evaporator coil was 11 degrees. Normal is approximately 15-20 degrees.

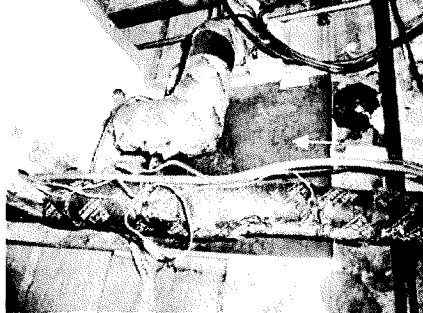
Deficiency: Standing water was present in the A/C's drain pan and water was dripping outside through the secondary drain line. This typically indicates that the evaporator coil's primary condensate drain line is blocked/clogged.



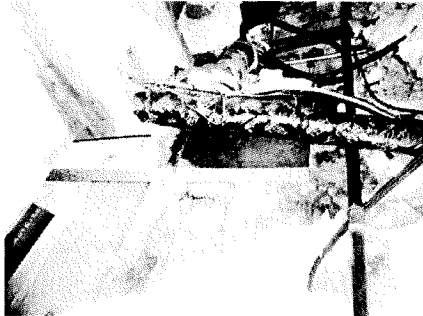
Report Identification: 4910 Amorgas Isle Dr.

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

Deficiency: The drain pan underneath the A/C's evaporator coil is excessively rusted and should be replaced.



Deficiency: Discoloration on the attic's floor around the A/C's drain pan indicates the pan may have previously overflowed. This indicates that the pan's float type kill switch may not function properly.



Deficiency: The drain pan underneath the A/C's evaporator coil does not appear to be sized/positioned properly. The pan should extend at least 3 inches beyond the evaporator coil in length and width.

Note: Based on its label and general condition, the A/C's evaporator coil (component in the attic) appears to have been manufactured in 2002. This places the age of the evaporator coil at approximately 17 years old. This is beyond the normal life expectancy for this type of equipment.

Note: Based on its label and general condition, the A/C's condensing unit (exterior component) appears to have been manufactured in 2006. This places the age of the condensing unit at approximately 13 years old. This is near the end of the normal life expectancy for this type of equipment.

A licensed HVAC technician should evaluate the home's A/C and make all necessary repairs.

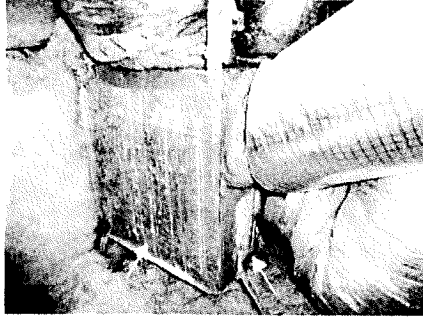
Report Identification: 4910 Amorgas Isle Dr.

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

-
-
-
-

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

Deficiency: Water streaks and abnormal discoloration are present on the supply plenum located inside the attic. This indicates that abnormal condensation forms on the plenum and may drip onto the ceiling. A licensed HVAC technician should evaluate this condition and make any necessary repairs.



IV. PLUMBING SYSTEM

-
-
-
-

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Near the Street

Location of main water supply valve: Outside on the west side of the home

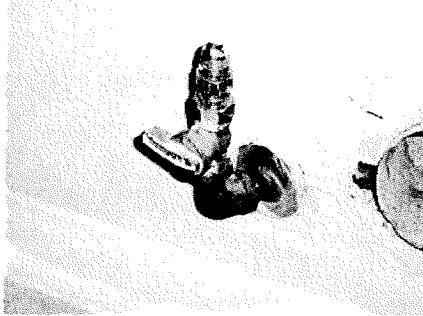
Static water pressure reading: 52 psi

Comments:

Deficiency: A gas leak was detected near the gas supply line and shut off valve in the utility room. A licensed plumber should evaluate this condition.



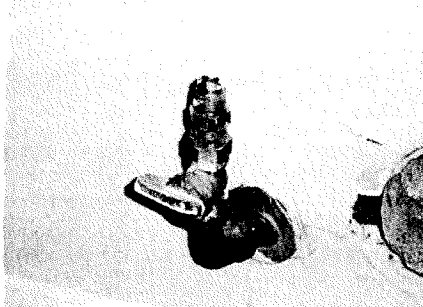
Repaired by
S. G Willett
9/22/2019



Deficiency: The gas supply line in the utility room for a clothes dryer should be capped/plugged if not in use.



Repaired by
S. G Willett
9/22/2019



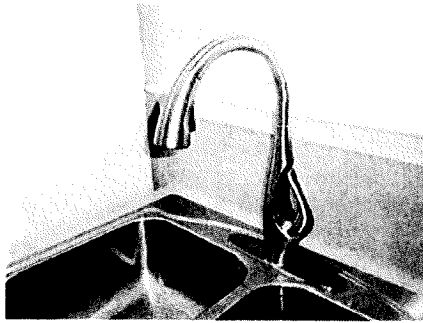
Report Identification: 4910 Amorgas Isle Dr.

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

Repaired by
S. G Willett
9/22/2019



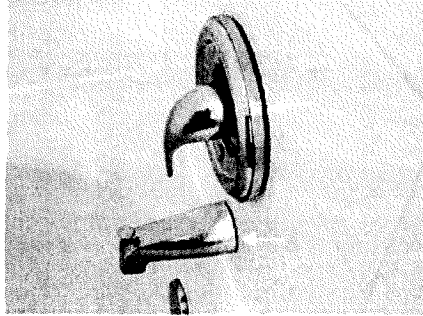
Deficiency: Hot water was not supplied at the kitchen sink's faucet.



Repaired by
S. G Willett
9/22/2019



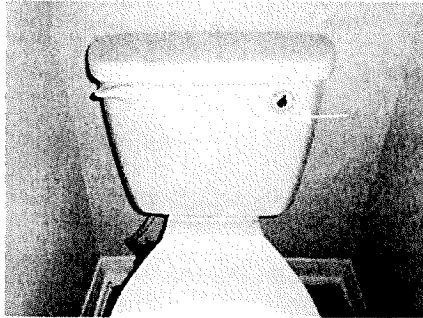
Deficiency: The open spaces should be properly caulked/sealed between the bathtub's faucet/spout and the tile wall in the master bathroom.



Repaired by
S. G Willett
9/22/2019



Deficiency: The toilet's tank is loose in the master bathroom.



Repaired by
S. G Willett
9/22/2019



Deficiency: The main water supply plumbing outside on the west side of the home should be insulated.



Report Identification: 4910 Amorgas Isle Dr.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

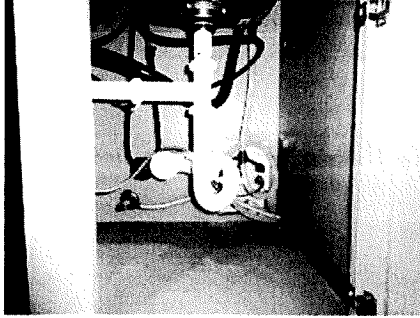
-
-
-
-

B. Drains, Wastes, and Vents *Comments:*

- This is a visual and functional inspection only. Specialized hydrostatic and/or invasive testing was not performed.

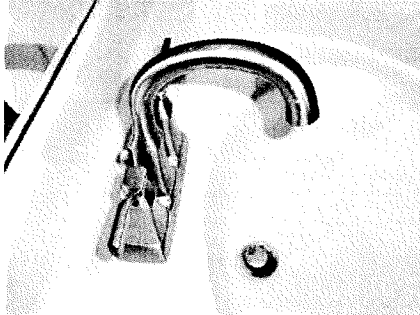
Deficiency: The drain line leaks water underneath the kitchen sink.

Repaired by
S. G Willett
9/22/2019



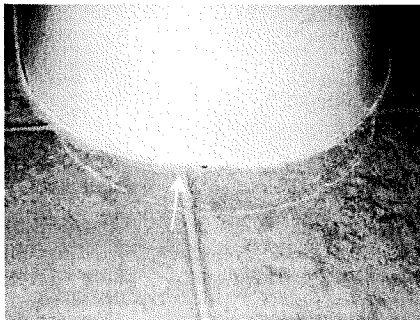
Deficiency: The sink's stopper does not function in the hall bathroom.

Repaired by
S. G Willett
9/22/2019



Deficiency: Water leaks from between the toilet and floor in the master bathroom.

Repaired by
S. G Willett
9/22/2019



Report Identification: 4910 Amorgas Isle Dr.

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

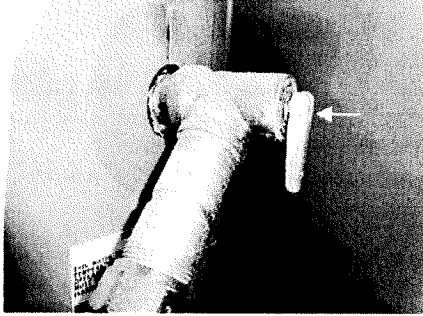
-
-
-
-

C. Water Heating Equipment

Energy Source: Gas
 Capacity: 40 Gallons
 Comments:

Deficiency: The Temperature and Pressure Relief (TPR) Valve serving the water heater is inoperative and should be replaced.

Repaired by
 S. G Willett
 9/22/2019



Deficiency: The metal drain pan under the water heater is bent/damaged.



Note: Based on its label and general condition, the water heater appears to have been manufactured in 2003. This places the age of the water heater at approximately 16 years old. This is beyond the normal life expectancy for this type of equipment.

-
-
-
-

D. Hydro-Massage Therapy Equipment *Comments:* NOT PRESENT

-
-
-
-

E. Other *Comments:* NOT INSPECTED

Report Identification: 4910 Amorgas Isle Dr.

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

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

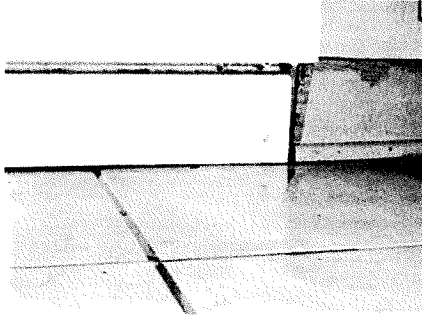
V. APPLIANCES

A. Dishwashers *Comments:*

Deficiency: Water leaked from the dishwasher onto the kitchen floor while the dishwasher was in operation.

Repaired by
S. G Willett
9/22/2019

X

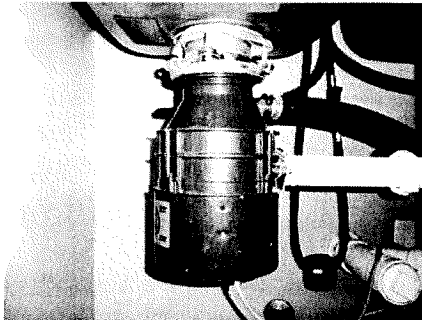


B. Food Waste Disposers *Comments:*

Deficiency: The disposer did not function.

Repaired by
S. G Willett
9/22/2019

X



C. Range Hood and Exhaust Systems *Comments:* FUNCTIONAL

D. Ranges, Cooktops, and Ovens *Comments:*

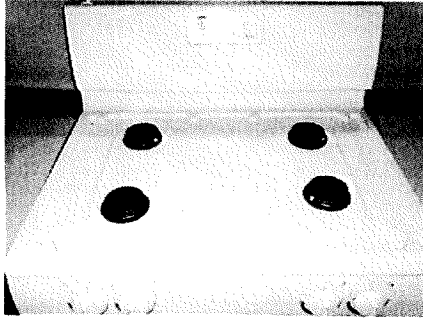
Deficiency: The oven/range should be equipped with an anti-tip device.

Report Identification: 4910 Amorgas Isle Dr.

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

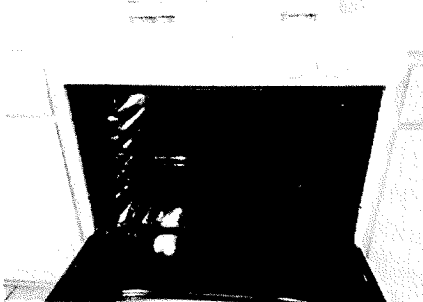
Deficiency: The metal grates are missing on all of the cooktop's burners.

Repaired by
S. G Willett
9/22/2019



Deficiency: Metal racks are not present in the oven.

Repaired by
S. G Willett
9/22/2019



E. Microwave Ovens *Comments:* FUNCTIONAL

F. Mechanical Exhaust Vents and Bathroom Heaters *Comments:* FUNCTIONAL

G. Garage Door Operator(s) *Comments:* FUNCTIONAL

Report Identification: 4910 Amorgas Isle Dr.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

-

H. Dryer Exhaust Systems *Comments:*

Deficiency: Dryer lint was observed at several locations inside the attic. This indicates that the dryer vent does not properly expel exhaust outside. The dryer vent may be clogged and/or it may leak.



-

I. Other *Comments:* NOT INSPECTED

VI. OPTIONAL SYSTEMS

-

A. Landscape Irrigation (sprinkler) Systems *Comments:*

Deficiency: The cover is missing on 1 solenoid valve for the sprinkler system in the ground on the west side of the home.

