



HomeTeam[®]

INSPECTION SERVICE

HOME INSPECTION REPORT



Home. Safe. Home.



WHAT IS A HOME INSPECTION?

The purpose of a home inspection is to visually examine the readily accessible systems and components of the home. The inspectors are not required to move personal property, materials or any other objects that may impede access or limit visibility. Items that are unsafe or not functioning, in the opinion of the inspector, will be described in accordance with the standards of practice by which inspectors abide.

WHAT DOES THIS REPORT MEAN TO YOU?

This inspection report is not intended as a guarantee, warranty or an insurance policy. Because your home is one of the largest investments you will ever make, use the information provided in this report and discuss the findings with your real estate agent and family to understand the current condition of the home.

OUR INSPECTIONS EXCEED THE HIGHEST INDUSTRY STANDARDS.

Because we use a team of inspectors, each an expert in his or her field, our inspections are performed with greater efficiency and more expertise and therefore exceed the highest industry standards. We are pleased to provide this detailed report as a service to you, our client.

WE BELIEVE IN YOUR DREAM OF HOME OWNERSHIP.

We want to help you get into your dream home. Therefore, we take great pride in assisting you with this decision making process. This is certainly a major achievement in your life. We are happy to be part of this important occasion and we appreciate the opportunity to help you realize your dream.

WE EXCEED YOUR EXPECTATIONS.

Buying your new home is a major decision. Much hinges on the current condition of the home you have chosen. That is why we have developed the HomeTeam Inspection Report. Backed by HomeTeam's experience with hundreds of thousands of home inspections over the years, the report in your hand has been uniquely designed to meet and exceed the expectations of today's homebuyers. We are proud to deliver this high-quality document for your peace of mind. If you have any questions while reviewing this report, please contact us immediately.

Thank you for allowing us the opportunity to serve you.



FAST



TRUSTED



ACCURATE



PROPERTY INSPECTION REPORT

Prepared For:	Miguel Valdez	
	(Name of Client)	
Concerning:	17114 Ross Lake Ct, Humble, TX, 77346	
	(Address or Other Identification of Inspected Property)	
By:	Charles Rowden 22155 David Jones 22116	5-6-2020
	(Name and License Number of Inspector)	(Date)
	(Name, License Number of Sponsoring Inspector)	

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.texas.gov.

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 manufacturers 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 sellers 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 inspectors 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 clients 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;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

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

Through this report the terms "right" and "left" are used to describe the home as viewed facing the home from the street. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., are not addressed. All conditions are reported as they existed at the time of the inspection.

Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute visually observable deficiencies as defined in the Real Estate Commission Standards Of Practice agreed upon in the Home Inspection Agreement.

All pictures that may be included are to be considered as examples of the visible deficiencies that may be present. If any item has a picture, it is not to be construed as more or less significant than items with no picture included.

Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items, and should not be relied upon for such items. Identifying items included in manufacturer recalls are not within the scope of the inspection.

The statements and information contained in the report represent the opinion of the inspector regarding the condition of the property's structural and mechanical systems.

Acceptance and/or use of this report implies acceptance of the Home Inspection Agreement and the terms stated therein. The above named client has acknowledged that the inspection report is intended for the CLIENT's sole, confidential, and exclusive use and is not transferable in any form. The HomeTeam Inspection Service assumes no responsibility for the use or misinterpretation by third parties.



I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): post tension slab

Comments:

The foundation was viewed at the perimeter where visible. Wall veneers, door and window operations, and the condition of framing were also viewed for indications of adverse foundation performance.

In our opinion, the foundation was functioning as intended at the time of the inspection.

Note: Spalling (i.e., corner pops) at one or more corner(s), Corner spalling is common to slab foundations and does not affect the structural integrity of the foundation.

B. Grading and Drainage

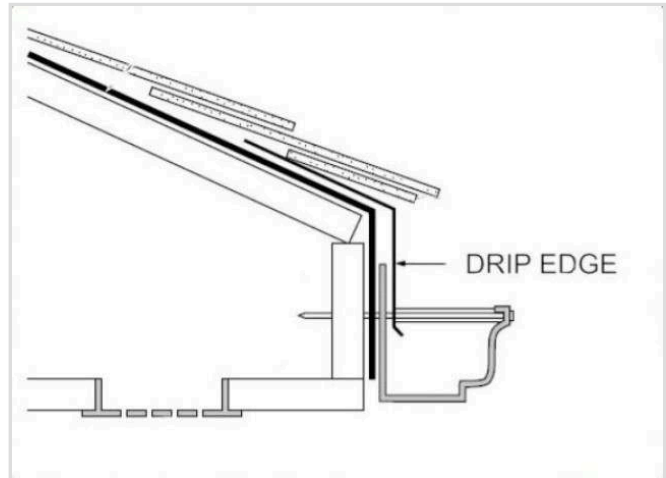
Comments:

The grading of the property appeared to be adequate for the shedding of water away from the house. No evidence of water penetration was noted to the interior walls or floors of the house at the time of the inspection.

The gutters on the upper section of the roof were installed in front of the drip edge flashing. Common industry standard calls for the drip edge flashing to “drop” into the gutter trough.



Installed in front of the drip edge



Gutter installation example

I	NI	NP	D
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C. Roof Covering Materials

Viewed From: the accessible portions of the roof

Types of Roof Covering: asphalt-fiberglass shingles

Comments:

The asphalt-fiberglass shingle roof was moderately worn with areas of significant wear.

Some of the shingles were damaged.

Exposed nails were observed in one or more locations. Common industry standards call for nails that are exposed to the elements to be caulked/sealed to help prevent rust corrosion, which can lead to leaks.

A satellite receiver dish was installed over the shingles at the roof decking. These have been known to cause roof damage due to poor installation or unexpected weather conditions (high wind).



Areas of accelerated granule loss



Damaged shingles

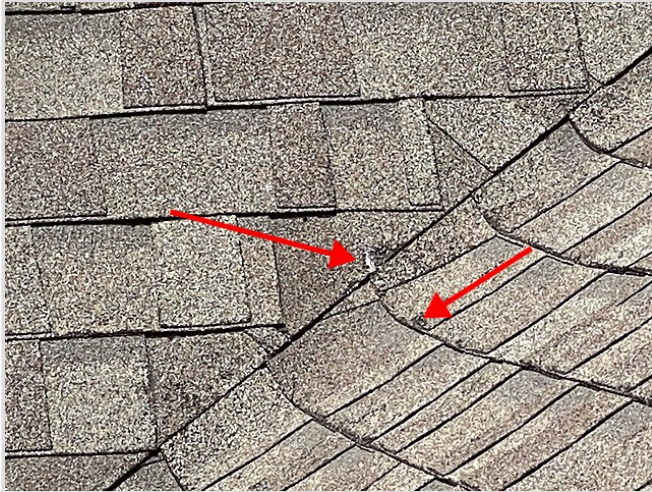


Damaged shingles

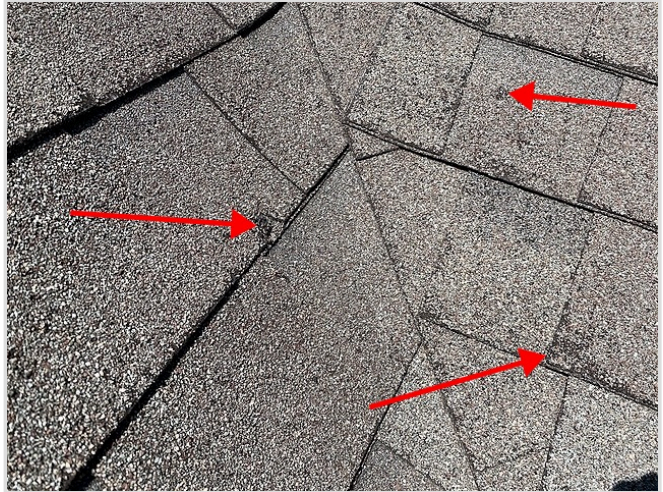


Damaged shingles

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Damaged shingles



Damaged shingles



Damaged shingles



Damaged shingle



Exposed nail



Exposed nails

I	NI	NP	D
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Installed over shingles

D. Roof Structures and Attics

Viewed From: inside attic (some areas inaccessible -- framework/no walkway)

Approximate Average Depth of Insulation: 14" - 16"

Comments:

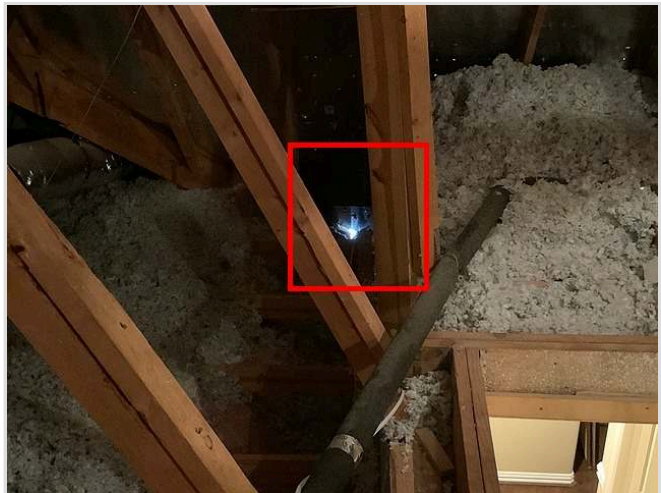
A portion of the roof decking/radiant barrier was damaged

There was a gap in the roof structure on the front side (conducive condition for rodent/pest entry).

Note: There was a radiant barrier installed at the underside of the roof decking. As a result, we were unable to visually inspect the roof decking, rafters, and roof penetrations for proper installation and signs of water penetration.



Damaged



Gap in the roof structure (front side)

E. Walls (Interior and Exterior)

Comments:

Due to stored items some wall areas in the interior and in the garage could not be inspected.

There were no significant visible deficiencies at the time of inspection.

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F. Ceilings and Floors

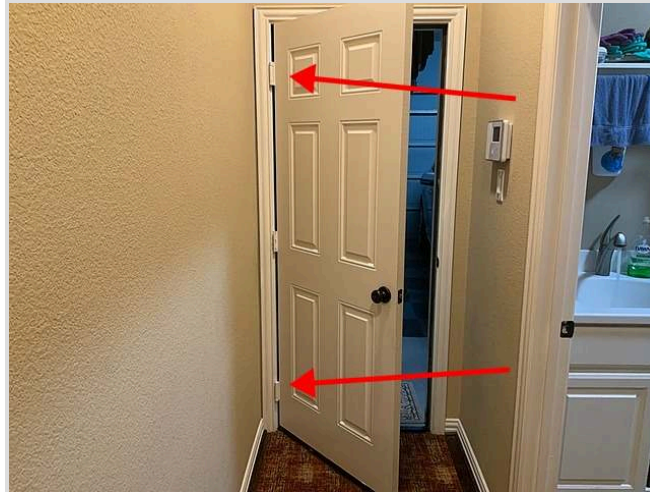
Comments:

Due to stored items and furniture, some floor areas could not be inspected.
There were no visible deficiencies to the ceiling or floor at the time of the inspection.

G. Doors (Interior and Exterior)

Comments:

Self closing hinges on the garage entry door were nonfunctional.



Nonfunctional (self-closing hinges)

H. Windows

Comments:

Windows were double pane construction and inspected for function such as open, close, and locking mechanisms. There were no visible deficiencies identified at the time of inspection.

I. Stairways (Interior and Exterior)

Comments:

There were no visible deficiencies to the stairway(s) at the time of the inspection.

J. Fireplaces and Chimneys

Comments:

Units were performing as intended at the time of inspection.
An artificial gas log insert was installed in the firebox and no damper clamp present. Having a properly installed damper clamp will prevent carbon monoxide from a pilot light or other sources, from exiting into the room where the fireplace is located.

I	NI	NP	D
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Performing as intended (interior fireplace)



Performing as intended (exterior fireplace)



No damper clamp present



Example of a damper clamp

K. Porches, Balconies, Decks and Carports

Comments:

There were no visible deficiencies at the time of inspection.

L. Other

Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

The underground electrical service entered a Eaton panel box located left interior wall of the garage. .

Main disconnect: 200 amp

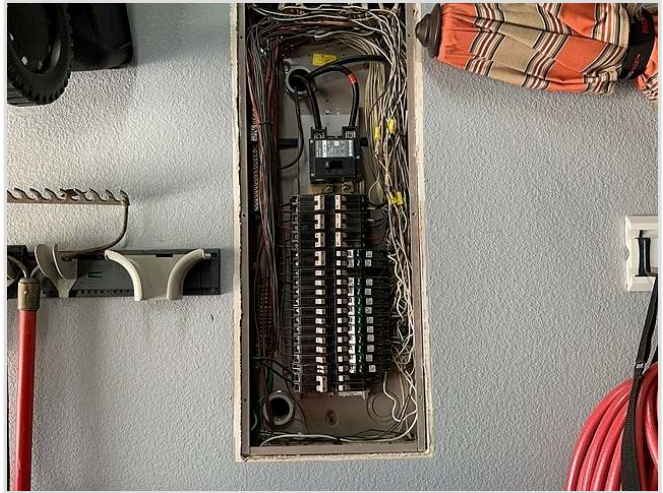
Service conductor: Copper (2/0 AWG)

The AFCIs were not tested (house occupied).

Note: The generator and switch box were not inspected. These are considered specialty equipment and are not within the scope of the inspection.



Distribution panel



Panel cover removed for inspection



Not inspected



Not inspected

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: copper

Comments:

Ceiling receptacles in the garage were not on GFCI (ground fault circuit interrupter). The Texas Real Estate Commission (TREC) considers this to be a deficiency according to the standards of practice (SOP).

Several receptacles were not properly installed in the gang box (loose).



Not on GFCI



Not on GFCI



Loose (master bedroom hallway)



Loose (second floor hall-office area)

I	NI	NP	D
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Loose (wet bar on second floor)



Loose (game room)

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: forced-air

Energy Sources: gas

Comments:

1. First floor unit

Make: Trane

Year: 2019

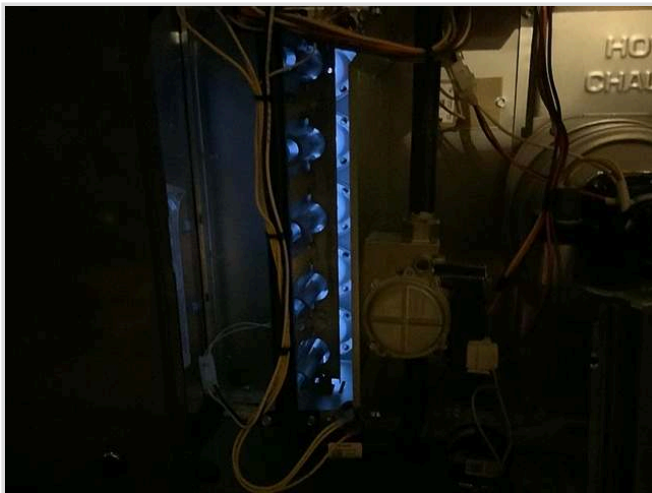
The first floor heating unit was functioning properly at the time of the inspection.

2. Second floor unit

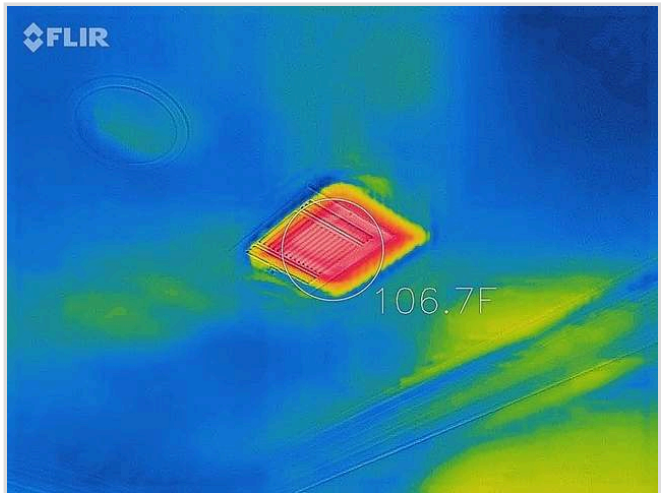
Make: Trane

Year: 2009

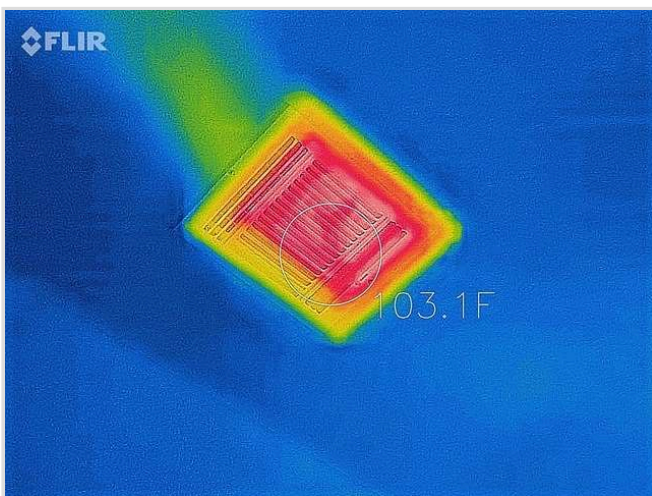
The second floor heating unit was functioning properly at the time of the inspection.



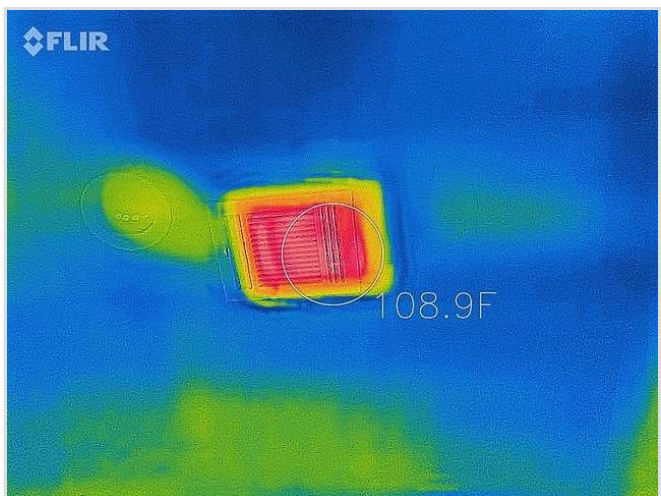
Burners viewed for inspection (first floor unit)



Thermal showing 100+ degrees of temperature output (dining room)

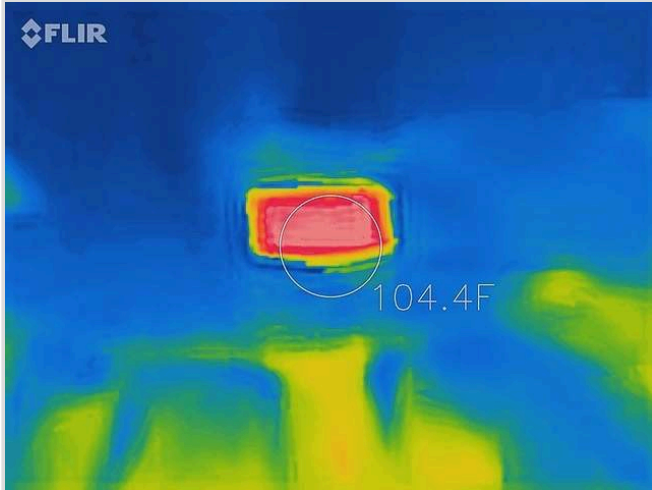


Thermal showing 100+ degrees of temperature output (in-law suite)

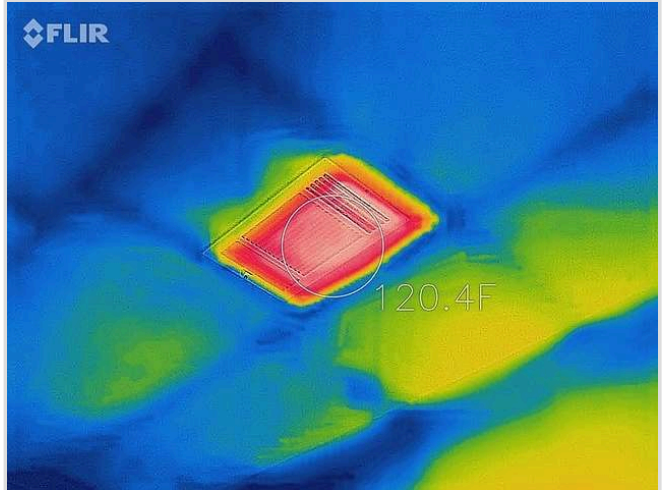


Thermal showing 100+ degrees of temperature output (living room)

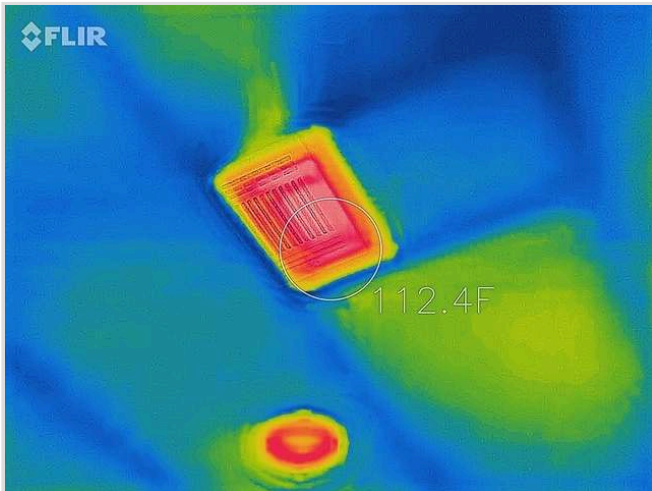
I	NI	NP	D
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Thermal showing 100+ degrees of temperature output (master bedroom)



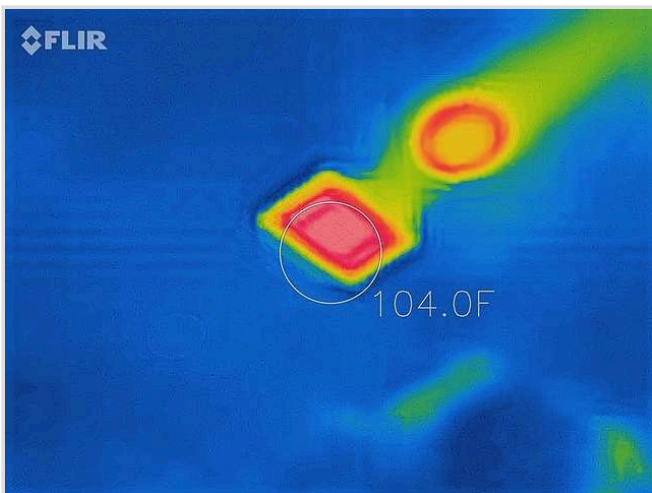
Thermal showing 100+ degrees of temperature output (kitchenette)



Thermal showing 100+ degrees of temperature output (kitchen)



Burners viewed for inspection (second floor unit)

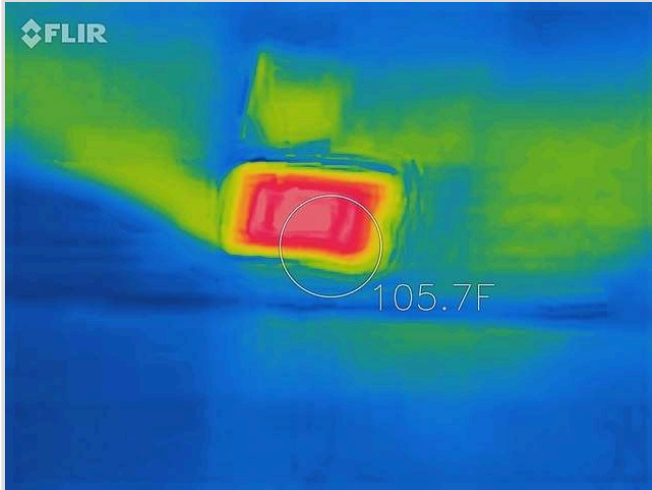


Thermal showing 100+ degrees of temperature output (front bedroom - second floor)

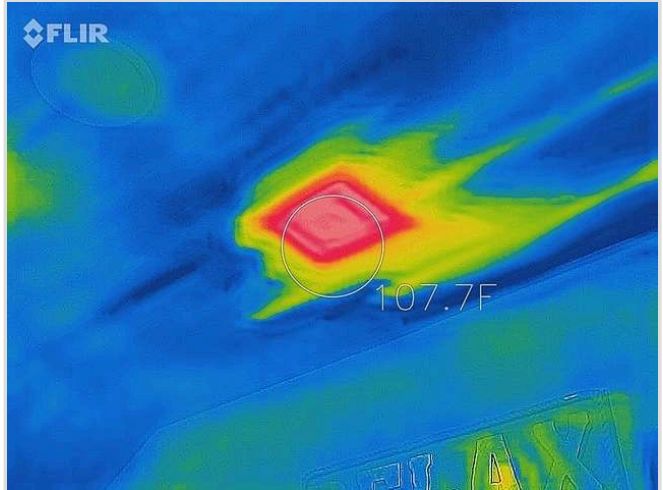


Thermal showing 100+ degrees of temperature output (second floor sitting room)

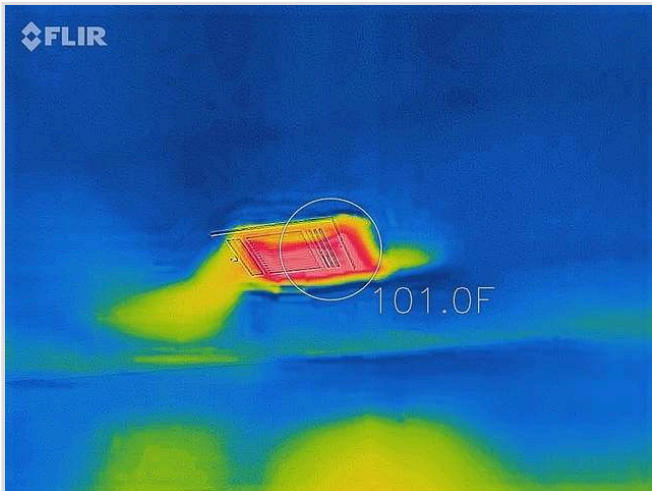
I	NI	NP	D
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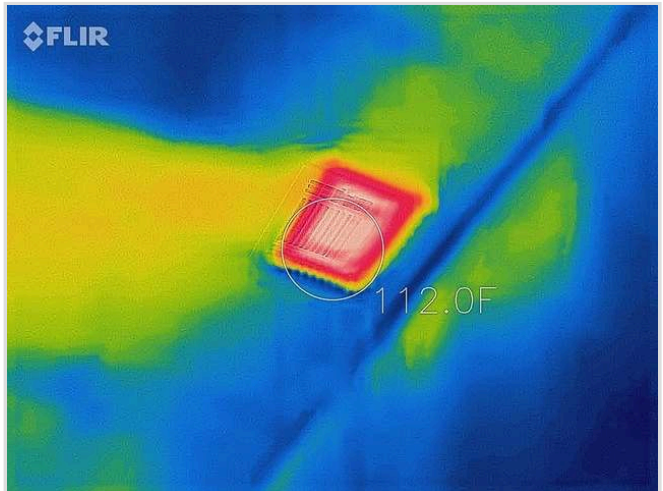
Thermal showing 100+ degrees of temperature output (theater room)



Thermal showing 100+ degrees of temperature output (game room)



Thermal showing 100+ degrees of temperature output (right side office . Second floor)



Thermal showing 100+ degrees of temperature output (rear bedroom - second floor)

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-
-
-

B. Cooling Equipment

Type of Systems: central

Comments:

1. First-floor unit

Make: Trane

Unit size: 5 ton

Year: 2019

Refrigerant: HFC-410A

Max fuse: 40 amp

Return temperature: 71.7 degrees

Supply temperature: 52.1 degrees

The cooling unit was functioning properly at the time of the inspection with a 19.6 degree temperature differential. Note: The evaporator coil was viewed at the time of inspection.

2. Second-floor unit

Make: Trane

Unit size: 2.5 ton

Year: 2009

Refrigerant: HFC-410A

Max fuse: 25 amp

Return temperature: 71.6 degrees

Supply temperature: 56.3 degrees

The cooling unit was functioning properly at the time of the inspection with a 15.3 degree temperature differential. Note: The evaporator coil was not viewed.



First floor unit



Coils viewed (floor unit)



Second floor unit

C. Duct Systems, Chases, and Vents

Comments:

Ducts in the attic space were in contact with refrigerant lines and other ducts. Points of contact between these items has been known to create condensation (sweating) in the attic space. Common industry standard calls for supply ducts to be elevated over insulation, not in contact with refrigerant lines/other flex ducts and/or HVAC units in the attic space.



Ducts in contact with refrigerant lines



Ducts in contact with other ducts

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Location of Water Meter: front yard

Location of Water Meter Supply Valve: left side

Static Water Pressure Reading: 50 - 60 psi

Comments:

The visible piping, faucets, sinks, and tub/showers were examined using normal controls, and toilets examined for visible damage and being properly secured. Where visible, the plumbing distribution piping in this home consists primarily of copper mixed with PEX and CPVC.

At the time of this inspection, the following deficiencies were identified:

Hot water faucet for the bathtub in the master bathroom was improperly installed (loose).



Water meter location



Water meter supply valve



Static water pressure (50-60 psi)



Loose (master bathtub)

I NI NP D

B. Drains, Wastes, and Vents

Comments:

Water was run into the sink(s) and tub(s) for approximately one hour to analyze for proper drainage and leaks. Where visible, the plumbing drain piping in this home consists primarily of PVC.
At the time of this inspection, no visible deficiencies were identified.

C. Water Heating Equipment

Energy Sources: gas

Capacity: 50 gal.

Comments:

Make: State Select (both units)

Year: 2009

Location: attic

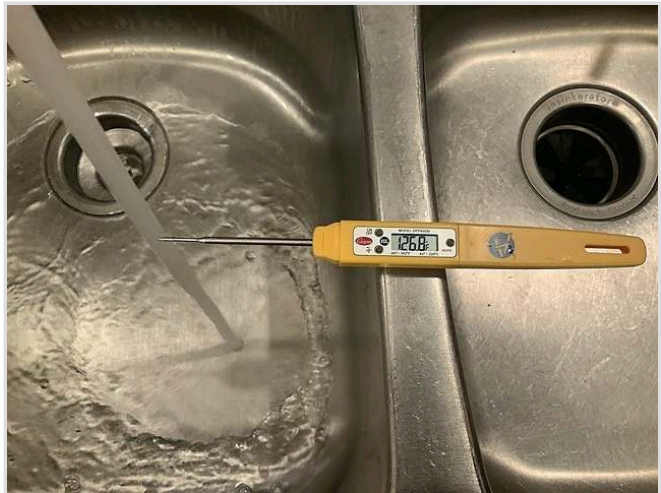
Measured water temperature (kitchen sink): 126.8 degrees.

The water heater was performing as intended at the time of the inspection.

Relief valves were not tested (units in the attic).



Units in the attic



Measured hot water temperature (kitchen sink): 126.8 degrees

D. Hydro-Massage Therapy Equipment

Comments:

The Hydro-Therapy (jet tub) was the performing as intended at the time of the inspection.

Unit was encased in a permanent structure that prevented the visual inspection of, and access to the system's pump. There should be access to the pumping system and it's electrical components to include the GFCI receptacle.

I	NI	NP	D
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Performing as intended



GFCI location (master bath closet)



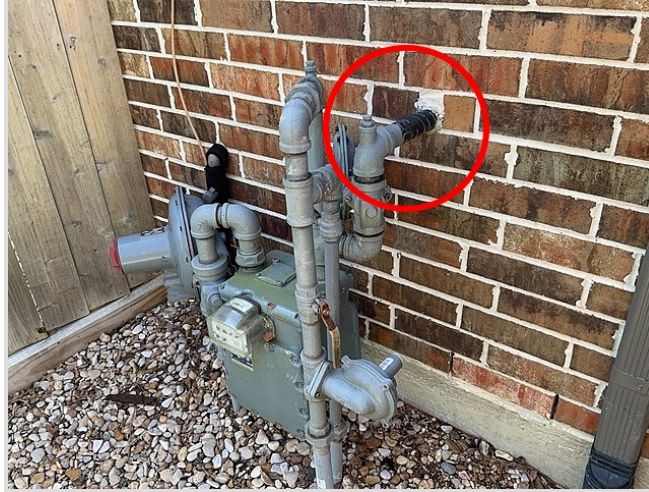
Encased in permanent structure

I	NI	NP	D
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E. Other

Comments:

Unable to verify if the gas piping system was properly bonded / grounded (no visible clamp with wire at meter).



No visible clamp

I	NI	NP	D
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V. APPLIANCES

A. Dishwashers

Comments:

The dish washing unit was operated in the normal setting and inspected to determine if the unit filled with water and properly drained upon the completion of the cycle.

The KitchenAide unit was functioning properly at the time of the inspection.



Functioning properly

B. Food Waste Disposers

Comments:

The food waste disposer was performing as intended at the time of the inspection.



Performing as intended

C. Range Hood and Exhaust Systems

Comments:

The vented unit was functioning properly at the time of the inspection.



Performing as intended



Motor and vent of range exhaust

D. Ranges, Cooktops, and Ovens

Comments:

The oven was set to bake at 350 degrees and a thermometer was placed inside the unit to determine the accuracy of the unit setting. A variance of +/- of 25 degrees is considered acceptable.

The cooktop and lower oven unit were performing as intended at the time of inspection.

Upper oven unit heated approximately 30 degrees cooler than digital setting.



Performing as intended



Upper oven unit temperature reading (approximately 320 degrees)

I	NI	NP	D
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E. Microwave Ovens

Comments:

The G/E unit was functioning as intended at the time of the inspection.



Microwave oven

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

The unit(s) were functioning properly at the time of the inspection.

G. Garage Door Operators

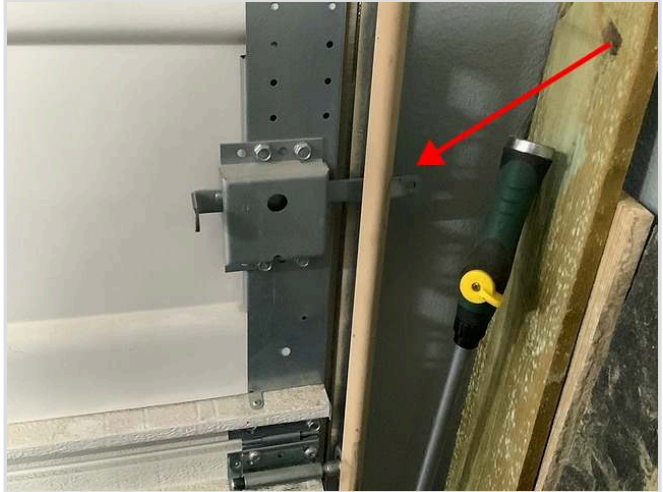
Comments:

The LiftMaster units were functioning properly at the time of the inspection.

The manual door lock for the left operator had not been disabled. Not disabling the door lock for the garage has the potential of operating the door opener while locked, which can lead to damaging the door and connected components.



Functioning properly



Door lock not disabled

H. Dryer Exhaust Systems

Comments:

The dryer exhaust had excessive lint buildup and needed to be cleaned.



Needed to be cleaned

I	NI	NP	D
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I. Other

Comments:

The wine cooler was not inspected.

Gas grill on the rear exterior porch was not inspected.



Not inspected



Not inspected

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

The Rachio unit was functioning properly at the time of the inspection.

Zone 1 - Front shrubs - 12 spray heads

Zone 2 - Small front yard - left of driveway - 10 spray heads

Zone 3 - Side walk and right side - 10 spray heads

Zone 4 - front yard - 6 rotating heads

Zone 5 - rear shrubs - 14 spray heads

Zone 6 - Right yard (behind fence) - 7 spray heads

Several spray heads had improper spray patterns and were in need of adjustment.



Zone 1



Zone 1



Zone 2



Zone 2

I	NI	NP	D
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Zone 3



Zone 4



Zone 4



Zone 5



Zone 5



Zone 5

I	NI	NP	D
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Zone 6



Zone 6



Needed adjustment



Needed adjustment



Improper spray pattern



Improper spray patterns

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction: gunite

Comments:

See attached pool report.

C. Outbuilding

Comments:

D. Private Water Wells (A coliform analysis is recommended.)

Type of Pump:

Type of Storage Equipment:

Comments:

E. Private Sewage Disposal (Septic) Systems

Type of System:

Location of Drain Field:

Comments:

F. Other

Comments:

SUMMARY:

This summary provides a simplified overview of the results of the Wednesday, May 6, 2020 inspection at 17114 Ross Lake Ct, Humble, TX 77346. Be sure to read the full body of the inspection report; it contains much more detail about the property. It is the client's responsibility to decide which items referenced in the report constitute relevant "defects". Any additional evaluations we've recommended must be performed prior to the conclusion of the inspection contingency period.

I. STRUCTURAL SYSTEMS

C. Roof Covering Materials

- The asphalt-fiberglass shingle roof was moderately worn with areas of significant wear.
- Some of the shingles were damaged.
- Exposed nails were observed in one or more locations. Common industry standards call for nails that are exposed to the elements to be caulked/sealed to help prevent rust corrosion, which can lead to leaks.

D. Roof Structures and Attics

- There was a gap in the roof structure on the front side (conducive condition for rodent/pest entry).

II. ELECTRICAL SYSTEMS

B. Branch Circuits, Connected Devices, and Fixtures

- Several receptacles were not properly installed in the gang box (loose).

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

C. Duct Systems, Chases, and Vents

- Ducts in the attic space were in contact with refrigerant lines and other ducts. Points of contact between these items has been known to create condensation (sweating) in the attic space. Common industry standard calls for supply ducts to be elevated over insulation, not in contact with refrigerant lines/other flex ducts and/or HVAC units in the attic space.

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

- Hot water faucet for the bathtub in the master bathroom was improperly installed (loose).

V. APPLIANCES

D. Ranges, Cooktops, and Ovens

- Upper oven unit heated approximately 30 degrees cooler than digital setting.

G. Garage Door Operators

- The manual door lock for the left operator had not been disabled. Not disabling the door lock for the garage has the potential of operating the door opener while locked, which can lead to damaging the door and connected components.

H. Dryer Exhaust Systems

- The dryer exhaust had excessive lint buildup and needed to be cleaned.

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

- Several spray heads had improper spray patterns and were in need of adjustment.