



DualCheck Inspections LLC
Effective.Efficient.Everytime

Texas Real Estate Commission
Professional Inspector License #22646



29002 Dryander Forest Ct.

03/31/2022

Prepared for:
Josh Gandara & Amber Ontiveros

DualCheck Inspections LLC

PROPERTY INSPECTION REPORT FORM

Name of Client: Josh Gandara & Amber Ontiveros

Date of Inspection: 03/30/2022

Address of Inspected Property: 29002 Dryander Forest Ct. Katy, Texas

Name of Inspector: Tyler Noyes

TREC License #: 22646

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- * use this Property Inspection Report form for the inspection;
- * inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- * indicate whether each item was inspected, not inspected, or not present;
- * indicate an item as Deficient (D) 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 SOPs; and
- * explain the inspectors findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- * identify all potential hazards;
- * turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- * climb over obstacles, move furnishings or stored items;
- * prioritize or emphasize the importance of one deficiency over another;
- * provide follow-up services to verify that proper repairs have been made; or
- * inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- * a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- * an inspection to verify compliance with any building codes;
- * an inspection to verify compliance with manufacturers installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- * malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (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).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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

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

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Grade

Comments:

- There were cracks noticed at the corners of the exposed foundation walls. these are referred to as "Corner Pops", they are very common and not a structural issue at this time. However, They should be properly sealed to prevent further deterioration.
- The foundation appears to be performing as intended at the time of the inspection, common settling was noticed.



Note: Weather conditions, drainage, leakage, and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.

SUGGESTED FOUNDATION MAINTENANCE & CARE: Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a structural engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

Note: DualCheck Inspectors are not structural engineers and are not acting as a structural engineer. All statements relating to structural movement are based on the professional opinion of this company.

B. Grading and Drainage

Comments:

- Sub surface drainage was observed but could not be fully evaluated for performance. Water was draining towards grates/drains at the time of the inspection.

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

I NI NP D

B. Grading and Drainage (continued)



Note: This inspection does not include the efficiency or operation of underground or surface drainage systems, detention/retention ponds, area hydrology or the presence of underground water. Grading and drainage was examined around the foundation perimeter only. Information as to where this property lies in reference to the flood plain is not determined by this inspection.

C. Roof Covering Materials

Types of Roof Covering: Shingles

Viewed from: Ground level

Comments:

- The roof covering was performing as intended. The shingles were showing signs of deterioration consistent with the age of the roof covering.
- The roof surface could not be walked or inspected by drone due to the amount of rain during the entire time of the inspection.

Note: This inspection is not meant to determine the remaining life of the roof covering, age of the roof covering, identify latent hail damage, determine the number of layers of roof covering material, or provide an exhaustive list of previous repairs and locations of water penetrations/leakage. Roof covering life expectancies can vary depending on several factors (i.e. sun, wind, rain, etc.). The visual inspection of the roof covering thus does not preclude the possibility of leakage. The roof covering will be viewed from the ground if the inspector may damage the roof covering or cannot safely reach or stay on the roof surface.

Note: Gutters should be cleaned frequently to prevent the accumulation of leaves and debris. Improperly secured gutters, as a result of weight from the accumulation, may cause potential damage to the adjacent exterior/roof.

D. Roof Structures and Attics

Viewed from: In the Attic, some areas were inaccessible due to head space and missing decking/platforms

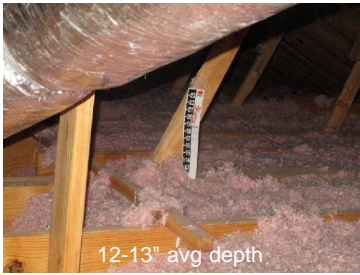
Approximate Average Depth of Insulation: 12-13" loosefill

Comments:

- All wood members appear to be performing as intended at the time of the inspection.
- Insulation appeared to be evenly installed at all required areas and achieving the appropriate R-value.

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I NI NP D



Note: It is considered beyond the scope of this inspection and unsafe to enter attics and unfinished spaces where access is less than 22" x 30", head room is less than 30", operate power ventilators, or provide an exhaustive list of locations of water penetrations. Current building code calls for a minimum of R-30 insulation, or 10-12 (more in colder climates). However, a principle of energy efficient building in hot, humid climates such as Houston is to utilize less insulation (R-19/6-8) with a radiant barrier on the attic ceiling.

E. Walls (Interior and Exterior)

Comments:

Interior walls:

- The interior walls appear to be performing as intended at the time of the inspection. Settling was observed in the form of small cracks, drywall screw pops, and visible tape joints . No structural issues were noticed at the time of the inspection.

Exterior walls:

- The exterior walls appear to be performing as intended at the time of the inspection.

Note: Cosmetic defects are not a part of the scope of a T.R.E.C. inspection. However, cosmetic defects are sometimes included as they may be a symptom of conditions that are part of a T.R.E.C. inspection such as leaks and water penetration.

F. Ceilings and Floors

Comments:

Ceilings:

- The ceilings appear to be performing as intended at the time of the inspection.

Floors:

- The floors appear to be performing as intended at the time of the inspection.

Note: Cosmetic defects are not a part of the scope of a T.R.E.C. inspection. However, cosmetic defects are sometimes included as they may be a symptom of conditions that are part of a T.R.E.C. inspection such as leaks and water penetration.

Note: Floor coverings were not removed/relocated for inspection. The inspector did not determine the condition of floor or ceiling coverings unless such conditions affect structural performance or indicated water penetration.

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

I NI NP D

Note: The Inspector does not move, lift, or relocate any furniture or personal items. This is an exhaustive measure and outside the requirements of a TREC professional Inspector.

G. Doors (Interior and Exterior)

Comments:

Interior doors:

- Several doors are in need of minor adjustments due to loose or worn hardware. Repair/Replace as needed.
- A few door stops were missing throughout the home. Recommend installing door stops to prevent damage to drywall.

Exterior doors:

- The exterior doors appear to be performing as intended at the time of the inspection.



H. Windows

Comments:

- A window in the study, was observed to have stains on the interior sides of the panes. This is the result of a broken seal. A broken seal does not diminish the integrity of the windows. However, it does lose the majority of its energy efficiency features once the seal is broken. Repair/Replace as needed.



Notes: Current codes have established a minimum windowsill height of 42 inches in an effort to reduce the number of young children that fall through windows. Care should be taken when considering placement of "climbing" items, with finger and toe holds, (such as furniture) to the adjacent area. It should be noted that establishment of a sill height may limit the access to the window and reduce its effectiveness as an emergency.

I. Stairways (Interior and Exterior)

Comments:

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

I NI NP D

J. Fireplaces and Chimneys

Comments:

Fireplace:

- The fireplace appears to be performing as intended at the time of the inspection.

Chimney:

- The chimney appears to be performing as intended at the time of the inspection.

Note: If the fireplace is used extensively, it should be cleaned and serviced regularly by a professional that is certified by the Chimney Safety Institute of America. For more information go to www.csia.org.

Note: No determination could be made regarding adequate "fire-stopping" or "fire-blocking," as the areas were not accessible at the time of the inspection. In addition, the inspector did not make a determination of the adequacy of the draft or perform a chimney smoke test.

K. Porches, Balconies, Decks, and Carports

Comments:

- The porches appear to be performing as intended at the time of the inspection.

L. Other

Comments:

Note: The inspector did not inspect any yard enclosures/fences.

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

I NI NP D

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments: Aluminum,

Panel: 150 amp / Square D

- White wire used for the AC power distribution, was connected to the breaker with no colored tab for identification. This is a safety hazard. Recommend proper labeling of the wire(s).
- The main service wires and electrical panel appear to be performing as intended at the time of the inspection.
- The thermal camera did not detect any areas of overheating breakers or wiring, within the electrical panel.



Note: It is beyond the scope of the inspection to determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system; perform voltage drop calculations; determine accuracy of the labeling; operate and verify effectiveness of over current devices.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

Fixtures/Switches:

- Several light fixtures throughout the home were not functioning at the time of the inspection. Possibly bulb related. Repair/replace as needed.

Outlets/Wiring:

- The outlets and wiring were performing as intended at the time of the inspection.
- All accessible outlets were checked for open grounds, open neutrals, open hot, hot/ground reverse, hot/neutral reverse, and proper GFCI requirements.

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

I NI NP D



Note: Inspection of outlets, switches and accessory connections could be limited due to concealment.

GROUND FAULT CIRCUIT INTERRUPTER (GFCI): Devices provide protection from shock or possible electrocution by detection slight current leakage and "breaking" the circuit. GFCI protection is both a code (NEC) and a common sense requirement for all exterior outlets, bathroom outlets, any outlet in a pool or hot tub area, kitchen/bar outlets, laundry room outlets, and garage outlets.

Note: Refrigerators and freezers, no matter where they are located, are two appliances that should never be plugged into a GFCI circuit. They have a bad habit of causing the protective device to trip, or turn off and may result in spoiled food.

C. Other

Comments:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Forced air
Energy Sources: Natural gas
Comments:

Unit #1

Approx. age: 2014 (8 years)

- The heating equipment appears to be performing as intended at the time of the inspection.



B. Cooling Equipment

Type of Systems: Central A/C
Comments:

Unit #1 (3 1/2 Ton)

Approx. age: 2015 (7 years)

- Rust was observed in the drain pan, this indicates there has been a continuous issue with the primary/secondary drain lines.

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

I NI NP D

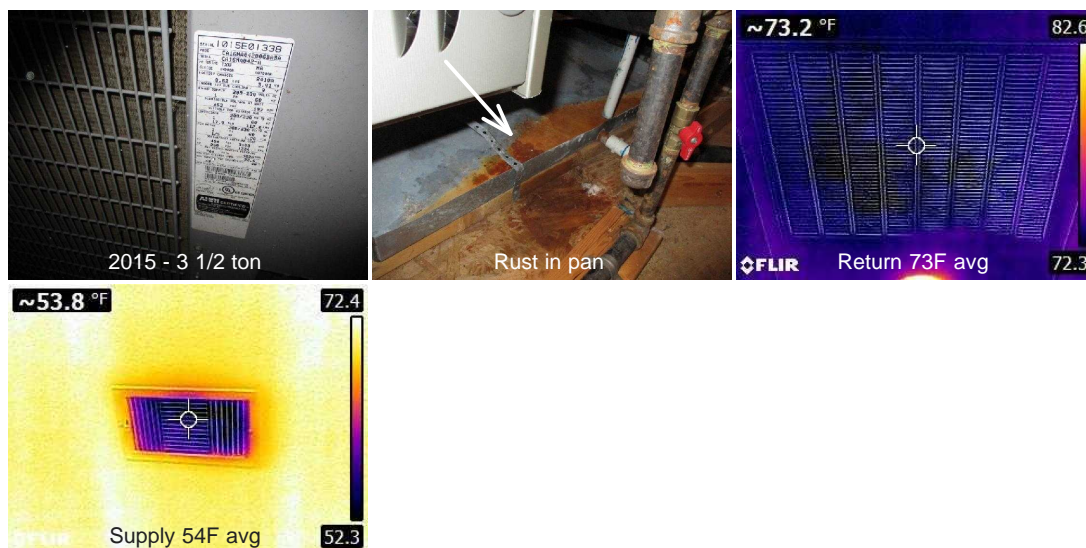
B. Cooling Equipment (continued)

Recommend A licensed and insured HVAC technician clear drain lines and service equipment if not done so in the past year.

Ambient air test was performed by using a thermal/infrared instrument on the air handler of the system to determine if the difference in temperatures of the supply and return air are between 15 degrees and 20 degrees, which indicates if the unit is cooling as intended. this is called a Delta T test.

Supply Air Temp: 54F
Return Air Temp: 73F
Temp. Differential: 19F

- The Cooling equipment was performing as intended at the time of the inspection.
- The thermal camera did not detect any leaks from the condenser or exposed liquid/suction lines at the time of the inspection.



Note: Please verify that HVAC equipment has been serviced recently, preferably in the last year. Neglect of annual servicing for the HVAC equipment may not allow the systems to provide and maintain maximum efficiency and may lessen the serviceable life span.

Note: The inspector did not program digital-type thermostats or controls or operate setback features on thermostats or controls. The inspector did not inspect the pressure of the system coolant or determine the presence of leaks in the system.

C. Duct Systems, Chases, and Vents

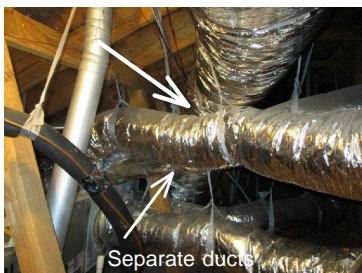
Comments:

- Duct work touching / overlapping at several locations. These areas should be separated with batt insulation to prevent the buildup of condensation between the ductwork.
- Moisture marks were observed at some vents at the bedrooms, possibly due to built up condensation on the interior of the ductwork. This is a common issue when ductwork is touching at the attic or a system is in need of service. Recommend having an HVAC technician service the equipment if not done so in the past year.

Client: Josh Gandara & Amber Ontiveros

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

I NI NP D



D. Other

Comments:

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front Yard

Location of main water supply valve: Garage

Static water pressure reading: 40-80 psi (Normal)

Type of supply piping material: PEX

Comments:

Bathtubs, Showers, and Sinks:

- The shower fixture for the master bathroom, was observed to leak at the neck. Recommend installing new Teflon tape to prevent further leaks.

Commodes:

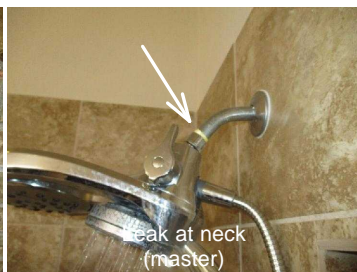
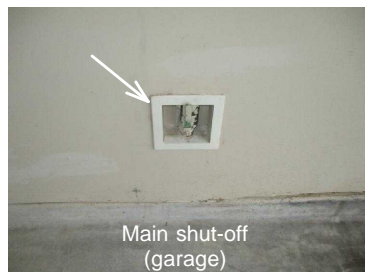
- All commodes were performing as intended at time of inspection.

Washing Machine Connections:

- The washing machine connections were performing as intended at time of inspection.

Exterior Plumbing:

- All exterior plumbing was performing as intended at time of inspection.



B. Drains, Wastes, and Vents

Type of drain piping material: PVC

Comments:

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

I NI NP D

B. Drains, Wastes, and Vents (continued)

- All drains, wastes, and vents were performing as intended at time of inspection.

C. Water Heating Equipment

Energy Sources: Natural gas

Capacity: 40 gal

Comments:

Unit #1 (40 gal)

Approx. Age: 2014 (8 years)

- The temperature and pressure relief valve (T&P) for the water heater would not function properly at the time of the inspection. T&P valves protect the water heater equipment from excess pressure. Repair/Replace as needed.



Note: Manufacturers recommend testing the water heater temperature and pressure relief valve routinely to ensure that waterways are clear and the device is free of corrosion deposits. Manufacturers also strongly recommend that a qualified plumbing contractor remove T&P valves over 3 years of age and inspect them for corrosion or sediment buildup and proper condition. It has been our experience that valves, which have not been properly maintained or are in excess of 3 years of age do not reseat themselves or may later begin to leak. The danger of a defective T&P valve is that water in a closed system (water heater tank) and under pressure has a much higher boiling point, which varies with pressure.

D. Hydro-Massage Therapy Equipment

Comments:

Note: Due to possible health hazards associated with using the hydrotherapy equipment, proper disinfecting and cleaning is recommended prior to use.

E. Gas Distribution Systems and Gas Appliances

Location of gas meter: Exterior surface mount at side of home

Type of gas distribution piping material: Cast iron

Comments:

- The gas meter was performing as intended at the time of the inspection.

Client: Josh Gandara & Amber Ontiveros

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

I NI NP D

F. Other

Comments:

- A water Hardness Test was performed on the water supply for the home. Hard water refers to specific minerals that consume soap and start scaling in water heaters and other appliances. The following reading was taken from a titration test on a water sample from the kitchen sink. Please see below:

Classification	Mg/L	GPG
Soft	0-17	0-1
Slightly Hard	17-60	1-3.5
Moderately Hard	60-120	3.5-7.0
Hard	120-180	7.0-10.5
Very Hard	>180	>10.5
Current reading :	136.8	8

HARD



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

I NI NP D

V. APPLIANCES

Note: Appliances were tested using normal operating settings and only for a short period. Thermostats, timers, self-cleaning cycles and other features and controls are not tested for operation.

A. Dishwashers

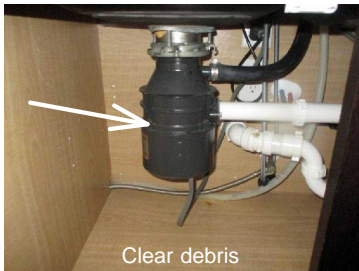
Comments:

- The dishwasher completed a full cycle and was performing as intended at the time of the inspection.

B. Food Waste Disposers

Comments:

- The Garbage Disposal appeared to have debris trapped inside at the time of the inspection. Recommend cleaning to prevent damage.



C. Range Hood and Exhaust Systems

Comments:

- The microwave exhaust appeared to be performing as expected at the time of the inspection.

D. Ranges, Cooktops, and Ovens

Comments:

- The cook-top appears to be performing as intended at the time of the inspection.

- The Ovens appear to be performing as intended at the time of the inspection.

E. Microwave Ovens

Comments:

- The Microwave appears to be performing as intended at the time of the inspection.

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

I NI NP D

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- The Exhaust Fans appear to be performing as intended at the time of the inspection.

G. Garage Door Operators

Comments:

- The overhead garage door operator is in need of maintenance or adjustment. The lift was making excessive noise and in need of lubrication/adjustment. Repair/Replace as needed.

- There should be a fastener installed to disable the locking mechanisms for the overhead garage door, when there is a operator installed. This prevents the door from being locked and damaged. Correct as needed.



Note: As of January 1, 1991, federal law requires manufactures of garage doors to provide an internal reversing mechanism that causes the door to reverse when it hits an obstruction. Also, federal law requires that all residential garage door openers sold in the United States since 1993 must include an additional protection against entrapment, such as photoelectric eyes or a sensing edge. The law also requires that, if these sensors become inoperative, the opener will not function. Your garage door opener can be dangerous if it does not have these safety devices in place and can result in injury or death.

H. Dryer Exhaust Systems

Comments:

- The Dryer Exhaust System appears to be performing as intended at the time of the inspection.

Note: Dryer vents should be periodically checked for excessive lint buildup. Cleaning the dryer's lint screen before each use will prevent lint buildup and saves energy.

I. Other

Comments:

Note: Refrigerators and similar appliances are not inspected for operation, as they are not included in the "general scope" of this inspection.

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

I NI NP D

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

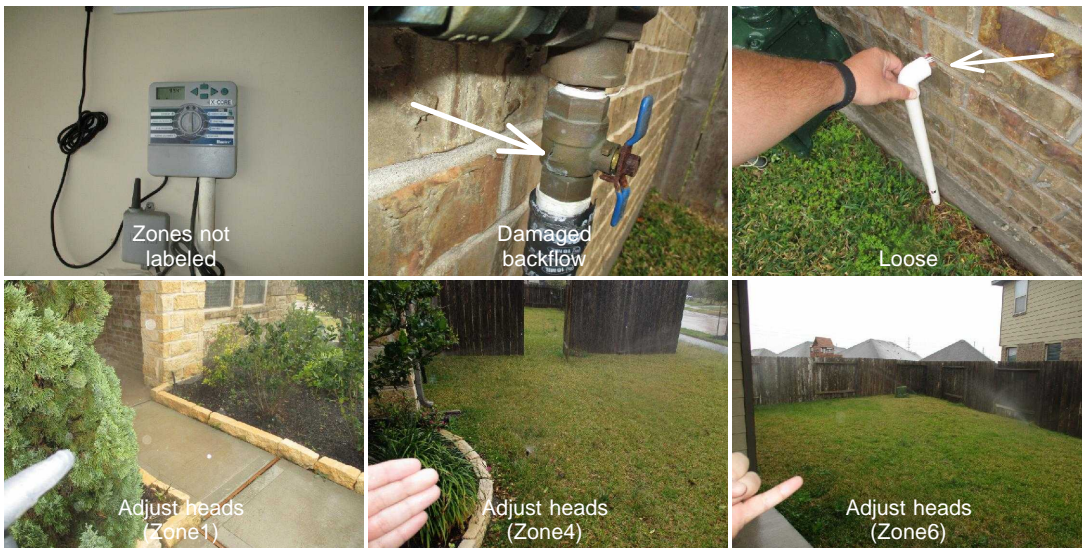
Comments:

-The zones were not properly identified/labeled in the panel. Correct as needed.

- The backflow for the irrigation system was observed to be cracked at the supply valve, this appears to be from the recent freezing temperatures. The damaged backflow only leaks when turning the valve on or off, not when it is in the on or off position. Correct as needed.

- The conduit that protects the electrical wiring for the irrigation system panel, should be properly secured to the panel and exterior wall. Repair/Replace as needed.

- Several zones have sprinkler heads that are in need of adjustment. heads should not spray structures, flat concrete surfaces, neighboring yards or fences, and should fully cover their zones. This helps to prevent wasting water and deteriorating surrounding features. adjust as needed.



B. Swimming Pools, Spas, Hot Tubs, And Equipment

Type of Construction:

Comments:

C. Outbuildings

Comments:

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

Type of Pump:

Type of Storage Equipment:

Comments:

E. Private Sewage Disposal Systems

Type of System:

Location of Drain Field:

Comments:

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

I NI NP D

F. Other Built-in Appliances

Comments:

G. Other

Comments:

Summary

I. STRUCTURAL SYSTEMS

A. Foundations

- There were cracks noticed at the corners of the exposed foundation walls. these are referred to as "Corner Pops", they are very common and not a structural issue at this time. However, They should be properly sealed to prevent further deterioration.
- The foundation appears to be performing as intended at the time of the inspection, common settling was noticed.

Type of Foundation(s): Slab on Grade

G. Doors (Interior and Exterior)

Interior doors:

- Several doors are in need of minor adjustments due to loose or worn hardware. Repair/Replace as needed.
- A few door stops were missing throughout the home. Recommend installing door stops to prevent damage to drywall.

Exterior doors:

- The exterior doors appear to be performing as intended at the time of the inspection.

H. Windows

- A window in the study, was observed to have stains on the interior sides of the panes. This is the result of a broken seal. A broken seal does not diminish the integrity of the windows. However, it does lose the majority of its energy efficiency features once the seal is broken. Repair/Replace as needed.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels Aluminum,

Panel: 150 amp / Square D

- White wire used for the AC power distribution, was connected to the breaker with no colored tab for identification. This is a safety hazard. Recommend proper labeling of the wire(s).
- The main service wires and electrical panel appear to be performing as intended at the time of the inspection.
- The thermal camera did not detect any areas of overheating breakers or wiring, within the electrical panel.

B. Branch Circuits, Connected Devices, and Fixtures

Fixtures/Switches:

- Several light fixtures throughout the home were not functioning at the time of the inspection. Possibly bulb related. Repair/replace as needed.

Outlets/Wiring:

- The outlets and wiring were performing as intended at the time of the inspection.

Summary (continued)

B. Branch Circuits, Connected Devices, and Fixtures (continued)

- All accessible outlets were checked for open grounds, open neutrals, open hot, hot/ground reverse, hot/neutral reverse, and proper GFCI requirements.

Type of Wiring: Copper

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

B. Cooling Equipment

Unit #1 (3 1/2 Ton)

Approx. age: 2015 (7 years)

- Rust was observed in the drain pan, this indicates there has been a continuous issue with the primary/secondary drain lines. Recommend A licensed and insured HVAC technician clear drain lines and service equipment if not done so in the past year.

Ambient air test was performed by using a thermal/infrared instrument on the air handler of the system to determine if the difference in temperatures of the supply and return air are between 15 degrees and 20 degrees, which indicates if the unit is cooling as intended. this is called a Delta T test.

Supply Air Temp: 54F

Return Air Temp: 73F

Temp. Differential: 19F

- The Cooling equipment was performing as intended at the time of the inspection.
- The thermal camera did not detect any leaks from the condenser or exposed liquid/suction lines at the time of the inspection.

Type of System: Central A/C

C. Duct Systems, Chases, and Vents

- Duct work touching / overlapping at several locations. These areas should be separated with batt insulation to prevent the buildup of condensation between the ductwork.
- Moisture marks were observed at some vents at the bedrooms, possibly due to built up condensation on the interior of the ductwork. This is a common issue when ductwork is touching at the attic or a system is in need of service. Recommend having an HVAC technician service the equipment if not done so in the past year.

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Bathtubs, Showers, and Sinks:

- The shower fixture for the master bathroom, was observed to leak at the neck. Recommend installing new Teflon tape to prevent further leaks.

Commodes:

- All commodes were performing as intended at time of inspection.

Washing Machine Connections:

- The washing machine connections were performing as intended at time of inspection.

Exterior Plumbing:

Summary (continued)

A. Plumbing Supply, Distribution Systems and Fixtures (continued)

- All exterior plumbing was performing as intended at time of inspection.

Location of water meter: Front Yard Location of main water supply valve: Garage Static water pressure reading: 40-80 psi
(Normal) Type of supply piping material: PEX

C. Water Heating Equipment

Unit #1 (40 gal)
Approx. Age: 2014 (8 years)

- The temperature and pressure relief valve (T&P) for the water heater would not function properly at the time of the inspection. T&P valves protect the water heater equipment from excess pressure. Repair/Replace as needed.

Energy Source: Natural gas Capacity: 40 gal

F. Other

- A water Hardness Test was performed on the water supply for the home. Hard water refers to specific minerals that consume soap and start scaling in water heaters and other appliances. The following reading was taken from a titration test on a water sample from the kitchen sink. Please see below:

Classification	Mg/L	GPG
Soft	0-17	0-1
Slightly Hard	17-60	1-3.5
Moderately Hard	60-120	3.5-7.0
Hard	120-180	7.0-10.5
Very Hard	>180	>10.5
Current reading :	136.8	8

HARD

V. APPLIANCES

B. Food Waste Disposers

- The Garbage Disposal appeared to have debris trapped inside at the time of the inspection. Recommend cleaning to prevent damage.

G. Garage Door Operators

- The overhead garage door operator is in need of maintenance or adjustment. The lift was making excessive noise and in need of lubrication/adjustment. Repair/Replace as needed.

- There should be a fastener installed to disable the locking mechanisms for the overhead garage door, when there is a operator installed. This prevents the door from being locked and damaged. Correct as needed.

Summary (continued)

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

- The zones were not properly identified/labeled in the panel. Correct as needed.

- The backflow for the irrigation system was observed to be cracked at the supply valve, this appears to be from the recent freezing temperatures. The damaged backflow only leaks when turning the valve on or off, not when it is in the on or off position. Correct as needed.

- The conduit that protects the electrical wiring for the irrigation system panel, should be properly secured to the panel and exterior wall. Repair/Replace as needed.

- Several zones have sprinkler heads that are in need of adjustment. heads should not spray structures, flat concrete surfaces, neighboring yards or fences, and should fully cover their zones. This helps to prevent wasting water and deteriorating surrounding features. adjust as needed.