PROPERTY PULSE
INSPECTION

PROPERTY INSPECTION REPORT

Report Prepared For: Another Happy Client

Subject Property: 77 Dream Home Ct, New Braunfels, TX

Date of Inspection: 6/22/2024

Time of Inspection:

Weather: Sunny, 82° at 09:00. Heavy rain recently

Property Pulse Inspection Services LLC

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Inspected With Care by: Michael McCown

License: 26408

PROPERTY INSPECTION REPORT FORM

Another Happy Client	6/22/2024
Name of Client	*Date of Inspection*
77 Dream Home Ct, New Braunfels, TX 78132	
Address of Inspected Property	
Michael McCown	26408
Name of Inspector	*TREC License #*
Name of Sponsor (if applicable)	*TREC License #*

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.

RESPONSIBILTY 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 inspector's 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).

RESPONSIBILTY 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 manufacturer's 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

Important Information / Limitations

Property Pulse Inspection strives to perform all inspections in substantial compliance with the Standards of Practice as set forth by the Texas Real Estate Commission. As such, we inspect the readily accessible, visually observable, installed systems and components of the home as required by the Standards of Practice. When systems or components included in the Standards of Practice are not inspected, the reason(s) the item was not inspected will be stated.

This report contains observations of inspected systems and components. All items in this report that are recommended for repair, replacement, maintenance, or further evaluation should be investigated by qualified tradespeople within the client's contingency period, to determine the total cost of repairs and address any additional problems that may be discovered during these evaluations that were not visible at the home inspection.

This inspection will not reveal every concern or issue that may be present, but only those defects that were accessible and visible at the time of inspection. This inspection can not predict future conditions, or determine the presence of latent or concealed defects. The statements made in this report reflect the conditions observed at the time of inspection. Future changes in weather or property conditions may reveal problems that were not present at the time of inspection; including but not limited to: roof leaks, water infiltration into crawl spaces, plumbing leaks, or insect or vermin activity. Refer to the Texas Real Estate Commission Standards of Practice and the Inspection agreement regarding the scope and limitations of this inspection.

This inspection is **NOT A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED**, regarding the operation, function, or future reliability of the home and its components. This inspection report should be used alongside the seller's disclosure, pest inspection (WDI) report, and quotes and advice from the tradespeople recommended in this report to gain a better understanding of the

condition of the home. Some risk is always involved when purchasing a property and unexpected repairs should be anticipated, as this is a part of home ownership. Home Warranties are sometimes provided by the sellers, and are highly recommended as they may cover future repairs on major items and components of the home. If a warranty is not being provided by the seller(s), your Realtor can recommend options.

Important Information / Limitations: Notice to Third Parties
Notice to Third Parties: This report is the sole property of the Client(s) named above and throughout the report. This document is non-transferrable, in whole or in part, to any third parties, including; subsequent buyers, sellers, and listing agents. **THE INFORMATION IN THIS REPORT SHALL NOT BE RELIED UPON BY ANYONE OTHER THAN THE CLIENT NAMED HEREIN**. This report is governed by the Inspection Agreement that states the scope of the inspection, including limitations, exclusions, and conditions. Unauthorized recipients are advised to contact a qualified Home Inspector of their choosing to provide them with a new Inspection and Report reflecting the then-current condition of the property.

Important Information / Limitations: Items Not Inspected and Other Limitations:
ITEMS NOT INSPECTED –Some items on the property are not included in a standard home inspection including, but not limited to; fences and gates, pools and spas, outbuildings or other detached structures, refrigerators, washers/dryers, storm doors and storm windows, window AC units, gas furnace heat exchangers, central vacuum systems, water softeners, alarm and intercom systems, and any item that is not a permanently attached component of the home. Drop ceiling tiles are not removed, as they are easily damaged, and this is a non-invasive inspection. Subterranean systems are also excluded, such as but not limited to: sewer lines, septic tanks, water delivery systems, and underground fuel storage tanks.

Water and gas shut-off valves are not operated under any circumstances. Any component or appliance that is unplugged or "shut off" is not turned on or connected for evaluation.
This inspection report will not include the causes of the need for a repair; methods, materials, and costs of corrections; suitability of the property for any specialized use; compliance with codes, ordinances, statutes, regulatory requirements or restrictions; market value or marketability of the property; insurability, inspection of any component or system that was not observed.

A home inspection does not address environmental concerns such as, but not limited to: Asbestos, lead, lead-based paint, radon, mold, wood-destroying insects or organisms (termites, etc), cockroaches, rodents, pesticides, fungus, treated lumber, Chinese drywall, mercury, or carbon monoxide.

Important Information / Limitations: Recommended Contractors Information:
CONTRACTORS / FURTHER EVALUATION: It is recommended that licensed and/or qualified professionals be used for repairs related to the comments in this report, and copies of receipts kept for warranty purposes. The term "Qualified" in this report relates to an individual, company, or contractor who is licensed or certified in the field of concern. A more in-depth evaluation by licensed professionals or specialists may reveal additional deficiencies.

CAUSES of DAMAGE / METHODS OF REPAIR: Contractors or other licensed professionals will have the final determination on the causes of damage/deficiencies, and the best methods of repairs.

Important Information / Limitations: Other Notes - Important Information:
INACCESSIBLE AREAS –The inspection report may include specific references to areas and items that were inaccessible or only partly accessible. I can make no representations regarding conditions that may be present in these areas that were concealed or inaccessible. Reportable conditions, hidden damage or latent defects may be found in these areas.

QUALITATIVE vs QUANTITATIVE - A home inspection is not quantitative, when multiple or similar parts of a system, item, or component are found to have a deficiency, the deficiency will be noted in

a qualitative manner such as "multiple present". A quantitative number of deficient parts, pieces, or items will not be provided, as the repairing contractor will need to evaluate and determine the full extent of the deficiency or damage. This is not a technically exhaustive inspection.

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

I	NI	NP	D
X			X

A. Foundations

- Type of Foundations(s): Slab on grade
- Foundation Material: Post-tension concrete
- Foundation Conditions: Corner pops/cracks
- Portions of the foundation are inaccessible due to abutting flat work, soil or other materials, therefore not visually inspected. Although there are no visual indications of deficiencies in these areas, defects may exist that were not visible at the time of inspection.
- ••••••••

Comments:

- Foundation Performance Opinion: The foundation appears to support the structure as intended. Recommend that the client consult with a specialist if there are any concerns.
- Observed corner cracks at various locations. These are typically cosmetic and do not affect the overall performance of the foundation or its ability to support the structure. The client may wish to have a foundation or masonry contractor evaluate these areas and repair them as recommended.
- Observed exposed post-tension cable ends at various locations. This exposes the anchor to moisture, eventually causing rust and deterioration of these components. Recommend repair by a qualified masonry contractor to remove any existing rust and seal these areas with mortar.

Exposed post-tension cable anchors at various locations

Corner cracks observed at various locations

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I	NI	NP	D	
X			X	B. Grading and Drainage

- Service walks material: Concrete
- Service walks condition: Typical cracks
- Driveway material: Concrete
- Driveway condition: Typical cracks
- Porch/Patio material: Concrete
- ••••••••
- Gutter/Downspout Material: Metal (Galvanized or Aluminum)
- Gutter/Downspout Conditions: Leaking joints, Improperly attached, Extensions needed, Splash blocks needed
- ••••••••

Comments:

- The second story downspouts on the front of the home discharge onto the first floor roof coverings. This can cause premature wear of the roof coverings. Recommend extending the discharge points so that the downspouts empty into the first story gutters.
- At the rear of the home, the gutter for the second-story roof has an open end that allows water to discharge directly onto the first story roof surface. This could lead to premature deterioration of the roof covering and potential water intrusion under the shingles in that area. Recommend evaluation by a qualified contractor for potential remediation options.
- Some downspouts discharge into an underground drainage system. The inspector is unable to determine the effectiveness or capacity of the system. If the homeowner has any concerns, I recommend having the drainage system evaluated by a qualified contractor.
- At the rear of the main home, portions of the rear wall coverings are in contact with concrete flat work. Although current standards call for masonry and stucco to be at least 2 inches above adjoining hardscape, this installation appears to as designed by the builder. Recommend monitoring these areas for indications of improper drainage or water intrusion.
- Downspouts at various locations are improperly secured to walls or improperly terminated. Downspouts should extend 5 feet from the home and terminate in a splash block to prevent erosion. Recommend extension of existing downspout terminations or installation of splash blocks to prevent soil erosion.
- Observed indications of leaks in gutter or downspout joints at various locations. Recommend evaluation by a qualified contractor and sealing/repair as necessary.

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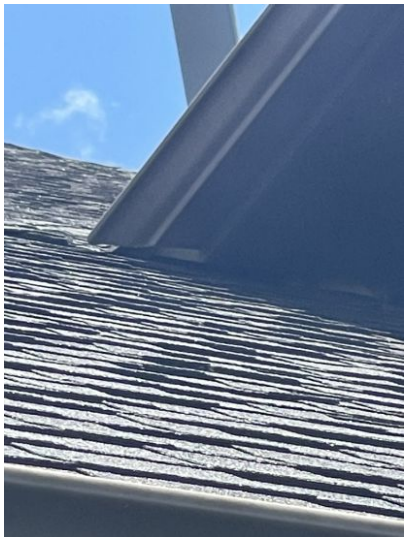
I	NI	NP	D

Downspouts discharging on roof covering. Recommend extending to discharge into first story gutters



Gutter discharging on roof covering. Recommend evaluation by a gutter contractor and remediation as recommended

Leaking gutters and downspouts at variious locations

Downspout terminating at foundation. Recommend extending 5 ft from foundation at a splash block

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I	NI	NP	D
X			X

C. Roof Covering Materials

- Types of Roof Covering: Composition shingle - Architectural, Metal
- Viewed From: Ladder at the roof edge, Ground using a drone, Ground
- ••••••••
- Visibility Limited By: Height, Heat, Pitch
- Roof Style: Hip, Gable, Shed
- Layers: 1
- Roof Age: 10-15+ Years
- Roof Flashing Material: Galvanized/Aluminum
- Roof Valley Material: Not visible
- Roof Ventilation System: Soffit, Ridge
- ••••••••
- Roof Covering Condition (s): Cracking, Missing granules, Recommend roofer evaluation
- Flashing Condition: Exposed fasteners
- All roof valleys are closed valleys, meaning they are covered by shingles. Therefore, the valley flashings were not accessible for a visual inspection.
- ••••••••

Comments:

- Based on visual indications, the roof appears to be the original roof. It appears to be functioning adequately at the time of inspection, however, is starting to show signs of age and wear and appears to be in the final third of its life. The homeowner should budget for replacement within the next 3 to 5 years.
- Observed damaged and cracked ridge cap shingles in various areas on the roof. Although there are no indications of roof leaks at this time, they could eventually fail and allow water into the structure. Recommend working with a qualified roofing contractor to replace damaged shingles in these areas.
- Observed rusted and exposed flashing fasteners at one or more locations on the roof covering. Recommend working with a qualified roofing contractor to reseal fasteners with appropriate material.
- At various locations on the roof covering, granule loss typical for a roof of this age in this climate were observed. The homeowner should have the roof covering evaluated by a qualified roofer and budget for replacement within the 3-5 years.

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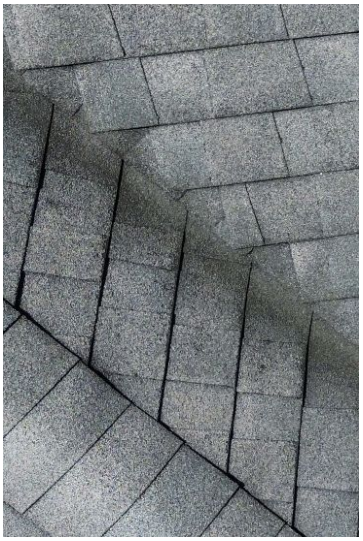
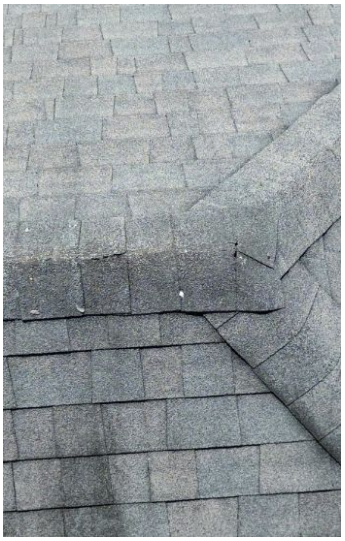
I	NI	NP	D

Exposed fasteners at various flashing locations



Representative granule loss at valley



Damaged/split ridge cap shingles - various locations

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I	NI	NP	D
X			X

D. Roof Structures and Attics

- Viewed From: Within the attic from the equipment platform, Walked accessible portions of the attic
- Approximate Average Depth of Insulation: 10-12 inches
- Attic Location: Second story hallway, door entry to 1st story attic located in second story den area
- Attic Access: Second story hall near bedrooms, walk-in entry in second story den area
- Insulation Type: Fiberglass, Batts, Blown-in
- Insulation Condition(s): Damaged, Compressed
- Insulation Condition: Recommend additional insulation
- NOTE: Some areas of the attic were inaccessible due to insulation concealing structural members.
- ••••••••

Comments:

- Observed open joints in frieze boards at various locations. Recommend caulking with appropriate elastomeric sealant and monitoring for movement.
- At the left side of the drive where the roof structure meets the brick wall, the vent soffit is broken. Although it appears to be functional at this time, recommend monitoring that area and repair as needed to prevent pest intrusion.
- The insulation is damaged or compressed in several locations within the attic. Recommend adding insulation to a minimum value of R-30
- The paint on the soffit and fascia is weathered and stained at various locations. Exterior paint should be maintained to prevent weather damage to surfaces. Recommend evaluation and repair by a qualified handyman or painting contractor.
- There are visible indications of possible rodent activity in the attic. Recommend the client work with a pest control company to determine if this is an active or previous infestation, identify potential entry points, and take steps to prevent further activity and remove any contaminants.

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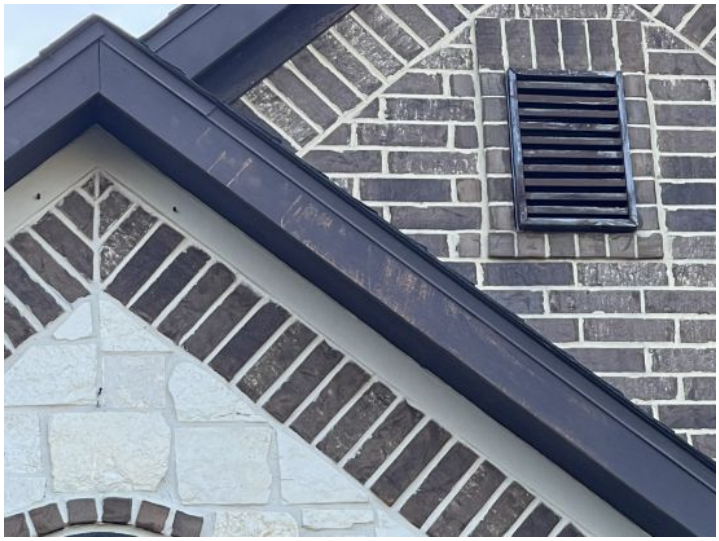
I	NI	NP	D

Open joints at frieze boards at various locations. Caulk/seal and monitor

Cracked vent soffit. Monitor and repair if needed



Damaged/weathered paint - soffit and fascia @ various locations

Evidence of pest activity - tunnels and compressed insulation

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I	NI	NP	D	
X	X			E. Walls (Interior and Exterior)

- Exterior Siding Material: Stone, Brick, Stucco
- Exterior Trim Material: Fiberboard
- ••••••••

Comments:

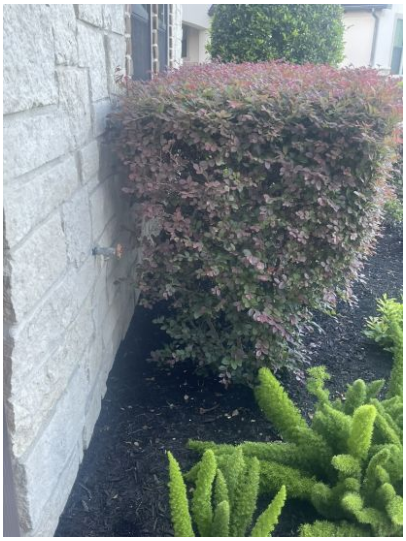
- At one or more locations, the view of exterior walls was obstructed by vegetation. Recommend trimming back any vegetation at least 1 foot away from the house to allow proper drying of stone work.
- Some interior walls were not accessible for inspection because of stored personal items. Deficiencies may exist that were not identified due to inspection limitations.
- FYI - noted minor cracks(s) in one or more drywall tape joints. Cracking in drywall or drywall joints is expected, as most houses will experience minor settling in the first few years after construction regardless of construction quality. In the inspector's opinion, this is purely cosmetic and not an indication of foundation movement. If the client has any concerns, it is recommended that they contact a qualified foundation contractor for further evaluation
- At the second-story exterior wall, the joint between the stucco and brick veneer is deteriorated at various locations. Unsealed exterior joints could lead to moisture penetration. Recommend working with a qualified contractor to seal this with an appropriate exterior rated elastomeric sealant.
- At the West wall of the home near the left side of the driveway, observed an open mortar joint at the frieze board to brick interface. Recommend sealing openings to prevent pest intrusion
- Observed holes in the brick veneer underneath the service and sub-panels. It appears that the installer wasn't "precise" when installing the service panels and conductors. Recommend having a contractor or mason repair the holes to eliminate this is a potential location for moisture intrusion or pest entry.
- Observed one or more locations where adhered brick veneer has separated from the stucco wall covering. Recommend working with a qualified masonry contractor to complete repairs and monitor these areas.

NOTE: home inspections are visual, non-invasive inspections therefore, the underlying stucco was not probed Tested for damage

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

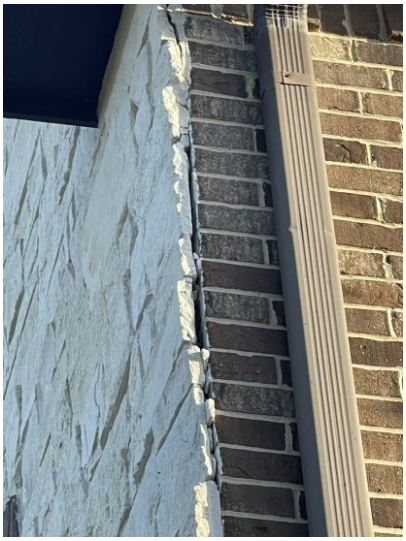
I	NI	NP	D

Inspection restrictions due to stored personal items - various locations



Vegetation close to wall/restricted inspection access. Recommend trimming vegetation at least 12" from wall

Open caulk joint - stucco to brick interface



Cracks, open joint at stone veneer to brick veneer interface. Recommend repair by masonry contractor

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

I	NI	NP	D

Holes in brick veneer - electrical main and sub panel

tape joint crack - upstairs hall

X				F. Ceilings and Floors

• No deficiencies were noted at the time of inspection.

Comments:

X			X	G. Doors (Interior and Exterior)

• Garage/Carport type: Attached, 2-Car
• Overhead Garage Door(s) Material: Metal/Steel, Insulated
• Garage Door Conditions: No deficiencies noted at time of inspection
• ••••••••

Comments:
• At various locations, the inspector observed weathered or corroded door hardware. While this does not appear to impact functionality of door knobs or locks, the homeowner may want to consider replacing these in the near future.

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

I	NI	NP	D

Corroded door hardware - various locations

X			X	H. Windows

- Window Materials: Vinyl clad, 2+pane
- ••••••••
- Flashing Condition: Monitor
- Caulking: Monitor
- Window Conditions: Fogged/Condensation, Damaged screens
- ••••••••

Comments:

• INSPECTION RESTRICTION: One or more windows were not fully accessible for inspection because they were covered with films or building finishes.

• Multiple screens around the home are showing signs of age. As materials degrade over time, screen material may begin to fail and separate from frames. Recommend monitoring the condition of screens and repairing/replacing as needed

• Observed one or more fogged windows in the apartment and main home, indicating that these windows have lost their seals. Recommend replacement by a qualified glazing contractor

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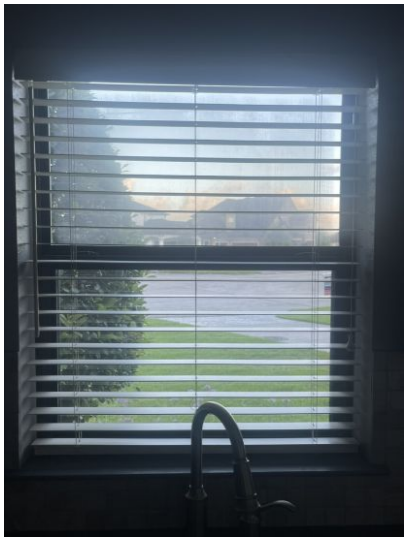
I	NI	NP	D

Damaged/weathered screens - various locations



Fogged windows - various locations

X				I. Stairways (Interior and Exterior)

• Stairways Material: Wood
• Stairways, handrails and balusters were inspected following current standards of practice. No deficiencies noted at the time of inspection.
• ••••••••

Comments:

X			X	J. Fireplaces and Chimneys

• Fireplace Location: Living room
• Fireplace Type: Gas
• Fireplace Material: Metal (factory built)
• ••••••••

Comments:
• One or more fireplace and/or fireplace appliances are present in the home. Recommend an inspection by a qualified fireplace qualified before closing. Our inspection of the fireplace and chimney is limited to the readily visible portions only. The inner reaches of a flue are relatively inaccessible. The distant view from the top or bottom is insufficient to discover possible deficiencies or damage, even with a strong light. A qualified fireplace qualified will clean the interior if necessary, use specialized tools, test procedures, mirrors, and video cameras as needed to evaluate the fireplace system. For safe and efficient operation, we further recommend annual inspections by a qualified fireplace qualified.
• There is no damper clamp on the fireplace flue to prevent it from being fully closed. This is a required safety feature. Recommend purchasing and installing a damper clamp to ensure adequate ventilation.

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

I	NI	NP	D

Fireplace flue - recommend installing a damper clamp

X				K. Porches, Balconies, Decks and Carports

- Porch Material: Concrete
- No deficiencies noted at the time of inspection

Comments:

	X	X		L. Other

Comments:

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

I	NI	NP	D

II. ELECTRICAL SYSTEMS

I	NI	NP	D
X			X

A. Service Entrance and Panels

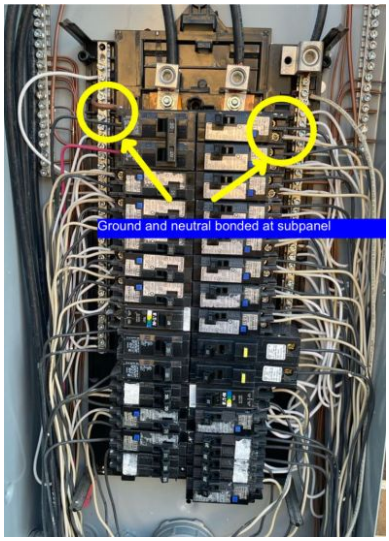
- Service Entrance Type: Underground
- Service from the utility is delivered via an underground service lateral
- ••••••••
- Main Panel Location: Right Exterior wall Garage
- Sub Panel(s) Location: Right Exterior wall Garage
- Main Panel Amperage: 200 amps
- Conductor Material(s): Copper
- Main Panel Voltage: 120/240 volts
- Main Panel Breakers/Fuses: Breakers
- All AFCI breakers tested and operated normally at time of inspection
- All GFCI breakers tested and operated normally at time of inspection
- ••••••••

Comments:

- The insulation on several wires was stripped back further than current standards suggest, exposing more of the conductor than we would typically like to see. Typically one should not see any exposed conductor at the breaker lug. Recommend having a licensed electrician evaluate and remediate along with complete inspection of the sub-panel and labeling of all breakers
- There is one grounding electrode conductor present at the main service entrance panel. Current standards require two electrodes 6 feet apart. Although that may not have been a requirement at the time, the home was built you may consider this as a potential upgrade when having the subpanel evaluated and the labels corrected
- The main conductors at the service entrance are missing sideline barriers. Although those may not have been requirement at the time, the home was built. This is a suggested safety upgrade.
- The neutral and ground bus are NOT separated at the sub panel. Ground and neutral conductors must be separated at any panel other than the main service entry to prevent potential shock hazard. Recommend engaging with a licensed electrician to evaluate and remediate.
- Branch circuits are not clearly labeled as to their function and location served. Recommend working with a licensed electrician to identify purpose and location of each branch circuit and apply labels.

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

I	NI	NP	D



Branch circuits not labeled and main and sub-panels

Grounding electrode conductor from main service panel. NOTE - only one electrode present. Recommend upgrade.

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

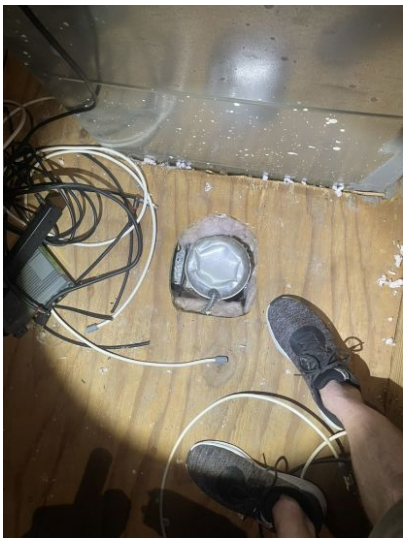
I	NI	NP	D

X | | | X B. Branch Circuits, Connected Devices, and Fixtures

- All GFCI outlets were tested and operated normally at the time of inspection
- All interior and exterior switches were operated. No deficiencies were noted at the time of inspection.
- ••••••••

Comments:

- The garbage disposal and dishwasher are not on GFCI protected circuits. Although this may not have been a requirement at the time of construction, we recommend that the homeowner consider this a possible safety upgrade.
- The housing for the recessed can light at the top of the second floor attic stairs is partially crushed. The light itself appears to be functional, however recommend further evaluation of the fixture and modification of the decking to prevent additional damage.



X | | | | C. Other

- Smoke detectors are present where required
- Smoke detectors are operable
- ••••••••
- Carbon monoxide detectors are present where required
- Carbon monoxide detectors are operable

Comments:

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

I	NI	NP	D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

I	NI	NP	D
X			X

A. Heating Equipment

- Furnace unit 1 type of system: Central forced air
- Furnace unit 1 energy source: Gas
- Furnace unit 1 air distribution type: Insulated flex duct
- Furnace unit 1 brand: Carrier
- Furnace unit 1 location: Unit 1 is on the right as viewing the units from the access stairs
- Furnace unit 1 manufacture date: Feb 2013
- Furnace unit 1 conditions: Cabinet: Possible organic growth, Cabinet: Unlevel, Cabinet: Possible pest/rodent activity, Cabinet: Dirt/debris present, Temp Differential: Satisfactory, Gas furnace: Heat exchanger not visible
- ••••••••
- Furnace unit 2 Type of System: Central forced air
- Furnace unit 2 energy source: Gas
- Furnace unit 2 air distribution type:Insulated flex duct
- Furnace unit 2 brand: Carrier
- Furnace unit 2 location: second-story attic near access stairs. Unit 2 is on the left as viewing the units from the access stairs
- Furnace unit 2 manufacture date: Feb 2013
- Furnace unit 2 conditions: Cabinet: Possible organic growth, Cabinet: Unlevel, Cabinet: Possible pest/rodent activity, Temp Differential: Satisfactory, Gas furnace: Heat exchanger not visible
- ••••••••
- Both furnaces were operated using normal controls and flame pattern was observed through the owner access panel. Flame pattern was acceptable and the unit appeared to be functioning satisfactorily at the time of inspection.

Comments:
- The HVAC cabinets and ductwork show signs of possible organic growth. Recommend evaluation, cleaning, and maintenance by a licensed HVAC contractor. See photos in Cooling Equipment section
- The air handlers of both HVAC units are out of level. Recommend evaluation and correction by a licensed HVAC contractor to ensure proper performance of the system. See photos in Cooling Equipment section
- There is evidence of suspected pest activity present on the air handler cabinets. Recommend evaluation by a licensed pest control technician to determine the status of infestation (previous or active), along with taking appropriate actions to prevent future infestations. Also, it is recommended that both HVAC systems be cleaned and serviced by a licensed HVAC contractor. See photos in Cooling Equipment section

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

I	NI	NP	D
X			X

B. Cooling Equipment

- Unit 1 Type of System: Electric, Air Conditioner
- Unit 1 Condenser location: Left Exterior wall
- Unit 1 Brand: Carrier
- Unit 1 manufacture date: Feb 2013
- Unit 1 capacity: 5.0 tons
- Unit 1 minimum fuse/breaker rating: 25
- Unit 1 maximum fuse/breaker rating:40
- Unit 1 fuse/breaker installed: Unable to determine due to missing panels at service panel.
- Unit 1 conditions: Return line insulation damaged or missing
- ••••••••
- Unit 2 Type of System: Electric, Air Conditioner
- Unit 2 condenser location: Left Exterior wall
- Unit 2 brand: Carrier
- Unit 2 manufacture date: Feb 2013
- Unit 2 capacity:
- Unit 2 minimum fuse/breaker rating: 18 amp
- Unit 2 maximum fuse/breaker rating: 30
- Unit 2 fuse/breaker installed: unable to determine due to missing panels at service panel.
- Unit 2 conditions: Return line insulation damaged or missing
- ••••••••
- Unit 1 interior air handler location: Second story attic. Unit 1 is the unit on the right when viewed from the attic access ladder
- Unit 1 air handler brand: Carrier
- Unit 1 air handler manufacture date: Feb 2013
- Unit 1 temperature differential: Temp Differential: Acceptable range 15-22 degrees
- Unit 1 primary condensate line discharge: To second-story bathroom sink drain
- Unit 1 secondary condensate line discharge: To exterior
- Unit 1 conditions: Evaporator coil: Not visible, Primary drain: Possible organic growth, Drain pan: Rust present, Cabinet: Possible organic growth, Cabinet: Possible pest/rodent activity, Cabinet: Dirt/debris present, Cabinet: Unlevel, Drain pan: Moisture present
- Unit 1 temperature differential: 15 degrees
- ••••••••
- Unit 2 interior air handler location: Second story attic. Unit 2 is the unit on the left when viewed from the attic access ladder
- Unit 2 air handler brand: Carrier
- Unit 2 air handler manufacture date: Feb 2013
- Unit 2 primary condensate line discharge: Second story bathroom sink drain
- Unit 2 secondary condensate line discharge: To exterior

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

I	NI	NP	D

• Unit 2 conditions: Evaporator coil: Not visible, Evaporator coil: Recommend cleaning/servicing, Drain pan: Rust present, Cabinet: Possible organic growth, Cabinet: Unlevel, Cabinet: Possible pest/rodent activity, Cabinet: Dirt/debris present, Temp Differential: Acceptable range 15-22 degrees, Drain pan: Moisture present

• Unit 2 temperature differential: Temp Differential: Acceptable range 15-22 degrees

• Unit 2 temperature differential: 16 degrees

Comments:

• Refrigerant low-pressure lines at the outside condenser units are sun damaged. Recommend replacement. This can be completed by a licensed HVAC technician in conjunction with cleaning and maintenance of both systems.

• The secondary drain pans for all AC units contain moisture and rust buildup. This indicates that the main condensate drain lines may not be draining properly, or may have held standing water for an extended period. Again, recommend that the system be evaluated cleaned and serviced by a qualified AC technician.

• The HVAC cabinets and ductwork show signs of possible organic growth. Recommend evaluation, cleaning, and maintenance by a licensed HVAC contractor

• The air handlers of both HVAC units are out of level. Recommend evaluation and correction by a licensed HVAC contractor to ensure proper performance of the system.

• There is evidence of suspected pest activity present on the air handler cabinets. Recommend evaluation by a licensed pest control technician to determine status of infestation (previous or active), along with taking appropriate actions to prevent future infestations.

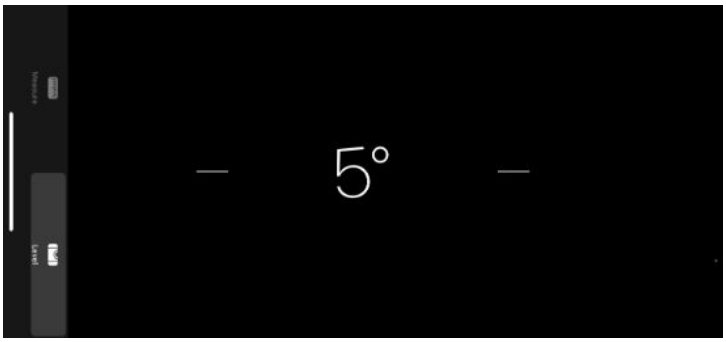
Also recommend that both HVAC systems by cleaned and serviced by a licensed HVAC contractor.

weather damaged insulation on HVAC return line. Replace insulation to maintain system efficiency.

Rust and moisture present in secondary drain pans

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

I	NI	NP	D



HVAC units out of level - recommend releveling the units

Possible organic growth on HVAC plenum and ducts

indications of pest activity on HVAC cabinets

X			X	C. Duct Systems, Chases and Vents

- ********
- ********

Comments:

- The air plenums and ductwork of both units show signs of possible organic growth. This is likely due to moisture condensing on these services. Recommend evaluation, cleaning, and maintenance by a licensed HVAC contractor.

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

I	NI	NP	D	
		X		D. Other

Comments:

IV. PLUMBING SYSTEMS

I	NI	NP	D	
X			X	A. Plumbing Supply, Distribution Systems and Fixtures

- Location of Water Meter: to the right of the drive near the street
- Location of main water supply valve: On the exterior wall near the front right corner of the garage/apartment
- Static water pressure reading: 55 PSI
- Type of supply piping material: PVC
- Visible water distribution piping: PEX
- ••••••••

Comments:

- At least one hose bibb is not equipped with an anti-siphon device. A possible cross-contamination can occur, which is a potential safety concern. A qualified plumber should install an anti-siphon/vacuum breaker.
- At least one hose bibb is leaking/dripping. Recommend engaging with a licensed plumber for repairs as needed.
- The water meter cover is loose, missing or damaged. Recommend reinstalling the cover to eliminate this safety/trip hazard. If the cover is damaged, contact the local utility for a replacement cover.

Water pressure of 55 PSI. Note leaking faucet and missing anti-siphon device

Water meter location - right of driveway near street

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

I	NI	NP	D

Water meter close up - note loose cover, water standing in meter box due to recent rains

I	NI	NP	D	B. Drains, Waste and Vents
X			X	

- Type of drain piping material: PVC
- ••••••••
- Main Cleanout Location: Front Right Exterior wall
- Sewer lines from the main sewer line to the home are not visible and therefore are not part of the home inspection. This Lateral sewer line is the homeowner's responsibility. Therefore we recommend a sewer line scope/camera inspection by a qualified contractor or inspector.
- ••••••••

Comments:

- The sink drain in the upstairs bath 1 is leaking and water was observed in the cabinet. Recommend evaluation by a license qualified professional and repair as necessary.

Leak at sink drain - upstairs bath 1

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

I	NI	NP	D
X			X

C. Water Heating Equipment

- Water heater 1 energy sources: Gas
- Capacity: 50 gallons
- Water heater 1 brand Name: Rheem
- Water heater 1 manufacture date: Sept 2012
- ••••••••
- Water heater 2 energy sources:Gas
- Water heater 2 capacity: 50 gallons
- Water heater 2 brand: Rheem
- Water heater 2 manufacture date: Sept 2012
- ••••••••
- Combustion Venting Present: Yes
- Water heater TPR valve: Installed
- Water heater relief valve extension proper: Yes
- ••••••••

Comments:

- The average life expectancy for a water heater is 8-12 years. Recommend budgeting for replacement.
- Water inlet and outlet pipes are heavily corroded. If left unchecked this could result in water leaks and damage to the water heater or property. Recommend engaging with a licensed plumber for evaluation and repair as necessary.

Corroded inlet and outlet pipes at water heaters. Recommend replacing corroded fittings

I	NI	NP	D
X			X

D. Hydro-Massage Therapy Equipment

Comments:

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

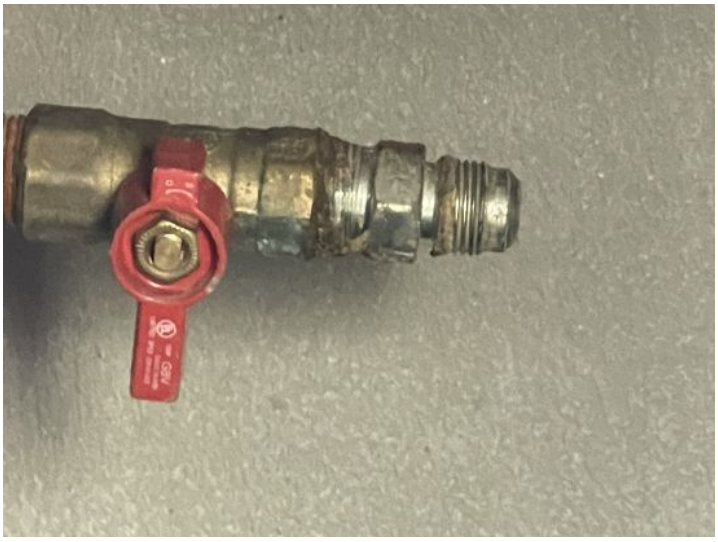
I	NI	NP	D

X | | | X E. Gas Distribution Systems and Gas Appliances

- Location of gas meter: Right side of the property at the back wall of the garage/apartment
- Type of gas distribution piping material: Galvanized Steel, Black Polyethylene
- Location of main gas shutoff: At the meter, right side of the property at the exterior wall of the garage/apartment
- Interior gas distribution piping material: Black Iron
- ••••••••

Comments:

- The gas meter assembly does not appear to be properly bonded to the electrical system. Recommend evaluation and remediation by a licensed electrician
- Under the countertop of the outdoor kitchen on the back porch, an unused natural gas supply line is uncapped, and the inspector noted a slight odor of gas in that area during the inspection. This is a potential fire/safety hazard. Recommend capping this supply line with an appropriately rated cap to prevent potential gas leaks



Missing caps at one or more unused gas valves. Cap with approved materials

No bonding present at gas meter assembly. Work with a licensed electrician to bond the assembly to the electrical system.

| X | X | | F. Other

Comments:

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

I	NI	NP	D

V. APPLIANCES

A. Dishwashers

[X] I [ ] NI [ ] NP [ ] D

- Dishwasher, operable: Yes
- Dishwasher drain line looped: Yes
- The dishwasher was operated on a one-hour cycle using normal controls. No deficiencies were observed at the time of inspection.
- ••••••••

Comments:

B. Food Waste Disposers

[X] I [ ] NI [ ] NP [ ] D

- Disposal, operable: Yes
- ••••••••

Comments:

C. Range Hood and Exhaust Systems

[X] I [ ] NI [ ] NP [ ] D

- Exhaust fan, operable: Yes
- No deficiencies noted at the time of inspection
- ••••••••

Comments:

D. Ranges, Cooktops, and Ovens

[X] I [ ] NI [ ] NP [ ] D

- Range/Cooktop Fuel Type: Natural Gas
- Oven Fuel Type: Electric
- The upper electric oven showed 368° on a setting of 350°. This is within the acceptable window of 25° maximum temperature variation from the set temperature.
  The lower electric oven showed 364° on a setting of 350°. This is within the acceptable window of 25° maximum temperature variation from the set temperature.
- The gas cooktop was operated using normal controls. No deficiencies were noted at the time of inspection.
- ••••••••

Comments:

E. Microwave Ovens

[X] I [ ] NI [ ] NP [ ] D

- The microwave oven was operated using normal controls. No deficiencies were noted at the time of inspection.

Comments:

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

I	NI	NP	D	
X				F. Mechanical Exhaust Vents and Bathroom Heaters

• All mechanical exhaust vents were functional at the time of inspection.

Comments:

I	NI	NP	D	
X			X	G. Garage Door Openers

• Garage door: Operable
• Garage door: Photo eyes and pressure reverse tested
• Garage door openers were inspected according to current standards of practice. No deficiencies were noted at the time of inspection.

Comments:

I	NI	NP	D	
X				H. Dryer Exhaust Systems

• Dryer exhaust systems were inspected following current standards of practice. No deficiencies were noted at the time of inspection

Comments:

I	NI	NP	D	
	X			I. Other

• An automated ice maker is installed under the kitchen counter. Automated ice makers are not included in the standards of practice, therefore excluded from a standard home inspection.

Comments:

VI. OPTIONAL SYSTEMS

I	NI	NP	D	
	X	X		A. Landscape Irrigation (Sprinkler) Systems

Comments:

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

Comments:

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

I	NI	NP	D	
	X	X		C. Outbuildings

Comments:

	X	X		D. Private Water Wells

Comments:

	X	X		E. Private Sewage Disposal Systems

Comments:

	X			F. Other Built-in Appliances

Comments:

Glossary

Term	Definition
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves
Valley	The internal angle formed by the junction of two sloping sides of a roof.
Valley Flashing	Sheet metal or other material used to line a valley in a roof to direct rainwater down into the gutter system.

Report Summary

STRUCTURAL SYSTEMS		
Page 5 Item: A	Foundations	• Observed exposed post-tension cable ends at various locations. This exposes the anchor to moisture, eventually causing rust and deterioration of these components. Recommend repair by a qualified masonry contractor to remove any existing rust and seal these areas with mortar.
Page 6 Item: B	Grading and Drainage	• Downspouts at various locations are improperly secured to walls or improperly terminated. Downspouts should extend 5 feet from the home and terminate in a splash block to prevent erosion. Recommend extension of existing downspout terminations or installation of splash blocks to prevent soil erosion. • Observed indications of leaks in gutter or downspout joints at various locations. Recommend evaluation by a qualified contractor and sealing/repair as necessary.
Page 8 Item: C	Roof Covering Materials	• Observed damaged and cracked ridge cap shingles in various areas on the roof. Although there are no indications of roof leaks at this time, they could eventually fail and allow water into the structure. Recommend working with a qualified roofing contractor to replace damaged shingles in these areas. • Observed rusted and exposed flashing fasteners at one or more locations on the roof covering. Recommend working with a qualified roofing contractor to reseal fasteners with appropriate material. • At various locations on the roof covering, granule loss typical for a roof of this age in this climate were observed. The homeowner should have the roof covering evaluated by a qualified roofer and budget for replacement within the 3-5 years.
Page 10 Item: D	Roof Structures and Attics	• The paint on the soffit and fascia is weathered and stained at various locations. Exterior paint should be maintained to prevent weather damage to surfaces. Recommend evaluation and repair by a qualified handyman or painting contractor. • There are visible indications of possible rodent activity in the attic. Recommend the client work with a pest control company to determine if this is an active or previous infestation, identify potential entry points, and take steps to prevent further activity and remove any contaminants.

Page 12 Item: E	Walls (Interior and Exterior)	• At the second-story exterior wall, the joint between the stucco and brick veneer is deteriorated at various locations. Unsealed exterior joints could lead to moisture penetration. Recommend working with a qualified contractor to seal this with an appropriate exterior rated elastomeric sealant. • At the West wall of the home near the left side of the driveway, observed an open mortar joint at the frieze board to brick interface. Recommend sealing openings to prevent pest intrusion • Observed holes in the brick veneer underneath the service and sub-panels. It appears that the installer wasn't "precise" when installing the service panels and conductors. Recommend having a contractor or mason repair the holes to eliminate this is a potential location for moisture intrusion or pest entry. • Observed one or more locations where adhered brick veneer has separated from the stucco wall covering. Recommend working with a qualified masonry contractor to complete repairs and monitor these areas. NOTE: home inspections are visual, non-invasive inspections therefore, the underlying stucco was not probed Tested for damage
Page 15 Item: H	Windows	• Observed one or more fogged windows in the apartment and main home, indicating that these windows have lost their seals. Recommend replacement by a qualified glazing contractor
Page 16 Item: J	Fireplaces and Chimneys	• There is no damper clamp on the fireplace flue to prevent it from being fully closed. This is a required safety feature. Recommend purchasing and installing a damper clamp to ensure adequate ventilation.
ELECTRICAL SYSTEMS		
Page 18 Item: A	Service Entrance and Panels	• The neutral and ground bus are NOT separated at the sub panel. Ground and neutral conductors must be separated at any panel other than the main service entry to prevent potential shock hazard. Recommend engaging with a licensed electrician to evaluate and remediate. • Branch circuits are not clearly labeled as to their function and location served. Recommend working with a licensed electrician to identify purpose and location of each branch circuit and apply labels.
Page 20 Item: B	Branch Circuits, Connected Devices, and Fixtures	• The housing for the recessed can light at the top of the second floor attic stairs is partially crushed. The light itself appears to be functional, however recommend further evaluation of the fixture and modification of the decking to prevent additional damage.

HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS		
Page 23 Item: B	Cooling Equipment	• The secondary drain pans for all AC units contain moisture and rust buildup. This indicates that the main condensate drain lines may not be draining properly, or may have held standing water for an extended period. Again, recommend that the system be evaluated cleaned and serviced by a qualified AC technician. • The HVAC cabinets and ductwork show signs of possible organic growth. Recommend evaluation, cleaning, and maintenance by a licensed HVAC contractor • The air handlers of both HVAC units are out of level. Recommend evaluation and correction by a licensed HVAC contractor to ensure proper performance of the system. • There is evidence of suspected pest activity present on the air handler cabinets. Recommend evaluation by a licensed pest control technician to determine status of infestation (previous or active), along with taking appropriate actions to prevent future infestations. Also recommend that both HVAC systems by cleaned and serviced by a licensed HVAC contractor.
Page 24 Item: C	Duct Systems, Chases and Vents	• The air plenums and ductwork of both units show signs of possible organic growth. This is likely due to moisture condensing on these services. Recommend evaluation, cleaning, and maintenance by a licensed HVAC contractor.
PLUMBING SYSTEMS		
Page 25 Item: A	Plumbing Supply, Distribution Systems and Fixtures	• At least one hose bibb is not equipped with an anti-siphon device. A possible cross-contamination can occur, which is a potential safety concern. A qualified plumber should install an anti-siphon/vacuum breaker. • At least one hose bibb is leaking/dripping. Recommend engaging with a licensed plumber for repairs as needed. • The water meter cover is loose, missing or damaged. Recommend reinstalling the cover to eliminate this safety/trip hazard. If the cover is damaged, contact the local utility for a replacement cover.
Page 26 Item: B	Drains, Waste and Vents	• The sink drain in the upstairs bath 1 is leaking and water was observed in the cabinet. Recommend evaluation by a license qualified professional and repair as necessary.
Page 27 Item: C	Water Heating Equipment	• Water inlet and outlet pipes are heavily corroded. If left unchecked this could result in water leaks and damage to the water heater or property. Recommend engaging with a licensed plumber for evaluation and repair as necessary.
Page 28 Item: E	Gas Distribution Systems and Gas Appliances	• The gas meter assembly does not appear to be properly bonded to the electrical system. Recommend evaluation and remediation by a licensed electrician • Under the countertop of the outdoor kitchen on the back porch, an unused natural gas supply line is uncapped, and the inspector noted a slight odor of gas in that area during the inspection. This is a potential fire/safety hazard. Recommend capping this supply line with an appropriately rated cap to prevent potential gas leaks