

Select Inspect

Property Consultants, LLC

Property Inspection Report

Prepared exclusively for:
Client



at: 1887 Old Street; McKinney, TX 75069



The greatest compliment I can receive is a referral from you,
to a friend, family member, or coworker.

Thank you for choosing Select Inspect.

Sincerely,

Bruce W. Carr

214-770-6954

Select Inspect Property Consultants LLC

2001 Reston McKinney, TX 75070

PROPERTY INSPECTION REPORT

Prepared For:

Client

(Name of Client / Purchaser of service)

Concerning:

1887 Old Street

McKinney, Texas

(Address or Other Identification of Inspected Property)

By:

Bruce W. Carr; TREC #5281

ASHI Member # 211804

Monday, October 25, 2010

(Name and License Number of Inspector)

(Date)

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

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

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is not required to 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 all manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, 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 as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.

This property inspection is not an exhaustive inspection of the structure, systems, or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

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

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc.

These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

This report is prepared exclusively for the client named at the top of this document. Reliance of information within this document by third parties is not permissible. This report is non-transferable and is not to be used for insurance or warranty underwriting or reference, and is not acceptable for use by subsequent or potential buyers of this property, or any persons other than those named above.

Important related documents are provided with this report. The information at the end of this report and in the "Select Inspect Guide to Your Home Inspection" (available at www.SelectInspect.com) is an integral part of this report, and should be kept with this report for future reference. Select Inspect performs the home inspection to the standards of the Texas Real Estate Commission (http://www.trec.state.tx.us/inspector/rules_governing_inspectors.asp) and standards of practice (<http://www.homeinspector.org/standards/default.aspx>) of the American Society of Home Inspectors www.ashi.org, unless otherwise noted.

Select Inspect does not make or imply any guarantees, warranties, nor does Select Inspect insure or warrant the future performance of any component, whether it is listed or not listed within this report. Warranties are available from home warranty firms, and should be purchased from one of your choosing, if desired.

We do not compare all components and conditions to determine if all components and conditions are compliant to past or current code requirements. We do not determine insurability of any part of the property. We do not guarantee to identify recalled components or systems. If the inspector suspects a component to be involved in a recall, we will attempt to identify the component and offer a route for you to find more information on that system. The Consumer Product Safety Commission (CPSC) website has a detailed listing of recalled products that you should examine if you are concerned.

Items marked only as "inspected" were found to be operating as intended, relative to age and function, and not having significant, obvious defect or unsafe conditions at the time of inspection. Items marked as "not inspected" were not inspected; if necessary, a comment as to why the component was not inspected will be provided. If a component is marked "not present", the item was not discovered installed and operational at the property.

If a component is listed "deficient", the component or condition was found to be amiss & or unsafe in the opinion of the inspector or as required by TREC & or ASHI standards. If the client has any concerns about items noted in the report the client should have an experienced professional in the related field examine all related components of that entire system, prior to closing. A qualified licensed, bonded professional of your choosing should be contracted to make all necessary repairs. After repairs have been made, the client should have the company or person performing the repairs provide documentation of all items examined, repaired / replaced, and provide a full report of the system. The client should obtain any and all available documentation and warranties regarding prior repairs and services of property components and conditions, and documentation for repairs and services resulting from comments within this report.

If an item is present in the property, but is not inspected the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed deficient. This report may be electronically distributed by SIS and changes, deletions or amendments to the report of any type are strictly prohibited. It is recommended you obtain receipts and warranties for repairs resulting from this inspection.

Some conditions and components that we are required to note as "deficient" may be subjective priorities to you or the seller. It would be prudent to consult specialists hired for related repairs to determine priorities of potentially subjective repairs. We do not determine life expectancy of any component.

REINSPECTION OF REPAIRS & RETURN VISITS TO THE PROPERTY ARE NOT INCLUDED with the original inspection fee. Reinspection will cost a minimum of \$150 to return to the property for up to one hour, & \$100 per hour (\$1.6~ per minute) after the first hour at the property, & a fee of \$1 per mile round-trip. This does not include a written report of the reinspection; a written report will cost an additional \$50. Work performed by unlicensed contractors or amateurs WILL NOT BE INSPECTED.

If a trade requires licensing, a licensed contractor must perform & document the work.

Contractor should provide written documentation as to if the work is warranted; how long it is warranted; and if the warranty is transferable to the new owner. Regarding repairs not having documented evidence by a licensed company/tradesman present and readily available at the property during the reinspection, those items WILL NOT BE INSPECTED.

For example, if any plumbing is done; it shall be performed & documented by a licensed plumber; if any electrical is done, it shall be performed & documented by a licensed electrician; if any heating, air conditioning, & or ducting work is done, it shall be performed & documented by a licensed HVAC specialist; any framing, roofing, etc shall be performed & documented by a licensed contractor in that related field. It is the full responsibility of the paying party to provide all necessary documentation at the time of the reinspection.

This inspection, the report, and all other related documents are NOT to be used to determine acceptability for insurance underwriting, loan approval, or for any other similar capacity. All related documents are solely for the use of the purchaser/client. Insurance and lenders must arrange their own inspection to determine suitability for their needs. Reliability on this report for insurance, or loan related matters is strictly prohibited.

*Residential & Commercial
Property Inspection*

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Report Identification 1887 Old Street; McKinney, TX

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Every comment in this report and all related documents is very important and you should read every word.

Additional web-based documents or printed pages were delivered/linked with this report. Read them very carefully. This report is not complete without all attachments.

It is important to understand that this inspection is a first step towards gaining a partial understanding of the property condition. The inspector uses a systematic and limited method of inspection that attempts to identify and report issues of concern however the inspection is time limited, general in nature and subject to human error. The inspectors opinion can vary from the opinion of other persons. The inspection is very good at reducing risk but it does not eliminate risk. If these limitations or this service does not meet your needs call our office about comprehensive inspection services.

This inspection does not inspect for the presence of mold and microbiologicals. If the inspector sees a suspect condition (fungus) it may be reported as a supplemental and incomplete comment but it does not mean the inspector saw and reported all fungus/mold conditions. Unless stated, the inspection does not determine prior wetting / flooding and / or insurance histories and any comment regarding such would be incomplete. The inspector does not use special tools to detect moisture in inaccessible areas.

This is not a "code inspection", although our standards and procedures are based primarily on the IRC, UBC, NEC, UPC, etc. Many comments will, however, cite specific code references in order to support the inspector's findings and the inspector's opinion regarding some (not all) deficiencies.

All deficient drainage conditions should be professionally repaired, and the home frequently monitored for movement; if movement is observed or if you are concerned at any time about the foundation or structural integrity of the home, consult an engineer. This home most likely will cost you more than your vehicle(s); assuming you regularly have your vehicle checked and professionally serviced, you should plan to provide similar regular maintenance and checkups on your home/property as well. Routine maintenance of structural, mechanical, and other components in or affecting the integrity and or performance of the home, will assuredly increase the service life of your property and its components.

Select Inspect cannot prioritize for you; there are too many variables for every item mentioned in the report, please do not ask. Whenever possible, it is recommended that all repairs be made. As a minimum, Select Inspect strongly recommends that any and all safety and health issues including but not limited to: fire, safety, electrical, HVAC, moisture intrusion / leakage, carbon monoxide, natural and or propane gas, fungal, and structural concerns be comprehensively examined by a licensed or occupationally certified specialist in the respective field. Complete and appropriate permanent repairs should then be made without delay.

Deficient conditions will be reported in this document that are noted as *incorrect, not ideal or not functioning as intended*. However, from a performance standpoint immediate repair needs may be subjective regarding deficient components, systems, items that are not causing safety, fire, or health risks; are not structurally significant; and/or are not financially excessive. Monitor closely and arrange repair/improvement when feasible; or if you are unwilling/unable to accept the risk of monitoring and maintaining components of the property, you should arrange professional repair and obtain warranties prior to closing.

IMPORTANT: A contract (Home Inspection Agreement) was provided and signed by you or your representative at the time of inspection. The contract contains important information related to the scope of this inspection, limitations, and other comments. If you have not already, please read the contract in its entirety, and contact us if you have any questions; 214-770-6954. Your business is important to me, and I appreciate your choosing Select Inspect.

I. STRUCTURAL SYSTEMS

Site Conditions & Persons Present During Inspection:

Approximate year built: 1887; [per MLS, CAD, or other documentation / person(s)]

Person(s) Present: Client(s) Selling Agent Occupant / Seller Listing Agent

Home was: Occupied Vacant Unoccupied with Furnishings or storage / staging

Additions/modifications to the structure: Yes Not discovered Suspected; not verified

Faces Primarily: North Temperature: 75 - 80 Degrees (approximate at beginning of inspection)

Weather: Dry Rain Stormy Ice / Snow Dark / limited lighting, morning, evening

Visibility: Sunny Partly Cloudy Cloudy / Overcast Moderate Wind High Wind

I N I N P D

 A.1. Foundation

Foundation Types discovered at property: Pier Beam Slab on grade

crawl space was present, the following conditions were observed:

Access location: Closet / Interior Room Exterior Other

Method of inspection: Crawled: Limited Areas- approximately 1/2 Accessible Most of Crawl space Inaccessible
 Leaning into Hatch / Very Limited Entry into Crawl space

Inaccessible due to: Standing Water Access less than 18"W x 24L"x18"H Obstructions

Electrical Wires on Soil Low Clearance Unsafe Conditions / Animals

Insulation present in crawl space: Full Partially No (common in this area)

Comments (An opinion on performance is mandatory.) The inspector will in most cases only comment on the foundation as "inspected. In the event "excessive" structural movement is suspected, only a licensed structural engineer will have the authority to determine if foundation "repair" is justified. Only an engineer has the education and certification to accurately determine the extent of foundation movement and to prescribe any necessary repairs. The inspector will make note of conditions indicating foundation movement and possible contributing factors. The inspector will form an opinion that based upon his findings, reflects whether or not a likelihood of need for repair will be justified. The inspector will document whether in his opinion, the foundation appears satisfactory, is questionable, or likely needs repair. If the inspector documents any opinion other than satisfactory, it would be prudent to consult an engineer or other foundation specialist of your choosing to evaluate site and structure. If you have any concerns, or you are unwilling to accept risk of maintaining the site and structure, you should hire an engineer to fully evaluate the site and structure for conditions needing improvement and or repair. Refer to the limitation information at the end of this document and consult your "Guide to Your Home Inspection" for more important related information.

- Wood debris on the crawl space soil is conducive to rot and wood destroying insects. Removal is necessary. Insect damage and decay was discovered at crawl space floor / structure component(s).
- Perimeter framing (sills, joists, and or beams) are stained and or partially decayed and immediate repair needs are subjective. The condition is caused by moisture in the crawl space, and does not appear to be immediately, structurally significant. Monitor this and have a structural specialist or engineer evaluate the issue if the condition escalates in the future. If you are unwilling to accept responsibility of monitoring or hiring someone to monitor this condition, you should have an engineer or framing specialist examine this prior to closing.
- Subfloor and or framing below plumbing areas is stained indicating prior leakage.
- The crawl space was too low for safe entry and inspection at the north & south, & was obstructed by air ducting from the center to west. Overall condition and extent of issues within these locations remain undetermined. Recommend you consider structural and drainage analysis by a specialist or engineer, prior to closing, if you have any concerns and or are not willing to accept the risk of undetermined conditions.
- Wood shims have been used for leveling at crawl space beam pockets and pier locations. Technically, a non-compressive material, such as steel, should be used. Immediate repair needs were not seen. Monitor this item over time and repair as needed.
- Some of the piers/posts below the home are wood. This was common for the period of construction, though is no longer recommended. Some of the wood posts are leaning and decaying. Stability and ability to support related framing is marginal or questionable.
- The home appears to have a history of foundation repair attempts. This was indicated by:
 - Modern materials below the home
 - Shims at piers below the home

If a previous engineer's report exists concerning this property, realize that it is possible for levels and readings to have changed since that time, due to foundation movements. The longer it has been since the report or prior repairs were made, the more likely that some movement has occurred. A second opinion of foundation performance or repair methodology is often prudent, as many engineers and foundation repair companies vary in opinion and preference.

Select Inspect does not warrant the adequacy or appropriateness of prior foundation repair. Unless the inspector is at the property while repairs are in process, we cannot typically verify the methods and/or components used in foundation repair efforts. If prior foundation repair or foundation improvement has been performed at the property, you should obtain any related engineering and foundation repair documents, and any possible foundation warranty information that is available to you. Verification and guarantee of prior repair lies solely with those performing and guaranteeing any such repairs.

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- The home appears to have been patched and painted, re-carpeted, and or remodeled. Evidence of cracks / movement indications and or insect & moisture damage conditions may have been covered up with remodeling efforts. Refer to the seller's disclosure for information regarding remodeling, repair, and property history.

You mentioned that an foundation repair specialist & or engineer will be looking at the home for you. He should offer an opinion on the current foundation, and possibly his opinion on prior repairs. It would be beneficial to have prior engineering reports, foundation, and structural repair documents, as a performance history. While he is at the home, you should have him also evaluate attic framing and property drainage.

FOUNDATION OPINION: In the inspector's opinion, the overall performance of the foundation/structure does not appear abnormal or excessive, considering the age of the structure. Stability & or future performance are not guaranteed. Recommend you take one of the following options:

Accept the home AS IS & provide a consistent, regimented moisture maintenance program including correction of any high soil, poor drainage, moisture intrusion, & foliage intrusion conditions at the property. If you are unwilling to take responsibility for corrective maintenance & or if you are unwilling to accept any & all risk involved with improperly maintaining or failing to maintain the property understanding current & potential condition, select option #2.

OR

Prior to closing: Hire a professional Structural specialist or Engineer to examine the entire property & structure that s/he may then provide an opinion regarding permanent corrective actions, if such action is determined to be necessary. Opinions between engineers may differ, & second opinions may be a prudent decision.

The following conditions were discovered at the time of inspection:

Indications of commonly seen stress / settlement were discovered, including;

✦ **INTERIOR:**

- Drywall nails have popped through the painted interior surfaces This is common, & is related to normal settling & shrinkage movements.

✦ **EXTERIOR:**

- Stressed veneer/siding joints & panels

Movement Indications *TREC considers as adverse performance* were discovered, including;

✦ **INTERIOR:**

- Thin/closed Interior wall cracks discovered
- Thin/closed Interior wall cracks discovered above/below fenestrations
- Drywall compression discovered at the stair & bedrooms
- Drywall tape joint cracks & or compression discovered throughout
- Upper wall / ceiling crack(s) discovered at multiple rooms may often be from roof structure settlement & not significantly/solely foundation related
- Trim separation/stress at ceiling, wall, floor, door casing/trim or other joints discovered
- Separation of walls from ceilings or floors
- Tile & or grout cracks; separation & or compression of wood/wood-like flooring imply stress.
- Unsquare/difficult interior doors that rub flooring & or door frame(s)
- Doors have been modified to accommodate unsquare jambs; many interior doors were not present.
- Binding, out-of-square, non-latching, warped, or twisted doors or frames & or out-of-square wall openings or separations between the framing door frames
- Separation at interior window framing
- Unsquare/difficult windows; some had been painted, & such was also impairing operation.
- Binding, out-of-square, non-latching, warped, or twisted windows or frames & or out-of-square wall openings or separations between the framing & window frames
- Sloping floors discovered at multiple downstairs & upstairs locations.

✦ **EXTERIOR:**

- Separation at frieze-board, veneer, & or framing
- Exterior evidence of separation at window framing & veneer
- Out-of-square wall openings or separations at wall openings or between the cladding & window/door frames
- Sloping & or unsquare/difficult exterior doors indicate some degree of structural movement.
- Doors have been modified to accommodate unsquare jambs
- Past garage separation is indicated by sealant at the joint of the garage door frame & adjacent veneer.

Discovered conditions that *TREC* requires to be reported as deficiencies include:

- **INTERIOR:**
 - Substantial/ open drywall cracks having width of 1/8" or greater & or differential movement evidence
- **EXTERIOR:**
 - None discovered
- **CRAWL SPACE:**
 - Deteriorated materials; includes concrete or wood at crawl space components
 - Damaged beams, joists, bridging, blocking, piers, posts, pilings, or subfloor exist in the crawl space.
 - Non-supporting piers, posts, pilings, columns, beams, sills, or joists in the crawl space,
 - Hollow concrete blocks were improperly placed with the openings horizontal, rather than vertical.
 - Multiple wood piers & stack block supports were leaning, inadequately supportive.
 - Crawl space drainage does not appear adequate

I NI NP D **A.2. Structure:**

Structure comments include sub floor, wall, & ceiling structures of the building where conditions other than foundation issues appear to be contributing to deficiencies in the opinion of the inspector; please refer to section D of this report for comments related to roof & attic structure.

SUB FLOOR:

Multiple deflections noted upstairs & downstairs; insect damage noted at the crawl space framing. Refer to your wood destroying insect report for related information

INTERIOR WALL & CEILING STRUCTURE: often including, but not limited to conditions of foundation stress and or roof/attic structure stress.

Moisture damage & fungus noted at the kitchen, bedrooms, family room, laundry room, downstairs bathroom

EXTERIOR WALL STRUCTURE: often including, but not limited to conditions of foundation stress and or roof/attic structure stress.

Exterior window sills did not have a recommended 15° slope for drainage at multiple locations; slope at some locations was approximately 1-5° Repair options may be limited. Condition & appropriateness of flashing & substrate components is undetermined.

Condition & appropriateness of the wall voids & related components such as vapor barrier, air space, drainage plane, potential mortar/debris obstructions, etc are mostly/all not readily accessible & not inspected. Incorrect conditions may allow moisture intrusion & or inability of the walls to properly dry from condensation. This could lead to fungal spore accumulation & related air & moisture damage issues.

Other Structural Related:

Soil moisture/drainage conditions were discovered that may adversely affect the structure. Refer to the grading/drainage comments in the next section.

NOTE: most undesirable foundation issues in north Texas are caused by poor moisture maintenance around the home. refer to the next section "Grading & Drainage" for information that may be relative to foundation movement at this property.

Additional Information:

This report, including the foundation & structural opinion, represents one inspector's opinion of visible evidence present and accessible on the day of the inspection. Future performance of the foundation and structure is not warranted. Regular maintenance is needed to keep the foundation from unusual movement or failure. Information concerning moisture maintenance and foundation control measures is at the end of this report.

The inspector's opinion, based on observations of physical evidence, is opinion only; additional information regarding the foundation and structure can be obtained through consultations with a professional engineer of your choosing. In the limited time the inspector is at the property, it is difficult to determine whether observed conditions are ongoing, have recently occurred, or at what time in the past they were active. We recommend you monitor the structure periodically in all cases. If issues are discovered, you should contact a specialist to examine the situation, so they may prescribe options for permanent repair. Opinions of performance and methods of maintenance, repair, or monitoring vary person to person.

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I NI NP D

B. Grading and Drainage

Soil conditions at the time of inspection:	Damp / Moist Damp crawl space
Some areas (if different) were noted as:	moist / acceptable

Comments: Underground components are not inspected; sub-grade conditions remain undetermined. Drainage conditions are subject to change, considering amount and frequency of rains, seasonal changes, irrigation system settings, erosion. This inspection does not investigate or identify sub-grade water tables, springs, or elasticity qualities of soils. Grade conditions should be monitored through the life of the home. Prior drainage issues at the property cannot usually be identified by this inspection. Refer to the seller's disclosure for possible information regarding past drainage problems and or correction. Refer to the limitation information at the end of this document and consult your "Guide to Your Home Inspection" for more important related information.

Soil Grading and Drainage: Deficient

- Soil in the crawl space is damp / wet. This is conducive to fungus, air quality issues, and wood destroying insects. Consider improving ventilation; also, if air ducting is removed & new ducting moved to attic or ceiling areas, this itself would considerably improve crawl space venting.
- A few random low areas were noted at the front & back right (northwest). Significant issues were not discovered regarding exterior perimeter drainage; monitor & maintain.

Roof Drainage/Guttering: Inspected

- Gutters were not present. Consider adding large flat stones or other non-cellulose, non-erosive materials below valleys and other rain run-off locations to preserve adequate grade slope and avoid erosion.

I NI NP D

C. Roof Covering

Roof Material: Composition Wood Shingle / Shake Tile Roll-Out Slate Artificial slate

Roof Inspected from: Walking Roof Surfaces Ground with Binoculars Ladder at Eaves

Most accessible Some areas Inaccessible Most Roof areas Inaccessible

Too Steep / High Wet / Ice / Slippery Deemed unsafe to walk - injury/damage risk

Comments: This inspection does not determine past hail damage, remaining life expectancy, or insurability of the roof systems. All areas in North Texas are subject to hail storms, and you should verify acceptability of any questionable conditions by your insurance / home warranty provider prior to closing. If it is not raining at the time of inspection, it is unlikely that the inspector can positively identify ongoing leakage issues. All roof systems should be monitored during / after rainy weather and or hail. Condition of underground or otherwise inaccessible guttering components remains undetermined. Refer to the limitation information at the end of this document and consult your "Guide to Your Home Inspection" for more important related information.

Roof Coverings: Deficient

- NOTE: There were more than 2 layers of shingle material on the roof. This is often referred to as an "overlay". Some insurance companies have different guidelines for this type of roof covering. Please check with them to determine if their representative will need to visit the home. Also, this may affect your deductible and or coverage. Bottom layer- wood shingle / 2-3 Top layers- asphalt/composition
- The roof has a wood shingle deck; this is unacceptable to some insurance companies. If insurable, the deductible is usually considerably higher, as replacement of the roof system is more complex and costly. Felt paper was not seen present between the composition and wood shingles. Check with your insurance company prior to closing, to ensure the roof will be accepted pending any repairs they may require.
- The roof appears worn/aged and may be nearing end of its expected lifespan. Suspected hail/weather damage evidence and or aging/wear was noted at the roof surfaces, fencing, and air-conditioner condenser coils. It would be prudent to ask for your intended insurance provider to view the roof prior to closing to prevent unexpected underwriting issues. If roof repairs are made, any other roof related deficiencies noted in this or related specialist's report(s) including: framing, sags, deflection, flashing, flues, ventilation, penetration issues should be corrected at that time.
- The roof has a cracking pattern called alligatoring. This indicates an aged roof that is nearing the end of its useful/insurable life. Check with your insurance company prior to closing, to ensure the roof will be accepted pending any repairs/replacement they may require. When the roof is replaced, this would be a good time to correct/improve other attic & roof issues; including framing, flashing, venting.
- Plumbing vent upper west-northwest did not have appropriate "wrap-over" of lead vent flashing. This may allow moisture intrusion into the attic and structure. Repair is relatively simple and inexpensive.
- Flashing/boots had been installed on top of shingles, rather than having the upper section below shingles for water drainage; the condition may allow moisture intrusion. Correction/improvement of this and other related conditions is recommended.

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- Drip edge flashing was incomplete at the south porch.
- Open-faced (uncaulked) fasteners exist Though technically incorrect this is commonly found, even on new homes. Correction is generally simple, inexpensive, and is recommended.
- Suspected hail/weather damage evidence was noted at air conditioning coils & roof surfaces. Shingles with wear / damage were discovered. It is beyond the scope of this inspection to determine suitability for insurance underwriting; you should confirm insurance acceptability for all property components prior to closing.
- Nails/fastener(s) were inadequately secured (popped through shingles) at various locations. This may imply improper adjustment & use of the roofing nail gun(s) during shingle installation & should be evaluated by a professional roofer.
- The roof may be a candidate for replacement soon. If a new roof is installed, that does not always mean it will be perfect. Monitor roof penetrations such as skylights, vertical walls, plumbing vents and flues, chimneys, or flashing details even after the roof is replaced. All new and older roof systems should be inspected during a variety of wet weather conditions for leaks or blown off or damaged shingles. It is common for all roof systems to require periodic repair.
- Toe-board remains at the south porch This should be removed and the nail holes appropriately sealed.
- Shingles are damaged at multiple locations. Some of the damage appears to be from current or previous overhanging trees.
- Water heater flue was too short/too close to an operable window. flue with undetermined purpose was discovered above the laundry room/southwest bathroom.
- Daylight can be seen from the attic at the front porch. This indicates amiss flashing, shingles, or other roof repair is necessary.
- Flashing is amiss / incorrect at multiple locations. Correction / improvement would be prudent.
- Evidence of prior repair / repair attempts was discovered at roof covering materials, flashing details, skylights, and or roof penetrations in readily accessible locations. Evidence of repair is typically implied by shingles of variant tone, type, or quality; by caulking, tar, other type of sealant; and or obvious visual modification of roof components.
- Roof fasteners were not visible; not readily accessible without lifting shingles and potentially causing damage. The condition and appropriateness of roof covering & sheathing (felt) fasteners was not inspected and is undetermined, except if noted otherwise and listed specifically in other commentary within this section of the report.

I NI NP D

D. Roof Structure and Attic

<u>Framing style:</u>	Old-style Conventional: ____
<u>Type of Underlayment observed:</u>	Wood shingles : ____
<u>Viewed From:</u>	Walking decked areas and joists/trusses Some areas not safe for direct access
<u>Insulation Type:</u>	Batt : Fiberglass
<u>Approximate Average horizontal Insulation depth</u>	6 inches or less
<u>Approximate Average vertical Insulation thickness</u>	4 inches or less

Ventilation:

- Roof / Box Turbine Eave /Soffit Gable Electric Ridge

Obstruction of access / vision

- Stored items Low clearances HVAC items Other
 Lack of deck/attic flooring at some locations Animal(s) suspected / discovered

Comments: Attic components are observed in a cursory fashion. This includes only those areas and components that are safely accessible and visible at the time of inspection. Obstructions within the attic may include, but are not limited to: stored items; HVAC, plumbing, and electrical components; low clearances; lack of attic flooring; small, obstructed, or inaccessible attic hatches. When possible, the inspector will identify known obstructions, and make every effort to access areas when conditions to do so safely are available. Refer to the limitation information at the end of this document and consult your "Guide to Your Home Inspection" for more important related information. Advisory Use caution when entering/exiting or moving about in attic areas.

Attic Access: Deficient

- Attic access at upstairs southwest & east-northeast was smaller than required. 22" x 30" is the minimum size of access, & must be in a hallway or other readily accessible location per IRC 807. Attic spaces in these areas were not readily accessible / inaccessible; Conditions in inaccessible locations remain undetermined.
- Wires and cables were installed in an unworkmanlike manner and create multiple maneuverability hazards in the attic.

- Garage, & all four upstairs Attic hatches were deficient, seals poorly. Some degree of energy efficiency loss is likely.
- The garage attic stairs were not installed to manufacturer's guidelines. Manufacturers recommend securing the stair to framing with 16D nails or ¼" lag screws. Commonly appropriate fasteners were not seen at the perimeter (mounting to the ceiling joists) and or hinges/corner hardware of the ladder(s), and would not meet sheer strength requirements for installation. NOTE: framing gun nails labeled as 16D are unacceptable, as these are more like a smaller 10D common nail. These are often used, but are inappropriately labeled and do not offer adequate shear strength. The stairs should be considered unsafe. Recommend securing the stairs to manufacturer specifications.
- Attic spaces above some areas were not readily accessible / inaccessible due to distance from access, obstructions, lack of decking, vaulted ceilings, and or other conditions. Conditions in inaccessible locations remain undetermined.

Attic Structure: Deficient

- Moisture intrusion evidence/stains noted at various gables & vent locations. Openings were present between attic & living spaces; energy loss.
- A chase was discovered at the north northeast attic with a partial flue in place; purpose of this flue was undetermined; with electrical in this chase (wall void) it would need solid metal flue & to meet clearance requirements to be used; gas appliance was not discovered adjacent or below this area.
- Animal nesting was noted at multiple locations; rodent trails & feces noted. Pest control recommended.

Attic Insulation & other accessible insulation: Deficient

- Multiple insulation deficiencies in attic, walls, crawl space; (related image(s) at the end of this document)

Attic Ventilation: Inspected

- Abnormal conditions were not obvious at the time of inspection. Monitor and maintain.

I NI NP D

E. Walls (Interior and Exterior)

Interior Wall Structure: Wood framing Metal Framing Brick / Masonry

Interior Obstructions: Storage Furnishings Décor Other

Exterior Obstructions: Foliage Storage Deck Skirting Other

Exterior Wall & Trim: Brick Stone Masonry Stucco Artificial Stucco Wood / Pressed Wood

Wood-Fiber / Hardboard Cementitious Fiberboard Vinyl and or Aluminum Siding

Comments: *This inspection does not include or report cosmetic related conditions. Refer to the limitation information at the end of this document and consult your "Guide to Your Home Inspection" for more important related information. Granite countertops, if present, are not tested for presence of or levels of uranium or radiation. Related information can be found at: <http://www.selectinspect.com/links1.htm#radonlink>*

Interior Walls: Deficient

- Moisture damage & fungus noted at the downstairs bathroom.
- Dead rodents discovered at the attic & behind the fireplace; this is a sanitation concern

Cabinetry/Countertops: Deficient

- Active leakage at the downstairs southwest sink; should be cleaned up to not damage the cabinet base.
- Bathroom cabinets missing at some locations; cabinets that were present were stable.

Exterior Walls: Deficient

- Vinyl and or metal siding is present at exterior locations; the condition or presence of substrate remains undetermined. Method / appropriateness of installation and quality of product brand is undetermined. Materials are inspected for obvious visible deficiencies and damage only. Vinyl siding conditions discovered include:
 - Unworkmanlike joint details
 - Inadequately secured materials
 - Damaged materials
- Exterior lights should be properly sealed to prevent moisture intrusion and related corrosion / overheating possibilities of the electrical components.
- Rot exists at window locations & detached garage. Damaged/deficient wood-based components should be removed and replaced; all six sides of the wood piece(s) should be primed and painted. Cellulose material should be kept caulked and painted to resist decay. Rot is conducive to wood destroying insects and continued decay of adjacent cellulose components. Adjust irrigation to not directly spray the home. Presence or extent of damage at hidden components is undetermined.

I NI NP D

F. Ceilings and Floors

- Ceiling Structure: Wood or engineered wood framing Metal Framing
- Floor Structure: Concrete Slab Wood Framing and Subfloor over crawl space
- Built-up Wood over Concrete (Screeded) Metal Framing over crawl space
- Obstructions: Floor coverings Furnishings Storage / Personal Items Sub floors

Comments: This inspection does not include or report cosmetic related conditions. Refer to the limitation information at the end of this document and consult your "Guide to Your Home Inspection" for more important related information.

Ceilings: Deficient

- Moisture evidence was indicated by stains at the downstairs bedroom, family room, upstairs south bedroom closet, laundry room, downstairs bathroom. Presence of fungus and the extent of damage is not determined in inaccessible areas. Moisture source and any damaged insulation in the attic(s) above should be identified and permanently repaired.
- NOTE: Ceiling tile at the downstairs southwest bathroom is an undetermined material; this may/may not be asbestos-based. Testing of a sample would be required to determine material.

Floors: Deficient

- Uneven/loosely secured floor component(s) exist & can be a trip hazard.

I NI NP D

G. Doors (Interior and Exterior)

- Obstructions: Storage Furnishings Vehicle(s) Locked Other

Comments: This inspection does not include or report cosmetic related conditions. Refer to the limitation information at the end of this document and consult your "Guide to Your Home Inspection" for more important related information.

Interior Doors: Inspected

- Some doors were missing; doors present were unsquare, but generally operable.
-

Exterior Doors: Deficient

- Weatherstrip was deficient at the exterior doors; energy loss.

Garage Door: Deficient

- Garage Door Type: Metal Wood Fiberglass / Plastic / Composite Insulated

- Garage Door / Frame: Overhead Modern Hinged Antiquated

- The right garage door(s) falls closed when the garage door(s) was placed approximately 4-5 feet above the floor. The springs may need adjustment/replacement. According to The Door & Access Systems Manufacturer's Association International (DASMA) doors should not offer more resistance or more force than what is applied by the person raising/closing the door. Standard testing protocol provided by The Door & Access Systems Manufacturer's Association International (DASMA); <http://www.dasma.com/PDF/Publications/TechDataSheets/CommercialResidential/TDS167.pdf>
- The left garage door(s) falls closed when the garage door(s) was released from the garage door operator. The springs may need adjustment/replacement. According to The Door & Access Systems Manufacturer's Association International (DASMA) doors should not offer more resistance or more force than what is applied by the person raising/closing the door. Standard testing protocol provided by The Door & Access Systems Manufacturer's Association International (DASMA); <http://www.dasma.com/PDF/Publications/TechDataSheets/CommercialResidential/TDS167.pdf>
- Side doors at the garage were not installed.
- Moisture damage noted at overhead doors.
- It is recommended to read and follow all manufacturer's labels, warnings, and maintenance information. Following these guidelines will provide for safer conditions, and can extend the life of the unit(s) and components. This refers to garage doors and garage door operators.

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I NI NP D

H. Windows

Window Type:	Single Pane
Window Framing:	Metal Wood

Obstructions:

- Storage Furnishings Window Treatments / Shutters Foliage Poor lighting conditions

Comments: Though some comments may be made regarding safety glass, you should understand that these comments are limited. This inspection departs from conditions and current standards regarding safety glass, and are not respective of all possible conditions. Regulations vary city to city, and frequently change. If you are concerned, please consult a glass specialist, familiar with requirements in your area. Refer to the limitation information at the end of this document and consult your "Guide to Your Home Inspection" for more important related information.

Windows: Deficient

- Multiple windows did not appear to have moisture barrier or otherwise appropriate flashing installed.
- Broken glass noted at the southwest bathroom, upstairs south bedroom, & garage
- Missing stile noted at the upstairs bedroom(s) north
- Some or all windows are painted shut. This is a safety/exit concern. Repair is recommended.
- Multiple windows did not close/lock properly; this is an intrusion concern.
- Right kitchen north window crank assembly was disconnected; not functioning as intended.

I NI NP D

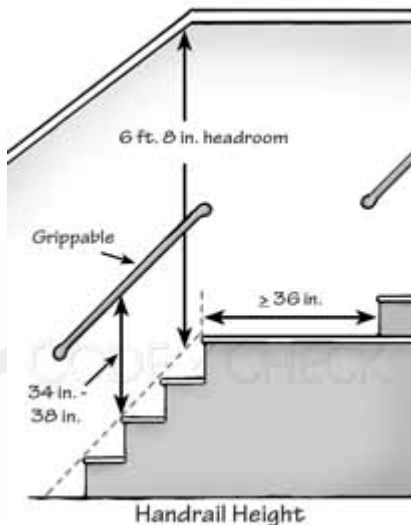
I. Stairways (Interior and Exterior)

Comments: All accessible stairways, regardless of age are compared to modern safety standards. Some "Improvements" and immediacy for repair or improvement may be subjective.

Stairways & related component(s) are not inspected in an exhaustive manner, but rather for significant & obvious deficiencies or potential safety/hazard concerns in the opinion of the inspector, discovered during the limited time of inspection. If you are interested in more comprehensive stairway requirements, please refer to <http://www.stairways.org/pdf/2006%20Stair%20IRC%20SCREEN.pdf> & verify compliance independently

Stairways: Deficient

- Headroom at the stairway did not meet the required 6'8". Repair options are limited
- Handrail should be between 34" & 38" high; rail at this home was approximately 26"



- Front porch steps were unworkmanlike, inadequately secured, bouncy, uneven, unsafe.

I NI NP D

J. Fireplace / Chimney

Fireplace:

- Masonry: Prefabricated. Modern Old / antiquated style

Chase:

- Masonry Frame & Veneer Frame & Brick/Stone Not present

Flue:

- Masonry Metal Direct Vent Undetermined Inaccessible

Cap / Crown:

- Mortar Metal Inaccessible / undetermined

Inspected at:

- Ground / in home Roof (limited) Attic (limited)

Comments: Inaccessible components are not inspected, and conditions remain undetermined. Inspection of inaccessible areas of flue / chimney interiors, fire screens / doors, mantels and surrounds is beyond the scope of this inspection.

Code compliance and drafting characteristics are not determined by this inspection. Refer to the limitation information at the end of this document and consult your "Guide to Your Home Inspection" for more important related information.

NOTICE: The National Fire Protection Association (NFPA) requires a Level 2 inspection of fireplaces upon resale of the property. This should be performed by a professional chimney sweep who is a member of the Chimney Safety Institute of America and the National Chimney Sweep Guild.

Fireplace & Hearth: Deficient

- Cracks exist in one or more panel inserts. Fireplace caulk is usually adequate for thin cracks, while larger cracks may require panel replacement. Immediate repair needs are subjective.

Damper: Inspected

Fireplace Flue / Liner: Deficient

- The chimney / flue does not meet manufacturer's listed clearance ratings from combustible materials and or insulation. It is recommended that wood or insulation/debris be moved away from the flue to meet manufacturer guidelines.
- NOTE: Concealed chimney / chase portions of the flue were not readily accessible; conditions within remain undetermined.

Chimney / Chase: Inspected

- Limited inspection from a distance at the roof & ground. Significant issues were not discovered regarding this specific condition; monitor & maintain.

Mortar Cap / Crown: Not Inspected

- The chimney cap was inaccessible.

Gas Components: Not Present

- Not present

I NI NP D

K. Porches, Balconies, Decks, and Carports (Attached)

Comments: Refer to the limitation information at the end of this document and consult your "Guide to Your Home Inspection" for more important related information.

Porch: Inspected

- Uneven floor/deck may be a trip hazard; height differential was less than 2". Monitor; provide routine service, and maintain.
- Decking is wearing as expected, and routine sealing and periodic maintenance should be planned on periodically to extend the life of the deck system. Immediate repair needs were not discovered at the time of inspection. Routinely check decking components for amiss / deficient materials. If discovered, you should then arrange repair.

I NI NP D

L. Flatwork (Driveways, Sidewalks)

Comments: Refer to the limitation information at the end of this document and consult your "Guide to Your Home Inspection" for more important related information.

Flatwork: Deficient

- Exterior doorway at the rear patio did not have a landing being a minimum 36" deep (in the direction of travel) & at least as wide as the door opening.
- Step down at rear patio was greater than 7.75" below the threshold of the door; this is greater than allowed

I NI NP D

M. Other (i.e. foliage, retaining walls, other structural related)

Comments:

Other: Inspected

- What appeared to be a well adjacent the home should be better covered to avoid access by children.

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II. ELECTRICAL SYSTEMS

I NI NP D

A. Service Entrance and Panels

Service Type: & Meter Location:	Overhead Front
Wire / Conductor Type:	Romex like (non-metallic sheathed cable)
Service wires at the main panel(s)	Copper _____
Maximum Amperage as indicated by the main breaker or panel labeling:	125 amps
Approximate Voltage at Service Panel, as indicated by wiring method:	120 / 240 Voltage is not measured
Breaker or fuse Panel Location(s):	Main- Exterior Sub- Interior: see comments below Other Sub- Garage

Comments: Measuring amperage, voltage, or impedance is beyond the scope of this inspection. Alarm systems, low voltage systems, and remote controls are beyond the scope of this inspection and are not inspected, unless otherwise specifically noted in this section. The Texas Real Estate Commission requires comparison of all homes to current standards regarding AFCI protection. This means Texas inspectors must call out all locations that do not meet current standards as "deficient", without enabling a grandfathering clause. Codes and standards change often, and it is common that most homes (even many new homes) will not meet current TREC criteria. Obstructions are not unplugged or moved to access obstructed components. Refer to the limitation information at the end of this document and consult your "Guide to Your Home Inspection" for more important related information. Due to time & access limitations during a typical home inspection, the SoP for the electrical inspection portion of the TREC requirements is hereby departed from. Bonding/continuity, for example, is tested at major component(s) & systems only where accessible for an overall general assessment of conditions within the home/property.

Service Entry: Deficient

- The electrical service wires improperly route through trees. This is potentially unsafe; contact the electrical company for assistance.
- NOTE: Grounding electrode was not visibly confirmed; likely below soil or in the slab near the service riser.

Service Panels: Deficient

- Numerous nonworkmanlike, deficient, and unsafe electrical conditions were discovered at the property. You should have a licensed electrician examine all electrical components/systems and provide options for improvement, repair, or replacement of deficient components. (related image(s) at the end of this document)
Some discovered conditions at service panels include the following:
- Air-conditioner condenser disconnect was loosely secured. Correction / improvement would be prudent.
- A dead front cover is missing at the upstairs sub panel. This leaves the conductors exposed and poses a safety hazard. Repair is recommended.
- Knockouts did not have appropriate bushings or grommets to protect wires from the sharper edge of the metal panel box.
- Panel box was located in a closet; this was common on older homes, but is no longer acceptable. *Breaker boxes shall be 1. readily accessible; 2. not located where they will be exposed to physical damage; 3. not be located where they will be in the vicinity of easily ignitable material such as in clothes closets; and 4. not be located in bathrooms. (E3605.7)*
- The water heater service disconnect (shut-off-switch) did not meet one or more recommendations for current location. The disconnect should be within 50 feet of the unit, in line-sight of the service area, or able to be locked off for service personnel.
- Overheating was noted at the upstairs sub panel. This is unsafe and should be examined and repaired by an electrician. I turned off these breakers & the breaker labeled for this panel at the downstairs interior panel, to reduce fire hazard conditions.
- Breakers are not properly/legibly labeled for location.
- Knockouts were amiss at the panel box. Excess "reveal" exists at the electrical box. Junction boxes and related covers shall be flush and adequately sealed where mounted; Ideally no openings greater than 1/8". This is to control potential fire-spread, and not necessarily for cosmetic reasons.
- Wire splice(s) exists in the panel. This is considered incorrect by some electricians; though is not often seen as a serious infraction or fire hazard. Immediate corrective/improvement needs may be subjective.
- Neutral wires should be isolated from equipment ground wires in subpanels. This condition does not exist. Consult an electrician for repair options.

- One or more rooms and or required circuits did not have AFC (arc-fault-circuit) protection present as required in the 2009 NEC (National Electric Code). The Texas Real Estate Commission requires inspectors to report as Deficient the lack of Arc-Fault protection at circuits serving: family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms and areas. This basically includes all locations that are not required to be GFCI protected, should be AFCI protected according this standard.
These are a valuable fire safety component and you should consider upgrading older breakers with this modern device; however, each breaker may cost \$40 or more, and there will usually be at least 10-15 needed for an average 2500-3000 sq foot home. Many homes built since 2008 already will have these, but only in the bedrooms.
Many newer homes do not even meet this specific Texas Real Estate Commission requirement.
- Downstairs interior electrical box(es) had been painted. Panels, sub panels, and other electrical disconnects shall not be painted as paint is an inhibitor.
- Electrical panel cover at the downstairs was partially covered by wall material.

I NI NP D

B. Branch Circuits- Connected Devices and Fixtures

Branch Wire Seen at Panel(s):	Copper _____
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*Comments: Inspection of electrical outlets, switches, and fixtures is performed by testing a representative number of these components in accessible locations. In occupied homes, some electrical components are not accessible and not inspected due to personal items, furnishings, childproof covers, and other obstructions. Outlets, fixtures, switches, and smoke detection devices, if tested, are randomly inspected in a representative manner, where accessible. Refer to the limitation information at the end of this document and consult your "Guide to Your Home Inspection" for more important related information. GFCI (ground fault circuit interrupt) Devices
The Texas Real Estate Commission requires comparison of all homes to current standards regarding GFCI location and operation. This means Texas inspectors must call out all locations that do not meet current standards as "deficient", without enabling a grandfathering clause. Codes and standards change often, and it is common that most homes will not meet current criteria.*

GFCI resets noted at:

- Kitchen Garage Bath(s) Exterior Elec.Panel NA/not found

GFCI: Deficient

- GFCI outlets were not present at this property. Current standards recommend GFCI protection at all kitchen counter top receptacles, bathroom, utility, laundry & wet bar sink receptacle(s) located within 6 feet of the outside edge of the sink, crawl space, outdoor locations, all garage locations.

Outlets: Deficient

- Multiple inadequately secured, multiple covers missing; various receptacles were not grounded.
- ADVISORY: Many new homes have "tamper-resistant receptacles" as required by newer standards; this home did not have this newer safety feature at one or more locations.
- ADVISORY: Many new homes have modern "weather-resistant receptacles" as required by newer standards; this home did not have this newer safety feature at one or more exterior locations.



Lighting Fixtures: Deficient

- Multiple missing; multiple inoperable; multiple inadequately secured; multiple shade/glass missing.
- Exterior lights at the front porch should be properly sealed at the tops to prevent moisture intrusion and related corrosion / overheating possibilities of the electrical components. NEC 410-4 & IRC E3903.9. Excess "reveal" exists at electrical components. Fixtures and related covers shall be flush (ideally within 1/8") and adequately secured & fully sealed to the finished wall / eave where mounted.

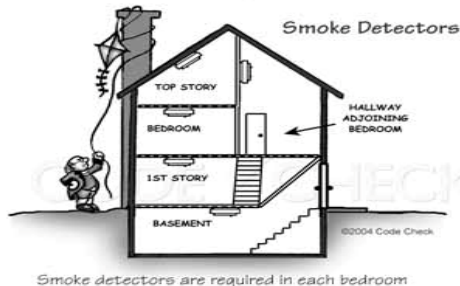
Switches: Deficient

- Multiple inadequately secured, multiple covers missing; various switches were not grounded.
- Switches had undetermined application at multiple locations. Circuit tracing is beyond the scope of this inspection. Refer to the seller for information regarding questionable switches, or have an electrician examine and identify their purpose.

Smoke Detection Devices: Deficient

Smoke Alarms discovered at: Bedroom(s) Hallway(s) Living area(s) Other

- Smoke detection devices were not present or operable at all required locations. Updating the system is recommended for fire safety.
- Current minimum recommendation is to have functional smoke detection devices located:
 1. In each bedroom / sleeping room, 2. Outside each sleeping area (bedroom hallways) in the immediate vicinity of the sleeping rooms, and 3. On each additional story of the dwelling, including basements but excluding crawl spaces and uninhabitable attics (in dwellings with split levels and without an intervening door between the levels, a smoke alarm installed on the upper level and the adjacent lower level shall suffice provided that the lower level is less than one full story below the upper level).



- It is recommended to test detectors monthly, change batteries annually, and to replace each detector at least once every ten years.
- Modern requirements dictate that smoke detector(s) should be hardwired to the electrical system with battery backup; this can be expensive on homes that do not have wiring in place for this purpose (generally older homes). Alarm(s) were not disassembled to determine if they were/were not hard wired. Consult an electrician if concerned.

Other Accessible Electrical: Deficient

- Multiple electrical deficiencies in this home imply that someone other than a licensed electrician did electrical work in the home; this concerns me, as I suspect other undiscovered fire/life safety hazards may likely also exist. Consult an electrician to examine all electrical components at the property and provide options for correction prior to closing.

Some conditions discovered, include but were not limited to:

- There are electrical wires at the attic(s) that are not properly secured and protected from damage by traffic. Where run across the top of floor joists, or run within 7 feet (2134mm) of floor joists across the face of rafters or studding, in attics & roof spaces that are provided with access, the cable shall be protected by substantial guard strips that are at least as high as the cable. Where such spaces are not provided with access by permanent stairs or ladders, protection shall only be required within 6 feet (1829mm) of the nearest edge of the attic entrance.
Where cables are installed parallel to the sides of rafters, studs or floor joists, guard strips & running boards shall not be required.....
Electrical wires/cables shall not be routed along walking surfaces or in any location prone to traffic damage. (E3702)
- Electrical wires should be secured to framing within the first eight inches (8") of junction boxes. Correction / improvement would be prudent.
- Continuity (continuous grounding/bonding) at the downstairs water heater water pipes, draft hood, & flue appeared deficient when tested with a multimeter. You should have a licensed electrician examine the electrical components/systems and provide options for improvement, repair, or replacement of deficient components.
- Electrical clamps, grommets, and or plugs were amiss at multiple locations. All openings in electrical boxes are to be appropriately sealed, and all wire penetrations through the box are to be appropriately secured and protected from sharp box edges. You should have a licensed electrician examine the conditions to recommend improvement, repair, or replacement options needed.
- Extension cords were necessary for power at the garage door operator. Electrical receptacles should be installed within reach of the appliance primary power cord(s). Consult a qualified electrician for options.
- Wires were not properly capped and or enclosed in appropriate junction boxes at multiple locations. This is considered unsafe. You should have a licensed electrician examine the electrical

components/systems and provide options for improvement, repair, or replacement of deficient components.

- Junction boxes were not properly secured multiple locations. Correction / improvement would be prudent.
- Knob & tube wiring was noted, though not discovered as functional at the property; this method of wiring is no longer used due to inherent safety flaws.

III. HEATING, VENTILATION, AND AIR-CONDITIONING SYSTEMS

This inspection is visual and only consists of readily accessible components and conditions at the time of inspection. Components and compartments are not disassembled; this is best done by an HVAC specialist. If you desire to have the HVAC system included in a Home Warranty, you should have a representative of that company examine components that may be covered, to determine compliance.

I NI NP D

A. Heating Equipment

Comments: Stand alone-unvented gas units, and in wall gas units in bathrooms, bedrooms, or living areas are considered unsafe. Upgrading to safer modern heating equipment is recommended. If present, this type of heater is beyond the scope of this inspection and was not inspected. Heat exchangers and heating elements are typically inaccessible and are not inspected, unless otherwise noted. Refer to the limitation information at the end of this document and consult your "Guide to Your Home Inspection" for more important related information.

Heating: Not Inspected

- Not inspected per client request

I NI NP D

B. Cooling Equipment

Comments: System capacity, refrigerant type, and remaining life are undetermined. Unless otherwise noted, evaporators, blowers, and condensing units are not disassembled. The HVAC system has many inaccessible components. Full evaluation of refrigerant levels and leakage potentials, evaporators, compressors, blowers, and other inaccessible components requires an HVAC specialist. Refer to the limitation information at the end of this document and consult your "Guide to Your Home Inspection" for more important related information.

Cooling: Not Inspected

- Not inspected per client request

I NI NP D

C. Duct System, Chases, and Vents

Filter Type: Disposable Washable Electronic Other / Undetermined
Duct Type: Flexible Metal – Insulated Concealed / Undetermined
Return Duct Location: Attic Between Levels or In-wall Crawl space
Supply Duct Location: Attic Between Levels or In-wall Crawl space
Filter Location(s): At Unit(s) Wall Ceiling Floor Not Discovered

Comments: Humidifiers, if present, are beyond the scope of this inspection and are not inspected. Humidifiers are considered conducive to mold growth. We recommend humidifiers not be used. Refer to the limitation information at the end of this document and consult your "Guide to Your Home Inspection" for more important related information.

Ducts, Vents, Chases, & Plenums: Deficient

- Not inspected per client request; however, the following was noted while inspecting other component(s) & areas at the property.:
- Unsanitary; much in disrepair.
- Crimped and or constricted/crushed, damaged ducting was noted throughout the crawl space. These conditions can restrict efficient airflow. Correction / improvement would be prudent.
- Ducting touches the soil under the home. Corrosion, fungus, and or other deficiencies exist. Minimum required soil clearance is 4 inches.
- Air leakage conditions exist at return air ducts in the crawl space, the system will pull crawl space air and any chemicals, fungus, or biologicals into the home's air distribution. This is extremely unhealthy. Repair is recommended prior to occupancy. Consider relocation of return ducting to the attic when it is replaced; this would make the crawl space more accessible and the ducting more accessible for service.
- Return air ducts and or plenums are located in the crawl space. In the event a component leak exists, the system can pull crawl space air and any chemicals or biologicals into the home's air distribution. Monitor this item periodically and repair if / when needed.
- If feasible, consider new ducting be located between levels & in attic areas.

Air Filter(s): Not Inspected

- Not inspected per client request; HVAC

Thermostat(s): Inspected

- Not inspected per client request; HVAC

IV. PLUMBING SYSTEM

I NI NP D

A. Water Supply System and Fixtures

- Supply Pipe (visible): Copper Plastic; PEX, or similar Polybutylene Other / undetermined
- Water Meter Location: Front Side Rear Alley Undetermined / Not found
- Water Shut-Off: Exterior NW Garage Interior room / closet Undetermined
- Waste Pipe (visible): Plastic Metal Drain pipe: Undetermined on slab homes
- Vent Pipe (visible): Plastic Metal

Static water pressure at the time of inspection was approx. 66 psi; 40–80 psi is an acceptable range

Comments: *Fixtures are not filled to capacity. Inaccessible components below grade, below, or behind cabinets and walls, and behind or below bathtubs, showers, or sinks are not inspected; conditions and type of material remain undetermined. Personal items are not moved or removed from sink, bathtub, shower, or toilet areas, and these items may obstruct access and visibility. We cannot guarantee that all potential or inaccessible leakage conditions will be discovered. Refer to the limitation information at the end of this document and consult your "Guide to Your Home Inspection" for more important related information.*

Plumbing Supply: Deficient

- The secondary water shut off valve is soil covered The valve handle was damaged. Shut-off valve did not have recommended 3" clearance from soil. Repair of the shut off is recommended.

Sinks: Not Inspected

- Kitchen supply & drain component(s) were not connected; not inspected
- Most bathroom component(s) were missing; not present, not inspected

Toilets / Bidets: Deficient

- Downstairs southwest toilet was missing component(s) including lever, & float.
- Other toilets were not present or not functioning as intended.

Bathtubs: Inspected

- Downstairs southwest was operable
- Other tubs were not present

Showers: Inspected

- Downstairs southwest & hall bathroom showers were operable
- Other showers were not present

Exterior Faucets: Deficient(Attached Only; unless otherwise noted)

- Handle damaged at the northwest.
- Garage & northeast hbibs were inoperable.
- Exterior faucets did not appear to be anti-siphon type. This is common on older homes, and is required on new homes. The Texas Real Estate Commission considers this condition as deficient. Immediate repair needs may be subjective.

Utility Connections: Not Inspected

- It is beyond the scope of this inspection to operate laundry plumbing connections and laundry appliances. These fixtures are visually inspected only when accessible. Some conditions remain undetermined. If present, laundry equipment is not moved or inspected.



I NI NP D

 B. Drains, Wastes, Vents

Comments: Underground and inaccessible components are not inspected; conditions remain undetermined. Refer to the limitation information at the end of this document and consult your "Guide to Your Home Inspection" for more important related information.

Drains, Wastes, Vents: Deficient

- Debris was present in multiple drains/traps; have these cleared prior to closing
- Downstairs bathroom southwest leaks at the drain trap.

DWV: Not Inspected

- The home is vacant and it is possible that some drain lines have dried. This can cause loose sludge accumulation and congestion down the lines shortly after the home is re-occupied, when water fixtures are put back in use. If this occurs, (typically within 5 months) it is possible for sewage to back-up into the home through plumbing fixtures. The immediacy of calling a plumber is a subjective decision. OPTIONS: 1) If you are concerned or want to alleviate risk of this possibility, then having the drains serviced prior to move in would be prudent. 2) You can monitor the drains, and contact a plumber if / when congestion is discovered. 3) If there are other plumbing conditions noted in this report that you plan to have improved / repaired, then it may be cost effective to have this possible condition evaluated further at that time.
- NOTE: Sub grade, in-wall, and some attic / crawl space plumbing components were not accessible; conditions remain undetermined.
- The potential for sub grade plumbing leaks and failure increase as a home ages. If you are concerned or notice problems, consult a specialist to examine the condition of buried pipes.

I NI NP D

 C. Water Heating Equipment

Energy Source: Gas Electric LP Capacity: 30 gallon; 30 gallon; ;

Number of units: 1 2 3 or more PRV(s) / TPRV(s): Manually Tested Y N

Power / Fuel Shut-Off: Beside unit Switch or breaker Inaccessible./ undetermined

Comments: The inspection does not determine remaining life expectancy, condition of interior or inaccessible components. The inspection cannot determine if bacteria or corrosion exists at the interior or in inaccessible areas. Average life of a water heater is around 8-12 years; some last longer, some fail sooner. Refer to the limitation information at the end of this document and consult your "Guide to Your Home Inspection" for more important related information.

Water Heater: Deficient

- Upstairs device; disconnected; missing electrical clamp; location obstructs electrical panel.
- Downstairs device; off at pilot; flue clearance undetermined in concealed wall/ceiling spaces. The flue was too short & or too close to a vertical wall/window. "B vents" should be minimum 2 feet above any vertical surface within 8 horizontal feet of the flue
- Both; 30 gallon; built in 1995
- A pan was not present below the unit(s). This is a current requirement for devices located in a place where leakage could cause moisture damage to the interior of the structure. Monitor this and correct when future water heater / plumbing repairs are made, or consult a plumber for options of installing a pan prior to closing if you are concerned.
- Both are adjacent bathrooms; when replaced, be aware that Gas water heaters are not allowed in a bedroom / bathroom or room (incl. closet) open to a bedroom / bathroom [IRC 2005.2]
- Advisory: It is recommended to read and follow all manufacturer's labels, warnings, and maintenance information. Following these guidelines will provide for safer conditions, and can extend the life of the unit and its components.

I NI NP D

 D. Hydro-Massage Therapy Equipment

Comments: This section pertains to individual systems, not part of a swimming pool. Some areas and components are inaccessible by design and location. Conditions of inaccessible components remain undetermined. Refer to the limitation information at the end of this document and consult your "Guide to Your Home Inspection" for more important related information.

V. APPLIANCES

Built-In Appliances, if present and inspected, are inspected in normal modes only. Built-In Appliances and related components are examined for noticeable deficiencies of operation, visible damage, and obvious installation issues. Built-In Appliances and related components are not dismantled or moved, unless otherwise noted specifically in this report. Appliances that are not built-in are not inspected unless otherwise noted specifically in this report. Consult your "Guide to Your Home Inspection" and the limitations section at the end of this document for more important information

I NI NP D

A. Dishwasher

Comments: Dishwashers are not inspected for compliance with current local code regarding anti-siphon protection. Most manufacturers route the drain in an anti-siphon manner at the side of the dishwasher; this condition cannot often be determined when the unit is installed. Sink-top anti-siphon devices and other dishwasher drain connections are prone to leakage, congestion, and wear; these should be monitored periodically for leaks and damaged components. Conditions of inaccessible components and lifespan remain undetermined.

I NI NP D

B. Food Waste Disposer

Comments:

I NI NP D

C. Range Exhaust Vent

Vent Type:

Recirculating Exterior Down-draft N/A - Not Present Undetermined

Comments:

I NI NP D

D. Ranges, Cooktops, and Ovens

Comments: Ranges, stoves, ovens etc are not moved or dismantled in any way unless otherwise specifically noted in this report. Presence of and condition of inaccessible components remain undetermined. Obstruction limitations often include method of installation, stored items, walls, and other components. Condition and type of gas or electrical supply components including gas lines and valves, electrical wires, connections, junction boxes, and conduit are mostly inaccessible; and only readily accessible components if seen will be inspected. Gas valves if present and discovered are not operated unless otherwise specifically noted in this report. Some conditions will be undiscovered and unreported.

I NI NP D

E. Microwave Oven

Comments: Pertains to built-in equipment only. Radiation testing is beyond the scope of this inspection.

I NI NP D

F. Trash Compactor

Comments: Trash compactors have a high repair frequency, and should be kept cleaned and well maintained. It is recommended that you not crush glass or other fragile material in a compactor.

I NI NP D

G. Mechanical Exhaust Vents and Bathroom Heaters (includes utility room fan if present)

Comments: Many attic and in-wall components are inaccessible. Condition of ducting (if present) in non-readily accessible areas and location / appropriateness of vent termination is not determined or guaranteed.

Exhaust Vent / Heater: Deficient

- Downstairs southwest bathroom fan was missing the cover/grill.
- Some / all bathroom /laundry exhaust fans appear to vent to the eaves/attic & or crawl space. Vent termination within the crawl space, attic, at passive roof vents, or at eave vents does not meet most manufacturer guidelines. Current standards require venting of bathroom and utility room exhaust fully to the exterior. Texas Real Estate Commission considers this deficient, even on older homes. Related technical information can be found at:
<http://www.toolbase.org/PDF/DesignGuides/spotventilation1.pdf>

Property Inspection

I NI NP D

H. Garage Door Operator(s)

Comments:

Garage Door Operator(s): Deficient

- Short cord; receptacle not present within range; no power.

I NI NP D

I. Door Bell and Chimes

Comments:

Door Bell: Not Present

- A door bell was not operated or not present

I NI NP D

J. Dryer Vents

Comments: This inspection is limited to accessible and visible sections and components only. This inspection does not determine length, code compliance, or presence of obstructions or damage to inaccessible components.

Vent Routing:

Wall Attic / Roof Crawl space Obstructed Undetermined

VI. OPTIONAL SYSTEMS

Optional Systems include Sprinkler systems, Pools / Spas / Hot-tubs, Outbuildings, Outdoor Grills, Gas Lines, Septic systems, Water Wells, Security systems, Fire Control systems. Unless otherwise noted specifically in this report, these and any other systems and components are Not Inspected.

I NI NP D

E. Gas Supply Systems

Gas Meter location:

Front Side Rear Garage Undetermined N/A

Gas Shut-Off:

Meter Attic Garage Service Riser Unknown N/A

Comments: Underground and inaccessible components are not inspected; conditions remain undetermined. Refer to the limitation information at the end of this document and consult your "Guide to Your Home Inspection" for more important related information.

Accessible Gas Components: Deficient

- The gas pipe at laundry room & rear exterior (heat pump prior location) should be capped/plugged when not attached to an appliance. The pipe was not capped at the time of inspection. This is generally inexpensive, but recommended nonetheless.
- Gas piping under the home is rusty. This indicates a history of moisture in the crawl space. Gas leakage was not smelled or observed at the time of inspection. Monitor this item over time and repair as needed.
- Gas was off at the meter upon arrival; the inspector turned on the meter valve, checked for leakage, then returned the meter valve and standing pilots (if present) to as found conditions.
- NOTE: Sediment trap(s) were not seen/not present at the gas branch between the shut-off valve and furnace, stove, and or water heating appliance(s). Historically natural gas in this region is clean and does not require a sediment trap per the supplier. However, many local (city) code departments are currently requiring sediment traps as specified in the code (IRC G2419.4 (UPC408.4)) and the supplier cannot control what happens after the meter. Immediate repair needs may be subjective; You should have a licensed plumber examine the issue(s) and recommend improvement, repair, or replacement options if you are concerned. This is not required at illumination devices, clothes dryers, outdoor grills.

Underground / Inaccessible Gas Components: Not Inspected

- NOTE: Some of the gas tubing in the home appears to be Corrugated Stainless Steel Tubing (CSST). This material was temporarily deemed as unsuitable in some north Texas cities. It is my understanding this restriction was due to belief that some regulator fittings may fail and related damage may occur during direct or near indirect lightening strikes. I am unaware of immediate or looming concerns regarding this material. I believe manufacturers have improved the quality and reliability of the connectors and most cities now allow similar materials. If you are concerned, you may find related information by searching the internet with terms and combinations of: "CSST", "Corrugated Stainless Steel Tubing", and your local code authorities.
- Conditions of inaccessible gas components including but not limited to: buried, in-wall, behind or beneath appliances or components, attic and crawl space locations, or enclosed within any component or appliance are not inspected and remain undetermined. If you have concern or if the gas system or

any gas related components are over 10 years old, it is recommended to have a specialized comprehensive gas system examination of the property, prior to closing.

I NI NP D

F. Private Water Wells

(Coliform testing and analysis is recommended before closing.)

Type of Pump:	not seen
Type of Storage Equipment:	sub grade tank was only component(s) discovered

Comments: Underground and inaccessible components are not inspected; conditions remain undetermined.

Well: Not Inspected

➔ Not inspected; condition & quality fully undetermined

I NI NP D

J. Fire Protection Equipment

Comments: Underground and inaccessible components are not inspected; conditions remain undetermined.

Fire Suppression Equipment: Not Inspected

➔ Built in fire sprinkler seen at the kitchen. Not inspected; Recommend a licensed specialist examine all system components/features at this property; correction of any & all discovered deficiencies should subsequently be arranged and performed prior to closing.

This is the end of the report findings. Important inspection information is continued on the following pages and in the "Guide to Your Home Inspection"; please take time to read them in their entirety. Thank you for your business; Select Inspect Property Consultants LLC- 214-770-6954.



LIMITATIONS, EXPLANATIONS, & DEFINITIONS

Thank you for choosing Select Inspect. Your business and confidence in our service is greatly appreciated. These final pages are an integral part of the Select Inspect Report; it is important that you read the report in its entirety before purchasing the home.

OP-I, TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING RECOGNIZED HAZARDS:

"Each year in Texas, people are injured and property losses occur from: improperly installed water heaters in garages, faulty temperature and pressure relief valves on water heaters, and improperly installed (or the lack of) ground fault circuit protection for electrical receptacles in garages, outdoors, bathrooms and kitchen sink areas. In recognition of the studies and recommendations from the U.S. Consumer Products Safety Commission (U.S. CPSC), the Texas Real Estate Commission (TREC) has adopted a rule requiring licensed inspectors to report the above listed hazardous conditions as "deficient" when performing an inspection for a buyer or seller. These conditions may not be a building code violation in a particular city or locale, or may be "grandfathered" because they were present prior to the adoption of city ordinances prohibiting such conditions. TREC has considered the potential for injury or property loss to be significant enough to warrant this notice. The effect of this rule is not to mandate these conditions be remedied, but rather to insure that the consumer be made aware of these significant hazards when revealed by inspection. Once notified, a buyer can decide whether or not to add them to the prioritized list of repairs that is typically provided to a seller under a Texas Earnest Money Contract and the Property Condition Addendum. The decision to correct the hazard is left to the parties involved in the transaction."

General Limitations:

If a concern arises, regarding this report, you must notify Select Inspect prior to purchasing the property, and allow us to reinspect the property and or components of concern prior to any changes being made to the components or condition of concern. Otherwise, all claims for damages or costs incurred from those complaints and related improvements, modification or repair are waived by the client.

Select Inspect makes no representation except what is specifically contained within this document and the Select Inspect Inspection Contract. This report and the Select Inspect Inspection Contract are the sole and only agreement between Select Inspect and the client, and supersedes any prior written, verbal, or implied agreements between the client and Select Inspect regarding content within the Select Inspect Property Report, and Inspection Contract.

By acceptance of and or reliance upon information in this report, the client agrees to the conditions of the contract, even when the client fails to sign the contract. Client agrees that any potential controversy or claim between the client and Select Inspect shall in good faith be brought to mediation by a third party, having no interest in this case, before filing suit for any amount of damages. By acceptance of and or reliance upon information in this report, the client agrees that any damages resulting from breach of this contract or report are limited to the fee charged to the client by Select Inspect for this inspection service.

By accepting and relying on the information within these documents, the client expressly agrees to all agreements and limitations herein. The inspection is cursory and limited. The findings represent observed conditions at the property on the day and time of the inspection. This is not a fully comprehensive inspection, and there may be items or conditions that are not discovered or not reported. Though reference to current standards or the word "code" may be noted in portions of this document, Select Inspect does not inspect the property for compliance to prior, current, or future "code" regulations. The service attempts to reduce risk, but cannot and will not eliminate risk of purchasing any property. Select Inspect does not warrant or guarantee that all conditions will be discovered or reported. Protection regarding errors and omissions are not stated nor implied. Comprehensive inspections of components and areas of the property can be arranged for through specialists in each given field. The inspector does not offer opinions regarding value or whether the property should be purchased. It is strongly recommended to obtain receipts, reports, and warranty information for prior repairs, and receipts, reports, and warranty information for repairs made due to discoveries during this inspection.

Foundation / Structure:

The inspector is not an engineer, and is not required to provide engineering decisions or to specify repair recommendations. The inspector is required to render an opinion on the present condition of the foundation. Time, landscaping modifications, seasonal changes, and moisture conditions will affect the foundation and structure to some degree. The inspector cannot determine the future performance of the foundation or structure. The inspector cannot and does not determine the quality or appropriateness of reinforcing steel or post tension cable placement and conditions of sleeves, cables, or reinforcing steel within the foundation form. The inspector does not determine if post tension cables are under appropriate tension. Inspector does not determine condition / location of routing in the foundation, or the condition of reinforcing steel / post tension clamps that are covered or otherwise inaccessible. These tests can be done with special equipment, by specialists. These tests are usually expensive, and if issues are found, the correction may damage the foundation, or may not be cost effective.

The crawl space below a pier and beam home has areas that are likely obstructed and or at least partially inaccessible. It is extremely rare that a crawl space will be fully accessible. It should be understood that all conditions within a crawl space will not be discovered. For safety reasons, the inspector is not required to enter a crawl space with an opening of less than 18" X 24", and or crawl space areas having a clearance of less than 18" between the earth and the bottom of the framing. The inspector is not required to enter and inspect crawl space areas that he determines as unsafe. This typically includes conditions such as electrical wiring on the soil or otherwise unsafe in condition obstructing access; wet soils or moldy areas; and the presence or suspected presence of rodents, reptiles, or animals. Floor coverings and stored items at the interior obstruct occupied and vacant homes. Areas within and beneath walls are inaccessible. Conditions of structural components within wall voids, components obstructed by storage or floor coverings, or otherwise inaccessible remain undetermined.

Drainage:

Grading and drainage conditions are noted regarding visible and present conditions on the day of and at the time of inspection. Many North Texas areas contain highly expansive clay soils. These soils are largely responsible for foundation movement. Clay soils should be consistently moist; not too wet and not too dry; to help maintain a stable foundation. Soils / grade should slope away from the home. Grading that slopes toward the home is conducive to foundation movement and insect activity. Some foundation movement and settling is common and expected. By maintaining drainage and moisture levels around and below the home, you can reduce the risk of excessive or significant foundation movement, moisture intrusion, and fungal issues.

It is important to keep the grade level at least 4-6 inches below the bottom of brick / stone. Soil should be at least 6-8 inches below wood or wood-based siding / trim. Siding should be at least one inch minimum above concrete slabs at patio / porch areas. This would allow the edges of the foundation to be visible for inspection of termites and moisture intrusion conditions. High soil and low siding at foundation joints are conducive to moisture intrusion, rot, and termites. If soil levels are adjusted, be sure not to create poor drainage conditions.

Impact of run-off from the inspected property on neighboring homes and visa versa remains undetermined. Condition, slope, capacity, and termination of sub grade gutter or other drain components remains undetermined. Histories of flooding, moisture intrusion, water tables, and elevations are beyond the scope of this inspection, and remain undetermined. Unless noted in the report; the drainage histories, current and future drainage capabilities, past, present, and future mold or fungal issues in crawl space, basement, and sub-grade living, and inaccessible areas are undetermined. Future performance of surface and sub-grade drainage characteristics in weather conditions other than those ongoing at the time of inspection, remain undetermined. Specialty services including flood plain analysis, sub grade water table surveys, and microbiological tests are available from other companies that specialize in those fields. If you have concerns and or desire to alleviate all risk regarding these potential conditions, you should contract a specialist for full evaluation of the property regarding that concern. If obvious problems of nearby foliage are seen, the conditions may be noted in the report. However, future or potential impact of foliage to the property and structures and related issues are undetermined, and any comment regarding such is partial in context. The current or potential impact of large trees around the home is undetermined. If you are concerned with location or condition of trees (of any size) at the property, you should consult a professional landscaping arborist for options.

Roof / Attic:

Roof and attic areas are observed in a cursory manner. Roofs deemed unsafe for access by the inspector will be observed through binoculars at ground level, and or from a ladder placed at the eaves. The inspector is required to describe the method used to inspect the roof. The inspector is looking for obvious immediate repair needs, that may allow moisture intrusion, structural, or safety concerns. The inspection does not report regarding installation with manufacturer specifications, code (current or

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at the time of installation), or manufacturing defects. This is not a "hail" inspection and should not be used as a hail report. If you are concerned with hail damage or insurability, you should have your insurance company physically examine the roof prior to closing. You should read your insurance policy and make sure you understand all of the policy limitations. All histories of hail may not be visible, and will not be reported. Hail evidence may be noted in the report, though all hail evidence does not necessarily mean hail damage and need for repair. The inspector will observe the roof for obvious flashing defects and improper installation methods. Many areas of flashing are covered by other materials by nature of installation and design; therefore, all potential issues at flashed areas and components will not be found or reported. Lifespan, brand / quality of material, number of roofing layers, presence of felt in all appropriate locations, and insurability are not determined. Structural capacity and integrity of brick or wood supported chimneys is undetermined. Comments may be made regarding obvious or suspected deficiency conditions at the time of inspection; further comprehensive examination and repairs should be made by a framing and or mortar specialist.

The attic areas will be accessed whenever deemed safe by the inspector. The inspector is not required to enter attic areas with height less than 4' clear headroom and those without decking / flooring; these areas are considered inaccessible and unsafe. The inspector may comment on comparison of modern framing standards to older framing, though he does not calculate spans, loads, adequacy, or code compliance (past or present). Attic components are observed for signs or evidence of moisture intrusion, safety issues, and damage or failure. It is common for framing to deflect to some degree, and some new inspectors will consider all older homes deficient. Select Inspect inspectors will form an opinion based on the performance of the structure. Slight deflection, old style framing, and or prior leakage in limited areas do not necessarily warrant or require expensive repair. Our concern is "how has the structure / component performed over its apparent lifespan?" The inspector is required to only comment on prior moisture intrusion evidence in attic areas and discovered interior areas and make a judgment decision whether or not it is a deficiency in the inspector's professional opinion. If moisture conditions found in the home appear significant or ongoing, the inspector will note the condition(s) as deficient. Ventilation provisions frequently do not meet current / modern standards. The inspector does not calculate area and appropriateness of ventilation location and adequacy. Ventilation provisions between insulation at vaulted ceilings and roof decking remain undetermined.

Insulation:

Insulation is observed from accessible attic areas. Condition in wall voids and other inaccessible locations remain undetermined. Code compliance, material brand or type, R-value, and efficiency are not determined. Identification of asbestos and fire / health risks are not determined or reported. Vapor barrier presence, adequacy, and appropriateness of installation are not determined or reported, unless obvious defects or conditions are found and noted in the inspection report.

Walls (interior and exterior):

Cosmetic flaws, conditions, or defects are not inspected or reported. Exterior Insulated Finish Systems (EIFS) synthetic stucco are not comprehensively inspected. The presence of or history of mold or moisture intrusion is not inspected. Adequacy of flashing installation, and methods used is undetermined. All homes with EIFS or other synthetic stucco should be inspected by a synthetic stucco specialist prior to closing. Appropriateness, quality, durability, and moisture resistance of brick, mortar, and siding materials are not determined. Some brands of "hard-board" type siding and trim have been under litigation for premature failure, rot, and fungal issues. These pressed board type materials are more prone to moisture / rot damage, and should be kept well caulked and painted to reduce risk. Modern cementitious materials are more durable, less problematic, and more expensive, though they do require some routine maintenance. **Chinese Drywall links** & related information:

<http://www.cpsc.gov/info/drywall/index.html> & <http://www.doh.state.fl.us/environment/community/indoor-airr/casedefinition.html#presence>

Windows & Doors:

Windows and doors are randomly inspected for functionality and moisture intrusion where accessible. Though some comments regarding presence of safety glass may be made, the inspector does not test or compare fenestrations and glass to current standard or code. Some failed double-pane windows and glass may be mentioned, though all conditions may not be found. Conditions prohibiting the findings of all moisture intrusion, deficiencies, and failed seal conditions include: furniture, poor lighting, window treatments, stored items, shrubbery, and other stored items. Some subtle seal failures may go undetected. Cosmetic deficiencies are not inspected and not reported. It is recommended to have all key locked door hardware re-keyed or replaced. Storm windows are not operated.

Fireplace:

Fireplaces are inspected at visible components only. Frequently inaccessible components are: flues, chases, roof side chimneys and caps, and enclosed areas behind logs and prefabricated panels. Drafting characteristics are not determined. Component clearance from combustibles may be noted, when manufacturer labeling is readily accessible, and deficiencies are obvious. Installation to code or manufacturer guidelines is not determined; any comment relating to such is incomplete and partial in context. If concerns or suspect installation methods or components are found, you should have a fireplace specialist examine the fireplace(s) and repair any issues.

Electrical:

Electrical components are tested with normal controls. Outlets and switches are randomly tested at accessible locations only. Furniture, child-proof covers or other obstructions frequently prohibit access to all outlets. Regarding presence and location of GFCI protection: the inspector is required by the Texas Real Estate Commission to compare all homes to current electrical code. Most pre-existing homes will not meet this requirement, and replacement of non-GFCI circuits with GFCI circuits is a good safety recommendation, though updating the home is a subjective decision. Many consider this an improvement rather than a repair. Voltage and amperage ratings are described by observing accessible labeling at accessible service components. Voltage and amperage are not measured. Low voltage systems are not inspected. Landscape lighting is not operated. Comments regarding low voltage and landscape systems are partial in context. Underground and inaccessible wiring, conduit, or other electrical components are not inspected, and conditions of inaccessible components remain undetermined. Circuits are not traced; the inspector does not determine adequacy or correctness of breaker labeling. Electricity can be deadly; Select Inspect cannot guarantee the home or property to be free from electrical hazards. The inspection does not determine insurability of the property. Any and all electrical concerns should be evaluated and repaired by a master electrician. If an electrician is contracted to work in the home, it is recommended that the electrician examine all electrical components / systems at the property and repair all discovered deficiencies prior to closing.

Heat & Air Systems (HVAC):

HVAC systems are not dismantled and some interior conditions may go undiscovered. Only readily accessible components are inspected. Only readily accessible panels are removed for inspection. Heat exchangers are not opened or fully inspected. Full evaluation of heat exchangers requires an HVAC specialist. Humidifiers, dehumidifiers, electronic air filters, and solar space heaters are not inspected. The inspector does not determine supply adequacy or distribution balance. The HVAC systems are operated with normal controls (thermostats), when possible. Heat pumps are not operated in heat mode when outdoor temperature is 80 degrees or higher. Air-conditioner units are not operated when outdoor temperature is below 60 degrees. Air quality is undetermined. Mold / fungal presence is undetermined in inaccessible areas and components. Evaporators are not usually disassembled. If the evaporator does not have a history of professional cleaning over the past 4-5 years, professional cleaning is highly recommended. If one or more HVAC components are noted deficient, and repair is recommended, you should have a licensed HVAC company examine the entire system(s) and repair all discovered deficiencies before closing.

Plumbing:

Laundry appliances and connections are not inspected. Water conditioning / filtration systems; solar water heating equipment; fire sprinkler systems; private waste disposal systems (septic); water wells, well pumps, and water storage equipment; and quantity (pressure), or quality of water supply are not inspected. Sometimes plumbing drains will dry out during vacancy. If this occurs, shortly after re-occupation, there may be a build-up and potential blockage of residual sludge. This can affect drainage and venting. If the home has been vacant for more than a few months, you should either 1) have the lines checked and cleaned, or 2) monitor the drain system for issues. If issues are discovered, cleaning by a licensed plumber will be necessary. Inaccessible flues, drains, supply, gas piping, and related components are not inspected. The condition of all sub grade components remains undetermined. Water heaters are operated in normal modes only, while checking hot water at accessible plumbing fixtures during the inspection. Insurability, remaining life, condition of interior components, and absence of bacteria or corrosion at the interior of the water heater is not warranted or determined. Safety, pressure, and shut-off valves are visually inspected only when accessible, and are not operated. The presence or absence of bacteria or corrosion within inaccessible piping, fixture, and appliance components is undetermined.

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Appliances:

Unless otherwise noted, refrigerators, ice-makers, wine coolers, freezers, and similar appliances are not inspected. Appliances that are not inspected are not opened or moved. Refrigeration equipment should not be on GFCI circuits. If the circuit trips, the unit(s) may not restart, and subsequent food spoilage or damage may occur. If a refrigeration appliance is observed on a potential or obvious GFCI circuit, all suspected portions of that circuit will not be GFCI tested. For example: if a refrigerator appears to be on a suspected GFCI circuit in the garage, the garage outlets, and exterior outlets are typically on the same circuit, and will not be GFCI tested. If inspected, dishwashers, disposals, compactors, ranges, ovens, and range vents are operated with normal controls only. Appliances are observed in normal use for conditions of deficiency and proper operation. Remaining life is undetermined. Future operation after the day and time of inspection is not warranted. Insurability for home warranty coverage is not determined or guaranteed.

Sprinkler systems:

Electronic controlled sprinkler systems are operated, when possible, in normal "test" or "manual" modes only. Condition of sub grade components remains undetermined. Sprinklers should be monitored for damaged heads, improper spray pattern, and clogged tips. The settings should be changed seasonally to aid in providing a consistent moisture level in the soil around the home. Excessive watering can be harmful to the foundation, may cause rot, moisture intrusion, or mortar erosion, and is conducive to insects including termites. Non-mechanical sprinklers (those that attach to exterior faucets) are not inspected. Coverage area or deficiency and quality / placement of installation is not inspected and undetermined.

Swimming Pools:

Pools can be unsafe. Select Inspect does not determine the safety of, quality of construction, life expectancy of any component, or condition of any inaccessible components. Drain and jet capacity is undetermined. Filters, heaters, electrical components, and valves are not disassembled. Computer controls and electronic valves are not inspected. Pool equipment is operated in normal service modes only. Safety of the pool and surrounding area is not inspected. Quality of the deck, shell or liner, and plaster / gunite is not inspected and is undetermined. Backwash provisions are inspected for presence where required, but are not tested. Condition and location of sub grade components including piping, electrical, and pool structure are not inspected and such is undetermined. Condition of decking is visually inspected only. The future performance or integrity of the decking system and any decking drains is undetermined. Fiberglass or vinyl liners are not inspected. Any comments regarding these pool types are limited and partial in context. Fiberglass and vinyl lined pools should be inspected by a pool specialist, familiar with that style of construction. Any pool related repairs should be made by a pool specialist, after full evaluation of the pool and equipment.

Gas Lines & Gas Components:

Carbon monoxide presence or potential is not inspected and is undetermined. If gas fueled appliances are present in the home, you are recommended to install carbon monoxide detectors per manufacturer and CPSC guidelines. Condition and type of inaccessible components including gas lines, connections, and inaccessible appliance components remains undetermined. Drafting and venting characteristics regarding gas appliances (natural or LP) are not inspected and remain undetermined.

Environmental and Mold:

The inspector is not asbestos certified, and will not positively identify asbestos materials. The inspector may denote materials that in his opinion are similar to or may possibly be asbestos-based or asbestos-inclusive. The inspector may comment on moisture intrusion and visible fungal growth found in the home, though we do not test for mold. Regarding visible fungus (mold, mildew, etc.): we do not determine mold type, determine if it is active or dormant, or quantity (PPM). Mold requires moisture to grow; areas that mold are commonly found include, but are not limited to: air ducts, air registers, and plenums; inner and outer air-conditioner components; below or behind sinks, flooring, and cabinets in bathrooms and kitchens; under flooring; wall voids; behind plumbing components; crawl spaces; poorly ventilated attics; synthetic stucco walls; "hard-board" type exterior walls, water heater areas, and fenestrations (windows & doors). Select Inspect did not take fungus or air samples from the home. If you are concerned about health related issues, we recommend that you consult an indoor air quality firm prior to purchasing the property for evaluation and options for cleaning. Please note that although there are many firms conducting this type of service, many are reputable and reasonably priced, while others may be found to be extremely high cost for similar work. Researching and evaluating various firms and their methods for remediation would be prudent, if you plan to pursue those measures. Select Inspect does not determine past flooding, moisture intrusion, or all leakage histories, and cannot determine if the home will flood or have moisture intrusion or leakage issues in the future. Refer to the seller's disclosure for possible information regarding moisture intrusion and leakage history of components and conditions at the property. Some insurance companies will not insure homes with prior flooding or water / mold damage claims or history. If the history of the home is suspect, you should contact your insurance provider to ensure the home and components will be insurable without exception, prior to closing.

If you have concerns about asbestos, radon, mold or other environmental issues at the property, you should contact a specialist. If possible, you should choose a contractor registered and certified by the Environmental Protection Agency (EPA). Websites related to these concerns are: <http://www.epa.gov/iaq/ia-intro.html>; and indoor air quality links from the Texas Department of Health (TDH) can be found at: <http://www.tdh.state.tx.us/beh/iaq/iaqlinks.htm>.

Other

Select Inspect aims to be the best in the industry. We perform our services with due diligence, commitment, and pride in our company. However, there are conditions that can prevent Select Inspect from being perfect and error free; such as, distractions from other persons or animals at the property, weather conditions, obstructions of stored items inside and out, inaccessible areas, including but not limited to wall voids, attic and crawl space areas, and underground or geological conditions. Therefore, we cannot and do not guarantee that every condition will be discovered. This is a general inspection, though in every attempt, a thorough inspection. If you have specific areas of concern, or desire to alleviate all questions of liability, there are specialized inspections from tradesmen in each specific field that may offer warrantees and life expectancy quotes.

Select Inspect does not guarantee to discover or identify and report any recalled components that may be present at the property. If the inspector discovers a component that he suspects to be involved in a recall, he will attempt to include discovered information in a related section of your report. When possible, links to extended related information will be included in the report, and in all cases, it is recommended that you check the Consumer Product Safety Commission (CPSC) website at <http://www.cpsc.gov>, and consult a licensed specialist in the related field, when you have concerns about a component; even if it was not specifically mentioned in your report.

Many home warranty companies will deny claims based on preexisting conditions, excessive corrosion, systems and components that were / are "not to code", "not to manufacturer specifications", or near / at / past their expected lifespan. To reduce the risk of being turned down on a claim, it is recommended that you have a representative from your home warranty company examine the home and components to verify they will offer coverage without exclusion on all components you want covered in the policy. The Texas Real Estate Commission and your agent may have a list of recommended home warranty companies to choose from. Coverage is usually very limited, and you should read and understand their fine print, before choosing a provider. Reliance of information within this document by third parties is not permissible. **This report is non-transferable and is not to be used for insurance or warranty underwriting or reference by third parties without written consent from Select Inspect.** This report does not cover all information regarding issues and conditions that home warranty or insurance providers use to determine coverage.

Definitions, per the Texas Real Estate Commission 2008-2009 Standards of Practice (SOP)

- (1) Accessible--In the reasonable judgment of the inspector, capable of being approached, entered, or viewed without: (A) undue hazard to the inspector;
(B) moving furnishings or large, heavy, or fragile objects; (C) using specialized tools or procedures; (D) disassembling items other than covers or panels intended to be removed for inspection; (E) damaging property; or (F) using a ladder for portions of the inspection other than the roof or attic space.
- (2) Chapter 1102--Texas Occupations Code, Chapter 1102.
- (3) Cosmetic--Related only to appearance or aesthetics, and not related to structural performance, operability, or water penetration.
- (4) Deficiency--A condition that, in the inspector's reasonable opinion, adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb, or property as specified by these standards of practice. General deficiencies include but are not limited to inoperability, material distress, water penetration, damage, deterioration, missing parts, and unsuitable installation.
- (5) Deficient--Reported as having one or more deficiencies.
- (6) Inspect--To look at and examine accessible items, parts, systems, or components and report observed deficiencies.
- (7) Performance--Achievement of an operation, function, or configuration consistent with accepted industry practice.
- (8) Report--To provide the inspector's opinions and findings on the standard inspection report form.
- (9) Specialized tools--Tools such as thermal imaging equipment, moisture meters, gas leak detection equipment, environmental testing equipment and devices, elevation determination devices, and ladders capable of reaching surfaces over one story above ground surfaces.
- (10) Specialized procedures--Procedures such as environmental testing, elevation measurement, and any method employing destructive testing that damages otherwise sound materials or finishes.

Photographs within this document are of limited components and or conditions that may have been noted as "deficient". These are included to be used as a partial visual aid in assistance for a better understanding regarding some of the components / conditions that were noted in the inspection report. All "deficient / correction recommended" comments in the main report are not pictured here; some of these images may include more than one condition. For information regarding details of the components or conditions in the following images, refer to the body of the main report, the Limitations pages of this report, and the "Guide to Your Home Inspection". This document is not to be used without the other pages and documentation related to the Property Inspection Report.

Thank you for your business. The greatest compliment I can receive is a referral from you to a family member or friend. When you meet someone buying a home, please remember to mention Select Inspect. Please call 214-770-6954 if we may be of further service.

If Thermal images are included; the following applies:

Thermal imaging is a technology that allows the INSPECTOR to show things about a building that cannot be seen with the naked eye. It is NOT x-ray vision, CANNOT see through walls, & is NOT 100% accurate. Thermal imaging offers an advantage to the educated inspector & client to ASSIST this inspector in discovering anomalies that can be used in further investigation to aid in the discovery of deficiencies. This is not a mold inspection; This service will NOT identify all deficiencies at the subject property. Thermal imaging produces images of invisible heat energy emitted from objects and systems in the building. Thermal imaging helps to diagnose the problem rather than merely identify symptoms and can sometimes, but not always, aid the inspector in locating & identifying deficiencies such as, but not limited to: Electrical faults, moisture intrusion, deficient building insulation or other components/materials, heat loss or other energy loss /efficiency conditions. The images can then be included in the inspection report providing supporting documentation to the report. Many images will be taken by the inspector; not all images will be included in the report, unless otherwise agreed to between the inspector & client prior to report preparation. Some interpretations are limited or inconclusive, because invasive measures were not performed to fully diagnose all conditions.

Refer to the temperature scale on the thermal image for variance within each image; please understand that even though there may be "many colors" within each image, such does not mean there is excess temperature variance, deficiency, or abnormal condition. There are multiple factors involved in evaluating each image. Some of these factors include, location in/on the building, structural modifications, ambient temperature, humidity, reflective component(s) in proximity to areas within the image, & other areas & or component(s) that may be more or less emissive within proximity to the areas that may or may not be pictured within the image(s).

Basically, when observing the Thermal images the following applies: brighter colors (red, orange, yellow, white, etc) have more heat & darker/blue-tone colors (blue, green, purple, etc) have less heat / cooler.

In summer/warmer months the bright colors generally imply heat infiltration at the interior; dark colors imply moisture intrusion or conditioned air loss at the exterior.

In winter/colder months the dark colors generally imply cold infiltration at the interior; bright colors imply moisture intrusion or heated air loss at the exterior.

Some electrical and mechanical components have a high heat or some energy loss signature simply due to the nature of their operation, & unless an unusual condition is discovered, would not necessarily be included in this report.

DIGITAL PHOTOGRAPHS; Supplementary to this Inspection Report



↑ low clearance & crawl space debris; under living room



↑ low clearance at south crawl space; wood shims on stack block



↑ crawl space debris & ducting on soil



↑ deficient insulation & ducting; crawl space



↑ deficient insulation in crawl space



↑ leaning cinder block, should have holes vertical



↑ deficient insulation; crawl space



↑ crimped ducting on soil; crawl space



↑ insect damage; crawl space central



↑ insect damage, deficient insulation, & improper exhaust fan (suspected) termination; crawl space central



↑ insect damage, newer treated (small 2x4) bracing on wood shims



↑ insect damage & moisture damage & fungus downstairs bathroom



↑ moisture damage & fungus; downstairs bathroom



↑ insect damage; laundry room & kitchen hall



↑ stress cracks/compression, insect damage; laundry room & kitchen hall



↑ corrosion, unsanitary ducting, damage, inadequately secured floor; example at downstairs bathroom



↑ moisture damage at downstairs bedroom



↑ moisture damage upstairs south adjacent the dormer



↑ moisture damage at family room; in proximity below upstairs water heater & roof leakage location; may be related



↑ deficient siding & moisture damage at eave; rear



↑ incomplete drip edge flashing; side porch

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↑ moisture damage at side porch eave



↑ example worn shingles



↑ amiss ridge cap; example



↑ example alligatoring at shingles



↑ expansive foam, west-southwest dormer



↑ close view of image at left

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↑ damaged shingles



↑ popped nails, & worn shingles; example



↑ damaged shingles



↑ deficient ridge cap north-northeast

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↑ plumbing vent too short



↑ close view of image at left; should be minimum 6" above roof, & lead wrap damaged (rodent)



↑ deficient flashing at rear upstairs windows; undetermined flue; variant shingles imply patch/repair history



↑ close view of image above; missing flashing at window below sill; heavy sealant implies repair attempts.



↑ raised flashing; example at south dormer



↑ toe board remains at side porch roof; remove & seal holes.



↑ deficient roof, deficient window, deficient flashing



↑ 3 layers of composition/asphalt-type shingles seen here; extremely unworkmanlike cable work



↑ opening may allow moisture intrusion in driving rains; daylight seen from attic

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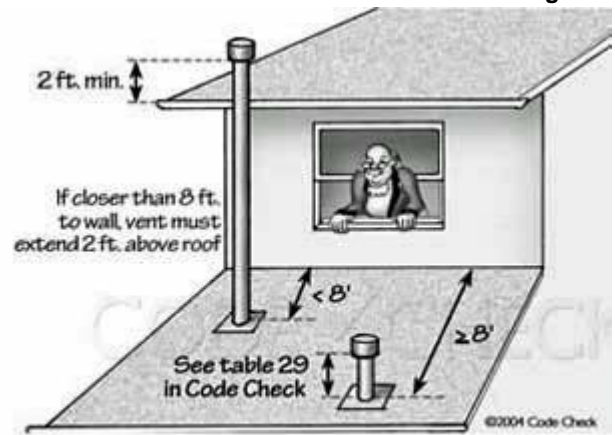
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↑ short water heater flue below & in proximity to opening window



Gas Appliance Vent Terminations



↑ tree damage at detached garage



↑ attic of detached garage



↑ damage from an undetermined wood-boring-insect



↑ cracked frame of attic stair at home



↑ attic access too small; southwest



↑ attic access too small; east-northeast



↑ undetermined flue; attic north-northeast



↑ rodent/bird nesting; rodent feces discovered at multiple attic locations.

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↑ inadequate seal from attic to south bedroom



↑ inadequate seal attic to northeast bedroom & deficient insulation



↑ moisture intrusion evidence at dormer/gable vents; example south east



↑ rodent evidence & reversed insulation; upper attic



↑ rodent tunnel; upper attic



↑ close view of image at left

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↑ detached garage attic



↑ nesting; detached garage attic



↑ missing insulation above upstairs west-southwest bathroom



↑ insulation appeared reversed (unless backing is both-sides); & moisture staining at gable



↑ missing insulation; rodent damaged refrigerant pipe insulation; southwest attic

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↑ rodent damaged plumbing pipe insulation; southwest attic



↑ rodent evidence & inadequate insulation; southwest attic



↑ caulking/sealant needed atop exterior lights; example; & Deficient excess reveal



↑ unworkmanlike details at vinyl; example



↑ close view of image at left

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↑ detached garage siding; disrepair



↑ detached garage siding; inadequately secured



↑ undetermined ceiling tile; possibly asbestos-based



↑ close view of image at left; friable edges at exhaust fan(s) & perimeter may be prone to inhalation



↑ example unstable floor; openings; trip hazards; debris & rodent feces discovered within

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↑ low doorway



↑ low doorway



↑ low doorway



↑ step from door/interior too high; landing not present

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↑ moisture damage & amiss flashing; upstairs north



↑ moisture damage & amiss flashing; upstairs north



↑ moisture damage & openings; upstairs south



↑ close view of image at left



↑ window(s) lower than 24" interior & higher than 72" exterior



↑ missing window component(s); upstairs north

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↑ unworkmanlike steps; trip/injury hazard



↑ family room fireplace



↑ manufacturer label



↑ fireplace flue did not meet clearance requirements to combustibles & unworkmanlike unsafe electrical

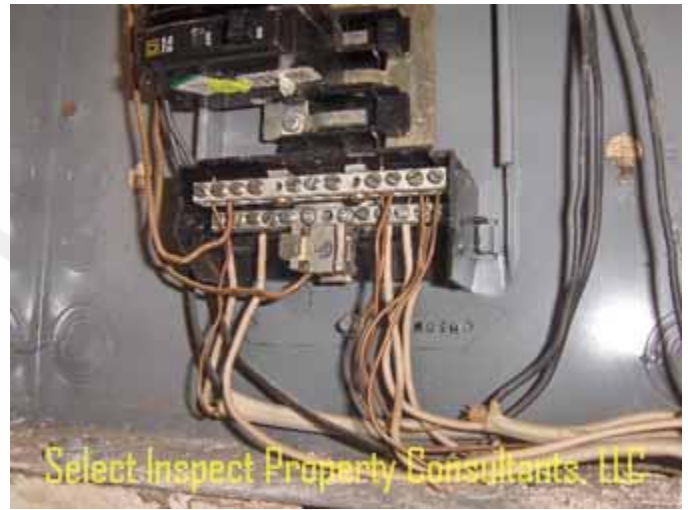


↑ incapacitated rodents & unworkmanlike electrical behind fireplace

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↑ upstairs electrical panel(s) did not have appropriate service clearance, & missing clamp at disconnected h2oh



↑ small ground conductor for upstairs panel



↑ overheating evidence; unsafe; upstairs panel



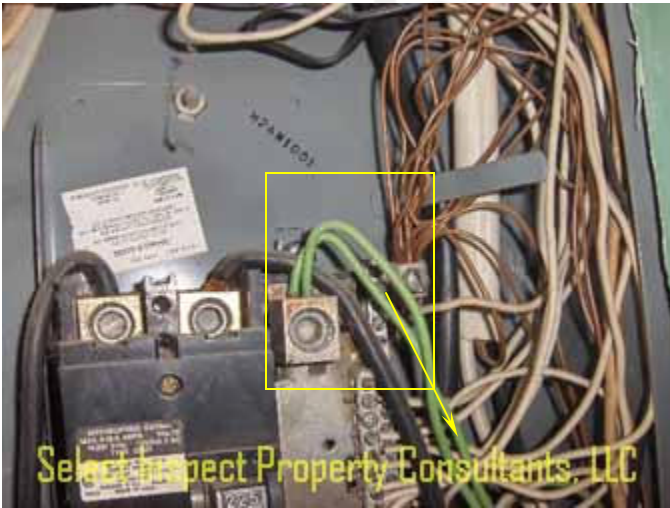
↑ Possible air conditioning primary condensate drain termination? These pipes were too small if they are drains, though may be supply piping (unusual copper / pvc mix); upstairs bathroom south



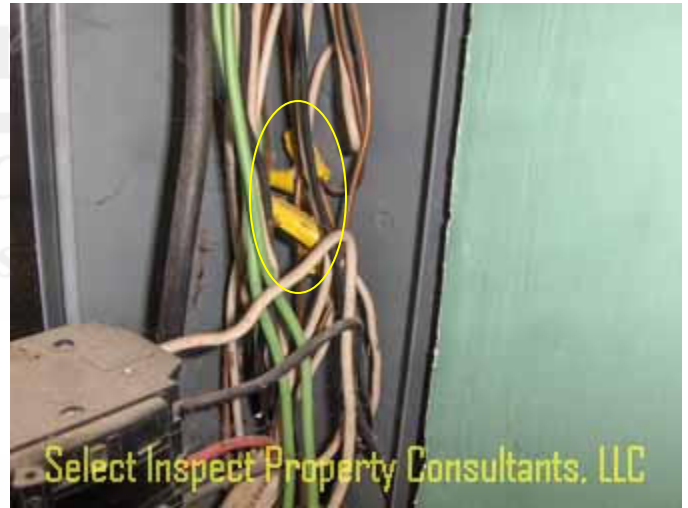
↑ **downstairs** electrical panel(s) did not have appropriate service clearance; painted panel cover;



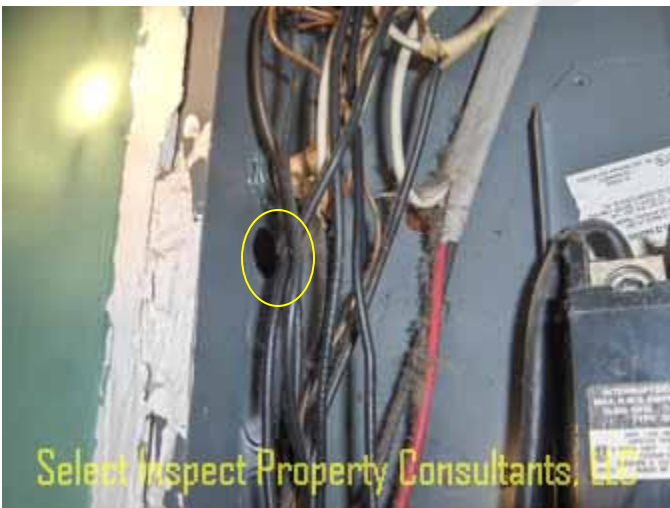
↑ unworkmanlike ground wires; small braided, disheveled; poor connections



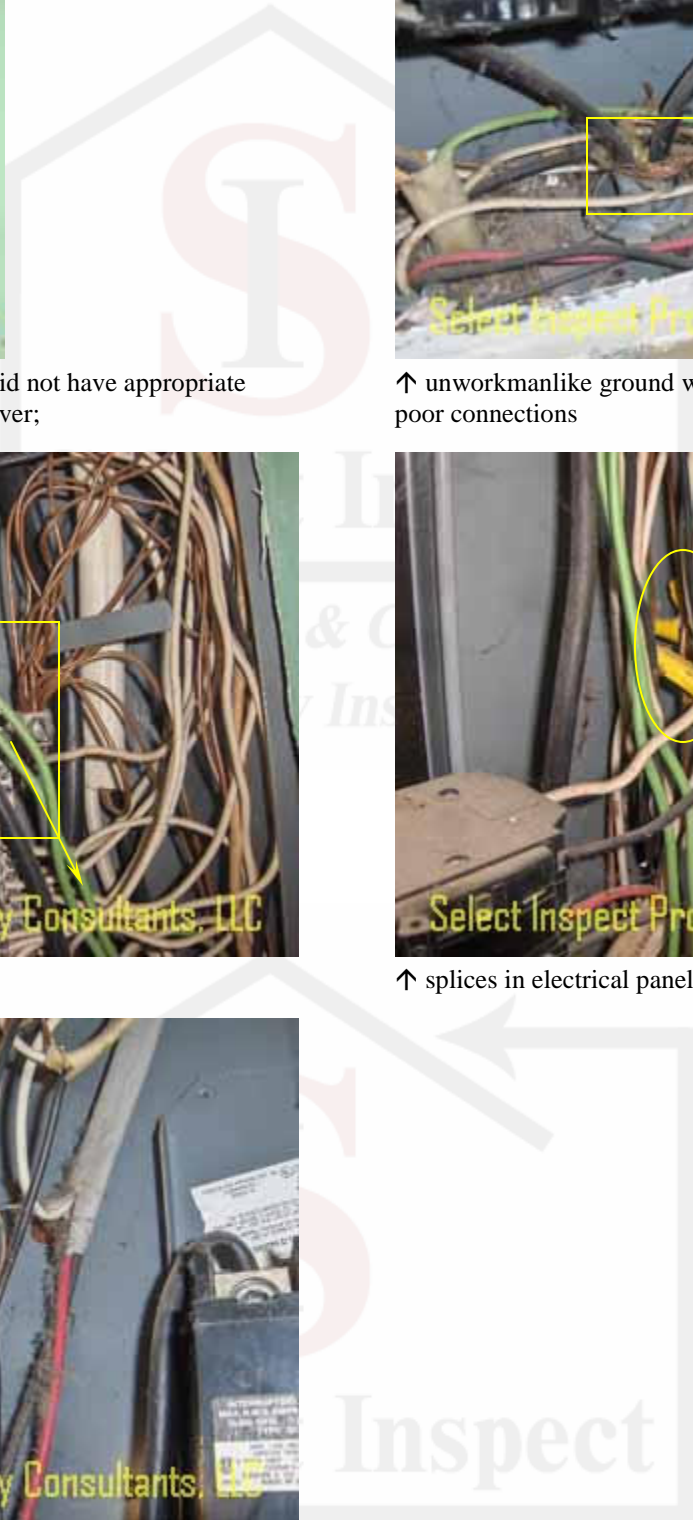
↑ small grounding conductors

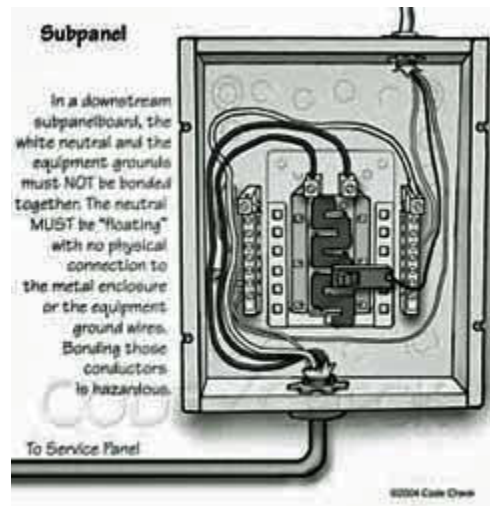


↑ splices in electrical panel



↑ missing knock-out plug





↑ **garage panel**; neutral conductors must be isolated from equipment grounds in a subpanel; unworkmanlike wiring



↑ missing knock-out grommet at top

↑ unworkmanlike electrical; garage



↑ unworkmanlike electrical; upstairs south

↑ some knob & tube component(s) remain; none discovered to be energized during the inspection



↑ Wires should be secured within 8 inches of junction boxes



↑ unworkmanlike electrical



↑ some modern fixtures discovered; this above the downstairs bathroom shower; undetermined if it is rated for wet location.



↑ Wires should be secured within 8 inches of junction boxes; above downstairs bathroom shower



↑ some ducts were routed between ceiling/floor joists; example

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↑ unworkmanlike electrical; kitchen



↑ unworkmanlike electrical Wires should be secured within 8 inches of junction boxes; southwest attic



↑ unworkmanlike electrical upper attic south



↑ close view of image at left



↑ deficient clamping; upper attic electrical

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↑ undetermined flue; attic north-northeast



↑ looking down through chase; electrical here & missing continuous flue would make this unacceptable for venting



↑ well? Hail damage at air conditioning coils; inadequately secured disconnects



↑ air conditioning condenser(s) did not have adequate clearance; minimum 12" all sides



↑ deficient water shut-off-valve



↑ leak at sink drain; flex drain tubing is not recommended; prone to congestion



↑ debris present in various plumbing traps; example at toilet trap downstairs