Select Inspect

Property Consultants, LLC

Property Inspection Report

Prepared exclusively for:

Client

at: 123 street; Lucas, TX 75002

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: **123 street** **Lucas, Texas**
(Address or Other Identification of Inspected Property)

By: Bruce W. Carr; TREC #5281 **ASHI Member # 211804** Friday, May 13, 2011
(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, warrantees, nor does Select Inspect insure or warrant the future performance of any component, whether it is listed or not listed within this report. Warrantees 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 warrantees 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 warrantees 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.

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Yellow Highlighted sections contain one or more conditions noted as deficient by the standards of TREC, ASHI, and/or in the professional opinion of your Inspector. Refer to the body of the report for important details of discovered conditions.

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 warrantees 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: *1973; [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:* *70 - 75 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*

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A.1. Foundation

Foundation Types discovered at property: Slab on grade

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.

In the inspector's opinion, the foundation has moved and appears to have some degree of improvement/ repair attempt. Prior structural repair attempts were indicated by: Variation in concrete shading at porches, foundation, shimming of piers under the home; Disheveled soils at key locations around the home; and or Missing shrubbery at key locations around the home
Obtain all possible repair/engineering documents regarding this property. Stability and or future performance of the foundation and structure are not guaranteed. Some subsidence/shifting is common after foundation repair attempts have been made. Reopening and or new very small cracks may occur, and should be expected. The term "repair attempts" is used rather than "repair" alone, as the condition(s) has not yet stood the test of time, and variables including but not limited to: adverse soil, moisture, drainage, foliage conditions; occupant or owner maintenance / non-maintenance, or sub grade plumbing and or root issues can create future movements. Stability and or future performance are not guaranteed. Recommend you take one of the following options:

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

OR

2) Prior to closing: Hire a professional Structural specialist or Engineer to examine the entire property and 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, and 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;

EXTERIOR:
- Closed masonry/veneer cracks (*less than 1/8" wide)* discovered at the north, west, east, south.
- Brick has been caulked & or painted; some cracks & other stress evidence may have been covered & not readily visible during this cursory inspection. Some conditions remain undetermined.

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

INTERIOR:
- Interior cracks & or compression discovered at the front hall, east bathroom, master bathroom, kitchen, southeast bedroom, rear porch,
- Cracks over/under doors & or windows discovered at laundry room, kitchen, patio, breakfast nook, family room, dining room, east bathroom, southeast bedroom, master bedroom & bath & closet, gameroom, northeast bedroom, northwest bedroom.
- Upper wall / ceiling crack(s) discovered at kitchen, southeast bedroom, master bedroom & bath, north hall, north bedroom, rear porch; may often be from roof structure settlement & not significantly/solely foundation related
- Drywall tape joint compression discovered at southeast bedroom closet, gameroom, northeast bedroom, northwest bedroom, rear porch
- Separation of walls from ceilings or floors discovered at the garage.

- Garage concrete is cracked. Thin cracking is common, though larger cracks can indicate excessive or uncommon movement. Garage concrete cracks did appear to extend through the beam(s) at one or more location; these should be closely monitored.
- Tile & or grout cracks discovered at the kitchen imply that open or offset concrete cracks may exist below.
- Common cracking of slab foundations is possible & common, even on young homes. Concrete below flooring may be cracked; this cannot usually be determined without removing floor coverings. Conditions beneath flooring remain undetermined
- Doors have been modified to accommodate unsquare jambs

EXTERIOR:

- Separation at frieze-board, veneer, & or framing noted at the northeast & northwest
- Rotating, buckling, or deflecting masonry cladding discovered at the lower left of the overhead door
- Doors have been modified to accommodate unsquare jambs
- Open masonry/veneer cracks (*greater than 1/8" wide)* discovered at the overhead door lower left
- Past garage separation is indicated by sealant at the joint of the garage door frame & adjacent veneer.
- Slab or perimeter beam (foundation) cracks/fissures discovered at the west-northwest, north, south.
- Soil erosion, subsidence or shrinkage adjacent to the foundation appearing to cause differential movement of abutting walkways, driveways

Discovered conditions that TREC requires to be reported as deficiencies include;

- None discovered

If you notice expanding cracks or diagonal cracks (inside and out), or cracks that run across the body of drywall at ceilings or walls; if you notice large interior or exterior cracks, or separation of window / door frames, you should consult an engineer or foundation specialist to examine the structure and render a repair or monitoring opinion.
The home appears to have a history of foundation repair.
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.
It was is suspected that a foundation specialist's report concerning this property may be available to you. If you have questions about that report, contact the specialist or another specialist of your choosing. It would be beneficial to have prior engineering reports, foundation, and structural repair documents in your property records as a baseline of performance history. If you hire an engineer or foundation specialist to examine the foundation and or structure, you should have him evaluate the entire property including attic framing and property drainage during the same visit.

The home appears to have been patched and painted, re-carpeted, and or remodeled since the time of construction. 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.

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☒	☐	☐	☒	**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.

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

Significant issues were not found or observed concerning the wall & ceiling structure at the time of inspection; common settlement cracks were discovered. Unsquare doors & or windows may be related to structural settlement/stress. In the limited time the inspector is at the home, it is difficult to determine whether the conditions are ongoing, have recently occurred, or at what time in the past they were active. It is not reasonable to determine on one visit if stress cracks are related to foundation or structural movements, or a combination of both. We recommend that you observe the area(s) over time. If issues are discovered, you should contact a specialist to examine the situation, and prescribe options for permanent repair.

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 random locations was approximately 8, 10, 12° This is “better” than typically seen & should be adequate, though you should realize it is not technically correct. Repair options are 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.

Flashing was not seen at lintel locations above windows & doors; the lintels may be “L” channel, though without invasive measure this could not be determined. Condition & type of lintel & presence/abscence of appropriate flashing/& drainage plane remains undetermined.

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.

Foliage conditions were discovered at one or more exterior location that may adversely affect the structure. Refer to *section I.M.* Other Structural / Foliage comments later in this report.

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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☒ ☐ ☐ ☒ **B. Grading and Drainage**

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

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

- Planter / garden areas at the front of the home appeared marginal regarding draining ability, and may promote slow or poor drainage of irrigation and rain. Monitor this item over time and repair as needed.
- Rodent burrow was noted near the home at the north-northeast. This is conducive to moisture accumulation and potential subsequent foundation movement. Recommend the opening(s) be filled and compressed. Recommend relocating any living creatures from within, as humanely as possible.
- Topography and grading provisions below the decking are undetermined. Monitor this item over time and have corrective repairs made as needed.
- The patio surface(s) at front & rear were at or above the bottom of the veneer (brick, stone, siding, etc). This can be conducive to moisture intrusion, rot, and termites. Ideally, the lowest veneer edge would be four to six inches above soil and at least one inch minimum from adjacent concrete slabs. This would allow the edge of the foundation to be visible for inspection of termites and moisture intrusion conditions. It is common for this standard to be frequently ignored. If repairs are made, the siding materials and substrate should be examined for wood rot and termites. If undesirable conditions are then found, further repairs should be arranged.
- The grade/soil level under visible areas of the deck was closer than the recommended minimum 8" clearance of wood-to-ground.

Roof Drainage/Guttering: Deficient

- Some guttering has debris that should be cleaned to prevent congestion of the gutter-downspouts. This indicates that the section(s) discovered may not adequately slope toward the gutter-downspout(s)
- Gutter-downspouts were noted as congested. Cleaning and maintenance is recommended.
- Gutter-downspouts/drains should terminate at least 6 feet away from the home. This is intended to control erosion that can adversely affect the foundation; especially in areas of expansive soils or easily eroded soil such as sandy loam. However, above ground extension components are often obstructive to lawn equipment and traffic and may be prone to damage. As long as water is directed to an appropriate location at least 6 feet from the home, the need for extensions is very subjective.
- Splash blocks, stones or extensions were not present at some/all gutter-downspout locations to prevent erosion. Run-off dispersion should terminate at least 6 feet away from the home. This is intended to control erosion that can adversely affect the foundation; especially in areas of expansive soils or easily eroded soil such as sandy loam, and is recommended. Above grade gutter extensions are not often aesthetically appealing; the components usually get damaged by people and lawn equipment; short area drains are an alternative to avoid above ground extensions. Correction / improvement would be prudent.
- Debris, sags, incorrect slope conditions, loosely secured components, etc were noted. Have routine maintenance performed with other roof related repairs.

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☒ ☐ ☐ ☒ **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*

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

- South water heater flue was closer to a ridge or valley than recommended by the Asphalt Roofing Manufacturer Assoc. Vents, flues & fenestrations should be minimum 6 inches away from valleys & ridges, to reduce likelihood of moisture intrusion at these roof penetrations.
- Plumbing vents should ideally terminate at least 6" above the roof surface. Venting that is less than 6" was seen at multiple locations.
- Drip-edge-flashing was not correctly cut & or folded at various rake/eave corner locations. Technically, the higher (rake) edge would be atop the lower (eave) section, without excessive gaps or exposed roof deck; this aids in consistently directing water upward and out, in the event driving rains get below the shingles.
- Drip edge flashing was noted as not properly overlapped at northeast & southeast gable locations at the eave perimeter; general rule is minimum 6", though some manufacturers allow as little as 2"
- Felt paper is improperly below, rather than atop drip-edge-flashing at eaves & above rather than below at rakes. Felt is to be below the drip-edge-flashing at the rake (gable sides) but not at the eaves. This is a common roofing error and is incorrect according to the shingle manufacturer; National Roofing Contractors Association's Roofing and Waterproofing Manuals; and IRC. Evidence of leakage or failure was not seen regarding this condition at the time of inspection. Repair options are limited.
- Delaminated shingle tabs noted at southeast, southwest, & south.
- Open-faced (uncaulked) fasteners exist at vents, flues, flashing, ridges, hips. Though technically incorrect this is commonly found, even on new homes. Correction is generally simple, inexpensive, and is recommended.
- Shingles are damaged at the west-southwest. The damage appears to be from current or previous overhanging trees. Repair is recommended.
- Leaves and debris have accumulated on the roof, and should be cleared. This will be a periodic maintenance item, as there are large trees around the property and neighborhood. It would be good to have the roof cleared after fall, and before the first freezing weather. Debris left in the valleys will create a higher risk of ice damming and potential moisture intrusion behind the shingles.
- Moisture intrusion evidence noted at plumbing vent & flue penetrations, water heater closets, & ridge vent. correction/improvement of this and other related conditions is recommended; sealant is considered a "temporary repair".
- Evidence of prior repair / repair attempts was not 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.
- Where randomly checked, roof fasteners were not specifically located where required by most manufacturers & ARMA; Significant issues were not discovered regarding this specific condition; monitor & maintain. (related image(s) at the end of this document). Roof fasteners were not all visible; not readily accessible without lifting multiple 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**

Framing style:	Old-style Conventional; ___
Type of Underlayment observed:	Plywood or OSB ; ___
Viewed From:	Walking decked areas Some areas not safe for direct access
Insulation Type:	Batt (roll-out) and Blown ; Fiberglass
Approximate Average horizontal Insulation depth- ceilings	8 - 10 inches
Approximate Average vertical Insulation thickness- walls	6 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

- Very unsteady & unsafe.
- The 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 unacceptible, 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.
- Ladder hardware (nuts, screws, etc) is loosely secured or missing at stair components. The unit is unsteady and repair would be prudent to reduce risk of failure and injury.

Attic Structure: Deficient

- The attic framing is of older methods, and would not meet current framing standards. The framing has some deflection and cracks, though overall, appears to have stood the test of time and I did not discover signs of failure at the time of inspection. Some conditions need repair or improvement. Framing repairs are most easily done during roof repairs.
- Broken/unsecured collar tie & strut were seen above the family room.
- Rafters and or other roof framing was noted as cracked at multiple locations. Additional bracing/repair should be considered to prevent failure and related issues.
- Attic floor is supported on gas piping near the family room.
- Deflection in the attic structure exists at the west valley & various eastern locations.
- Ridge rafters are smaller than the cut end of diagonal rafters. This is sometimes referred to as "undersized ridge" The condition is common on older homes and the concern is that this method is not as strong as a deeper ridge that can support the entire depth of the rafter(s). Immediate repair needs were not discovered at the time of inspection; Monitor this item periodically and maintain as needed. Generally adding a 2 x 2 along the bottom of the ridge is an adequate retrofit.
- Additional bracing/newer framing was noted above the family room. This may be from remodeling, structural repair history, or as preventative measures. Refer to the seller's disclosure for possible information regarding this item.
- The attic was not fully accessible due to excessive obstructions/storage. The attic areas were inspected from limited decked areas only.

Attic Insulation & other accessible insulation: Deficient

- Thermal imaging indicated areas that may have deficient insulation, air barrier/sealant, & or ventilation deficiencies at the south end of the family room & commonly found general areas including vaulted corners (walls & ceilings), framing convergences, perimeter floor sills, electrical switches & receptacles adjacent exterior walls, & plumbing & HVAC chases.
- Insulation is inspected in a very general manner from limited accessible locations; Conditions in not readily accessible/inaccessible locations remain undetermined; this is general in nature & is not a comprehensive investigation of all areas.

Attic Ventilation: Deficient

- Electrical vent fan was inoperable with normal controls.

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* ☐ *Building* ☐ *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

- Sealant needed at the component penetrations/mountings at the wall of the shower(s) to reduce potential for moisture intrusion and fungal accumulation at the shower substrate (between the shower and walls)
- Thermal imaging implied thin insulation or other common locations of energy loss at vaults, room perimeters, electrical receptacles at the interior of exterior walls

Cabinetry/Countertops: Inspected

- Base or bottom panel was not original, and implies past moisture damage at the kitchen.
- General sealant touch-up should be considered at bathroom backsplashes.
- Cabinets and components therein were obstructed by stored items. The inspector does not remove personal belongings or stored items. Conditions behind/below personal items remain undetermined.

Exterior Walls: Deficient

- Rot was found at decorative beams. Some of the beams may also be poorly secured (due to rot) and may be at risk of falling and causing personal injury or damage. Correction / improvement would be prudent. Wood material should be kept caulked and painted, to resist decay, and kept secured. Rot is conducive to wood destroying insects and moisture intrusion. These were not structural.
- The lower siding edge at one or more patio/porch locations is at or below the grade of the patio surface at a foundation joint. This is conducive to poor drainage from the wall/siding and related moisture intrusion to the bottom siding/trim edge and or interior structure; is obstructed; is conducive to wood destroying insects, and decay / rot. Ideally the bottom siding and trim edges would be at least a few inches above grade; providing some view of the foundation edge for inspection of drainage, damage, wood destroying insect, and other conditions. Conditions in these and related not readily accessible / inaccessible locations remain undetermined. Though this method / condition is frequently seen, it is technically incorrect and correction / improvement would be prudent. Options of improvement are limited.

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*

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: Inspected

Floors: Deficient

- Grout was deficient & "hollow" / poorly secured tiles were discovered at the kitchen. This may be related to structural movement or inadequate installation. Correction / improvement would be prudent; replacing/reinstalling the tiles is necessary for improvement. If repair efforts allow discovery of currently hidden damage or repair needs, further repair of those conditions should be arranged.
- NOTE: variant tone of wood floor at the family room indicates repair history; suspect this is related to past remodeling.

I	NI	NP	D	
☒	☐	☐	☒	**G. Doors (Interior and Exterior)**

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

- Recommend you add handles to the inside of the master closet

Exterior Doors: Deficient

- Damaged weather-stripping exists at garage & front doors. Repair is recommended for energy efficiency.
- Viewing glass (peep-hole) or sidelight was not present at the front doorway. This is recommended to allow occupants to determine who is at the door before opening- Potential safety concern.
- Keyed deadbolts can hinder escape. It is recommended to install keyless locks at exterior doors. This could easily be performed when locks are changed prior to occupancy.

- ADVISORY: Current standards recommend the door(s) from the home to an attached garage be self-closing. The door(s) at this home did not meet this recommendation; some municipalities do not enforce this. However, I recommend improvement to help prevent fumes (specifically auto exhaust) in the garage from entering the living area, and to maintain the required "attached garage-to-home separation", if such a separation is present, in tact, well sealed, & functional. Some call this a "fire-wall", but all components involved would have to have an approved fire rating, though a proper "separation" will offer some resistance & increased burn time before compromising the residence. If there is an attic with a common ladder door assembly in the garage, your separation wall is likely already compromised.

Garage Door: Deficient

Garage Door Type: ☒ *Metal* ☒ *Wood* ☐ *Fiberglass / Plastic / Composite* ☐ *Insulated*

Garage Door / Frame: ☒ *Overhead* ☒ *Modern* ☐ *Hinged* ☐ *Antiquated*

- The garage door(s) falls closed when the garage door(s) was released from the garage door operator and placed approximately 3-4 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
- 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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☒	☐	☐	☒

H. Windows

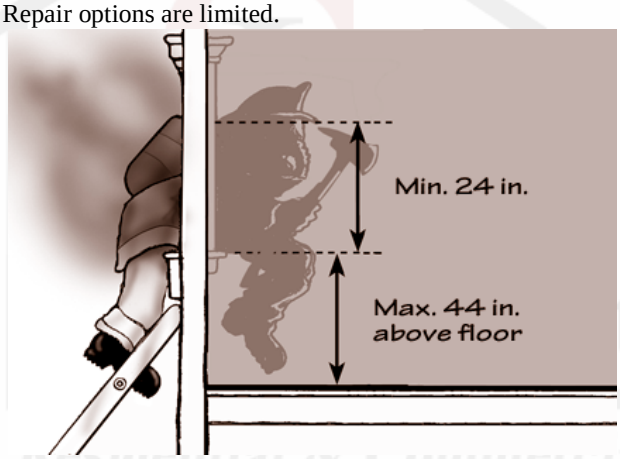
Window Type:	Single Pane _ _
Window Framing:	Metal _ _

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

- Broken glass noted at 2 family room & one southeast bedroom location.
- Locks were deficient at the dining room, east bedroom, gameroom, north bedroom.
- Northwest bedroom window(s) is higher than recommended by current standards. It is now desirable to have the lower edge of the window < 44' for ease of entry by firemen, during cases of emergency. Repair options are limited.



- Windows at front hall & breakfast nook were not clearly labeled as safety glass, and were within 24 inches of a door's arc and less than 60 inches from the floor. (IRC 308) Texas inspectors are required to comment on the absence of safety glass, even in older homes. The label may have worn off, or the

glass may not be compliant.

- Some windows had additional aftermarket locks installed; some locks were more than “hand-tight”, were not removed & related windows not operated.
- Various screens were torn, missing, or otherwise amiss.

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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://inspectapedia.com/interiors/Stair_Codes.htm & verify compliance independently

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☐	☐	☒	☐

J. Fireplace / Chimney

Fireplace:	☐ *Masonry:*	☐ *Prefabricated.*	☐ *Modern*	☐ *Faux*	☐ *Old / antiquated style*
Chase:	☐ *Masonry*	☐ *Frame & Veneer*	☐ *Frame & Brick/Stone*		☐ *Not present*
Flue:	☐ *Masonry*	☐ *Metal*	☐ *Direct Vent*	☐ *Undetermined*	☐ *Not present*
Cap / Crown:	☐ *Mortar*	☐ *Metal*	☐ *Undetermined*	☐ *Other*	☐ *Not present*
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. http://www.ncsg.org/
http://www.csia.org/HomeownerResources/ChimneySafetyInfo/tabid/112/Default.aspx
http://www.sweep-masters.com/csia_visual_glossary.html

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

- A porch, arbor, or arch feature at the property appears to be constructed on a separate foundation / footing than the main portion of the home. This may allow for differential movement and related construction materials cracking or separating. Evidence of significant movement or failure was not found regarding this at the time of inspection. Monitor this item periodically and consult a foundation specialist or engineer if larger cracks develop.
- Stress cracks noted at the ceiling; cause undetermined.

Deck: Deficient

- Metal hangers and brackets were improperly fastened with screws rather than appropriate nails. The brackets are designed to be connected with nails (typically 16D or 20D, as nails offer much greater sheer strength than screws. All manufacturer nail openings in the brackets are to be filled with appropriate fasteners, brackets & framing are to be flush, & no excess bending allowed.
- 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.
- Some split areas were noted, which may cause splintering.

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

- Driveway concrete was cracked or separated adjacent the garage, causing height differentials or gaps that pose trip hazard(s); this is an American Society of Home Inspectors required comment
- NOTE: Ideally wood-based material would be one to two inches above the grade. The siding/trim at front & rear porch does not meet this recommendation. This can be conducive to moisture soaking into the bottom edge of the materials and causing decay. This condition also obstructs visibility of the slab edge for the inspection of termites if at a foundation edge or joint. Monitor and repair if needed. If repair is made you may find termite damaged or moisture damaged materials behind the siding; if damage is found further repairs should be arranged.

I NI NP D

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

Comments:

Other: Deficient

- Tree(s) at the exterior has large roots growing near the ground surface toward the structure. This may be problematic currently, in the past, or future for the structure. Consult a specialist for options.
- Large shrubs or trees touch the roof and or upper wall(s) This is conducive to roof and wall damage. This is also conducive to insect and moisture penetration. It is recommended to keep plants and shrubs trimmed at least 6 inches from the home, and to keep trees trimmed 5 feet from the home. Trimming of foliage is recommended. The heavier the coverage, the more relevant the need for trimming. If roof damage was discovered, it is noted above in the "Roof Covering" section in this report.
- Rodent evidence noted at the attic & exterior; rodents can gnaw on & damage electrical & HVAC component(s); recommend you arrange pest control maintenance
- Stagnant/standing water was present at the southwest of the septic discharge area. The area is mostly shaded, & moisture may be related to recent heavy rains. Pooling / standing water is often conducive to wood destroying insects, and in warmer months- mosquitoes. Stagnant water is often a breeding ground for larvae and disease carried by mosquitoes and other creatures. Monitor; provide routine service, and maintain.

II. ELECTRICAL SYSTEMS

I NI NP D

☒ ☐ ☐ ☒ **A. Service Entrance and Panels**

Service Type: & Meter Location:	Underground Side
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:	200 amps
Approximate Voltage at Service Panel, as indicated by wiring method:	120 / 240 Voltage is not measured
Breaker or fuse Panel Location(s):	Main- Garage Sub- Not Found or Not Present Other Sub- Not Found or Not Present

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. Appliances & corresponding OCPD are not referenced for compliance of manufacturer recommended current sizing. 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 over the creek. This is potentially unsafe; contact the electrical company or an experienced arborist for assistance.
- The meter box at the exterior has pulled / separated from the mounting to the home and was loosely secured. Repair is recommended.

Service Panels: Deficient

- Breakers are not properly/legibly labeled for location.
- Air-conditioner condenser was labeled for a maximum 60amp breaker. Breakers in the panel box were not properly labeled and it is undetermined if the sizing was appropriate.
- Grommet at the upper left of the electrical cabinet was askew/amiss. This is to protect wires from the sharper edge of the metal panel box.
- This home 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.

I NI NP D

☒ ☐ ☐ ☒ **B. Branch Circuits- Connected Devices and Fixtures**

Branch Wire Seen at Panel(s):	Copper

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.

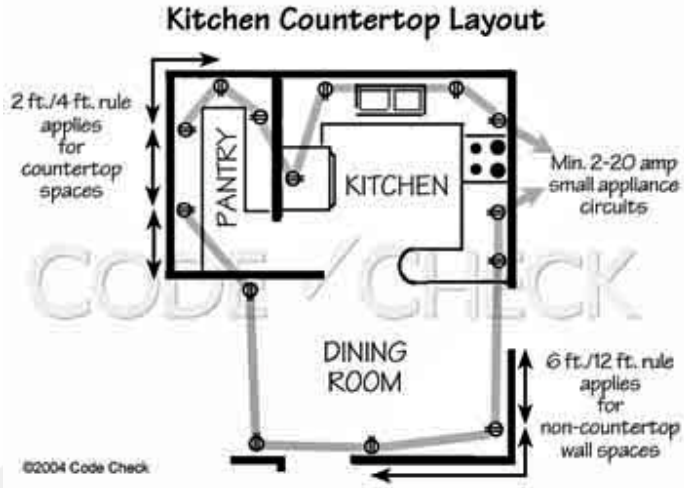
GFCI resets noted at: ☐ *Kitchen* ☐ *Garage* ☐ *Bath(s)* ☐ *Exterior* ☐ *Elec.Panel* ☒ *NA/not found*

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

- Gameroom outlets were noted as damaged. Replacement would be prudent.
- Cover was missing at the garage.
- 3-prong outlets were found to have amiss grounding at the west wall of the northeast bedroom. This is a safety concern. Repair is recommended.
- Receptacle(s) were loosely secured at family room, gameroom, & rear porch. All outlets should be checked and tightened / repaired as needed before the home is reoccupied.
- Excess "reveal" exists at electrical components. Receptacle(s) and related covers shall be flush to the finished wall. Ideally within 1/8". This is to control potential fire-spread, and not necessarily for cosmetic reasons. Receptacle(s) at the laundry room (220v) was/were not flush or appropriately secured at the finished wall.
- Front hall & south hall did not have enough (none discovered) properly located electrical receptacle(s). "Receptacles shall be installed so that no point along the floor line in any wall space is more than 6 feet horizontally from an outlet in that space." Each wall/counter space 12 inches or wider shall have a receptacle; and no point along those walls shall exceed 24 inches horizontally without a receptacle. Island and peninsular countertops ≥24" x ≥12" require at least one receptacle(s). Receptacle(s) shall be no more than 20" above the countertop and shall not be installed face-up. (IRC E3801.1 - 3801.11)

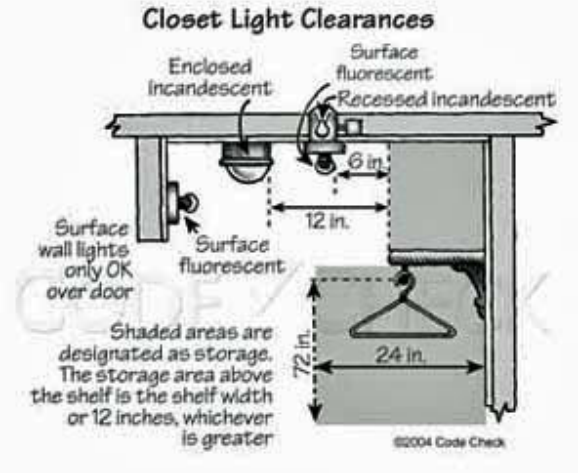


- ADVISORY: Many new homes have "tamper-resistant receptacles" as required by newer standards; this home did not have this newer safety feature at one or more locations.
- ADVISORY: Many new homes have modern "weather-resistant receptacles" as required by newer standards; this home did not have this newer safety feature at one or more exterior locations.

Lighting Fixtures: Deficient

- Shade glass was broken at patio south fixture.
- Shade glass was missing at the south hall.
- Fan(s) at southeast bedroom & gameroom was out of balance.

- Fixtures were poorly secured at the kitchen sink, northeast bedroom closet, & north bedroom. Examination of all electrical components at this property should be performed by a qualified, professional tradesman; correction of any & all discovered deficiencies should subsequently be arranged and performed prior to closing.
- Fixtures at the gameroom should be properly mounted with mount covers flush to the ceiling/wall. 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 / ceiling where mounted.
- Patio & gameroom bulbs or fixtures were not functioning as intended at the time of inspection. It is recommended that all fixtures be made operable prior to closing. This typically is corrected by replacing the light bulbs, though it is possible the fixture or other component may be amiss / deficient.
- Some lights in closets would not meet modern standards. Incandescent lights should be enclosed and at least 12" from combustibles; non-enclosed incandescent lights are no longer permitted, and we recommend that these be replaced with fluorescent bulbs or fluorescent fixtures.



Switches: Deficient

- Excess "reveal" exists at electrical components. Switches and related covers shall be flush to the finished wall. Ideally within 1/8". This is to control potential fire-spread, and not necessarily for cosmetic reasons. Switch cover at the kitchen sink was incorrect type.
- Switches had undetermined application at the garage hall. 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*

- 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

- Electrical wires should be secured to framing within the first twelve inches (12") of junction boxes. Deficiencies regarding this requirement were discovered Correction / improvement would be prudent.
- 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)

- Extension cords were being used for permanent 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.
- One or more of the recessed lights has insulation touching the canister. It is undetermined if the fixtures are rated for contact with insulation. As a precaution, you should have an electrician examine all fixtures for proper installation and clearance. Repairs should be made as necessary at that time.
- Wires were not properly capped and or enclosed in appropriate junction boxes at the septic agitation pump box. 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.
- Wire sheathing is amiss or unworkmanlike at the attic adjacent the HVAC
- Some corrosion was noted at the air conditioning condenser(s) conduit. Monitor; provide routine service, and maintain.

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.

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A. Heating Equipment

Type: ☒ Forced Air ☐ Gravity ☐ Heat Pump *Units:* ☒ 1 ☐ 2 ☐ 3 ☐ 4+

Age: ☒ Modern ☐ Antiquated ☐ Mixed Ages

Energy Source(s): ☒ Natural Gas ☐ Electricity ☐ Propane ☐ Other

Power / Fuel Shut-Off: ☒ Beside unit ☐ Manifold ☒ Switch / breaker ☐ Undetermined

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: Deficient

- The flue(s) does not meet listed clearance ratings from combustible materials The flue(s) is closer than recommended to wood/sheathing in the attic. It is recommended that flues be installed to manufacturer guidelines
- Furnace flue(s) are improperly sloped for venting Repair is recommended.
- Flue(s) was inadequately secured. Correction / improvement would be prudent.

I	NI	NP	D
☒	☐	☐	☒

B. Cooling Equipment

Type: ☒ Forced Air ☐ Evaporative ☐ Window Unit(s)

Fuel: ☒ Electricity ☐ Gas (uncommon in this area; beyond the scope of inspection)

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: Deficient

- A primary condensate line improperly drains to a plumbing vent. If a *self-sealing* trap is not present, it may be possible for the HVAC system to distribute sewer gas through the home. This is common on

older systems, though is no longer accepted. Repair options are limited; consult an HVAC technician for options.

- Condensate lines were not adequately insulated: Mildew and or accumulation of moisture was noted as present on or below the primary condensate line(s), and / or staining present at components below the traps. This may be prone to related moisture damage to attic flooring, insulation, drywall, and other attic / interior building components. Recommend addition of appropriate insulation past the trap and related components of the primary condensate line, as deemed necessary by an HVAC specialist. After that time, monitor the system / components periodically.
- The auxiliary condensate line does not drain to a *conspicuous* point of disposal (generally over a window or door). This is recommended so that any leakage (indicating a need for service) can be readily seen by the occupant.
- Prior auxiliary condensate line drainage or leakage is indicated by stains / corrosion at the auxiliary pan and or drains. Refer to the seller's disclosure for possible information regarding this item. Ongoing leakage was not discovered. Conditions on days warmer than that of the inspection are undetermined.
- Auxiliary drain pans do not extend under the full size of the evaporator coil cabinet(s). If condensate leaks from the cabinet, water damage may occur. Pan should be ≥3" greater than the perimeter of the evaporator(s) & extend ≥ 1.5" below each side/corner of the evaporator(s). Properly sized pans should be installed or have the current pan adjusted.
- Refrigerant insulation was deficient at the exterior; claw marks on the insulation indicate rodents are using the refrigerant chase to enter the home/attic.
- The system(s) is somewhat aged (built in 2000) and should be serviced when other HVAC items are addressed by a professional HVAC technician. Average life is +-15 yrs depending on maintenance. The system may be considered antiquated or nearing the end of useful lifespan by home warranty companies. Have your home warranty provider determine if the components will be acceptable for underwriting prior to closing.

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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

- Manifold connections/seals are deficient. Air leakage was noted.
- Duct manifolds/joints were amiss; deficient insulation, strapping, seal & or other conditions exist. Consult a licensed HVAC specialist for options.
- Ducts were not secured and were generally resting on the attic insulation. This is acceptable in some cities, though it may reduce efficiency; and if condensation occurs, may allow moisture intrusion to the insulation and home interior. Improvement (properly supporting the ducts with appropriate straps) may improve HVAC efficiency. Have this examined when other HVAC items are evaluated/repaired..
- Mixed ages of ducting exist in the attic; efficiency is likely compromised. You should contact an HVAC specialist to examine all related HVAC components and recommend improvement, repair, or replacement of deficient components.
- Component connections were inadequately sealed; energy loss was detected.
- Crimped and or partially constricted ducting was noted in various sections. Tight strapping or sharp turns may restrict efficient airflow. Monitor this item over time and repair as needed.
- Ducts in various sections are inadequately secured. Repair would likely improve HVAC efficiency. You should contact an HVAC specialist to examine all related HVAC components and recommend improvement, repair or replacement options as needed.
- Air ducting appeared unclean as indicated by dust stains at and around air registers; if air filters are regularly changed, and the evaporator(s) regularly serviced the air ducts cannot become unclean unless air leakage conditions exist. If you choose to consult a duct cleaning company, be aware that flexible ducts, like those in this home, are frequently damaged by duct cleaning equipment.

- The plenum(s) appeared dirty; cleaning/maintenance should be considered.

Air Filter(s): Inspected

Thermostat(s): Inspected

- Prior to departure Thermostats were reset to "cool @ 85 °-as found on arrival" by the inspector.

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* ☐ *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 70 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: Inspected

- NOTE: The secondary water shut off valve was not found. The shut off valve may be underneath landscaping materials near the front of the home. Conditions remain undetermined. Locating the shut off is recommended.
- Considering the age of the property, the water shut-off valve is likely a metal rod sticking up from the soil somewhere near the house. These rods are usually corroded, brittle, and may likely break if used. Locating the shut-off-valve is recommended; service if necessary. Conditions remain undetermined.

Sinks: Deficient

- Drainstop(s) was amiss / deficient / not functioning as intended at the master right & powder bath.
- Leakage occurs below the sink at the drainstop pivot- east bathroom.
- Fixture at the kitchen leaks when the sink is operated.

Toilets / Bidets: Deficient

- Master, east, & north toilet(s) was inadequately secured at the floor. Correction / improvement would be prudent.
- Spacing & clearances around the master & east bathroom toilets were amiss / deficient

Bathtubs: Deficient

- Mechanical drainstops were not functioning as intended at the east & north bathroom

Showers: Inspected

- Caulking repair evidence was present at the shower surround/joints in the bathroom(s). Condition of substrate and presence of moisture damage or insect damage is undetermined.
- Cracked tiles exist at the master showers. Deflection of tile noted at the lower rear left of the master west shower.

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

- 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.
- Exterior faucet(s) at the south & near the electrical pole (across the creek) were inoperable during the inspection. There may be another valve that was not discovered. Refer to the seller/occupant for related information.

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
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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: Inspected

- Re: Accessible components: Repair needs were not discovered at the time of inspection.
- Some plumbing components (cleanouts & other dwv pipes) appeared young. Refer to the seller for information & possible scope of repair & warranty information.

DWV: Not Inspected

- If the home is vacant for more than a few weeks or more before you move in, it is possible that drain lines may dry out. 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, (generally within the first month or so) cleaning of the lines by a plumber will be necessary. 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: 50 gallon; 50 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

- Devices were young, but both installed in an unworkmanlike manner; this implies that someone other than a qualified plumber did the work. When these were replaced, all directly related components should have been brought up to current code for that system; multiple deficiencies exist that should have been addressed include:
- The temperature-pressure-relief valve piping at the south hall was inadequate for hot water; pvc as found in this home is not hot water rated and the material does not meet requirements. T&P valve manufacturers require that the interior diameter of the drain line not be less than the interior diameter of the discharge section of the valve – a standard ¾".
  If CPVC (hot water pvc) is to be used it would need to be 1" O.D. cpvc to conform to IRC P2803.6.1.
  Correction/improvement of this and other related conditions is strongly recommended.
- The flue(s) does not meet listed clearance ratings from combustible materials. The north flue is close to or touching wood/sheathing in the attic; the south flue was inaccessible, but since the north water heater & HVAC flues were wrong, I suspect this would likely be incorrect as well. It is recommended that flues be installed to manufacturer guidelines. Correction / improvement would be prudent.
- Combustion air provisions were deficient at the water heater closets. Lower air ports were not present. Gas units should have upper and lower "make-up" air provisions.
- The combustion air (make up air) vent at the ceiling in both closets was screened. Correction / improvement would be prudent to provide proper operating conditions for the water heater.
- 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.

- The temperature-pressure-relief valve at the south hall is improperly routed uphill. This will not allow proper gravity draining, and repair is recommended.
- The temperature-pressure-relief valve terminates in the garage closet and lacks sufficient drainage provision to the exterior. Repair is recommended. The termination should be 6-24 inches above the exterior ground, pointing downward. [IRC 2803.6.1]
- ADVISORY: It is recommended to have the temperature-pressure-relief tested annually, and have the temperature-pressure-relief removed and visually inspected every three years or sooner. Most manufacturers also recommend draining / flushing the water heater at least once annually. The unit was producing hot water and appeared generally operable at the time of inspection. Recommend having the unit(s) fully examined and serviced by a plumber at least every 2-3 years for routine maintenance. Average life of a water heater is 10-12 years.
- Water heater units currently are required to have the ignition source at 18" or above when installed in a garage. This unit did not meet the criterion and Texas Real Estate Commission considers this deficient. NOTE: some manufacturers allow lower instalation pending specific design of the combustion chamber
- 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
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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 by using installed standard manufacturer provided controls only, where present & deemed safe to do so by the inspector. 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
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A. Dishwasher

Comments: Dishwashers are not "approved" by the inspector 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.

Dishwasher: Deficient

- An anti-siphon device was not present & connected to the visible section of dishwasher drain line. Most manufacturers currently provide an approved loop that acts as an atmospheric pressure break at the dishwasher unit; but such could not be confirmed as this location would be concealed in the cabinet. This should work satisfactorily; however it is not interpreted by some as an actual "backflow device".
- Advisory: When the home is / has been vacant for more than a few weeks, please remember to run some hot water through kitchen / bathroom faucets prior to operating the dishwasher when you first move in. This may seem strange, but there is a chance of hydrogen building up in a water heater that has been heating, but not in regular use; this can sometimes cause an explosion when the dishwasher is operated before other water fixtures. In some cases, it is possible for hydrogen to enter and subsequently ignite in the dishwasher when the timer control engages. Running hot water for 4-8 minutes simultaneously at fixtures (when you first move in) should release any potential hydrogen accumulation in the system. Related article can be found at: http://www.cdc.gov/elcosh/docs/d0400/d000435/d000435.html.

I NI NP D
☒ ☐ ☐ ☒ **B. Food Waste Disposer**

Comments:

Disposal: Deficient

- Ideally, the drain trap at the kitchen sink would be closest to the disposal side; as this side is more likely to frequent solid waste. The longer routing to the trap is more prone to congestion of the drains.

I NI NP D
☒ ☐ ☐ ☒ **C. Range Exhaust Vent**

Vent Type: ☐ *Recirculating* ☐ *Exterior* ☐ *Down-draft* ☐ *N/A - Not Present* ☒ *Undetermined*

Comments:

Range Exhaust Vent: Deficient

- The kitchen cooking vent appeared to terminate in the attic near a passive roof vent. This would be considered a fire hazard and should be sealed & an appropriate roof cap installed. Storage, HVAC equipment, & lack of access immediately over the kitchen impeded inspection.

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.

Rangetop/Cooktop: Inspected

***Rangetop/Cooktop**-Energy Source:* ☐ *Natural Gas* ☒ *Electric* ☐ *LP (propane)*

Oven: Inspected

***OVEN**- Energy Source:* ☐ *Natural Gas* ☒ *Electric* ☐ *LP (propane)*

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

- Exhaust fan ducts appeared to terminate at / near passive roof vents; one or more ducts were inadequately secured.
- Related technical information can be found at: http://www.toolbase.org/PDF/DesignGuides/spotventilation1.pdf

I NI NP D
☒ ☐ ☐ ☒ **H. Garage Door Operator(s)**

Comments:

Garage Door Operator(s): Deficient

- Technically the pull cord should be no higher than 6 feet above the floor; one or more manual release cords were higher than 6 feet from the garage floor. Immediate corrective/improvement needs may be subjective.
- Auto-reverse sensors are higher than recommended. The sensors at the side of the overhead doorway should technically be 4-6 inches from the ground for child safety reasons. Repair immediacy needs may be subjective. The Texas Real Estate Commission considers this condition deficient.

- The garage door operator did not auto-reverse with standard test procedure. This is a safety / injury concern. Adjustment of sensitivity can usually be made at the opener motor assembly.
- The control button is lower than the recommended 5 feet from the floor. Immediate repair needs are subjective.
- An extension cord is connected with the garage door operator power cord. Current standards recommend that a dedicated outlet be located near the garage door operator, rather than applying the use of an extension cord for the unit's power supply.
- Lock device is present at one or more garage doors. Texas Real Estate Commission considers this deficient when a garage door operator is connected. Repair needs are subjective.
- A bird nest was present atop the garage door operator; access point into the garage for the birds was not determined.

I	NI	NP	D	
☒	☐	☐	☒	**I. Door Bell and Chimes**

Comments:

Door Bell: Deficient

- One of the two doorbells at the front was inoperable.

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.
http://www.csia.org/HomeownerResources/ClothesDryerVentSafetyTips/tabid/113/Default.aspx

Vent Routing: ☒ *Wall* ☐ *Attic / Roof* ☐ *Crawl space* ☒ *Obstructed* ☐ *Undetermined*

Dryer Vent: Deficient

- The dryer vent terminates in the garage. The vent should terminate at the home's exterior.
- The vent is partially routed in not readily accessible areas. The complete interior condition of the vent is undetermined, and should be checked for cleaning needs before new appliances are connected.

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	
☐	☒	☐	☒	**A. Lawn and Garden Sprinkler Systems**

Controls: ☒ *Electronic* ☒ *Programmable* ☐ *Manual* *Zones Wired: More than 10*

Anti-Siphon: ☒ *Near Curb* ☐ *Near home* ☒ *Front* ☐ *Side* ☐ *Rear* ☐ *Undetermined*

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.

Irrigation: Deficient

- Off at the street/shut-off-valve & control panel during the inspection; seller's note indicated there are damaged components & the system is unused.
- Anti-siphon components should have a minimum 3" clearance from soil within the shut-off valve box.
- Anti-siphon handles are corroded / damaged. Replacement of the valve handles may be necessary.
- Irrigation heads/risers at various perimeter locations were higher than recommended; these should remain low to ground to offer water below shrubs for the foundation; this is a common error, & can generally be corrected by replacing the risers with shorter component(s).

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: Inspected

- Gauge was damaged at the tank.
- NOTE: Recommend you consider raising the tank off the soil & painting periodically with rust inhibitive coatings to extend the life of the tank. Conditions at/below soil are undetermined.
- NOTE: Fill gauge indicated approximately 70-75% capacity

Underground / Inaccessible Gas Components: Not Inspected

- 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
☒	☐	☐	☐

G. Private Sewage Disposal (Septic) Systems

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

Septic: Inspected

- Type of System: aerobic Location of Drainfield: spray field at the south-southwest.
- Inspection of septic systems is very limited, as most components are buried. The inspection of septic systems is beyond the scope of this inspection, though I did examine readily accessible components. After running sinks, bathtubs, toilets, showers, exterior faucets, etc. I did not notice any problems with draining of water at the interior of the home. It is recommended to have a septic specialist or city / county inspector examine / test the system every year or two. Some cities require routine inspection of private sewage systems; check with your local enforcement personnel for details.
- Foliage & unenclosed electrical splices discovered in the agitator pump box; otherwise the system appeared new & operable

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 of 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

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-pain 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 determined 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.

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 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.

Refer to your "Contract & Service Agreement" for related information.

DIGITAL PHOTOGRAPHS; Supplementary to this Inspection Report

↑ low siding obstruction & pier location; example at rear porch

↑ frieze-board separation at the northeast

↑ rear porch roof is on separate foundation from the home

↑ leakage history at laundry room plumbing vent

↑ moisture staining below vent penetration

↑ inadequate lap at drip edge flashing; southeast

↑ close view of image at left

↑ inadequate lap at drip edge flashing; northeast

↑ close view of image at left

↑ moisture damage & fire ants at southeast beams

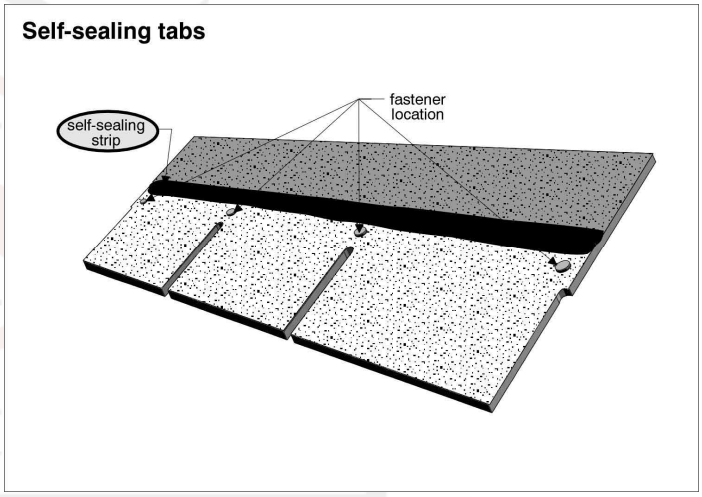
↑ delaminated shingle; southeast

↑ close view of image at left

↑ delaminated shingle & plumbing vent(s) was shorter than required

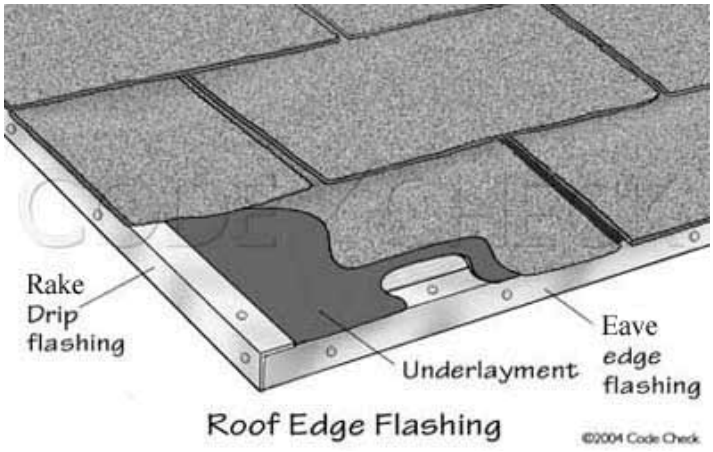
↑ short vent; example

↑ short vent example



↑ improper nailing discovered at random shingles; example- should be 1” & 12” from each end, this one is 1” & 14”- Immediate corrective needs were not discovered

↑ lifted flashing and uncaulked, exposed fasteners locations



↑ example-unworkmanlike drip edge/felt; corners should have no gaps; rake (diagonal) edge & roof felt should be atop the eave (lower) edge flashing; roof underlayment should be under rake flashing

↑ damaged HVAC flue

↑ obstructed attic; example

↑ cracked rafter at knot; example

↑ cracked rafters example

↑ close view

↑ close view & undersized ridge example & moisture staining

↑ cracked rafter example

↑ cut/broken strut & collar tie over family room

↑ southwest & south attic not readily accessible

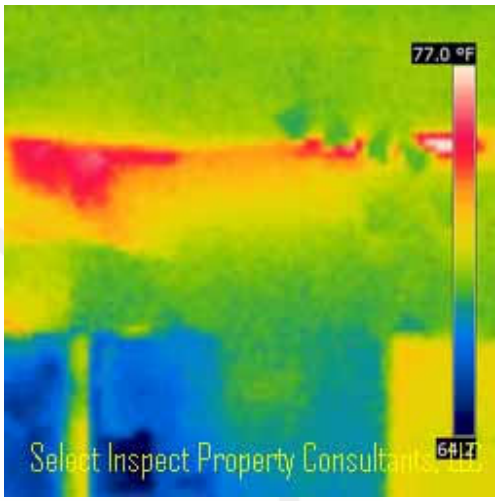
↑ east & southeast attic not readily accessible; “newer” framing seen above the family room

↑ deficient exhaust fan termination (& unclean screen) & garage water heater flue did not meet clearance requirements to combustibles

↑ HVAC flue did not meet clearance requirements to combustibles

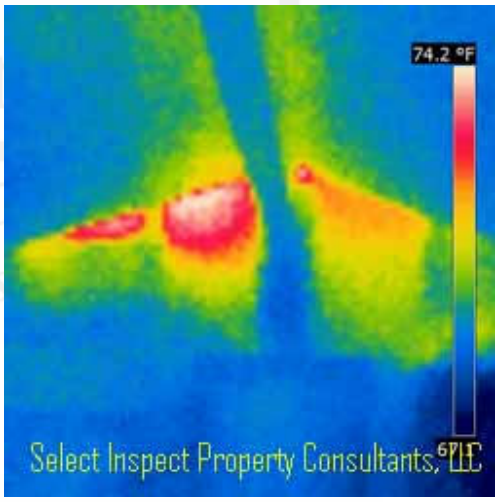
↑ attic floor partially supported on gas piping- northwest of family room

↑ Thermal imaging implies energy loss at kitchen



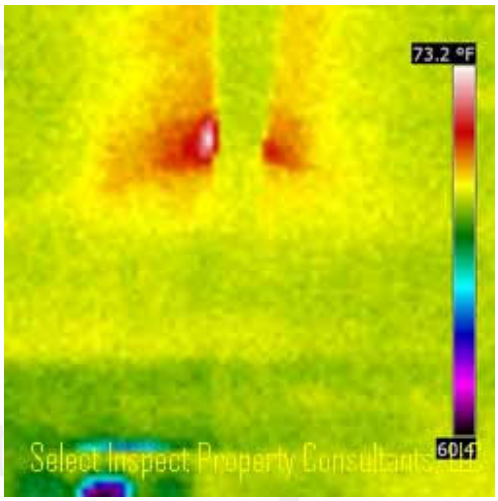
↑ Thermal imaging from square at left

↑ Thermal imaging implies energy loss at family room south



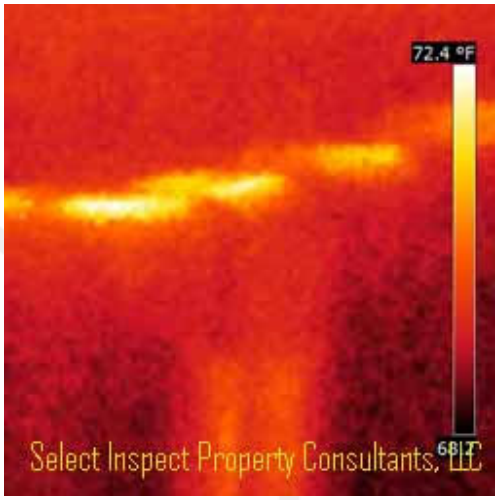
↑ Thermal imaging from square at left

↑ Unusual Thermal anomalies not discovered at family room north- some energy loss at peak



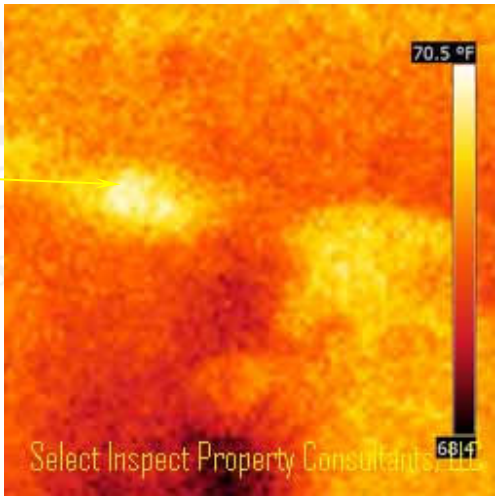
↑ Thermal imaging from square at left

↑ 4.2° variant; Unusual Thermal anomalies not discovered at most corners & room perimeters; example at master



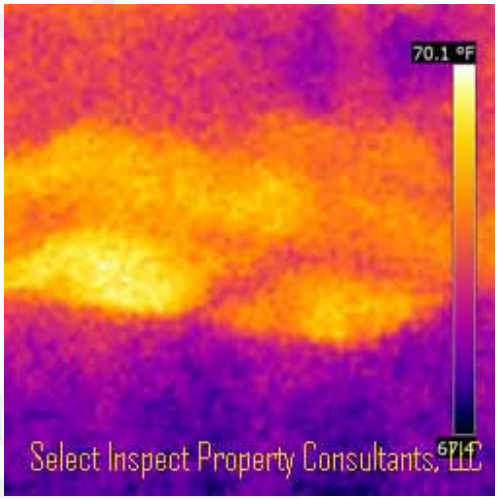
↑ Thermal imaging from square at left

↑ 2.1° variant; Unusual Thermal anomalies not discovered at most corners & room perimeters; example at master

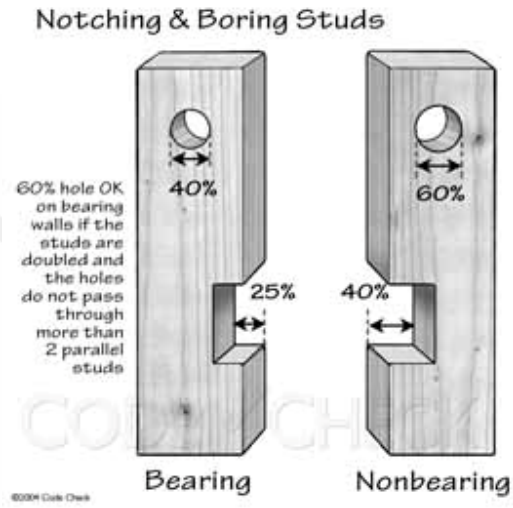


↑ Thermal imaging from square at left

↑ <3° variant; Unusual Thermal anomalies not discovered at eave perimeter; example at southeast bedroom *sun was also at this side of home during this time



↑ Thermal imaging from square at left



↑ stud under south bathroom sink notched at 28.57%; did not appear to be load bearing at this location; monitor.

↑ below decking- incorrect fasteners & unworkmanlike joist hanger installation example

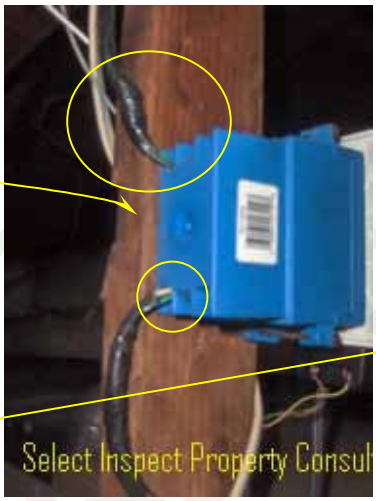
↑ all *visible* joist hangers under the deck were incorrect. & low deck/high soil can limit ventilation & may eventually be prone to fungus

↑ electrical cables through trees

↑ inadequately secured electrical meter

↑ deficient bushing at electrical cabinet

↑ multiple deficiencies at attic electrical

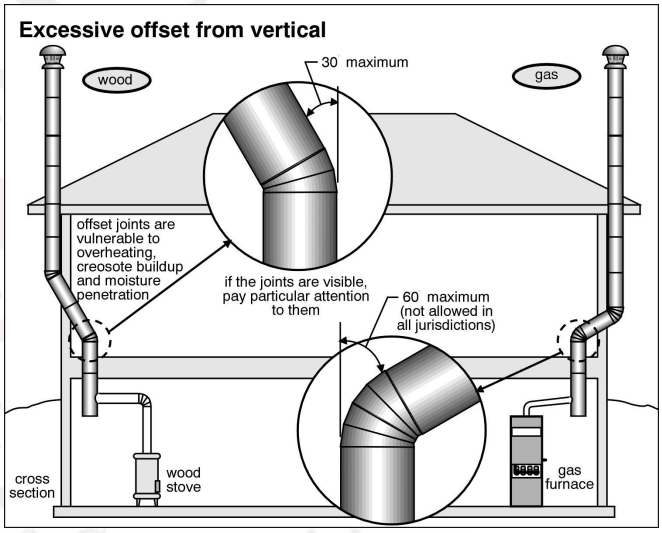


↑ unworkmanlike & missing sheathing

↑ unworkmanlike, missing sheathing

Wires should be secured within 12 inches of junction boxes, switches, receptacles, fixtures

↑ Deficient excess electrical reveal at kitchen; incorrect cover plate



↑ unworkmanlike negative slope; inadequately secured furnace flue

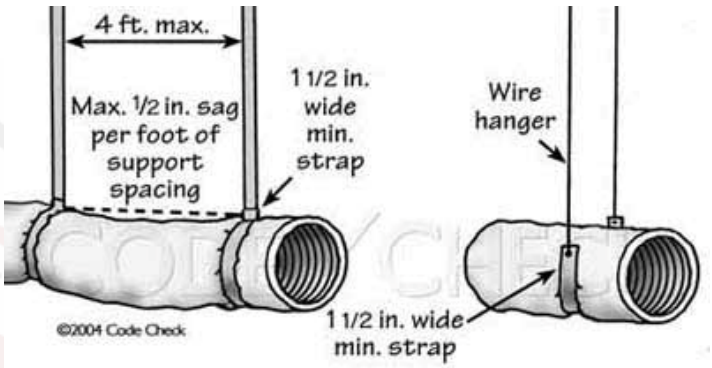
↑ improper alignment of evaporator(s) auxiliary pan

↑ leakage history at evaporator(s) auxiliary pan; monitor

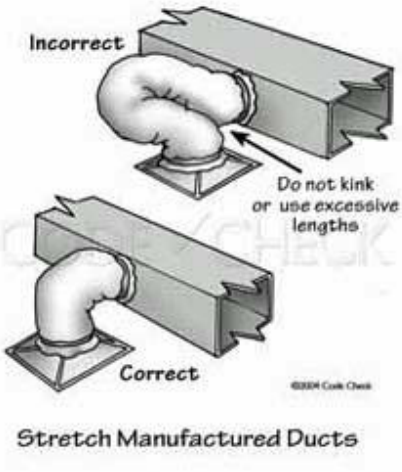
↑ primary condensate drain terminates at plumbing vent

↑ damaged refrigerant insulation; rodent entry point to attic-exterior north

↑ energy loss at air ducting; inadequate insulation & seals



↑ inadequate support of air ducting; example



↑ energy loss at air ducting; inadequate insulation & seals; example at plenum/manifold

↑ water meter on left; irrigation meter on right

↑ Shut-off-valves require 3” clearance from soil; irrigation anti-siphon; corrosion; damaged lid

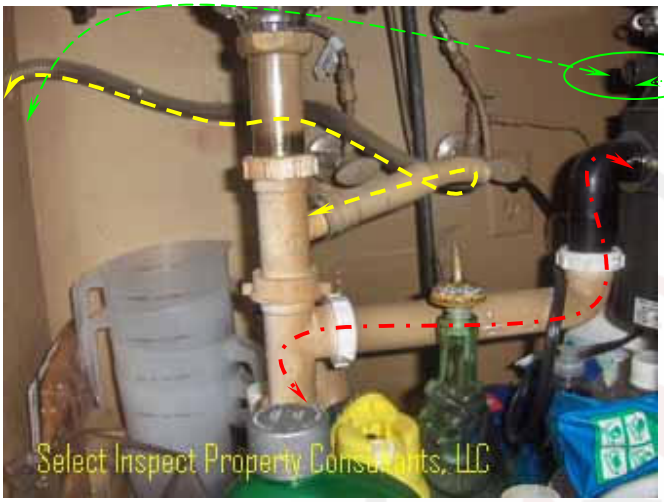
↑ kitchen sink leaks when operated

↑ toilet at east bathroom & master did not have required clearance

↑ multiple deficiencies at both water heaters; example at hall unit

↑ improper piping, routed uphill, & improper termination

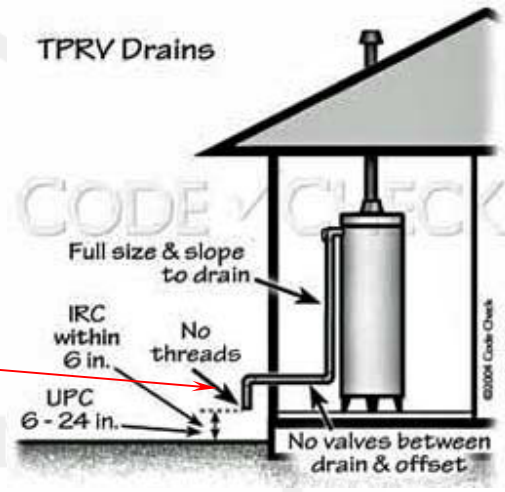
↑ moisture staining, incorrect flue material, & screened vent



↑ dishwasher drain was incorrect & long route from disposal to drain trap

↑ septic agitation pump box

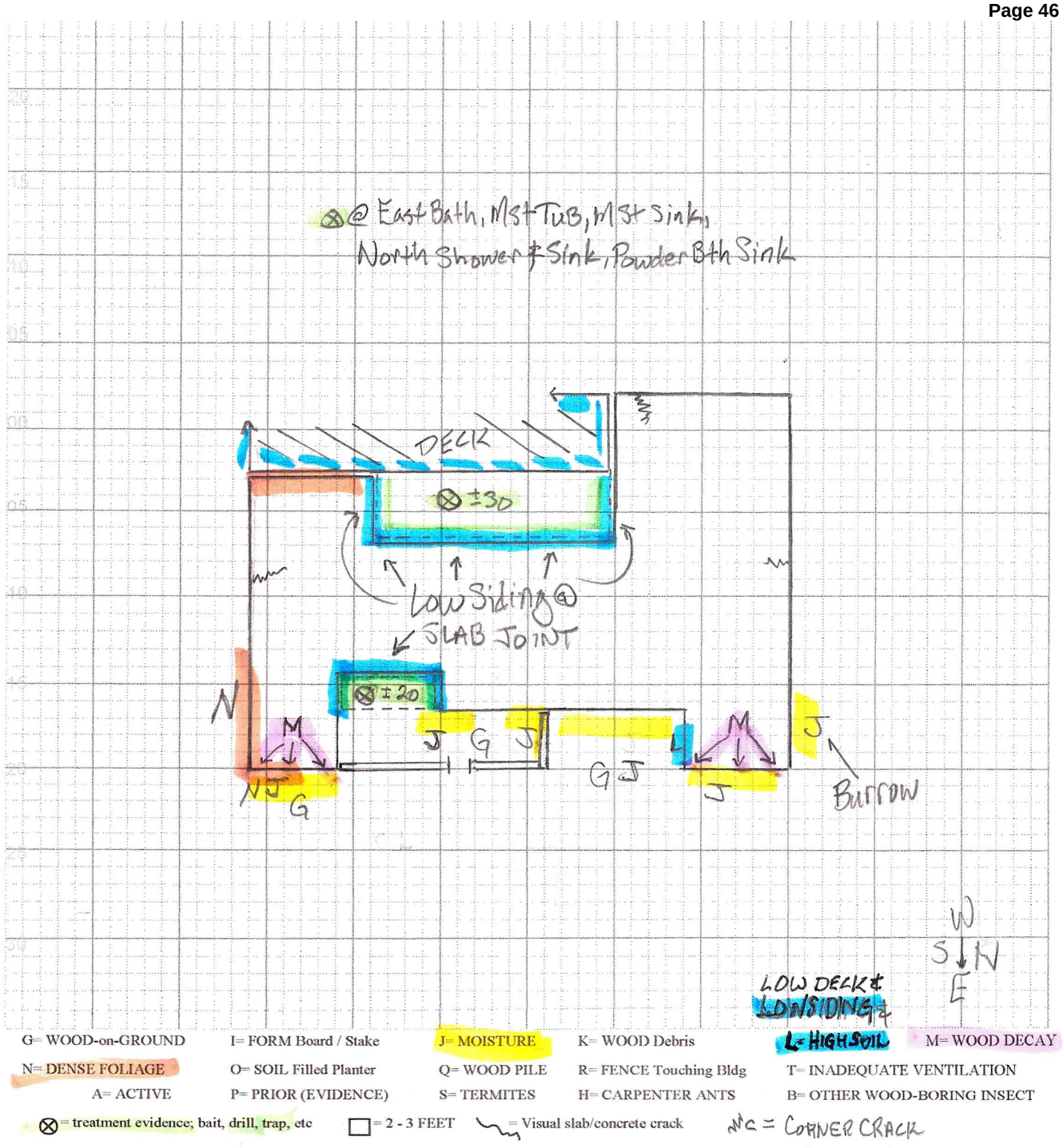
↑ foliage & missing electrical junction box



↑ inoperable exterior faucet(s) & improper termination (& wrong pipe material) of south water heater temperature/pressure relief & missing block/extension at gutter down-spout

↑ damaged gauge at propane tank

↑ some surface rust seen at visible areas; recommend rust inhibitive paint & consider raising off soil to extend service life of the tank.



↑ diagram of conducives