

Select Inspect

Property Consultants, LLC

Property Inspection Report

Prepared exclusively for:
Client



at: 123 street; Garland, TX 75043



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 Garland, Texas
(Address or Other Identification of Inspected Property)

By: Bruce W. Carr; TREC #5281 ASHI Member # 211804 Wednesday, April 27, 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, warranties, nor does Select Inspect insure or warrant the future performance of any component, whether it is listed or not listed within this report. Warranties are available from home warranty firms, and should be purchased from one of your choosing, if desired.

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

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

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

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

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

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

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

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

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

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

*Residential & Commercial
Property Inspection*

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Report Identification 123 street; Garland, TX

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

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

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

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

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

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

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

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

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

I. STRUCTURAL SYSTEMS

Site Conditions & Persons Present During Inspection:

Approximate year built: 1982; [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: 60 - 70 Degrees (approximate at beginning of inspection)

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

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

I NI NP D

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 overall performance of the foundation/structure does not appear abnormal or excessive, by common standards.

Stability & or future performance are not guaranteed. Recommend you take one of the following options:

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

OR

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

The following conditions were discovered at the time of inspection:

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.

Neighboring property at the east was not readily accessible- gate locked; this side of the exterior of the inspected property was not accessed & Conditions in not readily accessible/inaccessible locations remain undetermined.

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

- ➔ **INTERIOR:**
 - Drywall nails have popped through the painted interior surfaces at the laundry room & garage This is common, & is related to normal settling & shrinkage movements.
- ➔ **EXTERIOR:**
 - Closed masonry/veneer cracks (*less than 1/8" wide*) discovered at the southeast & south & north
 - Truncated conical crack(s) at south foundation corner(s). The condition is not typically of structural concern, though corner cracks are obstructed & may be conducive to hidden subterranean termite entry.

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

- ➔ **INTERIOR:**
 - Thin/closed Interior wall cracks discovered skylight & family room
 - Thin/closed Interior wall cracks discovered above/below doorways or windows discovered at the laundry room, family room, west bedroom
 - Drywall compression discovered at the breakfast nook southwest
 - Drywall tape joint cracks discovered at the skylight
 - Upper wall / ceiling cracks/repairs discovered at various locations are often from roof structure settlement & not always foundation related

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- Garage concrete is cracked. Thin cracking is common, though larger cracks can indicate excessive or uncommon movement. Garage concrete cracks did not appear to extend through the beam(s) at one or more location; these should be closely monitored.
- Unsquare/difficult interior doors that rub flooring & or door frame(s) discovered at the laundry room & west bedroom closet.
- Doors have been modified to accommodate unsquare jambs
- Binding, out-of-square, non-latching, warped, or twisted doors or frames & or out-of-square wall openings or separations between the framing door frames
- Sloping floors discovered at the bedrooms/hallway
- 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
- ➔ EXTERIOR:
- Separation at frieze-board, veneer, & or framing discovered at the northeast.
- Doors have been modified to accommodate unsquare jambs
- Past garage separation is indicated by sealant at the joint of the garage door frame & adjacent veneer.
- Soil erosion, subsidence or shrinkage adjacent to the foundation appearing to cause differential movement of abutting walkways, driveways, & or patios at the front porch.

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

- None discovered

I NI NP D

A.2. Structure:

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

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

Moisture damage & fungus exist at the family room below the chimney chase, at the master bathroom cabinet, & kitchen cabinets. There may be some moisture damage & or compression/related structural conditions that were concealed & not discovered. Extent of damage is undetermined in concealed wall spaces; undetermined conditions include but are not limited to the presence and or condition of fungus, insulation, framing. We do not perform mold testing, and 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 for evaluation and options for cleaning. Researching and evaluating various firms and their methods for remediation would be prudent, if you plan to pursue those measures.

The home had been recently painted / remodeled. Some conditions or prior evidence may have been covered and undiscovered. Refer to the seller's disclosure for possible information regarding prior insect activity, treatment, and remodeling.

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

Side patio cover was an addition; it is undetermined if proper permits & inspections were obtained during construction of this feature.

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/absence 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.

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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.

I NI NP D

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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 / acceptable

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

Soil Grading and Drainage: Deficient

- ✦ Negative slope (toward the home) drainage conditions exist or are suspected at the east. Poor drainage is conducive to foundation issues, rot, moisture intrusion, and insect activity. Consult a drainage specialist for options.
- ✦ The grade/soil level at the east & west was at or above the bottom of the veneer (stucco, brick, stone, siding, etc). Repair is recommended. This may obstruct weep openings and is conducive to moisture intrusion, rot, and termites. Ideally, the brick / stone joint at the foundation 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 substrate should be examined for wood rot and termites. If undesirable conditions are found, further repairs should be arranged. If soil/bark/mulch is lowered or removed, ensure the areas will have proper drainage away from the structure; ideally 6" drop in slope within the first 10 feet from the structure; or to an appropriate drain to not allow excess moisture within 6 feet of the home.
- ✦ Area(s) at the west are located between the home's exterior foundation edge and sidewalk or similar flatwork is lowered from the concrete and appears to be conducive to or was confirmed to be retaining water and or having poor drainage ability. These conditions are conducive to adverse performance of the structure/foundation. Consult a landscape-drainage specialist for options.
- ✦ The routing and condition of sub grade drain systems are undetermined, as they are most / all buried and inaccessible. Refer to the seller's disclosure for possible information regarding this item.

Roof Drainage/Guttering: Deficient

- ✦ Gutter-downspouts/drains should ideally 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.

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I NI NP D

C. Roof Covering

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

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

Most accessible Some areas Inaccessible Most Roof areas Inaccessible

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

- Moisture intrusion evidence noted at garage southwest (valley rafters), fireplace, & skylight; correction/improvement of this and other related conditions is recommended; sealant is considered a "temporary repair".
- Skylight is cracked.
- Flashing is uplifted at the chimney. Recommend securing and sealing as needed to reduce moisture intrusion potential.
- 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.
- Lead type flashing over-wrap was amiss at plumbing penetration(s)
- Drip edge flashing was noted as not properly overlapped at 13+ locations at the eave perimeter; general rule is minimum 6", though some manufacturers allow as little as 2"
- Evidence of prior repair / repair attempts was discovered at roof covering materials, flashing details, skylights, and or roof penetrations in readily accessible locations. Evidence of repair is typically implied by shingles of variant tone, type, or quality; by caulking, tar, other type of sealant; and or obvious visual modification of roof components.
- Nails/fastener(s) were inadequately secured (popped through shingles) at various locations. This may imply improper adjustment & use of the roofing nail gun(s) during shingle installation & or shifting of the structure & should be evaluated by a professional roofer.
- Shingles are damaged at the northeast. The damage appears to be from current or previous overhanging trees. Repair is recommended.
- Roof fasteners were not all visible; not readily accessible without lifting shingles and potentially causing damage. The condition and appropriateness of roof covering & sheathing (felt) fasteners was not inspected and is undetermined, except if noted otherwise and listed specifically in other commentary within this section of the report.

I NI NP D

D. Roof Structure and Attic

<u>Framing style:</u>	<u>Old-style Conventional:</u> ___
<u>Type of Underlayment observed:</u>	<u>Plywood or OSB :</u> ___
<u>Viewed From:</u>	<u>Walking decked areas and joists/trusses</u> <u>Some areas not safe for direct access</u>
<u>Insulation Type:</u>	<u>Batt ; Fiberglass</u>
<u>Approximate Average horizontal Insulation depth- ceilings</u>	<u>6 - 8 inches</u>
<u>Approximate Average vertical Insulation thickness- walls</u>	<u>6 inches or less</u>

Ventilation: Roof / Box Turbine Eave /Soffit Gable Electric Ridge

Obstruction of access / vision Stored items Low clearances HVAC items Other

Lack of deck/attic flooring at some locations Animal(s) suspected / discovered

Comments: Attic components are observed in a cursory fashion. This includes only those areas and components that are safely accessible and visible at the time of inspection. Obstructions within the attic may include, but are not limited to: stored items; HVAC, plumbing, and electrical components; low clearances; lack of attic flooring; small, obstructed, or inaccessible attic hatches. When possible, the inspector will identify known obstructions, and make every effort to access areas when conditions to do so safely are available. Refer to the limitation information at the end of this

document and consult your "Guide to Your Home Inspection" for more important related information. Advisory Use caution when entering/exiting or moving about in attic areas.

Attic Access: Deficient

- Attic hatch was deficient, seals poorly. Some degree of energy efficiency loss is likely; in an attached garage, the condition also deviates from smoke separation / fire spread provisions.

Attic Structure: Inspected

- Rafters and or other roof framing was noted as cracked at a framing knot at the laundry room/east. Additional bracing/repair should be considered to prevent failure and related issues.
- Additional bracing was noted as implied by "newer" looking wood supports. This may be from structural repair history or as preventative measures. Refer to the seller's disclosure for possible information regarding this item.

Attic Insulation & other accessible insulation: Inspected

- Thermal imaging indicated areas that may have deficient insulation, air barrier/sealant, & or ventilation deficiencies at 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

- Attic was hot and appears marginally ventilated. It would be prudent to add more effective ventilation when roof & other venting (kitchen vent, exhaust fan) repairs are made.

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)
- A can lid was stuck to the wall in the mechanical closet; reason for this is undetermined; the lid was not removed & conditions behind remain undetermined.

Cabinetry/Countertops: Deficient

- Moisture, damage, and or fungus was discovered below the dishwasher, beside the dishwasher, & at the master bathroom. The source of moisture should be identified and corrected. Presence of fungus and the extent of damage is not determined in inaccessible areas such as wall voids or behind/below cabinets.
- Moisture history was indicated or suspected by stains, damage, and or swollen materials below sinks. Presence of fungus and extent of damage is not determined in not readily accessible areas such as wall voids or behind/below cabinets.
- 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

- Ideally wood-based material would be one to two inches above concrete & minimum 8" above soil. The siding/trim at the west 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.

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- ✦ Recommending painting needs is generally beyond the scope of this inspection. However, paint /seal was not present at the exposed edge of siding & patio threshold wood (wood-based) materials, which were bare and unprotected from the elements. These are susceptible to moisture intrusion and decay.

I NI NP D

 F. Ceilings and Floors

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

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

Ceilings: Deficient

- ✦ Moisture evidence was indicated by stains & fungus at the family room- left of the fireplace. Presence of fungus and the extent of damage is not determined in inaccessible areas. Moisture source and any damaged insulation in the attic(s) above should be identified and permanently repaired.

Floors: Inspected

- ✦ Uneven flooring noted at the hall & bedrooms; possibly structural or may only be pad/carpet issues.

I NI NP D

 G. Doors (Interior and Exterior)

- Obstructions: Storage Furnishings Vehicle(s) Locked Other

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

Interior Doors: Deficient

- ✦ West bedroom closet & laundry room door(s) was not functioning as intended; unsquare, not latching properly, rubbing framing, etc.

Exterior Doors: Deficient

- ✦ 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. 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>
- ✦ Warning labels for the garage door springs were painted, not present or otherwise deficient.
- ✦ The spring was painted; it is undetermined if corrosion or other unseen deficiencies exist; have this examined with other overhead door repairs.

- ✦ 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.

I NI NP D

 H. Windows

Window Type:	Multi-pane, Insulated __ __
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

- ✦ Unworkmanlike installation of blinds at the master bedroom hinders operation of the window; this is needed for emergency egress.
- ✦ Broken window glass noted at the master.
- ✦ Failed seal (foggy window) noted at the west bedroom.

I NI NP D

 I. Stairways (Interior and Exterior)

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

Stairways & related component(s) are not inspected in an exhaustive manner, but rather for significant & obvious deficiencies or potential safety/hazard concerns in the opinion of the inspector, discovered during the limited time of inspection. If you are interested in more comprehensive stairway requirements, please refer to http://inspectapedia.com/interiors/Stair_Codes.htm & verify compliance independently

I NI NP D

 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

Fireplace & Hearth: Deficient

- ✦ Ash and or wood debris in the fireplace obstructs visibility. Cleaning is recommended.
- ✦ Fireplace interior is dirty and appeared to have some degree of creosote build-up. Cleaning is recommended.

Damper: Inspected

- ✦ Operable

Fireplace Flue / Liner: Deficient

- ✦ Fireplace interior is dirty and appeared to have some degree of creosote build-up. Cleaning is recommended.
- ✦ NOTE: Proper firestopping provisions were not confirmed, as the attic area surrounding the chase/flue was not readily accessible. Concealed chimney / chase portions of the flue were not readily accessible; conditions within remain undetermined.

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Chimney / Chase: Inspected
Mortar Cap / Chase Cover: Inspected

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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

- Porch roof had minimal slope; leakage & significant issues not discovered during the inspection. Monitor; provide routine service, and maintain.
- Porch post(s) was in contact with the ground/concrete and this is conducive to moisture penetration and termites. Elevating the posts with a non-wood / non-compressive base would be ideal.
- 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.

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: Inspected

- Deflecting/subsiding sidewalk noted at the front porch; condition did not appear excessive during the inspection. Monitor; provide routine service, and maintain.

I NI NP D

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

Comments:

Other: Inspected

- Large shrubs or trees touch the roof and or upper wall(s) at the northeast. 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.

II. ELECTRICAL SYSTEMS

I NI NP D

A. Service Entrance and Panels

<u>Service Type: & Meter Location:</u>	<u>Underground</u> <u>Side</u>
<u>Wire / Conductor Type:</u>	<u>Romex like (non-metallic sheathed cable)</u>
<u>Service wires at the main panel(s):</u>	<u>Copper</u>
<u>Maximum Amperage as indicated by the main breaker or panel labeling:</u>	<u>200 amps</u>
<u>Approximate Voltage at Service Panel, as indicated by wiring method:</u>	<u>120 / 240</u> <u>Voltage is not measured</u>
<u>Breaker or fuse Panel Location(s):</u>	<u>Main- Garage</u> <u>Sub- Not Found or Not Present</u> <u>Other Sub- Not Found or Not Present</u>

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: Inspected

- ✦ NOTE: Grounding electrode was not visibly confirmed; likely below soil or in the slab near the service riser.

Service Panels: Deficient

- ✦ Rodent feces & dead amphibians discovered in the panel; rodents can gnaw & damage electrical components, causing potential fire hazard & life safety conditions. Strongly recommend electrician evaluate the system for issues & consider professional pest control.
- ✦ Breakers are not properly/legibly labeled for location.
- ✦ Anti-oxidant paste was not seen as present at the aluminum service conductors in the panel. This is recommended. You should have a licensed electrician examine the electrical system at the property, ideally when vacant, and recommend improvement, repair, or replacement options needed.
- ✦ Air-conditioner condenser was labeled for a maximum 30amp breaker. Breakers in the panel box were not properly labeled and it is undetermined if the sizing was appropriate.
- ✦ Air conditioning condenser conduit was inadequately secured.
- ✦ Air conditioning condenser(s) service disconnect was not present; service box was hardwired with no breaker.
- ✦ The electrical disconnect panels for the air conditioner condenser unit(s) did not meet recommended clearance; the disconnect is considered a service panel and requires 30" lateral clearance and 36" front clearance from grade up to six feet in height. Disconnecting means shall be located within sight and readily accessible from the air conditioning or refrigeration equipment. Immediate repair needs may be subjective, and may be cost prohibitive pending your level of concern. This is mostly an access inconvenience for service personnel & not a safety hazard or urgent condition.
- ✦ Neutral wires are to be secured independently in individual terminal lugs, and not "bundled" with other neutral conductors or grounding conductors; Deficient wiring methods regarding this requirement were discovered at the time of inspection.
- ✦ Garage electrical box(es) had been painted. Panels, sub panels, and other electrical disconnects shall not be painted as paint is an inhibitor.
- ✦ Panel did not meet current requirement for clearances for service personnel; personal items were in front of the electrical panel/cabinet at the garage.
- ✦ ADVISORY: Breakers at main electrical panels in the home may be counterfeit, posing a fire hazard. Consult an electrician for options and immediate action. Actual Square D circuit breakers have (a) the amp rating written on the handle in white paint on the front of the breaker; (b) the Square D insignia molded onto the breaker side, and; (c) a yellow chromate mounting clip with half of the top of the clip visible. Some Square D breakers in this home do not match this description, and may be counterfeit. CPSC related information available at: <http://www.cpsc.gov/cpsc/pub/prerel/prhtml08/08054.html>
- ✦ One or more rooms and or required circuits did not have AFC (arc-fault-circuit) protection present as required in the 2009 NEC (National Electric Code). The Texas Real Estate Commission requires inspectors to report as Deficient the lack of Arc-Fault protection at circuits serving: family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms and areas. This basically includes all locations that are not required to be GFCI protected, should be AFCI protected according to 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. More information regarding AFCI at <http://www.afcisafety.org/products.html>

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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:

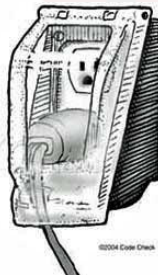
☒ Kitchen ☐ Garage ☐ Bath(s) ☒ Exterior ☐ Elec.Panel ☐ NA/not found

GFCI: Deficient

- ✦ GFCI protection was not present or operable at all currently required locations. Texas Real Estate Commission standards require GFCI protection at all locations as described in the 2009 NEC (National Electric Code); these locations include: 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. GFCI receptacle(s) at garage locations may be prone to tripping if it is on the same circuit as exterior receptacles; in the event the exterior receptacles are used for holiday lighting. If a refrigerator/freezer is on this circuit; food spoilage may occur in the event of a tripped circuit.
- ✦ GFCI outlet remains energized when tripped at the front porch. Repair is recommended.
- ✦ GFCI outlet was not tripping with use of a test device at the front porch. Repair is recommended.
- ✦ Receptacle at the side patio was obstructed & not tested.

Outlets: Deficient

- ✦ Exterior outlets did not have appropriate covers for permanent use application at the side patio. Approved covers are inexpensive, and are recommended.
- ✦ Exterior receptacle covers at the front porch were inadequately sealed or otherwise deficient. Exterior junction boxes and fixtures require rain tight cover plates. NEC 370-15a.
- ✦ Master bedroom outlets were noted as damaged. Replacement would be prudent.
- ✦ Due to furnishings/storage, some receptacles were obstructed & not readily accessible; it is beyond the scope of this inspection to move personal items/storage to access any component(s); obstructed receptacles were not inspected & conditions remain undetermined.
- ✦ Inadequately secured receptacles noted at the kitchen & master bedroom.
- ✦ Some outlets were painted. This makes use of the outlets difficult; and replacement of the outlet(s) may be needed.
- ✦ 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.

Special Listed
Outdoor Cover

CODE

2002 requires a
rain-tight cover
for outdoor wet location
receptacles whether in
use or not.

2004 Code Check

Inspect™

Lighting Fixtures: Deficient

- ✦ Switch not discovered for the garage fan.
- ✦ Patio fan is too low & did not meet recommended clearance height.
- ✦ Front porch & attic 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.
- ✦ Attic fixture was inadequately secured.

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- ✦ Exterior fan should be properly sealed at the tops to prevent moisture intrusion and related corrosion / overheating possibilities of the electrical components. NEC 410-4 & IRC E3903.9. Excess “reveal” exists at electrical components. Fixtures and related covers shall be flush (*ideally within 1/8”*) and adequately secured & fully sealed to the finished wall / eave where mounted. It is undetermined if this fan is designed for damp (exterior) locations.

Switches: Inspected

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

- ✦ Multiple electrical deficiencies in this home imply that someone other than a licensed electrician did electrical work in the home; this concerns me, as I suspect other undiscovered fire/life safety hazards may likely also exist. Consult an electrician to examine all electrical components at the property and provide options for correction prior to closing.
- ✦ Electrical wires should be secured to framing within the first twelve inches (12”) of junction boxes. Deficiencies regarding this requirement were discovered at the skylight & attic. 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)
- ✦ Wiring at skylight appeared to be “abandoned”. Technically unused circuits would be removed and conductors removed or appropriately capped and enclosed.
- ✦ Electrical conduit at the air-conditioner condenser(s) was poorly secured, routed, or otherwise deficient. Correction / improvement would be prudent.
- ✦ Extension cords & adaptor plugs were being used for permanent power at the patio. Electrical receptacles or appropriate switches & boxes should be installed within reach of the appliance primary power cord(s). Consult a qualified electrician for options.
- ✦ Wire splices were not properly enclosed in junction boxes below the dishwasher, at the skylight, in the attic. This is considered a fire hazard. Repair is recommended.

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III. HEATING, VENTILATION, AND AIR-CONDITIONING SYSTEMS

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

I NI NP D

A. Heating Equipment

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

- Exterior unit is heat pump style; thermostat(s) is not for use as a heat pump; therefore the "heat pump" was inoperable.
- Corrosion exists in the element service cabinet.
- The system(s) is aged (1982) and should be serviced when other HVAC items are addressed by a professional HVAC technician. 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.

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

- The air-conditioner system was cooling poorly (less than 15 degree differential from intake and output air) The air-conditioner condenser / refrigerant line was not sweating during operation. This generally indicates low refrigerant level, though other conditions can cause this (this may simply be related to the dirty/compacted evaporator(s) restricting airflow). An HVAC specialist should examine recommend options.
- The system(s) is aged (1982 interior & 2000 exterior) and should be serviced when other HVAC items are addressed by a professional HVAC technician. 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.
- A blower / fan is dirty and should be cleaned when other HVAC repairs are made.
- Evaporator coils were dirty; servicing is recommended.
- The primary condensate line termination was not discovered- commonly connected to plumbing vent or similar on older homes. It is undetermined if this drain has a self-sealing trap; if not, there may be a chance for sewer gas to enter the interior air stream. Recommend having this drain located and examined when other HVAC items are addressed
- The air-conditioner system was cooling poorly @ 3-5° (less than standard 15°-22° differential from intake and output air). An HVAC specialist should examine and repair the system. Air conditioning output temperatures may indicate that the system is not working properly: perhaps the coil has become blocked solid with ice. Alternatively, high A/C outlet temperatures may be occurring, or even no cooling at all, due to other problems such as a loss of refrigerant. Part of this statement provided by www.inspect-ny.com
- NOTE: garage window unit was operable with normal controls

I NI NP D

C. Duct System, Chases, and Vents

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

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

Ducts, Vents, Chases, & Plenums: Deficient

- The plenum(s) was discovered as dirty; cleaning/maintenance is recommended.
- Moisture evidence is indicated by staining in the plenum. The area appeared dry today; it is undetermined if the condition has been corrected. Refer to the seller's disclosure for possible information regarding this issue. Monitor this item periodically and repair if / when needed.
- 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/repared.

Air Filter(s): Deficient

- Filter is improperly sized & is damaged.
- Filter compartment is obstructed by the mechanical closet wall; the filter has to be bent/damaged to be installed & removed.
- Filter door / access panel was amiss. (inadequately sealed, difficult, damaged, etc.)

Thermostat(s): Inspected

- Prior to departure Thermostats were reset to "78 ° cool-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 approx. undetermined 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

- Water pressure was not taken; exterior faucet(s) were obstructed with timers & hoses. 40-80 psi is recommended.
- 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.

Sinks: Deficient

- Drainstop was not functioning as intended at the hall bathroom.
- Garage sink was disconnected & inoperable.

Toilets / Bidets: Inspected**Bathtubs: Inspected****Showers: Inspected**

- Showers appeared to have been remodeled; type & condition of substrate behind the tile is undetermined.

Exterior Faucets: Not Inspected(Attached Only; unless otherwise noted)

- Exterior faucets were connected to timers or hoses with undetermined terminations. The components were not removed, adjusted, or tested; and these exterior faucets were not operated or inspected.

Utility Connections: Not Inspected

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

I NI NP D

 B. Drains, Wastes, Vents

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

Drains, Wastes, Vents: Deficient

- Evidence of leakage history at drain pipes was indicated by sediment/deposits at piping below hall bathroom sink(s).
- Slow drains were noted at the hall bathtub(s). Correction / improvement would be prudent.

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; ; ;

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

- Device was installed in an unworkmanlike manner; this implies that someone other than a qualified plumber did the work; multiple deficiencies exist that should have been addressed when the unit was new, per code of that date, such as:
- 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 is improperly routed uphill. This will not allow proper gravity draining, and repair is recommended.

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- ✦ Thermostat(s) at the water heater(s) were above the 125 degree maximum recommended setting. This is a potential scalding issue.
- ✦ Termination point of the temperature-pressure-relief was not discovered. Recommend locating this.
- ✦ The temperature-pressure-relief was not tested. The water heater(s) is over three years old- per manufacturer label. 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, though it does not appear to have a documented service history. Recommend having the unit(s) examined and serviced by a plumber, or at the very least, you should realize that it does not likely meet manufacturer's guidelines for routine maintenance. Average life of a water heater is 10-12 years; Serial plate codes on the water heater imply the unit(s) were built in 2007.
- ✦ Advisory: It is recommended to read and follow all manufacturer's labels, warnings, and maintenance information. Following these guidelines will provide for safer conditions, and can extend the life of the unit and its components.

I NI NP D

D. Hydro-Massage Therapy Equipment

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

V. APPLIANCES

Built-In Appliances, if present and inspected, are inspected in normal modes 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

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

- ✦ Device was noisy & appeared to be "struggling" during operation.
- ✦ 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".
- ✦ Corrosion was noted at the interior dishwasher components
- ✦ The door falls open easily. The springs may be adjustable. Repeated "hard-opening" of the door may eventually loosen the mounting of the dishwasher to the cabinet. Consider adjusting the door springs and then monitor this item periodically and repair if / when needed.
- ✦ The dishwasher was not properly secured and or leveled.
- ✦ The unit smelled malodorous during operation and may be unsanitary
- ✦ 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>.

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I=Inspected
I NI NP

NI=Not Inspected
D

NP=Not Present

D=Deficient
Inspection Item

I NI NP D

B. Food Waste Disposer

Comments:

I NI NP D

C. Range Exhaust Vent

Vent Type:

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

Comments:

Range Exhaust Vent: Deficient

- The kitchen cooking vent terminates in the attic. This is considered a fire hazard and should be repaired.
- Incorrect type of ducting discovered in the attic.

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: Deficient

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

- The oven should be adequately secured to the floor or wall with brackets to prevent accidental tipping of the machine. <http://www.aham.org/consumer/ht/d/sp/i/2319>.

I NI NP D

E. Microwave Oven

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

Microwave: Deficient

- Door handle was melted/damaged.

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.

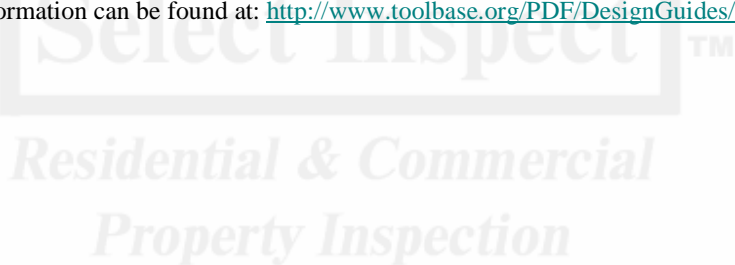
I NI NP D

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

- Some / all bathroom /laundry exhaust fans appear to vent to the eaves/attic. Vent termination within the attic, at passive roof vents, or at eave vents does not meet most manufacturer guidelines. Current standards require venting of bathroom and utility room exhaust fully to the exterior. (IRC M1507). Texas Real Estate Commission considers this deficient, even on older homes. Related technical information can be found at: <http://www.toolbase.org/PDF/DesignGuides/spotventilation1.pdf>



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 control button is lower than the recommended 5 feet from the floor. Immediate repair needs are subjective.

I NI NP D

I. Door Bell and Chimes

Comments:

Door Bell: Inspected

- ✦ Transformer was not discovered/not inspected; bell/chime was operable.

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.csa.org/HomeownerResources/ClothesDryerVentSafetyTips/tabid/113/Default.aspx>

Vent Routing:

- Wall Attic / Roof Crawl space Obstructed Undetermined

Dryer Vent: Not Inspected

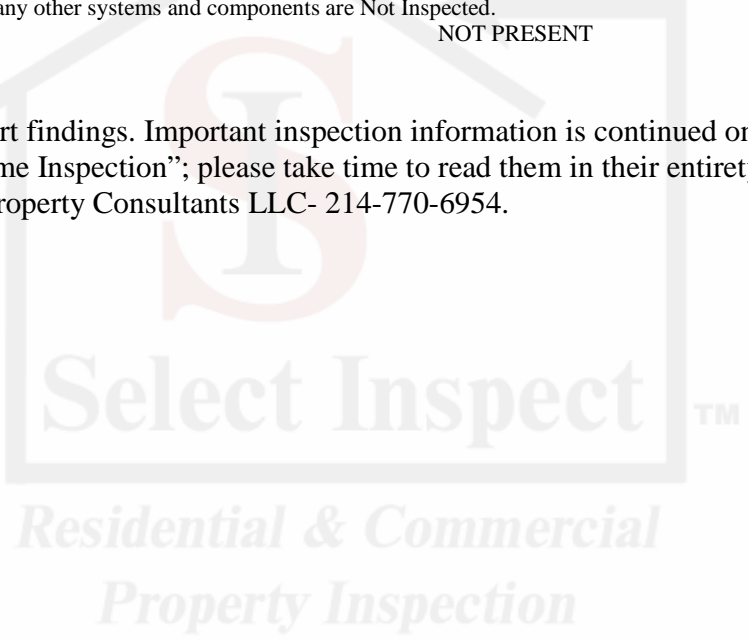
- ✦ Termination at the neighbor's yard was not readily accessible.
- ✦ The vent was obstructed by appliance connections, and is routed in inaccessible areas. The interior condition of the vent is undetermined, and should be checked for cleaning needs before new appliances are connected.
- ✦ The vent 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.

NOT PRESENT

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

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

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

Insulation:

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

Walls (interior and exterior):

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

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

Windows & Doors:

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

Fireplace:

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

Electrical:

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

Heat & Air Systems (HVAC):

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

Plumbing:

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

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Appliances:

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

Sprinkler systems:

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

Swimming Pools:

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

Gas Lines & Gas Components:

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

Environmental and Mold:

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

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

Other

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

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

DIGITAL PHOTOGRAPHS; Supplementary to this Inspection Report



↑ frieze-board separation at the northeast



↑ close view of image at left



↑ high soil & obstructions-east



↑ high soil & obstructions-east



↑ high soil & obstructions-east



↑ inadequate drip edge flashing overlap at all sides; example at north-northeast



↑ close view of image at left



↑ deficient chimney flashing



↑ moisture damage & fungus at family room interior below the deficient chimney flashing- inaccessible from the attic



↑ close view of image at left



↑ inadequate wrap at plumbing vent; opening may allow moisture intrusion; not readily accessible from attic-west bathroom

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↑ tree damaged shingles at the northeast



↑ example deficient shingle at roof vent



↑ cracked skylight



↑ close view of image at left



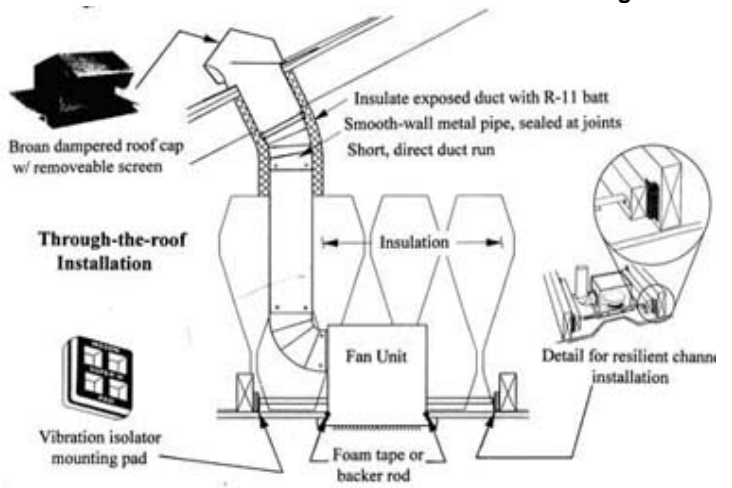
↑ moisture staining at valley rafters; garage attic west

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↑ knot/crack & exhaust fans improperly terminate in the attic, rather than exterior



↑ close view of image above



↑ tin can lid at mechanical closet wall- undetermined reason- not removed



↑ moisture damage & fungus under dishwasher



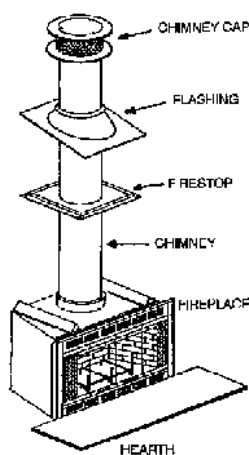
↑ moisture damage & fungus right kitchen cabinet-east



↑ unworkmanlike blind install- master- obstructed window; emergency escape concern



↑ fireplace interior & chimney flue need professional cleaning



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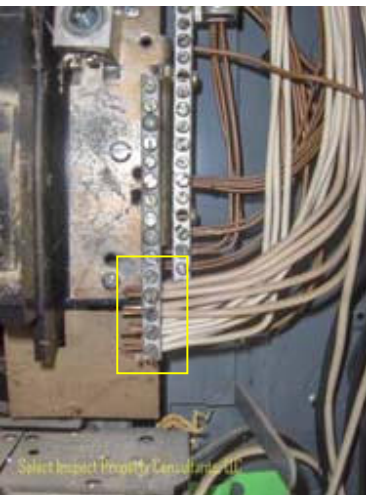
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↑ black label square D overcurrent-protection-devices



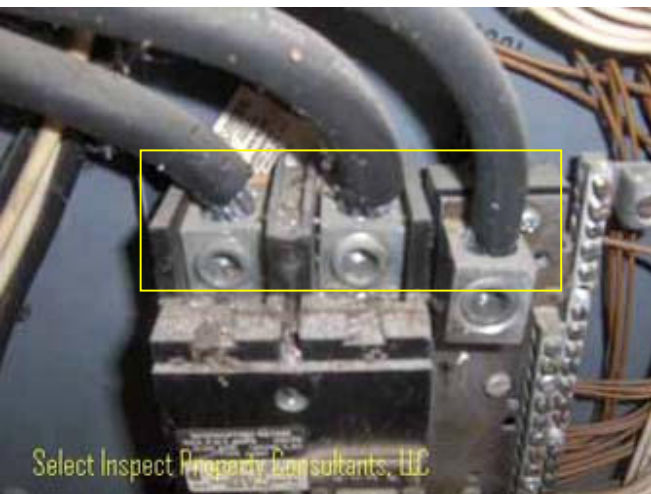
normal square D breaker; example



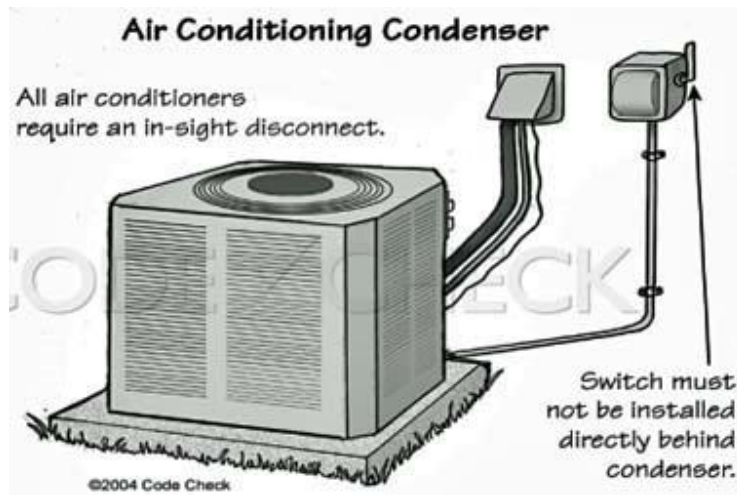
↑ conductors shall be terminated individually in lugs / breakers



example at another property of correct neutral wiring



↑ missing antioxidant paste at aluminum conductors/terminals in service cabinet



↑ incorrect location of air conditioning condenser(s) service disconnect; inadequate clearance of electrical panel for service personnel



↑ missing overcurrent-protection-device at air conditioning disconnect (lack of disconnect) ; hardwired; unworkmanlike & unsafe



↑ inadequately secured conduit at air conditioning condenser



↑ obstructed receptacle



↑ crimped cord & improper permanent use cover



↑ multiple unworkmanlike/unsafe conditions at patio electrical



↑ close view of image at left non-exterior adaptor plugs & extension cords



↑ Deficient excess reveal (opening) at patio fan electrical/mounting



↑ close view of image at left

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↑ unworkmanlike/unsafe electrical at skylight; open conductors



↑ unworkmanlike/unsafe electrical at skylight; splices, open conductors, Wires should be secured within 12 inches of junction boxes, switches, receptacles, fixtures



↑ unworkmanlike electrical in attic



↑ unworkmanlike electrical below/behind dishwasher

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↑ corrosion at heat components; HVAC



↑ unclean plenum & blower; HVAC



↑ unclean evaporator(s) coils & cabinet



↑ unclean evaporator(s) coils & cabinet



↑ unclean plenum; hollow stake (yellow), moisture staining (red); below the HVAC



↑ unclean plenum & debris; below HVAC

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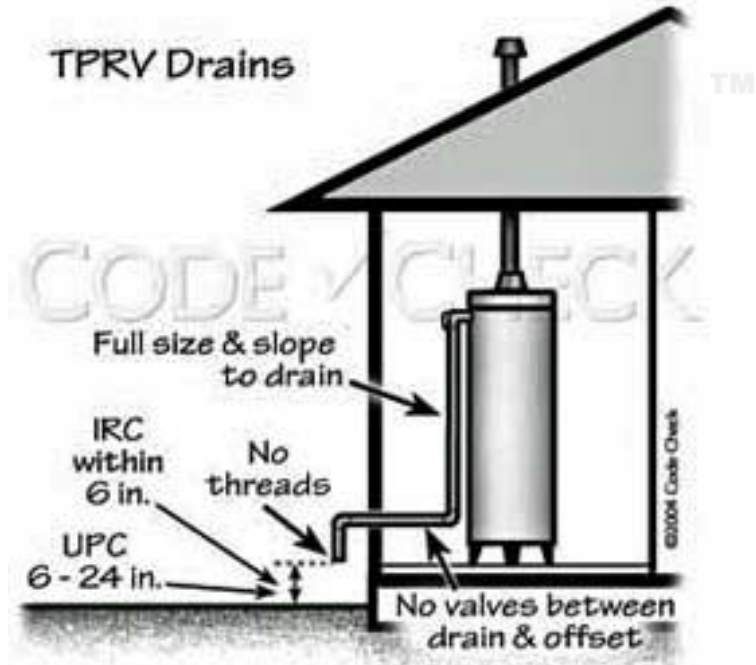
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↑ water heater temperature/pressure relief drain improperly routed uphill



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