Select Inspect

Property Consultants, LLC

Property Inspection Report

Prepared exclusively for:

Client

at: 123 street; Fairview, TX 75069

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

Thank you for choosing Select Inspect.

Sincerely,

Bruce W. Carr

214-770-6954

Select Inspect Property Consultants LLC
2001 Reston McKinney, TX 75070
PROPERTY INSPECTION REPORT

Prepared For: **Client**
(Name of Client / Purchaser of service)

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

By: Bruce W. Carr; TREC #5281 **ASHI Member # 211804** Tuesday, March 22, 2011
(Name and License Number of Inspector) (Date)

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.
This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.state.tx.us.

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

In this report, the inspector will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another. Some items reported as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.

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

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTION, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.
Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc.

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

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

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

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

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

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

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

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

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

REINSPECTION OF REPAIRS & RETURN VISITS TO THE PROPERTY ARE NOT INCLUDED with the original inspection fee. Reinspection will cost a minimum of $150 to return to the property for up to one hour, & $100 per hour ($1.6~ per minute) after the first hour at the property, & a fee of $1 per mile round-trip. This does not include a written report of the reinspection; a written report will cost an additional $50. Work performed by unlicensed contractors or amateurs WILL NOT BE INSPECTED.
If a trade requires licensing, a licensed contractor must perform & document the work.
Contractor should provide written documentation as to if the work is warranted; how long it is warranted; and if the warranty is transferable to the new owner. Regarding repairs not having documented evidence by a licensed company/tradesman present and readily available at the property during the reinspection, those items WILL NOT BE INSPECTED.
For example, if any plumbing is done; it shall be performed & documented by a licensed plumber; if any electrical is done, it shall be performed & documented by a licensed electrician; if any heating, air conditioning, & or ducting work is done, it shall be performed & documented by a licensed HVAC specialist; any framing, roofing, etc shall be performed & documented by a licensed contractor in that related field. It is the full responsibility of the paying party to provide all necessary documentation at the time of the reinspection.

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

Residential & Commercial Property Inspection

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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 warrantees prior to closing.

IMPORTANT: A contract (Home Inspection Agreement) was agreed to by you via electronic form prior to the 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.

Since you were unable to attend the inspection, it is important that you thoroughly read the contract, inspection report, and any other documents provided with the inspection report. A "Guide to Your Home Inspection" is available at http://selectinspect.com/Guide.htm. It contains scope and limitation information regarding the inspection, and also contains helpful information regarding monitoring and maintaining the components of the home. Please read this, as it is an important part of the home inspection report. If you have any questions regarding your home inspection or the report(s), please email me at Bruce@SelectInspect.com, or call the office- 214-770-6954.

I. STRUCTURAL SYSTEMS

Site Conditions & Persons Present During Inspection:

Approximate year built; 1985; [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: *South* *Temperature: 70 - 75 Degrees (approximate at beginning of inspection)*

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

Visibility: ☐ *Sunny* ☐ *Partly Cloudy* ☒ *Cloudy / Overcast* ☐ *Moderate Wind* ☒ *High Wind*

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A.1. Foundation

Foundation Types discovered at property: Slab on grade

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

In the inspector's opinion, the 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:

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

- INTERIOR:
  - Drywall nails have popped through the painted interior surfaces at the breakfast nook southeast. This is common, & is related to normal settling & shrinkage movements.
- EXTERIOR:
  - Closed masonry/veneer cracks (*less than 1/8" wide)* discovered at the east, south, west, southwest.
  - Evidence of prior masonry/veneer separation repair (patching/sealant) noted at the breakfast nook.

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

- INTERIOR:
  - Thin/closed Interior wall cracks discovered at the stairway & living room northeast.
  - Drywall tape joint cracks discovered at the stairway.
  - Drywall tape joint compression discovered at the stairway.
  - Garage concrete is cracked. Thin cracking is common, though larger cracks can indicate excessive or uncommon movement. Garage concrete cracks did appear to extend through the beam(s) at one or more location; these should be closely monitored.
  - Unsquare/difficult interior doors that rub flooring & or door frame(s) at the media room.
  - Doors appeared to 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 at the guest bath & master.
  - Unsquare/difficult windows
  - Sloping floors discovered at ust areas _suspect structural settlement & not necessarily foundation stress

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- 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:

- Horizontal masonry/veneer cracks discovered at the east porch/balcony area
- Separation at frieze-board, veneer, & or framing above the west, northeast, east.
- Exterior evidence of separation at window framing & veneer at various locations.
- Sloping & or unsquare/difficult exterior doors indicate some degree of structural movement.
- Doors have been modified to accommodate unsquare jambs
- Slab or perimeter beam (foundation) cracks/fissures discovered at the east side of the living room.

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

➔ INTERIOR:

- None discovered

➔ EXTERIOR:

- 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.

SUB FLOOR:

Slight deflection/squeaks were noted at high traffic areas at the stairway & upstairs including halls & exercise room. This is fairly common, and is typically attributed to high traffic causing loosening of the subfloor nails; structural concerns were not discovered related to this condition. Replacing loose nails in these areas with deck screws can improve the condition, and is most easily done when upstairs flooring is replaced in the future.

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

The home had been reported as painted / remodeled at an unknown prior time. 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.

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

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

Exterior window sills did not have a recommended 15° slope for drainage at multiple locations; slope at random locations was approximately 1, 4, 7° Repair options may be limited. Condition & appropriateness of flashing & substrate components is undetermined.

Weep openings appeared to have been omitted above brick faced windows, doors, & in general were not installed at 30” intervals as recommended on newer homes. This condition & location is common for older homes, though you should monitor the condition as these provide drainage of condensation from within the wall voids.

Mortar at multiple window sill/ledges, & various areas of erosion should be tuck-pointed; missing mortar & pits/openings are prone to water infiltration & extended freeze-thaw conditions anf further deterioration of mortar & brick.

Bay window edges adjacent brick have separated & should be secured & or sealed to resist moisture intrusion potential. General sealant maintenance should be considered at siding/trim/roof joints.

Rodent damage was noted at various siding locations; trimming large foliage away from the home & placing small vials of bobcat/fox/coyote urine at strategic locations around the home has been found to significantly reduce the prescence of rodents around & in the home.

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.

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Other Structural Related:

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

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

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

Additional Information:

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

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

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 / acceptible

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

Soil Grading and Drainage: Deficient

- The wood based bark / mulch is closer than recommended to the bottom of brick / stone at the southeast. Immediate repair needs may be subjective. This can be 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. Monitor this item periodically and repair if / when needed. If repairs are made, the siding materials and substrate should be examined for wood rot and termites. If undesirable conditions are then found, further repairs should be arranged.
- Soil filled planters may cause slow drainage, allow for moisture intrusion into or below the home, and are obstructed and conducive to termite entry. Monitor this item over time and repair as needed.
- Topography and grading provisions below the decking are undetermined. Monitor this item over time and have corrective repairs made as needed.
- NOTE: A considerable section of grade slopes down toward the home at the south-southeast. Drain tubes at the rear (downhill side) of the home indicate likelihood of underground drainage (area drain & or french-drain) existence at the front & east side, though these may only be connected to gutter down-spouts. Refer to the seller/occupant for related information. As I did not discovered water infiltration or significant structural stress evidence, I do not suspect adverse conditions here & drainage issues appeared to be acceptable in normal weather, though heavy storms may be problematic. Ideally the grade would slope continuously away (down) from the structure. Monitor this item periodically; improve the condition and consult with a drainage specialist if you are concerned or notice undesirable conditions.

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Roof Drainage/Guttering: Deficient

- Gutters are in disrepair. Overhaul, removal or replacement is recommended.
- Some guttering has debris that should be cleaned to prevent congestion of the gutter-downspouts. This indicates that the section(s) discovered may not adequately slope toward the gutter-downspout(s)
- Gutter-downspouts were noted as congested. Cleaning and maintenance is recommended.
- Evidence of overflow was indicated by staining at gutter locations. This indicates that the system cannot control rain capacity in certain weather conditions. Monitor this item periodically and maintain as needed.
- Various fastening nails were noted as pulling out/loosely secured. Recommend resecuring as needed.
- Tree damage exists at the front porch- right.
- Underground components were not inspected; condition of inaccessible components remains undetermined.

I	NI	NP	D
☒	☐	☐	☒

C. Roof Covering

☐ *Built-Up / Asphalt / Bitumen* ☐ *Spanish Tile* ☒ *Metal / Copper* ☐ *Other*

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

☐ *Most accessible* ☒ *Some areas Inaccessible* ☐ *Most Roof areas Inaccessible*

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

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

Roof Coverings: Deficient

- Roof to wall flashing typically requires the flashing to be sealed at the veneer or to be installed behind the veneer per installation guidelines. There may be additional flashing or appropriate sealant behind the visible sections of metal roof wall component though I did not remove sidewall material & such is undetermined. Related images on pages 40 & 43. http://www.decra.com/architectural-details/arch-detail-pdf/ARCH2009-5-03.pdf; details of appropriate installation, sealant, flashing etc should be confirmed & documented by a representative of the manufacturer. If correction is required, such should be arranged with the installer & such coordinated with the manufacturer representative. http://www.decra.com/index.php?option=com_content&view=article&id=255&Itemid=303&lang=en (this may not be the specific brand, but this company was the original & remains the primary leader in this material/industry, thus I use them as reference)
- Standing seam front & rear roofing was workmanlike/in good order.
- Upper roof consisting of metal shingles appeared in good order with a few maintenance advisories.
- Fasteners were visible at metal shingle locations; many methods require the fastener concealed by the shingle above & most manufacturers require rubber washers or other sealant at all exposed fasteners. Have this examined & confirmed as acceptable or corrected by the installer & manufacturer representative.
- Openings exist at the bay over the garage-between metal roof & siding/veneer & at the front porch-northwest corner.
- Evidence of prior repair / repair attempts was not discovered at roof covering materials, flashing details, skylights, and or roof penetrations in readily accessible locations. Evidence of repair is typically implied by shingles of variant tone, type, or quality; by caulking, tar, other type of sealant; and or obvious visual modification of roof components.
- 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.

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☒ ☐ ☐ ☒ **D. Roof Structure and Attic**

Framing style:	Old-style Conventional: ___
Type of Underlayment observed:	Reflective sheathing ; ___
Viewed From:	Walking decked areas Some areas not safe for direct access
Insulation Type:	Batt ; Fiberglass
Approximate Average horizontal Insulation depth- ceilings	6 - 8 inches
Approximate Average vertical Insulation thickness- walls	6 - 8 inches

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

- The hatch cover was damaged or not present at the workshop; Correction / improvement would be prudent.
- Weatherstrip should be installed at the perimeter of the walk-in attic doorway for energy efficiency.

Attic Structure: Deficient

- "T-bracing" was amiss. Significant deflection or similar issues were not discovered at related locations. Recommend monitoring and considering correction/improvement of the conditions when the roof is replaced in the future. Technically, 6 foot or longer struts that are 45 degrees or more should be "T" braced for added strength.
- Vertical strut above the media room was inadequately secured.
- Moisture intrusion was indicated by staining above the master bedroom; (related image(s) at the end of this document). Suspect this was from previous roofing. All nearby roof penetrations should be examined and maintained with other roof repairs.
- Rafters were not flush/tight with adjacent ridge or hip framing at the northeast. This is indication of structural movement or improper installation. This can impair the intended load path; causing structural stress that can result in veneer deflection, compression, cracks, etc. Correction / improvement would be prudent; and should be made with other roof / attic related repairs.
- Holes seen bored into joists at the workshop attic were closer than the required 2" minimum from the edge of the framing member. (related image(s) at the end of this document)

Attic Insulation & other accessible insulation: Deficient

- Insulation is reversed at the workshop attic & possibly other not readily accessible locations. The vapor retarder should face the conditioned air space. Most insulation paper facing will burn. Do not leave exposed. Facing must be installed in substantial contact with an approved ceiling, floor or wall material. Keep open flame and other heat sources away from facing. Do not place insulation within 3 inches of light fixtures or similar electrical devices unless device is labeled for contact with insulation. Use only unfaced insulation between wood framing and masonry chimneys. Do not use insulation in spaces around metal chimneys, fireplaces, or flues. Unfaced insulation is considered noncombustible by model building codes.
- Insulation was missing adjacent interior walls at the wood-burning-stove flue, as seen from the attic & the access panel at the upstairs powder bath.
- Insulation adjacent an exterior wall below the kitchen sink was amiss.
- 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: Inspected

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

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☒ ☐ ☐ ☒ **E. Walls (Interior and Exterior)**

Interior Wall Structure: ☒ *Wood framing* ☐ *Metal Framing* ☒ *Brick / Masonry*

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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*

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)
- Sealant needed at the top tile/panel edge at the wall of the split bath shower(s) to reduce potential for moisture intrusion and fungal accumulation at the shower substrate (between the shower and walls)
- Thermal imaging implied moisture & or thin/compressed insulation at the upper west of the guest bedroom closet-below the split bath shower/bathtub. (related image(s) at the end of this document). The thermal anomaly did not indicate obvious leakage, as the anomaly did not evidence "streaking" down or across. Also, I ran hot water in the split bath shower/bathtub, & flushed cold water in the adjacent toilet- since the anomaly was only +- 4 ° cooler (@ 79.4°) than surrounding areas this did not indicate hot or cold water; & I suspect compressed or missing insulation adjacent a drain pipe within the wall void, rather than a leakage condition.
- Thermal imaging implied thin insulation or other common locations of energy loss at vaults, room perimeters, electrical receptacles at the interior of exterior walls

Cabinetry/Countertops: Deficient

- The kitchen sink(s) is installed with the counter overlapping the sink edge. This is called a "fouling area" and is prone to unsanitary bacterial accumulation under the edge, and is difficult to keep clean for food preparation / sanitation concerns. Fungus or bacteria may be present in the overlapping edges. Options are limited. Caulking the joint may improve the condition, though ideally the counter should be cut to not overlap the sink. At the least, keep the area clean and monitor the caulked joint for touch-up/repair needs. (UPC 401.1)
- 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

- Exterior lights should be properly sealed to prevent moisture intrusion and related corrosion / overheating possibilities of the electrical components. NEC 410-4 & IRC E3905.
- Recommend caulking vertical & horizontal siding / trim joints & all nail heads at siding & trim. This is a periodic maintenance item.
- Sealant repair is needed at the exterior faucet penetration(s) at the exterior wall. Immediate repair needs are subjective.
- Windows need caulk touch-up / repair at exterior perimeters
- Dryer vent was inadequately sealed at the exterior wall.
- Moisture damage exists at the lower right of the large overhead door. Damaged/deficient wood-based components should be removed and replaced; all six sides of the wood piece(s) should be primed and painted. Cellulose material should be kept caulked and painted to resist decay. Rot is conducive to wood destroying insects and continued decay of adjacent cellulose components. Adjust irrigation to not directly spray the home. Presence or extent of damage at hidden components is undetermined.
- Wood form remains at the header of the southwest bedroom southeast window. This likely was for support of brick during construction.

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☒ ☐ ☐ ☒ **F. Ceilings and Floors**

Ceiling Structure: ☒ *Wood or engineered wood framing* ☐ *Metal Framing*

Floor Structure: ☒ *Concrete Slab* ☐ *Wood Framing and Subfloor over crawl space*

Obstructions: ☒*Floor coverings* ☒*Furnishings* ☒*Storage / Personal Items* ☒*Sub floors*

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

Ceilings: Deficient

- Moisture evidence was indicated by stains at the upstairs/foyer, below the HVAC system in the attic. Leakage conditions were not discovered active, & the condition was either dormant, or had been corrected; Refer to the seller/occupant for related information. 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

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☒ ☐ ☐ ☒ **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

- Master bedroom & guest bath doors were not functioning as intended- would not latch.
- Media room door was unsquare & rubs flooring

Exterior Doors: Deficient

- Weatherstrip was damaged at the door from the home to the garage.
- Handle was amiss at the family room porch door.
- Front door upper strike latch was inadequately secured.
- Master balcony deadbolt was not functioning as intended; door unsquare.
- East porch door was unsquare & weatherstrip 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.
- Current standards recommend the door(s) from the home to an attached garage be self-closing. The door(s) at this home did not meet this recommendation; some municipalities do not enforce this. However, I recommend improvement to help prevent fumes (specifically auto exhaust) in the garage from entering the living area, and to maintain the required "attached garage-to-home separation", if such a separation is present, in tact, well sealed, & functional. Some call this a "fire-wall", but all components involved would have to have an approved fire rating, though a proper "separation" will offer some resistance & increased burn time before compromising the residence. If there is an attic with a common ladder door assembly in the garage, your separation wall is likely already compromised.

Garage Door: Deficient

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

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

- The garage door(s) falls closed when the garage door(s) was released from the garage door operator and placed approximately 5-6 feet above the floor. The springs may need adjustment/replacement. According to The Door & Access Systems Manufacturer's Association International (DASMA); doors should not offer more resistance or more force than what is applied by the person raising/closing the door. Standard testing protocol provided by The Door & Access Systems Manufacturer's Association International (DASMA); http://www.dasma.com/PDF/Publications/TechDataSheets/CommercialResidential/TDS167.pdf
- Warning labels for the garage door springs were painted, not present or otherwise deficient.

- Garage overhead doors are required by the Consumer Products Safety Commission (CPSC), Underwriter's Laboratories (UL), and by most manufacturers to have a minimum of one (1) interior lift handle. Both door(s) at this property did not meet this condiiton.
- 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 _ Single Pane
Window Framing:	Metal _ _

Obstructions: ☒ *Storage* ☒ *Furnishings* ☒ *Window Treatments / Shutters* ☒ *Foliage* ☒ *Poor lighting conditions*

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

Windows: Deficient

- Failed (foggy) double pane windows were noted or are suspected. The condition may not greatly reduce insulating efficiency, and in some opinions is more a cosmetic issue. A window specialist should examine these and all windows in the home to prepare a quote for replacement if replacement is desired. Due to dirty windows, obstructions and lighting conditions, some seal failures may have gone un-noticed. Failed or questionable windows exist at:
  - Foyer left
  - Gameroom 8
  - Southwest bedroom 4
  - West bedroom 3
  - Master bedroom 3
  - Media room 3
  - Living room 4
  - Dining room 3
  - Guest bedroom 4
- Moisture evidence was indicated by staining, damage, and or swelling at interior window drywall and or sills at the master. This appears to be from condensation, rather than leakage; metal windows condense more than vinyl clad. Window condensation is often caused/contributed to by inadequate house ventilation; such may also indicate poor indoor air quality. Ventilation deficiencies may be in the entire home, or more prevelant in certain areas of the home; consult a knowledgeable HVAC contractor for options.
- Windows at gameroom south & northeast & living room were not clearly labeled as safety glass, and present a walk-through hazard. (IRC 308.4) Texas inspectors are required to comment on the absence of safety glass, even in older homes. Recommend replacement with appropriate windows or installation of a 1.5" rail rated at 50 lb/lin.ft at 36" above the interior floor.

- Windows adjacent porch doors were not clearly labeled as safety glass (I did not find these labels present & visible), and were within 24 inches of a door's arc and less than 60 inches from the floor. (IRC 308) Texas inspectors are required to comment on the absence of safety glass, even in older homes. The label may have worn off, or the glass may not be compliant.

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- Some upstairs window(s) have a lower open edge of less than 24" above the interior finished floor & may pose a risk to persons/children falling out when the window is open. This 2006 code requirement may not have been in force in this city until 2008 or later, as many cities do not adopt new codes (updated every three years) until 2-3 years after the "new" code is released. If concerned, you may consider checking with your local building/code enforcement department.
  2006 IRC - 613.2 - Window Sills: "In dwelling units, where the opening of an operable window is located more than 72 inches (1829mm) above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches (610mm) above the finished floor of the room in which the window is located. Glazing between the floor and 24 inches (610mm) shall be fixed or have openings through which a 4-inch-diameter (102 mm) sphere cannot pass.
  Exceptions:
  1. Windows whose openings will not allow a 4-inch-diameter (102mm) sphere to pass through the Opening when the opening is in its largest opened position.
  2. Openings that are provided with window guards that comply with ASTM F 2006 or F 2090".
- Various screens were missing & some damaged.

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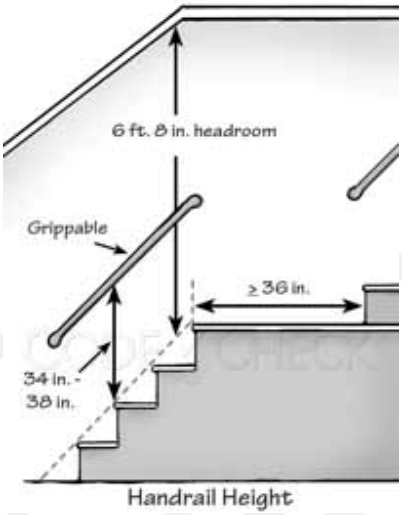
☒ ☐ ☐ ☒ **I. Stairways (Interior and Exterior)**

Comments: All accessible stairways, regardless of age are compared to modern safety standards. Some "Improvements" and immediacy for repair or improvement may be subjective.
Stairways & related component(s) are not inspected in an exhaustive manner, but rather for significant & obvious deficiencies or potential safety/hazard concerns in the opinion of the inspector, discovered during the limited time of inspection. If you are interested in more comprehensive stairway requirements, please refer to http://www.stairways.org/pdf/2006%20Stair%20IRC%20SCREEN.pdf & verify compliance independently

Stairways: Deficient

- Spacing between rails would not meet modern requirements and Texas Real Estate Commission standards. Immediate repair needs are subjective. Current standards recommend the spacing of balcony, raised deck, and stair rails be close enough together that a 4" sphere could not pass through.
- Handrail should be between 34" & 38" high; rail at this home was approximately 30.5"



- Stair rails are now required to return to the wall; this is intended to avoid catching garments, purses, etc which may cause a person fall on the stairs. Rail at the upper stair did not meet this newer requirement.

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)*		

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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: Inspected

- Master bedroom fireplace was concealed & not inspected.

Damper: Inspected

- Living room damper was difficult, but operable.

Fireplace Flue / Liner: Deficient

- The chimney / flue of the wood-burning-stove does not meet manufacturer's listed clearance ratings from combustible materials and or insulation. It is recommended that wood or insulation/debris be moved away from the flue to meet manufacturer guidelines.
- Proper firestopping provisions were not present or are amiss in the attic area surrounding the metal flue of the wood-burning-stove. Consult a chimney/fireplace repair specialist for options.
- Living room Fireplace interior is dirty and appeared to have some degree of creosote build-up. Cleaning is recommended.
- NOTE: Proper firestopping provisions were not confirmed at brick/masonry chimneys, 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.

Chimney / Chase: Not Inspected

- Attic area of brick chimneys were not readily accessible & not inspected.

Mortar Cap / Chase Cover: Not Inspected

- The chimney caps were inaccessible.

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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.

Deck: Deficient

- Decking components are rotten, loosely secured, or otherwise damaged at the lower section near the cabana. Repair is recommended for safety reasons. Low decking and rot is conducive to termites.
- Decking is wearing, and routine sealing and periodic maintenance should be done to extend the life of the deck system. You should periodically check the decking components for loosening boards and fasteners. If damaged or rotten materials are found, you should then arrange replacement.
- Steps have a greater height (8 5/8, 8.5, 9 1/8, & 8") than the maximum allowable height of 7¾" .
- Steps have a greater variance in height than generally accepted at multiple rear locations. Technically a set of steps would have each individual step not more than 3/8" higher or lower than the height of any other steps in that group and the maximum height of 7¾" for safety reasons. This is considered a trip hazard.

Balcony: Deficient

- Spacing between rails would not meet modern requirements and Texas Real Estate Commission standards. Immediate repair needs are subjective. Current standards recommend the spacing of balcony, raised deck, and stair rails be close enough together that a 4" sphere could not pass through.

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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.

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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 northwest, & south. 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.
- Red-tip-photenias were noted at the north side of the garage. These large growing shrubs are aggressive and often take moisture from the soil that would otherwise benefit the foundation. It is not recommended to have this plant within thirty feet of the structure. This plant is frequently found rotting alive, and or infested with termites. Removal is strongly recommended.
- Foliage touches the home at various perimeter locations. This is conducive to insect and moisture penetration. Foliage touching the home also creates a potential for damage to brick and siding areas. 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.
  Though allowing shrubs to grow close to the home is not recommended, many people prefer the aesthetics of dense foliage over a less intrusive landscaping alternative. The decision to maintain your foliage may be subjective depending upon your landscaping preferences. Densely foliated areas are also obstructed and not readily accessible for inspection or discovery of wood destroying insects.

II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

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

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

Service Entry: Inspected

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

Service Panels: Deficient

- One or more rooms and or required circuits did not have AFC (arc-fault-circuit) protection present as required in the 2009 NEC (National Electric Code). The Texas Real Estate Commission requires inspectors to report as Deficient the lack of Arc-Fault protection at circuits serving: family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms and areas. This basically includes all locations that are not required to be GFCI protected, should be AFCI protected according this standard.
  These are a valuable fire safety component and you should consider upgrading older breakers with this modern device; however, each breaker may cost $40 or more, and there will usually be at least 10-15

needed for an average 2500-3000 sq foot home. Many homes built since 2008 already will have these, but only in the bedrooms.
Many newer homes do not even meet this specific Texas Real Estate Commission requirement. More information regarding AFCI at http://www.afcisafety.org/products.html

- 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.
- Panel location did not meet current requirement for clearances for service personnel; storage items obstructed access; the left panel/electrical cabinet was not opened & the interior components were not inspected, due to excess obstruction. Have this inspected by your electrician when other electrical issues are addressed.
- 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.
- Knockouts did not have appropriate bushings or grommets to protect wires from the sharper edge of the metal panel box.
- Knockouts were amiss at the panel box. Excess "reveal" exists at the electrical box. Junction boxes and related covers shall be flush and adequately sealed where mounted; Ideally no openings greater than 1/8". This is to control potential fire-spread, and not necessarily for cosmetic reasons.
- Breakers are not properly/legibly labeled for location.
- Air-conditioner condenser breaker(s) were larger than the maximum allowed by the serial plate on the exterior air-conditioner unit. The condition deviates from manufacturer installation specifications and may void the manufacturer warranty.
  Consult an electrician and or the manufacturer of the condenser if concerned.
- Conduit for the kvar unit at the right panel/cabinet was inadequately secured.

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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*

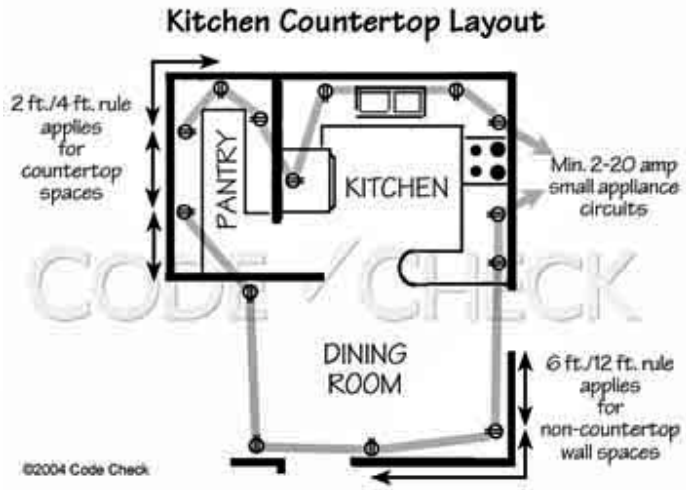
GFCI: Deficient

- GFCI outlet was not discovered for the pool light. Repair is strongly recommended prior to use of the pool. Refer to the pool section at the end of this document for other pool/electrical related comments.
- Receptacles at kitchen west were within 6 feet of a sink & should be, but were not ground-fault circuit interrupt (GFCI) protected.
- GFCI protection for the jetted bathtub(s) is wired to shut off power to the master closet light as well; this is unusual.
- GFCI outlet was not tripping with use of the test button and or test device at the cabana, exterior & garage areas. Repair is recommended.
- ADVISORY: GFCI protection was not discovered at the garage ceiling (garage door operator receptacle(s)). Texas Real Estate Commission standards require GFCI protection at all locations as described in the 2009 NEC (National Electric Code);
  "*All 125 volt, single-phase, 15- or 20- ampere receptacles installed in garages & grade-level portions of unfinished accessory buildings used for storage or work areas shall have ground-fault circuit interrupter protection for personnel.*" (IRC E3902)
  In my opinion, it can be argued, that since this receptacle is not readily accessible (typically 8' or

higher) that it would not be required to be ground-fault circuit interrupt protected; though the code appears to be vague on this issue. GFCI receptacle(s) at garage locations for refrigerators and garage door operators could be prone to nuisance tripping. If you sell the home in the future, a third-party inspector for the buyer may be required to report the condition as a deficiency.

Outlets: Deficient

- Exterior outlets did not have appropriate covers for permanent use application adjacent the rear deck, cabana, & pool equipment. Approved covers are inexpensive, and are recommended.
- Exterior receptacle covers were inadequately sealed or otherwise deficient. Exterior junction boxes and fixtures require rain tight cover plates. NEC 370-15a.
- Receptacle at the rear deck adjacent the pool was not functioning as intended.
- Receptacle(s) were loosely secured at southwest bedroom, guest bedroom, exterior, garage All outlets should be checked and tightened / repaired as needed before the home is reoccupied.
- Kitchen did not have enough or properly located electrical receptacle(s). “Receptacles shall be installed so that no point along the floor line in any wall space is more than 6 feet horizontally from an outlet in that space.” Each wall/counter space 12 inches or wider shall have a receptacle; and no point along those walls shall exceed 24 inches horizontally without a receptacle. Island and peninsular countertops $\geq$24” x $\geq$12” require at least one receptacle(s). Receptacle(s) shall be no more than 20” above the countertop and shall not be installed face-up. (IRC E3801.1 - 3801.11)



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

Lighting Fixtures: Deficient

- Kitchen, family room, shop 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.
- Exterior lights were inadequately secured & 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.

- Fixtures at bathrooms & walk-in attic should be properly mounted with mount covers flush to the ceiling/wall. NEC 410-4 & IRC E3903.9. Excess "reveal" exists at electrical components. Fixtures and related covers shall be flush (*ideally within 1/8"*) and adequately secured & fully sealed to the finished wall / ceiling where mounted. Fixture(s) at powder bath, walk-in attic, split bath, guest bath was/were not flush or appropriately secured. Excess "reveal" exists at electrical components. Fixtures and related covers shall be flush (*ideally within 1/8"*) and adequately secured to the finished wall/ceiling where mounted. This is to control potential fire-spread, and not for cosmetic reasons.
- Guest bath shower light was not adequately sealed & may not be approved for wet location.
- Master bedroom fan rubs/grinds during operation.
- Master bedroom, gameroom, & southwest bedroom fans were out of balance.
- Landscape Lights were present, but some related switches, timers were not located. Some were not inspected.

Switches: Deficient

- Switches had undetermined application at kitchen southwest-right. Circuit tracing is beyond the scope of this inspection. Refer to the seller for information regarding questionable switches, or have an electrician examine and identify their purpose.
- Switch for the family room fan & light was not found / discovered.
- Exterior switch(es) at the cabana did not have an appropriate exterior cover/seal. Correction/improvement of this and other related conditions is recommended.
- The gameroom fan is on a dimmer switch rather than an adjustable speed switch. This is incorrect & implies someone other than an electrician did the install; other deficient electrical conditions likely exist.

Smoke Detection Devices: Deficient

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

- Smoke detection devices appear or are suspected to be ten years or older; updating is recommended.
- Some or all of the smoke detection devices were higher than the inspector's reach. Those devices were not tested.
- 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.

- There are electrical wires at the attic(s) that are not properly secured and protected from damage by traffic. Where run across the top of floor joists, or run within 7 feet (2134mm) of floor joists across the face of rafters or studding, in attics & roof spaces that are provided with access, the cable shall be protected by substantial guard strips that are at least as high as the cable. Where such spaces are not provided with access by permanent stairs or ladders, protection shall only be required within 6 feet (1829mm) of the nearest edge of the attic entrance. Where cables are installed parallel to the sides of rafters, studs or floor joists, guard strips & running boards shall not be required……..
  Electrical wires/cables shall not be routed along walking surfaces or in any location prone to traffic damage. (E3702)
- Electrical wires should be secured to framing within the first eight inches (8") of junction boxes. Deficiencies regarding this requirement were discovered at multiple locations. Correction / improvement would be prudent.
- Continuity at water heater service disconnect, oven, range, & dishwasher appeared deficient according to testing equipment/multimeter. You should have a licensed electrician examine & arrange correction.
- Pool pump, heater, & blower did not have bond wires connected in equipment bonding terminal(s). You should have a licensed electrician examine the electrical components/systems and make necessary repairs. (IRC 2003; E4105)
- One or more of the recessed lights has insulation touching the canister. Accessible fixtures observed in the attic were rated for a 3" minimum clearance. An electrician should examine all of the fixtures for proper installation and clearance. This situation can cause overheating and fire hazard conditions. This is a safety issue.
- Conduit & or electrical wires were inadequately secured/clamped at
- Electrical clamps, grommets, and or plugs were amiss at pool equipment, attic junction boxes, recessed lights, water heater, water heater service disconnect, HVAC, front porch junction box (just above the deck & left of front door). All openings in electrical boxes are to be appropriately sealed, and all wire penetrations through the box are to be appropriately secured and protected from sharp box edges. You should have a licensed electrician examine the conditions to recommend improvement, repair, or replacement options needed.
- The clamp to secure the electrical wires/cord at the penetration of the garbage disposal was amiss (missing or inadequately secured)
- Extension cords were being used for permanent power at walk-in attic & garage areas. Electrical receptacles should be installed within reach of the appliance primary power cord(s). Consult a qualified electrician for options.
- The electrical connection to the water heater is poorly secured or otherwise amiss. Repair is recommended.
- Junction boxes cover(s) was deficient at numerous attic locations. This is considered unsafe. Recommend securing or installing appropriate covers where needed.
- Junction boxes were not properly secured at multiple attic locations. Correction / improvement would be prudent.
- Junction boxes used at various attic locations were too small for the size/amount of splices enclosed in the box(es). Correction / improvement would be prudent.
- Wire sheathing is damaged and in need of repair above the media room- apparent rodent damage.
- Wire splices were not properly enclosed in junction boxes at numerous attic locations. This is considered a fire hazard. Repair is recommended.
- ADVISORY: it is undetermined if the jetted tub TV & related equipment is rated for damp location or installed for moisture resistance, & if it is on a GFCI circuit.

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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.

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A. Heating Equipment

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

Age: ☐ Modern ☐ Antiquated ☒ Mixed Ages

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

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

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

Heating: Deficient

- Small downstairs unit was inoperable with normal controls in supplemental heat mode.
- All three systems were operable in heat-pump modes.

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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

- Condensate lines were not adequately insulated at the downstairs systems: Mildew and or accumulation of moisture was noted as present on or below the primary condensate line(s), and / or staining present at components below the traps. This may be prone to related moisture damage to attic flooring, insulation, drywall, and other attic / interior building components. Recommend addition of appropriate insulation past the trap and related components of the primary condensate line, as deemed necessary by an HVAC specialist. After that time, monitor the system / components periodically.
- Primary condensate line from the upstairs & small downstairs unit(s) terminate in a second trap & a broiler pan was present below the trap implying leakage history.
- Filter door of the upstairs unit has damaged air ducting in proximity.
- Filter door at the small unit was inadequately sealed when closed
- Systems appeared generally operable with normal controls at the time of inspection. Temperature differentials were within 15-22° acceptable range, during the inspection.
- The HVAC system has mixed ages of equipment- ducting mostly original; mechanical equipment 6 to 10yr. Some older equipment (primarily the ducting) may detract from the efficiency of the system. According to manufacturer serial codes, the following is the suspected manufacturer date of the HVAC equipment:
  - downstairs-2001 interior, 2001 exterior
  - downstairs- southwest (small) 2005 interior; 2005 exterior
  - upstairs- 2001 interior; 2005 exterior

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☒ ☐ ☐ ☒ **C. Duct System, Chases, and Vents**

Filter Type: ☒ *Disposable* ☐ *Washable* ☐ *Electronic* ☐ *Other / Undetermined*

Duct Type: ☒ *Flexible* ☐ *Metal – Insulated* ☐ *Concealed / Undetermined*

Return Duct Location: ☒ *Attic* ☒ *Between Levels or In-wall* ☐ *Crawl space*

Supply Duct Location: ☒ *Attic* ☒ *Between Levels or In-wall* ☐ *Crawl space*

Filter Location(s): ☒ *At Unit(s)* ☐ *Wall* ☐ *Ceiling* ☐ *Floor* ☐ *Not Discovered*

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

Ducts, Vents, Chases, & Plenums: Deficient

- Moisture staining was noted around the west bedroom & gameroom registers. Recommended having your HVAC person examine this when other HVAC items are addressed.
- Various air registers were dirty. Unclean air registers often indicate air leakage conditions in the ducting connections. Be advised that duct cleaning personnel often cause damage to flexible air ducting during attempts to clean them.
- Crimped and or constricted ducting was noted in multiple locations. Tight strapping or sharp turns can restrict efficient airflow. Correction / improvement would be prudent.
- Ducts in various sections are inadequately secured. Repair would likely improve HVAC efficiency. You should contact an HVAC specialist to examine all related HVAC components and recommend improvement, repair or replacement options as needed.
- Vapor barrier or insulation is rodent damaged / amiss at ducting in multiple locations discovered in the attic.
- Vapor barrier or insulation is damaged at ducting in multiple locations. This type of ducting has a manufacturing "defect" that causes the vapor barrier to deteriorate when in contact with sunlight. Sometimes repairs can be made, though it is often more cost effective to replace the ducting with modern material.
- Prior repair attempts were indicated by wrapping of "duct" tape at various joints/connections. Quality of repair is unworkmanlike.
- Manifold connections/seals are deficient. Air leakage was noted.

Air Filter(s): Inspected

- Small unit filter was collapsed into the blower compartment; I inverted the filter & it seemed to stay in position during the inspection. Monitor; provide routine service, and maintain.

Thermostat(s): Inspected

- Prior to departure Thermostats were reset to "as found on arrival" by the inspector.
- Dining room; guest bedroom hall; master bedroom stats were located.

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 South* ☐ *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. 75 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.

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Plumbing Supply: Deficient
- Water piping was not adequately insulated; discovered in the attic adjacent the wood-burning-stove flue. (IRC 2603)
- Water hammer was discovered at the split bath sinks, this often indicates inadequately secured piping, but may be from another cause; Consult a licensed plumber to examine all plumbing components & arrange for correction of deficiencies.
- Auxiliary shut-off-valve appeared to be adjacent the meter at the front of the property; other shut-off-valve was not discovered. Refer to the seller/occupant for related information

Sinks: Deficient
- Drainstop was not functioning as intended at the master right.
- Fixture was inadequately secured at the guest bath
- The hot and cold valves are reversed at the split bath left sink. This is a scalding hazard.

Toilets / Bidets: Deficient
- Split bath toilet(s) was inadequately secured at the floor. Correction / improvement would be prudent.
- Cabana toilet(s) was loosely/marginally secured at the tank / base connection. Correction / improvement would be prudent.
- Spacing & clearances around the cabbana toilet were amiss / deficient

Bathtubs: Deficient
- Fixture was inadequately secured at the split bath
- NOTE: Tiled bathtub(s) at the split bath has undetermined pan system; not readily accessible.

Showers: Inspected

Exterior Faucets: Deficient(Attached Only; unless otherwise noted)
- Exterior faucets did not appear to be anti-siphon type. This is common on older homes, and is required on new homes. The Texas Real Estate Commission considers this condition as deficient. Immediate repair needs may be subjective.
- Exterior faucet(s) leak at the valve stem when operated Excessive moisture adjacent the home is conducive to wood destroying insects, other insects, decay, and foundation issues. Examination by a licensed professional and subsequent correction of all discovered deficiencies is strongly recommended. Fyi: Sometimes, tightening of the fastener at the handle/stem will correct the condition.

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.

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B. Drains, Wastes, Vents

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

Drains, Wastes, Vents: Deficient
- Corrugated / flexible drain material was present at both powder baths. Although sold in "home repair" stores, this type of pipe is not recommended for drains as it is more prone to clogging. Recommend replacing this material with smooth drain pipe of the appropriate size.
- Guest bath sink drains slowly.
- Undetermined small drain pipe is connected to a large drain at the workshop attic.

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.

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☒ ☐ ☐ ☒ **C. Water Heating Equipment**

Energy Source: ☐ *Gas* ☒ *Electric* ☐ *LP* *Capacity: 80 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

- The water heater did not appear to be professionally installed as implied by multiple installation requirements that were unworkmanlike including:
- The temperature-pressure-relief valve piping was inadequate for hot water & smaller than required by temperature/pressure relief device manufacturers for this application; ¾" pvc as found in this home is not hot water rated and the ¾" material does not meet manufacturer size requirements. T&P valve manufacturers require that the interior diameter of the drain line not be less than the interior diameter of the discharge section of the valve – a standard ¾". The ¾" PVC tubing in use measures an average 0.715" interior diameter (technically .035" less than required). If CPVC (hot water pvc) is to be used it would need to be 1" O.D. cpvc to conform to IRC P2803.6.1. Correction/improvement of this and other related conditions is strongly recommended.
- The temperature-pressure-relief valve piping and termination should be tubing approved for hot water, with an interior diameter no less than that of the valve opening, no reductions, crimps, or restrictions in the line, have combined elbows (turns) of no more than 4- 90° angles, not route uphill at any point, and termination should be 6-24 inches above the exterior ground, pointing downward; and termination at/over the drain pan is not acceptable.
- The temperature/pressure relief connects with the auxiliary drain pipe in the attic, & did not have an approved backflow device to restrict water escaping through the pan (in addition to being the wrong piping).
- The pvc at the water heater drain piping did not have visible pipe adhesive, & the joints would likely fail/leak in the event of discharge (in addition to being the wrong piping).
- The auxiliary pan appeared too small for this size unit.
- Noise from the interior of the water heater may indicate amiss anode tube(s) or sediment buildup in the machine. The condition should be examined by a plumber; replacement of individual parts or the unit may be required.
- The temperature-pressure-relief valve piping and termination should be tubing approved for hot water, with an interior diameter no less than that of the valve opening, no reductions, crimps, or restrictions in the line, have combined elbows (turns) of no more than 4- 90° angles, not route uphill at any point, and termination should be 6-24 inches above the exterior ground, pointing downward; and termination at/over the drain pan is not acceptable.
- 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 2003.
- 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.

Residential & Commercial Property Inspection

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☒ ☐ ☐ ☒ **D. Hydro-Massage Therapy Equipment**

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

Jetted Tub: Deficient

- The underside of the spa was inaccessible. Pump and motor components were not accessible. Electrical and plumbing conditions under the bathtub remain undetermined. The Texas Real Estate Commission recommends the components be made readily accessible. To ensure presence of bonding at the pump, and to check for leakage.
- The GFCI protection was not tested for the jetted tub. This outlet was inaccessible or was not found. When the home is vacant, it may be found in the closet, (currently behind stored items). It is recommended that when the GFCI outlet is accessible, you test the circuit. Do this as follows: 1) fill the jetted tub to a few inches over the jet ports, 2) turn the jetted tub on, 3) push the test button on the GFCI outlet. The jetted tub should power off. 4) Push the reset button on the GFCI outlet; the jetted tub should turn back on. If the jetted tub does not power off when the GFCI outlet is tripped, call an electrician and do not use the jetted tub until repair is made.

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

- 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".
- The dishwasher was not properly secured and or leveled.
- 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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☒ ☐ ☐ ☒ **B. Food Waste Disposer**

Comments:

Disposal: Deficient

- The clamp to secure the electrical wires where they enter the disposal unit was amiss / deficient. Repair is recommended. Otherwise operable

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C. Range Exhaust Vent

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

Comments:

Range Exhaust Vent: Inspected

- The unit was operable at the time of inspection, though the concealed areas above and including this vent were not readily accessible. Condition of some components and proper termination is undetermined.

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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)*

Gas, shut-off valve: ☐ *Below / behind unit* ☐ *In cabinet* ☒ *Unknown / inaccessible.*

- The gas shut-off valve was not seen; and may be located behind or below stored items, drawers or cabinets. This valve is considered a “service” valve & would require moving the appliance or pulling out cabinet drawers for access. This makes the shut-off valve not readily accessible in event of an emergency, so you should familiarize yourself with the location of the gas shut-off-valve at the meter/service riser. If you are concerned, consult a plumber for options of relocating the shut-off valve. This location is acceptable by “code”, though it may not be easily accessible for emergency access. Some conditions may remain undetermined.

Oven: Deficient

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

Gas, shut-off valve: ☐ *Below / behind unit* ☐ *In cabinet* ☒ *Unknown / inaccessible.*

- The interior contained debris, or was dirty / greasy; this may ignite and cause a fire in the oven. Cleaning is recommended.

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E. Microwave Oven

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

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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.

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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

- Fans were unclean at some bathrooms. This may cause overheating of the motor and electrical components. Cleaning is recommended.
- I was unable to visually determine if the bathroom fan(s) vent to the exterior due to insulation and lack of access in the attic. The fans were operable. (related image(s) at the end of this document)
- Related technical information can be found at: http://www.toolbase.org/PDF/DesignGuides/spotventilation1.pdf

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Comments:

Garage Door Operator(s): Deficient

- Double garage door operator did not auto-reverse with standard test procedure. This is a safety / injury concern. Adjustment of sensitivity can usually be made at the opener motor assembly.
- 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.
- Lock device is present at one or more garage doors. Texas Real Estate Commission considers this deficient when a garage door operator is connected. Repair needs are subjective.

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☒ ☐ ☐ ☐ **I. Door Bell and Chimes**

Comments:

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☐ ☒ ☐ ☐ **J. Dryer Vents**

Comments: This inspection is limited to accessible and visible sections and components only. This inspection does not determine length, code compliance, or presence of obstructions or damage to inaccessible components.
http://www.csia.org/HomeownerResources/ClothesDryerVentSafetyTips/tabid/113/Default.aspx

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

Dryer Vent: Not Inspected

- 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.

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

Controls: ☒ *Electronic* ☒ *Programmable* ☐ *Manual* *Zones Wired:* 7

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

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

Irrigation: Deficient

- Rain sensor was not discovered. Texas Real Estate Commission considers this a deficiency, although most older systems require retro-fitting for this type device.

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☒ ☐ ☐ ☒ **B. Swimming Pools, Spas, Hot Tubs, and Equipment**

TYPE: ☐ *Gunite* ☒ *Aggregate* ☐ *Fiberglass* ☐ *Vinyl Liner* ☐ *Above ground*

Visibility was: ☐ *Clear* ☒ *Dirty* ☒ *Wind-Blown / Rain* *Fungus on:* ☐ *Vessel* ☐ *Water*

Filter Type: ☐ *Diatomaceous Earth* ☒ *Cartridge Filter* ☐ *Sand / Permanent Media*

Spa/Hot-tub: ☒ *Part of Pool* ☒ *Elevated* ☐ *Free Standing* ☐ *Not Present*

Cleaner: ☐ *Built-In to Vessel* ☐ *Polaris* ☐ *Kreepy* ☐ *Arneson* ☒ *Other* ☐ *Manual/Brush*

Pumps: ☒ *1* ☐ *2* ☐ *3+* *Pump Age(s):* ☒ *Young* ☐ *Antiquated* ☐ *Mixed ages*

Skimmers: ☐ *1* ☒ *2* ☐ *3+* *Controls:* ☐ *Computer* ☒ *Manual*

Freeze Guard Discovered: ☒ *Y* ☐ *N* *Valves:* ☐ *Automatic* ☒ *Manual*

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. This inspection is limited to visual assessment of accessible components only. Leak testing is not performed by Select Inspect. If you have specific concerns or any pool related

component is noted as deficient, you should have a special comprehensive inspection performed by a pool service company.

Access / Gates: Deficient

- Fencing and access from the home to the pool should be modified to make it inaccessible to children. Check with local regulatory authorities for requirements in your area.
  Fences around direct access to the pool should be minimum 48" high.
  Gate latches should be minimum 54" high, poolside & no openings ½" or greater within 18" of the latch. Gates must swing outward & be self-closing and should be kept locked.
- A gate opens over steps. This is unsafe; the gate should open over a landing.
- The gate(s) open inward, rather than outward. This is not recommended. Check with local regulatory authorities for requirements in your area.
- Door from the home to the pool should be self closing and or have an audible alarm connected. If an alarm is used, the tone should be audibly distinctive from other alarms present in the home, such as a security system. If children will not be present, the immediacy of need may be subjective.

Blower: Deficient

- Missing electrical bond connection; Operable

Cleaner: Not Present

- Device not present during the inspection

Deck: Inspected

- One or more coping stones were loose at the south, northeast, & north and may pose a slip / safety hazard. Consult the pool installer, service technician, or other pool specialist to fully evaluate the pool and equipment, so they may provide information and options regarding repair of these items.

Diving Board / Slide: Not Present

Drain: Inspected

- The pool has a single drain that may not be anti-vortex. This is a potential safety concern. If necessary, changing the cover type will correct/improve the condition. The device was covered with leaves at the bottom of the pool & not clearly visible.

Filter: Inspected

- 22 psi during the inspection; operable

Heater: Inspected

- Pool heater was not properly bonded electrically; device was not operated.
- Common condensate rust was noted at components. Have this checked after bonding & when other pool maintenance is performed.

Light / GFCI: Deficient

- The lights were inoperable with use of the switches adjacent the deck.
- Receptacles at the pool area were inoperable or not GFCI protected; GFCI protection for pool lights was not discovered (or was inoperable if connected to a not functioning circuit). Consult an electrician to examine all electrical components at the property and provide options for correction prior to closing prior to use of the pool.

Pump: Deficient

- Missing electrical bond connection

Skimmer: Deficient

- Weir (flapper) is amiss at both sides of the pool; weirs were seen under the cabinet in the cabana.

Spa: Inspected

- Obvious/significant deficiencies were not discovered; monitor and maintain

Tile: Not Present

Timer / Controls: Deficient

- Electrical clamps were amiss.
- All controls where adjusted for testing, were returned to as found conditions.

Valves: Inspected

- Valves were visually inspected only. Controls were not adjusted.

Vessel: Inspected

- The pool vessel has an aggregate finish . The rugged appearance makes it difficult to see cracks/defects. Significant issues were not found or observed concerning this item at the time of inspection. Monitor this item periodically and repair if / when needed.

Visible Pipes: Inspected (Visible & readily accessible pipes & fittings)

- Obvious/significant deficiencies were not discovered; monitor and maintain

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Other Pool Related: Inspected

- Bond wire at pool equipment was not continuous, but was cut and joined at terminals on the motors/boxes. Bond wire terminations should only be made at "approved terminals". It is undetermined if the terminals on this equipment were "approved"; I suspect they are, as they appeared to be original manufacturer components. Significant issues were not found or observed concerning this item at the time of inspection. Monitor this item periodically and maintain as needed.
- NOTE: A SRVS was not discovered, this may be a good safety upgrade to consider in the future; more information on this type of product at http://www.vac-alert.com/

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C. Outbuildings

Comments: The integrity and remaining life expectancy of the building is not determined. External storage buildings if noted, are very briefly observed for obvious issues only, and are not included with the normal inspection of the property unless prearranged. Comments, unless otherwise stated, do not reflect the full aspect or condition of outdoor buildings and their components, if such buildings are present.

Outbuilding: Deficient

- Wood-based siding/trim lowest edge was closer than recommended to the soil at the cabana. Soils were not removed/excavated; areas remain conducive to wood destroying insects and may contain decayed or infested components. Some moisture damage/rot was discovered. Recommend the soils be 6-8 inches below wood, while maintaining appropriate drainage/slope away from the structure. Repair / replace damaged components as necessary.
- Playhouses and play equipment are not inspected; if present, the structural stability and safety aspects of these features are fully undetermined. You should thoroughly inspect these features and determine if they meet your standards for your family and guests. You should frequently inspect these features for deficiencies and safety issues.

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D. Outdoor Cooking Equipment

Energy Source: ☐ *Natural Gas* ☒ *LP (Propane)* ☐ *Wood / Charcoal (Solid Fuel)*

Comments:

Outdoor Grill: Inspected

- The gas supply at the cabana was present, tested, & operable; though the grill itself was not built in & ignition of the system was not tested.

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E. Gas Supply Systems

Gas Meter location: ☐ *Front* ☒ *Side* ☐ *Rear* ☐ *Garage* ☐ *Undetermined* ☐ *N/A*

Gas Shut-Off: ☐ *Meter* ☐ *Attic* ☐ *Garage* ☐ *Service Riser* ☐ *Unknown* ☒ *Tank*

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

Accessible Gas Components: Inspected

- Propane tank could use rust inhibitive paint to prevent further rusting; tank was at approximately 15% capacity during the inspection. Significant issues were not discovered regarding this specific condition; monitor & maintain.
- NOTE: Sediment trap(s) were not seen/not present at the gas branch between the shut-off valve and furnace, stove, and or water heating appliance(s). Historically natural gas in this region is clean and does not require a sediment trap per the supplier. However, many local (city) code departments are currently requiring sediment traps as specified in the code (IRC G2419.4 (UPC408.4)) and the supplier cannot control what happens after the meter. Immediate repair needs may be subjective; You should have a licensed plumber examine the issue(s) and recommend improvement, repair, or replacement options if you are concerned. This is not required at illumination devices, clothes dryers, outdoor grills.

Underground / Inaccessible Gas Components: Not Inspected

- Conditions of inaccessible gas components including but not limited to: buried, in-wall, behind or beneath appliances or components, attic and crawl space locations, or enclosed within any component or appliance are not inspected and remain undetermined. If you have concern or if the gas system or any gas related components are over 10 years old, it is recommended to have a specialized comprehensive gas system examination of the property, prior to closing.

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☒	☐	☐	☒	**K. Other Built-in Appliances**

Comments: Refrigerators, wine chillers, and ice-makers are not inspected, unless specifically requested by the client at or before the time of inspection, or if otherwise noted in this section.

Other Appliance: Deficient

- Refrigerator coils were dirty. Cleaning is recommended to allow proper operation and extended the life of your refrigerator.

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.

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LIMITATIONS, EXPLANATIONS, & DEFINITIONS

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

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

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

General Limitations:

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

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

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

By accepting and relying on the information within these documents, the client expressly agrees to all agreements and limitations herein.

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

Foundation / Structure:

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

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

Drainage:

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

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

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

Roof / Attic:

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

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

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

Insulation:

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

Walls (interior and exterior):

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

Windows & Doors:

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

Fireplace:

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

Electrical:

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

Heat & Air Systems (HVAC):

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

Plumbing:

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

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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 be on a suspected GFCI circuit in the garage, the garage outlets, and exterior outlets are typically on the same circuit, and will not be GFCI tested. If inspected, dishwashers, disposals, compactors, ranges, ovens, and range vents are operated with normal controls only. Appliances are observed in normal use for conditions of deficiency and proper operation. remaining life is undetermined. Future operation after the day and time of inspection is not warranted. Insurability for home warranty coverage is not determined or guaranteed.

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

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

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

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

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

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

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

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

Definitions. per the Texas Real Estate Commission 2008-2009 Standards of Practice (SOP)
(1) Accessible--In the reasonable judgment of the inspector, capable of being approached, entered, or viewed without: (A) undue hazard to the inspector;
(B) moving furnishings or large, heavy, or fragile objects; (C) using specialized tools or procedures; (D) disassembling items other than covers or panels intended to be removed for inspection; (E) damaging property; or (F) using a ladder for portions of the inspection other than the roof or attic space.
(2) Chapter 1102--Texas Occupations Code, Chapter 1102.
(3) Cosmetic--Related only to appearance or aesthetics, and not related to structural performance, operability, or water penetration.
(4) Deficiency--A condition that, in the inspector's reasonable opinion, adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb, or property as specified by these standards of practice. General deficiencies include but are not limited to inoperability, material distress, water penetration, damage, deterioration, missing parts, and unsuitable installation.
(5) Deficient--Reported as having one or more deficiencies.
(6) Inspect--To look at and examine accessible items, parts, systems, or components and report observed deficiencies.
(7) Performance--Achievement of an operation, function, or configuration consistent with accepted industry practice.
(8) Report--To provide the inspector's opinions and findings on the standard inspection report form.
(9) Specialized tools--Tools such as thermal imaging equipment, moisture meters, gas leak detection equipment, environmental testing equipment and devices, elevation determination devices, and ladders capable of reaching surfaces over one story above ground surfaces.
(10) Specialized procedures-Procedures such as environmental testing, elevation measurement, and any method employing destructive testing that damages
otherwise sound materials or finishes.

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

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

If Thermal images are included; the following applies:
Thermal imaging is a technology that allows the INSPECTOR to show things about a building that cannot be seen with the naked eye. It is NOT x-ray vision, CANNOT see through walls, & is NOT 100% accurate. Thermal imaging offers an advantage to the educated inspector & client to ASSIST this inspector in discovering anomalies that can be used in further investigation to aid in the discovery of deficiencies. This is not a mold inspection; This service will NOT identify all deficiencies at the subject property. Thermal imaging produces images of invisible heat energy emitted from objects and systems in the building. Thermal imaging helps to diagnose the problem rather than merely identify symptoms and can sometimes, but not always, aid the inspector in locating & identifying deficiencies such as, but not limited to: Electrical faults, moisture intrusion, deficient building insulation or other components/materials, heat loss or other energy loss /efficiency conditions. The images can then be included in the inspection report providing supporting documentation to the report. Many images will be taken by the inspector; not all images will be included in the report, unless otherwise agreed to between the inspector & client prior to report preparation. Some interpretations are limited or inconclusive, because invasive measures were not performed to fully diagnose all conditions.
Refer to the temperature scale on the thermal image for variance within each image; please understand that even though there may be "many colors" within each image, such does not mean there is excess temperature variance, deficiency, or abnormal condition. There are multiple factors involved in evaluating each image. Some of these factors include, location in/on the building, structural modifications, ambient temperature, humidity, reflective component(s) in proximity to areas within the image, & other areas & or component(s) that may be more or less emissive within proximity to the areas that may or may not be pictured within the image(s).

Basically, when observing the Thermal images the following applies: brighter colors (red, orange, yellow, white, etc) have more heat & darker/blue-tone colors (blue, green, purple, etc) have less heat / cooler.
In summer/warmer months the bright colors generally imply heat infiltration at the interior; dark colors imply moisture intrusion or conditioned air loss at the exterior.
In winter/colder months the dark colors generally imply cold infiltration at the interior; bright colors imply moisture intrusion or heated air loss at the exterior.
Some electrical and mechanical components have a high heat or some energy loss signature simply due to the nature of their operation, & unless an unusual condition is discovered, would not necessarily be included in this report.

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

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DIGITAL PHOTOGRAPHS; Supplementary to this Inspection Report

↑ negative grading, obstructed foundation edge, & discovered slab crack at east

↑ close view of image at left; slab crack discovered

↑ crack discovered at east porch

↑ crack at east porch

↑ cracks, loose mortar, & patching evidence; east

↑ cracks & patching evidence; east

↑ veneer separation; northeast

↑ veneer separation; northeast

↑ drywall tape-joint stress discovered at stairways

↑ drywall tape-joint stress discovered at stairways

↑ drywall tape-joint stress discovered at stairways

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↑ example obstructed areas

↑ example partially obstructed areas

↑ example partially obstructed areas

↑ example partially obstructed areas

↑ example partially obstructed areas; prior location of fireplace

↑ example partially obstructed areas

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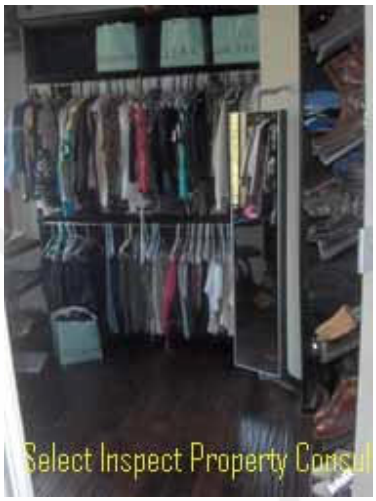
↑ example of mostly obstructed areas

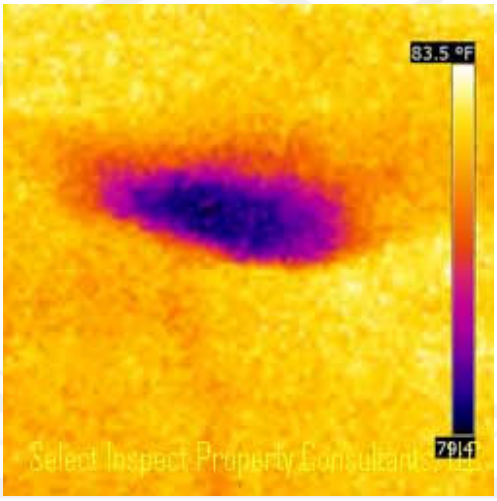


↑ example of mostly obstructed areas

↑ discovered cracks & worn mortar; example location-balcony

↑ discovered cracks & worn mortar; example location-balcony

↑ Thermal imaging shows energy loss & or moisture at guest closet



↑ Thermal imaging from square at left

↑ exterior of same general location

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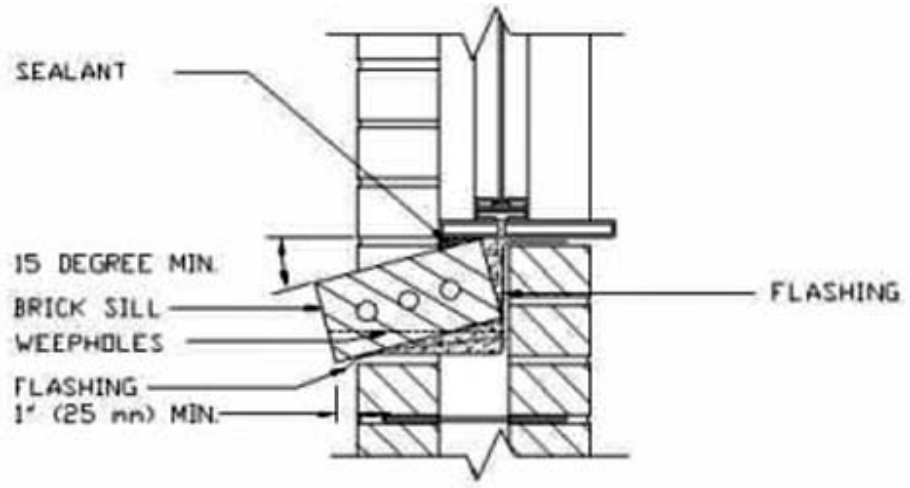


↑ brick ledge(s) had inadequate slope; example of +- 3 °

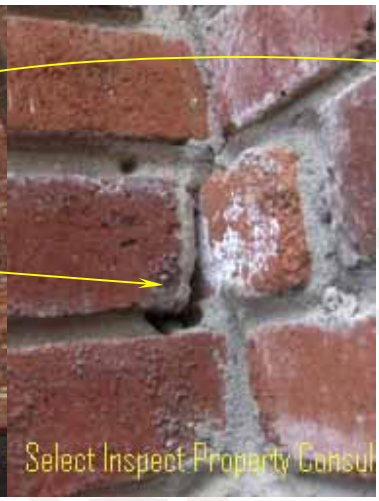
↑ worn/eroded mortar; example

↑ worn/eroded mortar; example

↑ separation gap; minor example at front porch

↑

↑ marginal flashing; openings



↑ example openings in mortar

↑ openings at sealant & wood-to-roof joints; example

↑ unusual flashing over, rather than behind siding or having polyurethane seal; example at west-northwest

↑ openings & exposed framing; front porch southwest

↑ tree damaged gutters; front porch

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↑ rodent evidence (feces) discovered in attic; example upper northwest

↑ rodent opening discovered in attic; example upper northwest

↑ inadequately secured vertical framing above media room

↑ example rafter separation; northeast (above master bedroom)

↑ close view of image at left

↑ moisture staining above master bedroom

↑ moisture staining above master bedroom, adjacent the abandoned fireplace chimney

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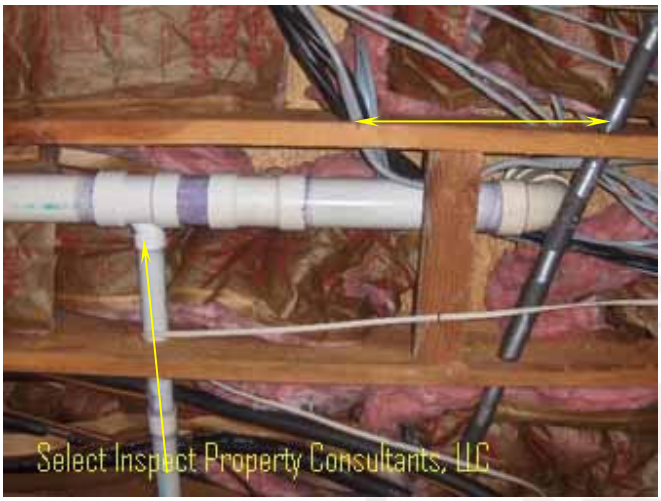
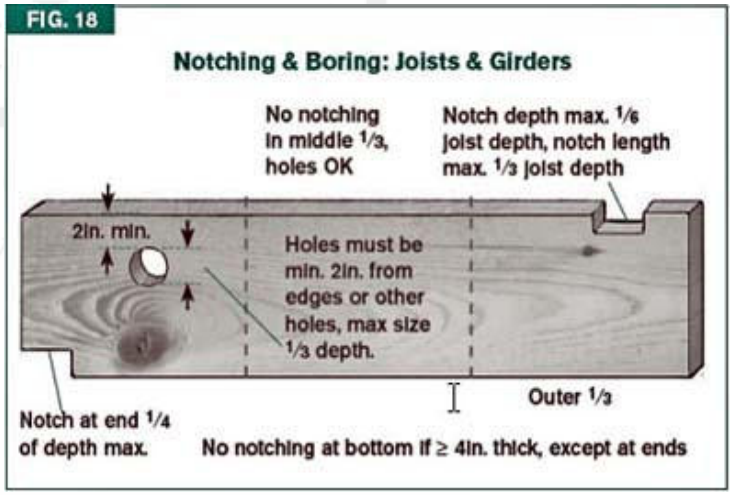


↑ undetermined drain & reversed insulation & bored openings closer than minimum 2” at framing & from adjacent openings; workshop attic



↑ bored openings closer than allowed to edge; example at workshop attic; & reversed insulation

↑ Fireplace flue(s) did not meet clearance requirements to insulation & wood; wood-burning stove

↑ Fireplace flue(s) did not meet clearance requirements to roof deck wood; wood-burning stove

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↑ rodent damage; example; unusual flashing over, rather than behind siding or having polyurethane seal

↑ close view of image at left; upper right of balcony

↑ wood support from construction remains above southwest bedroom window

↑ sealant needed; example at dryer vent

↑ rodent damage; example; unusual flashing over, rather than behind siding or having polyurethane seal

↑ close view of image at left &

↑ close view of image at left

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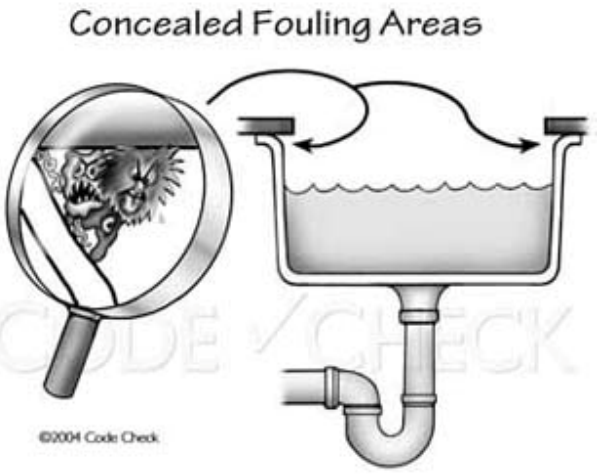
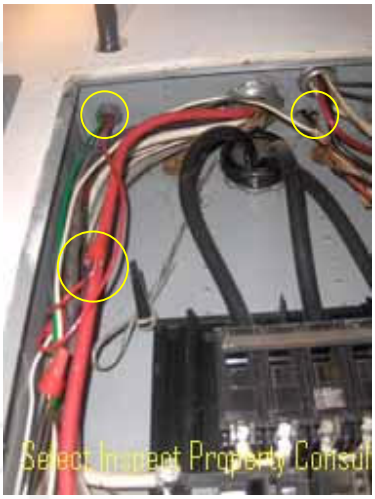
↑ slight moisture damage discovered at overhead door frame

↑ fouling area at kitchen sink is prone to bacterial contamination



↑ conductors shall be terminated individually in lugs / breakers

↑ missing bushings/grommets



↑ missing bushings/grommets; splices; & inadequately secured conduit

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↑ Electrical service equipment requires minimum 36” clearance for access; left cabinet was not readily accessible & not uncovered for inspection; Conditions in not readily accessible/inaccessible locations remain undetermined

↑ chase at upstairs powder bath

↑ missing insulation & inadequately secured clamps at electrical box

↑ recessed lights require minimum 3” clearance from insulation-per manufacturer label, to avoid overheating & fire hazard conditions; example one of many

↑ Wires should be secured within 8 inches of junction boxes, switches, receptacles, fixtures; & boxes shall be secured; one of multiple discovered

↑ electrical wires/cables shall not be routed along walking surfaces or in any location prone to traffic damage; example of multiple discovered

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↑ electrical on walkway

↑ electrical & un-boxed splice on attic floor & insulation around recessed light

↑ extension cords, power strip, & deficient air duct above media room

↑ uncovered junction box & deficient air duct

↑ missing clamps, loosely secured junction box, & wires on walkway

↑ rodent damage at electrical wires/sheathing above media room

↑ close view of image at left

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↑ inadequately secured clamp at HVAC; example

↑ inadequately secured clamps at water heater equipment; this metal box was not electrically bonded

↑ unworkmanlike wire splice on attic floor

↑ unworkmanlike electrical & example location of missing framing “t”s

↑

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↑ unworkmanlike electrical & recessed light too close to insulation

↑ unworkmanlike electrical splices & routing

↑ unworkmanlike electrical

↑ close view of image at left

↑ unworkmanlike electrical

↑ unworkmanlike electrical

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↑ unworkmanlike electrical

↑ unworkmanlike electrical, deficient dishwasher drain, & deficient insulation below kitchen sink

↑ air conditioning coils were mostly clean; example

↑ lower coil from same component at left

↑ air conditioning primary condensate drain should be insulated; moisture staining at ducting & attic floor

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↑ moisture staining at upstairs ceiling, below the upstairs HVAC

↑ upstairs HVAC primary condensate drain was currently insulated; moisture staining implies past deficiencies

↑ upstairs & small downstairs primary condensate drains terminate into a drain in the attic

↑ pan indicates leakage history

↑ rodent damage & other ducting deficiencies

↑ filter door has damaged air ducting at upstairs HVAC

↑ moisture staining at framing indicates past condensate leakage from refrigerant line; southwest of small HVAC

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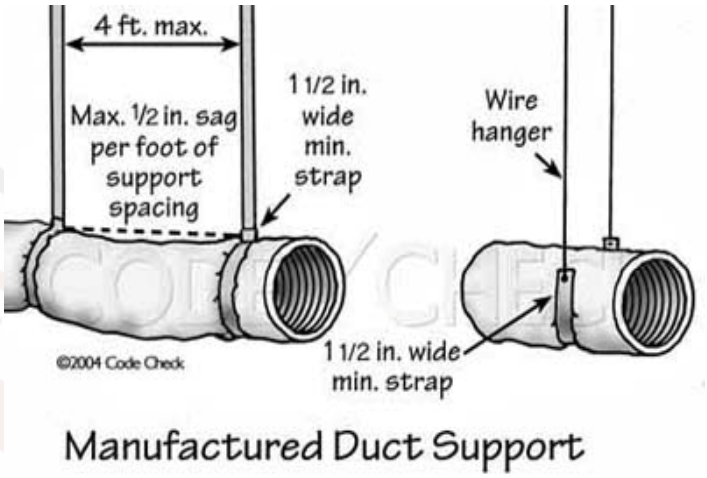
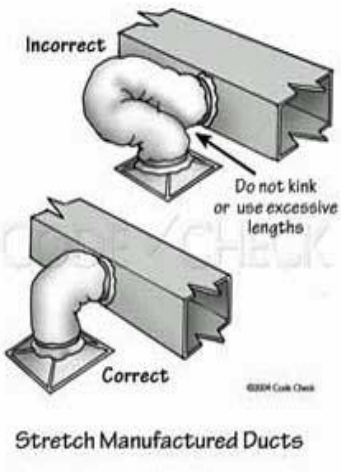
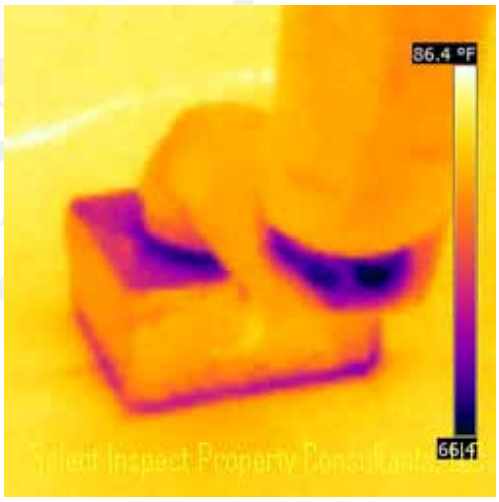


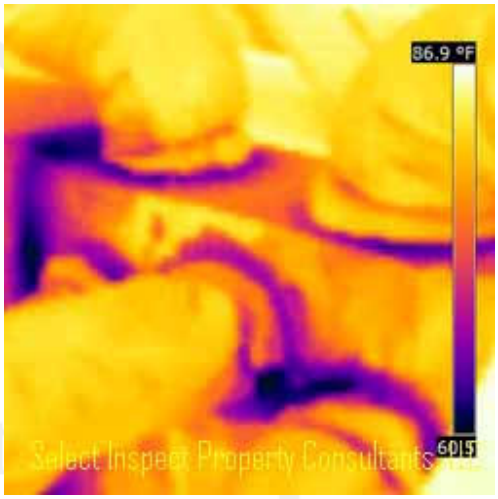
↑ inadequate support of air ducting; example





↑ crimped air ducting; example & energy loss

↑ Thermal imaging from square at left



↑ energy loss discovered; example at supply plenum(s)

↑ Thermal imaging from square at left

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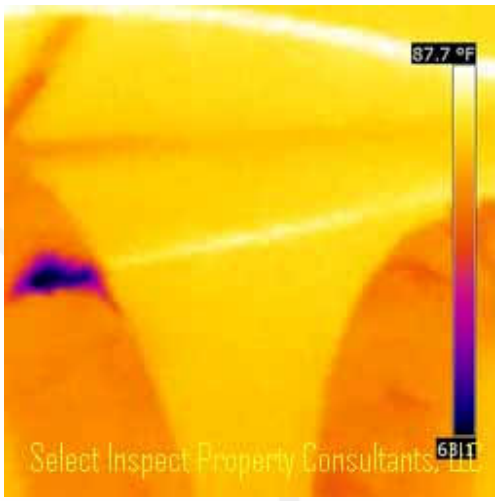
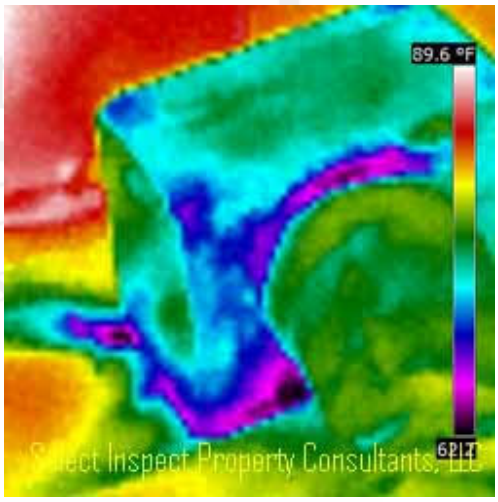
↑ energy loss & damaged ducting; example



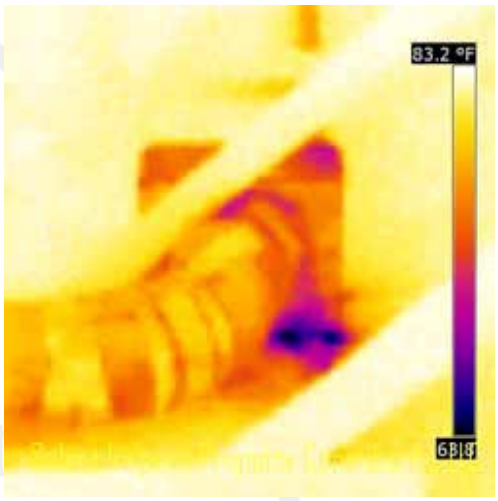
↑ Thermal imaging from square at left

↑ energy loss at multiple register boots; example



↑ Thermal imaging from square at left

↑ energy loss at multiple register boots; example



↑ Thermal imaging from square at left

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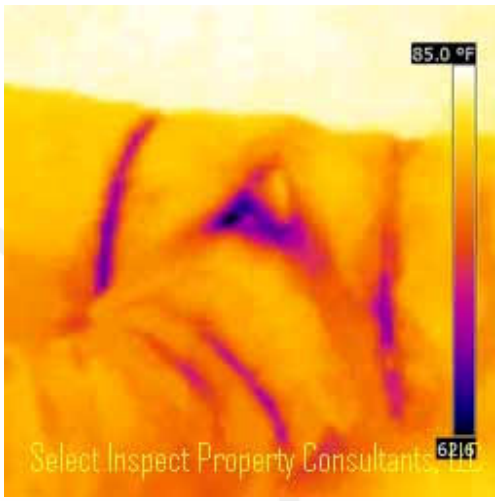
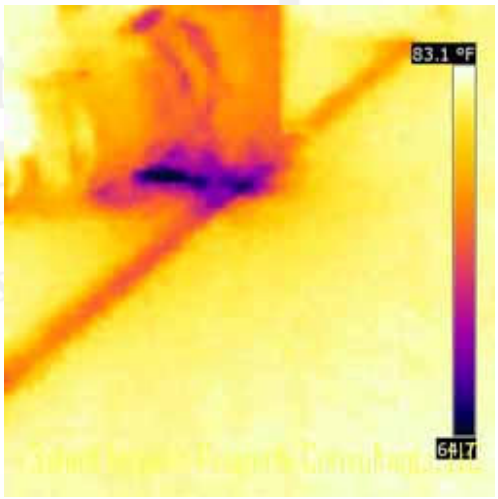
↑ energy loss & marginal repair of ducting; example



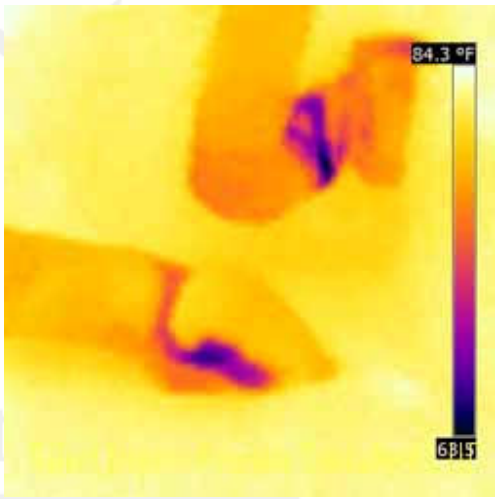
↑ Thermal imaging from square at left

↑ energy loss at multiple register boots & at southwest attic floor; example



↑ Thermal imaging from square at left

↑ energy loss, inadequate duct support, crimped ducts, & damaged ducting; example



↑ Thermal imaging from square at left

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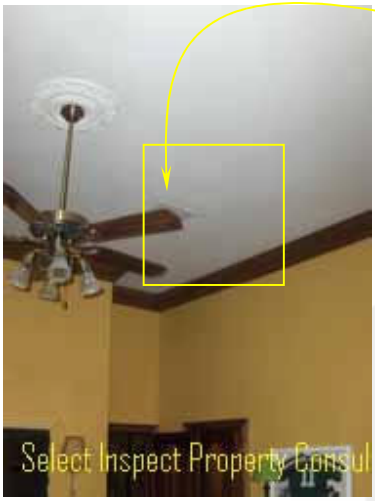
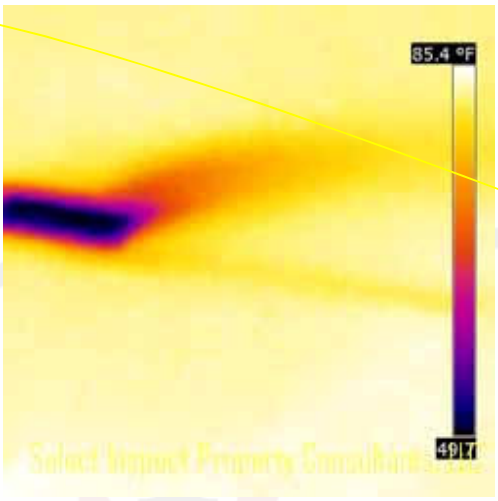
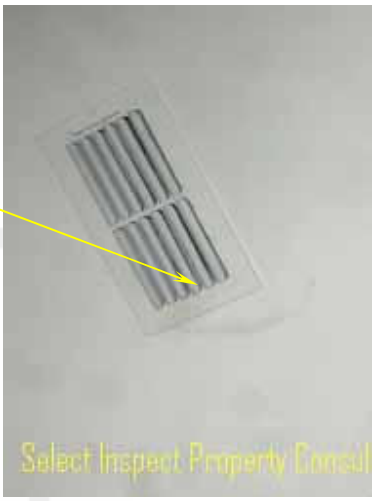


↑ air loss into ceiling space; example at west bedroom



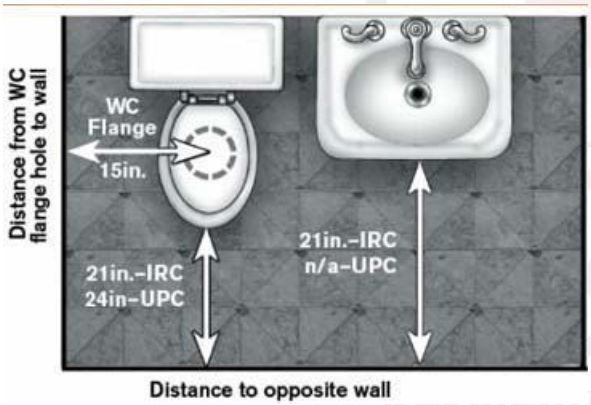
↑ Thermal imaging from square at left



↑ moisture staining at register/ceiling

↑ deficient insulation at plumbing pipe adjacent chimney flue

↑ Corrugated / flexible drain material was present at upstairs bathroom & downstairs powder bath; prone to congestion; also these drawers (upstairs) were unfinished after cutting to accommodate plumbing



Toilet did not have required clearance at the cabana

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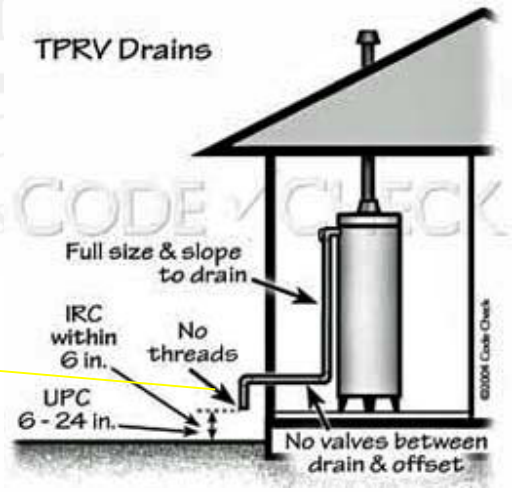
↑ unworkmanlike temperature/pressure relief; water heater

↑ incorrect piping (3/4 pvc or cpvc not allowed) & missing backflow to prevent overflow at pan, & pipe glue not seen; these joints would likely fail / leak



↑ suspected unworkmanlike terminate of temperature/pressure relief drain from water heater; scalding issue (& other deficiencies noted in images above)

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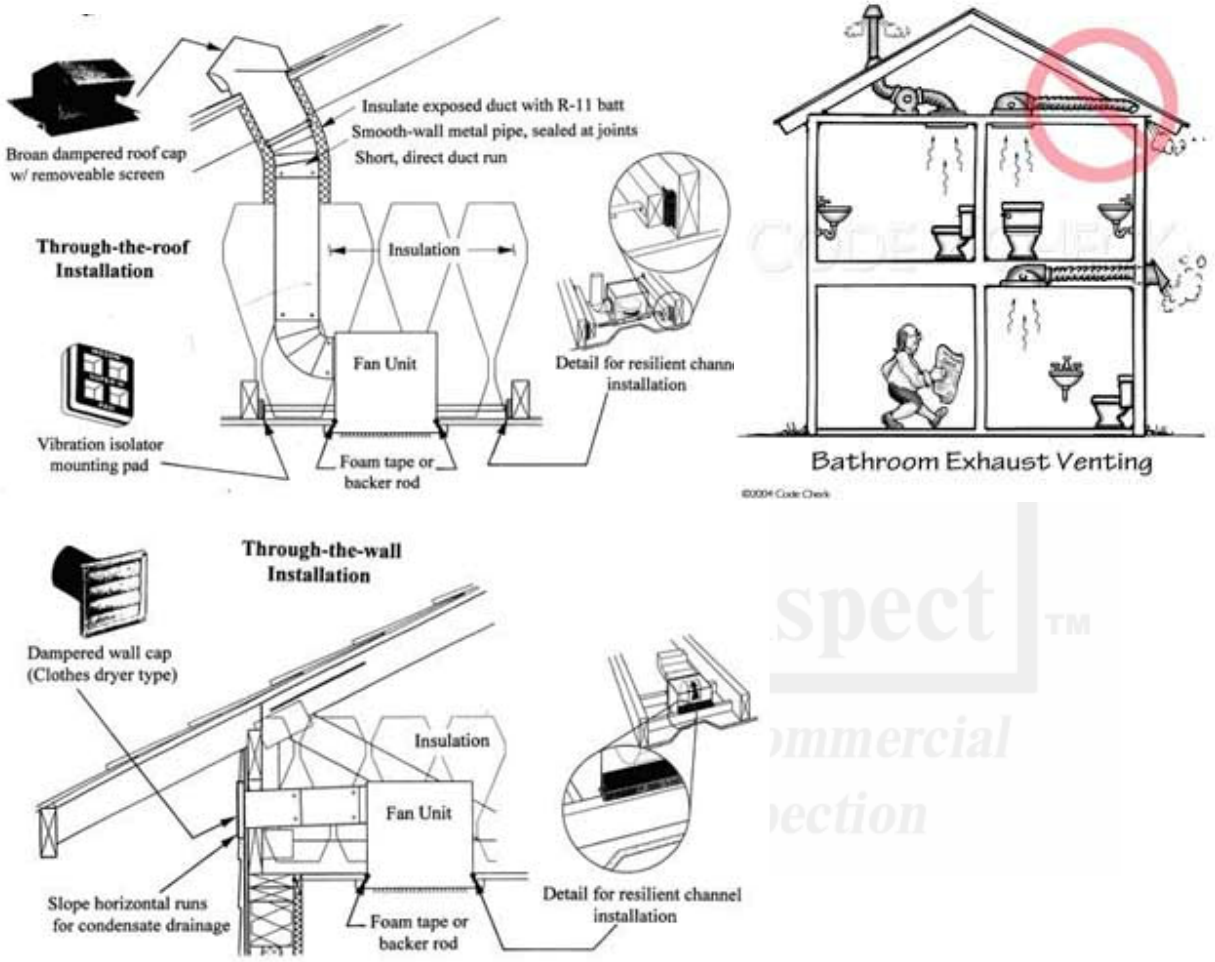

↑ Exhaust fan(s) appeared to improperly terminate in the attic, rather than exterior

↑ recommend painting rusty propane tank/components (not manufacturer nameplate, gauge, or valves) to extend service life

↑ recommend painting rusty propane components to extend service life; otherwise operable

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