

# Select Inspect

Property Consultants, LLC

## Property Inspection Report

Prepared exclusively for:  
Client



at: 123 street; Flower Mound, TX 75022



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 Flower Mound, Texas  
**(Address or Other Identification of Inspected Property)**

**By:** Bruce W. Carr; TREC #5281 ASHI Member # 211804 Tuesday, May 10, 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](http://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.

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### 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](http://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](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](http://www.ashi.org), , unless otherwise noted.

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

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

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

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

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

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

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

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

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

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

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

*Residential & Commercial  
Property Inspection*

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**Report Identification 123 street; Flower Mound, TX**

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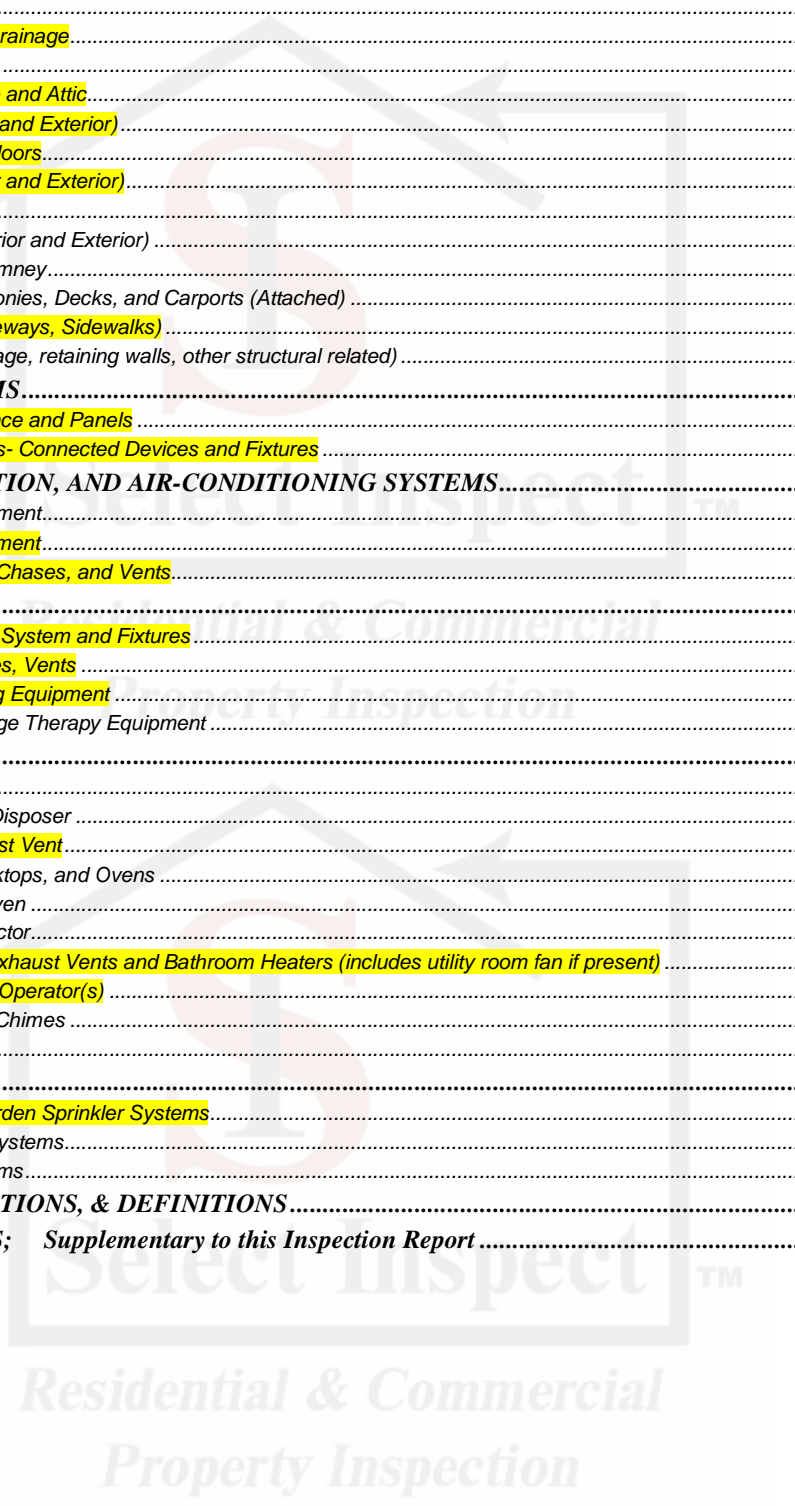
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Every comment in this report and all related documents is very important and you should read every word.

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

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

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

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

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

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

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

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

## I. STRUCTURAL SYSTEMS

### Site Conditions & Persons Present During Inspection:

Approximate year built: 2002; [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: 75 - 80 Degrees (approximate at beginning of inspection)

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

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

I NI NP D

### A.1. Foundation

Foundation Types discovered at property: Slab on grade

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

In the inspector's opinion, the overall performance of the foundation/structure does not appear abnormal or excessive, by common standards.

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

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

OR

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

The following conditions were discovered at the time of inspection:

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

- ✦ **INTERIOR:**
  - Drywall nails have popped through the painted interior surfaces at the loft, study 2, media room, southeast bedroom. This is common, & is related to normal settling & shrinkage movements.
- ✦ **EXTERIOR:**
  - Closed masonry/veneer cracks (*less than 1/8" wide*) discovered at the east, west, north, south.
  - Evidence of prior masonry/veneer separation repair (patching/sealant) discovered at the upper southwest & front entry
  - Truncated conical crack(s) at northwest & southeast foundation corner(s). The condition is not typically of structural concern, though corner cracks are obstructed & may be conducive to hidden subterranean termite entry.

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

- ✦ **INTERIOR:**
  - Thin/closed Interior wall cracks discovered at the downstairs north shower, gameroom, family room.
  - Thin/closed Interior wall cracks discovered above/below doorways or windows discovered at the family room, entry transom, master, southeast bedroom, garage.
  - Drywall compression discovered at the family room
  - Drywall tape joint cracks discovered at the family room north & east, master north & southeast, stairs west, loft.
  - Drywall tape joint compression discovered at the family room east.
  - Upper wall / ceiling crack(s) discovered at the media room & upstairs bedroom(s) are often from roof structure settlement & not always foundation related
  - Trim separation/stress at ceiling, wall, floor, door casing/trim or other joints discovered at the patio door, dining room, study, master
  - Garage concrete is cracked. Thin cracking is common, though larger cracks can indicate excessive or uncommon movement. Garage concrete cracks did not appear to extend through the beam(s) at one or more location; these should be closely monitored.
  - 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 discovered at the front.
  - Separation at interior window framing discovered at the family room

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**Report Identification 123 street; Flower Mound, TX**

- Unsquare/difficult windows at the upstairs bathroom east & family room west.
- Binding, out-of-square, non-latching, warped, or twisted windows or frames & or out-of-square wall openings or separations between the framing & window frames
- 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:**

- Open masonry/veneer cracks (*greater than 1/8" wide*) discovered at the south-gameroom.
- Rotating, buckling, or deflecting masonry cladding at the lower northwest.
- Exterior evidence of separation at window framing & veneer at the north, south, east, west.
- Out-of-square wall openings or separations at wall openings or between the cladding & window/door frames
- Sloping & or unsquare/difficult exterior doors at the front indicate some degree of structural movement.
- Slab or perimeter beam (foundation) cracks/fissures discovered at 2 west & 2 east locations.

**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 the southwest bedroom & high traffic areas upstairs. 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.

Moisture intrusion evidence & or fungus exists at the garage ceiling, master bedroom ceiling, family room ceiling/wall & northwest bedroom wall under the window. There may be some moisture damage & or compression/related structural conditions that were concealed & not discovered. Extent of damage is undetermined in concealed wall spaces; undetermined conditions include but are not limited to the presence and or condition of fungus, insulation, framing. We do not perform mold testing, and did not take fungus or air samples from the home. If you are concerned about health related issues, we recommend that you consult an indoor air quality firm for evaluation and options for cleaning. Researching and evaluating various firms and their methods for remediation would be prudent, if you plan to pursue those measures.

Structural stress discovered at multiple locations appears to be related to framing stress & not particularly foundation. If concerned you should contact a licensed specialist to examine the structural components at this property; correction of any & all discovered deficiencies should subsequently be arranged and performed prior to closing.

**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 2, 3, 5, 8° Repair options may be limited. Condition & appropriateness of flashing & substrate components is undetermined.

Unpainted rings at plumbing vents imply raising/upheaval of the vent stack(s) and or subsidence/settling of the roof/attic structure. (related image(s) at the end of this document) ; exterior masonry cracks were discovered as noted in the foundation section above. Cracked window sill bricks adjacent fenestration framing was noted at master north, study 2, southeast bedroom, gameroom (multiple), kitchen, & laundry room. Most/all of this may be related to improper framing & load paths (suspected) & or unworkmanlike masonry at these areas. 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.

Deflection of diagonal support under gameroom front brick is indicated by multiple cracks & separation of mortar at the counterflashing in this location. Upstairs bedroom(s) southwest brick/stone facing supported by wood framing has deflected as indicated by diagonal crack(s). Related attic was not accessible; deflection of related framing was therefore not confirmed at the time of inspection. It is recommended to have a structural specialist or engineer evaluate the issues and prescribe appropriate permanent repair options.

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

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

**Other Structural Related:**

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

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

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

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

**B. Grading and Drainage**

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

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

**Soil Grading and Drainage: Deficient**

✚ The grade/soil level right of the front porch was at or above the bottom of the veneer (stucco, brick, stone, siding, etc). Repair is recommended. This may obstruct weep openings and is conducive to moisture intrusion, rot, and termites. Ideally, the brick / stone joint at the foundation would be four to six inches above soil and at least one inch minimum from adjacent concrete slabs. This would allow the edge of the foundation to be visible for inspection of termites and moisture intrusion conditions. It is common for this standard to be frequently ignored. If repairs are made, the substrate should be examined for wood rot and termites. If undesirable conditions are found, further repairs should be arranged. If soil/bark/mulch is lowered or removed, ensure the areas will have proper drainage away

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from the structure; ideally 6" drop in slope within the first 10 feet from the structure; or to an appropriate drain to not allow excess moisture within 6 feet of the home.

- ✦ Area drains did not terminate minimum 6' from the structure.
- ✦ Planter / garden areas at the left of the front porch & between the study 2 & family room appear to exhibit poor drainage ability. Consult a drainage specialist or engineer for options.
- ✦ Planter / garden area right of the front entry appeared marginal regarding draining ability, and may promote slow or poor drainage of irrigation and rain. Monitor this item over time and repair as needed.

#### Roof Drainage/Guttering: Deficient

- ✦ Gutter-downspouts/drains should terminate at least 6 feet away from the home. This is intended to control erosion that can adversely affect the foundation; especially in areas of expansive soils or easily eroded soil such as sandy loam. However, above ground extension components are often obstructive to lawn equipment and traffic and may be prone to damage. As long as water is directed to an appropriate location at least 6 feet from the home, the need for extensions is very subjective.
- ✦ Various splash blocks were noted as being reversed. Technically, the "closed end" of the block should be furthest from the home (to splash and disperse water), and the open end should be directly below the gutter-downspout termination. This is a common error.

I NI NP D

#### C. Roof Covering

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

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

Most accessible  Some areas Inaccessible  Most Roof areas Inaccessible

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

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

#### Roof Coverings: Deficient

- ✦ Fireplace flue has openings at the rain shield; various plumbing vent collars were separated & have slight openings that may allow moisture intrusion.
- ✦ Flashing is uplifted at the garage/southwest bedroom. Recommend securing and sealing as needed to reduce moisture intrusion potential.
- ✦ Moisture intrusion evidence noted at master bedroom, family room, garage; correction/improvement of this and other related conditions is recommended; sealant is considered a "temporary repair".
- ✦ 2 furnace, 2 water heater, & fireplace chimney were less than required height. Manufactured and masonry chimneys & flues shall terminate at least 3 feet above the roof, and at least 2 feet above anything within 10 feet. Too short a chimney/flue can adversely affect proper drafting (rising air) characteristics. Examination by a licensed professional and subsequent correction of all discovered deficiencies is strongly recommended.
- ✦ The water heater flues were too short & or too close to a vertical wall/window. "B vents" should be minimum 2 feet above any vertical surface within 8 horizontal feet of the flue; (IRC 2426.6.5 & UMC 806.4)
- ✦ Moisture damage noted at frieze-board below the eave to the left of the front entry; for moisture to get here, suspect either the guttering would be deficient, or moisture intrusion has occurred through/past the flashing at the diagonal wall above (below gameroom window); openings at the gameroom window area may be related to this moisture damage condition.
- ✦ Felt paper is improperly below, rather than atop drip-edge-flashing at eaves & above rather than below at rakes. Felt is to be below the drip-edge-flashing at the rake (gable sides) but not at the eaves. This is a common roofing error and is incorrect according to the shingle manufacturer; National Roofing Contractors Association's Roofing and Waterproofing Manuals; and IRC. Evidence of leakage or failure was not seen regarding this condition at the time of inspection. Repair options are limited.
- ✦ Flashing at various eaves & gable "eyebrow(s)" was cut short; openings exist & can allow moisture intrusion in driving rains & may be inviting to birds or other pests.
- ✦ Flashing & seal was inadequate at the east-northeast (master east eave/wall joint) & master bathroom box features at the corners. Openings & unpainted/unsealed wood trim exist.

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Report Identification 123 street; Flower Mound, TX

- ✦ Felt was not seen between shingles and sheathing at the 2 box roofs at the master bathroom & at gable “eyebrow(s)”. This is incorrect. Felt is necessary to acquire the appropriate fire rating, as shingles alone do not achieve most required fire ratings. You may wish to check with your insurance provider to see if they may require correction of this condition to avoid potential denial of a potential future claim. The decision to re-roof simply to add felt, without evidence of ongoing problems and without insurance concerns, may be subjective. Check with your insurance/home warranty company to determine if this will be a problem for underwriting.
- ✦ Drip-edge-flashing was not correctly cut & or folded at various rake/eave corner locations. Technically, the higher (rake) edge would be atop the lower (eave) section, without excessive gaps or exposed roof deck; this aids in consistently directing water upward and out, in the event driving rains get below the shingles.
- ✦ Open-faced (uncaulked) fasteners exist at exposures, ridges, flashings, flues, vents. Though technically incorrect this is commonly found, even on new homes. Correction is generally simple, inexpensive, and is recommended.
- ✦ Split/damaged shingles discovered at ridges, hips, & study 2 northeast.
- ✦ Evidence of prior repair / repair attempts was discovered at plumbing vent collars. 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.

I NI NP D

**D. Roof Structure and Attic**

<u>Framing style:</u>	<u>Conventional:</u> ____
<u>Type of Underlayment observed:</u>	<u>Plywood or OSB :</u> ____
<u>Viewed From:</u>	<u>Walking decked areas</u> <u>Some areas not safe for direct access</u>
<u>Insulation Type:</u>	<u>Batt (roll-out) and Blown ; Fiberglass</u>
<u>Approximate Average horizontal Insulation depth- ceilings</u>	<u>10 - 12 inches</u>
<u>Approximate Average vertical Insulation thickness- walls</u>	<u>6 inches or less</u>

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

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

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

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

**Attic Access: Deficient**

- ✦ The attic stairs were not installed to manufacturer’s guidelines. Manufacturers recommend securing the stair to framing with 16D nails or ¼” lag screws. Commonly appropriate fasteners were not seen at the perimeter (mounting to the ceiling joists) and or hinges/corner hardware of the ladder(s), and would not meet sheer strength requirements for installation. NOTE: framing gun nails labeled as 16D are unacceptable, as these are more like a smaller 10D common nail. These are often used, but are inappropriately labeled and do not offer adequate shear strength. The stairs should be considered unsafe. Recommend securing the stairs to manufacturer specifications.
- ✦ Attic floor was deficient or not present at the top/front of the access; this creates a hazard during entry and exiting the attic. Addition of appropriate deck/floor is recommended.
- ✦ Ladder hardware (nuts, screws, etc) is loosely secured or missing at stair components. The unit is unsteady and repair would be prudent to reduce risk of failure and injury.
- ✦ The garage attic(s) did not have access present. Attic access opening shall be provided to attic areas that exceed 35 sq ft and have vertical height of 30” or greater. Rough framed opening shall be at least 22” X 30” and located in a readily accessible location (IRC 807). Conditions in inaccessible locations remain undetermined, including moisture intrusion, framing, insulation, etc.

**Attic Structure: Deficient**

- There was not a clear, solid (having no gaps), unobstructed 24" floored pathway to the mechanical system(s) from the access. This is considered a safety risk for persons examining or servicing the mechanical systems (HVAC, water heater, etc).
- There was not a clear, solid (having no gaps), **unobstructed**, 30" floored service area at the main service side of one or more mechanical systems in the attic(s). This is considered a safety / accessibility concern for persons examining or servicing the mechanical systems (HVAC, water heater, etc).
- The attics were not fully accessible due to obstructions/storage. The attic areas were inspected from limited decked areas only. Upper HVAC equipment was obstructed by storage.

**Attic Insulation & other accessible insulation: Deficient**

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

**Attic Ventilation: Deficient**

- The small roof/attic above window & master shower at the east appear(s) poorly or un-ventilated. Ideally any enclosed attic space would be vented; Lack of venting can result in humidity, condensation, and fungal issues. Recommend installing vents at the side or lower eaves depending on style of roof/eave. IRC 806 (see one or more related photos)

I NI NP D

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

- Interior Wall Structure:  Wood framing  Metal Framing  Brick / Masonry
- Interior Obstructions:  Storage  Furnishings  Décor  Other
- Exterior Obstructions:  Foliage  Storage  Deck  Building  Other
- Exterior Wall & Trim:  Brick  Stone  Masonry Stucco  Artificial Stucco  Wood / Pressed Wood  
 Wood-Fiber / Hardboard  Cementitious Fiberboard  Vinyl and or Aluminum Siding

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

**Interior Walls: Deficient**

- Separation at the garage ceiling and or walls has been compromised. This detracts from fire & smoke spread protection requirements for attached garages.
- Sealant needed at the top tile/panel edge at the wall of the downstairs north shower to reduce potential for moisture intrusion and fungal accumulation at the shower substrate (between the shower and walls)
- Thermal imaging implied thin insulation or other common locations of energy loss at vaults, room perimeters, electrical receptacles at the interior of exterior walls

**Cabinetry/Countertops: 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)
- Moisture history was indicated or suspected by stains or swollen materials below the kitchen sink. The visible materials did not appear significantly damaged. Monitor this item periodically and repair if / when needed. The Texas Real Estate Commission considers all moisture penetration evidence at the home interior as a condition in need of repair. Presence of fungus and extent of damage is not determined in not readily accessible areas such as wall voids or behind/below cabinets. Refer to the seller or occupant for possible related information.
- 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**

- Moisture damage exists at the frieze-board at the eave above the dining room window.
- Exterior lights should be properly sealed to prevent moisture intrusion and related corrosion / overheating possibilities of the electrical components. NEC 410-4 & IRC E3905.
- Exterior electrical receptacles (outlets) should be properly sealed to prevent moisture intrusion and related corrosion / overheating possibilities of the electrical components. NEC 410-4 & IRC E3905.
- Windows need caulk touch-up / repair at exterior perimeters
- Foliage touches the home at various perimeter locations; excess ivy/vining growth exists at the south. 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.

I NI NP D

**F. Ceilings and Floors**

Ceiling Structure:

Wood or engineered wood framing  Metal Framing

Floor Structure:

Concrete Slab  Wood Framing and Subfloor over crawl space

Built-up Wood over Concrete (Screeded)  Metal Framing over crawl space

Obstructions:

Floor coverings  Furnishings  Storage / Personal Items  Sub floors

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

**Ceilings: Deficient**

- Moisture evidence was indicated by stains at the family room & garage. 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.
- Previous repair evidence was observed at ceilings in the master, garage, and stairway. The cause for need of repair is undetermined. Repairs can be related to remodeling, foundation movement, moisture, insect damage, or other undetermined causes. Refer to the seller's disclosure for possible information regarding this item.

**Floors: Inspected**

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

I NI NP D

**G. Doors (Interior and Exterior)**

Obstructions:

Storage  Furnishings  Vehicle(s)  Locked  Other

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

**Interior Doors: Inspected**

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

**Exterior Doors: Deficient**

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

**Garage Door: Deficient**

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

Garage Door / Frame:  Overhead  Modern  Hinged  Antiquated

- Spring mount brackets were not fully secured at various lag screws adjacent the overhead door. Vertical framing between the overhead doors was cracked at one or more screw locations & integrity of the fastener may be compromised.
- Spring & or spring arm(s) for the garage door(s) were beginning to rust. Lubrication, maintenance, and routine service are recommended to increase/maintain the serviceable life of the components.
- 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**

<u>Window Type:</u>	<u>Multi-pane, Insulated</u> _ _
<u>Window Framing:</u>	<u>Metal</u> _ _

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**

- Visible/deficient flashing/moisture barrier seen at the exterior of the study 2 window; suspect either improper installation & or movement & inadequate repair.
- 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:
  - study 2
- Moisture intrusion was indicated by staining and or damaged building materials at the lower right of the northwest bedroom window interiors. This can be conducive to fungus, rot, and wood destroying insects. Repair is recommended.
- Moisture evidence was indicated by staining, damage, and or swelling at interior window drywall and or sills at the family room, dining room, study, south bedroom. 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 prevalent in certain areas of the home; consult a knowledgeable HVAC contractor for options.
- Family room west & upstairs bathroom east windows were stuck. Multiple window screens were stuck.
- Security components should not have been installed at the bottom frame of the windows, as this compromises the integrity of the manufactured windows’ ability to keep water out of the wall void. It is likely that this installation has created an opening in the moisture barrier/window flashing; and that too is likely compromised. Small openings around the sensors may be prone to moisture intrusion into the wall void and adjacent materials. Check each window, Seal and repair deficiencies where discovered, and monitor- repair if necessary in the future. The condition voids manufacturer warranty in most cases. Presence & or extent of moisture damage & fungus in the wall void below & adjacent these areas is undetermined.
- The media room 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”.

I NI NP D

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

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

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

**Stairways: Inspected**

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

I NI NP D

**J. Fireplace / Chimney**

- Fireplace:*  Masonry:  Prefabricated.  Modern  Faux  Old / antiquated style
- Chase:*  Masonry  Frame & Veneer  Frame & Brick/Stone  Not present
- Flue:*  Masonry  Metal  Direct Vent  Undetermined  Not present
- Cap / Crown:*  Mortar  Metal  Undetermined  Other  Not present
- Inspected at:*  Ground / in home  Roof (limited)  Attic (limited)

*Comments: Inaccessible components are not inspected, and conditions remain undetermined. Inspection of inaccessible areas of flue / chimney interiors, fire screens / doors, mantels and surrounds is beyond the scope of this inspection. Code compliance and drafting characteristics are not determined by this inspection. Refer to the limitation information at the end of this document and consult your “Guide to Your Home Inspection” for more important related information.*

*NOTICE: The National Fire Protection Association (NFPA) requires a Level 2 inspection of fireplaces upon resale of the property. This should be performed by a professional chimney sweep who is a member of the Chimney Safety Institute of America and the National Chimney Sweep Guild. <http://www.ncsg.org/> <http://www.csia.org/HomeownerResources/ChimneySafetyInfo/tabid/112/Default.aspx> [http://www.sweep-masters.com/csia\\_visual\\_glossary.html](http://www.sweep-masters.com/csia_visual_glossary.html)*

**Fireplace & Hearth: Inspected**

**Damper: Not Present**

➤ Direct vent appliance- no damper present or required at this device.

**Fireplace Flue / Liner: Inspected**

➤ NOTE: Proper firestopping provisions were not confirmed, as the attic area surrounding the chase/flue was not readily accessible. Concealed chimney / chase portions of the flue were not readily accessible; conditions within remain undetermined.

**Chimney / Chase: Not Present**

**Mortar Cap / Chase Cover: Not Present**

**Gas Components: Inspected**

➤ Operable

I NI NP D

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

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

I NI NP D

**L. Flatwork (Driveways, Sidewalks)**

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

**Flatwork: Deficient**

➤ Control-joint material has decayed at patio & front porch. This is conducive to wood destroying insects, and in some cases may be a trip hazard. Recommend removing the rotten material, clean the joint,

insert appropriately sized “backer-rod” (tubular foam insulation), and caulking the joint with an appropriate exterior grade silicone, elastomeric, or similar sealant approved for adherence to concrete.

I NI NP D

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

Comments:

**Other: Inspected**

- ✦ 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.
- ✦ ADVISORY: inspection of fencing is beyond the scope of this inspection, however gate post at the side was unsteady.

**II. ELECTRICAL SYSTEMS**

I NI NP D

**A. Service Entrance and Panels**

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

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

**Service Entry: Inspected**

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

**Service Panels: Deficient**

- ✦ 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.

I NI NP D

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

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

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

**GFCI: Deficient**

- ✦ **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**

- ✦ Receptacle(s) were loosely secured at the family room & master bathroom. All outlets should be checked and tightened / repaired as needed before the home is reoccupied.
- ✦ Exterior receptacle covers were inadequately sealed or otherwise deficient. Exterior junction boxes and fixtures require rain tight cover plates. NEC 370-15a.
- ✦ **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**

- ✦ Master closet & split bath south 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.

- ✦ Fixtures were poorly secured at the family room nook. Examination of all electrical components at this property should be performed by a qualified, professional tradesman; correction of any & all discovered deficiencies should subsequently be arranged and performed prior to closing.
- ✦ Fixture(s) at garage exterior & rear porch 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 necessarily for cosmetic reasons.
- ✦ Rear porch light socket is damaged.
- ✦ Gameroom fan was out of balance.

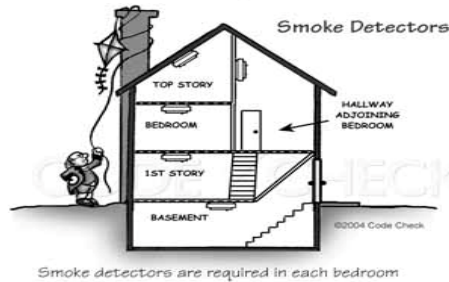
**Switches: Deficient**

- ✦ Inadequately secured cover discovered at the study.
- ✦ Switches had undetermined application at family room, entry, media room. Circuit tracing is beyond the scope of this inspection. Refer to the seller for information regarding questionable switches, or have an electrician examine and identify their purpose.

**Smoke Detection Devices: Inspected**

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

- ✦ 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.

**III. HEATING, VENTILATION, AND AIR-CONDITIONING SYSTEMS**

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

**I**     **NI**     **NP**     **D**

**A. Heating Equipment**

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

Age:     Modern     Antiquated     Mixed Ages

Energy Source(s):     Natural Gas     Electricity     Propane     Other

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

Comments: Stand alone-unvented gas units, and in wall gas units in bathrooms, bedrooms, or living areas are considered unsafe. Upgrading to safer modern heating equipment is recommended. If present, this type of heater is beyond the scope of this inspection and was not inspected. Heat exchangers and heating elements are typically

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*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: Inspected

- Heat unit(s) operable with normal controls at the time of inspection.

I NI NP D

### B. Cooling Equipment

Type:  Forced Air  Evaporative  Window Unit(s)

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

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

### Cooling: Deficient

- Condensate lines were not adequately insulated: Mildew and or accumulation of moisture was noted as present on or below the primary condensate line(s), and / or staining present at components below the traps. This may be prone to related moisture damage to attic flooring, insulation, drywall, and other attic / interior building components. Recommend addition of appropriate insulation past the trap and related components of the primary condensate line, as deemed necessary by an HVAC specialist. After that time, monitor the system / components periodically.
- Prior auxiliary condensate line drainage or leakage is indicated by stains / corrosion at the auxiliary pan and or drains & exterior walls below drain terminations. Refer to the seller's disclosure for possible information regarding this item. Ongoing leakage was not discovered. Conditions on days warmer than that of the inspection are undetermined.
- Downstairs & upstairs systems were obstructed by storage in the upper attic, & not fully inspected.
- Temperature differential between the return(s) and supply at the HVAC unit(s) was approximately 15-18 ° at the time of inspection; 15°-22° is generally the acceptable range.
- The evaporator interior(s) was inaccessible; this is common as most do not have readily accessible panels. This limits the inspection of many HVAC components. It is possible/probable that the evaporator(s) is dirty or congested and that servicing may be required. If documentation does not exist relating to cleaning / servicing of the evaporator(s) in the past 2 years, it is recommended that you hire an HVAC technician to service the evaporator(s) and related HVAC components.

I NI NP D

### C. Duct System, Chases, and Vents

Filter Type:  Disposable  Washable  Electronic  Other / Undetermined

Duct Type:  Flexible  Metal – Insulated  Concealed / Undetermined

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

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

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

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

### Ducts, Vents, Chases, & Plenums: Deficient

- Rust was present at split bath air registers. This should be examined by an HVAC company, to determine if a related cause exists with the air-conditioner system.
- Breakfast nook & dining room 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.

### Air Filter(s): Inspected

- Study 2 filter was not visible from the floor & was not inspected. Other filters were clean during the inspection.

### Thermostat(s): Deficient

- The thermostat indicates that the filter should be changed.
- Prior to departure Thermostats were reset to "74- cool-as found on arrival" by the inspector.

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### IV. PLUMBING SYSTEM

I NI NP D

**A. Water Supply System and Fixtures**

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

Static water pressure at the time of inspection was 58 psi; 40–80 psi is an acceptable range

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

**Plumbing Supply: Inspected**

- NOTE: The secondary water shut off valve was not found. The shut off valve may be underneath landscaping materials near the front of the home. Conditions remain undetermined. Locating the shut off is recommended.

**Sinks: Deficient**

- Drainstop at the split bath south was not functioning as intended.

**Toilets / Bidets: Inspected**

**Bathtubs: Inspected**

**Showers: Deficient**

- The hot supply was amiss at the north downstairs bathroom shower. This type of fixture has a cartridge that is frequently known for becoming defective after 3-5 years; and such is suspected as the cause. If this is the cause, the replacement cartridge is around \$20. Consult a licensed plumber to examine the issue(s) and recommend improvement, repair, or replacement options as needed

**Exterior Faucets: Inspected(Attached Only; unless otherwise noted)**

**Utility Connections: Not Inspected**

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

I NI NP D

**B. Drains, Wastes, Vents**

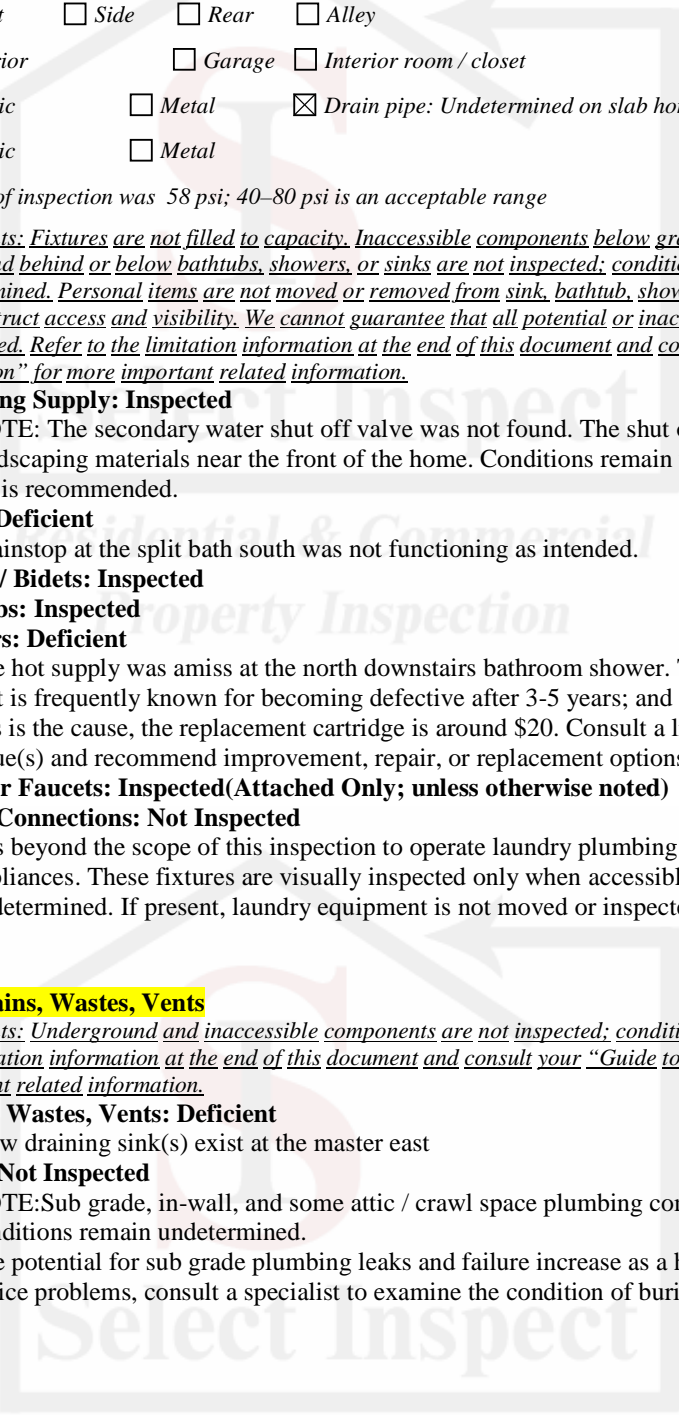
Comments: Underground and inaccessible components are not inspected; conditions remain undetermined. Refer to the limitation information at the end of this document and consult your "Guide to Your Home Inspection" for more important related information.

**Drains, Wastes, Vents: Deficient**

- Slow draining sink(s) exist at the master east

**DWV: Not Inspected**

- NOTE:Sub grade, in-wall, and some attic / crawl space plumbing components were not accessible; conditions remain undetermined.
- The potential for sub grade plumbing leaks and failure increase as a home ages. If you are concerned or notice problems, consult a specialist to examine the condition of buried pipes.



I NI NP D

**C. Water Heating Equipment**

Energy Source:  Gas  Electric  LP Capacity: 50 gallon; 50 gallon; ;  
Number of units:  1  2  3 or more PRV(s)/TPRV(s): Manually Tested  Y  N  
Power / Fuel Shut-Off:  Beside unit  Switch or breaker  Inaccessible./ undetermined

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

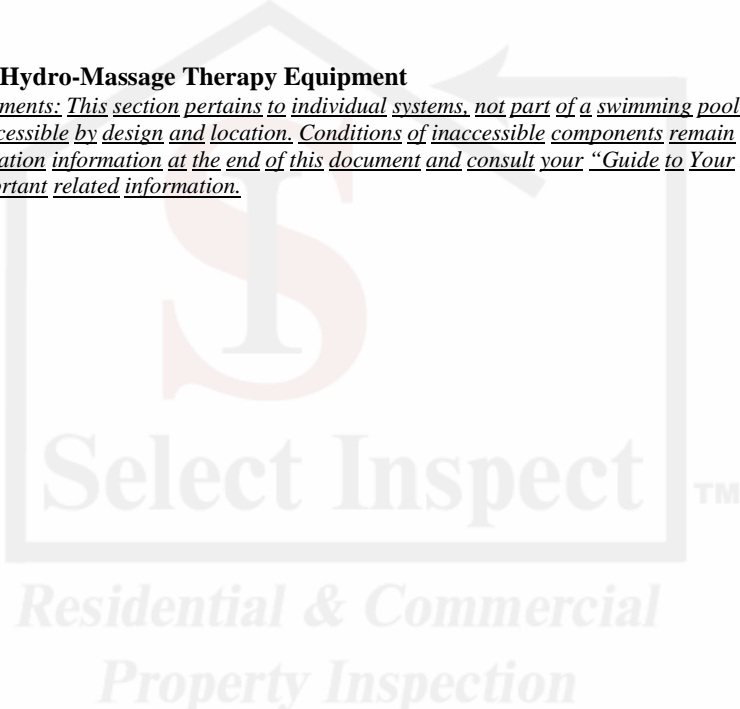
**Water Heater: Deficient**

- The temperature-pressure-relief valve piping was smaller than required by temperature/pressure relief device manufacturers for this application; 3/4" cpvc (hot water PVC) as found in this home is frequently used and is commonly accepted by city code around the USA, however, the 3/4" material does not meet manufacturer specific 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 3/4". The 3/4" CPVC tubing in use measures an average 0.715" interior diameter (technically .035" less than required). If CPVC is to be used it would need to be 1" O.D. cpvc to conform to IRC P2803.6.1. immediate corrective/improvement needs may be subjective.
- The temperature-pressure-relief valve is improperly routed uphill at a portion of the right unit. This will not allow proper gravity draining, and repair is recommended.
- 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 2002.
- Advisory: It is recommended to read and follow all manufacturer's labels, warnings, and maintenance information. Following these guidelines will provide for safer conditions, and can extend the life of the unit and its components.

I NI NP D

**D. Hydro-Massage Therapy Equipment**

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



**V. APPLIANCES**

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

I NI NP D

**A. Dishwasher**

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

**Dishwasher: Deficient**

- ✦ The drain at the dishwasher was not properly routed for gravity drainage to the disposal/drain. Correction is recommended & usually simple.
- ✦ An anti-siphon device was present, but not properly located above the sink rim.
- ✦ Advisory: When the home is / has been vacant for more than a few weeks, please remember to run some hot water through kitchen / bathroom faucets prior to operating the dishwasher when you first move in. This may seem strange, but there is a chance of hydrogen building up in a water heater that has been heating, but not in regular use; this can sometimes cause an explosion when the dishwasher is operated before other water fixtures. In some cases, it is possible for hydrogen to enter and subsequently ignite in the dishwasher when the timer control engages. Running hot water for 4-8 minutes simultaneously at fixtures (when you first move in) should release any potential hydrogen accumulation in the system. Related article can be found at: <http://www.cdc.gov/elcosh/docs/d0400/d000435/d000435.html>.

I NI NP D

**B. Food Waste Disposer**

*Comments:*

I NI NP D

**C. Range Exhaust Vent**

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

*Comments:*

**Range Exhaust Vent: Deficient**

- ✦ The vent filter is dirty / greasy. Cleaning is recommended.

I NI NP D

**D. Ranges, Cooktops, and Ovens**

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

**Rangetop/Cooktop: Inspected**

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

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

**Oven: Inspected**

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

I NI NP D

**E. Microwave Oven**

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

I=Inspected  
I NI NP

NI=Not Inspected  
D

NP=Not Present

D=Deficient  
Inspection Item

I NI NP D

**F. Trash Compactor**

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

I NI NP D

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

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

**Exhaust Vent / Heater: Deficient**

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

I NI NP D

**H. Garage Door Operator(s)**

*Comments:*

**Garage Door Operator(s): Deficient**

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

I NI NP D

**I. Door Bell and Chimes**

*Comments:*

I NI NP D

**J. Dryer Vents**

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

Vent Routing:

Wall  Attic / Roof  Crawl space  Obstructed  Undetermined

**Dryer Vent: Not Inspected**

- The vent was obstructed by appliance connections, and is routed in inaccessible areas. The interior condition of the vent is undetermined, and should be checked for cleaning needs before new appliances are connected.
- The vent is partially routed in not readily accessible areas. The complete interior condition of the vent is undetermined, and should be checked for cleaning needs before new appliances are connected.



**VI. OPTIONAL SYSTEMS**

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

I NI NP D

**A. Lawn and Garden Sprinkler Systems**

Controls:  Electronic  Programmable  Manual Zones Wired: 6

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**

- ✚ Heads improperly spray the home at various perimeter locations This can be conducive to decay and or mortar erosion. Improperly adjusted sprinkler heads can contribute to foundation movement and conducive conditions. Adjusting the spray pattern, radius, and or direction is recommended.
- ✚ Heads were noted as deficient or otherwise not functioning as intended at zone 5.
- ✚ Solenoid covers were amiss at the north. This may present a trip and or cut hazard for persons walking in the yard.
- ✚ Heads did not retract when shut down at the front
- ✚ One or more heads spray well onto neighboring property or public areas. The overspray is wasteful, and can often be reduced by decreasing the radius of projection- most heads have a small screw atop the head that can be turned to increase/decrease the spray radius size. Recommend adjusting and monitoring.

I NI NP D

**E. Gas Supply Systems**

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

Gas Shut-Off:  Meter  Attic  Garage  Service Riser  Unknown  N/A

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

**Accessible Gas Components: Inspected**

- ✚ Movement at the gas meter was not discovered when testing the system. Leakage between the meter and interior pilots / valves was not present/obvious. Monitor; provide routine service, and 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.

I NI NP D

**I. Security Systems**

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

**Security: Not Inspected**

- ✚ Select Inspect does not test security systems for compliance or operability. Some components are randomly observed while inspecting other property components/areas. Most monitoring companies will inspect the system free of charge, then will often try to sell you their service. Contact a provider of your choice if you are interested in the operability and monitoring of the security system in this home.

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

## LIMITATIONS, EXPLANATIONS, & DEFINITIONS

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

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

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

#### General Limitations:

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

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

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

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

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

#### Foundation / Structure:

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

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

#### Drainage:

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

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

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

#### Roof / Attic:

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

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**Report Identification 123 street; Flower Mound, TX**

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

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

**Insulation:**

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

**Walls** (interior and exterior):

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

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

**Windows & Doors:**

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

**Fireplace:**

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

**Electrical:**

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

**Heat & Air Systems** (HVAC):

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

**Plumbing:**

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

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**Appliances:**

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

**Sprinkler systems:**

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

**Swimming Pools:**

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

**Gas Lines & Gas Components:**

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

**Environmental and Mold:**

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

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

**Other**

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

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

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

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

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

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

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

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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**Report Identification 123 street; Flower Mound, TX**

DIGITAL PHOTOGRAPHS; Supplementary to this Inspection Report



↑ slab crack discovered-east 1 of 2



↑ slab crack discovered west



↑ slab crack discovered west



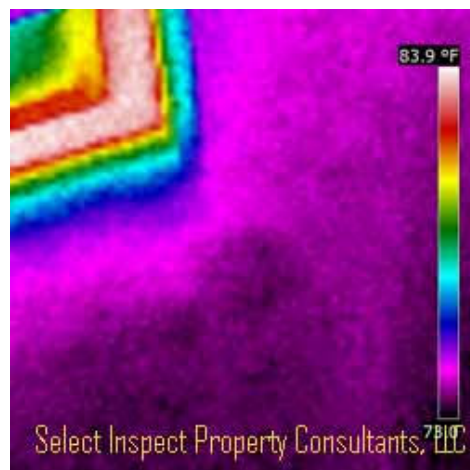
↑ repair evidence at master bedroom



↑ moisture intrusion evidence above image at left



↑ moisture staining at northwest bedroom below window



↑ Thermal imaging from square at left; anomalies not discovered during the inspection; active leakage not discovered



↑ moisture intrusion discovered around fireplace flue



↑ moisture damage discovered at family room below image at left



↑ close view of image at left



↑ openings at fireplace flue rain shield



↑ cracked sill & window/veneer stress



↑ openings & stress evidence at window sill

Select Inspect™  
Residential & Commercial  
Property Inspection



↑ cracked sill & window/veneer stress & deficient window moisture barrier/flashing



↑ window separation; stress



↑ stress cracks & mortar repair history with new cracks & lifted flashing

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**Report Identification 123 street; Flower Mound, TX**



↑ multiple stress indicators and deficiencies



↑ stress cracks



↑ cracked sill & window/veneer stress



↑ cracked sill & window/veneer stress



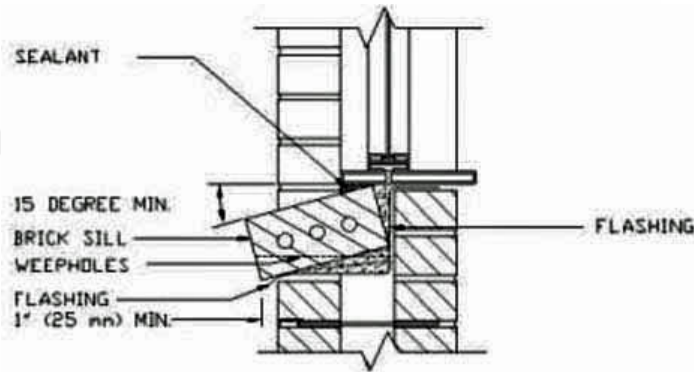
↑ cracked brick & or mortar & cracked sill & window/veneer stress & openings



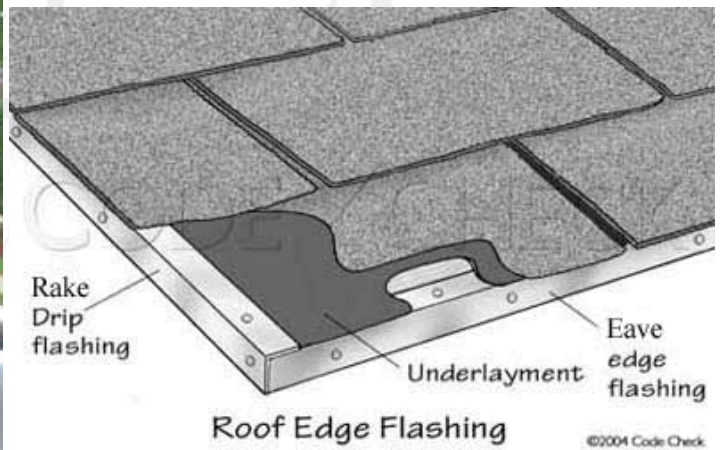
↑ deflection implied by mortar & flashing separation

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↑ brick ledge(s) had inadequate slope; example



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



↑ opening; damaged fascia- upper left of front porch

↑ opening; deficient flashing- example



↑ deficient shingle fastener & raised flashing (moisture intrusion noted below in garage)



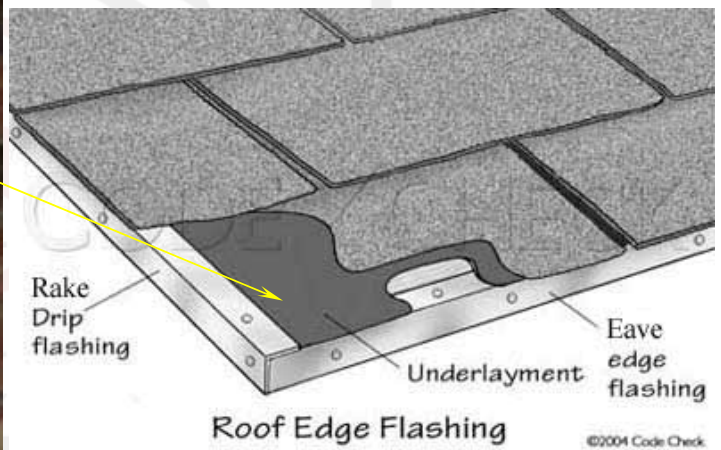
↑ moisture damage discovered at frieze-board left of front porch



↑ unsealed counter flashing & uncaulked, exposed fasteners; example at master bathroom small roofs



↑ missing roof underlayment at gable “eyebrow(s)” & master bathroom small roofs; example



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↑ inadequate seal at master bathroom small roof corners example



↑ openings; inadequate seal at master bedroom east-northeast



↑ example ridge/hip shingle cracks



↑ popped/exposed roof staple; example



↑ example ridge/hip shingle cracks



↑ vent separation & openings; example

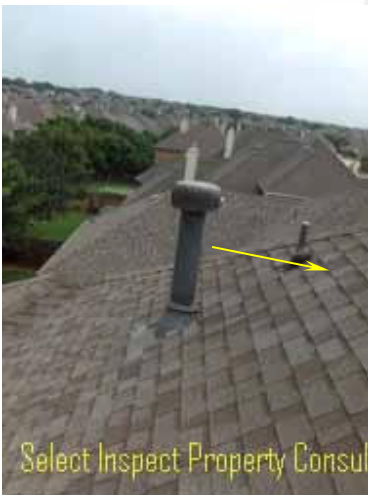
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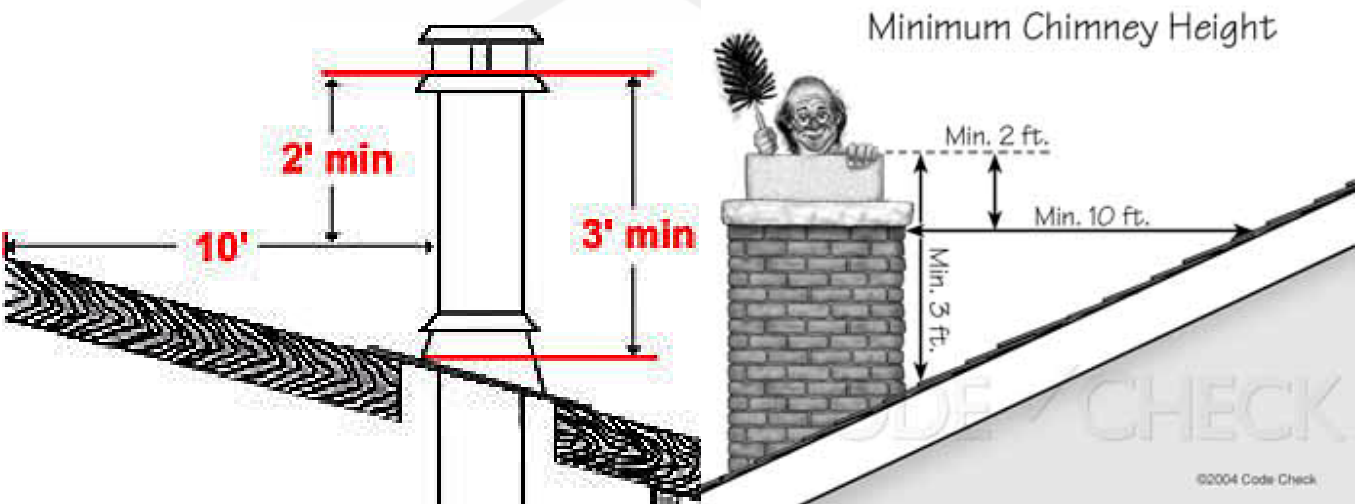
↑ damaged shingle at north



↑ flues & chimneys shall terminate at least 3 feet above the roof, and at least 2 feet above anything within 10 feet



↑



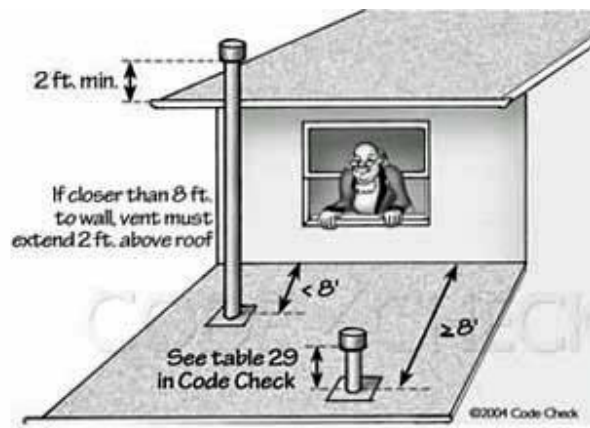
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↑ water heater flues too short/close to wall

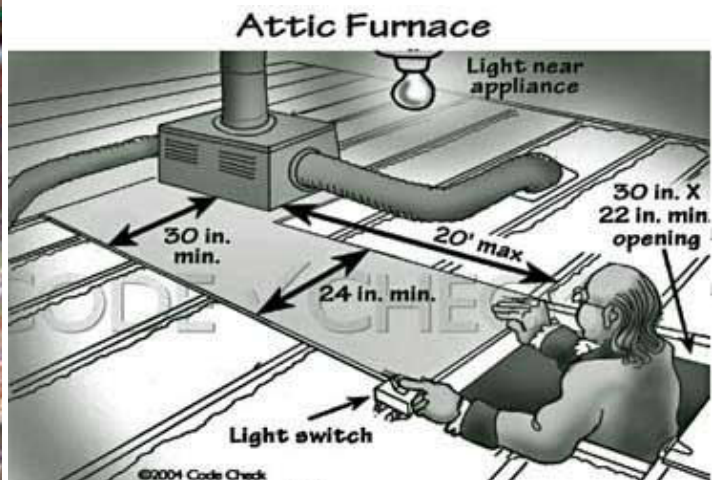


Gas Appliance Vent Terminations



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↑ there should be a minimum 24" pathway to the HVAC from the top of the access, with no gaps or obstructions

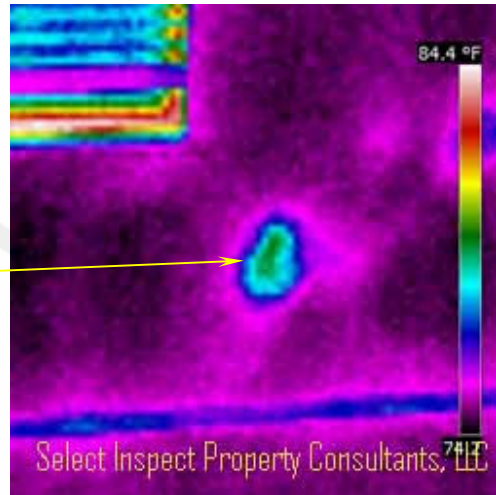


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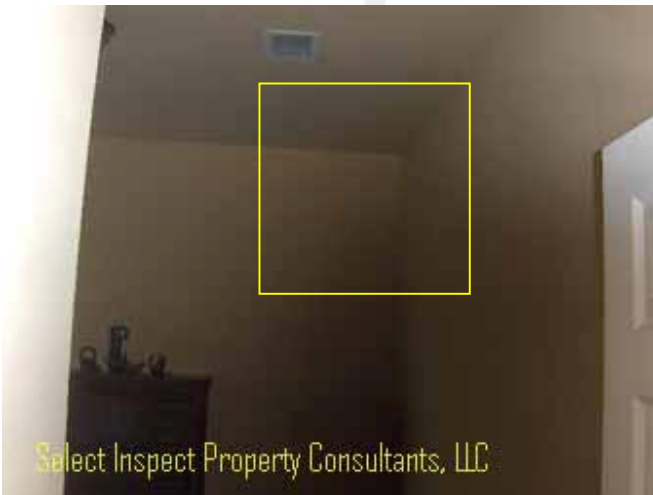
↑ improper/inadequate fasteners at attic stair; unworkmanlike & unsafe



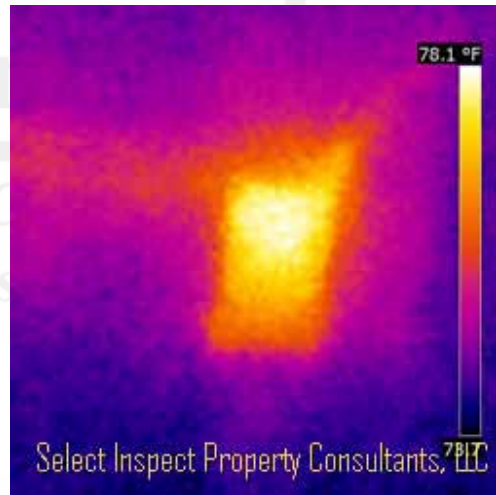
↑ example of slight energy loss at receptacle & sill plate



↑ Thermal imaging from square at left



↑ Thermal imaging implies energy loss at northwest bedroom corner



↑ Thermal imaging from square at left



↑ unvented enclosed attic spaces; master bathroom



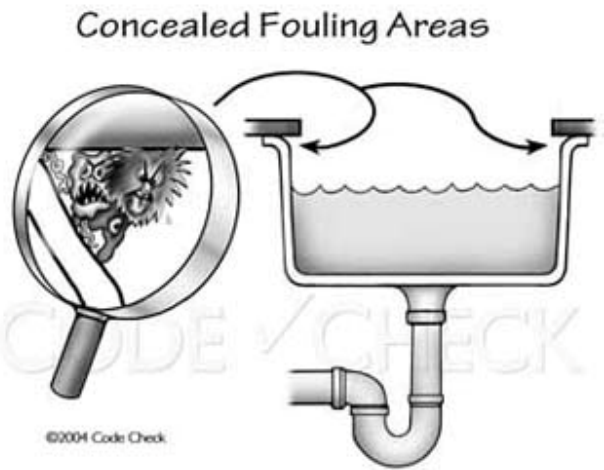
↑ moisture damage & garage drywall deficient; separation provisions compromised



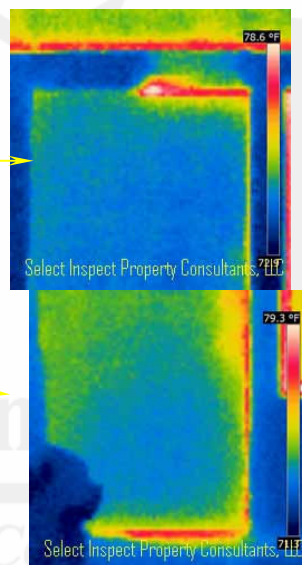
↑ close view of image at left opening at garage drywall between levels; visible framing



↑ fouling area at kitchen sink is prone to bacterial contamination



↑ Thermal imaging implies energy loss at front doorway



↑ Thermal imaging from square at left

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Select Inspect Property Consult

↑ inadequate fastening of overhead door spring assembly



Select Inspect Property Consult

↑ inadequate fastening of overhead door spring assembly



Select Inspect Property Consult

↑ inadequate fastening of overhead door spring assembly & cracked framing



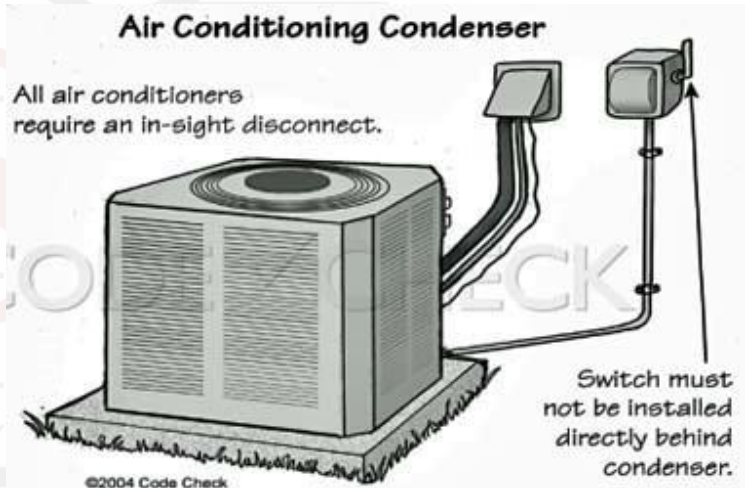
Select Inspect Property Consultants, LLC

↑ Alarm holes at the lower portion of the window may allow moisture intrusion; caulk and monitor



Select Inspect Property Consultants, LLC

↑ example (1 of 3 discovered) incorrect location of air conditioning condenser(s) service disconnect; inadequate clearance of electrical panel for service personnel





↑ 30" unobstructed service area was amiss at the HVAC



↑ 30" unobstructed service area was amiss at the HVAC



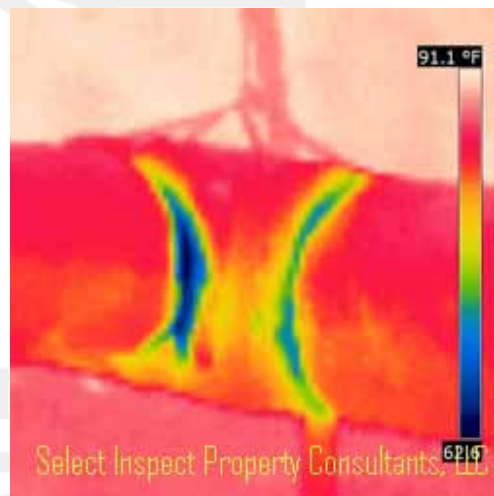
↑ rust at evaporator(s) auxiliary pan & air conditioning primary condensate drain should be insulated; fungus at condensate trap



↑ same as left; other upper attic unit



↑ significant energy loss not discovered at air ducting; some manifold joints lose some due to compression at connections



↑ Thermal imaging from square at left- most warmer areas are reflection off ducting & background attic/roof areas.

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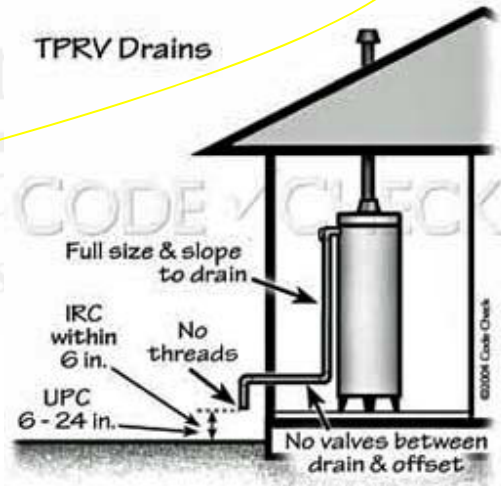
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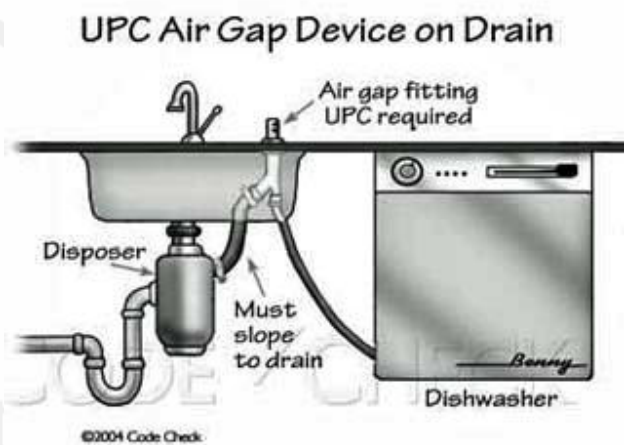
↑ cpvc sections of water heater temperature/pressure relief piping was smaller than required by the device manufacturer



↑ temperature/pressure relief drain improperly routed uphill at this section



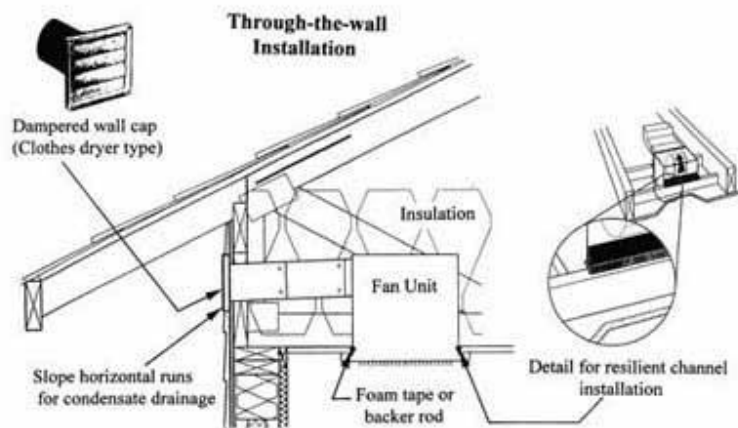
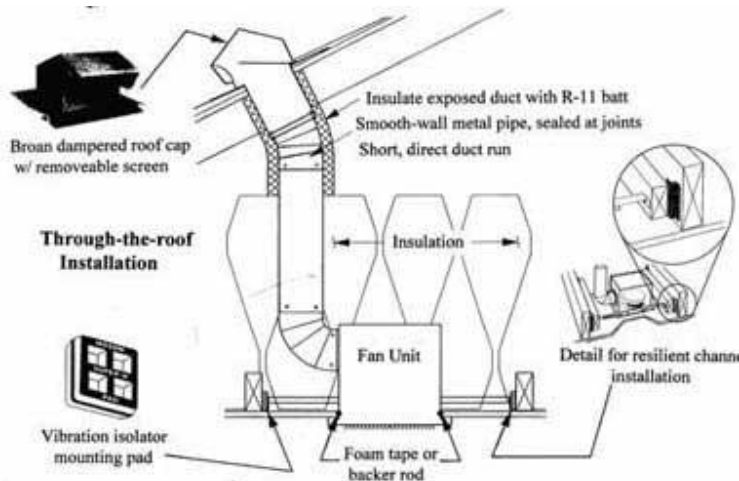
↑ dishwasher drain not appropriately routed for backflow protection





↑ moisture staining at air register & inadequately secured cover at exhaust fan- split bath.

Exhaust fan(s) improperly terminate in the eaves, rather than to the exterior



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Report Identification 123 street; Flower Mound, TX

