

# SELECT INSPECT PROPERTY INSPECTION REPORT

Prepared exclusively for:  
**Select Inspect Client**



at: **54321 Freedom Street; Mytown, TX**

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

*Thank you for choosing Select Inspect.*



This one-year inspection is limited to the following sections and comments. Portions and components of the property, not specifically noted in this document were found to be acceptable, with no need for comment, or were not inspected. Building code is a minimum standard, and not a "perfect" methodology or standard. This is not a "code" inspection, as many cities adopt variations, amendments, and modifications of generally accepted building-code guidelines. If you have specific interest or concern regarding the home meeting "code", you should try to obtain or verify documentation of city / code inspection reports if available from your builder or local building officials.

Home faces primarily: **West**

Weather: **80-85** degrees (approx.)

**Clear**

**Very Windy**

## I. STRUCTURE

### Foundation / Structure

- Structural repair needs were not evident at the time of inspection. Cosmetic repair may be available through your builder's warranty. Typical settlement was indicated by the following:
- Hairline drywall crack(s) noted at the northwest corner of the game room.
- Common cracking of the garage floor and or driveway concrete was noted. Monitor this item periodically and repair if / when needed.
- Regularly monitor the property and its components and arrange for repair if / when needed. Repairs should be made by qualified specialists whenever possible.
- Refer to your "Guide to Your Home Inspection" provided in your folder, or attached with this report, for information regarding foundation maintenance and monitoring.

### Site Drainage/Grading

- Form board remains at the southwest foundation edge. Removal is recommended.
- Erosion was noted below the valley between the family room/master bedroom. Consider adding stones, splash blocks, or gutters to reduce erosion issues. Generally, this is a responsibility of the homeowner, and not the builder.
- Soils around the home are dry and pulling away from the foundation. This can cause foundation instability. Soils should be slowly, consistently rehydrated to provide support to the foundation. Moisture maintenance is imperative when living in areas of expansive clay soils, such as many regions of North Texas. Generally, this is a responsibility of the homeowner, and not the builder.
- (see one or more related photos at the end of this report)

### Roofing

- Flashing remains amiss at the chimney chase. Damaged flashing remains at the southeast corenr of the chase. Moisture intrusion concerns were not discovered in the attic. However, slight staining was noted and the flashing remains incorrect.
- Open-faced (uncaulked) fasteners were seen at roof flashings of the southwest gable. (see one or more related photos at the end of this report). Though technically incorrect this is commonly found, even on new homes. This is a relatively inexpensive item to correct, and the need for immediate corrective action is subjective and a matter of personal preference.
- Slightly worn area of roof surface was noted at the southeast, near the furnace flue. Repair needs were not discovered at the time of inspection. This is not a moisture intrusion concern.
- Debris should be cleared from the dead valley to allow proper rain run-off at this roof feature; congested conditions may cause leakage.
- (see one or more related photos at the end of this report)

### Guttering/Roof Drainage:

- Appeared generally serviceable at the time of inspection. Monitor this item periodically and repair if / when needed.

### Attic

- Access: The attic stairs do not appear to be installed to manufacturer's guidelines, and may be unsteady or unsafe. Recommend securing the stairs to manufacturer specifications. Manufacturers recommend securing the stair to framing with 16D nails or ¼" lag screws. Commonly appropriate fasteners were not seen at all / some locations, and may/would not meet sheer strength requirements for installation.
- Insulation: insulation was amiss at southern areas of the garage attic.

- Structure: Advisory: not a repair statement: Settlement of the home and or roof was indicated by paint separation at plumbing vents on the roof. (see one or more related photos at the end of this report)

### **Exterior Walls**

- The wall under the eave-west of the chimney chase- remains unfinished and amiss.
- Caulk touch-up is needed at the garage door perimeter.
- NOTE: The corner of the foundation is cracked at southwest, southeast, northwest. This is common, even on young homes; structural significance is not addressed by this inspection. The joint of the cracked corner and the adjacent foundation is obstructed and may eventually be conducive to termite entry. Repair needs were not discovered at the time of inspection.

### **Doors**

- Appeared generally serviceable at the time of inspection. Monitor this item periodically and repair if / when needed/

### **Windows**

- Minor caulk touch-up is needed at the window over the rear patio door and at the master bathroom..

### **Fireplace & Chimney**

- Appeared generally serviceable at the time of inspection.

### **Porch, Deck, Carport, Balcony**

- Repair needs were not discovered at the time of inspection.

## **II. ELECTRICAL SYSTEMS**

### **Electrical Service**

- Appeared generally serviceable at the time of inspection.

### **Electrical Panel(s)**

- Appeared generally serviceable at the time of inspection.

### **Electrical Branch Circuits** (outlets, lights, switches, fans, etc)

- Appeared generally serviceable at the time of inspection.

## **III. HEAT & AIR**

### **Heating Equipment**

- Appeared generally serviceable at the time of inspection.

### **Cooling Equipment**

Appeared generally serviceable at the time of inspection.

### **Ducts**

Repair needs were not discovered at the time of inspection.

#### **IV. PLUMBING SYSTEMS**

##### **Water Supply / Fixtures** (sink, shower, bathtub, etc)

- Drainstop at the upstairs bathroom would not stary closed. Repair needs are subjective.

##### **Drains, Wastes, Vents**

- Repair needs were not discovered at the time of inspection

##### **Water Heater(s)**

- Repair needs were not discovered at the time of inspection

#### **APPLIANCES & OTHER SYSTEMS**

##### **Appliances**

- Duct for a bathroom/utility room fan (in the garage attic) was noted as damaged. Recommend repair of the damaged portion of this duct. Location was approximately 12 feet east of the garage ladder.

##### **Lawn Irrigation System** (sprinkler)

- Appeared generally serviceable at the time of inspection. Monitor this item periodically and repair if / when needed.

**Photo images and or other important information is continued on the following pages**

## Limitations and Explanations of Scope

Your contract contains important information; if you have not yet read the contract in its entirety, please do so.

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 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 eliminate all risk of purchasing any property. Select Inspect does not warrant or guarantee that all conditions will be discovered. 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 any available municipal inspection reports, and builder warranty information.

It is recommended that you obtain as much history as is available concerning this property. This historical information may include copies of any previous inspection or engineering reports, municipal inspection departments, lenders, insurers, and appraisers.

Property conditions change with time and use. Since this report is provided for the specific benefit of the client(s), secondary reader of this information should hire a licensed inspector to perform an inspection to meet your specific needs and to obtain current information concerning this property.

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 components and conditions to "code" or determine if components and conditions are compliant to current code requirements, as there are variations and amendments to code in basically every Texas city. We cannot possibly keep up with different regulations in every municipality. We do not determine insurability of any part of the property. We do not guarantee to identify recalled components or systems. The Consumer Product Safety Commission (CPSC) website has a detailed listing of recalled products that you should examine if you are concerned.

This report does not prioritize the inspector's findings. 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, fungal, and structural failure concerns be examined by a licensed or occupationally certified specialist in the respective field. Repairs should then be made without delay.

Select Inspect is committed to providing the best possible services to the client, in an efficient, professional manner, and to report discoveries to the client in an understandable format. Select Inspect inspectors will represent Select Inspect in a professional and courteous manner, and we will be respectful to our clients, to all parties involved, and to the properties at which our business is performed. The client, their personal information, this report, and information about the home are not offered or distributed to other persons or affiliations, unless specifically requested by the client.

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 or conditions conducive to 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 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.

## End of Written Report

Thank you for choosing Select Inspect. Contact our office with any questions.

Sincerely,



Bruce W. Carr

TREC # 5281  
ASHI Member # 211804  
NACHI Member  
SPCB CA # 43624



## Supplementary Photographs for this Inspection

Photographs within this document are of random components and or conditions that may have been noted as "in need of repair". 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 "repair / 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. This document is not to be used without the other pages of the home inspection report. This is only a complimentary addition to the inspection report, and should be viewed as such.

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 our office anytime if we may be of further service. Click here to browse other pages at [SelectInspect.com](http://SelectInspect.com).



↑ correct flashing- west side of chimney- rain will be directed out / away from the interior structure.



↑ incorrect flashing- eastern side of chimney. water (rain) can be directed behind the siding, into the structure interior.



↑ eave under west side of chimney remains amiss / deficient.



↑ slight staining at chimney framing in attic- when the condition occurred or if it is ongoing is undetermined.



↑ interior view of chimney chase adjacent amiss eave location.



↑ area of erosion noted in the drainage section



↑      amiss insulation at garage attic –example



↑ label for attic ladders indicates 16D nails are required. Wood screws have been substituted and will not offer sheer strength needed for this application.



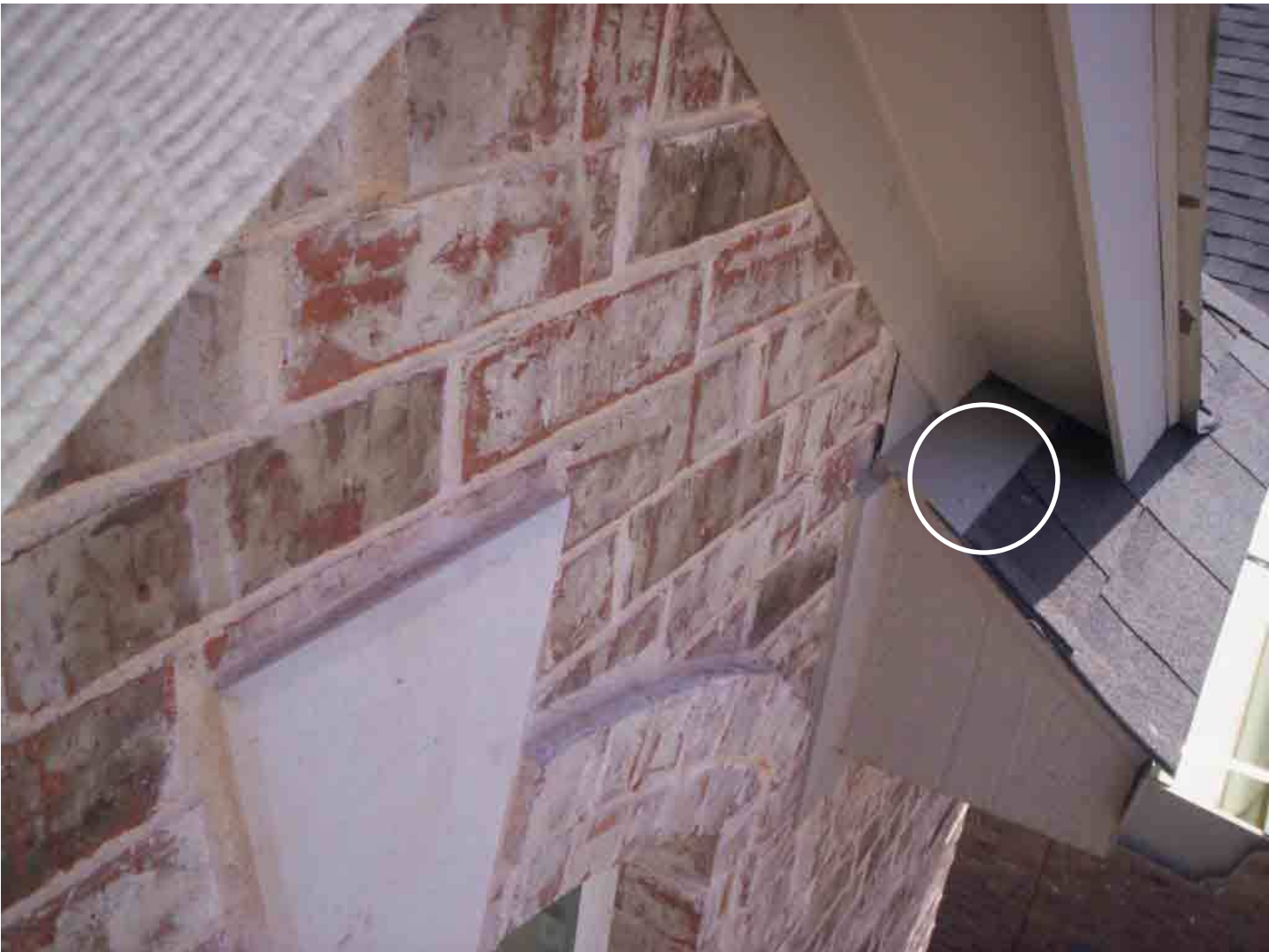
↑ caulk touch-up needed at window above rear patio door.



↑ dead valley location



↑ location of uncaulked fasteners discovered.



↑ closer view of uncaulked fasteners discovered- right side.



↑ slight worn area at southeast roof. Repair needs were not discovered at the time of inspection.



↑ vent separation examples at north