

# Select Inspect

Property Consultants, LLC

## Property Inspection Report

Prepared exclusively for:  
Client



at: 123 street; Princeton, TX 75407



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

Princeton, Texas

(Address or Other Identification of Inspected Property)

By:

Bruce W. Carr; TREC #5281 ASHI Member # 211804

Friday, May 06, 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. Warrantees are available from home warranty firms, and should be purchased from one of your choosing, if desired.

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

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

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

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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 kitchen This is common, & is related to normal settling & shrinkage movements.

- ✦ EXTERIOR:

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

- ✦ INTERIOR:
  - Thin/closed Interior wall cracks discovered above/below doorways or windows at the dnt
  - Upper wall / ceiling crack(s) discovered at the breakfast nook, family room, kitchen, south bedroom are often from roof structure settlement & not always foundation related
  - Garage concrete is cracked. Thin cracking is common, though larger cracks can indicate excessive or uncommon movement. Garage concrete cracks may extend through the beam(s) at one or more location; though due to excess obstructions in the garage, the inspector could not see much of the garage slab. Conditions in not readily accessible/inaccessible locations remain undetermined.
  - Unsquare/difficult interior doors that rub flooring & or door frame(s)
  - Doors have been modified to accommodate unsquare jambs
  - Binding, out-of-square, non-latching, warped, or twisted doors or frames & or out-of-square wall openings or separations between the framing door frames
  - 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:
  - Rotating, buckling, or deflecting masonry cladding noted at the rear of the garage
  - Sloping & or unsquare/difficult exterior doors indicate some degree of structural movement.

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**Report Identification 123 street; Princeton, TX**

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

- ✦ INTERIOR:
  - None discovered
- ✦ EXTERIOR:
  - Exposed or damaged post tension ends exists at the west corner. The exposed components should be sealed to prevent corrosion. This is commonly found, even on young homes, & is typically seen as a regular maintenance item. These areas should be cleaned thoroughly & sealed with water resistant mortar or an appropriate high performance epoxy. In some cases it may be necessary to cut & remove the cable, then replace it with a new cable that would then be stressed to tension. Extended / long-term exposure & subsequent corrosion may result in failure of the clamp/cable connection & expensive related repairs.

I NI NP D

   **A.2. Structure:**

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

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

Moisture damage & fungus exist at the laundry room baseboard trim. 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.

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

Exterior window sills did not have a recommended 15° slope for drainage at multiple locations; slope at random locations was approximately 1, 5, 9, 14° Repair options may be limited. Condition & appropriateness of flashing & substrate components is undetermined.

Porch at the rear appears to be constructed on a separate foundation / footing than the main portion of the home. This may allow for differential movement and related construction materials cracking or separating. Evidence of significant movement or failure was not found regarding this at the time of inspection. Monitor this item periodically and consult a foundation specialist or engineer if larger cracks develop.

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.

**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 at the garage was at or above the bottom of the veneer (stucco, brick, stone, siding, etc). Repair is recommended. This may obstruct weep openings and is conducive to moisture intrusion, rot, and termites. Ideally, the brick / stone joint at the foundation would be four to six inches above soil and at least one inch minimum from adjacent concrete slabs. This would allow the edge of the foundation to be visible for inspection of termites and moisture intrusion conditions. It is common for this standard to be frequently ignored. If repairs are made, the substrate should be examined for wood rot and termites. If undesirable conditions are found, further repairs should be arranged. If soil/bark/mulch is lowered or removed, ensure the areas will have proper drainage away from the structure; ideally 6" drop in slope within the first 10 feet from the structure; or to an appropriate drain to not allow excess moisture within 6 feet of the home.

**Roof Drainage/Guttering: Deficient**

- Gutters not present; erosion & low area noted at the west.

I NI NP D

**C. Roof Covering**

- Roof Material:  Composition  Wood Shingle / Shake  Tile  Roll-Out  Slate  Artificial slate
- Roof Inspected from:  Walking Roof Surfaces  Ground with Binoculars  Ladder at Eaves
- Most accessible  Some areas Inaccessible  Most Roof areas Inaccessible

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

**Roof Coverings: Deficient**

- Open-faced (uncaulked) fasteners exist at ridges, hips, flashing, vents. Though technically incorrect this is commonly found, even on new homes. Correction is generally simple, inexpensive, and is recommended.
- Flashing is amiss at the sides of the front entry. Visible attic components noted. Correction / improvement would be prudent.
- Drip-edge-flashing was not correctly cut & or folded at various rake/eave corner locations. Technically, the higher (rake) edge would be atop the lower (eave) section, without excessive gaps or exposed roof deck; this aids in consistently directing water upward and out, in the event driving rains get below the shingles.
- Drip edge flashing section was missing at the south.
- 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.

- Rear porch roof was 2/12 slope; this is acceptable “if” there are 2 layers of roof underlayment; without lifting shingles excessively I could not determine if proper roof underlayment was present. Have this examined when other roof repairs are arranged.
- Evidence of prior repair / repair attempts was not discovered at roof covering materials, flashing details, skylights, and or roof penetrations in readily accessible locations. Evidence of repair is typically implied by shingles of variant tone, type, or quality; by caulking, tar, other type of sealant; and or obvious visual modification of roof components.
- Roof fasteners were not all visible; not readily accessible without lifting shingles and potentially causing damage. The condition and appropriateness of roof covering & sheathing (felt) fasteners was not inspected and is undetermined, except if noted otherwise and listed specifically in other commentary within this section of the report.

I NI NP D

**D. Roof Structure and Attic**

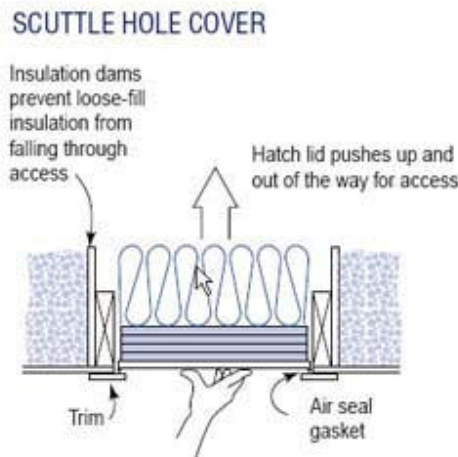
Framing style:	Conventional; ____
Type of Underlayment observed:	Plywood or OSB ; ____
Viewed From:	Walking decked areas Some areas not safe for direct access
Insulation Type:	Batt ; Fiberglass
Approximate Average horizontal Insulation depth- ceilings	6 - 8 inches
Approximate Average vertical Insulation thickness- walls	6 inches or less

- Ventilation:       Roof / Box     Turbine     Eave /Soffit     Gable     Electric     Ridge
- Obstruction of access / vision       Stored items     Low clearances     HVAC items     Other
- Lack of deck/attic flooring at some locations     Animal(s) suspected / discovered

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

**Attic Access: Deficient**

- Attic access was smaller than required. Where mechanical equipment is present, the opening must be large enough for removal of the largest appliance & at least 22” x 30”. The access must be in a hallway or other readily accessible location per IRC R807 & IRC M1305. Attic spaces in these areas were not readily accessible / inaccessible; Conditions in inaccessible locations remain undetermined.
- Attic access(es) was inadequately insulated & or seals poorly. Energy loss exists



- 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.

**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 the water heater in the attic(s). This is considered a safety / accessibility concern for persons examining or servicing the mechanical systems (HVAC, water heater, etc).
- ✦ Detached garage: multiple undersized joists, unworkmanlike joist hanger connections, deflections, cracks, & potential failure conditions noted. Joist hangers/or similar steel brackets were incorrectly fastened at multiple locations. Hangers are not to be excessively bent/modified; should be fit to the related framing, joists within shall abut perpendicular framing of to which it is attached; and all nail openings should be filled with appropriate fasteners.
- ✦ Refer to a framing specialist for correction/improvement options.

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

- ✦ Overall the insulation was very unworkmanlike & multiple deficiencies exist. Central, north, northeast, southwest, northwest, & around multiple air register boots.
- ✦ Thermal imaging indicated/confirmed areas that have deficient insulation, air barrier/sealant, & or ventilation deficiencies at perimeter, central, & commonly found general areas including vaulted corners (walls & ceilings), framing convergences, perimeter floor sills, electrical switches & receptacles adjacent exterior walls, & plumbing & HVAC chases.
- ✦ Insulation was missing below the water heater & HVAC decked service areas & at various locations; (related image(s) at the end of this document).
- ✦ Current standards require labels facing the access, every 300 sq ft, showing depth of insulation in attic areas. Appropriate labels were not discovered at all currently required locations; immediate corrective/improvement needs may be subjective.
- ✦ 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**

- ✦ Eave baffles were not discovered, and are used to keep blown insulation from obstructing eave vents. Insulation was noted as obstructing multiple rafter bays. It is likely that the eave vents are covered and rendered inadequate. Consider improvement with other roof / attic repairs.
- ✦ Insulation is placed directly against the sheathing in perimeter areas- seen from random attic areas and or eave vents. This is commonly found on homes with vaulted ceilings. When there is not a free air space between the insulation and deck (roof sheathing) there is a risk of condensation and heat build up, due to lack of ventilation. If these conditions occur, it can cause fungal growth, rot, and/or reduce the life of the shingles. Repair is recommended.
- ✦ The attic of the rear porch addition porch appears unvented. Technically, any enclosed attic space should be vented. Inadequate ventilation can result in humidity, condensation, and fungal issues. Recommend professional correction to properly vent this space. IRC 806

I NI NP D

   **E. Walls (Interior and Exterior)**Interior Wall Structure:  Wood framing  Metal Framing  Brick / MasonryInterior Obstructions:  Storage  Furnishings  Décor  OtherExterior Obstructions:  Foliage  Storage  Deck  Building  OtherExterior 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**

- ✦ Moisture damage noted at laundry room baseboard trim.
- ✦ NOTE: patch of undetermined reason discovered at the east bedroom

**Cabinetry/Countertops: Inspected**

- ✦ Cabinets and components therein were obstructed by stored items. The inspector does not remove personal belongings or stored items. Conditions behind/below personal items remain undetermined.

**Exterior Walls: Deficient**

- ✦ Exterior sealant is amiss around the plumbing cleanout(s) at the right (northwest) & rear (west).
- ✦ Siding at the rear of the garage was noted as damaged; not fully inspected due to excess poison ivy.

**I NI NP D**

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: Inspected**

- ✦ Previous repair evidence was observed at ceilings in the kitchen & bathroom. 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**

- ✦ Some tiles at the breakfast nook & family room were variant tone from adjacent tiles; reason undetermined. Refer to the seller/occupant for related information.

**I NI NP D**

Obstructions:

Storage  Furnishings  Vehicle(s)  Locked  Other

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

**Interior Doors: Deficient**

- ✦ Strike plate missing at the east bedroom closet.
- ✦ South bedroom closet (& one other, I did not specifically make note of where) was not functioning as intended, not latching when closed.

**Exterior Doors: Deficient**

- ✦ Weatherstrip was damaged at the front door.
- ✦ Front & rear door(s) did not seal well; lacking energy efficiency.
- ✦ Exterior doors were unsquare at the front & rear.

**Garage Door: Deficient**

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

Garage Door / Frame:  Overhead  Modern  Hinged  Antiquated

- ✦ The garage door(s) falls closed when the garage door(s) was placed approximately 2-3 feet above the floor. The springs may need adjustment/replacement. According to The Door & Access Systems Manufacturer's Association International (DASMA) doors should not offer more resistance or more force than what is applied by the person raising/closing the door. Standard testing protocol provided by The Door & Access Systems Manufacturer's Association International (DASMA); <http://www.dasma.com/PDF/Publications/TechDataSheets/CommercialResidential/TDS167.pdf>
- ✦ It is recommended to read and follow all manufacturer's labels, warnings, and maintenance information. Following these guidelines will provide for safer conditions, and can extend the life of the unit(s) and components. This refers to garage doors and garage door operators.

I NI NP D

**H. Windows**

Window Type:	Multi-pane, Insulated _ _
Window Framing:	Metal _ _

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

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

**Windows: Deficient**

- Broken glass noted at the breakfast nook.
- Screens were missing at the kitchen & laundry room.
- 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:
  - Kitchen-upper

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*

I NI NP D

**J. Fireplace / Chimney**

*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)

I NI NP D

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

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

**Porch: Deficient**

- Porch post(s) was in contact with the ground/soil and this is conducive to moisture penetration and termites. Elevating the posts with a non-wood / non-compressive base would be ideal. Conditions below soil are undetermined.
- Example of proper post base shown in the image below / next page.





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.*

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

*Comments:*

**Other: Inspected**

➤ Refer to *foundation, grade, attic, exterior wall, & electrical sections* for conditions discovered at the detached garage.

**II. ELECTRICAL SYSTEMS**

I NI NP D

**A. Service Entrance and Panels**

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

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

**Service Entry: Deficient**

➤ Electrical ground rod was not flush with the grade. "Electrical ground rod shall have at least 8' of length in contact with the soil and the upper end of the electrode must be flush with / below ground level unless above ground portion and grounding electrode conductor attachment is protected against

physical damage. NEC 250-52 ( c ) (3)". This includes rod electrodes installed inside through concrete slabs.

Grounding rods are typically sold as 8 foot lengths; since the upper end of the rod has been left above grade, it is most likely not in contact with the soil for 8 feet as required. Since much of the rod is buried, the suspected condition cannot be confirmed nor discredited during this limited visual inspection. The grounding electrode connection is prone to physical damage and should be protected and secured to the structure or service riser. The rod should be covered with compacted soil or driven deeper into the soil. A grounding rod that protrudes from the ground / grade may also present an impalement hazard. Repair options are limited; and though this is technically incorrect, proper installation methods are rarely discovered, and frequently ignored by installers and city building code officials.

**Service Panels: Deficient**

- ✦ Corrosion exists at wires & other components in the sub panel for the septic. Type of corrosion is consistent to exposure to chemicals, though chemicals were not discovered in proximity during the inspection. Refer to the seller/occupant for related information. This is unsafe and should be repaired post-haste by an electrician.
- ✦ Electrical cabinet (primary) was inadequately secured to the exterior wall.
- ✦ Air-conditioner condenser breaker(s) was larger than the maximum allowed by the serial plate on the exterior air-conditioner unit. The condition deviates from manufacturer installation specifications and may void the manufacturer warranty.  
Consult an electrician and or the manufacturer of the condenser if concerned.
- ✦ Breakers are not legibly labeled for specific circuit location; the labels were faded.
- ✦ 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.

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**

- ✦ GFCI protection was not discovered at the garage (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 the garage ceiling sreceptacle are 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: Inspected

- ✦ 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

- ✦ Bathroom & exterior bulbs were missing. Lights at the rear porch were missing bulbs & inoperable.

#### Switches: Deficient

- ✦ The south bedroom fan is on a dimmer switch rather than an adjustable speed switch. This is incorrect & implies someone other than an electrician did the install; other deficient electrical conditions likely exist.
- ✦ Family room fans have two or more switches; one for the fan & one at each side of the room for the light. The fixtures were wired for fan & light to operate together, rather than individually & the entry wall switch unused. This implies someone other than a licensed electrician installed the fixtures. Electrical hazards may exist; You should have a licensed electrician examine the electrical components/systems and provide options for improvement, repair, or replacement of deficient components.
- ✦ Cover plate at the kitchen is damaged.

#### Smoke Detection Devices: Inspected

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

- ✦ It is recommended to test batteries monthly, change batteries annually, and to change the detector itself at least once every ten years.
- ✦ Current minimum recommendation is to have functional smoke detection devices located:
  1. In each bedroom / sleeping room,
  2. Outside each sleeping area (bedroom hallways) in the immediate vicinity of the sleeping rooms, and
  3. On each additional story of the dwelling, including basements but excluding crawl spaces and uninhabitable attics (in dwellings with split levels and without an intervening door between the levels, a smoke alarm installed on the upper level and the adjacent lower level shall suffice provided that the lower level is less than one full story below the upper level).
- ✦ It is recommended to test detectors monthly, change batteries annually, and to replace each detector at least once every ten years.
- ✦ Modern requirements dictate that smoke detector(s) should be hardwired to the electrical system with battery backup; this can be expensive on homes that do not have wiring in place for this purpose (generally older homes). Alarm(s) were not disassembled to determine if they were/were not hard wired. Consult an electrician if concerned.

#### Other Accessible Electrical: Deficient

- ✦ Junction boxes cover(s) was deficient at the garage west. This is considered unsafe. Recommend securing or installing appropriate covers where needed.
- ✦ Wire splices were not properly enclosed in junction boxes at the garage east. This is considered a fire hazard. Repair is recommended.
- ✦ Electrical wires should be secured to framing within the first twelve inches (12”) of junction boxes. Deficiencies regarding this requirement were discovered at the garage & home attic. Correction / improvement would be prudent.
- ✦ There are electrical wires at the attic(s) that are not properly secured and protected from damage by traffic. Where run across the top of floor joists, or run within 7 feet (2134mm) of floor joists across the face of rafters or studding, in attics & roof spaces that are provided with access, the cable shall be

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protected by substantial guard strips that are at least as high as the cable. Where such spaces are not provided with access by permanent stairs or ladders, protection shall only be required within 6 feet (1829mm) of the nearest edge of the attic entrance.

Where cables are installed parallel to the sides of rafters, studs or floor joists, guard strips & running boards shall not be required.....

Electrical wires/cables shall not be routed along walking surfaces or in any location prone to traffic damage. (E3702)

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

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

I NI NP D

**A. Heating Equipment**

Type:  Forced Air  Gravity  Heat Pump Units:  1  2  3  4+  
 Age:  Modern  Antiquated  Mixed Ages  
 Energy Source(s):  Natural Gas  Electricity  Propane  Other  
 Power / Fuel Shut-Off:  Beside unit  Manifold  Switch / breaker  Undetermined

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

**Heating: Inspected**

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

I NI NP D

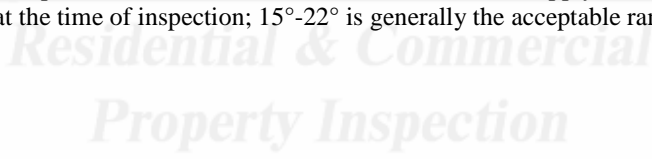
**B. Cooling Equipment**

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**

- Evaporator(s) coils were fairly unclean; recommended service.
- Primary condensate drain, auxiliary condensate drain, & auxiliary pan drains were routed together; this is incorrect. Consult a licensed HVAC specialist for full evaluation & improvement/repair options.
- Condensate line is not insulated: This may be prone to dripping of condensate, and related potential moisture to attic flooring, insulation, drywall, and other related attic / interior building components. Recommend that you either 1) consult an HVAC specialist for options; or 2) monitor the system and have an HVAC specialist repair if conditions are discovered. Many air-conditioner manufacturers specify this as required.
- The auxiliary condensate line does not drain to a conspicuous point of disposal (generally over a window or door). This is recommended so that any leakage (indicating a need for service) can be readily seen by the occupant.
- Corrosion exists at the evaporator cabinet and or interior. The condition appeared minor at the time of inspection, and should serviced when other HVAC components are repaired, which ever comes first.
- Temperature differential between the return(s) and supply at the HVAC unit(s) was approximately 15 at the time of inspection; 15°-22° is generally the acceptable range.



I NI NP D

    **C. Duct System, Chases, and Vents**Filter Type:  Disposable  Washable  Electronic  Other / UndeterminedDuct Type:  Flexible  Metal – Insulated  Concealed / UndeterminedReturn Duct Location:  Attic  Between Levels or In-wall  Crawl spaceSupply Duct Location:  Attic  Between Levels or In-wall  Crawl spaceFilter 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**

✦ Unclean air register &amp; return duct noted at the family room

**Air Filter(s): Inspected**

✦ 20x25x1"

**Thermostat(s): Inspected**

✦ Prior to departure Thermostats were reset to "off-as found on arrival" by the inspector.

**IV. PLUMBING SYSTEM**

I NI NP D

    **A. Water Supply System and Fixtures**Supply Pipe (visible):  Copper  Plastic; PEX, or similar  Polybutylene  Other / undeterminedWater Meter Location:  Front  Side  Rear  Alley  Undetermined / Not foundWater Shut-Off:  Exterior  Garage  Interior room / closet  UndeterminedWaste Pipe (visible):  Plastic  Metal  Drain pipe: Undetermined on slab homesVent Pipe (visible):  Plastic  MetalStatic water pressure at the time of inspection was approximately 60 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: Deficient**

✦ Water piping was not adequately insulated at the exterior lower west &amp; attic areas north-northeast of the water heater- coming off the hot supply from the water heater. (IRC 2603)

✦ NOTE: Meter not discovered; I checked around the gate &amp; fenceline when departing, but did not find it. Refer to the seller/occupant for related information.

✦ 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 &amp; meter is recommended.

**Sinks: Deficient**

✦ Bathroom drainstop was not functioning as intended.

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

✦ Grout and caulk sealant is needed at the shower

✦ Sealant was inadequate/missing around the soap dish mount to the tile wall.

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

✦ Air gap at the north-northwest exterior faucet(s) was inadequately secured &amp; the exterior faucet(s) not functioning as intended; a "C" clamp was present to help hold the device together.

**Utility Connections: Not Inspected**

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

I NI NP D

**B. Drains, Wastes, Vents**

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

**Drains, Wastes, Vents: Deficient**

- Evidence of leakage history at drain pipes was indicated by sediment/deposits at piping below bathroom sink(s).
- Exposed piping at the west-southwest is prone to damage by lawn equipment & freeze damage.

**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: 40 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 is improperly routed uphill. This will not allow proper gravity draining, and repair is recommended.
- Seepage/sediment was noted at water heater upper & lower element compartment(s); this indicates leakage history; active leakage was undetermined. Consult a licensed plumber to examine all plumbing components & arrange for correction of deficiencies.
- 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 2006.
- 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

- ✦ Water & debris were in the appliance drain filter during the inspection; the water was stagnant & malodorous; possibly related to inadequate drainage due to incorrect drain configuration & lack of air gap.
- ✦ The drain at the dishwasher was not properly routed for gravity drainage to the disposal/drain. Correction is recommended.
- ✦ An anti-siphon device was not present & connected to the visible section of dishwasher drain line. Most manufacturers currently provide an approved loop that acts as an atmospheric pressure break at the dishwasher unit; but such could not be confirmed as this location would be concealed in the cabinet. This should work satisfactorily; however it is not interpreted by some as an actual "backflow device".
- ✦ Some minor corrosion was noted at the interior of the dishwasher. The Texas Real Estate Commission considers corrosion / rust inside a dishwasher as a deficiency. The system appeared otherwise operable.
- ✦ Advisory: When the home is / has been vacant for more than a few weeks, please remember to run some hot water through kitchen / bathroom faucets prior to operating the dishwasher when you first move in. This may seem strange, but there is a chance of hydrogen building up in a water heater that has been heating, but not in regular use; this can sometimes cause an explosion when the dishwasher is operated before other water fixtures. In some cases, it is possible for hydrogen to enter and subsequently ignite in the dishwasher when the timer control engages. Running hot water for 4-8 minutes simultaneously at fixtures (when you first move in) should release any potential hydrogen accumulation in the system. Related article can be found at: <http://www.cdc.gov/elcosh/docs/d0400/d000435/d000435.html>.

I NI NP D

### B. Food Waste Disposer

*Comments:*

#### Disposal: Deficient

- ✦ The disposal is corroded, though remains operable. Monitor this item periodically and repair if / when needed.
- ✦ Debris was present in the disposal.

I NI NP D

### C. Range Exhaust Vent

Vent Type:

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

*Comments:*

#### Range Exhaust Vent: Deficient

- ✦ Light was inoperable.
- ✦ The first few times I tested the fan, it did not turn off; Monitor; provide routine service, and maintain.

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)

- ✦ Control panel was inadequately secured/damaged at the right side.

**Oven: Inspected**

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

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

I NI NP D

   **E. Microwave Oven**

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

**Microwave: Inspected**

- ✦ Operable

I NI NP D

   **F. Trash Compactor**

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

I NI NP D

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

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

**Exhaust Vent / Heater: Deficient**

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

I NI NP D

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

*Comments:*

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

- ✦ Lock device is present at one or more garage doors. Texas Real Estate Commission considers this deficient when a garage door operator is connected. Repair needs are subjective.

I NI NP D

   **I. Door Bell and Chimes**

*Comments:*

**Door Bell: Deficient**

- ✦ Inoperable

I NI NP D

   **J. Dryer Vents**

*Comments: This inspection is limited to accessible and visible sections and components only. This inspection does not determine length, code compliance, or presence of obstructions or damage to inaccessible components.*

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

Vent Routing:  Wall  Attic / Roof  Crawl space  Obstructed  Undetermined

**Dryer Vent: Inspected**

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**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

**G. Private Sewage Disposal (Septic) Systems**

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

**Septic: Inspected**

- Type of System: conventional Location of Drainfield: west
- Inspection of septic systems is very limited, as most components are buried. The inspection of septic systems is beyond the scope of this inspection, though I did examine readily accessible components. After running sinks, bathtubs, toilets, showers, exterior faucets, etc. I did not notice any problems with draining of water at the interior of the home. It is recommended to have a septic specialist or city / county inspector examine / test the system every year or two. Some cities require routine inspection of private sewage systems; check with your local enforcement personnel for details.

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.

*Residential & Commercial  
Property Inspection*



## LIMITATIONS, EXPLANATIONS, & DEFINITIONS

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

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

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

#### General Limitations:

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

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

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

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

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

#### Foundation / Structure:

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

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

#### Drainage:

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

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

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

#### Roof / Attic:

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

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

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

#### **Insulation:**

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

#### **Walls** (interior and exterior):

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

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

#### **Windows & Doors:**

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

#### **Fireplace:**

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

#### **Electrical:**

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

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

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

#### **Plumbing:**

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

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**Appliances:**

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

**Sprinkler systems:**

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

**Swimming Pools:**

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

**Gas Lines & Gas Components:**

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

**Environmental and Mold:**

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

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

**Other**

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

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

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

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

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

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

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

If Thermal images are included; the following applies:

Thermal imaging is a technology that allows the INSPECTOR to show things about a building that cannot be seen with the naked eye. It is NOT x-ray vision, CANNOT see through walls, & is NOT 100% accurate. Thermal imaging offers an advantage to the educated inspector & client to ASSIST this inspector in discovering anomalies that can be used in further investigation to aid in the discovery of deficiencies. This is not a mold inspection; This service will NOT identify all deficiencies at the subject property. Thermal imaging produces images of invisible heat energy emitted from objects and systems in the building. Thermal imaging helps to diagnose the problem rather than merely identify symptoms and can sometimes, but not always, aid the inspector in locating & identifying deficiencies such as, but not limited to: Electrical faults, moisture intrusion, deficient building insulation or other components/materials, heat loss or other energy loss /efficiency conditions. The images can then be included in the inspection report providing supporting documentation to the report. Many images will be taken by the inspector; not all images will be included in the report, unless otherwise agreed to between the inspector & client prior to report preparation. Some interpretations are limited or inconclusive, because invasive measures were not performed to fully diagnose all conditions.

Refer to the temperature scale on the thermal image for variance within each image; please understand that even though there may be "many colors" within each image, such does not mean there is excess temperature variance, deficiency, or abnormal condition. There are multiple factors involved in evaluating each image. Some of these factors include, location in/on the building, structural modifications, ambient temperature, humidity, reflective component(s) in proximity to areas within the image, & other areas & or component(s) that may be more or less emissive within proximity to the areas that may or may not be pictured within the image(s).

Basically, when observing the Thermal images the following applies: brighter colors (red, orange, yellow, white, etc) have more heat & darker/blue-tone colors (blue, green, purple, etc) have less heat / cooler.

In summer/warmer months the bright colors generally imply heat infiltration at the interior; dark colors imply moisture intrusion or conditioned air loss at the exterior.

In winter/colder months the dark colors generally imply cold infiltration at the interior; bright colors imply moisture intrusion or heated air loss at the exterior.

Some electrical and mechanical components have a high heat or some energy loss signature simply due to the nature of their operation, & unless an unusual condition is discovered, would not necessarily be included in this report.

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

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DIGITAL PHOTOGRAPHS; Supplementary to this Inspection Report



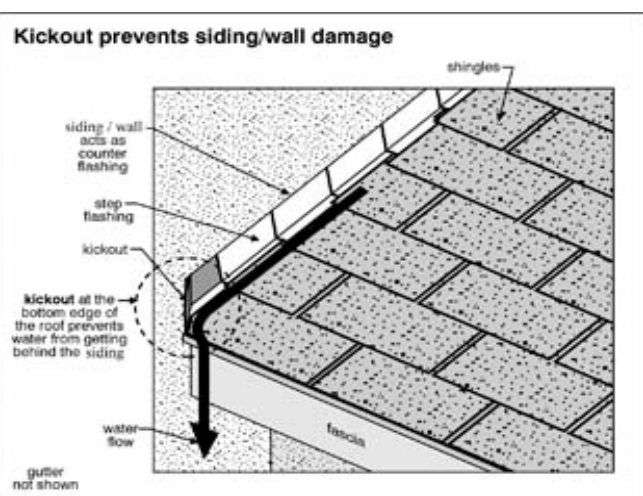
↑ exposed post tension end(s) at the west

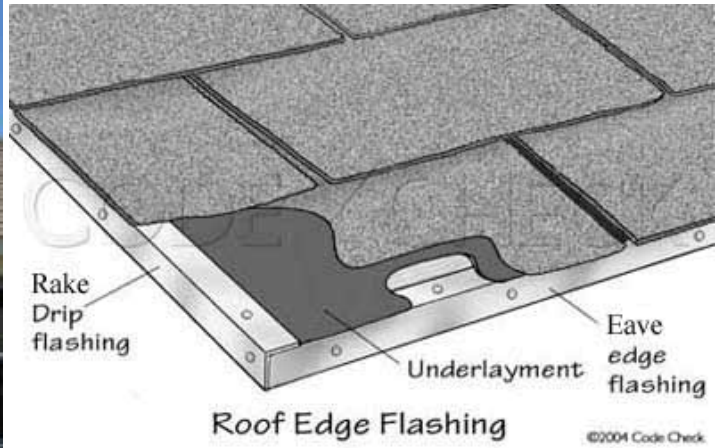


↑ missing flashing; openings; visible roof deck & attic components & example of wood too close to roofline



↑ close view of image above; right of entry





↑ 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



↑ close view of image above; roof underlayment incorrect



↑ close view of image above roof underlayment incorrect & gap/opening at incorrect drip edge flashing corner



↑ close view of image above; gaps at drip edge flashing/fascia



↑ uncaulked, exposed fasteners; example



↑ minor damage discovered at rear roof Significant issues were not discovered regarding this specific condition; monitor & maintain



↑ close view of image above



↑ close view of image above



↑ close view of image above; right circle may be from hail



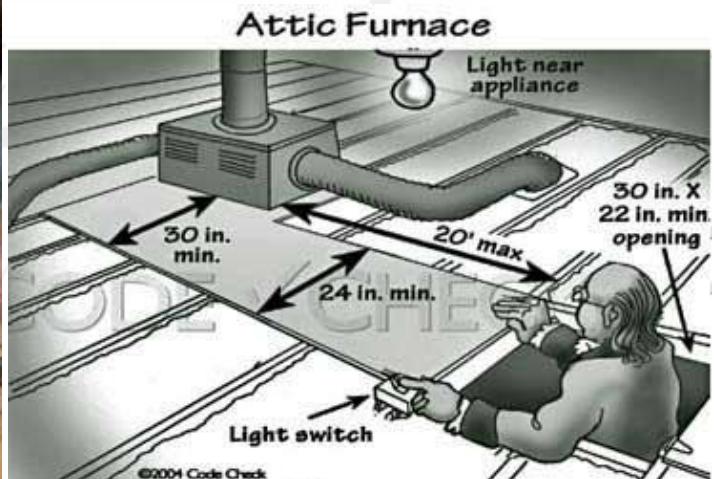
↑ missing/incomplete drip edge flashing



↑



↑ there should be a minimum 24" pathway to the HVAC from the top of the access, with no gaps or obstructions; attic hatch was also too small for removal/service of mechanical equipment



↑ missing insulation under mechanical decks



↑ unworkmanlike insulation

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↑ unworkmanlike insulation in bathroom



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↑ attic view



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↑ attic view of bathroom



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↑ unworkmanlike; missing insulation

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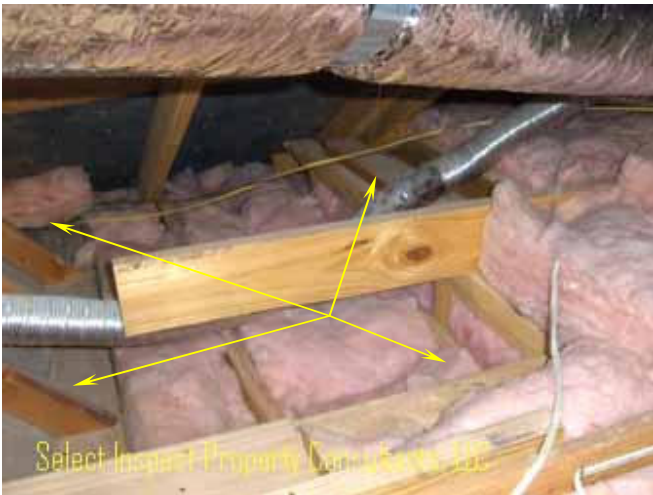
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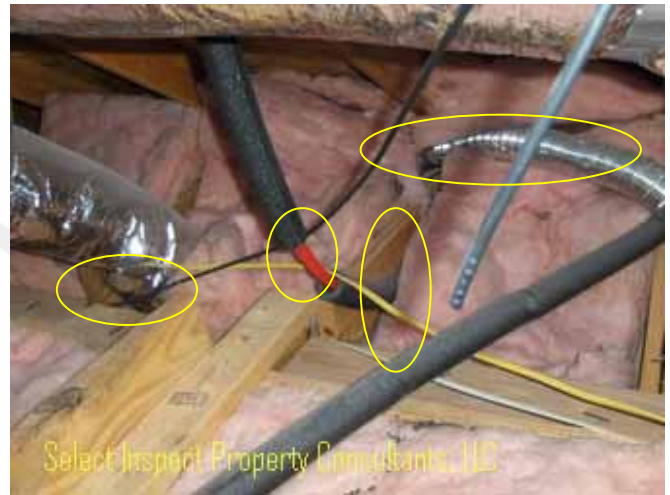
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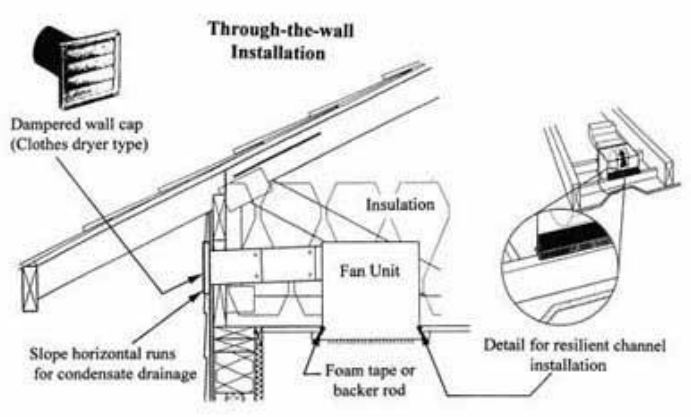
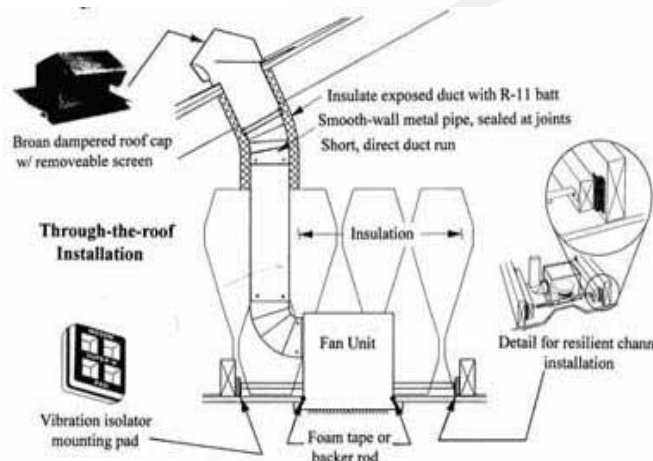
↑ unworkmanlike insulation



↑ unworkmanlike insulation & deficient plumbing insulation example



↑ unworkmanlike insulation; obstructing eave/soffit vents; also in this picture: exhaust fan(s) improperly terminate in the eaves, rather than to the exterior



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↑ unworkmanlike insulation



↑ unworkmanlike insulation & "same" deficient insulation at plumbing pipe



↑ unworkmanlike insulation under HVAC



↑ unworkmanlike insulation



↑ unworkmanlike insulation at the southwest



↑ unworkmanlike insulation

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↑ Thermal imaging confirmed deficient insulation/venting



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↑ Thermal imaging confirmed deficient insulation/venting



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↑ Thermal imaging confirmed deficient insulation/venting



Select Inspect Property Consultants, LLC

↑ Thermal imaging confirmed deficient insulation/venting



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↑ Thermal imaging confirmed deficient insulation/venting



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↑ Thermal imaging confirmed energy loss at the attic access

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↑ moisture damage & fungus at laundry room baseboard trim



↑ opening should be sealed; northwest



↑ opening should be sealed at plumbing clean-out & exposed piping is prone to freeze damage



↑ holes at siding, trim, overhead doors, wall air conditioning etc. should be sealed; example at left overhead door



↑ cracks, deflection, undersized framing, & multiple unworkmanlike framing conditions discovered at the garage



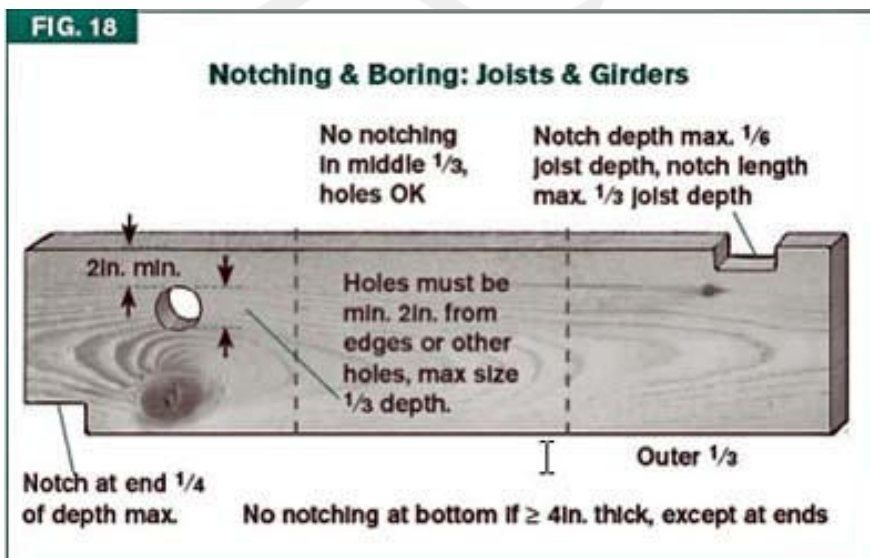
↑ unworkmanlike cut, connection & joist hangers; example



↑ undersized joist; inadequate connections; example



↑ undersized joist; inadequate connection; unworkmanlike notching; example of multiple similar conditions



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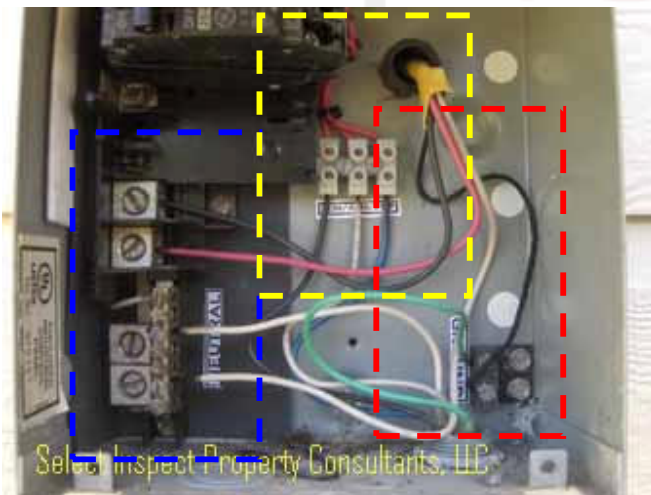
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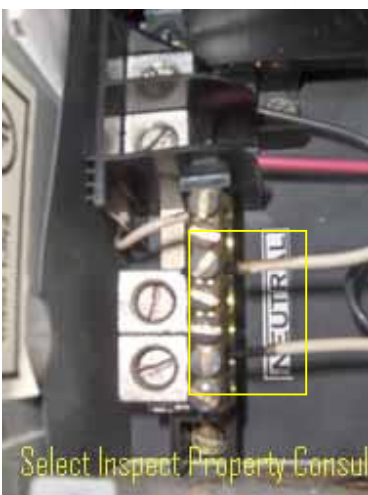
↑ inadequately secured electrical cabinet



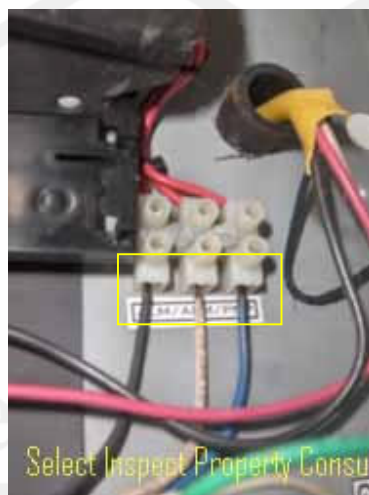
↑ grounding electrode protrudes grade; deficient



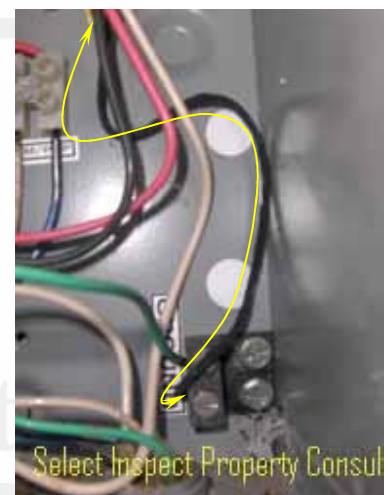
↑ Septic sub panel: black corrosion appears chemical related; Consult an electrician to examine all electrical components at the property and provide options for correction prior to closing.



↑ close view of image above; blue



↑ close view of image above; yellow



↑ close view of image above; red-grounding wire completely black with corrosion; should be bare copper

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



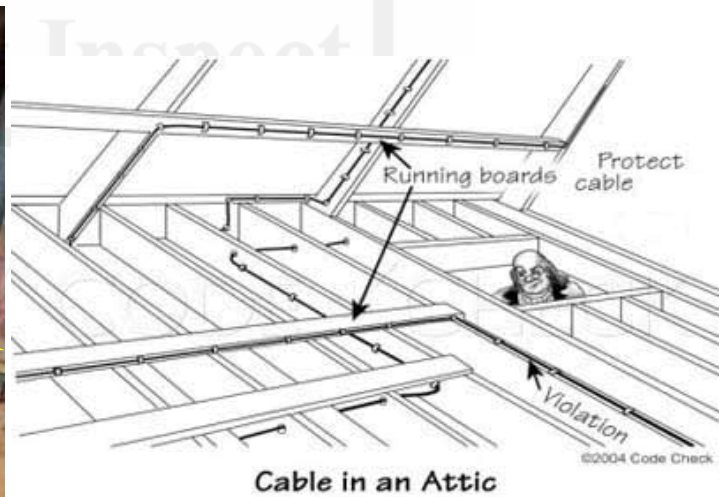
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↑ unworkmanlike/unsafe wiring- example at east garage



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↑ electrical wires in the attic shall be adequately protected within 6' of attic scuttle or within 7' of attic stairs; & electrical wires/cables shall not be routed along walking surfaces or in any location prone to traffic damage



Cable in an Attic



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↑ unworkmanlike combining of primary condensate drain & auxiliary condensate drain drains; & air conditioning primary condensate drain should be insulated

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↑ air conditioning evaporator(s) coils should be serviced



↑ sediment/leakage history at air conditioning evaporator(s) cabinet



↑ leakage history under bathroom sink; drain stem



↑ inadequate clearance at service side of water heater



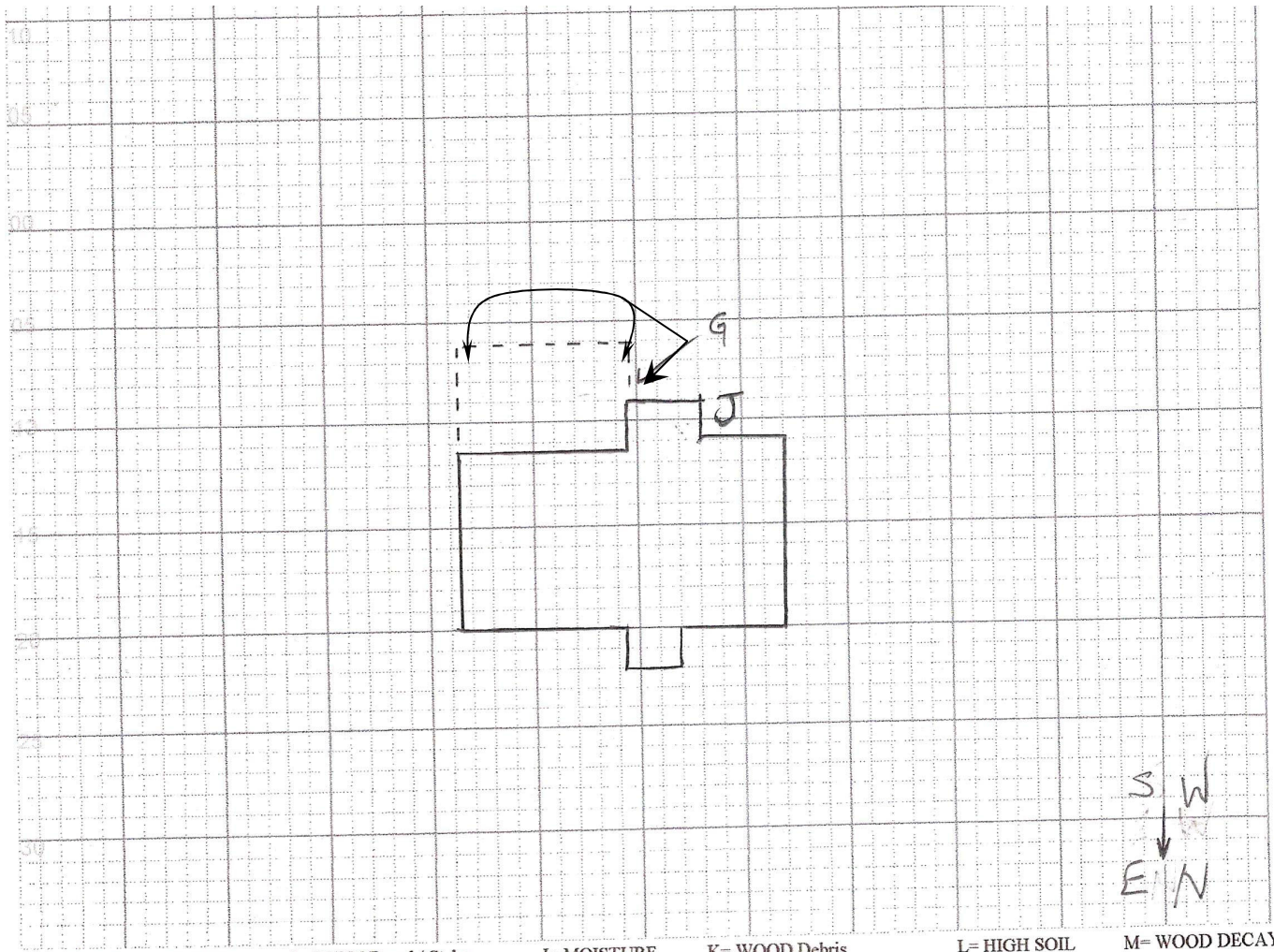
↑ seepage evidence at upper element



↑ seepage evidence at lower element

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- G= WOOD-on-GROUND
  - I= FORM Board / Stake
  - J= MOISTURE
  - K= WOOD Debris
  - L= HIGH SOIL
  - M= WOOD DECAY
  - N= DENSE FOLIAGE
  - O= SOIL Filled Planter
  - Q= WOOD PILE
  - R= FENCE Touching Bldg
  - T= INADEQUATE VENTILATION
  - A= ACTIVE
  - P= PRIOR (EVIDENCE)
  - S= TERMITES
  - H= CARPENTER ANTS
  - B= OTHER WOOD-BORING INSECT
- ⊗ = treatment evidence; bait, drill, trap, etc    □ = 2 - 3 FEET    ~ = Visual slab/concrete crack

↑



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