

Select Inspect

Property Consultants LLC

Prepared exclusively for:

Client



New Home Inspection Report
777 Grace St; Patriotville, TX 75071

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

Thank you for choosing Select Inspect.



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Sept 22, 2007

The home is new and will likely have a builder warranty. When available, this "new home warranty" may cover some of the repairs you may be concerned with. Please contact Select Inspect a month or two before March 11, 2008 for its one year builder warranty inspection.

You should realize that many cities have slightly different codes and / or variations of codes for building new homes. This inspection does not determine if the home meets code for this specific city; for that information you should contact the local code authorities for their records of inspections performed by city building officials at this property. Some of the comments in this report may not be required or may be somewhat different by code in this city, though the Texas Real Estate Commission still requires inspectors to note those items or conditions in need of repair (these items / conditions are not typically significant enough to cause concern).

Building code is a minimum standard, and not a "perfect" methodology or standard. This is not a "code" inspection, as many cities adopt variations, amendments, and modifications of generally accepted building-code guidelines. If you have specific interest or concern regarding the home meeting "code", you should try to obtain or verify documentation of city / code inspection reports if available from your builder or local building officials.

Property faces: **South** Occupied / obstructions present Vacant Vacant (with stored items / obstructions)

Weather: Temp: 30 - 40 Degrees approx. Dry Light Rain Rain Recent Rain Stormy Ice / Snow

Visibility: Clear Cloudy Overcast Moderate Winds High Winds Evening / Dark outside

Foundation Types at property: Slab on Grade Pier & Beam Screeded Floating

Roof: Composition Wood Shingle / Shake Tile Roll-Out Slate
 Artificial slate Built-Up / Asphalt / Bitumen Spanish Tile Metal / Copper Other

Roof Inspected from: Walking Roof Surfaces Ground with Binoculars Ladder at Eaves
 Most accessible Some areas Inaccessible Most Roof areas Inaccessible
 Too Steep / High Wet / Rain / Slippery Deemed unsafe to walk - injury/damage risk

Fireplace: Masonry: Prefab.

Chase: Masonry Frame & Siding Frame & Brick/Stone Not present

Flue: Masonry Metal Direct Vent Undetermined

Cap / Crown: Mortar Metal Inaccessible / undetermined

Inspected at: Ground / in home Roof (limited) Attic Attic Limited

IMPORTANT: A contract (Home Inspection Agreement) was pre-faxed or mailed to be signed by you or your representative. The contract contains important information related to the scope of this inspection, limitations, and other comments. If you have not already, please read the contract in its entirety, and contact us if you have any questions; 214-770-6954.

If you were unable to attend the inspection, and payment and/or a copy of the signed contract has not been returned to Select Inspect, it is necessary that you do so. If we do not receive a signed copy of the contract, this inspection report is null and void. Without a signed contract, the information within this report is not to be used by the client or any other persons or group. Until a signed contract and payment are received, the report and all included information remains the sole property of Select Inspect, is not available for distribution, and is not to be relied upon to make any decisions regarding the property listed above.

The home is new and will likely have a builder warranty. When available, this "new home warranty" may cover some of the repairs you may be concerned with. You should realize that many cities have slightly different codes and / or variations of codes for building new homes. This inspection does not determine if the home meets code for this specific city; for that information you should contact the local code authorities for their records of inspections performed by city building officials at this property. Some of the comments in this report may not be required or may be somewhat different by code in this city, though the Texas Real Estate Commission still requires inspectors to note those items or conditions in need of repair (these items / conditions are not typically significant enough to cause concern).

If possible, you should obtain all available builder documents and warranties that may allow you to arrange repairs through the builder.

I. STRUCTURE

Foundation / Structure

- Foundation is satisfactory and repair needs were not evident at the time of inspection.
- Roof structure and framing settlement was noted. This is common, and you may expect to see settlement cracks over the first one to three years. Cosmetic repair may be available through your builder's warranty. Typical settlement was indicated by the following:
- Mortar cracks noted at the front entry, above southeast bedroom window, and at the master bedroom window areas. Brick separation from framing was noted above the southeast bedroom window.
- Common cracking of the garage floor and rear porch concrete was noted. Monitor this item periodically and repair if / when needed.
- Interior drywall crack(s) were noted at fireplace, stairway, loft, master bedroom north wall and ceiling, and various bedrooms.
- Drywall nails have popped through the painted interior surfaces above the front door. This is common, and is related to normal settling and shrinkage movements. Cosmetic repair needs would be subjective.
- Previous repair and new cracks were noted at the loft (above the front entry)
- Regularly monitor the property and its components and arrange for repair if / when needed. Repairs should be made by qualified specialists whenever possible.
- Refer to your "Guide to Your Home Inspection" through the link in your email with this report, for information regarding foundation maintenance and monitoring.

Site Drainage/Grading

- Planter / garden areas at the front appeared marginal regarding draining ability, and may promote slow or poor drainage of irrigation and rain. Monitor this item over time and repair as needed.

Roofing

- Open-faced (uncaulked) fasteners were seen at roof vents, flashings, and ridges. Though technically incorrect this is commonly found, even on new homes. This is a relatively inexpensive item to correct, and the need for immediate corrective action is subjective and a matter of personal preference.
- Collapsed plumbing vent flange was noted at the lower west.
- Split ridge shingles were noted at the upper north. Seal and monitor.
- Nail holes remaining from toe-boards, during the roofing construction process, need to be sealed.

Guttering/Roof Drainage:

- Repair needs were not discovered at the time of inspection

Attic

Access:

- NOT INSPECTED: Southwest bedroom access was sealed at the wall and not readily accessible. Conditions in inaccessible locations remain undetermined.
- Upstairs access appeared satisfactory. Guest bedroom closet access is limited to access of the dryer exhaust fan; Repair needs were not discovered at the time of inspection.

Structure:

- Moisture staining/evidence was discovered on framing above the double garage. Daylight was visible adjacent this location from within the attic. Suggest appropriate sealant and monitoring.
- Vertical framing (intended to support the diagonal brick area at the upper southeast garage gable) was not secured (nailed) to related vertical framing. Secure and proceed.

Insulation:

- Repair needs were not discovered at the time of inspection

Ventilation:

- Repair needs were not discovered at the time of inspection

Interior (walls, ceilings, floors)**Wall:**

- Staining appearing to be from moisture was discovered at the master bedroom wall adjacent the east master bathroom sink. A leakage condition was not discovered at visible plumbing components. The area was tested with a moisture detector and found to be dry at the time of inspection. The condition may be from past leakage or someone may have spilled something on the wall. Refer to the builder for information regarding this item.
- Cosmetic details were not complete at the time of inspection; such as cabinetry, paint, grout, caulking details, and trim. Discovered at: kitchen, breakfast nook, study, dining room, laundry room, ½ bathroom, guest bathroom shower, game room, media room, foyer, family room.
- A nail is protruding from the wall at the left of the upstairs southeast bedroom window.

Cabinetry/Countertop:

- Cabinet doors above the refrigerator were loosely secured at the hinges.

Ceiling:

- Repair needs were not discovered at the time of inspection

Floor:

- Soft and or noisy floor or pad was noted at a few spots in the game room. There may be debris or other conditions below the carpet. Immediate repair needs were not discovered.

Exterior Walls & Structure

- Mortar repair is needed at the north window of the split bathroom at the lower south corner.
- Recommend caulking the top of exterior horizontally mounted lights to prevent moisture intrusion to the electrical conductors
- Windows need caulk touch-up / repair at exterior perimeters.
- Sealant repair is needed at the exterior faucet penetration(s) at the exterior wall. Immediate repair needs are subjective.

Doors**Interior:**

- Master bathroom doors were cosmetically damaged at the top. The system appeared otherwise serviceable at the time of inspection.
- Strike plate screw was amiss / deficient at the master bedroom door.

Exterior:

- A crack is present at the threshold of the front entry doorway. Device appeared otherwise operable
- Garage door to the laundry room was unsquare and did not seal at the lower non-hinged side. This is not energy efficient.
- Current standards recommend the door(s) from the home to an attached garage be self-closing. The door(s) at this home did not meet this recommendation, though some municipalities do not enforce this. This would be a safety upgrade in the future, or sooner if you are concerned. Immediate repair needs are subjective.

Garage / Overhead:

- Insulation panel was cosmetically damaged at the double garage door. Immediate repair needs were not discovered.

Windows

- The lock device(s) at master bathroom and south garage windows were difficult or inoperable. This is an intrusion concern, and repair is recommended. The window(s) may be unsquare or otherwise misaligned.
- Cosmetic damage was noted at the south garage window metal frame.
- NOTE: Some windows were partially inspected or had limited access, due to furnishings, lighting conditions, window treatments, etc. Some conditions may remain undetermined.
- Stains and residue from liquid spillage were present at the loft window sills.

Fireplace & Chimney**Hearth / fire box:**

- Air vent intake cover was damaged.

Damper:

- A clamp was not present at the damper. Select Inspect recommends a clamp be installed on fireplaces with gas logs, to prevent gas and combustion product accumulation in the home. If such an improvement is made, an appropriate clamp should be installed to allow at least one inch opening for exhaust up through the chimney. This device is typically included with the gas log components, though many installers discard them rather than installing them as required by the manufacturers. Replacement clamps are available at fireplace stores.

Flue:

- Repair needs were not discovered at the time of inspection. The attic and chimney / chase portions of the flue were inaccessible; conditions within remain undetermined.

Chimney / Chase:

- Repair needs were not discovered at the time of inspection

Cap / Crown:

- Repair needs were not discovered at the time of inspection

Fireplace Gas:

- Operable; the log system may be used with a remote, though a remote control was not located and therefore not tested remotely.

Porch, Deck, Carport, Balcony

- Repair needs were not discovered at the time of inspection

II. ELECTRICAL**Electrical Service**

- Repair needs were not discovered at the time of inspection

Electrical Panel(s)

- 200 amp, buried service; Repair needs were not discovered at the time of inspection

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

- Receptacle(s) at the media room side of the game room bar was within 6 feet of the sink and should ideally be GFCI protected; since it is below the sink and may be prone to water/liquid spilling onto/into the electrical receptacle(s). Replacement with a GFCI receptacle(s) is simple and generally inexpensive.

Outlets:

- Repair needs were not discovered at the time of inspection

Lights:

- Deficient bulb was discovered at the entry chandelier. An askew bulb riser was present at the entry chandelier.
- A bulb at the family room ceiling was inoperable.
- Fixtures were poorly secured at the single garage exterior right.

Switches:

- Switch cover was missing at the attic- for the large HVAC unit.

Smoke detection device:

- It is recommended to test batteries monthly, change batteries annually, and to change the detector itself at least once every ten years.
- Some or all of the smoke detection devices were higher than the inspector's reach. Those devices were not tested.

Other Electrical:

- Repair needs were not discovered at the time of inspection

III. HEAT & AIR CONDITIONING**Heating Equipment**

- The flue of the large unit (in the attic) obstructs the service panel from being properly secured.
- The units were operable with normal controls at the time of inspection.

Cooling Equipment

- The primary condensate lines were slightly crimped at / near the drain connection below the split bathroom north sink. This may be conducive to congestion and potential failure of the air-conditioner drain system. Improvement should be simple and is recommended.
- NOT INSPECTED: The air-conditioner systems were not operated, as the outdoor temperature was below 60 degrees within the past 24 hours, and or at the time of inspection. Operation of air-conditioner units in that state/time period can damage components due to refrigerant not readily changing from liquid to gaseous state, because of low temperature. Returning to the property for inspection during warmer weather is not included in the price of the inspection. Operation and related conditions remain undetermined.
- NOTE: Condensate line is not insulated: The Texas Real Estate Commission (TREC) considers the absence of insulation on the air conditioning primary condensate line as in need of repair. I depart from this requirement of the Texas Real Estate Commission. Issues were not seen at the time of inspection, and I believe that improperly or partially insulating the line may cause moisture and or fungal problems in inaccessible areas. Recommend that you either 1) consult an HVAC specialist for options; or 2) monitor the system and then have an HVAC specialist repair if conditions are discovered.

Ducting

- Crimped and or partially constricted ducting was noted in various sections. Tight strapping or sharp turns can restrict efficient airflow. Correction / improvement would be prudent.
- Filter at the large unit is reversed. Air filters often become dirty during the construction process, and may need to be replaced at or shortly after closing, and accordingly thereafter.

IV. PLUMBING**Plumbing; Supply / Fixtures
Supply:**

- Main shut-off valve is located near the street; secondary shut-off valve is under the round green cover at the front garden (in front of the garage) –Repair needs were not discovered at the time of inspection
- ADVISORY: Some fixtures may not be labeled “hot & cold”. Texas Real Estate Commission requires finding “in need of repair” any water controls at sinks, bathtubs, showers, bidets and similar fixtures that are not permanently marked as “hot” and “cold”. Markings are intended to reduce risk of scalding. Select Inspect departs from this provision of the Texas Real Estate Commission standards. As long as hot is on the left and cold is on the right, from the user’s perspective, repair needs are very subjective and not urgent in the opinion of the inspector. Concerns were not discovered at the time of inspection, though if you sell the home in the future, another inspector may be required to note this “in need of repair”.

Sink:

- Repair needs were not discovered at the time of inspection

Toilet:

- Repair needs were not discovered at the time of inspection

Bathtub:

- Repair needs were not discovered at the time of inspection

Shower:

- Grout/caulk touch-up is needed at the gbt shower- back right corner.
- Master: glass door and west glass wall were missing/not present. Glass wall over the jetted tub should be sealed at the sides (vertical) to prevent overspray directing between the glass and tile. This can create moisture damage to nearby flooring and wall components.

Exterior faucet:

- Operable; Repair needs were not discovered at the time of inspection

Utility room / Other:

- Repair needs were not discovered at the time of inspection

Drain, Waste, Vent

- Plumbing vents at the lower west-northwest remain capped. Caps should be removed for proper fixture drainage.

Water Heater(s)

- Double garage/southeast: flue(s) was not adequately supported/strapped. IRC M1801.7; The system appeared otherwise serviceable at the time of inspection
- Single garage/southwest: Device was operable at the time of inspection; flue was not readily accessible. Conditions in inaccessible locations remain undetermined
- ADVISORY: 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. Recommend having the unit(s) fully examined and serviced by a plumber at least every 2-3 years for routine maintenance. Average life of a water heater is 10-12 years.

Jetted tub

- The underside of the spa was only partially accessible. One or more “accesses” were present, but visibility was very limited. Pump and motor components were not fully accessible. Some electrical and plumbing conditions under the bathtub remain undetermined.
- An appropriate bond wire was seen at the motor, though the “other” end and its connection were not readily accessible and condition remains undetermined.

V. APPLIANCE & OTHER**Appliances**

- dishwasher: crimp at the drain line adjacent the disposal connection was discovered. Recommend having a plumber examine for repair needs. The condition may be prone to congestion.
- disposal: operable
- doorbell: operable
- dryer vent: operable
- exhaust fan(s): operable
- garage door operator: operable
- kitchen vent: operable
- microwave: operable
- oven: operable
- range / stove: gas shut-off valve is located below the unit in the cabinet. Operable
- other appliance: The water line for the refrigerator(s) and or icemaker(s) may be dirty / unsanitary. Recommend discarding at least the first 3-4 batches of ice and water prior to consumption.

Irrigation (sprinkler system)

- System was operable at the time of inspection. Repair needs were not discovered at the time of inspection.
- Refer to your “Guide to Your Home Inspection” for information related to irrigation maintenance and watering tips for your foundation.

Other

- Pretreatment for termites is suspected at this property. The home is new / young; concerns were not discovered. Most cities in this region require termite treatment before the home is built. You should ask the seller or builder if this was done, and if so, are there any warranties or documentation available to you for future reference.

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

Limitations & Scope of Inspection Statement

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

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

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

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

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

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

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

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

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

This report does not prioritize the inspector's findings. Whenever possible, it is recommended that all repairs be made. As a minimum, Select Inspect strongly recommends that any and all safety and health issues including but not limited to: fire safety, electrical, HVAC, moisture intrusion / leakage, fungal, and structural failure concerns be examined by a licensed or occupationally certified specialist in the respective field. Repairs should then be made without delay.

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

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

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

End of Written Report

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

Sincerely,



Bruce W. Carr

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



Digital Photographs- Supplementary to the Inspection

Photographs within this document are of random components and or conditions that may have been noted as "in need of repair". These are included to be used as a partial visual aid in assistance for a better understanding regarding some of the components / conditions that were noted in the inspection report. All "repair / correction recommended" comments in the main report are not pictured here; some of these images may include more than one condition. For information regarding details of the components or conditions in the following images, refer to the body of the main report. This document is not to be used without the other pages of the home inspection report. This is only a complimentary addition to the inspection report, and should be viewed as such.

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



↑ marginal drainage at front gardens



↑ example uncaulked fasteners at roof



↑ split ridge shingles at roof



↑ left- daylight visible from attic and moisture staining/evidence; right- unsecured vertical framing



↑ close view of prior image- opening / daylight visible



↑ close view- moisture staining/evidence; this may or may not be related to the opening- may be from earlier construction phase- prior to completion of roof.



↑ close view- unsecured framing- vertical support



↑ moisture staining/evidence at master bedroom entry



↑ close view of prior image



↑ cracks discovered



↑ cracks discovered



↑ unfinished trim, paint, sealant – example locations



↑ close view of prior image

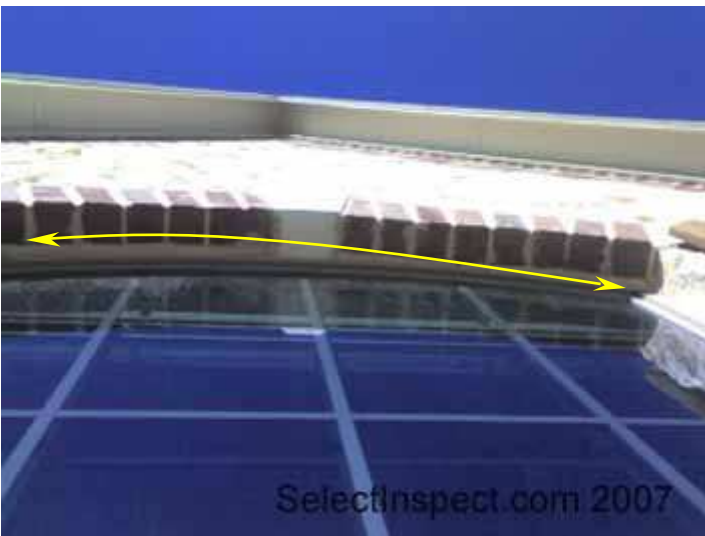


↑ unfinished wall joints below stairs



Inspect™
Commercial
Inspection

Inspect.com



↑ mortar separation at southeast window



↑ exterior cracks discovered



↑ variant tone of mortar implies prior repair





↑ example sealant repair location adjacent window



↑ flashing and window need sealant touch-up



↑ close view of prior image- sealant needing touch-up at corner- upper family room



↑ sealant touch-up needed at flashing adjacent upper family room window



↑ Recommend caulking the top of exterior horizontally mounted lights to prevent moisture intrusion to the electrical conductors – example



↑ door from laundry room to garage- poor seal and unsquare



↑ cracked threshold at front entry doorway



↑ damaged fireplace air intake cover at rear porch



↑ non-GFCI receptacle(s) at bar



↑ amiss / deficient lights at chandelier



↑ flue obstructed HVAC service panel- attic



↑ example- crimped air duct in attic



Commercial Inspection

SelectInspect.com



↑ unsealed sides at master shower glass



↑ capped plumbing vents at west-northwest



↑ close view of prior image and collapsed vent flange collar



↑ poorly supported water heater flue- southeast attic



↑ crimped dishwasher drain tube



↑ alternate view of prior image (from behind disposal)