

Select Inspect

Property Consultants, LLC

Inspection for Builder Warranty

Prepared exclusively for:

Client



at: **54321 New Street; The Colony, TX 75034**

*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



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Highlighted sections contain one or more conditions noted as repair recommended & or deficient by the standards of TREC, ASHI, and/or in the professional opinion of your Inspector. Refer to the body of the report for details of discovered components / conditions.

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November 29, 2010

This one-year inspection is limited to the following sections and comments. Portions and components of the property, not specifically noted in this document were found to be acceptable, with no need for comment, or were not inspected. Appliances and lawn irrigation systems were not inspected, unless otherwise noted in this document.

If changes are made to the structure that deviate from the original plans, you should obtain verification from the builder's engineer and or the local code inspection department for approval of modifications.

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.

Reinspection of repairs and additional visits to the property are not included with the original inspection fee. Reinspection will cost a minimum of \$150 for the first hour, and \$100 per hour (\$1.6~ per minute) after the first hour at the property

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

Weather: Temp: 90 - 100 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. Not present .

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 provided and signed by you or your representative at a prior property inspection. Acceptance of and reliance upon any/all information in this report acknowledges your agreement to the same conditions as included in the previously signed inspection agreement. The contract contains important information related to the scope of this inspection, limitations, and other comments. If you have not already, please read the contract in its entirety, and contact us if you have any questions; 214-770-6954.

Your business is important to me, and I appreciate your choosing Select Inspect.

I. STRUCTURE

Foundation

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

Structure

Obvious/significant deficiencies were not discovered; monitor and maintain

Site Drainage/Grading

- Grading at the rear right (north corner) was somewhat flat, rather than a minimum 6" drop within the first 10' leading away from the home; Monitor; provide routine service, and maintain.
- Low fencing at the soil in the west-southwest, near the rear porch appears to restrict water from flowing adequately toward the street. Consider slightly lowering the soil at this location to assist in water relief.
- Bark at the north corner was at/above the foundation edge; ideally you would keep a minimum 4" spacing of visible slab below the brick at all locations. Significant issues were not discovered; monitor and maintain.

Guttering/Roof Drainage:

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

Roofing

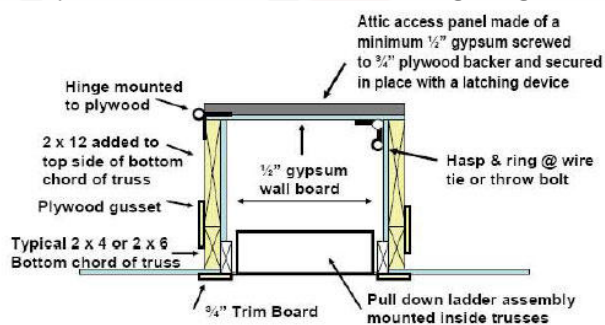
- Missing shingle tabs exist at the left (west) of the fireplace chimney. Damaged shingle was noted at the right of the front entry.
- The chimney cricket ridge has split and should be sealed.
- The dead valley right (east) of the fireplace chimney has marginal / poor slope, and may not drain properly. This is conducive to debris accumulation and potential moisture intrusion. Improving the slope is recommended.

"Dead valley" description: A converging valley feature with a vertical wall joined by flashing at a convergence of one or more roof angles/valleys; this feature is commonly associated with a higher risk for leakage, due to water being directed toward rather than away from a wall, roof, and or flashing convergence. The roof, attic, and interior areas surrounding and below this feature should be inspected during different weather periods for leakage. These valleys will also create a higher risk of ice damming and potential moisture intrusion behind the shingles in winter.

Attic

Access:

- The access panel at the garage attic access was not adequate material and would not meet separation required for fire-spread at attached garages. The access cover is a sheet of thin plywood. When installed in a garage ceiling, this replaces a portion of the required separation created by drywall board, thereby breaching the required separation. IRC R309.2
 Option 1: Minimum 1 hour fire-rated material should be installed on the garage side of the hatch/door. Edges around the covering shall be tight to the surrounding ceiling.
 Option 2: Installing 5/8" drywall to separate the garage attic and at the rafters to at least 4 feet into the then separated garage attic to isolate the garage attic from attic space(s) above or adjacent living areas; taping/bedding all seams should be made to finish the firewall.
 Option 3: Installing a fire-resistant enclosure in the attic above the garage access; An example of this is shown in the following image.



Pull down garage attic ladder installation requirements to maintain fire resistive separation

Structure:

- Moisture intrusion was indicated by staining at the central dormer roof structure & insulation directly below this location.
- Have a roof professional examine all roof areas for repair needs when this & shingle issues are corrected.

Insulation:

- Insulation was absent, or otherwise amiss at the area above the mudroom where drywall repair was made, due to moisture intrusion

Attic Ventilation:

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

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

- Openings exist above the cabinets in both sides of the butler pantry.

Cabinetry/Countertop:

- Granite countertops, if present, are not tested for presence of or levels of uranium or radiation. Related information can be found at: <http://selectinspect.com/links1.htm#radonlink>

Ceiling:**Floor:**

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

Exterior Walls & Structure

- Openings remain at: entry rotunda; left eave; large enough for bird/rodent entry
- Nails were retracted/inadequately secured at the central dormer; trim joints should be sealed.
- Exterior lights at the front entry and garage should be properly sealed at the top of the fixtures to prevent moisture intrusion and related corrosion / overheating possibilities of the electrical components. NEC 410-4 & IRC E3903.9.
- Mortar & brick debris was noted between the exterior brick veneer and wall structure; this may impede designed drainage of condensate within the wall void. Repair options are limited. Monitor this item periodically and maintain as needed. The condition was seen at the exterior jetted tub access.
- Exterior lights should be properly sealed to prevent moisture intrusion and related corrosion / overheating possibilities of the electrical components. NEC 410-4 & IRC E3903.9.
- Upper family room windows need sealant touch-up at the perimeters.

Doors**Interior:**

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

Exterior:

- Current standards recommend the door(s) from the home to an attached garage be self-closing. The door(s) at this home did not meet this recommendation; some municipalities do not enforce this. However, I recommend improvement to help prevent fumes (specifically auto exhaust) in the garage from entering the living area, and to maintain the firewall, if such a firewall is present, in tact, & functional.

Garage / Overhead:

- Client noted that wood facing is inadequately secured & screws/fasteners repeatedly require securing. Have someone familiar with this feature examine & permanently correct the conditions; longer fasteners with appropriate adhesive may be required.

Windows

- Window flashing was noted as inadequate at dormers; it is undetermined if flashing component(s) were corrected between the framing & final inspection.
- NOTE: Some windows were partially inspected or had limited access, due to furnishings, lighting conditions, window treatments, etc. Some conditions may remain undetermined.

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

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

Flue:

- Obvious/significant deficiencies were not discovered; monitor and maintain; appliance had not appeared to have been used & was clean. Interior component(s) in inaccessible locations remain undetermined.

Chimney / Chase:**Cap / Crown:****Fireplace Gas:**

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

Porch

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

II. ELECTRICAL**Electrical Service**

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

Electrical Panel(s)

- Your new home has arc-fault-circuit protection serving bedroom circuits as currently required. NOTE: regarding existing homes & real estate transactions: the Texas Real Estate Commission requires inspectors to report as Deficient the lack of Arc-Fault protection (AFCI) at circuits serving: *family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms and areas.* Some new homes built through 2010 may not even meet this standard. If you sell the home in the future, a third-party inspector for the seller may be required to report the condition as a deficiency; although it meets the code of the period of construction.

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

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

Outlets:

- Randomly inspected; Due to furnishings/storage, some receptacles were obstructed & not readily accessible; it is beyond the scope of this inspection to move personal items/storage to access any component(s); obstructed receptacles were not inspected & conditions remain undetermined.

Lights:

- Fixtures at the split bathroom, & master bathroom were poorly secured.

Switches:

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

Smoke detection device:

- The home is approximately one-year of age; it is **time to change the batteries** in your smoke detectors. 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.
- It is recommended to test batteries monthly, change batteries annually, and to change the detector itself at least once every ten years.

Other Electrical:

- Dryer vent booster fan was not wired; wires are routed to & into the junction box of the device, though they had not been connected. These wires were energized & not appropriately capped within the junction box. Consult an electrician to examine all electrical components at the property and provide options for correction.

- Wires entering the dryer vent boost fan junction box did not have an appropriate clamp or grommet in place.
- Extension cords were being used for permanent power at the humidifier/hepa filter component(s) in the attics. Electrical receptacles should be installed within reach of the appliance primary power cord(s). Consult a qualified electrician for options.
- There are electrical wires at the attic access that are not properly secured and protected from damage by traffic. Within 7 feet of the access, where run on joists, face of rafters or studding, in attics or roof spaces that are provided with access, the cable (electrical wires/conductors) shall be protected by substantial guard strips that are at least as high as the cable. When the attic(s) is not provided with access by permanent stair or ladders, protection shall be required within 6 feet of the attic entrance. E7202.2.1.
If wires are installed parallel on the side of the framing; additional protection is not required. See related image with the photo pages.
- Grounding electrode conductor for the jetted tub is unprotected at the exterior of the master bathroom. This is prone to damage by landscaping personnel and should be secured to the wall.

III. HEAT & AIR CONDITIONING

Heating Equipment

- Humidifier: the Aprilaire 700 model is not recommended for horizontal systems, like the two in your home; refer to the "NOTE" on the upper right of page 2 in the manufacturer installation guide: http://electronicaircleaners.com/database/documents/aprilaire_700_installation.pdf
- In most cases the humidifier would ideally be placed at the supply end of the HVAC system; though you should consult an HVAC specialist to determine which setup would best meet your needs with the style of HVAC equipment in this home.

Cooling Equipment

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

Ducting, Vents, Plenums, & Filters

- Southeast hepa duct connection had vapor barrier & insulation that was inadequately secured.
- Crimped and or partially constricted ducting was noted at the south attic. Tight strapping or sharp turns can restrict efficient airflow. Correction / improvement would be prudent.
- Filters advisory: Hepa prefilters were starting to collect duct as intended; Significant issues were not discovered; monitor and maintain.

Thermostats Programming features are not inspected.

- The thermostat in the master bedroom indicates that the filter should be changed.

IV. PLUMBING

Plumbing; Supply / Fixtures

Supply:

Sink:

Toilet:

Bathtub:

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

Shower:

- Thin settlement cracks were noted at the master shower vertical corners. Sealant repair is recommended.

Exterior faucet:

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

Utility room / Other:

- Utility room appliances were connected; some or all of the connections and areas around the units were inaccessible. It is beyond the scope of this inspection to operate or move these appliances. Some conditions remain undetermined.

Drain, Waste, Vent

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

Water Heater(s)

- The temperature-pressure-relief valve piping was deficient for this application; ¾" cpvc (hot water PVC) as found in this home is frequently used and is inappropriately accepted by city code around the USA, however, the ¾" material does not meet manufacturer requirements. T&P valve manufacturers require that the interior diameter of the drain line not be less than the interior diameter of the discharge section of the valve – a standard ¾". The ¾" CPVC tubing in use measures an average 0.715" interior diameter (technically .035" less than required). If CPVC is to be used it must be 1" O.D. to conform to IRC P2803.6.1.
- **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.
- Temperature/pressure relief valves were tested, reset, & found to be operable during the inspection.

Jetted tub

- The underside of the spa was inaccessible, as the access panel(s) was caulked or otherwise sealed in place. Significant concerns were not discovered at previous inspection & conditions not suspected to have changed, though not confirmed.

V. APPLIANCE & OTHER**Dishwasher:****Disposal:****Doorbell:**

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

Dryer vent:

- The vent appeared congested; & or the flap cover appeared stuck.

Exhaust fan(s):

- Some or all bathroom /laundry exhaust fans vent to the eaves. 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 M1506 & 303.3).

Garage door operator:

- Operable

Kitchen vent:**Microwave:****Oven:****Range / stove:**

- Not inspected this visit.

Irrigation (sprinkler system)

- Not inspected this visit.
- Refer to your "Guide to Your Home Inspection" for information related to irrigation maintenance and watering tips for your foundation.

Other

- **GAS COMPONENT(s):** Movement at the gas meter was not evident when tested. Leakage between the meter and interior pilots / valves was not found. This portion of the system appears satisfactory. Monitor this item periodically and repair if / when needed.
- **FLATWORK:** small pits/pockets were noted at the driveway, stress crack noted at the south sidewalk corner; Conditions appeared cosmetic in nature during the inspection; Obvious/significant deficiencies were not discovered; monitor and maintain.

- **RETAINING WALL:** Crack at the south end of the front retaining wall appears to be from settling of the south end of this feature; the crack was approximately ¼" wide during the inspection. Random thin/closed cracks were noted at other locations. Significant issues were not discovered; monitor and maintain.
- **FENCING:** staining was sloppy; drips, puddling etc at multiple locations.
- Client mentioned the southwest fence blew over in high winds; fencing felt stable during the inspection; please understand this is an 8' high fence, board on board, with very few gaps for wind to blow through; the fence will catch wind like a sail. There is a large open field area to the southwest of the home, without large structures or tree lines to diffuse the wind. Much of the heavy storms in this area come from the west & southwest; & should be expected to stress the fencing & its support structure.
- **WOOD DESTROYING INSECT:** 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. Warrantees 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. 214-770-6954

TREC # 5281
ASHI Member # 211804
SPCB CA # 43624



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 or friend. When you meet someone buying a home, please remember to mention Select Inspect. Please call our office anytime if we may be of further service.



↑ satisfactory slope at west-southwest



↑ flat/marginal slope at north



↑ bark is slightly higher than recommended at the north corner; Significant issues were not discovered; monitor and maintain



↑ monitor slope from neighboring property; Significant issues were not discovered during the inspection; monitor and maintain

Select Inspect™
Residential & Commercial
Property Inspection



↑ damaged shingle above front entry



↑ close view of image at left



↑ opening remains at rotunda fascia; attic framing visible from exterior



↑ close view of image at left; large enough for moisture intrusion & or rodent/bird entry



↑ missing shingle tabs at roof adjacent the chimney



↑ marginal slope at the converging valley adjacent the chimney; prone to ice damming, debris accumulation, & moisture intrusion.



↑ openings in the drywall at the butler pantry; above cabinets; both sides



↑ various cosmetic details incomplete; example at master hallway



↑ close view of image at left



↑ wood at this location of the dormer appeared stained, when viewed from below.



↑ moisture staining at insulation below location in image above; in proximity to moisture damage repaired at the mudroom ceiling.

Missing insulation



↑ retracting nails & lacking sealant in seams at the central dormer



↑ small gap at top of central dormer may contribute to moisture intrusion



↑ flashing not visible at dormer windows.



↑ sealant repair needed at upper family room window perimeters



↑ mortar fallen from office/study window at lintel; satisfactory; the steel does not "hold" mortar well; this is common & not considered a deficiency



↑ seal top of exterior lights; example front entry



↑ close view of image



↑ mortar & brick debris in exterior wall void; example



↑ crack discovered at retaining wall



↑ close view of image at left



↑ missing clamp at dryer vent blower in attic



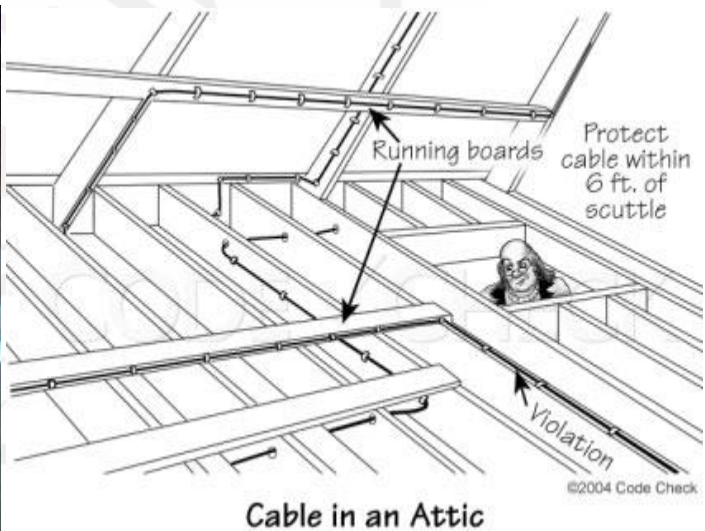
↑ unworkmanlike; incomplete wiring of dryer vent blower



↑ extension cord for permanent use; example at northeast HVAC



↑ Unprotected electrical wires within 6 feet of scuttle or 7 feet of attic stair



Property Inspection



↑ multiple questionable conditions/deficiencies regarding humidifier model and installation



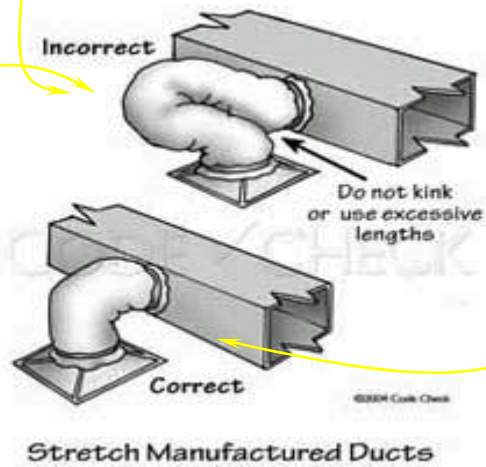
↑ deficient duct connection at south HVAC hepa



↑ crimped air ducting; example



↑ crimped air ducting; example



Residential & Commercial
Property Inspection



↑ http://www.fantech.net/dbf4xl_i.pdf ; other than electrical deficiencies; installation of the inline dryer boost fan appeared satisfactory.



↑ dryer vent termination appeared congested; flapper appeared stuck open

