

# Select Inspect

Property Consultants, LLC

## New Home Punch-out Inspection

Prepared exclusively for:

**Custom Home Builder**



at: **2009 New Street; Flower Mound, TX 75022**

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

*Thank you for choosing Select Inspect.*

*Sincerely,*

*Bruce W. Carr*

214-770-6954



## Table of Contents

Highlighted sections contain one or more conditions noted as repair recommended & or deficient by the standards of ASHI, commonly accepted building standards, local / national code authorities, 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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## Preface

This is not a "code inspection", although our standards and procedures are based primarily on the IRC, UBC, NEC, UPC, etc. Many comments will, however, cite specific code references in order to support the inspector's findings and the inspector's opinion regarding some (not all) deficiencies. Cities and local jurisdiction may have amendments that override findings in this report. Your builder & or AHJ should provide verification of compliance.

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.

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

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

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

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

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, carbon monoxide, natural and or propane gas, fungal, and structural concerns be comprehensively examined by a licensed or occupationally certified specialist in the respective field. Complete and appropriate permanent repairs should then be made without delay.

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 must provide written documentation as to if the work is warranted; how long it is warranted; and if the warranty is transferrable 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 new construction inspection is not included within the E&O provisions and or coverage regulations as required for Texas Real Estate Commission inspections as the new construction inspection does not fall under the rules and regulations for the TREC Standards of Practice and promulgated report form and insurance requirements, and insurance coverage is fully departed from and unavailable



**Attic****Attic Access:**

- Attic floor was 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.
- Upstairs north hall and upstairs east bedroom Attic hatch was deficient, seals poorly. Some degree of energy efficiency loss is likely.
- NOTE: drop stairs at the upstairs east and master closet are difficult to reach, difficult to open, and difficult to close; even with use of the provided pole. Repair options may be limited; though this will be a convenience issue for occupants and service personnel unless improved.

**Attic Structure:**

- Cracked rafter was noted above HVAC #3 in the north hall attic. This is in proximity to the mounting support for the HVAC unit and may be related to load stress added by the weight of the HVAC system. Consider additional bracing to prevent/reduce risk of future deflection.

**Attic Insulation:**

- Some insulation was noted as obstructing various sections of soffit vents. Significant issues were not discovered; monitor and maintain.

**Attic Ventilation:**

- Damaged eave/soffit vent was noted at the east corner of two-car garage. Media room

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

- Multiple cosmetic details requiring touch-up were marked with easy-release blue tape; some of these areas include: incomplete finish at the jetted tub surround, unfinished tile at the northwest shower; office/study ceiling southwest.
- Shelving at the east bedroom cedar closet had not been painted; this appeared unfinished/incomplete

**Cabinetry/Countertop:**

- Mud room tall cabinets at the right were misaligned at the top.
- Office/study and various bathrooms have cabinets and drawers that were difficult to open without hardware; It is undetermined if hardware has been planned for these locations.
- 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>

**Floor:**

- Various cosmetic details were noted; most had been blue-taped already; I added blue tape to a few locations.

**Exterior Walls**

- Damaged artificial stucco was noted at the vertical trim of the single garage east corner.
- Stucco touch-up needed at flashing details above the single garage overhead door right side.
- Stucco was covering/obstructing the plumbing clean-out at the porte-cochere outside the laundry room.
- Exterior lights mounted to vertical walls should be properly sealed to prevent moisture intrusion and related corrosion / overheating possibilities of the electrical components. NEC 410-4 & IRC E3903.9.
- Stone was missing and an opening exists at the west-southwest of the office/study.
- Master patio ceiling/eave was incomplete and unenclosed.
- All stucco wall penetrations including lights, screws, exterior faucet(s), gutter down-spout brackets should be sealed to resist moisture penetration into the structure/substrate.
- Stucco is lower than recommended, where it meets the patio and various garage surfaces. Technically the siding and trim should be at least two or more inches above the grade surface to allow proper drainage of moisture and avoid subsequent moisture damage. Low stucco also obstructs inspection for termites and appropriate drainage provisions. Repair options are limited. Consult the stucco manufacturer for acceptability.
- Weep screed/drainage base was visibly confirmed as in good order at random perimeter locations. Obvious/significant deficiencies were not discovered; monitor and maintain.
- Various cosmetic items were noted including:
  - o Nails to be removed at the lower north corner of two-car garage and at the stone work right of the porte-cochere.
  - o Master bathroom should be trimmed clean at various foundation/lower wall areas

- o Plumb string should be removed from the patio upper chimney.

Other exterior; NOTE a black widow spider and egg sac were discovered above the exterior door/patio at the den/family room.

## Doors

### Interior:

- Office/study and gameroom pocket doors did not have handle/latch hardware installed.
- Interior lower right corner of the master bathroom toilet door was bruised; sanding & paint touch-up may correct the condition.
- Northwest bathroom door was unsquare and swings open.
- Downstairs laundry room closet and powder bath doors were not functioning as intended.

### Exterior:

- Weatherstrip was not present at exterior door perimeters.
- Front door auxiliary panel was difficult to latch and un-latch.
- Current standards recommend the door(s) from the home to an attached garage be self-closing. Some municipalities do not enforce this recommendation. The door(s) at this home did not meet this recommendation

### Garage / Overhead:

- Springs appear to need adjustment; workers were present in the garage below the doors (painting epoxy during the inspection) thus the doors were not balance tested; however, the workers were using soda cans between the door and upper door frame to hold the doors open.

## Windows

- Master bedroom window frame was damaged.
- Downstairs laundry room window appeared to be scratched in two places.
- Northwest bedroom window would not close fully; not functioning as intended.
- Northwest bedroom window was slightly damaged.

## Stairways

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

## Fireplace & Chimney

### Hearth / fire box:

### Damper:

### Flue:

- The attic and chimney / chase portions of the flue were not readily accessible; conditions within remain undetermined.

### Chimney / Chase:

- The chase was inspected from exterior / ground areas with binoculars only.

### Cap / Crown:

- The chimney cap was inaccessible.

### Fireplace Gas:

- Operable

## Porch, Deck, Carport, Balcony

- 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)**

- Air-conditioner condenser breaker(s) were larger than the maximum allowed by the serial plate on the exterior air-conditioner units. All units are labeled as being on 40 amp breakers; unit #1 was rated for a maximum of 20 amps. The difference was excessive and the condition obviously deviates from manufacturer installation specifications and also may void a manufacturer warranty. Consult an electrician and or the manufacturer of the condenser if concerned.
- The electrical disconnect panels for the air conditioner condenser unit(s) did not meet recommended clearance; the disconnect is considered a service panel and requires 30" lateral clearance and 36" front clearance from grade up to six feet in height. Disconnecting means shall be located within sight and readily accessible from the air conditioning or refrigeration equipment. Immediate repair needs may be subjective, and may be cost prohibitive pending your level of concern.
- This 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*. Most new homes built through 2010 will not even meet this standard. If you sell the home in the future, a third-party inspector for the buyer may 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:**

- Ground-fault circuit interrupt/protection (GFCI) at the two-car garage east-northeast did not trip appropriately with the test device; it did trip properly when other in-line receptacle were tested.
- NOTE: There is a cabinet in the master bathroom that appears to be intended for an appliance. The receptacle was a ground-fault circuit interrupt/protection (GFCI) type, and though the TREC would want this ground-fault circuit interrupt/protection (GFCI) protected because it is in a bathroom, it is not recommended to have refrigeration appliances on ground-fault circuit interrupt/protection (GFCI) circuits.
- GFCI protection was not present or operable at NEC 2009 required locations. Texas Real Estate Commission standards require GFCI protection at all locations as described in the 2009 NEC (National Electric Code); these locations include: all kitchen counter top receptacles, bathroom, utility, laundry & wet bar sink receptacle(s) located within 6 feet of the outside edge of the sink, crawl space, outdoor locations, all garage locations, including the garage ceiling. GFCI receptacle(s) at garage locations for refrigerators and garage door operators will be prone to nuisance tripping.  
NOTE: If you decide to put the garage ceiling (garage door operator receptacle(s) on a GFCI circuit-Be aware; It can be argued that garage door operator(s) on a GFCI could be a life safety/intrusion concern. Consider this; if in the event the related GFCI tripped, the homeowner could not open the garage door operator from the car, having to exit the car at the driveway or street. Should this occur at night, there would be a more inviting situation for burglars, rapists, etc.  
The NEC & Texas Real Estate Commission apparently did not consider this. If you sell the home in the future, another inspector may be required to report this as deficient.

#### **Outlets:**

- Cover plate is damaged at the east attic.
- Receptacle junction box below the jetted tub was unsecured.
- Grout should be removed from the ground orifice at the kitchen east receptacle

#### **Lights:**

- powder bath left fixture was not functioning as intended.

- Media room and northwest bedroom cabinet light fixtures were missing; boxes were enclosed.
- powder bath left fixture was loosely secured.
- Fixture(s) at powder bath left. Excess "reveal" exists at electrical components. Fixtures and related covers shall be flush (*ideally within 1/8"*) and adequately secured to the finished wall/ceiling where mounted. This is to control potential fire-spread, and not necessarily for cosmetic reasons.

**Switches:****Smoke detection device:**

- It is recommended to test detectors monthly, change batteries annually, and to replace each detector at least once every ten years.

**Other Electrical:**

- Electrical covers were missing/incomplete at kitchen ceiling, and pantry
- Electrical conduit and junction box rest atop the roof adjacent the vent at the northeast roof. The attic here is not readily accessible, though the placement of the electrical component(s) appears unworkmanlike from the window.
- Various receptacles were askew.
- Shims were loose at master bathroom mirror receptacles.

### **III. HEAT & AIR CONDITIONING**

#### **Heating Equipment**

- The systems were visibly inspected, but were not operated. Heating systems were not operated, as the outdoor temperature was above 80 degrees. Operation of heat units when exterior temperature is above 80 degrees may damage components. The unit should be examined when other HVAC items are addressed. Returning to the property for inspection during cooler weather is not included in the price of the inspection.

#### **Cooling Equipment**

- Service disconnect for the unit 3 condenser was removed prior to the inspector's arrival.
- Evaporator(s) plug was missing at #3 in the upstairs north attic.
- Condensate lines were not adequately insulated: Mildew and or accumulation of moisture was noted as present on or below the primary condensate line(s), and / or staining present at attic components below the traps of units #1, 2, 3, 5. This may be prone to related moisture damage to attic flooring, insulation, drywall, and other attic / interior building components. Recommend addition of appropriate insulation past the trap and related components of the primary condensate line, as deemed necessary by an HVAC specialist. After that time, monitor the system / components periodically.

#### **Ducting, Vents, Plenums, & Filters**

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

#### **Thermostats** *Programming features are not inspected.*

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

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## IV. PLUMBING

### Plumbing; Supply / Fixtures

*Static water pressure at the time of inspection was approx. 75 psi; 40–80 psi is an acceptable range*

#### Supply:

- The water shut-off valve box was full of water, and the nearby soils saturated. Recent heavy irrigation for the new sod (grass) is suspected as the cause.

#### Sink:

- Cold valve was askew at the guest bath.

#### Toilet:

- Seat was askew at the guest bath

#### Bathtub:

- Drainstops were missing at the upstairs northeast and northwest bathtub(s)
- Various overflow caps did not match the fixtures.

#### Shower:

- Hole exists in the tile of the master shower wall.

#### Exterior faucet:

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

#### Utility room / Other:

- Upstairs pan was not sealed at the drain

### Drain, Waste, Vent

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

### Water Heater(s)

- #2 at the master attic was off at the subpanel; reason for this is undetermined.
- A copper pipe was discovered at the auxiliary pan of the master attic water heaters, though it was not connected to the pan or the appliances; and the termination was not discovered, as it was routed through insulation and wall areas.
- The temperature-pressure-relief valve piping was deficient for this application; ¾" plastic piping 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 most manufacturer requirements. T&P valve manufacturers generally 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 plastic piping is to be used it must be 1" O.D. to conform.
- Otherwise operable

### Jetted tub

- Heater did not have a bond wire connected to the terminal lug, though it was bonded electrically to the water piping through the electrical cord. The motor / pump was not readily accessible and not confirmed as electrically bonded. The motor was out of level, but appeared operable.
- 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.
- Jetted tub piping is dirty and may be unsanitary. Cleaning is recommended; most pool supply companies sell products for this purpose.

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## V. APPLIANCE & OTHER

### Appliances

- **dishwasher**: The dishwasher was not properly secured and or leveled.
- Trim was missing at the sides of the appliance.
- The door falls open easily. The springs may be adjustable. Repeated "hard-opening" of the door may eventually loosen the mounting of the dishwasher to the cabinet. Consider adjusting the door springs and then monitor this item periodically and repair if / when needed.
- **disposal**: Obvious/significant deficiencies were not discovered; monitor and maintain
- **doorbell**: not inspected
- **dryer vent**: The vent is partially routed in inaccessible areas.
- **exhaust fan(s)**: I was unable to visually determine if the bathroom fan(s) vent to the exterior due to insulation and lack of access in the attic. The fans were operable.
- **garage door operator**: not present
- **kitchen vent**: **ADVISORY**: With a powerful kitchen fan, such as the one in this home, it is possible that the device may create negative pressure in the home that may affect the flame of the fireplace or other gas appliance. If this occurs when the fireplace is being used, the condition may pull gas or carbon monoxide into the home. Be very cautious when using the kitchen fan and fireplaces at the same time.
- **microwave**: Obvious/significant deficiencies were not discovered; monitor and maintain
- **oven**: The gas shut-off valve was inaccessible; and may be located behind the oven / range. Locating the shut-off valve is recommended. Some conditions may remain undetermined.
- **range / stove**: The gas shut-off valve was not seen; and may be located behind or below stored items, drawers or cabinets. A gas shut-off valve for the appliance should be made readily accessible. Some conditions may remain undetermined.
- Knob at the left was missing/ not present
- **other appliance**: appliances were not present at the kitchen east, patio grill, and master bathroom.
- Refrigerator/freezer panels were in process of accomodating handles/hardware.

### Irrigation (sprinkler system)

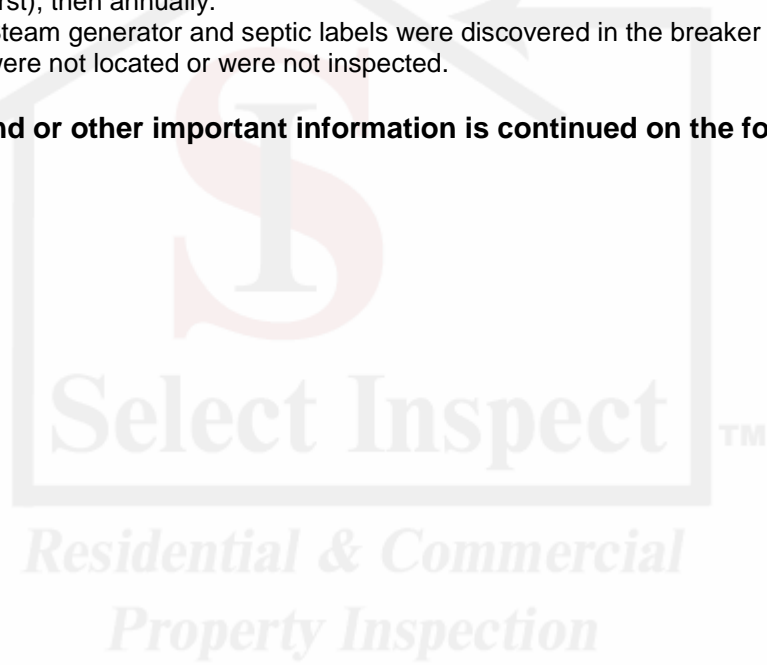
- Other persons and or their equipment & belongings were present in or around the yard at the time of inspection. The system was not inspected to avoid potential water damage / annoyance by spraying of persons or physical property. Recommend testing each zone and observing for damaged heads, heads that do not operate properly, heads that directly spray the home, or other obvious issues. If issues are discovered, recommend having an irrigation company examine and repair components as necessary.
- 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.
- **NOTE**: Sediment trap(s) were not seen/not present at the gas branch between the shut-off valve and furnace, stove, and or water heating appliance(s). Historically natural gas in this region is clean and does not require a sediment trap per the supplier. However, many local (city) code departments are currently requiring sediment traps as specified in the code (IRC G2419.4 (UPC408.4)) and the supplier cannot control what happens after the meter. Immediate repair needs may be subjective; You should have a licensed plumber examine the issue(s) and recommend improvement, repair, or replacement options if you are concerned. This is not required at illumination devices, clothes dryers, outdoor grills.

- 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.
- Hollow plumbing support stakes are a potential future entry point for termites; these may exist at plumbing penetrations at the slab foundation of your home Refer to the builder for information regarding this item. Recommend a wood destroying insect inspection- every 2 years for the first 5 years or when wood destroying insects are discovered (whichever comes first), then annually.
- Steam generator and septic labels were discovered in the breaker panel, though these items were not located or were not inspected.

**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

ASHI Member # 211804  
SPCB CA # 43624



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## 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



↑ cracked tile; missing mud seal/gaps; window not functioning as intended



↑ close view of image at left; mud/flashing missing; slats visible



↑ slipped tile; cracked tile; close view of image above

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↑ seal flashing joint and stucco touch-up needed



↑ close view of image at left



↑ seal flashing joint and stucco touch-up needed



↑ close view of image at left



↑ deficient tile



↑ close view of image at left; tile is in the valley

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↑ deficient tile



↑ close view of image at left



↑ lack of decking at top of north hall attic stair

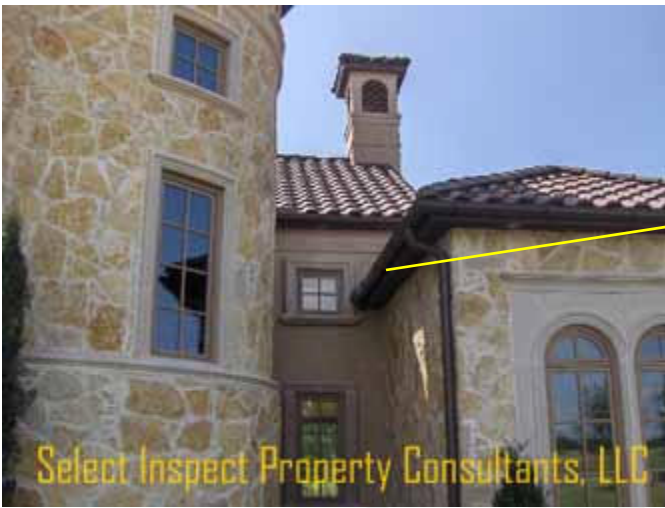


↑ moisture staining at the electrical fan above HVAC #2; north attic

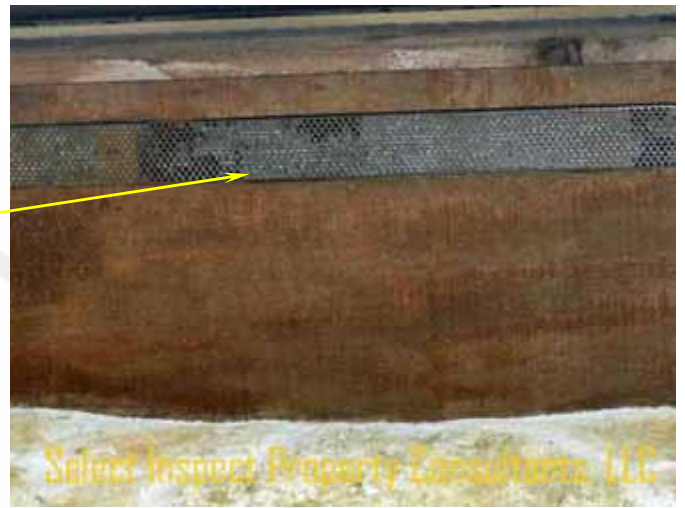


↑ cracked rafter discovered above HVAC #3; north attic

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↑ insulation seen obstructing some soffit vents



↑ close view of image at left



↑ slightly askew soffit vent example; Significant issues were not discovered



↑



↑ some electrical attic fan thermostat(s) were not readily accessible and these devices were not tested; example at the master attic

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↑ opening at master shower tile



↑ opening/reveal at the powder bath light



↑ various trim joints were not flush; example at main stair loft



↑ stone was incomplete/missing at the southwest office/study



↑ close view of image at left



↑ stucco obstructs this plumbing clean-out at the porte-cochere

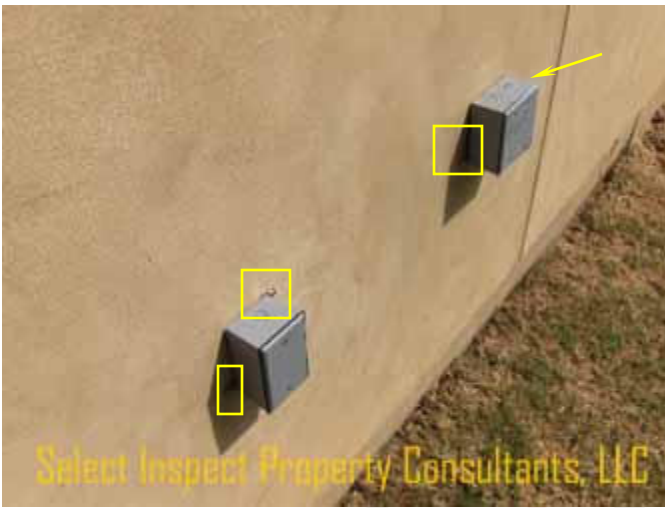


↑ stucco was low/hidden foundation edge; example



↑ stucco was low/hidden foundation edge; example

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↑ recommended sealing all penetrations of stucco walls; example



↑ caulking/sealant needed atop exterior lights; example



↑ black widow & egg sac discovered above the den/family room exterior door



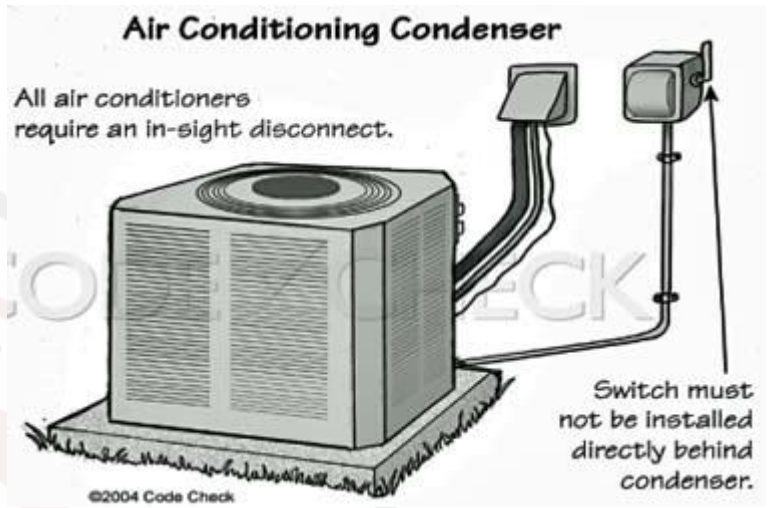
↑ this area seemed empty without some type of paver/stone leading from the patio to the grass



↑ unsecured electrical box below the jetted tub



↑ it appeared that a recessed light was missing (visually unusual; empty space) above the stairway



↑ incorrect location of air conditioning condenser(s) service disconnect; example



↑ jetted tub heater was bonded through the electrical cord, though the bonding / grounding terminal was unused.



↑ junction box and conduit at the northeast roof looks out of place.



↑ example; primary condensate drain non-insulated; condensate staining/dripping below the traps @ master, east, & 2 north attic HVAC.



↑ missing evaporator(s) plug at the north #3 HVAC



↑ temperature/pressure relief piping was smaller than required by most device manufacturers



↑ this copper pipe in the master attic had undetermined purpose & undetermined termination; discovered at the water heater auxiliary pan