

Select Inspect

Property Consultants, LLC

New Home Punch-out Inspection

Prepared exclusively for:

Custom Home Builder



at:2009 New Home Ln; Dallas, TX 75229

*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.

| | |
|---|-----------|
| Preface | 3 |
| Site Conditions | 3 |
| I. STRUCTURE | 4 |
| <i>Foundation / Structure</i> | 4 |
| <i>Site Drainage/Grading</i> | 4 |
| <i>Guttering/Roof Drainage:</i> | 4 |
| Roofing | 4 |
| <i>Attic</i> | 4 |
| <i>Interior (walls, ceilings, floors)</i> | 5 |
| Exterior Walls & Structure | 5 |
| Doors | 5 |
| Windows | 6 |
| Stairways | 6 |
| <i>Fireplace & Chimney</i> | 6 |
| <i>Porch, Deck, Carport, Balcony</i> | 6 |
| II. ELECTRICAL | 7 |
| Electrical Service | 7 |
| <i>Electrical Panel(s)</i> | 7 |
| Electrical Branch Circuits (outlets, lights, switches, fans, etc)..... | 7 |
| III. HEAT & AIR CONDITIONING | 7 |
| <i>Heating Equipment</i> | 7 |
| Cooling Equipment | 7 |
| <i>Ducting, Vents, Plenums, & Filters</i> | 8 |
| <i>Thermostats Programming features are not inspected.</i> | 8 |
| IV. PLUMBING | 8 |
| Plumbing; Supply / Fixtures | 8 |
| <i>Drain, Waste, Vent</i> | 8 |
| <i>Water Heater(s)</i> | 8 |
| <i>Jetted tub</i> | 8 |
| V. APPLIANCE & OTHER | 8 |
| Appliances | 8 |
| <i>Irrigation (sprinkler system)</i> | 9 |
| <i>Other</i> | 9 |
| Limitations & Scope of Inspection Statement | 10 |
| Digital Photographs- Supplementary to the Inspection | 11 |

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.

This report was prepared for the client/purchaser of new property under a compilation of guidelines that Select Inspect feels best reflects a useful format and process of inspection regarding new construction. Our inspection for new construction is based upon the Standards of Practice of the American Society of Home Inspectors, local, regional, & nationally accepted building practices, and common building code references (past & current). This is not the Texas Real Estate Commission promulgated report form, which may contain additional sections & subsections. The TREC form is designed primarily for existing property and does not in our opinion realistically address common issues discovered in new construction. If you (the client) would like this information on the Texas Real Estate Commission promulgated report form; Select Inspect will be happy to provide that to you; with at least 2 days notice.

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

Site Conditions

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

Weather: Temp: 75 - 80 Degrees approx. Dry Light Rain Rain Recent Rain Stormy Ice / Snow

Visibility: Clear Clouds 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

Fireplace: Masonry: Prefabricated Not present

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

Flue: Masonry Metal Direct Vent Undetermined

Cap / Crown: Mortar Metal Inaccessible / undetermined

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

March 20, 2009

Building plans discovered on site: yes no partial

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.

Some conditions are shown in the photo pages that are not individually listed in the text portion of the report.

I. STRUCTURE

Foundation / Structure

- Rear patio columns (cast stone) have horizontal cracks at five of the eight columns. I am unaware of the structural significance of the cracks, though they are used for support of the cantilevered balcony & second game room above. Have your structural engineer or architect examine to determine if improvement is necessary.
- 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.

Site Drainage/Grading

- Repair needs were not discovered at the time of inspection

Guttering/Roof Drainage:

- Repair needs were not discovered at the time of inspection

Roofing

- Damaged tile & suspected damaged ridge section exist at the single garage.
- Flues & roof vent flashings should be painted to resist corrosion & to aesthetically blend with the home.
- Tile appeared askew at the southwest area of the master bedroom roof.
- Debris should be removed from the valley over the northeast area of the master bedroom.

Attic

Attic Access:

- Upstairs north attic ladder did not seal well for optimum energy efficiency; recommend adjustment.

Attic Structure:

- Various struts were slightly overcut at purlin connection points; various nailing was not as tight as ideal at hip rafter connections. Deflection was not discovered, though I would expect framers to be more accurate when dealing with this high level of construction. Monitor this item periodically and maintain as needed.
- Beer cans/bottles exist in the walk-in attic above the master bedroom/below the right end of the HVAC.

Attic Insulation:

- Repair needs were not discovered at the time of inspection

Attic Ventilation:

- Soffit vent was amiss/bent upward leaving an opening, at the south-southeast eave. The opening appeared large enough to be inviting to bird entry.

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

- Cosmetic details were incomplete at the time of inspection; I blue-taped multiple items; not individually listed.
- Trim out was unfinished below master bathroom sinks.

Cabinetry/Countertop:

- Library perimeter, stair landing, bridge rail mounting points, wine grotto, & Game room bar floor/cabinet junctions would benefit with ¼ round or similar to aesthetically improve the gaps remaining around these features.
- Veneer was peeling near the lower left edge of the library fireplace.
- Various cabinet door glass components were missing.
- Towel racks & toilet paper hardware had not yet been installed.
- 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:

- Repair needs were not discovered at the time of inspection

Floor:

- Transfer from carpet to tile was deficient at the upstairs southeast bathroom. The bathroom door was rubbing the carpet & not functioning as intended.

Exterior Walls & Structure

- Stucco material is present at exterior walls. The specific type and brand is undetermined; many of the stucco and synthetic stucco products have been involved in litigation, and may be problematic. The inspector looks for obvious defects, significant deficiencies, and related issues in accessible locations only. Some of material at this home appeared to be masonry stucco and some synthetic (EIFS) stucco. This material must be well maintained, including keeping all joints, cracks, pits, penetrations (outlets, lights, etc) and edges properly sealed. I strongly suggest that the installer and a authorized representative of the manufacturer examine the cladding (masonry and artificial stucco) at all locations on this building for proper installation methods; the installer and manufacturer should then confirm or deny appropriate installation. If the installation cannot be guaranteed to be free of deficiencies, then repair will be required. Conditions noted at the time of inspection include, but are not limited to the following:
 - Damage discovered at master bedroom, breakfast nook, game room, patio north & family room, northwest driveway door.
 - Opening was discovered at the upper right trim of the driveway northeast door.
 - Openings exist at second game room northwest, above game room balcony door, window perimeters.
 - Abandoned electrical from prior locations of air-conditioner condenser wiring at the north end of single garage should be properly capped & enclosed or appropriately removed; & the stucco wall surfaces cosmetically finished.
 - Sealant is needed at all penetrations of stucco & Artificial Stucco / EIFS including top & side areas of Air-conditioner service disconnect boxes.
- Mortar needs tuck pointing at southeast, balcony cast stone areas, & lower right corner of the library window.
- Wood trim is unfinished at the upper south & at the west-northwest.
- Exterior perimeter of the north balcony door (nearest the front entry) should be sealed.

Doors**Interior:**

- Guest bedroom pocket door, upstairs northern bathroom, media room doors need cosmetic finish.
- The game room bath door has unworkmanlike paint edge at the bottom that creates noise when operating the door; fine sanding or similar should correct the condition.
- Upstairs south closet door knob was deficient.

Exterior:

- Threshold was damaged at the north balcony door.
- Weather-stripping was deficient at the bottom of the northwest driveway door.

Garage / Overhead:

- Repair needs were not discovered at the time of inspection

Windows

- Master bedroom left window lower frame is damaged.
- Operable windows at the large game room have a lowest clear opening height of approximately 23 5/8" & may pose a risk to persons/children falling out when the window is open. You may consider adding a decorative window guards that comply with ASTM F 2006 or F 2090. Depending on when this project was permitted, & when the city adopted the 2006 IRC, the code may/may not affect this home, though for future reference & as a courtesy to the homeowner, please at least make note of the following:
- **2006 IRC - 613.2 - Window Sills:** In dwelling units, where the opening of an operable window is located more than 72 inches (1829mm) above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches (610mm) above the finished floor of the room in which the window is located. Glazing between the floor and 24 inches (610mm) shall be fixed or have openings through which a 4-inch-diameter (102 mm) sphere cannot pass.
Exceptions:
 1. Windows whose openings will not allow a 4-inch-diameter (102mm) sphere to pass through the Opening when the opening is in its largest opened position.
 2. Openings that are provided with window guards that comply with ASTM F 2006 or F 2090.

Stairways

- North stair rail had not been stained & sealed at the time of inspection.

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

- Repair needs were not discovered at the time of inspection

Chimney / Chase:

- The chases were inspected from exterior / ground areas with binoculars only.

Cap / Crown:

- The chimney caps were inaccessible.

Fireplace Gas:

- Repair needs were not discovered at the time of inspection

Porch, Deck, Carport, Balcony

- Repair needs were not discovered at the time of inspection

Select Inspect™

Residential & Commercial
Property Inspection

II. ELECTRICAL

Electrical Service

Electrical ground rod was not flush with the grade “Electrical ground rod shall have at least 8' of length in contact with the soil and the upper end of the electrode must be flush with / below ground level unless above ground portion and grounding electrode conductor attachment is protected against physical damage. NEC 250-52 (c) (3)”. This includes rod electrodes installed inside through concrete slabs.

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

Electrical Panel(s)

- Repair needs were not discovered at the time of inspection

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

GFCI:

- Repair needs were not discovered at the time of inspection

Outlets:

- Cover plate below the master bathtub was damaged.

Lights:

- Family room, master patio, master bathroom bulbs or fixtures were not functioning as intended at the time of inspection. It is recommended that all fixtures be made operable prior to closing. This typically is corrected by replacing the light bulbs, though it is possible the fixture or other component may be amiss / deficient.
- Southern bathroom fixture was askew.
- Excess “reveal” exists at electrical components. Fixtures and related covers shall be flush to the finished wall/ceiling where mounted. Ideally within 1/8”. This is to control potential fire-spread, and not necessarily for cosmetic reasons. Fixture(s) at the dining room exterior was/were not flush or appropriately secured.
- Reveal (damaged eave/soffit) exists at the southeast lower exterior recessed light.

Switches:

- A 2-way switch appears to be on a 3-way circuit at the breakfast nook. This means one switch has to be on for the other to operate the same light.
- At the north stairway there was not a light switch at the top of the stairs that controlled the lights directly over the stairs. There was a switch for a nearby light, though ideally you would have a 3 way for the light & related switches at the top & bottom of that stairway.

Smoke detection device:

- Repair needs were not discovered at the time of inspection

Other Electrical:

- An open, corroding electrical box exists at the northeast near the street (Strait); this may be the neighbor’s property, though the condition may pose a risk to some laymen/non-tradesmen workers on your jobsite. Recommend this be enclosed & secured.

III. HEAT & AIR CONDITIONING

Heating Equipment

- Repair needs were not discovered at the time of inspection

Cooling Equipment

- The primary condensate lines were crimped at / near the drain connection below the master bathroom south sink, & slightly crimped at the master bathroom north sink. This is conducive to congestion and potential failure of the air-conditioner drain system. Improvement / repair should be simple and is recommended.

- Auxiliary pan above the master bedroom was bent & the drain was not at the lowest point for adequate disposal.
- Plenum seal was deficient above the evaporator at the HVAC in the closet off the game room.

Ducting, Vents, Plenums, & Filters

- Repair needs were not discovered at the time of inspection

Thermostats *Programming features are not inspected.*

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

IV. PLUMBING

Plumbing; Supply / Fixtures

Static water pressure at the time of inspection was approx. 96 psi; 40–80 psi is an acceptable range

Supply:

- Repair needs were not discovered at the time of inspection

Sink:

- Handle was askew at the ½ bathroom near the library.

Toilet:

- Tank leakage occurred at the right side of the game room bathroom when the toilet was flushed.

Bathtub:

- Overflow cap at the upstairs northern bathroom was askew.

Shower:

- Hot and cold controls are reversed at the upstairs northern bathroom. This is a scalding concern.

Exterior faucet:

- 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

- Repair needs were not discovered at the time of inspection

Water Heater(s)

- Repair needs were not discovered at the time of inspection

Jetted tub

- Repair needs were not discovered at the time of inspection

V. APPLIANCE & OTHER

Appliances

- dishwasher: Repair needs were not discovered at the time of inspection
- disposal: Repair needs were not discovered at the time of inspection
- doorbell: Repair needs were not discovered at the time of inspection
- dryer vent: Repair needs were not discovered at the time of inspection The vent is routed in inaccessible areas. The interior condition of the vent is undetermined
- exhaust fan(s): Repair needs were not discovered at the time of inspection
- garage door operator: Repair needs were not discovered at the time of inspection
- kitchen vent: Repair needs were not discovered at the time of inspection
- microwave: Repair needs were not discovered at the time of inspection

- **oven:** Left unit; igniter was not functioning as intended; Right unit; igniter repeats after ignition
- **range / stove:** Left rear knob was not functioning as intended
Griddle was not functioning as intended.
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
- **other appliance:** Repair needs were not discovered at the time of inspection

Irrigation (sprinkler system)

- The landscapers were using some of the zones to irrigate new sod; I did not test the system, but observed operation. Repair needs were not discovered at the time of inspection. 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.
- **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. Hollow stake was discovered below the master bathtub.

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. 214-770-6954

ASHI Member # 211804
SPCB CA # 43624



*Residential & Commercial
Property Inspection*

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



↑ sealant / grout needed at the guest bathroom window



↑ wine grotto cabinets were askew; adjustment of the hinges should correct the condition



↑ gaps remain at perimeter; peeling veneer at the left



↑ askew water control



↑ close view of image above



↑ gaps remain



↑ close view of image above



↑ unfinished below master sinks

Property Inspection



↑ gaps remain at landing



↑ gaps remain at rail mountings/wood floor



↑ close view of image above



↑ close view of image above



↑ askew overflow cap & opening



↑ window openings <24" from finished floor; >72" from exterior grade



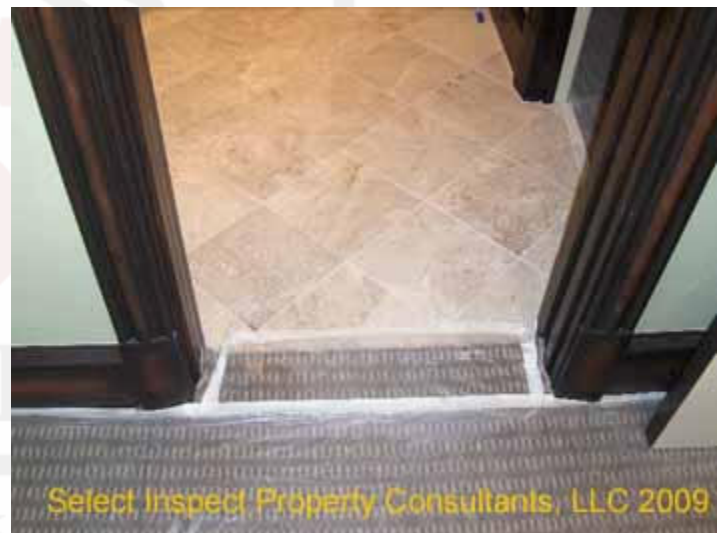
↑ gaps remain at game room bar area



↑ unfinished detail; upstairs southern bedroom cabinet



↑ unworkmanlike paint finish at game room bathroom door



↑ deficient transfer at upstairs southeast bathroom doorway



↑ mortar tuck pointing needed



↑ mortar tuck pointing needed



↑ mortar tuck pointing needed & unsealed exterior doorway



↑ mortar tuck pointing needed



↑ mortar tuck pointing needed



↑ mortar tuck pointing needed

Property Inspection



↑ sealant needed



↑ close view of image above



↑ sealant needed



↑ questionable stucco; could not directly access here



↑ close view of image at left



↑ damaged stucco/EIFS at game room window



↑ debris at master bedroom roof

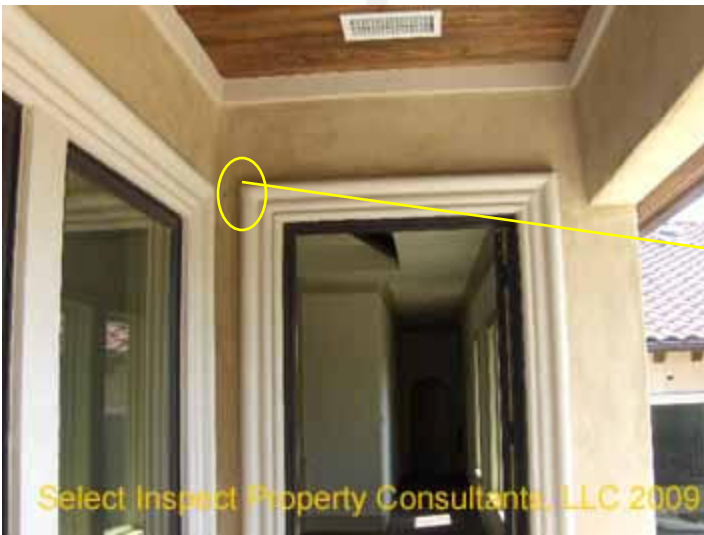


↑ sealant needed; game room window

Select Inspect™
 & Commercial
 Property Inspection



↑ sloppy stucco finish; second game room at window ledge



↑ sealant needed



↑ close view of image at left



↑ paint exposed roof metal to resist corrosion.

Inspect™
& Commercial
Property Inspection



↑ damaged tile & suspected damaged ridge support/vent



↑ close view of image at left



↑ unfinished trim



↑ close view of image at left



↑ askew roof tile at master bedroom



↑

Property Inspection



↑ bent soffit vent & unfinished trim/fascia at south



↑ close view of image above



↑ close view of image above



↑ openings at hot water equipment



↑ exposed substrate; openings at moisture barrier



↑ sealant needed at Air-conditioner service disconnects; example at south



↑ ? askew scupper; just appeared visually offset to me ??



↑ opening at Artificial Stucco; driveway door



↑ close view of image at left



↑ reveal at dining room exterior light



↑ mortar tuck pointing needed



↑ mortar tuck pointing needed



↑ close view of image at left

Property Inspection



↑ damaged soffit & reveal at southeast eave light



↑ unfinished stucco; exposed house wrap



↑ close view of image at left



↑ sealant needed; master bathroom

Inspect™
& Commercial
Property Inspection



↑ damaged stucco at south



↑ close view of image at left



↑ damaged stucco at master bedroom window



↑ close view of image at left



↑ damaged stucco at master bedroom window



↑ close view of image at left

Property Inspection



↑ discoloration (moisture or cosmetic ?)



↑ close view of image at left



↑ discoloration; undetermined cause



↑ close view of image at left



↑ damaged stucco & undetermined open pipe (cleanout?)



↑ close view of image at left

Property Inspection



↑ scratched stucco at family room patio



↑ 5 of 8 columns were cracked at the patio



↑ close view example cracked column



↑ damaged stucco



↑ recommend paint/sealant at the exposed underside trim at doorway



↑ slight discoloration; peeled soffit; very minor



↑ abandoned electrical & openings at north garage



↑ damaged stucco at driveway door

Inspect™
 & Commercial
 Property Inspection



↑ over cut strut; Significant issues were not found or observed concerning this item at the time of inspection



↑ better; tight cut example



↑ marginal angles & nailing; example at struts



↑ grounding electrode conductor protrudes grade; unprotected

↑ close view of image at left



↑ over drilled screw holes at game room breaker panel; electrical tape wrapped on screws as modification



↑ damaged receptacle(s) cover below master bathtub



↑ upstairs light switch not discovered for over stair lighting



↑ Unprotected electrical wires within 6 feet of scuttle; game room attic scuttle



↑ exposed electrical at northeast near the street may be a hazard.



↑ crimped air-conditioner primary condensate line is prone to failure



↑ deficient auxiliary pan at master bedroom HVAC



↑ hollow plumbing support stake may be a future entry point for wood destroying insects