

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



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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.

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.

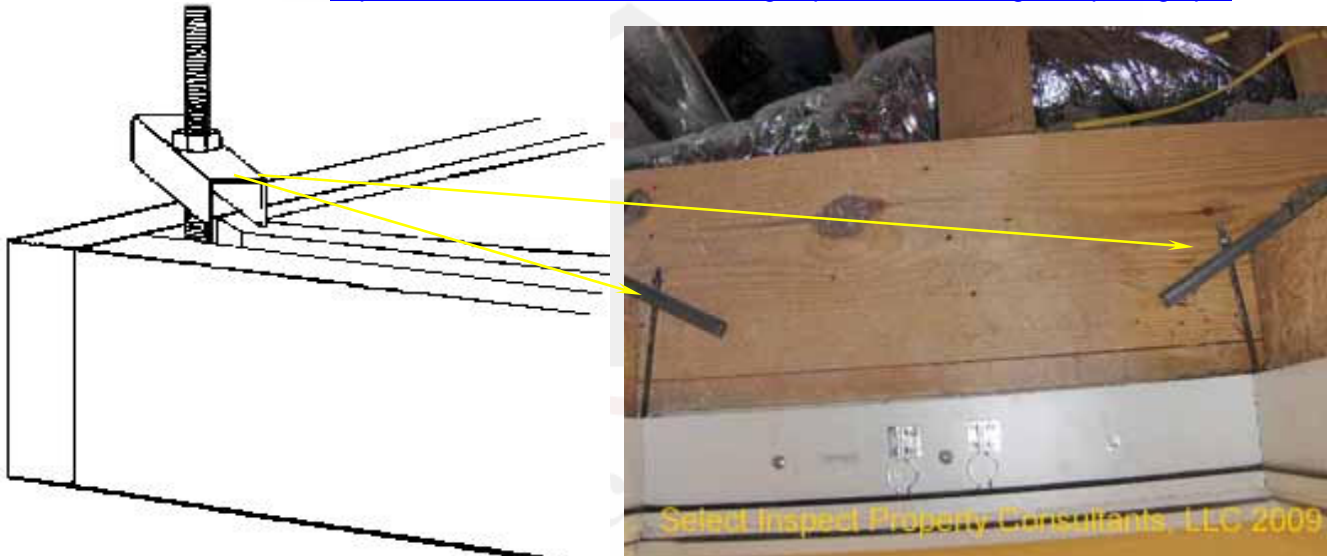
This new construction inspection is not included within the E&O provisions and or coverage regulations as required for Texas Real Estate Commission inspections as the new construction inspection does not fall under the rules and regulations for the TREC Standards of Practice and promulgated report form and insurance requirements, and insurance coverage is fully departed from and unavailable

Please contact us a month or two before November 29, 2010 for your builder warranty inspection. 214-770-6954

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Attic**Attic Access:**

- Scissor ladder at the master closet was not properly secured at the toggle bolts; these bolts were incorrect and not offering full anchorage as intended. This image is from page 5 of the installation manual;
http://www.rainbowatticstair.com/images/pdfs/installation_guide_prestige.pdf

**Attic Structure:**

- Slightly cracked rafters were discovered upper left and right of HVAC unit #5 at the media room attic. Recommend additional blocking to prevent future deflection.

Attic Insulation:

- Repair needs were not discovered at the time of inspection

Attic Ventilation:

- Soffit vent was bent and amiss at the upper west of the northern bedroom balcony.

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

- Recommend sealing the top tile/panel edge at the wall of the shower(s) to reduce potential for moisture intrusion and fungal accumulation at the shower substrate (between the shower and walls)
- Multiple cosmetic items remain needing punch-out.
- Media room trim has separated at painted joints; "hard-board" type remains unfinished below the downstairs ½ bathroom sink; glazing incomplete at various features; etc.
- Reveals at the kitchen bar overhead light mount and family room fireplace gas valve.

Cabinetry/Countertop:

- Multiple cosmetic items remain needing punch-out
- Tile backsplash was missing just above the kitchen stove.
- Paint drippings and deficiencies exist at multiple backside top areas of cabinets in bathrooms and master closet.
- 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:

- Tile was in process of repair at the southeast corner of the kitchen bar; Significant issues were not found or observed concerning this item at the time of inspection.

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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. The bottom edge should ideally be at least 4 inches (ideally 6 inches) above grade/soil. 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:
 - Openings above the electrical service; unfinished edges/seams at balcony railing mount points; game room patio window sill; round feature of the dining room round windows; reveal at the smart system control near the patio door closest to the exterior fireplace, and the exterior fireplace gas shut-off valve mounting point reveal.
 - 2 large openings exist at the north exposure near the northwest corner of the garage, and at the nearby upper east facing wall.
 - Damaged Artificial Stucco / EIFS was noted at the northeast garage doorway trim.
 - Unfinished edge exists at the upper left column of the front entry.
 - Air-conditioner condenser disconnects should be sealed at the walls.
 - Top 2/3 of exterior horizontally mounted light fixtures should be sealed. 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.
 - Thin Artificial Stucco / EIFS crack exists at the window sill of the rounded master bedroom area.
- Stone and mortar is cracked and openings exist at the electrical service.
- North balcony door perimeter is unsealed. Dampness was noted at the carpet below the plastic sheeting in the northern bedroom. I pulled back the plastic to help the moisture escape and reduce likelihood of fungal accumulation at this area. Considering the unsealed door; warm interior, and cool morning air outside, I suspect this was a condensation issue. Leakage concerns were not discovered inside, outside, above, or below this location at the time of inspection.
- Lintles above and below windows, doors, and other protruding features should be cleaned and painted with rust inhibitive coatings. Many of these components were rusting; some of which had begun to leave rust colored streaks upon the stucco veneer.

Doors

Interior:

- Upper strike plates were not present at multiple locations including closets, media room, and game room.
- Doors were unsquare or otherwise not functioning as intended at the study, game room east and west, and northern bedroom.

Exterior:

- Handle alignment was deficient and rubs at the northern bedroom balcony.
- Threshold was damaged/cracked at the master patio doorway.
- North balcony door exterior perimeter had not been sealed.
- Southeast bedroom patio door lock was not functioning as intended / difficult.
- Underside of the side door at the porte-cochere was unfinished; exposed framing/substrate here is prone to decay and the openings can allow rodent intrusion.
- The door from the interior to the garage has self-closing hinges that were not functioning as intended. Adjustment of the hinges should be made after frequency of tradesmen has lessened and no longer requires the door to remain open.

Garage / Overhead:

- Repair needs were not discovered at the time of inspection

Windows

- Window locks were difficult/not functioning as intended at master bedroom, southwest bedroom, southeast bedroom.
- Lower frame of the right study window is damaged.
- Painting tape remains at the exterior of various master bedroom windows.
- Dining room windows need caulk touch-up.
- Mudroom window exterior perimeter has not been caulked.

Stairways

- Handrail was not present at garage and rear landscape locations as required at stairs/steps four (4) or more risers. IRC 311.5.6.
The garage steps were unfinished, as there is still frequent tradesmen use of this area. Significant issues were not found or observed concerning this item at the time of inspection.

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

- The perimeter between the firebox and hearth stone has not been sealed at the living room side of the living room/study fireplace.

Damper:

- Repair needs were not discovered at the time of inspection

Flue:

- Repair needs were not discovered at the time of inspection

Chimney / Chase:

- Repair needs were not discovered at the time of inspection

Cap / Crown:

- The chimney cap was inaccessible. Repair needs were not discovered from the ground with binoculars and from viewing at nearby windows.

Fireplace Gas:

- Repair needs were not discovered at the time of inspection

Porch, Deck, Carport, Balcony

- Railing mount points should be appropriately sealed at the stucco walls. Significant issues were not found or observed concerning this item at the time of inspection.

II. ELECTRICAL

Electrical Service

- Conduit nut was not secured below the raceway adjacent the electrical service meter.

Electrical Panel(s)

- 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.

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

- Repair needs were not discovered at the time of inspection

Outlets:

- Family room floor receptacle(s) cover was askew as compared to the receptacle(s); the receptacle(s) is unusable in this configuration.
- Exterior cover was deficient at the southeast air-conditioner condenser area.
- Quad receptacle(s) at the master closet was inoperable.

Lights:

- Bulbs were inoperable at the bridge and master shower.
- 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 upper central hall (between the living room and game room) was/were not flush or appropriately secured.

- Fixtures at the upstairs northeast bathroom and master bathroom west were askew.
- Game room north fan was out of balance.
- Shades were not installed at the media room steps; these were seen at the media room shelf.
- Fixtures were missing and the electrical wires not capped and enclosed at the downstairs ½ bathroom, living room, and dining room.
- Attic service lighting was poor at the service area of HVAC #5 in the media room attic. Recommend addition of another light fixture in this location.
- Attic light at the upper attic was loosely secured.

Switches:

- Switches had undetermined application at various locations. Circuit tracing is beyond the scope of this inspection. Refer to the seller for information regarding questionable switches, or have an electrician examine and identify their purpose.

Smoke detection device:

- Some or all of the smoke detection devices were higher than the inspector's reach. Those devices were not tested.

Other Electrical:

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

III. HEAT & AIR CONDITIONING

Heating Equipment

- All systems were operable at the time of inspection.

Cooling Equipment

- The primary condensate lines were crimped at / near the drain connection below the game room bar sink(s). This is conducive to congestion and potential failure of the air-conditioner drain system. Improvement / repair should be simple and is recommended.
- Water was present in the auxiliary pan of the master bedroom unit (walk-in attic mechanical room). After operation, the system appeared to be draining properly, and I did not discover a source for the moisture.
- Condensate line is not insulated: This may be prone to dripping of condensate, and related potential moisture to attic flooring, insulation, drywall, and other related attic / interior building components. Many air-conditioner manufacturers specify this as required.
- Drainage work at the southeast exterior has caused the #1 condenser to be partially touching soil. This should be corrected as soon as grading is finished.
- All systems were otherwise operable and cooling properly at the time of inspection.

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. 92 psi; 40–80 psi is an acceptable range

Supply:

- Water pressure was higher than recommended.

Sink:

- Drainstop was deficient at the upstairs western bathroom.

Toilet:

- Downstairs southeast, master, upstairs west, upstairs north, and ½ bathroom near the game room toilet(s) was loosely/marginally secured at the tank / base connection. Correction / improvement would be prudent.
- Lever was deficient at the upstairs eastern bathroom; toilet was not functioning as intended.

Bathtub:

- Repair needs were not discovered at the time of inspection

Shower:

- Grout was amiss at the underside front edge of the seat at the upstairs southeast shower.
- Grout repair is needed at the laundry room and upstairs north showers.
- Steam equipment would not turn on at the shower control panel. Debris exists in the steam equipment auxiliary pan in the attic above.

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)

- The temperature-pressure-relief valve piping was deficient for this application; 3/4" cpvc (hot water PVC) as found in this home is frequently used and is inappropriately accepted by city code around the USA, however, the 3/4" 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 3/4". The 3/4" 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.
- The 10 gallon storage tank at the master closet attic was off at the water shut-off valve.

Jetted tub

- Repair needs were not discovered at the time of inspection

V. APPLIANCE & OTHER**Appliances**

- **dishwasher:** Device was loosely secured in the cabinet.
- An anti-siphon device was not visibly connected to the dishwasher drain line. This is needed to prevent sink water from entering the dishwasher and is recommended. The drain line was "looped" near the top of the sink for backflow prevention below the cabinet, and this should work satisfactorily; however it is not interpreted by some as an actual "backflow device".
- **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.
- **exhaust fan(s):** cover was loosely secured at the downstairs southeast bathroom
- laundry room fan cover was askew
- **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; Some portions of the flue were not readily accessible and unavailable for inspection
- **microwave:** Repair needs were not discovered at the time of inspection
- **oven:** Repair needs were not discovered at the time of inspection
- **range / stove:** Repair needs were not discovered at the time of inspection
- **other appliance:** Repair needs were not discovered at the time of inspection

Irrigation (sprinkler system)

- The installation of the component / system had not been completed at the time of inspection. System/device was not operated.

Other

- **GAS COMPONENT(s):**
- A gas shut-off valve was not readily accessible for the oven & stove. The stub and branch flex tube were seen behind the oven, though an shut-off valve was not confirmed. I cannot find a specific code reference for having an accessible gas shut-off valve; but it makes sense have the appliance gas shut-off valve in a readily accessible location without the occupant having to pull out the appliance. Consider making a panel at the butler pantry adjacent the stove.
- **POOL:** The installation of the component / system had not been completed at the time of inspection. System/device was not operated.
- **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.

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.

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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



↑ moisture discovered at the northern bedroom balcony area; interior flooring



↑ unsealed exterior perimeter



↑ close view of image above



↑ close view of image above

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↑ opening exists at flashing



↑ close view of image at left



↑ opening exists at flashing



↑ close view of image at left



↑ deficient installation of scissor ladder

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↑ cracked rafter at right of HVAC #5



↑ close view of image at left



↑ cracked rafter at left of HVAC #5



↑ gap at trim; roll top cabinet in kitchen



↑ reveal at gas shut-off valve



↑ askew cabinet hardware & refrigerator panels



↑ right handle is lower than the left



↑ slightly askew refrigerator panels



↑ missing tile at stove backsplash



↑ reveal at kitchen light



↑ close view of image at left

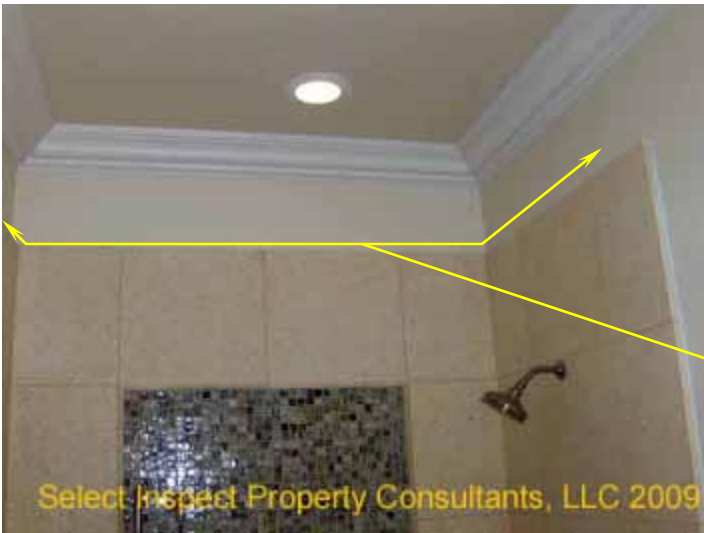


↑ uneven mudroom cabinets



↑ close view of image at left

Property Inspection



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↑ Seal the top tile edge at the shower walls- example



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↑



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↑ incomplete grout at the shower seat



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↑ cosmetic reveal below sink; southeast downstairs



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↑ unfinished seal at the living room fireplace

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↑ custom finishing still in process



↑ unfinished "hard-board" material at the downstairs 1/2 bathroom.



↑ same as image at left; under sink cabinet



↑ incomplete paint finish; example above master closet cabinets



↑ deficient soffit vent near north balcony



↑ balcony rail mountings should be sealed at stucco wall



↑ additional example of railing at stucco wall



↑ pits at game room patio window sill



↑ openings at eastern walls near garage



↑



↑



↑ cracked stone mortar at the electrical service



↑ unfinished stucco edge at the upper front column



↑ incomplete mortar at porte-cochere columns



↑ exposed framing/substrate below eastern exterior door



↑ close view of image at left



↑ incomplete mortar at the porte-cochere columns; example



↑ damaged Artificial Stucco / EIFS at the garage trim



↑ openings above the electrical service



↑ openings at the patio smart system control



↑ exposed conduit at slab adjacent the family room



↑ close view of image at left



↑ damage/openings at the dining room window sill

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↑ cracked veneer at the master bedroom sill



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↑ close view of image at left



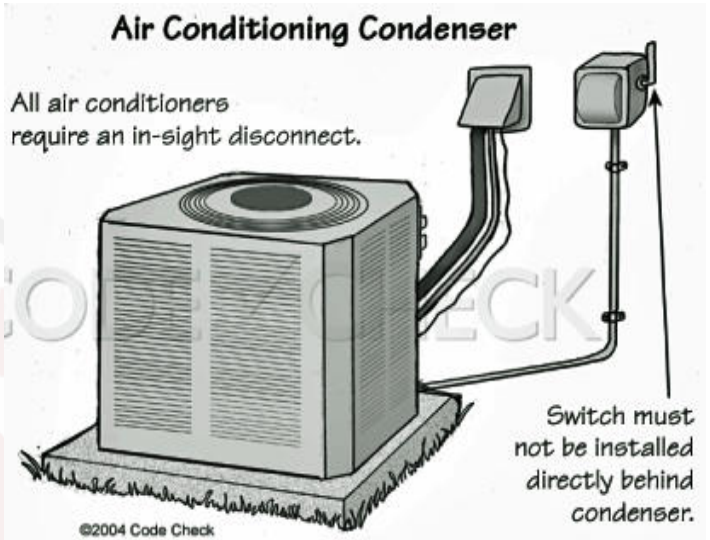
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↑ improper termination of area drain at the southeast



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↑ unworkmanlike electrical at the family room floor receptacle(s)



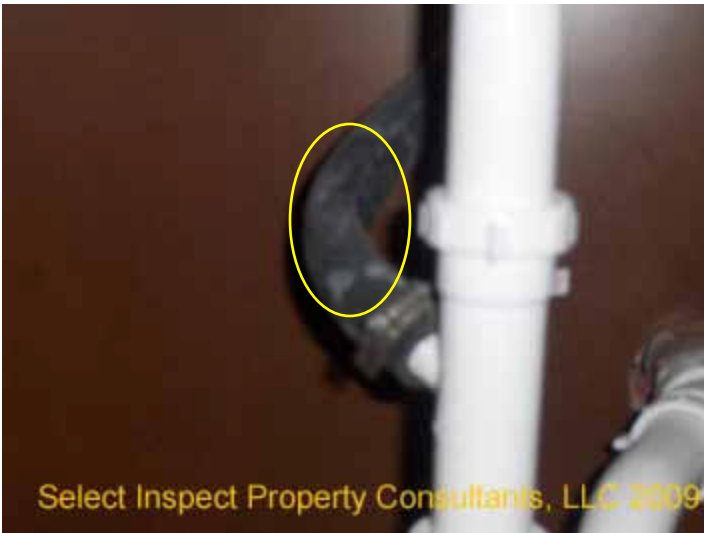
↑ improperly located air-conditioner electrical disconnect(s)



↑ unworkmanlike conduit (lack of securing nut) and openings below raceway



↑ close view of image above



↑ crimped air-conditioner primary condensate line is prone to failure; game room bar sink



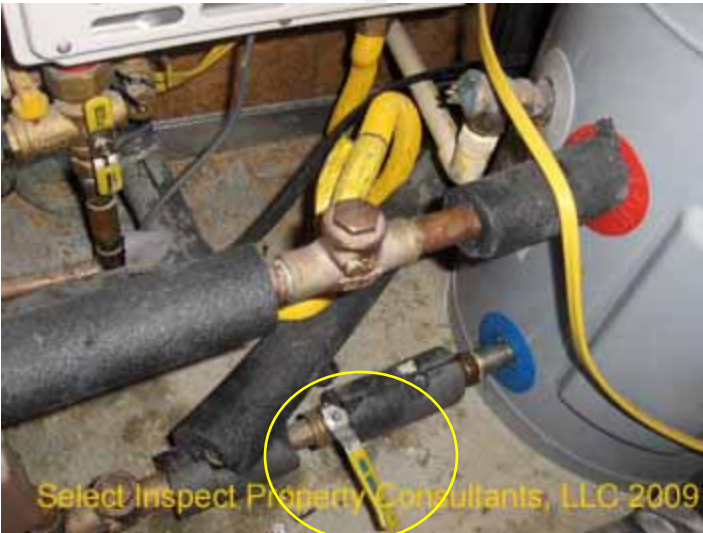
↑ not readily accessible gas shut-off valve at stove/oven



↑ debris should be cleared from the auxiliary pan of the steam equipment



↑ drain piping is +- .035" less inside diameter than required by the temperature-pressure-relief manufacturers.



↑ water heat; storage tank shut-off valve was off

