

Select Inspect

Property Consultants, LLC

New Home Punch-out Inspection

Prepared exclusively for:

Custom Home Builder



at: **2009 New Street; Flower Mound, TX 76051**

*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 report was prepared for the builder / other entity in accordance with the builder's requirements. The report is not intended as a substitute for an inspection of the property by an inspector of the buyer's choice. Standard inspections performed by a Texas Real Estate Commission licensee and reported on Texas Real Estate Commission promulgated report forms may contain additional information a buyer should consider in making a decision to purchase

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

- Settlement & or stress was indicated by the following:
Drywall / tape-joint crack(s) at ceiling, vaulted walls, corners are generally related to common settlement, and are typically of little concern; discovered at gameroom vault south, west, north corners
- Closed, small drywall / tape-joint fissures at wall locations; not of significant concern; discovered at east wall of gameroom #2

Structure; Exterior

- Settlement & or stress was indicated by the following:
Compression/stress cracks at stucco veneer discovered at three-car garage at north window; guest bedroom upper left of window; living room patio upper left at arch.
- Veneer cracks less than 1/8" discovered above office/study door, porte-cochere, upper right of window at detached garage, three-car garage upper left of overhead door & at left column, living room left of door & left column.
- Exterior Veneer cracks greater than 1/8" not discovered
- Common cracking of the garage floor and or driveway concrete was noted.

Site Drainage/Grading

- Form stakes & or boards should be removed from soil adjacent the structure- condition(s) discovered at the east corner of the living room. This is conducive to decay and wood destroying insects; examination for wood destroying insects in related wood is recommended at the time of removal.
- Grading was not consistently directing water away from the structure. Proper drainage provisions should be kept throughout and after the construction process
- Area drain at the north was missing component(s) & not functioning as intended.
- Various area drain tubes were noted protruding the soil & could not be confirmed as deficient or abandoned (trash)

Guttering/Roof Drainage:

- Deficient slope & pooling water was noted at the porte-cochere & rear porch

Roofing

- Slipped/missing slate was discovered at the left to right ridge over the upstairs southeast hall.
- Minimally cracked slate was noted above the media room.
- Minimally chipped slate corner was noted at the peak above the media room
- Flashing at a eave wall / roof joint is amiss / incorrect at multiple front gable "eyebrows, and is a potential moisture intrusion risk. Sealing is recommended.
- Flashing was short cut & openings exist at the left dormer & detached garage dormer.
- Various uneven (possibly inadequately secured) slate were noted at the three-car garage & rear exposure(s).
- Plumbing vents should ideally terminate at least 6" above the roof surface. Venting that is less than 6" was seen upper right of the back side of the porte-cochere (laundry room)
- Plumbing vent flashing was inconsistent with others at the master bathroom; this appeared to have an opening. Obvious deficiencies were not discovered at this location in the south attic.

Attic

Attic Access:

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

Attic Structure:

- Cracked collar was noted at the north attic above air conditioning #2.
- Significant issues were not discovered; monitor and maintain.

Attic Insulation:

- Insulation was fallen or otherwise deficient at the family room vault & above the laundry room.

Attic Ventilation:

- Electrical attic fan(s) was seen, but the thermostat(s) was inaccessible and or temperature was too low to activate the thermostat for testing. It is undetermined if the appliance(s) is operable.

- Roof vent at the central upper attic above air conditioning #4 has a small opening cut in the attic sheathing. This is not as effective as properly sized vent openings. Consider improvement when roofing repairs or improvements are made.

Interior (walls, ceilings, floors)

Wall:

- Multiple cosmetic details requiring touch-up were marked with easy-release blue tape; some of these areas include:
 - Kitchen; incomplete vent hood; may be difficult to access for proper completion & connection of vent duct assembly; medallion tile upper right of vent is missing
 - Family room; opening at central ceiling beam
 - Guest bedroom; unworkmanlike paint at air registers
 - Guest bath; opening at shower grout; openings & missing light at closet; incomplete seal & paint upper front at toilet cabinet.
 - Breakfast nook/keeping; inadequately sealed crown at upper cabinets
 - Wine grotto; trim, paint; door was difficult – may be due to protective plastic
 - Living room; right door was not functioning as intended
 - Master hall closet; paint incomplete
 - Master bathroom; west light is askew
 - Office/study; paint incomplete at air registers
 - Foyer; reveal at recessed lights/ceiling
 - Bedrooms; incomplete paint
 - Bathrooms; 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)

Cabinetry/Countertop:

- Breakfast nook/keeping right doors were unsquare & not functioning as intended.
- North powder bath sink cabinet was damaged at the left.
- Balcony cabinets were incomplete & not functioning as intended.
- Glass was missing at breakfast nook/keeping cabinet doors.
- Bathroom #5 lower left & central right drawers were not functioning as intended.
- Construction debris remains atop various upper cabinets.
- Various handles were missing, kitchen & bathrooms
- 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:

- Cosmetic finish incomplete at various locations

Floor:

- Wood floor at the gameroom appeared inadequately secured at one small location; (related image(s) at the end of this document).
- Various exterior door thresholds were not yet stained.
- Floor covering was not installed at various locations.

Exterior Walls

- Detached garage header was incomplete / amiss at the overhead door.
- Stucco material is present at exterior walls. 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:

- Damaged artificial stucco at living room & bedroom #5 windows.
- Inadequately sealed penetrations including junction boxes, air conditioning condenser(s) service disconnects

- Unpainted/unsealed wood was noted at exterior door trim/jamb; recommend protective finish out.
- Multiple openings & component(s) mounting locations should be sealed to resist insect and moisture penetration into the structure. (related image(s) at the end of this document)
- 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.
- Various cast stone sills & a small area at the north corner of the detached garage need tuck-pointing
- Nails exist at the front porch, detached garage right window, upper right of living room patio door, upper right of master patio (east) door.
- Balcony rail installation has scuffed the finish at columns.
- Multiple exhaust fan(s) terminations were incomplete; covers missing. Master, guest bath, laundry room areas; (related image(s) at the end of this document)
- Other cosmetic details were blue-taped & or included in the photos of this report.

Doors

Interior:

- Hinge screws were amiss at the bathroom #2 closet.
- Pocket door hardware was incomplete
- Bathroom #2 & bedroom #5 doors were not functioning as intended.
- Gameroom loft doors were unsquare & not functioning as intended.

Exterior:

- Multiple handles were missing.
- Handles at the family room, guest bedroom, living room & office/study were not functioning as intended
- Hinge screw was amiss at the office/study door.

Garage / Overhead:

- It is recommended to read and follow all manufacturer's labels, warnings, and maintenance information. Following these guidelines will provide for safer conditions, and can extend the life of the unit(s) and components. This refers to garage doors and garage door operators.

Windows

- Breakfast nook/keeping window felt unstable/forgiving when pressed.
- Cranks were amiss at upstairs bedroom(s) & gameroom #2.
- Various windows were stuck; difficult.
- Various windows still have film to be removed.

Stairways

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

Fireplace & Chimney

Hearth / fire box:

Damper:

Flue:

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

Chimney / Chase:

- Stone appeared to be delaminating at the upper central chase (viewed from the rear west-northwest)

Cap / Crown:

- The chimney cap was inaccessible.

Fireplace Gas:

- Gas starter pipes at the patio & breakfast nook/keeping do not appear to be slotted or drilled.

Porch, Deck, Carport, Balcony

- Significant issues 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)

- Neutral wires are to be secured independently in individual terminal lugs, and not "bundled" with other neutral conductors or grounding conductors; Deficient wiring methods regarding this requirement were discovered at the time of inspection.
- Breakers are not properly/legibly labeled for location. There are 5 air conditioning condenser(s); two are labeled #1; two are labeled #2; none are labeled #4 & 5
- NOTE: the smart-home system was incomplete & not fully functional during the inspection; some lights, fans, etc were inoperable. Some conditions remain undetermined

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

GFCI:

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

Outlets:

- Receptacle over the outdoor grill was askew.
- Covers deficient at the laundry room & below the jetted tub
- Inoperable below the main stair & left of the living room fireplace.
- ADVISORY: Many new homes have "tamper-resistant receptacles" as required by newer standards; this home did not have this newer safety feature at one or more locations.
- ADVISORY: Many new homes have modern "weather-resistant receptacles" as required by newer standards; this home did not have this newer safety feature at one or more exterior locations.

Lights:

- Three-car garage right light is damaged.
- Various 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. Discovered at north powder bath, north hall, bedrooms, bathrooms.
- Media room fixtures were inadequately secured.
- Various fixtures were missing (junction box were enclosed)

Switches:

- Switches had undetermined application 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:

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

Other Electrical:

- Junction box below the jetted tub was inadequately secured
- Upper north attic fan thermostat(s) control had receded into the junction box & was not readily accessible; not functioning as intended.

III. HEAT & AIR CONDITIONING

Heating Equipment

- The flue(s) does not meet listed clearance ratings from combustible materials at upper central attic; unit #3. The flue(s) is closer than recommended to wood/sheathing in the attic. It is recommended that flues be installed to manufacturer guidelines
- The units were operable with normal controls at the time of inspection.

Cooling Equipment

- Equipment had not yet been started up by the installer; inoperable.

Ducting, Vents, Plenums, & Filters

- Crimped and or partially constricted ducting was noted at south walk-in attic, above & below unit #2.
- Deficient vapor barrier & insulation/connection to plenum exists at unit #1; supply side
- Register cover was missing at the pantry

Thermostats *Programming features are not inspected.*

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

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

Static water pressure at the time of inspection was approx. 64 psi; 40–80 psi is an acceptable range

Supply:

- Kitchen cold supply was leaking
- Shut-off valve did not have recommended 3" clearance from soil.

Sink:**Toilet:****Bathtub:**

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

Shower:

- Leakage through/below the glass wall(s) was noted at the mounting hardware of bathroom #2.
- Grout/caulk touch-up is needed at the master shower(s). Condition of substrate and other inaccessible areas remains undetermined.
- Steam device was operable; controls reset to "as found"

Exterior faucet:

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

Utility room / Other:

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

Drain, Waste, Vent

- Leakage condition exists at the disposal connection to the drain at the kitchen.
- Leakage condition exists at the north powder bath sink.

Water Heater(s)

- Debris should be cleared from the pans, to prevent possible blockage of the auxiliary drain.

Jetted tub

- Operable; Significant issues were not discovered; monitor and maintain

V. APPLIANCE & OTHER**Appliances****dishwasher:**

- Not operated due to leak at the disposal drain.

disposal:

- Electrical clamps were inadequately secured; I tightened them; Monitor; provide routine service, and maintain.

doorbell:

- Operable

dryer vent:

- Not inspected; partially obstructed in wall voids

exhaust fan(s):

- Exterior covers were missing; (related image(s) at the end of this document)

- Damaged ducting exists at the east walk-in attic; north powder bath device was operating noisily.

garage door operator:

- Detached garage door operator did not auto-reverse with standard test procedure. This is a safety / injury concern. Adjustment of sensitivity can usually be made at the opener motor assembly.

kitchen vent:

- Incomplete installation.

microwave:

oven:

range / stove:

other appliance:

- Gas outdoor grill & vent were not fully installed & not tested.

Irrigation (sprinkler system)

- Other workers were present in 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):

- Gas lamp was missing at the office/study exterior.
- 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 INSECTS:

- 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.
- 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

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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



↑ negative gutter slope at porte-cochere



↑ negative gutter slope at rear porch



↑ cracked slate north of bedroom 2 front window; minor



↑ chipped slate corner at peak above media room

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↑ plumbing vent less than 6" above roof; drive side of porte-cochere



↑ recommend sealant at eave/wall



↑ close view of image at left



↑ same as above; seal flashing details



↑ close view of image at left

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↑ opening at left dormer flashing detail



↑ sealant recommended at flashing details



↑ close view of image at left



↑ same as above & cracks discovered



↑ close view of image at left; flashing detail

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↑ recommend sealant at flashing details; detached garage dormer



↑ example uneven slate at roof



↑ close view of image at left



↑ missing shingles at west roof ridge



↑ close view of image at left; see also first image on the next page.

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↑ close view of image above



↑ slipped shingle & questionable plumbing vent flashing at south above master bathroom



↑ close view of image at left



↑ close view of image above; apparent opening & this was inconsistent with other plumbing vents

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↑ no obvious deficiencies found in the attic below the image above



↑ deficient insulation above the family room



↑ deficient insulation above laundry room



↑ marginal boring; metal reinforcement plate not seen at gas penetration through top plate at detached garage attic



↑ close view of image at left; ideally the opening should be minimum 5/8" from plate edge

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↑ stress cracks at gameroom #2



↑ opening at family room central beam



↑ unworkmanlike paint at guest bedroom air register



↑ incomplete finish at guest bath tile/cabinet



↑ close view of image at left

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↑ openings & missing light; guest bath closet



↑ unsealed breakfast nook/keeping crown; example at left cabinet



↑ damaged north powder bath cabinet



↑ close view of image at left

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↑ paint needed at office/study air registers; supply & return



↑ wasp nest at office/study



↑ close view of image at left



↑ gameroom loft doors were unsquare & not functioning as intended

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↑ glass wall leaks at bathroom #2 mounting component(s)



↑ "popping" heard when walking on this area of gameroom floor



↑ example stone sill mortar needing tuck-pointing



↑ damaged artificial stucco at top of living room windows



↑ close view of image at left



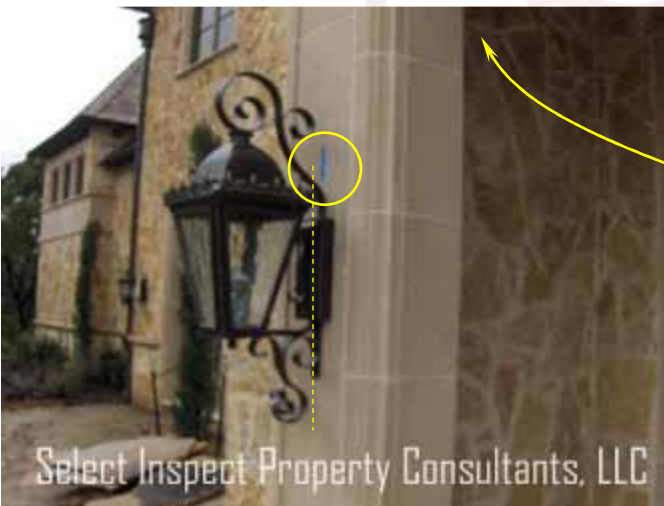
↑ damaged artificial stucco at top of bedroom #5 window



↑ railing install has scratched finish at balcony columns; example



↑ openings & unsealed wall at gas valve component(s); right lamp was missing



↑ holes & pencil marks at front coaches



↑ nails at the front porch



↑ seal needed at front porch gas valve

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↑ nails & stress crack at detached garage window



↑ recommend sealant at garage exterior junction boxes



↑ close view of image at left



↑ caulking/sealant needed atop exterior lights; example & mortar deficient at detached garage



↑ recommend sealant at detached garage junction box & header was incomplete

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↑ deficient termination of exhaust fan(s)



↑ close view of image above



↑ brick ties; opening at north garden



↑ close view of image at left

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↑ close view of image above



↑ damaged coach at east corner of three-car garage



↑ sealant needed at condenser(s) service disconnects



↑ close view of image at left

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↑ incomplete area drain at north corner of three-car garage



↑ exposed post tension end(s) cap at the north; three-car garage



↑ stress crack at north



↑ close view of image at left

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↑ recommend painting/sealing all exposed wood; example

↑ close view of image at left



↑ stress crack at guest bedroom window



↑ deficient exhaust fan(s) termination & mortar tuck-pointing needed at north patios

↑ close view of image at left



↑ close view of image above



↑ deficient junction box cover & junction box seal at rear porch



↑ close view of image above



↑ close view of image at left

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↑ deficient stucco at living room west



↑ close view of image at left



↑ stress crack at master north patio



↑ uncaulked windows & door perimeter at master

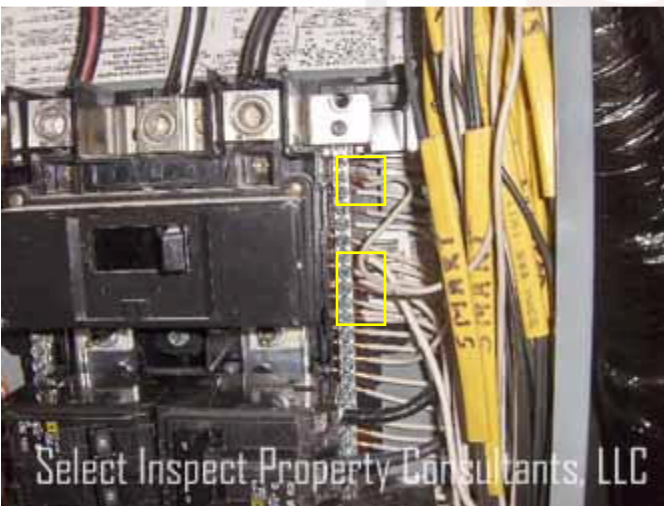


↑ form stake at the master patio should be removed

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↑ deficient exhaust fan(s) termination at master bathroom



↑ conductors shall be terminated individually in lugs / breakers; example at panel #4 in the south attic



↑ deficient cover & unsecured receptacle below jetted tub



↑ deficient thermostat(s) control at upper north attic; from bedroom #5; control was recessed into the junction box



↑ small fan opening above HVAC #4; upper attic from bedroom #3



↑ some attic fans & all fan thermostat(s) were not readily accessible



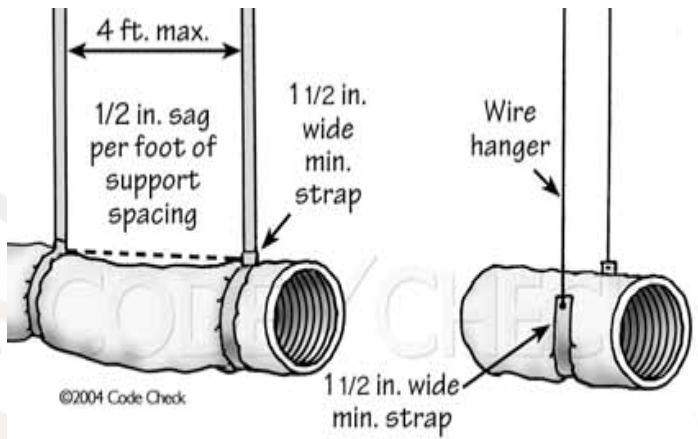
↑ #3 flue did not meet clearance requirements to combustibles; upper central attic



↑ crimped condensate drain may be prone to failure; condition minor during the inspection; bathroom #4



↑ crimped air ducting; example at south walk-in attic



Manufactured Duct Support



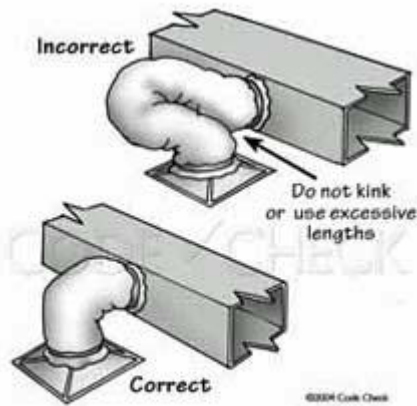
↑ crimped air ducting; example; south walk-in attic



↑ crimped air ducting; example HVAC #2; north attic

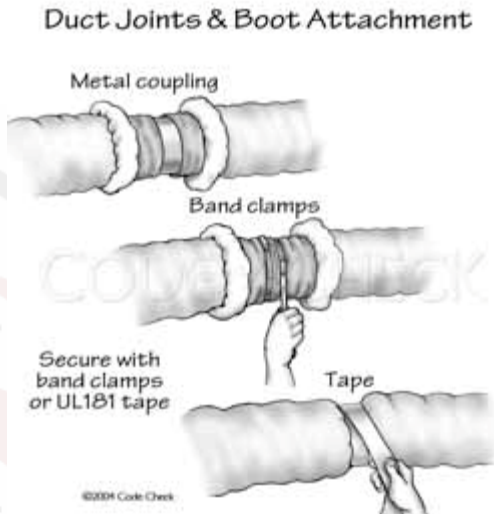


↑ crimped air ducting; example HVAC #2; north attic



Stretch Manufactured Ducts

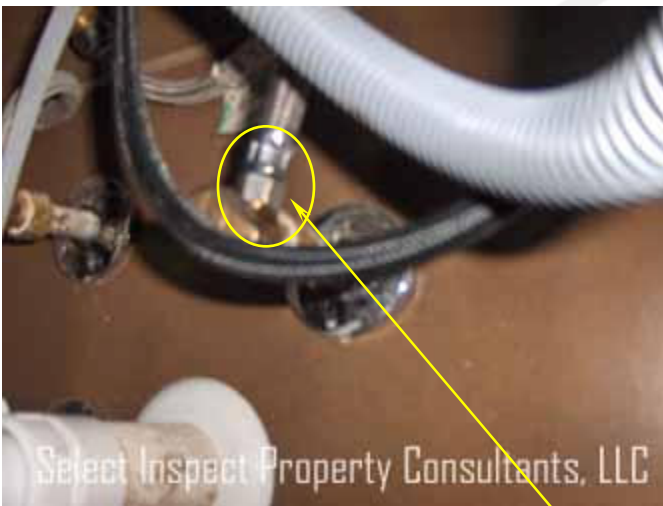
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↑ deficient insulation & vapor barrier at HVAC #1; north attic



↑ Shut-off-valves require 3" clearance from soil; handle is corroded; right of front entry



↑ leaks discovered below kitchen sink at cold supply & disposal drain



↑ debris in water heater pans should be cleared



↑ may be difficult connecting kitchen vent to not readily accessible vent duct



↑ damaged exhaust fan(s) duct in east walk-in attic



↑ damaged/disconnected exhaust fan(s) duct in east walk-in attic



↑ close view of image at left

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