

Select Inspect
Property Consultants, LLC

Inspection for Builder Warranty

Prepared exclusively for:
Client



at: **123 street; McKinney, TX 75071**

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

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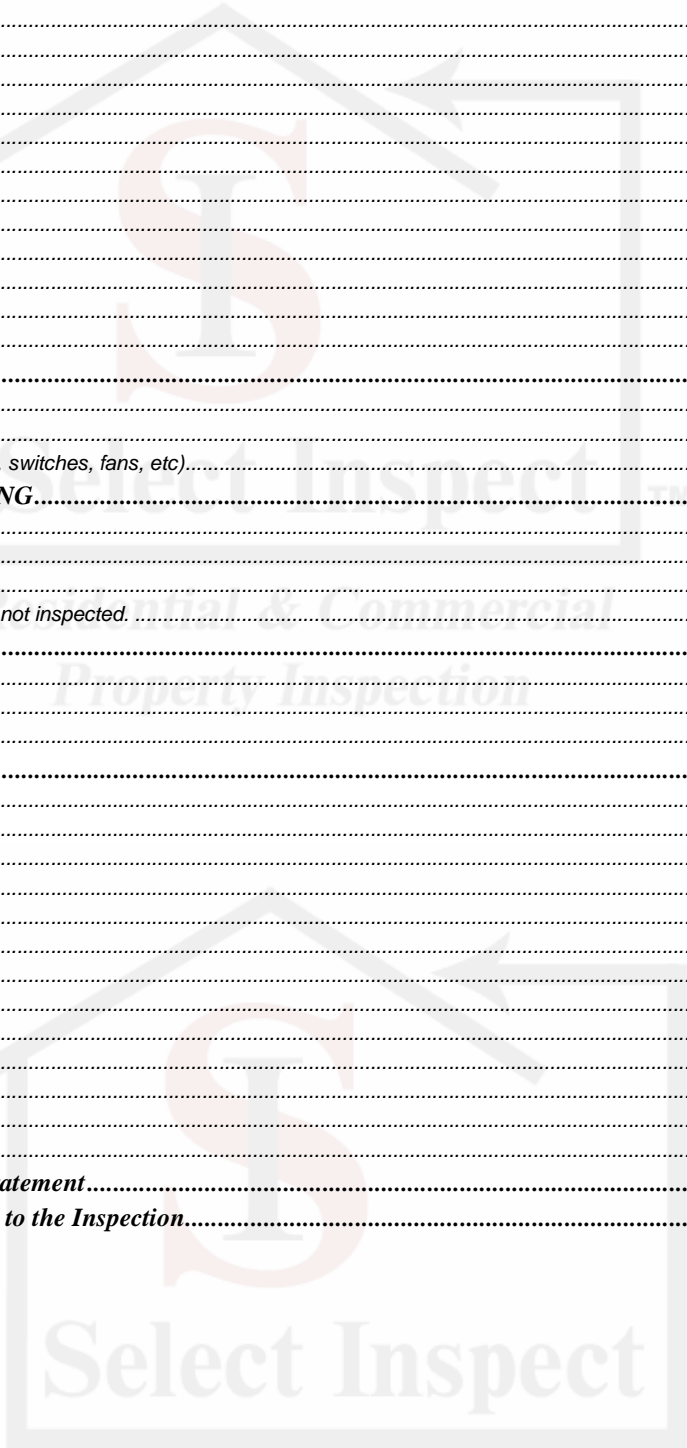
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Residential & Commercial
Property Inspection

Preface

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

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

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.

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

If the person/firm responsible for the following conditions unwilling to correct & document them, you should obtain from them documentation stating that they will unconditionally warrant proper performance & if there is ever an issue with those components/systems due to the current configuration, all related repairs will be at their sole expense.

Site Conditions

Property faces: **East**

Weather: Temp: 50 - 60 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

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

April 15, 2011

IMPORTANT: A contract (Home Inspection Agreement) was provided and signed by you or your representative at the time of inspection. The contract contains important information related to the scope of this inspection, limitations, and other comments. If you have not already, please read the contract in its entirety, and contact us if you have any questions; 214-770-6954. Your business is important to me, and I appreciate your choosing Select Inspect.

I. STRUCTURE

Foundation

- Structural repair needs were not evident at the time of inspection. Cosmetic repair may be available through your builder's warranty. **Settlement was indicated by the following:**
- Hairline drywall crack(s) in ceilings are generally signs of settlement of the upper/roof structure & not typically foundation related, & generally not significant.
- Thin drywall cracks or separation of tape-joints at walls & corners on a young home are typically related to normal structural settlement & can occur for the first 2-3 yrs of a young/new home.
- Hairline drywall crack(s) at upper wall, ceiling, vault, corners noted at the kitchen north, family room southwest, hall bathroom southeast, master bathroom southwest, master closet.
- Hairline drywall crack(s) at interior walls noted at family room east, hall bathroom northeast, north bedroom closet, master northeast
- Hairline drywall crack(s) above fenestrations, interior doors or doorways discovered at laundry room hall, breakfast nook southwest, family room northwest, north bedroom, master closet.
- Trim separation discovered at breakfast nook southwest, family room northwest, north bedroom northeast, master toilet
- Drywall nails have popped through the painted interior surfaces at the breakfast nook/kitchen west. This is common, and is related to normal settling and shrinkage movements. Cosmetic repair needs would be subjective.
- **ADVISORY:** Regularly monitor the property and its components and arrange for repair if / when needed. Repairs should be made by qualified specialists whenever possible.

- ✦ **ADVISORY:** Refer to your “Guide to Your Home Inspection” provided in your folder, or attached with this report, for information regarding foundation maintenance and monitoring.

Structure

INTERIOR WALL & CEILING STRUCTURE: often including, but not limited to conditions of foundation stress and or roof/attic structure stress.

Significant issues were not found or observed concerning the wall & ceiling structure at the time of inspection; common settlement cracks were discovered. Unsquare doors & or windows may be related to structural settlement/stress. In the limited time the inspector is at the home, it is difficult to determine whether the conditions are ongoing, have recently occurred, or at what time in the past they were active. It is not reasonable to determine on one visit if stress cracks are related to foundation or structural movements, or a combination of both. We recommend that you observe the area(s) over time. If issues are discovered, you should contact a specialist to examine the situation, and prescribe options for permanent repair.

EXTERIOR WALL STRUCTURE: often including, but not limited to conditions of foundation stress and or roof/attic structure stress.

Exterior window sills did not have a recommended 15° slope for drainage at multiple locations; slope at random locations was approximately 2, 3, 4, 5° Repair options may be limited. Condition & appropriateness of flashing & substrate components is undetermined.

Unpainted rings at plumbing vents imply raising/upheaval of the vent stack(s) and or subsidence/settling of the roof/attic structure. (related image(s) at the end of this document) It is not reasonable to determine on one visit if stress cracks are related to foundation or structural movements, or a combination of both. We recommend that you observe the area(s) over time. If issues are discovered, you should contact a specialist to examine the situation, and prescribe options for permanent repair.

Condition & appropriateness of the wall voids & related components such as vapor barrier, air space, drainage plane, potential mortar/debris obstructions, etc are mostly/all not readily accessible & not inspected. Incorrect conditions may allow moisture intrusion & or inability of the walls to properly dry from condensation. This could lead to fungal spore accumulation & related air & moisture damage issues.

Flashing was not seen at lintel locations above windows & doors; the lintels may be “L” channel, though without invasive measure this could not be determined. Condition & type of lintel & presence/absence of appropriate flashing/& drainage plane remains undetermined.

Additional Information:

This report, including the foundation & structural opinion, represents one inspector’s opinion of visible evidence present and accessible on the day of the inspection. Future performance of the foundation and structure is not warranted. Regular maintenance is needed to keep the foundation from unusual movement or failure. Information concerning moisture maintenance and foundation control measures is at the end of this report.

Site Drainage/Grading

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

Guttering/Roof Drainage:

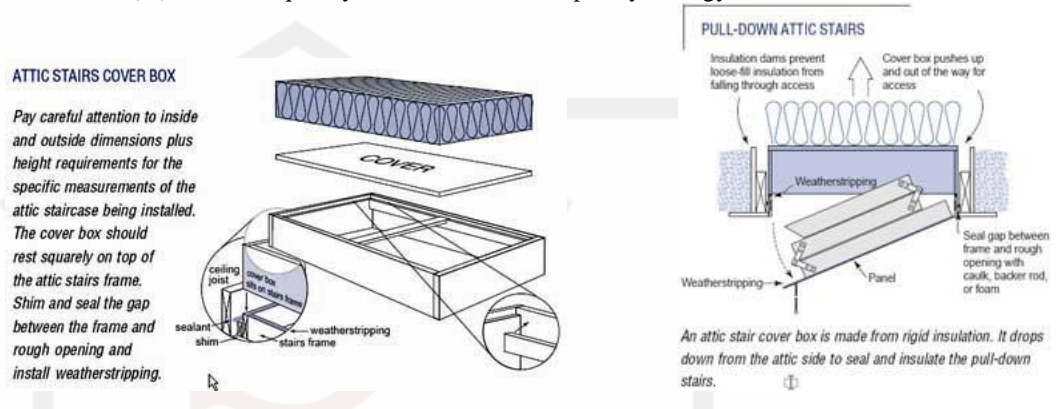
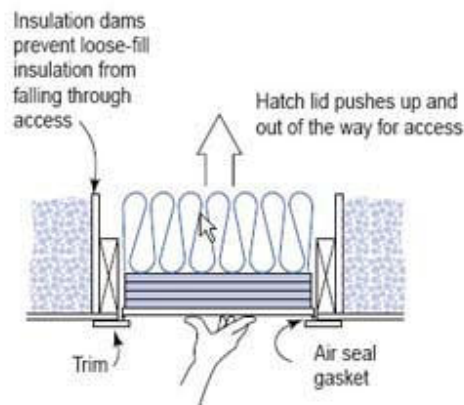
- ✦ Gutter-downspouts/drains should terminate at least 6 feet away from the home. This is intended to control erosion that can adversely affect the foundation; especially in areas of expansive soils or easily eroded soil such as sandy loam. However, above ground extension components are often obstructive to lawn equipment and traffic and may be prone to damage. As long as water is directed to an appropriate location at least 6 feet from the home, the need for extensions is very subjective.
- ✦ Significant issues were not found or observed concerning this item at the time of inspection; System(s) appeared serviceable / operable at the time of inspection. Have routine maintenance performed and repair as necessary.

Roofing

- ✦ Drip-edge-flashing was not correctly cut & or folded at various rake/eave corner locations. Technically, the higher (rake) edge would be atop the lower (eave) section, without excessive gaps or exposed roof deck; this aids in consistently directing water upward and out, in the event driving rains get below the shingles.

Attic**Access:**

- ✦ Ladder hardware (nuts, screws, etc) is loosely secured or missing at stair components. The unit is unsteady and repair would be prudent to reduce risk of failure and injury.
- ✦ Attic access(es) was inadequately insulated & or seals poorly. Energy loss exists

**SCUTTLE HOLE COVER****KNEE-WALL DOOR****Structure:**

- ✦ The attic was not readily accessible in some areas due to excessive obstructions/storage. The attic areas were inspected from the access only.
- ✦ Obvious/significant deficiencies were not discovered; monitor and maintain

Insulation; wall & ceiling (attic):

- ✦ Thermal imaging indicated slight temperature variance at the ceiling above the master bedroom fan; Significant issues were not discovered during the inspection; monitor & maintain.
- ✦ Insulation is inspected in a very general manner from limited accessible locations; Conditions in not readily accessible/inaccessible locations remain undetermined; this is general in nature & is not a comprehensive investigation of all areas.

Attic Ventilation:

- ✦ Abnormal conditions were not obvious at the time of inspection. Monitor and maintain.

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

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

Cabinetry/Countertop:

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

Ceiling:**Floor:**

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

Exterior Walls

- Recommend caulking vertical & horizontal siding / trim joints & touch-up at windows.
- Top header at the overhead door has exposed wood; painting of exposed wood is needed to resist decay

Doors**Interior:**

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

Exterior:

- **ADVISORY:** Current standards recommend the door(s) from the home to an attached garage be self-closing. The door(s) at this home did not meet this recommendation; some municipalities do not enforce this. However, I recommend improvement to help prevent fumes (specifically auto exhaust) in the garage from entering the living area, and to maintain the required “attached garage-to-home separation”, if such a separation is present, in tact, well sealed, & functional. Some call this a “fire-wall”, but all components involved would have to have an approved fire rating, though a proper “separation” will offer some resistance & increased burn time before compromising the residence. If there is an attic with a common ladder door assembly in the garage, your separation wall is likely already compromised.

Garage / Overhead:

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

- Master closet window is broken/cracked glass.
- Security components should not have been installed at the bottom frame of the windows, as this compromises the integrity of the manufactured windows’ ability to keep water out of the wall void. It is likely that this installation has created an opening in the moisture barrier/window flashing; and that too is likely compromised. Small openings around the sensors may be prone to moisture intrusion into the wall void and adjacent materials. Check each window, Seal and repair deficiencies where discovered, and monitor- repair if necessary in the future. The condition voids manufacturer warranty in most cases. Presence & or extent of moisture damage & fungus in the wall void below & adjacent these areas is undetermined.
If the person/firm responsible for this condition is unwilling to correct it, you should obtain from them documentation stating that they will unconditionally warrant proper performance & if there is ever an issue with this component/system due to the current configuration, all related repairs will be at their sole expense.
- NOTE: Some windows were partially inspected or had limited access, due to furnishings, lighting conditions, window treatments, etc. Some conditions may remain undetermined.

Fireplace & Chimney

Comments: Inaccessible components are not inspected, and conditions remain undetermined. Inspection of inaccessible areas of flue / chimney interiors, fire screens / doors, mantels and surrounds is beyond the scope of this inspection. Code compliance and drafting characteristics are not determined by this inspection. Refer to the limitation information at the end of this document and consult your “Guide to Your Home Inspection” for more important related information.

NOTICE: The National Fire Protection Association (NFPA) requires a Level 2 inspection of fireplaces upon resale of the property. This should be performed by a professional chimney sweep who is a member of the Chimney Safety Institute of America and the National Chimney Sweep Guild.

<http://www.ncsg.org/>

<http://www.csia.org/HomeownerResources/ChimneySafetyInfo/tabid/112/Default.aspx>

http://www.sweep-masters.com/csia_visual_glossary.html

Hearth / fire box:

- ✚ Fireplace interior is dirty and appeared to have some degree of creosote build-up. Cleaning is recommended.

Damper:

- ✚ Operable

Flue:

- ✚ Fireplace interior is dirty and appeared to have some degree of creosote build-up. Cleaning is recommended.
- ✚ Portions of attic and chimney / chase components were inaccessible; conditions within remain undetermined.

Chimney / Chase:

- ✚ The chase was inspected from exterior / roof areas only.

Cap / Crown:

- ✚ Excess soot & residue exists at the chase cover & flue cap; cause may be related to type of wood, or another reason; recommend you check with a specialist for options

Porch

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

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)

- ✚ The electrical disconnect panels for the air conditioner condenser unit(s) did not meet recommended clearance; the disconnect is considered a service panel and requires 30" lateral clearance and 36" front clearance from grade up to six feet in height. Disconnecting means shall be located within sight and readily accessible from the air conditioning or refrigeration equipment. Immediate repair needs may be subjective, and may be cost prohibitive pending your level of concern. This is mostly an access inconvenience for service personnel & not a safety hazard or urgent condition.
- ✚ This new home only has arc-fault-circuit protection serving bedroom circuits. As of 2009, the National Electric Code (NEC) requires Arc-Fault protection (AFC) at circuits serving: *family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms and areas*. This code requirement may not have been in force in this city during construction, as many cities do not adopt new codes (updated every three years) until 2-5 years or more after the "new" code is released. If concerned, you may consider checking with your local building/code enforcement department.

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

- ✚ ADVISORY: GFCI protection was not discovered at the garage ceiling (garage door operator receptacle(s)). Texas Real Estate Commission standards require GFCI protection at all locations as described in the 2009 NEC (National Electric Code);
"All 125 volt, single-phase, 15- or 20- ampere receptacles installed in garages & grade-level portions

of unfinished accessory buildings used for storage or work areas shall have ground-fault circuit interrupter protection for personnel.” (IRC E3902)

In my opinion, it can be argued, that since this receptacle is not readily accessible (typically 8' or higher) that it would not be required to be ground-fault circuit interrupt protected; though the code appears to be vague on this issue, & TREC considers it required. GFCI receptacle(s) at garage locations for refrigerators and garage door operators could be prone to nuisance tripping. If you sell the home in the future, a third-party inspector for the buyer may be required to report the condition as a deficiency.

Outlets:

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

Lights:

- Laundry room hall light was inadequately secured & ungrounded.

Switches:

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

Smoke detection device:

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

Other Electrical:

- There are electrical wires at the attic(s) that are not properly secured and protected from damage by traffic. Where run across the top of floor joists, or run within 7 feet (2134mm) of floor joists across the face of rafters or studding, in attics & roof spaces that are provided with access, the cable shall be protected by substantial guard strips that are at least as high as the cable. Where such spaces are not provided with access by permanent stairs or ladders, protection shall only be required within 6 feet (1829mm) of the nearest edge of the attic entrance. Where cables are installed parallel to the sides of rafters, studs or floor joists, guard strips & running boards shall not be required.....
Electrical wires/cables shall not be routed along walking surfaces or in any location prone to traffic damage. (E3702)

III. HEAT & AIR CONDITIONING

Heating Equipment

- The unit was operable in heat pump and supplemental modes with normal thermostat controls.

Cooling Equipment

- Operable; It is recommended to have the evaporator(s) serviced/cleaned at least every 2 years The evaporator interior(s) was inaccessible; this is common as most do not have readily accessible panels. This limits the inspection of many HVAC components. Repair needs were not discovered at the time of inspection. The system is new/young; monitor this item periodically and repair if / when needed.

Ducting, Vents, Plenums, & Filters

- Component connections were inadequately sealed; energy loss was detected.
- Filter(s) were dirty. Replacement or cleaning is necessary.

Thermostats Programming features are not inspected.

- Operable

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IV. PLUMBING

Plumbing; Supply / Fixtures

Supply:

- ✦ Shut-off valve did not have recommended 3" clearance from soil; handle was rusted/corroded

Sink:

Toilet:

Bathtub:

Shower:

Exterior faucet:

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

Utility room / Other:

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

Drain, Waste, Vent

- ✦ Re: Accessible components: Repair needs were not discovered at the time of inspection.

Water Heater(s)

- ✦ The temperature-pressure-relief valve piping was smaller than required by temperature/pressure relief device manufacturers for this application; 3/4" cpvc (hot water PVC) as found in this home is frequently used and is commonly accepted by city code around the USA, however, the 3/4" material does not meet manufacturer specific 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 would need to be 1" O.D. cpvc to conform to IRC P2803.6.1. immediate corrective/improvement needs may be subjective.
- ✦ ADVISORY: It is recommended to have the temperature-pressure-relief tested annually, and have the temperature-pressure-relief removed and visually inspected every three years or sooner. Most manufacturers also recommend draining / flushing the water heater at least once annually. The unit was producing hot water and appeared generally operable at the time of inspection. Recommend having the unit(s) fully examined and serviced by a plumber at least every 2-3 years for routine maintenance. Average life of a water heater is 10-12 years.

V. APPLIANCE & OTHER

Dishwasher:

Disposal:

Doorbell:

- ✦ Operable

Dryer vent:

This inspection is limited to accessible and visible sections and components only. This inspection does not determine length, code compliance, or presence of obstructions or damage to inaccessible components.
<http://www.csia.org/HomeownerResources/ClothesDryerVentSafetyTips/tabid/113/Default.aspx>

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

Exhaust fan(s):

- ✦ Master toilet exhaust fan was noisy & appeared to have debris obstructing the fan.

Garage door operator:

- ✦ The control button is lower than the recommended 5 feet from the floor. Immediate repair needs are subjective.

Kitchen vent:

Microwave:

Oven:

Range / stove:

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

Irrigation (sprinkler system)

- ✦ Heads did not retract when shut down at the north.
- ✦ Battery backup was missing at the control box.
- ✦ Refer to your “Guide to Your Home Inspection” for information related to irrigation maintenance and watering tips for your foundation.

Gas Components:

- ✦ 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. 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. Pest control sticker/label documenting such a treatment was not discovered at the property.

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. 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 limited components and or conditions that may have been noted as “deficient”. 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 “deficient / 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, the Limitations pages of this report, and the “Guide to Your Home Inspection”. This document is not to be used without the other pages and documentation related to the Property Inspection Report.

Thank you for your business. The greatest compliment I can receive is a referral from you to a family member or friend. When you meet someone buying a home, please remember to mention Select Inspect. Please call 214-770-6954 if we may be of further service.

If Thermal images are included; the following applies:

Thermal imaging is a technology that allows the INSPECTOR to show things about a building that cannot be seen with the naked eye. It is NOT x-ray vision. CANNOT see through walls, & is NOT 100% accurate. Thermal imaging offers an advantage to the educated inspector & client to ASSIST this inspector in discovering anomalies that can be used in further investigation to aid in the discovery of deficiencies. This is not a mold inspection; This service will NOT identify all deficiencies at the subject property.

Thermal imaging produces images of invisible heat energy emitted from objects and systems in the building. Thermal imaging helps to diagnose the problem rather than merely identify symptoms and can sometimes, but not always, aid the inspector in locating & identifying deficiencies such as, but not limited to: Electrical faults, moisture intrusion, deficient building insulation or other components/materials, heat loss or other energy loss /efficiency conditions. The images can then be included in the inspection report providing supporting documentation to the report. Many images will be taken by the inspector; not all images will be included in the report, unless otherwise agreed to between the inspector & client prior to report preparation. Some interpretations are limited or inconclusive, because invasive measures were not performed to fully diagnose all conditions.

Refer to the temperature scale on the thermal image for variance within each image; please understand that even though there may be “many colors” within each image, such does not mean there is excess temperature variance, deficiency, or abnormal condition. There are multiple factors involved in evaluating each image. Some of these factors include, location in/on the building, structural modifications, ambient temperature, humidity, reflective component(s) in proximity to areas within the image, & other areas & or component(s) that may be more or less emissive within proximity to the areas that may or may not be pictured within the image(s).

Basically, when observing the Thermal images the following applies: brighter colors (red, orange, yellow, white, etc) have more heat & darker/blue-tone colors (blue, green, purple, etc) have less heat / cooler.

In summer/warmer months the bright colors generally imply heat infiltration at the interior; dark colors imply moisture intrusion or conditioned air loss at the exterior.

In winter/colder months the dark colors generally imply cold infiltration at the interior; bright colors imply moisture intrusion or heated air loss at the exterior. Some electrical and mechanical components have a high heat or some energy loss signature simply due to the nature of their operation, & unless an unusual condition is discovered, would not necessarily be included in this report.

Refer to your “Contract & Service Agreement” for related information.

DIGITAL PHOTOGRAPHS; Supplementary to this Inspection Report

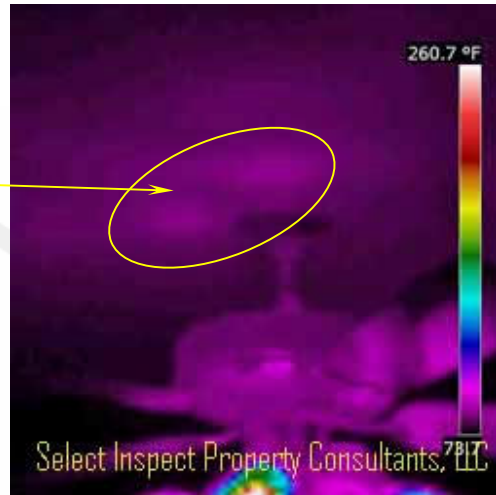


↑ plumbing vent separation implies settlement of the roof structure & or raising of the vent stack

↑ close view of image at left; seal & monitor



↑ Thermal imaging indicated slightly warmer area at master ceiling



↑ Thermal imaging from square at left; may have been heat from the fan/light; only 2-3 ° temp difference



↑ sealant needed at door perimeter & trim / siding joints



↑ close view of image at left; open at top of door trim



↑ close view of image at left; wall substrate/vapor barrier visible



↑ inadequate paint (exposed wood) at overhead door header



↑ sealant touch-up needed at windows; example



↑ Alarm holes at the lower portion of the window voids the manufacturer warranty



↑ soot staining at chimney cap



↑ incorrect location of air conditioning condenser(s) service disconnect; inadequate clearance of electrical panel for service personnel

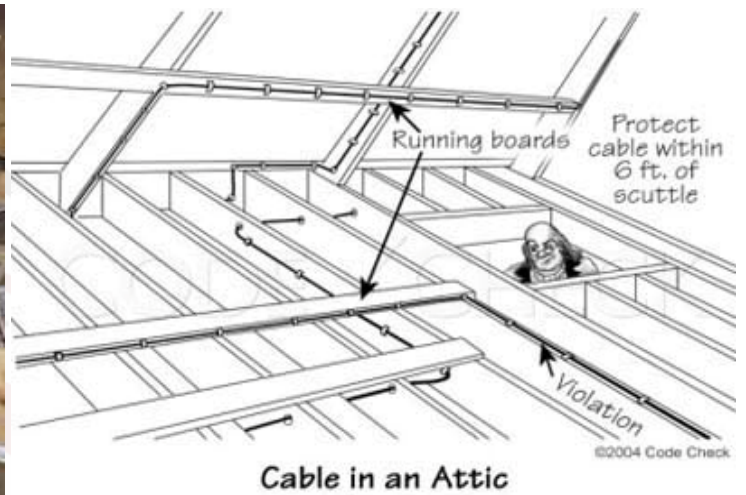


↑ grounding electrode protrudes grade; deficient

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↑ electrical wires in the attic shall be adequately protected within 6' of attic scuttle; unworkmanlike electrical remains in the attic



↑ return air duct remains inadequately secured & inadequately sealed

↑ close view of image at left



↑ rust/corrosion at auxiliary water shut-off-valve; Shut-off-valves require 3" clearance from soil

↑ temperature/pressure relief piping at this section was smaller than required by the device manufacturer

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