

Select Inspect
Property Consultants, LLC

Inspection for Builder Warranty

Prepared exclusively for:
Client



at: 123 street; Allen, TX 75013

*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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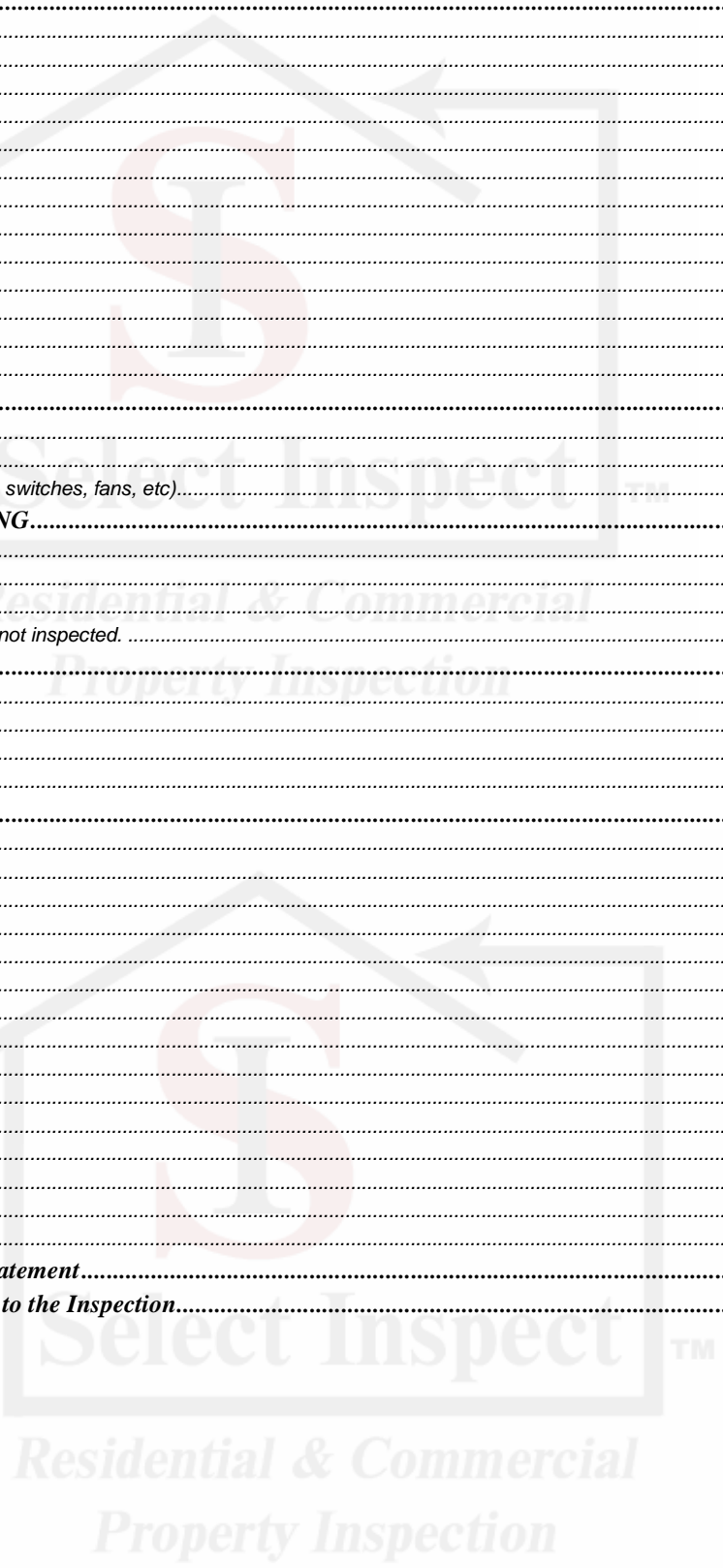
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Preface

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: **North** Vacant Vacant (with storage / obstructions)

Weather: Temp: 90 - 100 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 12, 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

- Foundation 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:
- Mortar cracks noted at the southeast
- 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 master northeast & southeast & at the gameroom northeast & northwest.
- Hairline drywall crack(s) above fenestrations, interior doors or doorways discovered at the kitchen & master bathroom right.
- Trim shrinkage/cracks noted at guest bedroom, master, kitchen, dining room, office/study.
- Regularly monitor the property and its components and arrange for repair if / when needed. Repairs should be made by qualified specialists whenever possible.
- 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**SUB FLOOR:**

Obvious/significant deficiencies were not discovered; monitor and maintain

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

Obvious/significant deficiencies were not discovered; monitor and maintain

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

Southeast brick/stone facing supported by wood framing has deflected as indicated by diagonal crack(s). Related attic was not directly accessible; deflection of related framing was not discovered at the time of inspection. It is recommended to have a structural specialist or engineer evaluate the issue and prescribe appropriate permanent repair options. (related image(s) at the end of this document)

Frieze-board separation from the soffit was noted at the southeast.

Missing trim/frieze-board discovered at the southeast.

Gaps/openings exist under the eave at the southeast.

Exterior window sills did not have a recommended 15° slope for drainage at multiple locations; slope at random locations was approximately 2, 5, 7° Repair options may be limited. Condition & appropriateness of flashing & substrate components is undetermined.

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.

Other Structural Related:

Soil moisture/drainage conditions were discovered that may adversely affect the structure. Refer to the grading/drainage comments in the next section.

NOTE: most undesirable foundation issues in north Texas are caused by poor moisture maintenance around the home. refer to the next section "Grading & Drainage" for information that may be relative to foundation movement at this property.

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.

The inspector's opinion, based on observations of physical evidence, does not represent fact; factual information regarding the foundation and structure can be obtained through consultations with a professional engineer of your choosing. In the limited time the inspector is at the home, it is difficult to determine whether observed conditions are ongoing, have recently occurred, or at what time in the past they were active. We recommend you monitor the structure periodically in all cases. If issues are discovered, you should contact a specialist to examine the situation, so they may prescribe options for permanent repair. Opinions of performance and methods of maintenance, repair, or monitoring vary person to person.

Site Drainage/Grading

- ✚ Drainage is questionable at the north side of the master bedroom. Grading did not slope at a 6" drop within the 10" immediately adjacent the home. Surface water may therefore not adequately drain away from the foundation wall (R401.3). This presents potential for adverse foundation movement/stress. Sub grade drain systems may be necessary. Raising the soil adjacent the home or digging a trough along the foundation is NOT an improvement and would NOT be considered adequate, without incorporating an appropriate sub-grade drainage system.
- ✚ Ensure proper grading after porch extension is complete.

Guttering/Roof Drainage:

- 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

- Significant issues were not discovered regarding this specific condition; monitor & maintain.
- NOTE: Viewed with binoculars & from random eaves. The roof is high & steep and beyond reach considered safely accessible without special equipment. Some areas were inaccessible and not viewed other than with binoculars from the ground; some conditions may remain undetermined. When any roof repairs are arranged, you should have the contracted person evaluate all roof areas for additional needs / conditions and repair as needed.

Attic**Access:**

- The master bedroom/media room (northwest) attic did not have access present. Attic access opening shall be provided to attic areas that exceed 35 sq ft and have vertical height of 30" or greater. Rough framed opening shall be at least 22" X 30" and located in a readily accessible location (IRC 807). Conditions in inaccessible locations remain undetermined, including moisture intrusion, framing, insulation, etc.
- Rear porch attic was not readily accessible.

Structure:

- Refer to southeast exterior commons above that may be related to stress of attic framing.

Insulation; wall & ceiling (attic):

- Thermal imaging indicated areas that may have deficient insulation, air barrier/sealant, & or ventilation deficiencies at the gameroom & laundry room/master closet & commonly found general areas including vaulted corners (walls & ceilings), framing convergences, perimeter floor sills, electrical switches & receptacles adjacent exterior walls, & plumbing & HVAC chases.
- Insulation is inspected in a 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:

- The rear porch attic(s) did not have vents at the upper portion(s) and were poorly ventilated. This may result in humidity, condensation, and fungal issues, as well as undue stress on mechanical equipment. Addition of upper (roof) venting is recommended.

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

- Sealant needed at the top tile/panel edge at the wall of the guest bath & upstairs east shower(s) to reduce potential for moisture intrusion and fungal accumulation at the shower substrate (between the shower and walls)

Cabinetry/Countertop:

- Backsplash at the kitchen northeast has separated at the sealant joint.
- Laundry room sink counter was inadequately secured.
- Moisture history was indicated or suspected by stains or swollen materials below the gameroom bar sink. The visible materials did not appear significantly damaged. Monitor this item periodically and repair if / when needed. The Texas Real Estate Commission considers all moisture penetration evidence at the home interior as a condition in need of repair. Presence of fungus and extent of damage is not determined in not readily accessible areas such as wall voids or behind/below cabinets. Refer to the seller or occupant for possible related information.
- 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

- ✦ Exterior lights should be properly sealed to prevent moisture intrusion and related corrosion / overheating possibilities of the electrical components. NEC 410-4 & IRC E3905.

Doors**Interior:**

- ✦ Master bedroom, laundry room, & media room doors were not latching; not functioning as intended.
- ✦ Hinge pin is missing at the lower hinge of the guest bath door.

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:

- ✦ 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

- ✦ 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 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.

Stairways

Comments: All accessible stairways, regardless of age are compared to modern safety standards. Some “Improvements” and immediacy for repair or improvement may be subjective.

Stairways & related component(s) are not inspected in an exhaustive manner, but rather for significant & obvious deficiencies or potential safety/hazard concerns in the opinion of the inspector, discovered during the limited time of inspection. If you are interested in more comprehensive stairway requirements, please refer to http://inspectapedia.com/interiors/Stair_Codes.htm & verify compliance independently

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

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:**Flue:**

- Accessible components appeared satisfactory

Cap / Crown:

- The direct vent fireplace has a "cap" at the exterior wall. Be aware that this metal cap will become very hot when the unit is in use; also be aware that it is fairly low to the ground and is within reach of children.

Fireplace Gas:

- Device takes longer than usual to ignite;
- Device failed to remain on & self-shut-down

Porch, Deck, Carport, Balcony

- Significant issues were not discovered regarding this specific condition; monitor & maintain.

II. ELECTRICAL**Electrical Service**

- NOTE: Grounding electrode connection was not visibly confirmed; likely below soil or in the slab near the service riser. The grounding electrode was slsly raised above grade, & technically should be fully below grade.

Electrical Panel(s)

- Labeling of the air conditioning systems was inconsistent from the attic, panel box, & exterior.
 - Labels at the condensers **Exterior**- #1 downstairs ; #2 master ; #3 upstairs
 - Labels at the systems in the **Attic**- #1 upstairs ; #2 downstairs ; #3 master
- Wires at pool equipment 30 amp overcurrent-protection-device are smaller than recommended for the size of breaker they were connected to. This is considered an incorrect and unsafe condition. Repair is strongly recommended.
- The sub panel cover hits & trips arc-fault circuit (AFC) breakers when closed.
- NOTE: regarding existing homes & real estate transactions: the Texas Real Estate Commission requires inspectors to report as Deficient the lack of Arc-Fault protection (AFCI) at circuits serving: *family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms and areas.* Some new homes built through 2010 may not even meet this standard. If you sell the home in the future, a third-party inspector for the seller may be required to report the condition as a deficiency; although it meets the code of the period of construction. This home has arc-fault-circuit protection serving bedroom circuits only.

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

- GFCI outlet would not reset at the kitchen east-northeast. Repair by an electrician is recommended.
 - GFCI protection was not present or operable at all NEC 2009 required locations. Texas Real Estate Commission standards require GFCI protection at all locations as described in the 2009 NEC (National Electric Code); these locations include: all kitchen counter top receptacles, bathroom, utility, laundry & wet bar sink receptacle(s) located within 6 feet of the outside edge of the sink, crawl space, outdoor locations, all garage locations, including the garage ceiling. GFCI receptacle(s) at garage locations for refrigerators and garage door operators will be prone to nuisance tripping.
- NOTE: If you decide to put the garage ceiling (garage door operator receptacle(s) on a GFCI circuit-Be

aware; It can be argued that garage door operator(s) on a GFCI could be a life safety/intrusion concern. Consider this; if in the event the related GFCI tripped, the homeowner could not open the garage door operator from the car, having to exit the car at the driveway or street. Should this occur at night, there would be a more inviting situation for burglars, rapists, etc.

The NEC & Texas Real Estate Commission apparently did not consider this. If you sell the home in the future, another inspector may be required to report this as deficient.

Outlets:

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

Lights:

- Bulbs were not functioning as intended at the kitchen, master bathroom, & landscape locations. some landscape light bulbs were broken & not water tight.
- Occupant mentioned the island lights frequently burn out quickly; Consult an electrician to examine all electrical components at the property and provide options for correction prior to closing.

Switches:

- Undetermined switch discovered at the gameroom. High switch at the laundry room area is suspected to be for eave receptacles.

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

III. HEAT & AIR CONDITIONING

Heating Equipment

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

Cooling Equipment

- The primary condensate lines were crimped at / near the drain connection below the upstairs bathroom east sink(s). This is conducive to congestion and potential failure of the air-conditioner drain system. Improvement / repair should be simple and is recommended.
- Temperature differential between the return(s) and supply at the HVAC unit(s) was approximately 22 downstairs, 17 master, & 16 upstairs at the time of inspection; 15°-22° is generally the acceptable range.
- It is recommended to have the evaporator(s) serviced/cleaned at least every 2 years. Monitor this item periodically and repair if / when needed. If documented history of service is unavailable, recommend you consider having this professionally examined and cleaned before closing.

Ducting, Vents, Plenums, & Filters

- Component connections were inadequately sealed; energy loss was detected.
- Crimped and or partially constricted ducting was noted above unit #3. Tight strapping or sharp turns can restrict efficient airflow. Correction / improvement would be prudent.
- Filter(s) were dirty. Replacement or cleaning is necessary.

Thermostats Programming features are not inspected.

- Reset to cool @ 76 °

IV. PLUMBING

Plumbing; Supply / Fixtures

Supply:

- NOTE: The secondary water shut off valve was not found. The shut off valve may be behind storage in the garage or an interior closet or may be underneath landscaping materials near the front of the home. Conditions remain undetermined. Locating the shut off is recommended.
- Water pressure was approximately 80psi; 40-80 psi is recommended range.

Sink:

- Drainstop was deficient at the upstairs bathroom north.

Toilet:

- Flush levers were tight/need to be held longer than usual to flush.

Bathtub:

- Over flow cap at the upstairs bathroom north is inverted.

Shower:

Exterior faucet:

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

Utility room / Other:

- Occupant mentioned repeated scent of a malodorous condition in the laundry room, during use of laundry fixtures.
- 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

- Upstairs bathroom north sink drains slowly

Water Heater(s)

- Pilot was on but device not ignited at the right unit upon the inspector's arrival. Occupant reported that this device has a history of losing flame randomly. Consult a licensed plumber to examine all plumbing components & arrange for correction of deficiencies.
- The temperature-pressure-relief valve piping was smaller than required by temperature/pressure relief device manufacturers for this application; ¾" cpvc (hot water PVC) as found in this home is frequently used and is commonly accepted by city code around the USA, however, the ¾" 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 ¾". The ¾" 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.

Jetted tub

- Bond connection was not present in the bonding terminal of the motor. The motor was bonded only by conduit. You should have a licensed electrician examine
- The underside of the spa was only partially accessible. One or more "accesses" were present, but visibility was very limited. Pump and motor components were not fully accessible. Some electrical and plumbing conditions under the bathtub remain undetermined.

V. APPLIANCE & OTHER

Dishwasher:

- An anti-siphon device was not present & connected to the visible section of dishwasher drain line. Most manufacturers currently provide an approved loop that acts as an atmospheric pressure break at the dishwasher unit; but such could not be confirmed as this location would be concealed in the cabinet. This should work satisfactorily; however it is not interpreted by some as an actual "backflow device".
- The drain tube was not properly routed for gravity drainage to the disposal/drain. Correction is recommended & usually simple.



Disposal:

- Device was locked up upon the inspector's arrival; I released it & it was operable.

Doorbell:

- Not tested

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>

- The dryer vent appeared to be routed upward. Measuring the exact length is beyond the scope of this inspection. Upward venting dryer ducts are more prone to clogging than shorter horizontal vents; have this professionally cleaned every 2-3 years for safety. This system has a vent assist fan in line (in the attic), which will help significantly in the venting of the dryer, though & it too should be monitored periodically.

Exhaust fan(s):

- Exhaust fan ducts terminate at / near passive roof vents. The exhaust fan ducting obstructs the designed vent surface area of the roof vent(s) & such is not recommended.

Garage door operator:

Kitchen vent:

Microwave:

Oven:

- Operable

Range / stove:

- Operable; gas shut-off-valve is in the lower right cabinet

Other appliance:

- Upstairs refrigeration appliances appeared operable, but were not fully inspected

Irrigation (sprinkler system)

- Buried irrigation tube at the front southeast parkway (zone 10) was damaged & not functioning as intended.
- 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.

OTHER:

- ✦ Fencing and access from the home to the pool should be modified to make it inaccessible to children. Check with local regulatory authorities for requirements in your area. Fences around direct access to the pool should be minimum 48" high. Gate latches should be minimum 54" high, poolside & **no openings 1/2" or greater within 18" of the latch.** Gates must swing outward & be self-closing and should be kept locked.
- ✦ The anti-siphon device at the front garden does not have an adequate air gap present to prevent sewage from backing up into the pool.
- ✦ Other pool & outdoor cooking appliances were not inspected

Wood Destroying Insects:

- ✦ Pretreatment for termites is suspected at this property due to age. The building is new / young; concerns were not discovered. Most cities in this region require termite treatment before the structure 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. 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

*Select Inspect
Residential & Commercial
Property Inspection*



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



↑ structural stress evidence at the southeast



↑ close view of image at left; mortar crack



↑ + 1/8" during the inspection



↑ openings under eave



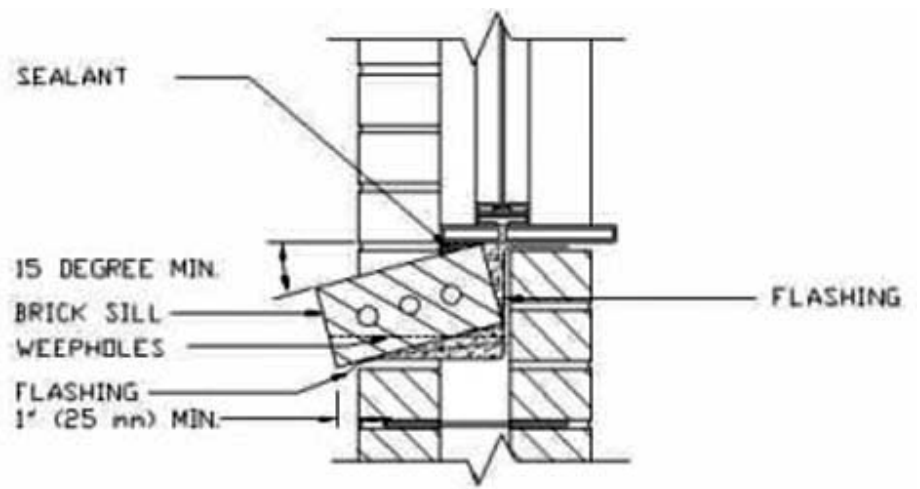
↑ missing trim & sealant stress separation at frieze-board/soffit



↑ attic adjacent the images above- red line is approximately location of exterior mortar crack



↑ close view of image at left; obvious stress not discovered, though suspect down load stress toward the south of the diagonal beams (green/treated)

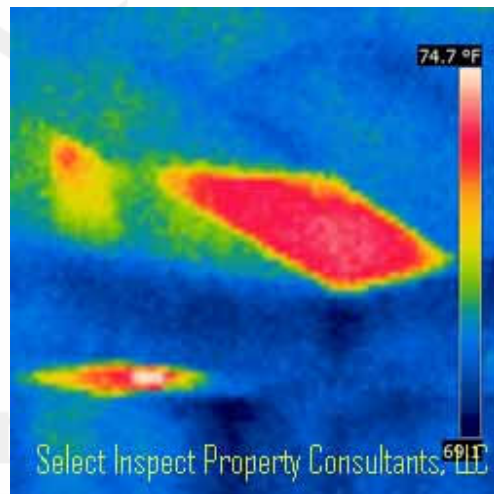


↑ brick ledge(s) had inadequate slope; example of 2 ° at front window



↑ thin insulation noted in the walk-in attic; though Thermal imaging did not indicate issues

↑ attic view of location at left

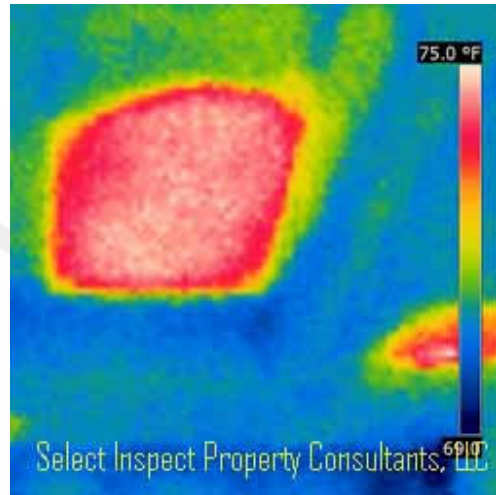


↑ Thermal imaging implies energy loss at gameroom northwest

↑ Thermal imaging from square at left



↑ Thermal imaging implies energy loss at gameroom northeast



↑ Thermal imaging from square at left



↑ Thermal imaging implies energy loss at master closet adjacent the dryer vent



↑ the dryer vent during operation is naturally warmer than the wall, though there may be lacking insulation in the wall void at this chase



↑ missing upper venting at rear porch attic-inaccessible; missing access to attic above the master bedroom



↑ caulking/sealant needed atop exterior lights; example



↑ inadequately sized electrical conductors at pool equipment 30amp overcurrent-protection-device; unworkmanlike.



↑ inadequate seal & deficient filter door latch- HVAC #3 in attic



↑ crimped condensate drain is prone to failure

Select Inspect™

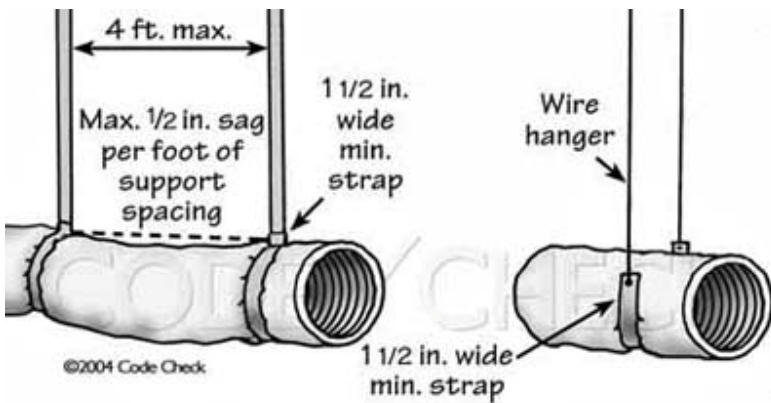
Residential & Commercial
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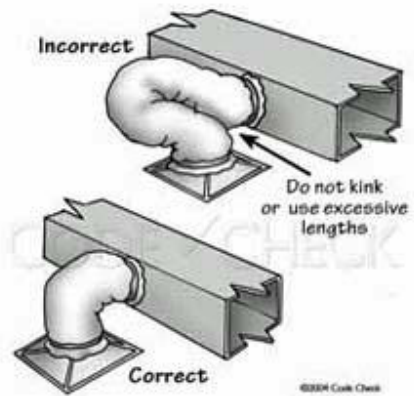
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↑ crimped air ducting; example



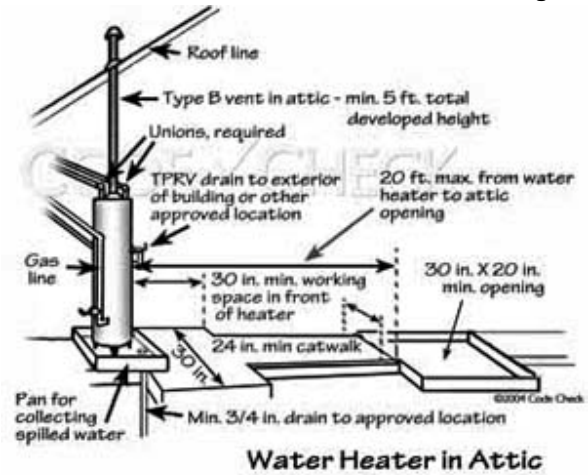
Manufactured Duct Support



Stretch Manufactured Ducts



↑ inverted overflow at upstairs bathroom east



↑ temperature/pressure relief piping at these sections was smaller than required by the device manufacturer



↑ "air-gap" (atmospheric pressure break) was not present / inadequate for the pool system