

Select Inspect

Property Consultants, LLC

New Home Punch-out Inspection

Prepared exclusively for:
client



at: **12345 YourStreet; Frisco, TX 75035**

*The greatest compliment I can receive is a referral from you,
to a friend, family member, or coworker.*

Thank you for choosing Select Inspect.

Sincerely,

Bruce W. Carr

214-770-6954



Table of Contents

Highlighted sections contain one or more conditions noted as repair recommended & or deficient by the standards of ASHI, commonly accepted building standards, local / national code authorities, and/or in the professional opinion of your Inspector. Refer to the body of the report for details of discovered components / conditions.

Preface	3
Site Conditions	4
I. STRUCTURE	4
<i>Foundation</i>	4
<i>Structure; Interior</i>	4
<i>Structure; Exterior</i>	5
<i>Site Drainage/Grading</i>	5
<i>Guttering/Roof Drainage:</i>	5
<i>Roofing</i>	5
<i>Attic</i>	6
<i>Interior (walls, ceilings, floors)</i>	7
<i>Exterior Walls</i>	7
<i>Doors</i>	8
<i>Windows</i>	8
<i>Stairways</i>	8
<i>Fireplace & Chimney</i>	8
<i>Porch, Deck, Carport, Balcony</i>	9
II. ELECTRICAL	9
<i>Electrical Service</i>	9
<i>Electrical Panel(s)</i>	9
<i>Electrical Branch Circuits (outlets, lights, switches, fans, etc)</i>	9
III. HEAT & AIR CONDITIONING	10
<i>Heating Equipment</i>	10
<i>Cooling Equipment</i>	10
<i>Ducting, Vents, Plenums, & Filters</i>	10
<i>Thermostats Programming features are not inspected</i>	10
IV. PLUMBING	10
<i>Plumbing; Supply / Fixtures</i>	10
<i>Drain, Waste, Vent</i>	11
<i>Water Heater(s)</i>	11
V. APPLIANCE & OTHER	11
<i>Appliances</i>	11
<i>Irrigation (sprinkler system)</i>	12
<i>Other</i>	12
Limitations & Scope of Inspection Statement	14
Digital Photographs- Supplementary to the Inspection	15

Preface

This is not a "code inspection", although our standards and procedures are based primarily on the IRC, UBC, NEC, UPC, etc. Many comments will, however, cite specific code references in order to support the inspector's findings and the inspector's opinion regarding some (not all) deficiencies. Cities and local jurisdiction may have amendments that override findings in this report. Your builder & or AHJ should provide verification of compliance.

You should realize that many cities have slightly different codes and / or variations of codes for building new homes. This inspection does not determine if the home meets code for this specific city; for that information you should contact the local code authorities for their records of inspections performed by city building officials at this property. Some of the comments in this report may not be required or may be somewhat different by code in this city.

Building code is a minimum standard, and not a "perfect" methodology or standard. This is not a "code" inspection, as many cities adopt variations, amendments, and modifications of generally accepted building-code guidelines. If you have specific interest or concern regarding the home meeting "code", you should try to obtain or verify documentation of city / code inspection reports if available from your builder or local building officials. Additional web-based documents or printed pages were delivered/linked with this report. Read them very carefully. This report is not complete without the attachments.

It is important to understand that this inspection is a first step towards gaining a partial understanding of the property condition. The inspector uses a systematic and limited method of inspection that attempts to identify and report issues of concern however the inspection is time limited, general in nature and subject to human error. The inspector's opinion can vary from the opinion of other persons. The inspection is very good at reducing risk but it does not eliminate risk. If these limitations or this service does not meet your needs call our office about comprehensive inspection services.

This inspection does not inspect for the presence of mold and microbiologicals. If the inspector sees a suspect condition (fungus) it may be reported as a supplemental and incomplete comment but it does not mean the inspector saw and reported all fungus/mold conditions. Unless stated, the inspection does not determine prior wetting / flooding and / or insurance histories and any comment regarding such would be incomplete. The inspector does not use special tools to detect moisture in inaccessible areas.

All deficient drainage conditions should be professionally repaired, and the home frequently monitored for movement; if movement is observed or if you are concerned at any time about the foundation or structural integrity of the home, consult an engineer. This home most likely will cost you more than your vehicle(s); assuming you regularly have your vehicle checked and professionally serviced, you should plan to provide similar regular maintenance and checkups on your home/property as well. Routine maintenance of structural, mechanical, and other components in or affecting the integrity and or performance of the home, will assuredly increase the service life of your property and its components.

This report does not prioritize the inspector's findings. Whenever possible, it is recommended that all repairs be made. As a minimum, Select Inspect strongly recommends that any and all safety and health issues including but not limited to: fire, safety, electrical, HVAC, moisture intrusion / leakage, carbon monoxide, natural and or propane gas, fungal, and structural concerns be comprehensively examined by a licensed or occupationally certified specialist in the respective field. Complete and appropriate permanent repairs should then be made without delay.

REINSPECTION OF REPAIRS & RETURN VISITS TO THE PROPERTY ARE NOT INCLUDED with the original inspection fee. Reinspection will cost a minimum of \$150 to return to the property for up to one hour, & \$100 per hour (\$1.6~ per minute) after the first hour at the property, & a fee of \$1 per mile round-trip.

This does not include a written report of the reinspection; a written report will cost an additional \$50.

Work performed by unlicensed contractors or amateurs WILL NOT BE INSPECTED.

If a trade requires licensing, a licensed contractor must perform & document the work.

Contractor must provide written documentation as to if the work is warranted; how long it is warranted; and if the warranty is transferrable to the new owner. Regarding repairs not having documented evidence by a licensed company/tradesman present and readily available at the property during the reinspection, those items WILL NOT BE INSPECTED.

For example, if any plumbing is done; it shall be performed & documented by a licensed plumber; if any electrical is done, it shall be performed & documented by a licensed electrician; if any heating, air conditioning, & or ducting work is done, it shall be performed & documented by a licensed HVAC specialist; any framing, roofing, etc shall be performed & documented by a licensed contractor in that related field.

It is the full responsibility of the paying party to provide all necessary documentation at the time of the reinspection.

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

new construction. If you (the client) would like this information on the Texas Real Estate Commission promulgated report form; Select Inspect will be happy to provide that to you; with at least 2 days notice.

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

Please contact us a month or two before November 29, 2011 for your builder warranty inspection. 214-770-6954

Site Conditions

Property faces: **West** Vacant Vacant (with storage / obstructions) Model home obstructions/modifications

Weather: Temp: 30 - 40 Degrees approx. Dry Light Rain Rain Recent Rain Stormy Ice / Snow

Visibility: Clear Clouds Overcast Moderate Winds High Winds Evening / Dark outside

Foundation Types at property: Slab on Grade Pier & Beam Screeded Floating

Roof: Composition Wood Shingle / Shake Tile Roll-Out Slate

Artificial slate Built-Up / Asphalt / Bitumen Spanish Tile Metal / Copper Other

Roof Inspected from: Walking Roof Surfaces Ground with Binoculars Ladder at Eaves

Most accessible Some areas Inaccessible Most Roof areas Inaccessible

Fireplace: Masonry: Prefabricated Not present

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

Flue: Masonry Metal Direct Vent Undetermined

Cap / Crown: Mortar Metal Inaccessible / undetermined

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

March 1, 2010

Building plans discovered on site: yes no partial

IMPORTANT: A contract (Home Inspection Agreement) was agreed to by you via electronic form prior to the 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.

I. STRUCTURE

Foundation

- Settlement & or stress was indicated by the following:
- INTERIOR:
- Drywall nails have popped through the painted interior surfaces at bedroom 3. This is common, and is related to normal settling and shrinkage movements. Cosmetic repair needs would be subjective.
- Drywall / tape-joint crack(s) at ceiling, vaulted walls, corners are generally related to common settlement, and are typically of little concern; discovered at upstairs bathroom
- EXTERIOR:
- Veneer cracks less than 1/8" at the front entry, upstairs bathroom & bedroom 4 corner, rear porch, multiple stucco locations (related image(s) at the end of this document);
- 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" through the link in your email with this report, for information regarding foundation maintenance and monitoring.

Structure; Interior

Structural repair needs were not discovered

Structure; Exterior

Settlement & or stress was indicated by thin/closed cracks as noted in photos & noted above in the foundation section

Stucco is lower than recommended, where it meets the driveway surfaces. Technically the siding and trim should be at least two or more inches above the grade surface to allow proper drainage of moisture and avoid subsequent moisture damage. Low stucco also obstructs inspection for termites and appropriate drainage provisions. Repair options are limited. Consult the stucco manufacturer for acceptability. When other drainage work is done at the south, you should consider channel drains around the perimeter of the low stucco adjacent the home at driveway locations. Currently, the stucco drain edge appeared to be at or slightly below the driveway concrete; this may cause inability of condensate to properly drain from these walls; if such occurred, there is a chance of moisture/fungal accumulation within the wall voids.

Flashing was not visible/discovered as recommended behind & above steel lintels at door/window locations; this may create improper drainage of condensate from the wall voids.

Site Drainage/Grading

- Deficient drainage & pooling water noted at the east & south adjacent the home & at the front walk near the street.
- Area drain ports were not at the lowest portion of the grade at the east, adjacent the family room, powder bath, & master bedroom. This did not allow ground water to efficiently flow to the drain and be removed from the site. Recommend a drainage specialist offer repair options. Sub grade drains may be necessary at the east & south.
- Concrete at the driveway is higher than the grade at the south fence, modification of soils (without raising them at or above the bottom of veneer) or concrete cutting & drain addition may be necessary along the south edge of the drive, adjacent the neighboring retaining wall.
- Drain system should be present behind the retaining wall at the east; ports were seen, though may not be adequate as some wall stress was indicated by stone & mortar cracks & loose stones.
- The grade/soil level at the front right (library/single garage), northwest patio area (dining room), & part of the north-northwest (living room/kitchen) was at or above the bottom of the veneer (stucco, brick, stone, siding, etc). Repair is recommended. This may obstruct weep openings and is conducive to moisture intrusion, rot, and termites. Ideally, the brick / stone joint at the foundation would be four to six inches above soil and at least one inch minimum from adjacent concrete slabs. This would allow the edge of the foundation to be visible for inspection of termites and moisture intrusion conditions. It is common for this standard to be frequently ignored. If repairs are made, the substrate should be examined for wood rot and termites. If undesirable conditions are found, further repairs should be arranged. If soil/bark/mulch is lowered or removed, ensure the areas will have proper drainage away from the structure; ideally 6" drop in slope within the first 10 feet from the structure; or to an appropriate drain to not allow excess moisture within 6 feet of the home.

Guttering/Roof Drainage:

- Gutter slope was deficient at the small section left of the two-car garage. (related image(s) at the end of this document) Adjustment to slope to the gutter down-spout is necessary.

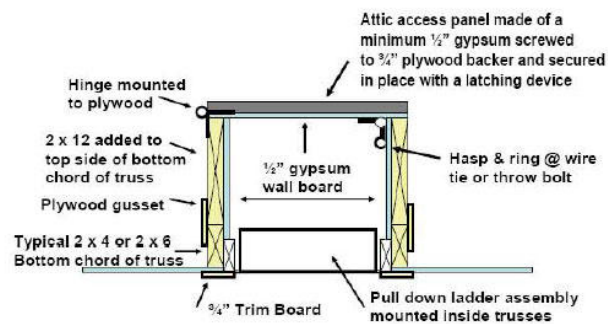
Roofing

- Damaged roof tiles noted at various locations. All discovered deficient tiles were pictured at the end of this document. Have the rest of the roof examined & any deficiencies corrected when these are addressed.
- Missing tile noted at the top of the fireplace chimney cap.
- Moisture intrusion was implied by moisture staining at the breakfast nook beam/drywall adjacent the dormer; (related image(s) at the end of this document)

*Residential & Commercial
Property Inspection*

Attic**Attic Access:**

- The rear porch attic(s) 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.
- The access panels at the garage attic accesses was not adequate material and would not meet separation required for fire-spread at attached garages. The access cover is a sheet of thin plywood. When installed in a garage ceiling, this replaces a portion of the required separation created by drywall board, thereby breaching the required separation. IRC R309.2 Option 1: Minimum 1 hour fire-rated material should be installed on the garage side of the hatch/door. Edges around the covering shall be tight to the surrounding ceiling. Option 2: Installing 5/8" drywall to separate the garage attic and at the rafters to at least 4 feet into the then separated garage attic to isolate the garage attic from attic space(s) above or adjacent living areas; taping/bedding all seams should be made to finish the firewall. Option 3: Installing a fire-resistant enclosure in the attic above the garage access; An example of this is shown in the following image.



Pull down garage attic ladder installation requirements to maintain fire resistive separation

- Single garage access was obstructed & not lowered fully; it is undetermined if extension is correct.
- The attic stairs were not installed to manufacturer's guidelines. Manufacturers recommend securing the stair to framing with 16D nails or 1/4" lag screws. Commonly appropriate fasteners were not seen at the perimeter (mounting to the ceiling joists) and or hinges/corner hardware of the ladder(s), and would not meet shear strength requirements for installation. NOTE: framing gun nails labeled as 16D are unacceptable, as these are more like a smaller 10D common nail. These are often used, but are inappropriately labeled and do not offer adequate shear strength. The stairs should be considered unsafe. Recommend securing the stairs to manufacturer specifications.
- Two-car garage attic hatch was deficient, seals poorly. Some degree of energy efficiency loss is likely; in an attached garage, the condition also deviates from smoke separation / fire spread provisions.

Attic Structure:

- Rafters were not flush/tight with adjacent ridge or hip framing at single garage southwest ridge. This is indication of structural movement or improper installation. This can impair the intended load path; causing structural stress that can result in veneer deflection, compression, cracks, etc. Correction / improvement would be prudent; and should be made with other roof related repairs.

Insulation:

- Inadequate/deficient insulation was discovered at the gameroom closets, library, master closet, gameroom upper west, breakfast nook, dormers, bedroom 4 southeast, & at various recessed lights. If access is made at the rear porch attic, the breakfast nook insulation could be corrected from that location.

Attic Ventilation:

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

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

- Split bath shower control needs sealant touch-up at the tile.
- Multiple cosmetic details requiring touch-up were marked with easy-release blue tape; some of these areas include: stains, scuffs, thin or otherwise deficient paint, incomplete drywall at the pantry, adjacent the gas shut-off-valve
- Common shrinkage of large wood beams was noted; concerns were not discovered, though some kitchen, breakfast nook, & family room areas may be improved cosmetically by drywall or trim touch-up. Beams left & right of the kitchen vent hood have visible framing around them that were most conspicuous; high (vault) conditions will not likely be seen & improvement needs of those areas would be very subjective.

Cabinetry/Countertop:

- Bedroom 3 left upper drawer had not had rails installed & was not functioning as intended.
- Various cabinet doors were slightly askew & did not appear flush; very cosmetic, but not consistent with this caliber of home, general adjustment of hinges should improve the conditions.
- 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:

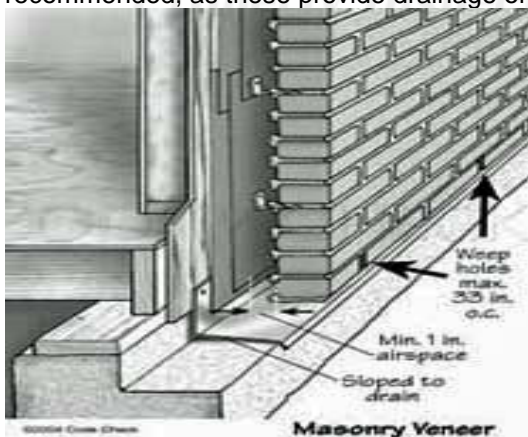
- Moisture evidence was indicated by stains at the breakfast nook dormer/beam area. Refer to the roof section & photos for related information. Presence of fungus and the extent of damage is not determined in inaccessible areas. Moisture source and any damaged insulation in the attic(s) above should be identified and permanently repaired.

Floor:

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

Exterior Walls

- Weep openings appeared to have been omitted at the front patio area. Such is not recommended, as these provide drainage of condensation from within the wall voids.



- Exterior lights should be properly sealed to prevent moisture intrusion and related corrosion / overheating possibilities of the electrical components. NEC 410-4 & IRC E3903.9.
- Stucco material is present at exterior walls. The specific type and brand is undetermined; many of the stucco and synthetic stucco products have been involved in litigation, and may be problematic. The inspector looks for obvious defects, significant deficiencies, and related issues in accessible locations only. Some of material at this home appeared to be masonry stucco and some appeared to be synthetic (EIFS) stucco at trim/window ledge locations. This material must be well maintained, including keeping all joints, cracks, pits, penetrations (outlets, lights, etc) and edges properly sealed. The bottom edge should be at least 4 inches (ideally 6 inches) above grade/soil.

I strongly suggest that the installer and an authorized representative of the manufacturer examine the cladding (masonry and artificial stucco) at all locations on this building for proper installation methods; the installer and manufacturer should then confirm or deny appropriate installation. If the installation cannot be guaranteed to be free of deficiencies, then repair will be required. Conditions noted at the time of inspection include, but are not limited to the following:

- Damaged stucco noted at master window areas; (related image(s) at the end of this document)
- Multiple cracks noted; (related image(s) at the end of this document)
- All equipment penetrations and mounting fastener locations shall be sealed & weather-tight. (related image(s) at the end of this document)
- All stucco penetrations shall be sealed & weather-tight including dec & or structural eave beams, & similar beams at the balcony, sills, cast stone joints, windows.

Doors

Interior:

- Doors were not functioning as intended at: powder bath, laundry room, wine room, west bathroom, bedroom 3, guest bedroom.
- Media room "hidden" closet door was slightly askew at the top swing side; otherwise operable

Exterior:

- The door from the interior to the single garage has self-closing hinges that were not functioning as intended. Adjustment of the hinges should correct the condition.

Garage / Overhead:

- Spring & or spring arm(s) for the 2 car garage door(s) was corroded. Lubrication, maintenance, and routine service are recommended for safety reasons.
- Nails protrude the wood veneer at two-car garage door; such is a cut hazard.
- 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.
- Failed seal was noted at the dining room lower right door glass.
- Various bent frames were noted & were marked at interior locations.
- Various screens were not positioned properly.
- Upper right of the central master bedroom window was bent & inconsistent with other windows; Significant issues were not discovered; monitor & maintain.

Stairways

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

Fireplace & Chimney

Hearth / fire box:

- The lintel & or smoke shelf is not sealed appropriately and may present a fire hazard. Repair is recommended.

Damper:

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

Flue:

- The attic and chimney / chase portions of the flue were not readily accessible; conditions within remain undetermined.

Chimney / Chase:

- Inspected only from the attic & exterior with binoculars; Significant issues were not discovered; monitor & maintain.

Cap / Crown:

- Tile was amiss at the cap; (related image(s) at the end of this document)

Fireplace Gas:

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

Porch, Deck, Carport, Balcony

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

II. ELECTRICAL**Electrical Service**

- NOTE: Grounding electrode was not visibly confirmed; likely below soil or in the slab near the service riser.

Electrical Panel(s)

- Corrosion was noted at conductors & terminal component(s) in the right side panel; Consult an electrician to examine all electrical components at the property and provide options for correction prior to closing.
- 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*. Since the home was actually built/started prior to 2009 / 2010, this meets the standard for the period of construction.

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

- Receptacle at the patio grill (closest the user; southernmost receptacle) was not ground-fault circuit interrupt (GFCI) protected.
- Ground-fault circuit interrupt (GFCI) was noted in the laundry room at a location that appeared intended for a refrigerator appliance; this appliance should not be on a ground-fault circuit interrupt (GFCI) circuit to avoid nuisance tripping.
- Ground-fault circuit interrupt (GFCI) protection was not present at single garage west quad receptacle.

Outlets:

- Excess "reveal" exists at electrical components. Receptacle(s) and related covers shall be flush to the finished wall. Receptacle(s) at the guest bath was/were not flush or appropriately secured at the finished wall.
- Receptacles at the exterior grill counter were "face up". This is not recommended in outdoor/wet locations as this type receptacle is not as weatherproof in this manner; vertical mounting would be preferred.
- ADVISORY: Many new homes have "tamper-resistant receptacles" as required by newer standards; this home did not have this newer safety feature at one or more locations.
- ADVISORY: Many new homes have modern "weather-resistant receptacles" as required by newer standards; this home did not have this newer safety feature at one or more exterior locations.

Lights:

- Not functioning as intended bulbs or fixtures noted at the master bedroom & bath, stair chandelier, single garage, upper attic.
- Fixture(s) at laundry room hall & gallery was/were not flush or appropriately secured. Excess "reveal" exists at electrical components. Fixtures and related covers shall be flush (*ideally within 1/8"*) and adequately secured to the finished wall/ceiling where mounted. . This is to control potential fire-spread, and not necessarily for cosmetic reasons.
- Shades were amiss at the master closet fixtures.
- Candle style covers were amiss at kitchen island fixtures

Switches:

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

Smoke detection device:

- Batteries had been removed from various smoke detection devices. Recommend replacing the batteries for backup power in case of electrical outage.
- The home is over 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.

Other Electrical:

- Transformer box at the exterior master bedroom area was inadequately secured.
- Conduit & apparent abandoned wiring was noted at the front patio, exterior southwest corner of the dining room. Refer to the builder for related information

III. HEAT & AIR CONDITIONING

Heating Equipment

- Obvious/significant deficiencies were not discovered; monitor and maintain; 3 systems were functioning as intended / appeared in good order.

Cooling Equipment

- The primary condensate lines were crimped at / near the drain connection below the split bath sink(s). This is conducive to congestion and potential failure of the air-conditioner drain system. Improvement / repair should be simple and is recommended.
- Only one primary condensate drain was discovered at a trap/sink location; others may be routed together & or terminating at undetermined locations; Refer to the builder for related information
- The air-conditioner systems were not operated, as the outdoor temperature was below 60 degrees within the past 24 hours, and or at the time of inspection. Operation of air-conditioner units in that state/time period can damage components due to refrigerant not readily changing from liquid to gaseous state, because of low temperature. Returning to the property for inspection during warmer weather is not included in the price of the inspection. Operation and related conditions remain undetermined.
- 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. It is possible/probable that the evaporator(s) is dirty or congested and that servicing may be required. If documentation does not exist relating to cleaning / servicing of the evaporator(s) in the past 2 years, it is recommended that you hire an HVAC technician to service the evaporator(s) and related HVAC components.

Ducting, Vents, Plenums, & Filters

- Crimped and or partially constricted ducting was noted at the return duct for unit 1. Tight strapping or sharp turns can restrict efficient airflow. Correction / improvement would be prudent. (related image(s) at the end of this document)
- Otherwise operable

Thermostats *Programming features are not inspected.*

- Prior to departure Thermostats were reset to "as found on arrival" by the inspector.

IV. PLUMBING

Plumbing; Supply / Fixtures

Static water pressure at the time of inspection was approx. 44 psi; 40–80 psi is an acceptable range

Supply:

- NOTE: The secondary water shut off valve was not found. The shut off valve may be underneath landscaping materials near the front of the home. Conditions remain undetermined. Locating the shut off is recommended.

Sink:

- Drainstop was not functioning as intended at master right sink

Toilet:

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

Bathtub:

- Drainstop was not present at the master bathtub.
- The underside of the master bathtub had minimal mortar bed support; the front & right visible locations below did not have mortar support & may deflect & possibly crack or otherwise fail with the weight of water & persons. (related image(s) at the end of this document)

Shower:

- Master shower did not have a positive "off" at the control; device continues to flow in the intended off position. A plumber should adjust & repair the condition.

Exterior faucet:

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

Utility room / Other:

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

Drain, Waste, Vent

- Guest bath sink drains slowly.

Water Heater(s)

- 50 gallon water heater in the two-car garage attic: The temperature-pressure-relief valve is improperly routed uphill. This will not allow proper gravity draining, and repair is recommended.
- 75 gallon unit in the upstairs hall: Obvious/significant deficiencies were not discovered; monitor and maintain
- Both units; The temperature-pressure-relief was not tested. The water heater(s) is over three years old- per manufacturer label. 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, though it does not appear to have a documented service history. Recommend having the unit(s) examined and serviced by a plumber, or at the very least, you should realize that it does not likely meet manufacturer's guidelines for routine maintenance. Average life of a water heater is 10-12 years; Serial plate codes on the water heater imply the unit(s) were built in 2005.

V. APPLIANCE & OTHER

Appliances**dishwasher:**

- A crimp exists at the drain line below the kitchen sink. The condition is prone to congestion and leakage. You should have a licensed plumber examine the issue(s) and recommend improvement, repair, or replacement options as needed.

disposal:**doorbell:**

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

dryer vent:

- 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..

exhaust fan(s):

- Some / all bathroom /laundry exhaust fans appear to vent to the eaves/attic. Vent termination within the attic, at passive roof vents, or at eave vents does not meet most manufacturer guidelines. Current standards require venting of bathroom and utility room exhaust fully to the exterior. (IRC M1506 & 303.3). Texas Real Estate Commission considers this deficient, even on older homes. Related technical information can be found at: <http://www.toolbase.org/PDF/DesignGuides/spotventilation1.pdf>

Property Inspection

garage door operator:

- Two-car garage door operator did not auto-reverse with standard test procedure. This is a safety / injury concern. Adjustment of sensitivity can usually be made at the opener motor assembly.
- Garage door operator(s) at single garage was/were not operated in auto reverse modes , as there was storage in the garage obstructing the sensors. Excess storage prohibited moving the items for this test.

kitchen vent:

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

microwave:

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

oven:

- Operable; stove/oven gas shut-off-valve was located in the pantry.

range / stove:

- Operable

other appliance:

- Refrigerator; operable

Irrigation (sprinkler system)

- Heads improperly spray the home at various perimeter locations This can be conducive to decay and or mortar erosion. Improperly adjusted sprinkler heads can contribute to foundation movement and conducive conditions. Adjusting the spray pattern, radius, and or direction is recommended.
- Design / location of the zone 1 was unworkmanlike. The heads should be adjacent the home and spray away from the structure, rather than spray toward/directly onto the home. Current design is conducive to moisture damage, intrusion, and or veneer erosion. Correction / improvement would be prudent.
- Irrigation heads at zone(s) 6 & 9 were not functioning as intended
- Refer to your "Guide to Your Home Inspection" for information related to irrigation maintenance and watering tips for your foundation.

Other**GAS COMPONENT(s):**

- Movement at the gas meter was not evident when tested. Leakage between the meter and interior pilots / valves was not found. This portion of the system appears satisfactory. Monitor this item periodically and repair if / when needed.
- NOTE: Sediment trap(s) were not seen/not present at the gas branch between the shut-off valve and furnace, stove, and or water heating appliance(s). Historically natural gas in this region is clean and does not require a sediment trap per the supplier. However, many local (city) code departments are currently requiring sediment traps as specified in the code (IRC G2419.4 (UPC408.4)) and the supplier cannot control what happens after the meter. Immediate repair needs may be subjective; You should have a licensed plumber examine the issue(s) and recommend improvement, repair, or replacement options if you are concerned. This is not required at illumination devices, clothes dryers, outdoor grills.

Outdoor Cooking Equipment; grill:

- Grill did not ignite & was not functioning as intended; power for the electrical ignition device was not discovered/inaccessible.

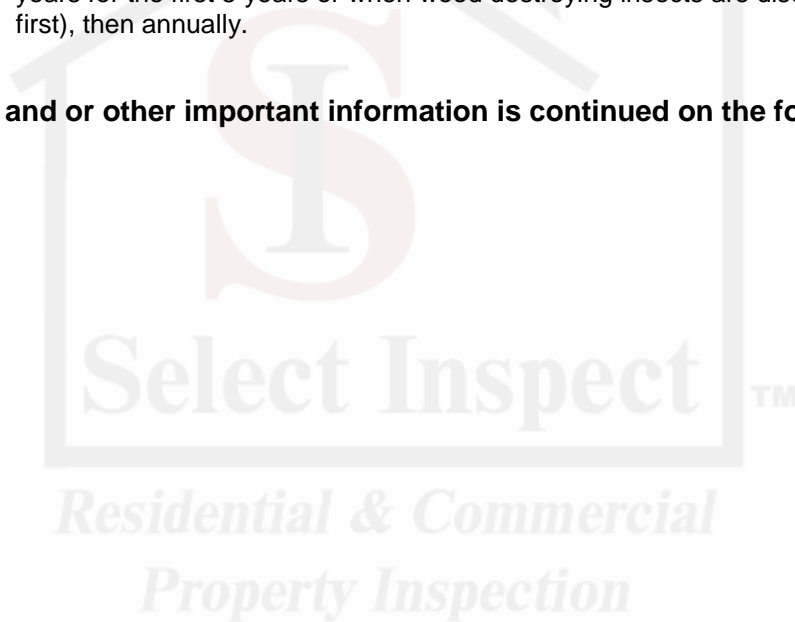
Swimming pool:

- ➡ Thin deck cracks and separated coping caulk was noted at the time of inspection. Recaulking of the coping joint is recommended.
- ➡ Stone mortar was cracked & efflorescent noted at the right of the spa; this implies some degree of moisture penetrating through the soils behind the stone above the pool vessel.
- ➡ 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.
- ➡ Door from the home to the pool should be self closing and or have an audible alarm connected. If an alarm is used, the tone should be audibly distinctive from other alarms present in the home, such as a security system. If children will not be present, the immediacy of need may be subjective.
- ➡ Deficiencies were not discovered at pool vessel, equipment, drains, lights, tile.

WOOD DESTROYING INSECTS:

- Pretreatment for termites is suspected at this property. The home is new / young; concerns were not discovered. Most cities in this region require termite treatment before the home is built. You should ask the seller or builder if this was done, and if so, are there any warranties or documentation available to you for future reference.
- Hollow plumbing support stakes are a potential future entry point for termites; these may exist at plumbing penetrations at the slab foundation of your home Refer to the builder for information regarding this item. Recommend a wood destroying insect inspection- every 2 years for the first 5 years or when wood destroying insects are discovered (whichever comes first), then annually.

Photo images and or other important information is continued on the following pages



Limitations & Scope of Inspection Statement

Your contract contains important information; if you have not yet read the contract in its entirety, please do so.

If a concern arises, regarding this report, you must notify Select Inspect prior to purchasing the property, and allow us to reinspect the property and or components of concern prior to any changes being made to the components or condition of concern. Otherwise, all claims for damages or costs incurred from those complaints and related improvements, modification or repair are waived by the client.

Select Inspect makes no representation except what is specifically contained within this document and the Select Inspect Inspection Contract. This report and the Select Inspect Inspection Contract are the sole and only agreement between Select Inspect and the client, and supersedes any prior written, verbal, or implied agreements between the client and Select Inspect regarding content within the Select Inspect Property Report, and Inspection Contract.

By acceptance of and or reliance upon information in this report, the client agrees that any potential controversy or claim between the client and Select Inspect shall in good faith be brought to mediation by a third party, having no interest in this case, before filing suit for any amount of damages. By acceptance of and or reliance upon information in this report, the client agrees that any damages resulting from breach of this contract or report are limited to the fee charged to the client by Select Inspect for this inspection service.

By accepting and relying on the information within these documents, the client expressly agrees to all agreements and limitations herein. The inspection is cursory and limited. The findings represent observed conditions at the property on the day and time of the inspection. This is not a fully comprehensive inspection, and there may be items or conditions that are not discovered. Though reference to current standards or the word "code" may be noted in portions of this document, Select Inspect does not inspect the property for compliance to prior, current, or future "code" regulations. The service attempts to reduce risk, but cannot eliminate all risk of purchasing any property. Select Inspect does not warrant or guarantee that all conditions will be discovered. Protection regarding errors and omissions are not stated nor implied. Comprehensive inspections of components and areas of the property can be arranged for through specialists in each given field. The inspector does not offer opinions regarding value or whether the property should be purchased. It is strongly recommended to obtain any available municipal inspection reports, and builder warranty information.

It is recommended that you obtain as much history as is available concerning this property. This historical information may include copies of any previous inspection or engineering reports, municipal inspection departments, lenders, insurers, and appraisers.

Property conditions change with time and use. Since this report is provided for the specific benefit of the client(s), secondary reader of this information should hire a licensed inspector to perform an inspection to meet your specific needs and to obtain current information concerning this property.

Select Inspect does not make or imply any guarantees, warranties, nor does Select Inspect insure or warrant the future performance of any component, whether it is listed or not listed within this report. Warrantees are available from home warranty firms, and should be purchased from one of your choosing, if desired.

We do not compare components and conditions to "code" or determine if components and conditions are compliant to current code requirements, as there are variations and amendments to code in basically every Texas city. We cannot possibly keep up with different regulations in every municipality. We do not determine insurability of any part of the property. We do not guarantee to identify recalled components or systems. The Consumer Product Safety Commission (CPSC) website has a detailed listing of recalled products that you should examine if you are concerned.

This report does not prioritize the inspector's findings. Whenever possible, it is recommended that all repairs be made. As a minimum, Select Inspect strongly recommends that any and all safety and health issues including but not limited to: fire safety, electrical, HVAC, moisture intrusion / leakage, fungal, and structural failure concerns be examined by a licensed or occupationally certified specialist in the respective field. Repairs should then be made without delay.

Select Inspect is committed to providing the best possible services to the client, in an efficient, professional manner, and to report discoveries to the client in an understandable format. Select Inspect inspectors will represent Select Inspect in a professional and courteous manner, and we will be respectful to our clients, to all parties involved, and to the properties at which our business is performed. The client, their personal information, this report, and information about the home are not offered or distributed to other persons or affiliations, unless specifically requested by the client.

It is important to understand that this inspection is a first step towards gaining a partial understanding of the property condition. The inspector uses a systematic and limited method of inspection that attempts to identify and report issues of concern however the inspection is time limited, general in nature and subject to human error. The inspectors opinion can vary from the opinion of other persons. The inspection is very good at reducing risk but it does not eliminate risk. If these limitations or this service does not meet your needs call our office about comprehensive inspection services.

This inspection does not inspect for the presence or conditions conducive to mold and microbiologicals. If the inspector sees a suspect condition (fungus) it may be reported as a supplemental and incomplete comment, but it does not mean the inspector saw and reported all mold conditions. Unless stated, the inspection does not determine prior wetting / flooding and / or insurance histories and any comment regarding such would be incomplete. The inspector does not use special tools to detect moisture in inaccessible areas.

End of Written Report

Thank you for choosing Select Inspect. Contact our office with any questions. 214-770-6954

ASHI Member # 211804
SPCB CA # 43624



*Residential & Commercial
Property Inspection*

Digital Photographs- Supplementary to the Inspection

Photographs within this document are of random components and or conditions that may have been noted as "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 "repair / correction recommended" comments in the main report are not pictured here; some of these images may include more than one condition. For information regarding details of the components or conditions in the following images, refer to the body of the main report. This document is not to be used without the other pages of the home inspection report. This is only a complimentary addition to the inspection report, and should be viewed as such.

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



↑ darker thermal areas imply gameroom closets to have lacking insulation at exterior wall; example at right side closet



↑ darker thermal areas imply apparent missing insulation at breakfast nook vault wall & slight air infiltration at the doorway (common)



↑ darker thermal areas imply apparent lacking insulation or other "cooler" areas from suspected air infiltration discovered at vaults & recessed lights; example at breakfast nook dormer

*Residential & Commercial
Property Inspection*



↑ crack at mortar



↑ crack at stucco



↑ cracks at stucco



↑ crack at mortar



↑ undetermined flashing & sealant recommended at window lintels; example

Select Inspect™
Residential & Commercial
Property Inspection



↑ crack at stucco; & sealant needed at penetrations; master east



↑ cracks at stucco; master east



↑ cracks at south stucco

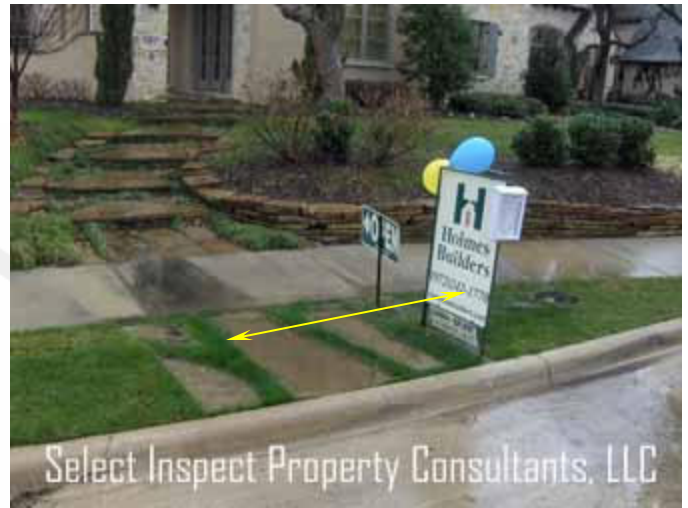


↑ close view of image at left; example location

*Residential & Commercial
Property Inspection*



↑ stucco drainage plane/screed at/below concrete grade



↑ poor drainage at front walk



↑ high soil; example



↑ high soil example & weep openings not discovered at front porch



↑ high soil at stucco; obstructed stucco weep screed/drainage; library



↑ poor drainage at rear; multiple locations & pooling water

Residential & Commercial Property Inspection



↑ poor drainage at the southeast



↑ poor drainage at the south



↑ poor drainage at the south; driveway is higher than grade; pooling water



↑ cracked tile had been patched; chipped tile noted



↑ close view of location in image at left



↑ amiss gutter slope; not draining



↑ close view of image at left



↑ deficient tile



↑ close view of image at left

*Residential & Commercial
Property Inspection*



Select Inspect Property Consultants, LLC

↑ deficient/cracked tiles



Select Inspect Property Consultants, LLC

↑ cracked tile



Select Inspect Property Consultants, LLC

↑ cracked tile



Select Inspect Property Consultants, LLC

↑ missing tile at chimney;
back side of chimneys & some other high or otherwise
concealed roof areas were inaccessible/undetermined



Select Inspect Property Consultants, LLC

↑ close view of image at left



↑ moisture staining at interior of dormer



↑ moisture staining at interior drywall



↑ close view of image at left



↑ rear porch attic did not have an access; Conditions in not readily accessible/inaccessible locations remain undetermined

Select Inspect™
Residential & Commercial
Property Inspection



↑ slight separation at rafter in single garage attic



↑ amiss insulation at gameroom northwest corner



↑ sealant needed; example



↑ sealant needed at beam penetrations



↑ sealant needed; example; close view of image at left



↑ sealant needed; example at lights & beam



↑ close view of image at left



↑ sealant needed; close view of image above

Select Inspect™
Residential & Commercial
Property Inspection



↑ sealant needed



↑ close view of image at left; openings at stucco along window; example



↑ damaged stucco/artificial stucco trim & sealant needed



↑ unworkmanlike window corner example



↑ close view of image at left; Significant issues were not discovered; monitor & maintain



↑ sealant needed at equipment penetrations



↑ close view of image at left; electrical box was also inadequately secured



↑ damaged stucco/artificial stucco & sealant needed



↑ close view of image at left



↑ sealant needed at equipment boxes/penetrations



↑ close view of image at left

Residential & Commercial
Property Inspection



Select Inspect Property Consultants, LLC

↑ sealant needed at all equipment boxes/penetrations



Select Inspect Property Consultants, LLC

↑ sealant needed at all equipment boxes/penetrations



Select Inspect Property Consultants, LLC

↑ sealant needed at equipment boxes/penetrations



Select Inspect Property Consultants, LLC

↑ sealant needed & protruding nails



Select Inspect Property Consultants, LLC

↑ close view of image at left



↑ crack at mortar & deficient electrical weatherproofing



↑ cracks at cast stone mortar; example



↑ Alarm holes at the lower portion of the window may void manufacturer warranty; ** recommended method

*Residential & Commercial
Property Inspection*



↑ inadequate seal at fireplace lintel/smoke shelf



↑ exterior door damage



↑ loosely secured stone & example location of retaining wall cracks



↑ moisture evidence/corrosion at electrical component(s); right panel



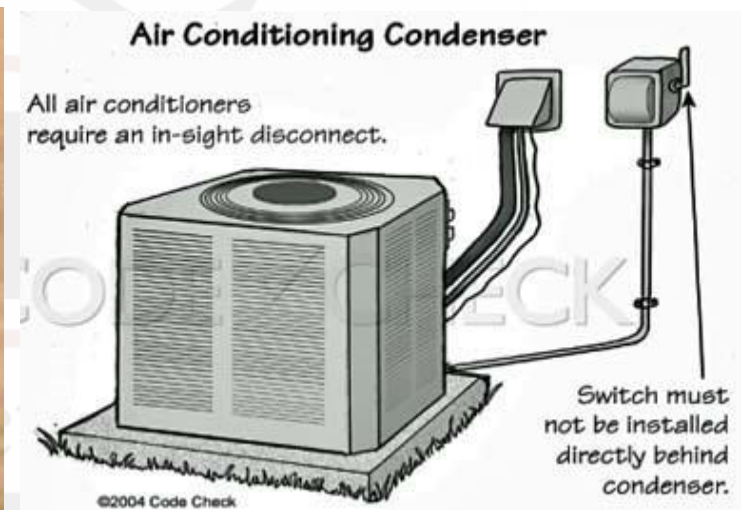
↑ excess reveal; example at gallery lights



↑ close view of image at left; may be inadequately secured



↑ incorrect location of air conditioning condenser(s) service disconnect



Residential & Commercial
Property Inspection



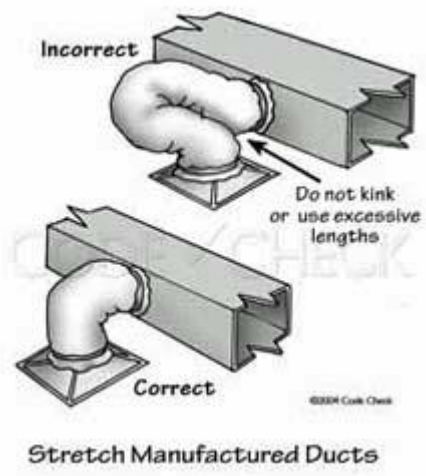
↑ undetermined conduit & wiring at front porch



↑ crimped condensate drain is prone to failure; split bath



↑ crimped air ducting; example



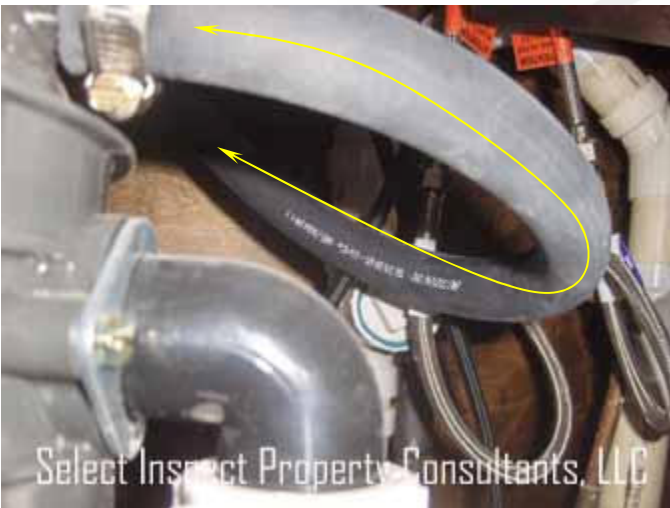
*Residential & Commercial
Property Inspection*



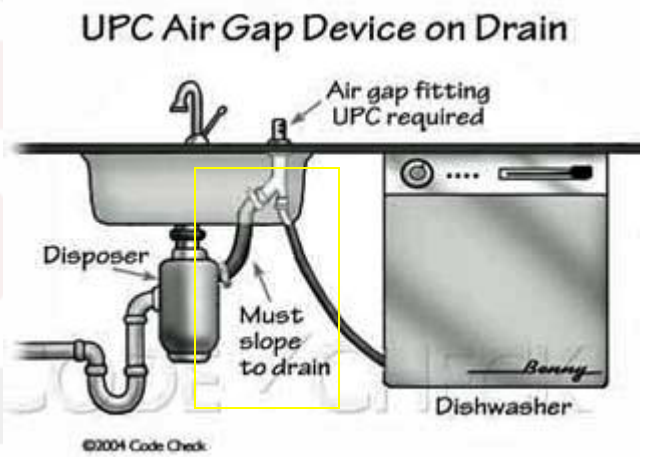
↑ incomplete mortar bed support below master bathtub



↑ two-car garage water heater; uphill (slightly) temperature/pressure relief



↑ drain for the dishwasher was improperly routed uphill; this should gravity drain from the backflow device



Residential & Commercial
Property Inspection



↑ receptacle at grill prone to moisture intrusion; front receptacle was not ground-fault circuit interrupt (GFCI) protected



↑ thin cracks & efflorescent noted at pool wall; Significant issues were not discovered; monitor & maintain.



↑ close view of image above