

Select Inspect
Property Consultants, LLC

New Home Punch-out Inspection

Prepared exclusively for:
Client



at: 123 street; McKinney, TX 75070

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

Thank you for choosing Select Inspect.



Sincerely,

Bruce W. Carr

214-770-6954

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

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Preface

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

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

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

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

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

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

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

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 May 22, 2011 for your builder warranty inspection. 214-770-6954

Site Conditions

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

obstructions/modifications

Weather: Temp: 85 - 90 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

September 15, 2010

Building plans discovered on site: yes no partial

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

- Concrete cracks were discovered at the garage floor; the discovered cracks did appear to extend through the perimeter beam of the foundation at the west & southwest.
- Frieze-board separation noted at the northwest & front porch.
- Separation of the garage door frame from adjacent siding/brick was noted. This is common, though it does indicate some foundation movement has occurred. Separations were approximately 1/8 of an inch at the time of inspection. Monitor, and if the cracks grow, you should consider having a specialist examine the area.
- Mortar cracks noted at the garage northeast.
- Drywall crack noted at the wall of the family room adjacent the bedroom hall & ceiling of the northeast bedroom.
- 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

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.

Exterior window sills did not have a recommended 15° slope for drainage at multiple locations; slope at random locations was approximately 1-5° Condition & appropriateness of flashing & substrate components is undetermined at locations other than visible open sections around the master bathroom window.

Master bathroom window area was incomplete.

Mortar and debris was noted between the exterior brick veneer and wall structure; this will impede designed drainage of condensate within the wall void.

Tape-seal at window master bathroom was deficient; seen around the master bathroom window, where the wall veneer was not present.

For the above four conditions: If the person/firm responsible for this condition is unwilling to correct it, you should obtain from them documentation stating that they will unconditionally warrant proper performance & if there is ever an issue with this component/system due to the current configuration, all related repairs will be at their sole expense.

The steel lintel at the garage appeared to be deflected slightly; possibly from the brick load above. Brick and mortar cracks were observed above the overhead door. This condition appeared to be slight structural steel deflection, but not foundation related. Monitor this item periodically and repair if / when needed. In the limited time the inspector is at the home, it is difficult to determine whether the conditions are ongoing, have recently occurred, or at what time in the past they were active. We recommend that you observe the area(s) over time. If issues are discovered, you should contact a specialist to examine the situation, and prescribe options for permanent repair.

Condition & appropriateness of the wall voids & related components such as vapor barrier, air space, drainage plane, potential mortar/debris obstructions, etc are mostly 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.

Condition & type of lintel & presence/absence of appropriate flashing/& drainage plane remains undetermined in concealed locations.

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

- ✦ Swale areas do not appear to properly direct water offsite at the west. This often promotes poor drainage conditions that would be conducive to foundation movement and wood destroying insect/pest activity. Modifying and compacting swales or installing area drains to properly direct water to an appropriate offsite location necessary.

Guttering/Roof Drainage

- ✦ Gutter-downspout near the front porch terminates against the home. Recommend adjusting to direct water away from the home.
- ✦ Various splash blocks were noted as being reversed. Technically, the “closed end” of the block should be furthest from the home (to splash and disperse water), and the open end should be directly below the gutter-downspout termination. This is a common error.
- ✦ Gutter down-spout was missing at the southeast; appeared to have been removed for work in progress at the master bathroom exterior; be sure to have this reinstalled prior to closing.
- ✦ Gutter-downspouts/drains should terminate at least 6 feet away from the home. This is intended to control erosion that can adversely affect the foundation; especially in areas of expansive soils or easily eroded soil such as sandy loam. However, above ground extension components are often obstructive to lawn equipment and traffic and may be prone to damage. As long as water is directed to an appropriate location at least 6 feet from the home, the need for extensions is very subjective.

Roofing

- ✦ Drip-edge-flashing was not correctly cut & or folded at various rake/eave corner locations. Technically, the higher (rake) edge would be atop the lower (eave) section, without excessive gaps or exposed roof deck; this aids in consistently directing water upward and out, in the event driving rains get below the shingles.
- ✦ NOTE: The roof appears young or new; that does not mean it is definitely weatherproof. Monitor roof penetrations such as skylights, vertical walls, plumbing vents and flues, chimneys, or flashing details especially during heavy rains or ice & snow. All new and older roof systems should be inspected during a variety of wet weather conditions for leaks, blown-off or damaged shingles. It is common for all roof systems to require periodic repair. Roof performance during weather different than that on the day of inspection is undetermined.

Attic**Access:**

- ✦ Monitor; provide routine service, and maintain.

Structure:

- ✦ Proper firestopping provisions were not present or are deficient in the attic area surrounding the metal fireplace flue. Consult a chimney/fireplace repair specialist for options.
- ✦ There was not a clear, solid (having no gaps), unobstructed 24” floored pathway to the mechanical system(s) from the access. This is considered a safety risk for persons examining or servicing the mechanical systems (HVAC, water heater, etc).
- ✦ There was not a clear, solid (having no gaps), unobstructed, 30” floored service area at the main service side of one or more mechanical systems in the attic(s). This is considered a safety / accessibility concern for persons examining or servicing the mechanical systems (HVAC, water heater, etc).
- ✦ Most areas were not directly accessible, as decking (attic floor) was limited.

Insulation:

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

Attic Ventilation:

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

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

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

Cabinetry/Countertop:

- Upper trim was missing at the kitchen/breakfast nook upper cabinet.
- Counter top was missing at the laundry room.
- 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 damaged drywall noted below the air conditioning primary condensate drain trap.

Floor:

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

Exterior Walls

- “Z” flashing was not present, not visible, or deficient above siding clad doors & windows. This is recommended to direct water out and away from the interior substrate/envelope.
- Exterior lights should be properly sealed to prevent moisture intrusion and related corrosion / overheating possibilities of the electrical components. NEC 410-4 & IRC E3905.
- Recommend caulking vertical siding / trim joints.
- Windows need caulk touch-up / repair at exterior perimeters
- Openings exist; Stone & brick was not adequately finished/trim was short cut or otherwise did not adequately cover at multiple locations including front porch gable, garage gable, northeast bedroom, rear porch
- Chimney was incomplete; sealant & paint remain needed.

Doors**Interior:**

- Laundry room door knob was missing
- North bedroom closet door latch was obstructed.
- East bedroom door was tight, but otherwise operable

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

Windows

- Exposed master bathroom window was not nailed in accordance with manufacturer specifications; manufacturer nail holes were not used & cracks may occur; suspect similar conditions may exist at other (concealed) window locations.
- Master bathroom was inadequate at the exposed master bathroom window; suspect similar conditions may exist at other (concealed) window flashing.
- NOTE: Some windows were partially inspected or had limited access, due to furnishings, lighting conditions, window treatments, etc. Some conditions may remain undetermined.

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

- ✦ Proper firestopping provisions were not present or are amiss in the attic area surrounding the metal flue. Consult a chimney/fireplace repair specialist for options.

Chimney / Chase:

- ✦ Chimney siding and or trim is in need of caulk and paint repair.

Cap / Crown:

- ✦ The exterior of the metal flue cap could use rust inhibitive paint / coating to resist corrosion. Immediate repair needs are subjective.

Fireplace Gas:

- ✦ Gas starter pipe was not allowing gas release with operation of the gas valve. The pipe does not appear to be slotted or drilled.

II. ELECTRICAL**Electrical Service**

- ✦ Electrical ground rod was not flush with the grade (very slight, but technically incorrect). "Electrical ground rod shall have at least 8' of length in contact with the soil and the upper end of the electrode must be flush with / below ground level unless above ground portion and grounding electrode conductor attachment is protected against physical damage. NEC 250-52 (c) (3)". This includes rod electrodes installed inside through concrete slabs.
Grounding rods are typically sold as 8 foot lengths; since the upper end of the rod has been left above grade, it is most likely not in contact with the soil for 8 feet as required. Since much of the rod is buried, the suspected condition cannot be confirmed nor discredited during this limited visual inspection. The grounding electrode connection is prone to physical damage and should be protected and secured to the structure or service riser. The rod should be covered with compacted soil or driven deeper into the soil. A grounding rod that protrudes from the ground / grade may also present an impalement hazard. Repair options are limited; and though this is technically incorrect, proper installation methods are rarely discovered, and frequently ignored by installers and city building code officials.

Electrical Panel(s)

- ✦ This new home only has arc-fault-circuit protection serving bedroom circuits. As of 2009, the National Electric Code (NEC) requires Arc-Fault protection (AFC) at circuits serving: *family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms and areas*. This code requirement may not have been in force in this city during construction, as many cities do not adopt new codes (updated every three years) until 2-5 years or more after the "new" code is released. If concerned, you may consider checking with your local building/code enforcement department.

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

- ✦ **ADVISORY:** GFCI protection was not present or operable at the garage ceiling (garage door operator receptacle(s)). Texas Real Estate Commission standards require GFCI protection at all locations as described in the 2009 NEC (National Electric Code); 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. GFCI receptacle(s) at garage locations for refrigerators and garage door operators will be prone to nuisance tripping. If you sell the home in the future, a third-party inspector for the buyer may be required to report the condition as a deficiency; although it meets the code of the period of construction.
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, 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.

Outlets:

- ✦ Inadequately secured receptacles noted at the front bedroom.

Lights:

- ✦ Front porch, master bathroom, garage, family room, hall bathroom bulbs or fixtures were not functioning as intended at the time of inspection. It is recommended that all fixtures be made operable prior to closing. This typically is corrected by replacing the light bulbs, though it is possible the fixture or other component may be amiss / deficient.

Switches:

- ✦ Cover at the attic was damaged.

Smoke detection device:

- ✦ Operable

Other Electrical:

- ✦ Water pipes & flue at the water heater were not continuously bonded electrically
- ✦ Cover was not properly secured at the junction box for the door bell transformer in the attic.

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

- ✦ Condensate lines were not adequately insulated: Mildew and or accumulation of moisture was noted as present on or below the primary condensate line(s), and / or staining present at attic components below the traps. This may be prone to related moisture damage to attic flooring, insulation, drywall, and other attic / interior building components. Recommend addition of appropriate insulation past the trap and related components of the primary condensate line, as deemed necessary by an HVAC specialist. After that time, monitor the system / components periodically.
- ✦ Debris /insulation exists in the evaporator auxiliary pan(s) that may obstruct the auxiliary condensate line(s) in the event the primary condensate line does not function properly. The debris should be removed.
- ✦ Temperature differential between the return(s) and supply at the HVAC unit(s) was approximately 17 ° at the time of inspection; 15°-22° is generally the acceptable range.

Ducting, Vents, Plenums, & Filters

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

Thermostats Programming features are not inspected.

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

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IV. PLUMBING

Plumbing; Supply / Fixtures

Supply:

- Shut-off valve did not have recommended 3" clearance from soil. Ground box cover was missing at the front garden.
- Pressure regulator strain cap did not have recommended 3" clearance from soil.



Sink:

- Valve was amiss/deficient at the master bathroom right sink.

Toilet:

Bathtub:

Shower:

Exterior faucet:

Utility room / Other:

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

Drain, Waste, Vent

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

Water Heater(s)

- **ADVISORY:** It is recommended to have the temperature-pressure-relief tested annually, and have the temperature-pressure-relief removed and visually inspected every three years or sooner. Most manufacturers also recommend draining / flushing the water heater at least once annually. The unit was producing hot water and appeared generally operable at the time of inspection. Recommend having the unit(s) fully examined and serviced by a plumber at least every 2-3 years for routine maintenance. Average life of a water heater is 10-12 years.

V. APPLIANCE & OTHER**Dishwasher:**

- ✦ The anti-siphon device at the dishwasher was not properly routed for gravity drainage to the disposal/drain. Correction is recommended & usually simple.

Disposal:**Doorbell:****Dryer vent:****Exhaust fan(s):**

- ✦ The bathroom /laundry fans appear to vent to the exterior. Condition of inaccessible tubing and other components is undetermined. Otherwise operable

Garage door operator:

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

Kitchen vent:

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

Microwave:

- ✦ Operable

Oven:**Range / stove:**

- ✦ Operable; gas shut-off-valve located behind the unit

Irrigation (sprinkler system)

- ✦ Design / location of the zones is unworkmanlike; zone 4 was for the east & west. Ideally any individual zone would not provide coverage at north and west, north and south, east and west, or east and south; since the hottest areas in this region will be at the south and west sides of the home, these areas tend to dry faster and require different watering schedules than north and east. Correction / improvement would be prudent.
- ✦ Broken tubing noted near the driveway northeast corner
- ✦ Refer to your "Guide to Your Home Inspection" for information related to irrigation maintenance and watering tips for your foundation.

Gas Components:

- ✦ Movement at the gas meter was not evident when tested. Leakage between the meter and interior pilots / valves was not found. This portion of the system appears satisfactory. Monitor this item periodically and repair if / when needed.

Wood Destroying Insects:

- ✦ Pretreatment for termites is suspected at this property. 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

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Limitations & Scope of Inspection Statement

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

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

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

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

By accepting and relying on the information within these documents, the client expressly agrees to all agreements and limitations herein.

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

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

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

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

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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



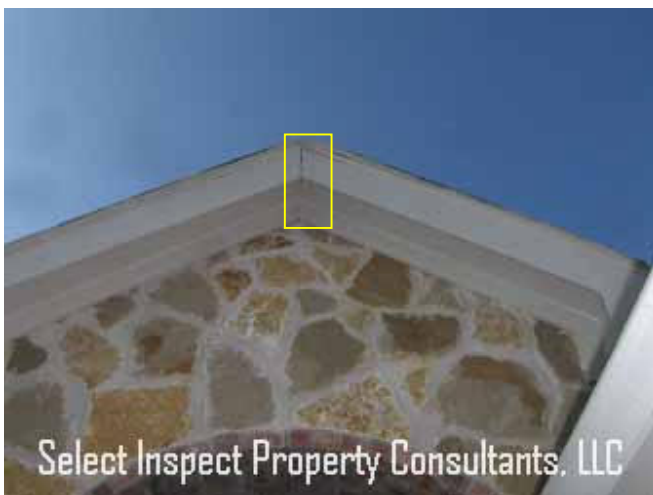
Digital Photographs- Supplementary to the Inspection

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



↑ pooling water at west swale; Monitor; should drain within 48 hours of rain



↑ frieze-board separation at front porch gable

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↑ mortar cracks at garage left



↑ sag/mortar cracks at garage overhead door



↑ frieze-board separation at northwest/garage



↑ garage overhead door frame separation at right

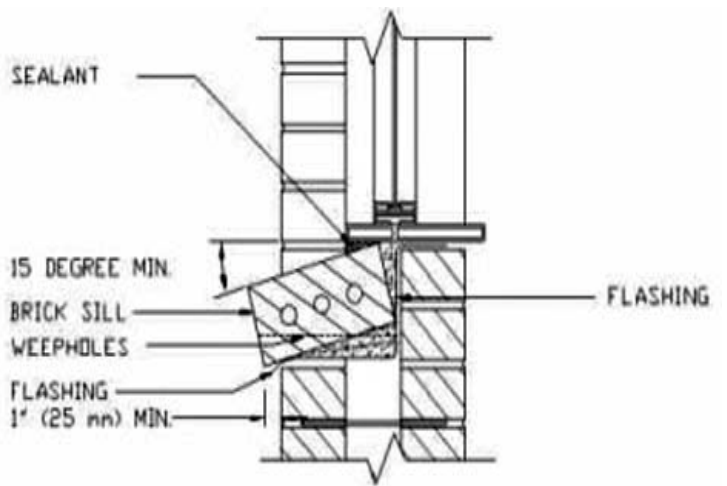


↑ garage overhead door frame separation at left

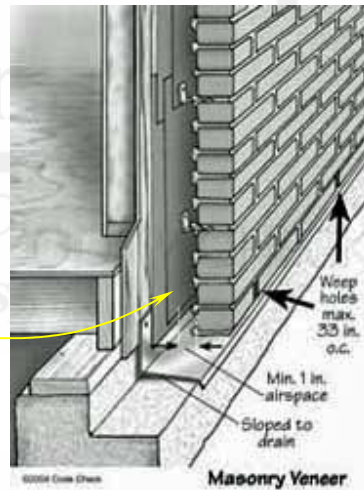
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Property Inspection



↑ brick ledge(s) had inadequate slope; example



↑ debris in wall void



↑ debris in wall void



↑ debris in wall void



↑ debris in wall void

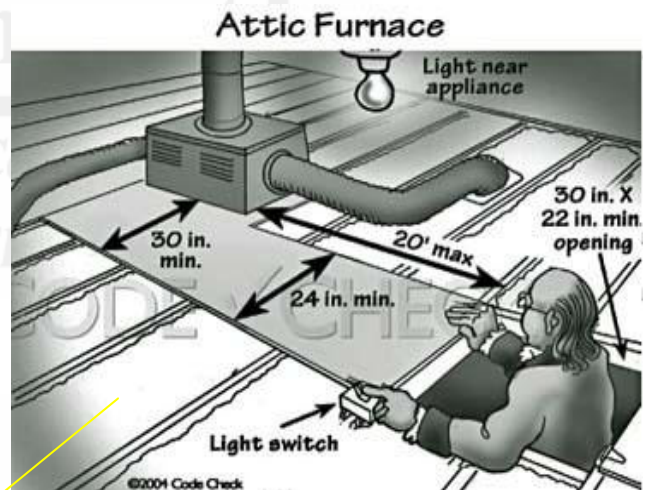
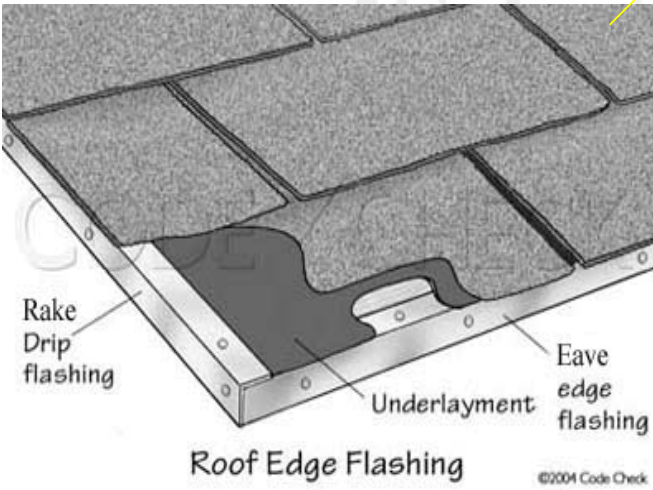
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↑ unworkmanlike drip edge/felt; corners should have no gaps & rake (diagonal) edge & roof felt should be atop the eave (lower) edge flashing



↑ unworkmanlike drip edge flashing at front gable



↑ there should be a minimum 24" pathway to the HVAC from the top of the access, with no gaps or obstructions



↑ 30" unobstructed service area was amiss at the HVAC



↑ fire-blocking was amiss/deficient at the fireplace flue/chase



↑ opening exists at rear porch



↑ close view of image at left



↑ damaged siding at rear porch door area



↑ opening & short cut siding exist at rear porch



↑ close view of image at left



↑ short brick/openings exist; garage



↑ short brick/stone; openings exist; northeast bedroom/front porch



↑ openings & mortar cracks; front porch under right eave

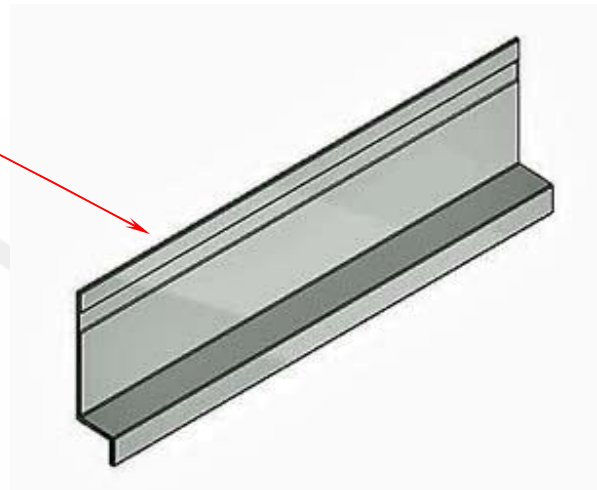


↑ openings & mortar cracks; front porch under left eave

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↑ missing z-flashing; example locations & unsealed trim/siding joints



Z-flashing



↑ deficient window tape seal needs replacement



↑ unworkmanlike nailing of windows; example; suspected most/all other windows also incorrect.

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



↑ damaged switch cover & excess reveal at junction box; attic



↑ electrical bond was not continuous above plastic compression fittings or at flue; water heater



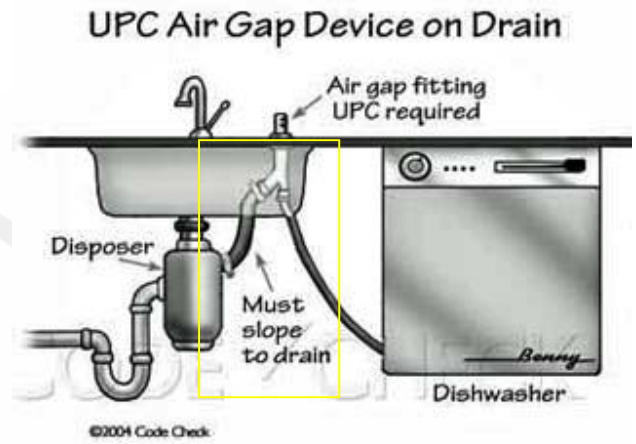
↑ debris in air conditioning auxiliary pan & non-insulated primary condensate drain



↑ active condensate dripping & moisture damage at ceiling drywall below the primary condensate drain trap



↑ inadequate insulation at hot water piping, adjacent the attic access



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



↑ irrigation tube was damaged near the driveway at this location

