

Select Inspect

Property Consultants, LLC

New Construction Phase Inspection

Prepared exclusively for:

Client



at: **123 New Street; McKinney, TX 75071**

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

Thank you for choosing Select Inspect.



Sincerely,

Bruce W. Carr

214-770-6954

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Thursday, October 21, 2010

This inspection was performed at the framing stage. Portions and components of the home, not specifically noted in this document were excluded from the inspection. Changes in conditions are common throughout the building process, and some modifications should be expected.

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

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.

Property faces: **East**

Weather: Temp: 60 - 70 Degrees approx. Dry Light Rain Rain Recent Rain Stormy Ice / Snow

Visibility: Clear Cloudy 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
 Too Steep / High Wet / Rain / Slippery Deemed unsafe to walk - injury/damage risk

Fireplace: Masonry: Prefab.

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

Flue: Masonry Metal Direct Vent Undetermined

Cap / Crown: Mortar Metal Inaccessible / undetermined

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

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 / Structure

- Anchor bolt nut was missing at the single garage southeast corner.
- Unworkmanlike/bent holdown anchor at the exterior fireplace. Refer to the architect &/or manufacturer for approved correction
- Exposed post tension end(s) cap at the northwest corner should be sealed in an approved method.
- 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" at the web link emailed with your report, for information regarding foundation maintenance and monitoring.

Site Drainage/Grading

-
- Inadequate grading at the west; rear porch. Area drain should be considered; swale grading may be acceptable for drainage, though this would increase the slope of & possibly reduce effective personal use of that area of the back yard. Some form of correction is necessary.
- Form stakes & or boards should be removed from soil adjacent the structure- condition(s) discovered at the north side of two-car garage, east face of living room. This is conducive to decay and wood destroying insects; examination for wood destroying insects in related wood is recommended at the time of removal.

- Grading was not available to consistently direct water away from the structure at the west. Proper drainage provisions should be kept throughout and after the construction process

Roofing

- Converging valley at the upper southeast has inadequate slope; this small section was holding water during the inspection, & will be prone to moisture intrusion *if* there is not an adequate membrane below the shingles (such could not be visually confirmed from the roof or attic). Refer to the builder for related information & have these items documented as warrantable or arrange improvement
- Toe boards should be removed; openings in the roof surface from prior use of toe boards should be sealed.
- Debris should be cleared from the roof, as to not congest gutters (installed later) & to avoid nails from washing off & being an injury risk after future rains.
- Uncaulked, exposed fasteners noted at the upper south-southeast exposure(s).
- Chimney cap not present at this phase

Guttering/Roof Drainage:

- Gutters not present during the inspection; I believe McKinney requires these; Refer to the builder for related information; Obvious/significant deficiencies were not discovered; monitor and maintain

Attic

Access:

- ADVISORY; for ready access to attic & mechanical component(s), the ladder should have the header at the west side of the opening; you should request this prior to installation.

Structure:

- Slight sag at roof noted above the breakfast nook; framing at the interior had no obvious deficiencies such as cracks or deflection. Monitor. Obvious/significant deficiencies were not discovered; monitor and maintain

Insulation:

- Not present at this phase

Ventilation:

- Passive vents at roof & eave vents present; baffles were present to restrict obstruction of eave vents by insulation. Obvious/significant deficiencies were not discovered; monitor and maintain

Interior Structure

Stairways :

- Incomplete at this phase; Obvious/significant deficiencies were not discovered; monitor and maintain

Kitchen :

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

Breakfast nook :

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

Family room/Great Room :

- Sealant & or sheathing improvement needed at openings in the exterior wall sheathing/building thermal envelope; northwest

Dining room :

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

Living room :

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

Master bedroom :

- Sealant & or sheathing improvement needed at openings in the exterior wall sheathing/building thermal envelope; southwest

Master bath :

- Sealant & or sheathing improvement needed at openings in the exterior wall sheathing/building thermal envelope

Bedroom 2; office/exercise :

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

Bedroom 3; south :

- Sealant & or sheathing improvement needed at openings in the exterior wall sheathing/building thermal envelope at the window bench

Bedroom 4, northeast :

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

Bedroom 5; north :

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

Bath 2; downstairs hall :

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

Bath 3; up east :

- Steel plates had been added by Friday morning; However, there was only one nail per side at the braces, recommend additional nailing to resist rotation / pivoting potential; *images below taken Friday morning*



Bath 4; up north :

- Sealant needed at openings at electrical & or plumbing penetrations through ceiling/floor/wall framing

Bath 5; up west :

- Sealant & or sheathing improvement needed at openings in the exterior wall sheathing/building thermal envelope

Gameroom; north :

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

Gameroom 2; west-northwest :

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

Media room :

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

Laundry room :

- Sealant needed at openings at electrical & or plumbing penetrations through ceiling/floor/wall framing.

Garage double :

- Sealant & or sheathing improvement needed at openings in the exterior wall sheathing; NOTE: garages at this home are outside the building thermal envelope, as is common, since they are not conditioned space.

Garage single :

- sealant & or sheathing improvement needed at openings in the exterior wall sheathing

Other Interior Walls:

- Sealant & steel brace needed at openings at electrical & or plumbing penetrations through ceiling/floor/wall framing at the northeast closet/chase upstairs.

Exterior Walls & Structure

- Exterior perimeter of windows was inadequately sealed/flashed at family room, master bedroom & bath, breakfast nook, dining room, living room, bedrooms, gameroom, media room, bathrooms. Fenestrations require "effective flashing"
- Plastic moisture barrier/sheathing at upstairs north bathroom window was missing.
- Plastic sheathing at windows should be extended to the edge of the fenestration. Some were appropriate, some were short cut. Many times the plastic is cut the appropriate size, but the edges shift when the window is being put into the fenestration. This is often overlooked, though is technically incorrect and could be a potential moisture intrusion source in the future.
- Damaged (torn, cut, etc) insulation panels, wall joints, fenestrations & other openings and or penetrations of the exterior wall should be sealed with appropriate spray foam prior to brick work and finishing. Condiitons discovered at north, eave under chimney, kitchen wall, over two-car garage, family room, bedrooms, water heater component(s) penetrations at the north, two-car garage adjacent the window. (see one or more related photos)
- Rear porch southeast joist connection at the building wall was unflashed; refer to the builder for intended moisture-proofing at this location. (related image(s) at the end of this document)

Doors**Interior:**

- Not present at this phase

Exterior:

- Temporary door at front; patio door okay at this phase

Garage / Overhead:

- Not present at this phase

Windows

- Broken glass noted at the east bedroom
- Nailing was incorrect/unworkmanlike at kitchen, family room, master bedroom & bath locations. Refer to the architect &/or manufacturer for approved correction or approval.

Fireplace & Chimney

- Installed component(s) were satisfactory during the inspection; some component(s) & gas were incomplete at this phase

Porch, Deck, Carport, Balcony

- Hanger at the 4th joist/ledger connection from the north was missing one nail. All nail holes shall be filled with appropriate fasteners.

II. ELECTRICAL**Electrical Service**

- Temporary pole; okay during the inspection. Final service equipment entry not present at this phase

Electrical Panel(s)

- Satisfactory at this phase

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

- Satisfactory at this phase

III. HEAT & AIR CONDITIONING**Heating Equipment**

- Satisfactory at this phase

Cooling Equipment

- Satisfactory at this phase

Ducting

- Ducting at the master bedroom was crimped at the ceiling penetration. The air registers should be located nearer the exterior wall (west) for optimum conditioning of the space. Refer to the architect &/or manufacturer for approved correction.

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

- Auxiliary shut-off-valve not discovered

Sink:**Toilet:****Bathtub:****Shower:****Exterior faucet:****Utility room / Other:**

- Incomplete at this phase

Drain, Waste, Vent

- Vent over the kitchen remains capped; this should be removed prior to occupancy.
- Incomplete at this phase; Obvious/significant deficiencies were not discovered; monitor and maintain

Water Heater(s)

- Small section of temperature/pressure relief drain piping at the connection to the temperature/pressure relief valves was smaller than required by device manufacturer. $\frac{3}{4}$ " cpvc (hot water PVC) as found at this section is frequently used and is commonly accepted by city code around the USA, however, the $\frac{3}{4}$ " material does not meet manufacturer specific requirements. T&P valve manufacturers require that the *interior* diameter of the drain line not be less than the interior diameter of the discharge section of the valve – a standard $\frac{3}{4}$ ". The $\frac{3}{4}$ " CPVC tubing in use measures an average 0.715" interior diameter (technically .035" less than required). If CPVC is to be used it would need to be 1" O.D. cpvc to conform. Remainder of the piping was 1" o.d. & is acceptable.
- 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. Recommend having the unit(s) fully examined and serviced by a plumber at least every 2-3 years for routine maintenance. Average life of a water heater is 10-12 years.

Jetted tub

- Not present

V. OTHER: appliance, irrigation, wood destroying insect, other**Appliances**

- Not present at this phase

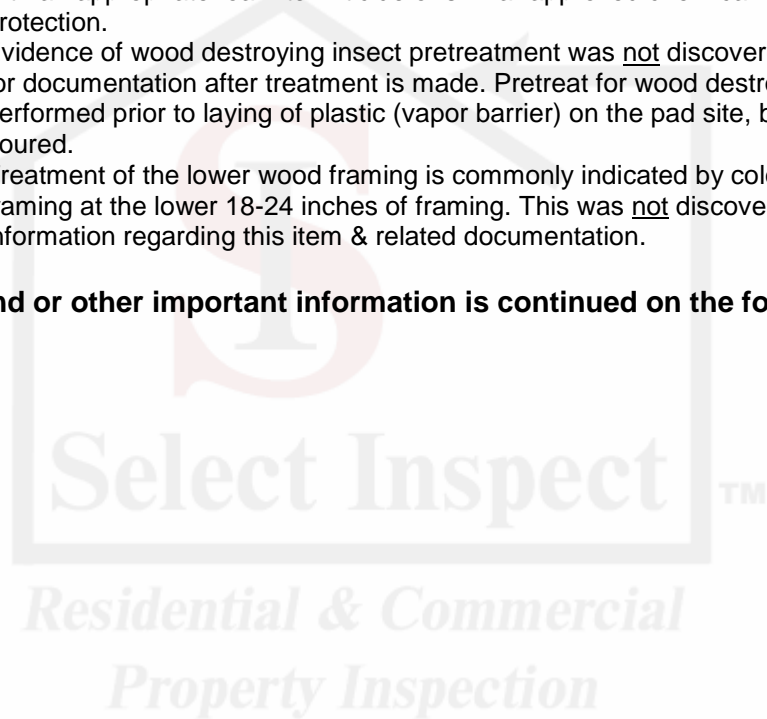
Irrigation (sprinkler system)

- Not present at this phase

Other

- Hollow plumbing stakes are a potential future entry point for termites. Recommend the pest control company performing the pretreat seal these hollow stakes and or treat the interiors with an appropriate foam termiticide or similar approved chemical for wood destroying insect protection.
- Evidence of wood destroying insect pretreatment was not discovered. Refer to your builder for documentation after treatment is made. Pretreat for wood destroying insects should be performed prior to laying of plastic (vapor barrier) on the pad site, before the foundation is poured.
- Treatment of the lower wood framing is commonly indicated by colored (dyed termiticide) framing at the lower 18-24 inches of framing. This was not discovered. Refer to the builder for information regarding this item & related documentation.

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.

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 or friend. When you meet someone buying a home, please remember to mention Select Inspect. Please call our office anytime if we may be of further service.



↑ missing anchor bolt nut single garage



↑ close view of image at left



↑ unworkmanlike hold-down strap modification; west



↑ close view of image at left



Exposed post tension end(s) at the master bedroom northwest corner



↑ inadequate / negative drainage at west; consider area drains



↑ swale at southwest appeared adequate



↑ swale at northwest appeared adequate



↑ forms remain at two-car garage & living room



↑ form board remains at two-car garage east



↑ form stake; living room



↑ form stakes; living room



↑ inadequate slope at converging valley



↑ less than 1 ° pitch; close view of image at left



↑ less than 1 ° pitch; close view of image above



↑ moisture remains at this flat/negative section



↑ debris should be cleaned from roof; example at front converging valley



↑ uncaulked, exposed fasteners upper front



↑ undetermined damage at south-southeast roof



↑ close view of image at left



↑ undetermined debris upper west-northwest



↑ close view of image at left



↑ flue caps & boots had been installed by Friday morning



↑ chimney cap not present during the inspection



↑ slight sag noted at breakfast nook roof; issues not discovered at interior/framing



↑ low window at east bedroom closet; safety advisory, depending on intended use



↑ sealant needed; example; east



↑ close view of image at left



↑ sealant needed; example; northeast closet/chase



↑ sealant needed; example; bottom of pic at left



↑ sealant needed; example; north bathroom



↑ close view of image at left



↑ sealant & bracing needed; close view of image above; Thursday



↑ sealant still needed; pipe & steel plate had been added as of Friday morning



↑ sealant needed; example; north bedroom



plates had been added as of Friday morning; see text above in the *Interior Structure* section; pg 5



↑ sealant needed; example; at east bathroom

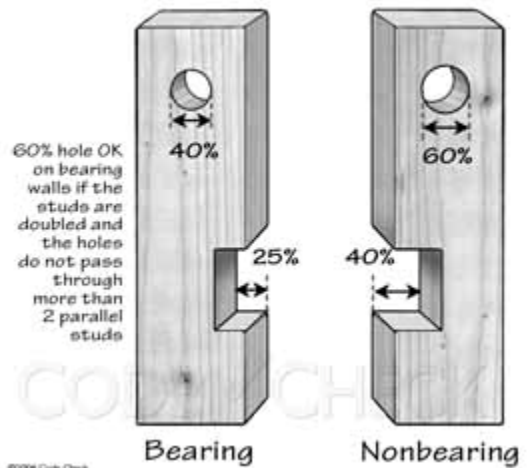


↑ *Thursday*; sealant needed; & excess notching; west bathroom; related image below ↓



↑ sealant needed; example; at south bedroom bench

Notching & Boring Studs



additional nailing of steel plates recommended ↑



↑ sealant needed; example; at family room



↑ close view of image above



↑ close view of image above



↑ sealant needed; example; at master bathroom



↑ sealant needed; example; at master bedroom southwest



↑ crimped air ducting & less than ideal air register location; master bedroom



↑ close view of image at left



↑ sealant needed; example; at family room



↑ close view of image at left



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↑ sealant needed; example; at two-car garage



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↑ sealant needed; example; at upstairs bathroom south; this window also had incomplete flashing at exterior and no visible moisture barrier
* related exterior image on page 24 lower left in this report



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↑ tape flash improvement recommended at strap-tie holddown; southeast



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↑ tape flash improvement recommended at strap-tie holddown



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↑ close view of image above



↑ better tape flash; example; east at strap-tie holddown

↑ good tape flash example; north at strap-tie holddown



↑ lintel/flashing incomplete at this phase; both garages



↑ tape flash & sealant improvement recommended



↑ close view of image at left



↑ undetermined intention of flashing this area



↑ close view of image at left



↑ tape flash & sealant improvement recommended



↑ unworkmanlike nailing of windows; example



↑ tape flash & sealant improvement recommended



↑ close view of image at left



↑ tape flash & sealant improvement recommended



↑ close view of image at left



↑ tape flash & sealant improvement recommended



↑ tape flash is below, rather than above the moisture barrier flashing



↑ tape flash & sealant improvement recommended



↑ close view of image at left



↑ tape flash & sealant improvement recommended



↑ close view of image at left



↑ tape flash & sealant improvement recommended; & example unworkmanlike window nailing



↑ window moisture barrier/flashing missing at the upstairs bathroom north window; window would need to be removed to install properly; or check with *manufacturer* for *approved alternatives*



↑ tape flash & sealant improvement recommended; east-northeast bedroom upstairs (over single garage); poor adhesion



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↑ tape flash & sealant incomplete at exhaust fan(s)



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↑ close view of image at left



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↑ kitchen vent not yet flashed/sealed during the inspection



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↑ hollow tube for plumbing support; example at master bathroom; may be a potential access location for termite(s) in the future.