

Select Inspect
Property Consultants, LLC

Inspection of New Property

Prepared exclusively for:
Client



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

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

Thank you for choosing Select Inspect.



Sincerely,

Bruce W. Carr

214-770-6954

Table of Contents

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

Preface..... 3

Site Conditions 4

I. STRUCTURE..... 4

 Foundation..... 4

 Structure 4

 Site Drainage/Grading..... 5

 Guttering/Roof Drainage: 5

Roofing 5

Attic 6

Interior (walls, ceilings, floors) 6

Exterior Walls 7

Doors 7

Windows 7

 Stairways 7

 Porch, Deck, Carport, Balcony 7

II. ELECTRICAL..... 7

 Electrical Service..... 7

Electrical Panel(s) 8

Electrical Branch Circuits (outlets, lights, switches, fans, etc)..... 8

III. HEAT & AIR CONDITIONING..... 9

 Heating Equipment..... 9

 Cooling Equipment..... 9

Ducting, Vents, Plenums, & Filters 9

 Thermostats Programming features are not inspected. 9

IV. PLUMBING..... 9

Plumbing; Supply / Fixtures 9

 Drain, Waste, Vent..... 9

Water Heater(s)..... 9

V. APPLIANCE & OTHER..... 10

Dishwasher..... 10

Disposal..... 10

 Doorbell: 10

 Dryer vent: 10

 Exhaust fan(s): 10

 Garage door operator:..... 10

 Kitchen vent: 10

 Microwave: 10

 Oven: 10

 Range / stove: 10

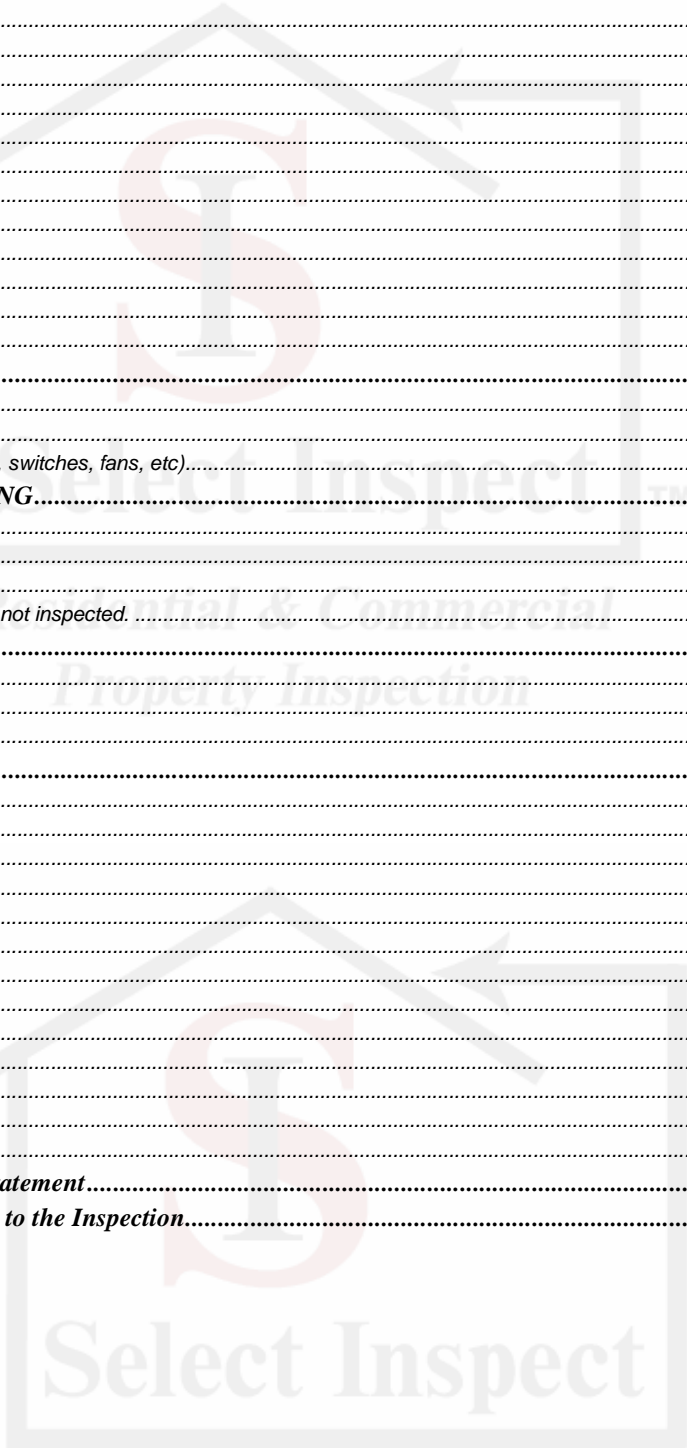
 Irrigation (sprinkler system)..... 10

 Gas Components: 10

 Wood Destroying Insects: 10

Limitations & Scope of Inspection Statement..... 11

Digital Photographs- Supplementary to the Inspection..... 12



Select Inspect™
Residential & Commercial
Property Inspection

Preface

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

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

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

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

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

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

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

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

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

REINSPECTION OF REPAIRS & RETURN VISITS TO THE PROPERTY ARE NOT INCLUDED with the original inspection fee. Reinspection will cost a minimum of \$150 to return to the property for up to one hour, & \$100 per hour (\$1.6~ per minute) after the first hour at the property, & a fee of \$1 per mile round-trip. This does not include a written report of the reinspection; a written report will cost an additional \$50.

This report was prepared for the client/purchaser of new property under a compilation of guidelines that Select Inspect feels best reflects a useful format and process of inspection regarding new construction. Our inspection for new construction is based upon the Standards of Practice of the American Society of Home Inspectors, local, regional, & nationally accepted building practices, and common building code references (past & current). This is not the Texas Real Estate Commission promulgated report form, which may contain additional sections & subsections. The TREC form is designed primarily for existing property and does not in our opinion realistically address common issues discovered in new construction. If you (the client) would like this information on the Texas Real Estate Commission promulgated report form; Select Inspect will be happy to provide that to you; with at least 2 days notice.

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

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

Please contact us a month or two before May 22, 2012 for your builder warranty inspection. 214-770-6954

Site Conditions

Property faces: **North** Vacant Model home Obstructions/modifications

Weather: Temp: 60 - 70 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

May 16, 2011 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

- Structural repair needs were not evident at the time of inspection. Cosmetic repair may be available through your builder's warranty. Settlement was indicated by the following:
- Hairline drywall crack(s) in ceilings are generally signs of settlement of the upper/roof structure & not typically foundation related, & generally not significant.
- Thin drywall cracks or separation of tape-joints at walls & corners on a young home are typically related to normal structural settlement & can occur for the first 2-3 yrs of a young/new home.
- Hairline drywall crack(s) at upper wall, ceiling, vault, corners noted at the breakfast nook northwest & downstairs hall east of the door to the garage
- Drywall nails have popped through the painted interior surfaces at the northeast bedroom downstairs. This is common, and is related to normal settling and shrinkage movements. Cosmetic repair needs would be subjective.
- Common cracking of the garage floor and or driveway concrete was noted. Monitor this item periodically and repair if / when needed.
- Slab concrete crack was noted at the rear porch
- Regularly monitor the property and its components and arrange for repair if / when needed. Repairs should be made by qualified specialists whenever possible.
- Refer to your "Guide to Your Home Inspection" provided in your folder, or attached with this report, for information regarding foundation maintenance and monitoring.

Structure

SUB FLOOR:

Obvious/significant deficiencies were not discovered; monitor and maintain

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

Obvious/significant deficiencies were not discovered; monitor and maintain

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

Exterior window sills did not have a recommended 15° slope for drainage at multiple locations; slope at random locations was approximately 3, 5, 7, 10° Repair options may be limited. Condition & appropriateness of flashing & substrate components is undetermined.

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

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

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

Guttering/Roof Drainage:

- End cap at the west was bent; Immediate corrective needs were not discovered.

Roofing

- Unworkmanlike eave/roofline joint exists with openings at the southwest.
- Nails/fastener(s) were inadequately secured (popped through shingles) at various locations. This may imply improper adjustment & use of the roofing nail gun(s) during shingle installation & or shifting of the structure & should be evaluated by a professional roofer.
- Felt paper is improperly below, rather than atop drip-edge-flashing at eaves & above rather than below at rakes. Felt is to be below the drip-edge-flashing at the rake (gable sides) but not at the eaves. This is a common roofing error and is incorrect according to the shingle manufacturer; National Roofing Contractors Association's Roofing and Waterproofing Manuals; and IRC. Evidence of leakage or failure was not seen regarding this condition at the time of inspection. Repair options are limited.
- Felt paper is cut short, rather than atop drip-edge-flashing at various valleys. Ideally, felt would be long enough to overlap the drip-edge-flashing. This is a common roofing error and is incorrect according to the Roofing Manufacturer's Association. Evidence of leakage or failure was not seen regarding this condition at the time of inspection. Repair options are limited; and best addressed when the roof is replaced in the future.
- 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.
- Drip edge flashing was noted as not properly overlapped at the southeast & northwest locations at the eave perimeter; general rule is minimum 6", though some manufacturers allow as little as 2"

- ✦ Damaged shingles were discovered at the west & south exposures
- ✦ Lifted ridge shingles noted at the rear porch.

Attic**Access:**

- ✦ The attic stairs were not installed to manufacturer's guidelines. Manufacturers recommend securing the stair to framing with 16D nails or ¼" lag screws (missing at header & footer). 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 sheer 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.
- ✦ Attic floor was deficient or not present at the top/front of the access; & air ducting is low over the access; this creates a hazard during entry and exiting the attic. Addition of appropriate deck/floor is recommended.
- ✦ Attic over many areas including rear porch were not readily accessible

Structure:

- ✦ Joist lateral bracing was cut at the garage attic access; have the architect or engineer examine & either approve or prescribe repair. Obtain documentation of their decision
- ✦ 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).
- ✦ The attic(s) were not fully accessible due to lack of decking & HVAC obstructions. The attic areas were inspected from limited decked areas only.
- ✦ Nails protrude from attic floor & may be an injury hazard for service people.

Insulation; wall & ceiling (attic):

- ✦ Thermal imaging indicated areas that may have deficient insulation, air barrier/sealant, & or ventilation deficiencies at family room, master, master closet, foyer & commonly found general areas including vaulted corners (walls & ceilings), framing convergences, perimeter floor sills, electrical switches & receptacles adjacent exterior walls, & plumbing & HVAC chases.
- ✦ Insulation is inspected in a very general manner from limited accessible locations; Conditions in not readily accessible/inaccessible locations remain undetermined; this is general in nature & is not a comprehensive investigation of all areas.

Attic Ventilation:

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

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

- ✦ Obvious/significant deficiencies were not discovered; monitor and maintain
- ✦ NOTE: Multiple cosmetic details that could use touch-up were marked with easy-release blue tape

Cabinetry/Countertop:

- ✦ The kitchen sink(s) is installed with the counter overlapping the sink edge. This is called a "fouling area" and is prone to unsanitary bacterial accumulation under the edge, and is difficult to keep clean for food preparation / sanitation concerns. Fungus or bacteria may be present in the overlapping edges. Options are limited. Caulking the joint may improve the condition, though ideally the counter should be cut to not overlap the sink. At the least, keep the area clean and monitor the caulked joint for touch-up/repair needs. (UPC 401.1)
- ✦ Master bathroom lower left drawer was unsquare.
- ✦ Debris remains atop the work-station cabinets.
- ✦ Master bathtub access doors were not flush; not square
- ✦ Granite countertops, if present, are not tested for presence of or levels of uranium or radiation. Related information can be found at: <http://selectinspect.com/links1.htm#radonlink>

Ceiling:**Floor:**

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

Exterior Walls

- Openings noted at the upper north-northwest & at east trim.
- Multiple trim & frieze-board trim were inverted/ back-side-out.
- Patio windows were uncaulked.
- Windows need caulk touch-up / repair at exterior perimeters
- Exterior lights should be properly sealed to prevent moisture intrusion and related corrosion / overheating possibilities of the electrical components. NEC 410-4 & IRC E3905.

Doors**Interior:**

- Interior doors were unsquare and ghosting (self-swing open/closed) at the southeast bedroom.
- Handles were missing at the dining room/study

Exterior:

- Viewing glass (peep-hole) or sidelight was not present at the front doorway. This is recommended to allow occupants to determine who is at the door before opening- Potential safety concern.
- Garage door was unsquare.
- Weatherstrip was missing at the garage doorway
- 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:

- 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

- Window glass is cracked at the master right. Correction / improvement would be prudent.
- Southeast upstairs bathroom window appeared scratched.
- Garage gable window was drilled through the glazing, fram/sill, & flashing. Reason undetermined.
- NOTE: Some windows were partially inspected or had limited access, due to furnishings, lighting conditions, window treatments, etc. Some conditions may remain undetermined.

Stairways

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

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

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

Porch, Deck, Carport, Balcony

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

Electrical Service

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

Electrical Panel(s)

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

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

- ✦ GFCI protection was not present or operable at all NEC 2009 required locations. Texas Real Estate Commission standards require GFCI protection at all locations as described in the 2009 NEC (National Electric Code); these locations include: all kitchen counter top receptacles, bathroom, utility, laundry & wet bar sink receptacle(s) located within 6 feet of the outside edge of the sink, crawl space, outdoor locations, all garage locations, including the garage ceiling. GFCI receptacle(s) at garage locations for refrigerators and garage door operators will be prone to nuisance tripping.
NOTE: If you decide to put the garage ceiling (garage door operator receptacle(s) on a GFCI circuit-Be aware; It can be argued that garage door operator(s) on a GFCI could be a life safety/intrusion concern. Consider this; if in the event the related GFCI tripped, the homeowner could not open the garage door operator from the car, having to exit the car at the driveway or street. Should this occur at night, there would be a more inviting situation for burglars, rapists, etc.
The NEC & Texas Real Estate Commission apparently did not consider this. If you sell the home in the future, another inspector may be required to report this as deficient.

Outlets:

- ✦ NOTE: Childproof covers were present at some locations. These covers are not all removed, and related outlets were not all inspected. Some conditions remain undetermined.

Lights:

- ✦ Fixtures were poorly secured at the downstairs bathroom Examination of all electrical components at this property should be performed by a qualified, professional tradesman; correction of any & all discovered deficiencies should subsequently be arranged and performed prior to closing.
- ✦ Fixture(s) at front 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.
- ✦ Master bathroom fixtures were not aligned at the same height.
- ✦ Downstairs bathroom fixture was askew.

Switches:**Smoke detection device:**

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

Other Electrical:

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

Electrical wires/cables shall not be routed along walking surfaces or in any location prone to traffic damage. (E3702)

III. HEAT & AIR CONDITIONING

Heating Equipment

- ✦ Operable

Cooling Equipment

- ✦ Operable

Ducting, Vents, Plenums, & Filters

- ✦ Crimped and or partially constricted ducting was noted at multiple locations. Tight strapping or sharp turns can restrict efficient airflow. Correction / improvement would be prudent.
- ✦ Ducts in various sections are inadequately secured. Repair would likely improve HVAC efficiency. You should contact an HVAC specialist to examine all related HVAC components and recommend improvement, repair or replacement options as needed.

Thermostats Programming features are not inspected.

- ✦ Reset to as found.

IV. PLUMBING

Plumbing; Supply / Fixtures

Supply:

- ✦ Pressure regulator strain cap did not have recommended 3" clearance from soil.
- ✦ Shut-off valve did not have recommended 3" clearance from soil.
- ✦ Water piping was not adequately insulated at various locations (IRC 2603)
- ✦ Upstairs bathroom southeast hot at the shower had low flow as compared to other fixtures
- ✦ NOTE: Water pressure was approximately 65psi; 40-80 psi is recommended range.

Sink:

Toilet:

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

Bathtub:

- ✦ Upstairs bathroom southeast faucet leaks when in "off" position
- ✦ Master bathtub was inadequately supported below.

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)

- ✦ The temperature-pressure-relief valve piping was smaller than required by temperature/pressure relief device manufacturers for this application; 3/4" cpvc (hot water PVC) as found in this home is frequently used and is commonly accepted by city code around the USA, however, the 3/4" material does not meet manufacturer specific requirements. T&P valve manufacturers require that the interior diameter of the drain line not be less than the interior diameter of the discharge section of the valve – a standard 3/4". The 3/4" CPVC tubing in use measures an average 0.715" interior diameter (technically .035" less than required). If CPVC is to be used it would need to be 1" O.D. cpvc to conform to IRC P2803.6.1.

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.
- ✦ Dishwasher Not present

Disposal:

- ✦ Debris present in the device.
- ✦ The clamp to secure the electrical wires where they enter the disposal unit was amiss / deficient. Repair is recommended.

Doorbell:

- ✦ Operable

Dryer vent:

- This inspection is limited to accessible and visible sections and components only. This inspection does not determine length, code compliance, or presence of obstructions or damage to inaccessible components.*
<http://www.csia.org/HomeownerResources/ClothesDryerVentSafetyTips/tabid/113/Default.aspx>
- ✦ Obvious/significant deficiencies were not discovered; monitor and maintain

Exhaust fan(s):

- ✦ The bathroom /laundry fans appear to vent to the exterior as implied by vent covers at the exterior wall(s). Condition of inaccessible tubing and other components is undetermined.

Garage door operator:

- ✦ Not present

Kitchen vent:

- ✦ Not present; cover missing at exterior

Microwave:

- ✦ Not present

Oven:

- ✦ Not present

Range / stove:

- ✦ Not present

Irrigation (sprinkler system)

- ✦ Operable. 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

Limitations & Scope of Inspection Statement

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

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

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

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

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

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

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

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

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

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

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

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

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

End of Written Report

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

ASHI Member # 211804
SPCB CA # 43624

Residential & Commercial
Property Inspection



Digital Photographs- Supplementary to the Inspection

Photographs within this document are of limited components and or conditions that may have been noted as “deficient”. These are included to be used as a partial visual aid in assistance for a better understanding regarding some of the components / conditions that were noted in the inspection report. All “deficient / correction recommended” comments in the main report are not pictured here; some of these images may include more than one condition. For information regarding details of the components or conditions in the following images, refer to the body of the main report, the Limitations pages of this report, and the “Guide to Your Home Inspection”. This document is not to be used without the other pages and documentation related to the Property Inspection Report.

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

If Thermal images are included; the following applies:

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

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

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

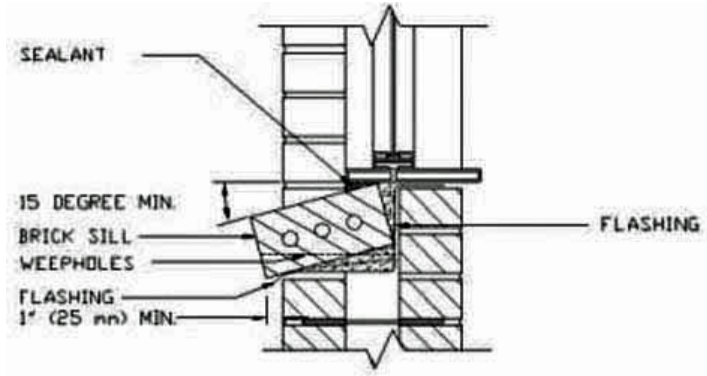
Basically, when observing the Thermal images the following applies: brighter colors (red, orange, yellow, white, etc) have more heat & darker/blue-tone colors (blue, green, purple, etc) have less heat / cooler.

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

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

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

DIGITAL PHOTOGRAPHS; Supplementary to this Inspection Report



↑ brick ledge(s) had inadequate slope



↑ raised shingles



↑ damaged shingle tabs



↑ damaged shingle tab & inverted trim



↑ short lap at drip edge flashing



↑ close view of image at left



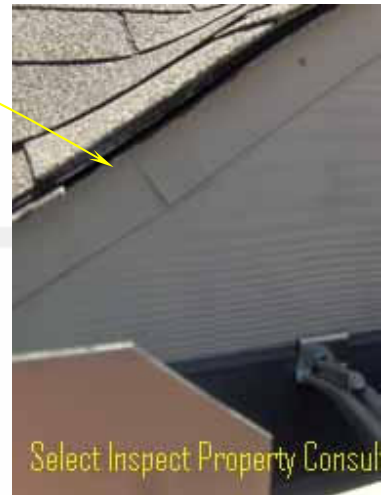
Select Inspect Property Consul

↑ short roof underlayment & short drip edge flashing lap



Select Inspect Property Consul

↑ close view of image at left



Select Inspect Property Consul

↑ close view of image at left



Select Inspect Property Consultants, LLC

↑ Popped nail/fasteners & worn shingles at the west



Select Inspect Property Consul

↑ deficient roof underlayment & drip edge flashing; over media room window



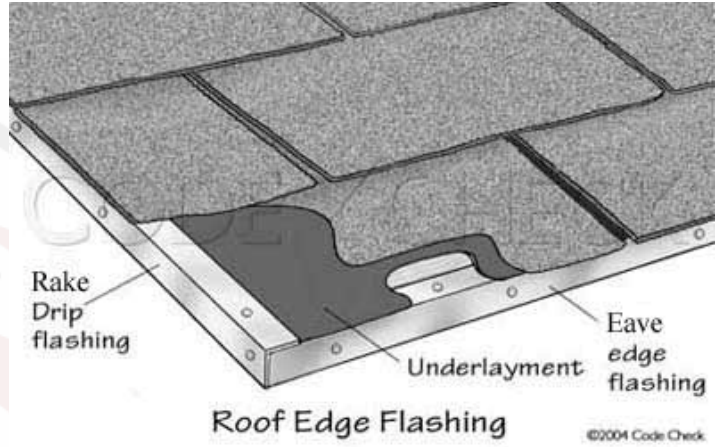
Select Inspect Property Consultants, LLC

↑ unworkmanlike roof underlayment under drip edge flashing

Inspect™
& Commercial
Inspection
S
Select Inspect Property Consultants, LLC
Residential & Commercial
Property Inspection



Select Inspect Property Consultants, LLC



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



Select Inspect Property Consultants, LLC

↑ unworkmanlike eave/roof connection; openings & visible decking



Select Inspect Property Consultants, LLC

↑ close view of image above



Select Inspect Property Consultants, LLC

↑ close view of image above



↑ deficient attic stair install; missing proper fasteners



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



↑ protruding nails near attic access & primary condensate drain is prone to damage in this location



↑ gaps at attic floor service area



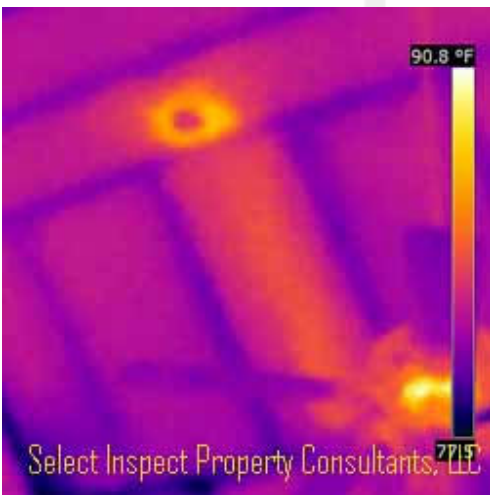
↑ protruding nails, may snag/cut service personnel



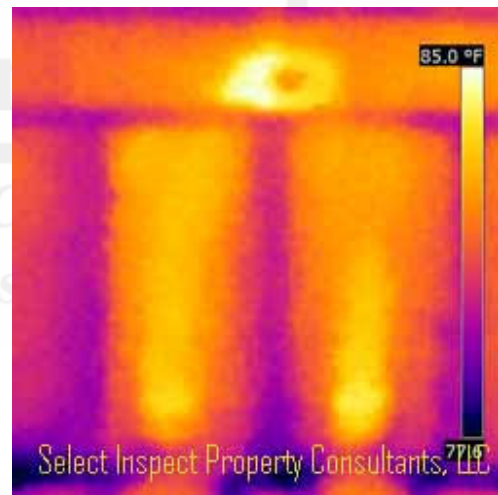
↑ lateral joist bracing cut at garage attic hatch



↑ Thermal imaging implies minimal energy loss at the family room



↑ Thermal imaging from square above left



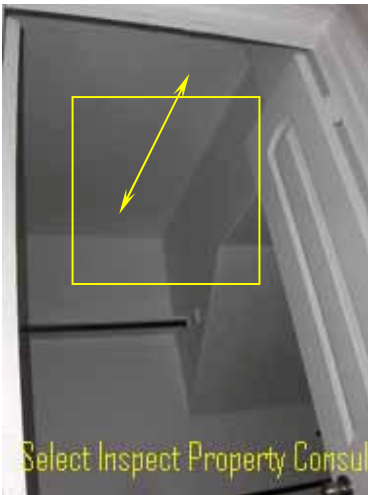
↑ Thermal imaging from square above right



↑ Thermal imaging implies energy loss at master



↑ Thermal imaging from square at left



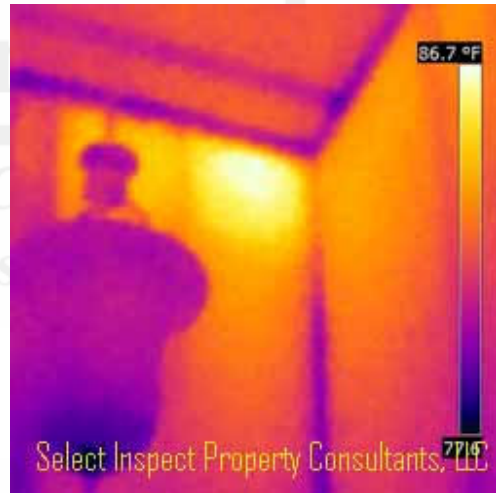
↑ Thermal imaging shows energy loss & or moisture at master closet



↑ Thermal imaging from square at left



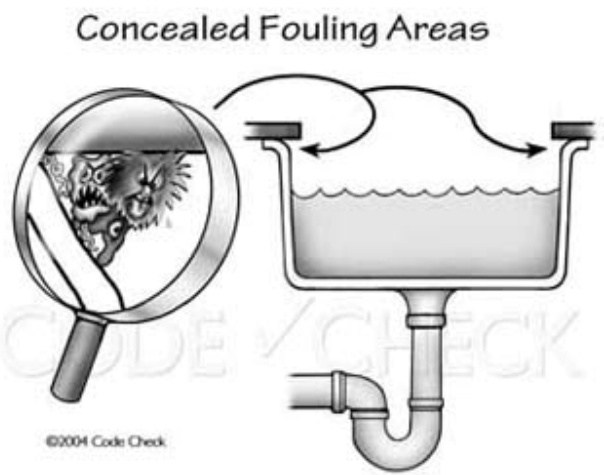
↑ Thermal imaging implies energy loss at foyer; closet window adjacent this at the upstairs



↑

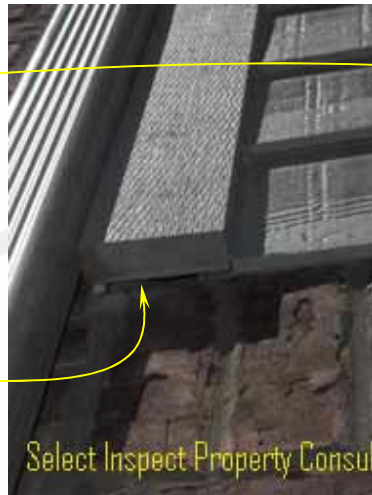


↑ fouling area at kitchen sink is prone to bacterial contamination





↑ openings & inverted trim



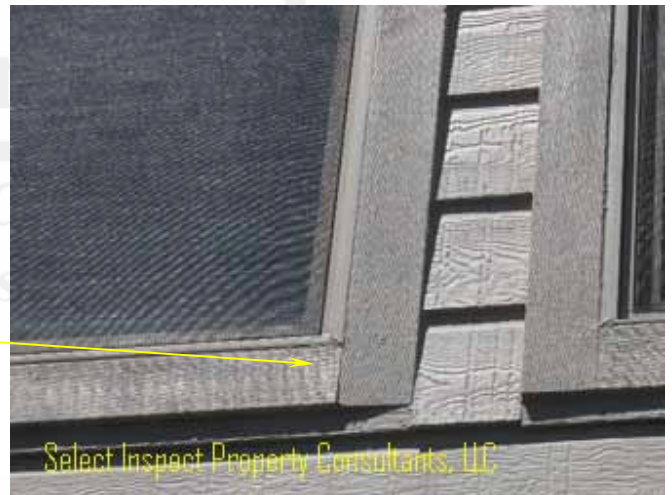
↑ close view of image at left



↑ close view of image at left



↑ unworkmanlike-uneven window trim; also reversed – inverted at all trim on this side of home.



↑ close view of image at left



↑ gap over rear upstairs window; frieze-board & some trim here also reversed



↑ opening; upper front



↑ close view of image at left



↑ bent gutter end prone to cap leakage; west near the air conditioning condenser(s)



↑ drilled window & flashing; undetermined reason; garage attic

Inspect™
& Commercial
Property Inspection

Inspect™

Residential & Commercial
Property Inspection



↑ dent & cracked paint; early rust starting; electrical meter; immediate corrective/improvement needs may be subjective.



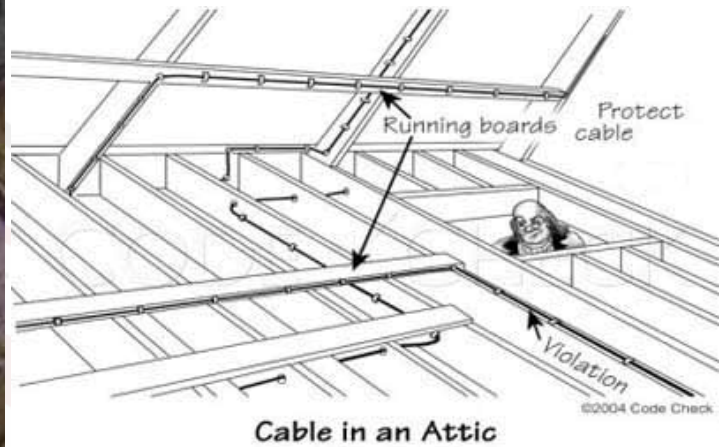
↑ incorrect location of air conditioning condenser(s) service disconnect; inadequate clearance of electrical panel for service personnel



↑ uneven master bathroom lights –spacing over mirrors was inconsistent; east sink



↑ south sink



↑ electrical wires in the attic shall be adequately protected within 7' of attic stairs & electrical wires in the attic shall be adequately protected within 6' of attic scuttle & electrical wires/cables shall not be routed along walking surfaces or in any location prone to traffic damage



↑ crimped & inadequate support of air ducting; example



↑ crimped air ducting; example



↑ crimped air ducting; example



↑ crimped air ducting; example



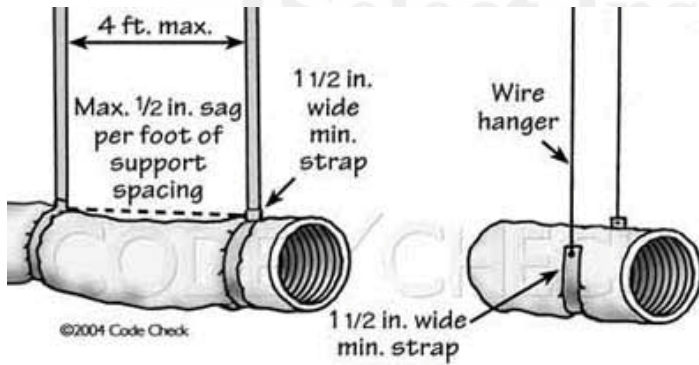
↑ crimped & inadequate support of air ducting; example at garage attic



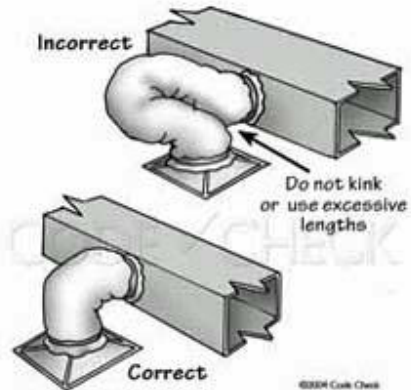
↑ close view of image at left



↑ close view of image at left



Manufactured Duct Support



Stretch Manufactured Ducts



↑ water shut-off-valve location



↑ pressure reducing valve had inadequate clearance from soil; Shut-off-valves require 3" clearance from soil





↑ unworkmanlike securing of plumbing pipe; insulation amiss; garage attic



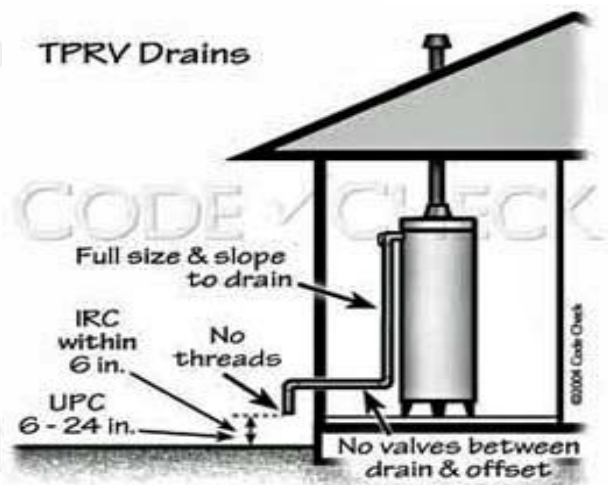
↑ inadequate support of master bathtub

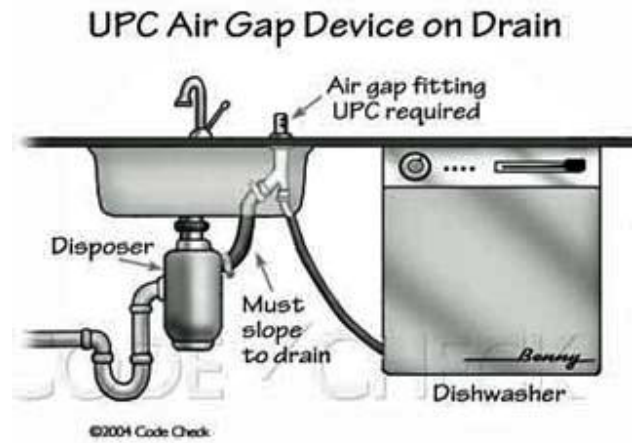


↑ inadequate support of master bathtub



↑ water heater temperature/pressure relief piping was smaller than required by the device manufacturer





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