

Select Inspect
Property Consultants, LLC

Inspection of New Property

Prepared exclusively for:
Client



at: 123 street; Parker, TX 75002

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

Thank you for choosing Select Inspect.



Sincerely,

Bruce W. Carr

214-770-6954

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

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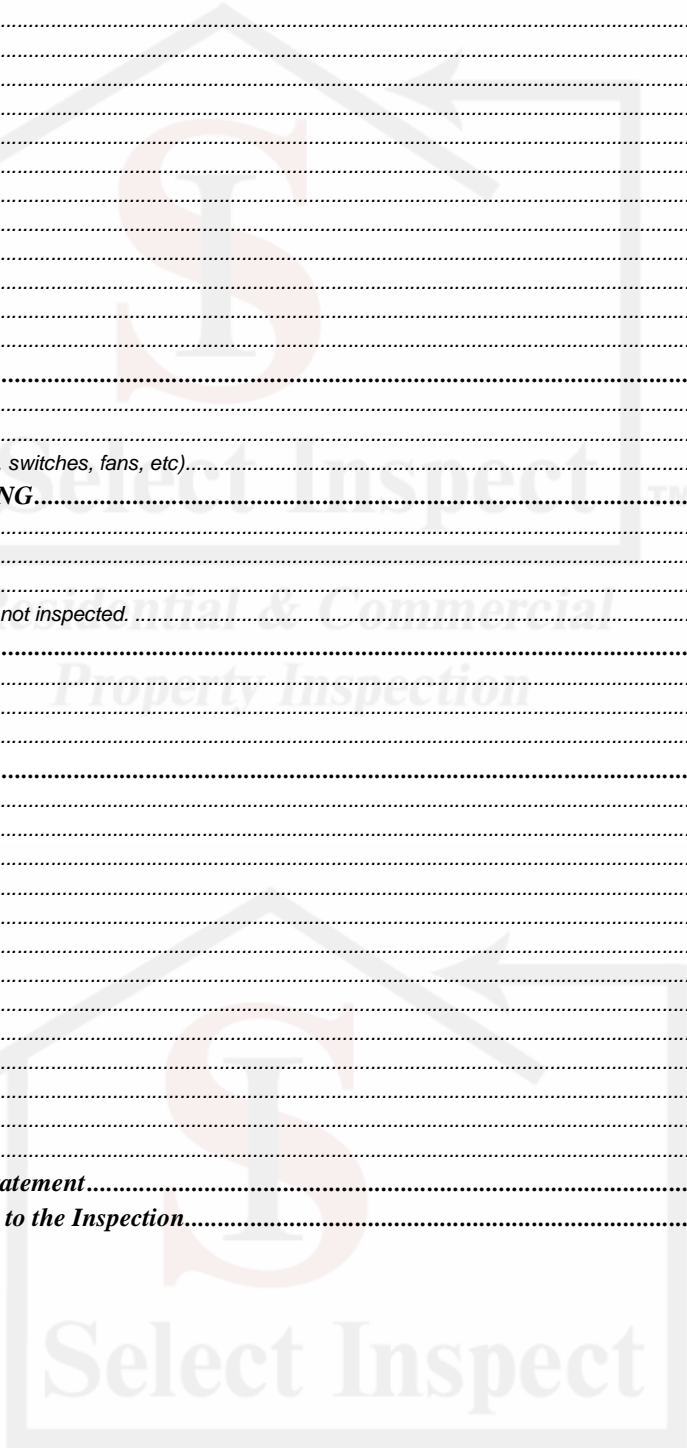
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Select Inspect™
Residential & Commercial
Property Inspection

Preface

This 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: **East** 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 / 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

May 4, 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 front bedroom hall southeast of the attic access
- 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.

Openings & incomplete veneer exist at the rear porch/master bedroom

Exterior window sills did not have a recommended 15° slope for drainage at multiple locations; slope at random locations was approximately -1, 1, 3, 5, 9° Repair options may be limited. Condition & appropriateness of flashing & substrate components is undetermined.

Weep openings appeared to have been obstructed at the rear porch. Such is not recommended, as these provide drainage of condensation from within the wall voids.

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

Flashing was not seen at lintel locations above windows & doors; the lintels may be "L" channel, though without invasive measure this could not be determined. Condition & type of lintel & presence/absence of appropriate flashing/& drainage plane remains undetermined.

Other Structural Related:

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

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

Additional Information:

This report, including the foundation & structural opinion, represents one inspector's opinion of visible evidence present and accessible on the day of the inspection. Future performance of the foundation and structure is not warranted. Regular maintenance is needed to keep the foundation from unusual movement or failure. Information concerning moisture maintenance and foundation control measures is at the end of this report.

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

Site Drainage/Grading

- Low areas were observed that promote slow or poor drainage discovered at the north adjacent the driveway & at the northeast. Filling and compacting native soils in these areas is recommended. Modifying soils to properly direct water to an appropriate offsite location is recommended. After soil repair is done, monitor these and other areas for appropriate drainage; repair when necessary.
- Erosion condition discovered at the east-southeast, adjacent the front porch
- Drainage is questionable at the front, north, & west. Recommend monitoring and arranging repair as needed.

Guttering/Roof Drainage:

- 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.
- 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.

Roofing

- ✦ Flashing is amiss / incorrect at multiple locations; (related image(s) at the end of this document) Correction / improvement would be prudent.
- ✦ Exhaust fan vent was closer to a ridge or valley than recommended by the Asphalt Roofing Manufacturer Assoc. Vents, flues & fenestrations should be minimum 6 inches away from valleys & ridges, to reduce likelihood of moisture intrusion at these roof penetrations.
- ✦ The dead valley at the left of the front porch has marginal / poor slope, and may not drain properly. This is conducive to debris accumulation and potential moisture intrusion. Repair is recommended. "Dead valley" description: A converging valley feature with a vertical wall joined by flashing at a convergence of one or more roof angles/valleys; this feature is commonly associated with a higher risk for leakage, due to water being directed toward rather than away from a wall, roof, and or flashing convergence. The roof, attic, and interior areas surrounding and below this feature should be inspected during different weather periods for leakage. These valleys will also create a higher risk of ice damming and potential moisture intrusion behind the shingles in winter.
- ✦ 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.
- ✦ Flashing is uplifted at the west-southwest flue. Recommend securing and sealing as needed to reduce moisture intrusion potential.
- ✦ Step flashing at the rear porch converging valley was inadequately lapped.
- ✦ Various nails were discovered as overdriven, underdriven, & askew.
- ✦ Open-faced (uncaulked) fasteners exist at ridges, hips, exposures, vents, flues.
- ✦ Worn shingles discovered at the west & south.
- ✦ Bent metal of undetermined purpose was discovered below a shingle at the north-northeast.
- ✦ Split/damaged shingle tabs discovered at the southwest, west, northwest.
- ✦ 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.
- ✦ Flashing was cut short, shingle buckled, exposed roof deck discovered at the southwest corner of the metal roof left of the front entry.

Attic**Access:**

- ✦ The attic stairs were not installed to manufacturer's guidelines. Manufacturers recommend securing the stair to framing with Sixteen 16D nails or ¼" lag screws. Only 5 of the 16 recommended nails were present; other nails were present, though were not of recommended size. 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.
- ✦ The attic ladder is installed in a way that makes its use potentially unsafe. To enter the attic, you must turn around and climb over the opening toward the attic space. Use caution when using this ladder. Use caution when entering/exiting or moving about in attic areas.
- ✦ Garage Attic hatch was deficient, seals poorly. Some degree of energy efficiency loss is likely; in an attached garage, the condition also deviates from smoke separation / fire spread provisions.

Structure:

- ✦ Attic floor is unworkmanlike; deck has multiple inadequately secured boards, multiple level changes, openings/gaps, etc.
- ✦ 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).

Insulation; wall & ceiling (attic):

- ✦ Missing section of insulation was discovered at the northeast corner of the master bathroom area.

- ✦ 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:

- ✦ Sealant needed at the top tile/panel edge at the wall of the master & east-northeast showers to reduce potential for moisture intrusion and fungal accumulation at the shower substrate (between the shower and walls)
- ✦ NOTE: Multiple cosmetic details that could use touch-up were marked with easy-release blue tape; some of these areas include: trim, walls, ceiling

Cabinetry/Countertop:

- ✦ Hinges rub doors at the bar upper right.
- ✦ 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)
- ✦ 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

- ✦ Recommend caulking vertical & horizontal siding / trim joints & all nail heads at siding & trim, dormers, windows, etc.
- ✦ Trim / flashing is amiss at a roof eave / wall junction at the east & west. Technically there should be no openings greater than 1/4” at the exterior.
- ✦ Incomplete siding, trim, flashing exists at the rear porch southwest.
- ✦ Unpainted siding/trim discovered at the rear porch southwest, over the gameroom door, & at the right of the front porch.

Doors

Interior:

- ✦ Self-swinging (ghost) door noted at the east-northeast bedroom.
- ✦ Doors did not latch; not functioning as intended at the northeast bathroom, east-northeast bedroom closet, & northwest bathroom.

Exterior:

- ✦ The door from the interior to the garage has self-closing hinges that were not functioning as intended. Adjustment of the hinges may correct the condition.
- ✦ Deadbolt at the gameroom did not engage fully; not functioning as intended.
- ✦ Weatherstrip was inadequately secured at the northwest bathroom exterior door.

Garage / Overhead:

- ✦ The double garage door(s) falls closed when the garage door(s) was released from the garage door operator and placed approximately 2-3 feet above the floor. The springs may need adjustment/replacement. According to The Door & Access Systems Manufacturer’s Association International (DASMA); doors should not offer more resistance or more force than what is applied by the person raising/closing the door. Standard testing protocol provided by The Door & Access Systems Manufacturer’s Association International (DASMA); <http://www.dasma.com/PDF/Publications/TechDataSheets/CommercialResidential/TDS167.pdf>
- ✦ Weatherstrip was amiss at the bottom of the two-car garage door.

- ✦ 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

- ✦ Sealant needed at the sill/window frame at two locations in the master bedroom.

Fireplace & Chimney

Comments: Inaccessible components are not inspected, and conditions remain undetermined. Inspection of inaccessible areas of flue / chimney interiors, fire screens / doors, mantels and surrounds is beyond the scope of this inspection. Code compliance and drafting characteristics are not determined by this inspection. Refer to the limitation information at the end of this document and consult your "Guide to Your Home Inspection" for more important related information.

NOTICE: The National Fire Protection Association (NFPA) requires a Level 2 inspection of fireplaces upon resale of the property. This should be performed by a professional chimney sweep who is a member of the Chimney Safety Institute of America and the National Chimney Sweep Guild. <http://www.ncsg.org/>
<http://www.csia.org/HomeownerResources/ChimneySafetyInfo/tabid/112/Default.aspx>
http://www.sweep-masters.com/csia_visual_glossary.html

Hearth / fire box:

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

Damper:

- ✦ Direct up vent appliance- no damper present or required at this device.

Flue:

- ✦ Flue was inadequately secured; discovered at the attic. Correction/improvement of this and other related conditions is recommended.

Cap / Crown:

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

Fireplace Gas:

- ✦ Operable

Porch, Deck, Carport, Balcony

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

II. ELECTRICAL

Electrical Service

- ✦ Electrical ground rod was not flush with the grade. "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)

- ✦ Knockouts were amiss at the panel box. Excess "reveal" exists at the electrical box. Junction boxes and related covers shall be flush and adequately sealed where mounted; Ideally no openings greater than 1/8". This is to control potential fire-spread, and not for cosmetic reasons.
- ✦ Texture or paint overspray exists in the panel(s). This can cause poor connection between the breakers and related electrical equipment. Consult an electrician for options.
- ✦ 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 discovered 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);
"All 125 volt, single-phase, 15- or 20- ampere receptacles installed in garages & grade-level portions of unfinished accessory buildings used for storage or work areas shall have ground-fault circuit interrupter protection for personnel." (IRC E3902)
 In my opinion, it can be argued, that since this receptacle is not readily accessible (typically 8' or higher) that it would not be required to be ground-fault circuit interrupt protected; though the code appears to be vague on this issue, & TREC considers it required. GFCI receptacle(s) at garage locations for refrigerators and garage door operators could 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.

Outlets:

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

Lights:

- ✦ Kitchen, powder bath, attic 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.
- ✦ Light fixtures were missing at the family room, kitchen, master, & media room. The electrical wires were not properly enclosed.
- ✦ Fixtures were poorly secured at the master 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.
- ✦ Fixtures at the master bathroom should be properly mounted with mount covers flush to the ceiling/wall. NEC 410-4 & IRC E3903.9. Excess "reveal" exists at electrical components. Fixtures and related covers shall be flush (*ideally within 1/8"*) and adequately secured & fully sealed to the finished wall / ceiling where mounted.

Switches:

- ✦ Cover plate missing at the gameroom.

Smoke detection device:

- ✦ It is recommended to test batteries monthly, change batteries annually, and to change the detector itself at least once every ten years.

Other Electrical:

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

III. HEAT & AIR CONDITIONING

Heating Equipment

- ✦ Heat unit(s) operable with normal controls at the time of inspection.

Cooling Equipment

- ✦ The west air-conditioner system (bar thermostat) was cooling poorly @ +- 8° (less than standard 15°-22° differential from intake and output air). An HVAC specialist should examine and repair the system.
 Air conditioning output temperatures may indicate that the system is not working properly: perhaps the coil has become blocked solid with ice. Alternatively, high A/C outlet temperatures may be occurring, or even no cooling at all, due to other problems such as a loss of refrigerant. Part of this statement provided by www.inspect-ny.com

- ✦ East unit (master bedroom thermostat controlled) was cooling appropriately @ +/- 19 ° differential.
- ✦ It is recommended to have the evaporator(s) serviced/cleaned at least every 2 years. The evaporator interior(s) was inaccessible; this is common as most do not have readily accessible panels. This limits the inspection of many HVAC components. Repair needs were not discovered at the time of inspection. The system is new/young; monitor this item periodically and repair if / when needed.

Ducting, Vents, Plenums, & Filters

- ✦ Duct at the west of the foyer was crimped between the foyer wall & adjacent framing; raising this section of duct with appropriate support should correct the condition.

Thermostats Programming features are not inspected.

- ✦ Reset to as found; master bedroom- auto cool & bar-off at attic switch

IV. PLUMBING

Plumbing; Supply / Fixtures

Supply:

- ✦ Water piping was not adequately insulated at red (?hot?) piping near the main attic access. (IRC 2603)
- ✦ ADVISORY: The water shut-off valve box was full of water, and the nearby soils saturated. Recent rains and or heavy irrigation for the new sod (grass) is suspected as the cause. Refer to the builder for information regarding this item
- ✦ Water pressure was approximately 70psi; 40-80 psi is recommended range.

Sink:

Toilet:

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

Bathtub:

- ✦ Sealant, grout were incomplete at the master bathtub.

Shower:

- ✦ Tiles missing, damaged cement board joints, incomplete grout & sealant discovered at the master shower; some openings exist.
- ✦ NOT INSPECTED: northwest shower has debris inside & was not operated in order to avoid congesting the drain.

Exterior faucet:

Utility room / Other:

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

Drain, Waste, Vent

- ✦ Master shower drain was slow; congested

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

V. APPLIANCE & OTHER

Dishwasher:

- ✦ An anti-siphon device was not visibly connected to the dishwasher drain line. This is needed to prevent sink water from entering the dishwasher and is recommended. The drain line was “looped” near the top of the sink for backflow prevention below the cabinet, and this should work satisfactorily; however it is not interpreted by some as an actual “backflow device”. Most manufacturers currently provide an approved loop that acts as an atmospheric pressure break at the dishwasher unit; but such could not be confirmed as this location would be concealed in the cabinet.
- ✦ The drain at the dishwasher was not properly routed for gravity drainage to the disposal/drain. Correction is recommended & usually simple.

Disposal:

- ✦ Clamp for electrical penetration under the unit was slightly loosely secured; tighten & monitor

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. The dryer vent appeared to be routed upward. Measuring the exact length is beyond the scope of this inspection. Upward venting dryer ducts are more prone to clogging than shorter horizontal vents; have this professionally cleaned at least every 2-3 years for safety.
- ✦ The dryer vent appeared to be routed upward. Measuring the exact length is beyond the scope of this inspection. Upward venting dryer ducts are more prone to clogging than shorter horizontal vents; have this professionally cleaned at least every 2-3 years for safety.

Exhaust fan(s):

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

Garage door operator:

- ✦ Technically the pull cord should be no higher than 6 feet above the floor; one or more manual release cords were higher than 6 feet from the garage floor. Immediate corrective/improvement needs may be subjective.
- ✦ Auto-reverse sensors are higher than recommended. The sensors at the side of the overhead doorway should technically be 4-6 inches from the ground for child safety reasons. Repair immediacy needs may be subjective. The Texas Real Estate Commission considers this condition deficient.
- ✦ Lower control button is lower than the recommended 5 feet from the floor. Immediate repair needs are subjective.

Kitchen vent:

- ✦ Kitchen vent was Inoperable with normal controls

Microwave:

Oven:

- ✦ Operable

Range / stove:

- ✦ Operable; gas shut-off-valve in lower right cabinet



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Irrigation (sprinkler system)

- ✦ Irrigation heads/risers at various perimeter locations were higher than recommended; these should remain low to ground to offer water below shrubs for the foundation; this is a common error, & can generally be corrected by replacing the risers with shorter component(s).
- ✦ Heads improperly spray the home at various perimeter locations. This can be conducive to decay and or mortar erosion. Improperly adjusted sprinkler heads can contribute to foundation movement and conducive conditions. Adjusting the spray pattern, radius, and or direction is recommended.
- ✦ Head at the front of the drive directly sprays the mailbox; this will eventually compromise the integrity of the mortar/brick.
- ✦ Zone locations were noted at:

1. east & northeast foundation	7. south & west foundation
2. east	8. southwest
3. east	9. west-southwest
4. east	10. west-northwest
5. southeast	11. northwest
6. southeast	12. north
- ✦ 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

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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).

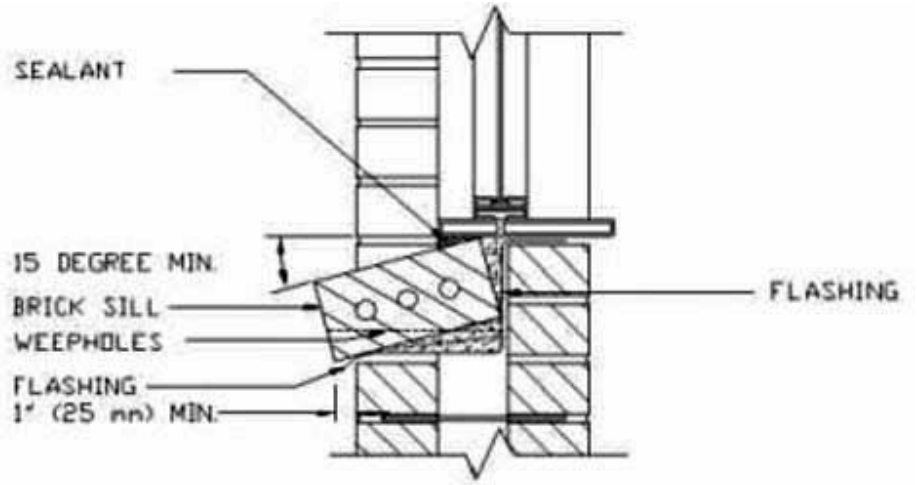
Basically, when observing the Thermal images the following applies: brighter colors (red, orange, yellow, white, etc) have more heat & darker/blue-tone colors (blue, green, purple, etc) have less heat / cooler.

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



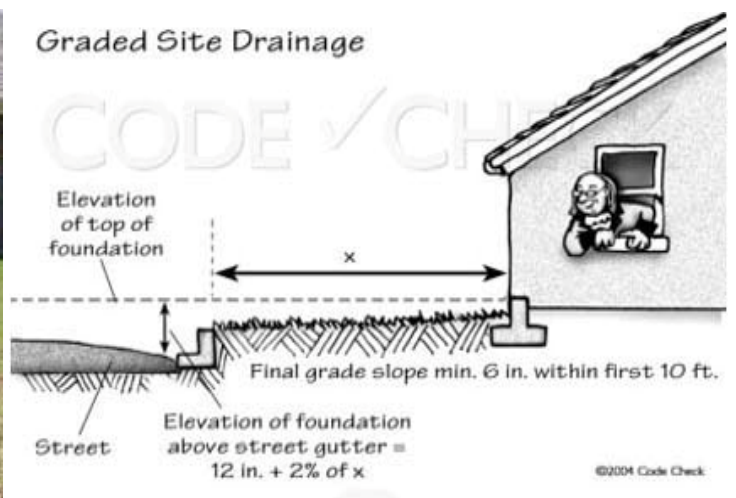
↑ pooling water & marginal grading



↑ marginal grading/slope & low point at soil



↑ marginal grading/slope





↑ erosion left of front porch & reversed splash blocks; rain not directed to terminate minimum 6 feet from structure



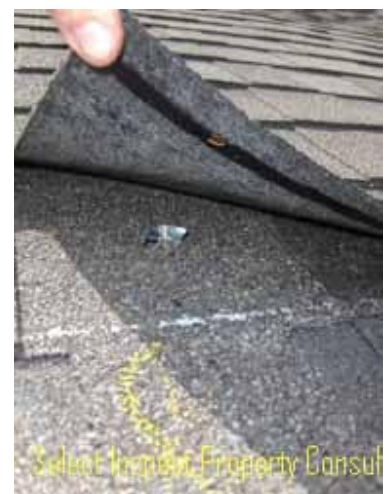
↑ example-unworkmanlike drip edge/felt; corners should have no gaps; rake (diagonal) edge & roof felt should be atop the eave (lower) edge flashing; roof underlayment should be under rake flashing. Also shown- metal protruding below shingle



↑ unworkmanlike drip edge flashing & roof underlayment



↑ unworkmanlike drip edge flashing & roof underlayment



↑ metal beneath shingle



↑ vent/flashing closer than minimum 6" from valley; north



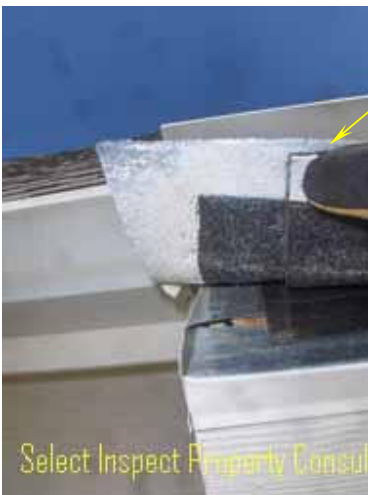
↑ example damaged shingle tab; northwest



↑ close view of image above right



↑ 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



↑ close view of image above right



↑ close view of image above; example of multiple similar conditions discovered



↑ unworkmanlike flashing & converging valley; very prone to moisture intrusion



↑ close view of image at left; amiss flashing, debris; openings



↑ inadequately sealed shingle lap



↑ short flashing; openings, visible roof deck; prone to moisture intrusion



↑ opening; daylight seen from attic



↑ location in attic



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↑ incomplete wall; incomplete unworkmanlike roof & flashing; openings; moisture damage & fungus concern



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↑ close view of image at left; incomplete vapor barrier/sheathing, exposed framing; opening to wall void & attic space



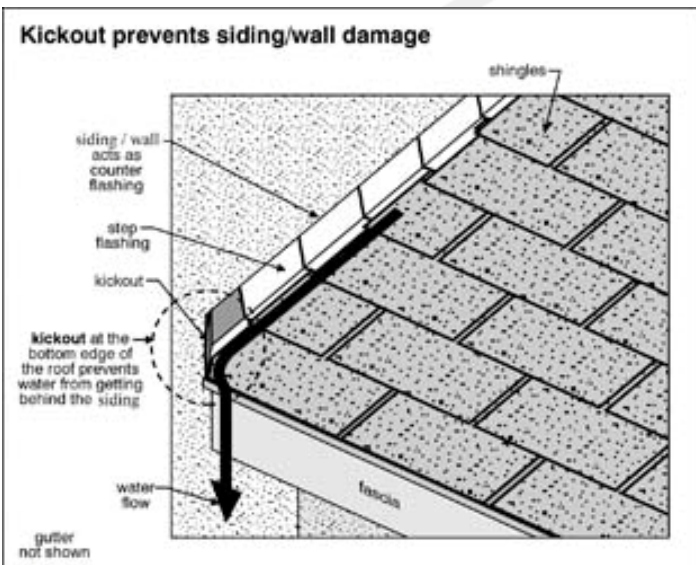
Select Inspect Property Consultants, LLC

↑ close view of image above; missing siding, trim & exposed framing



Select Inspect Property Consultants, LLC

↑ close view of image above; openings & inadequate lapping of step flash; missing wall/counter flashing



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↑ lifted flashing at flue; west-southwest



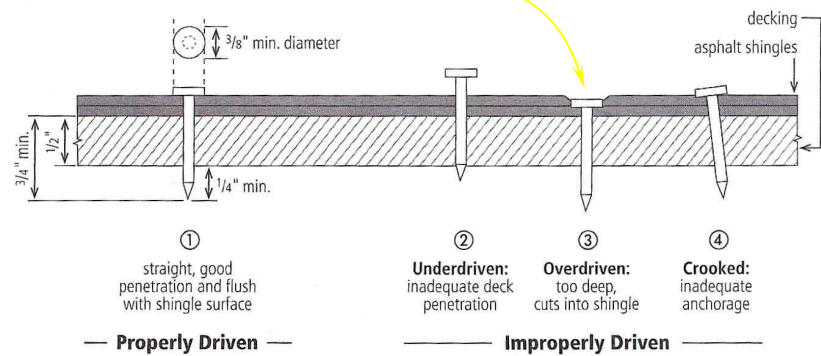
↑ close view of image at left



↑ worn shingles discovered at the west & south; example at the west



↑ example overdriven nails & uncaulked, exposed fasteners



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↑ unworkmanlike nailing; example



↑ askew/crooked, overdriven, & uncaulked, exposed fasteners



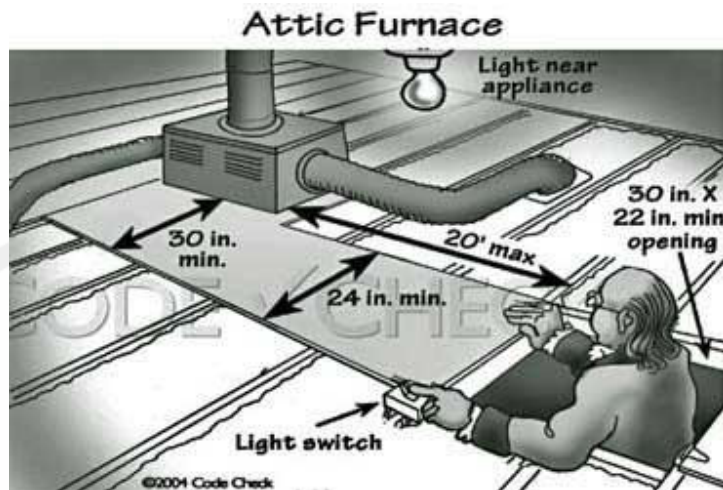
↑ example uncaulked, exposed fasteners at roof vent; center nail under driven



↑ overdriven nail & uncaulked, exposed fasteners, split shingle



↑ close view of image at left



↑ there should be a minimum 24" pathway to the HVAC from the top of the access, with no gaps or obstructions; need to add appropriate decking at sides or reverse the stair/ladder



↑ inadequate seal at garage attic hatch



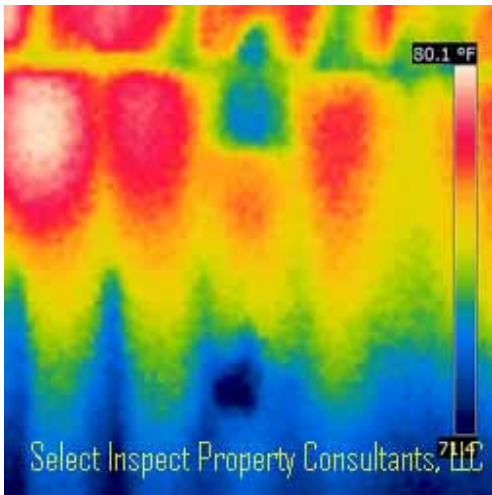
↑ missing insulation section adjacent the master bathroom-northeast

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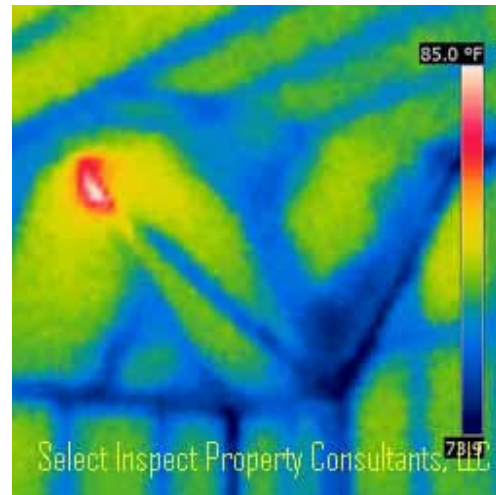
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↑ Thermal imaging implies energy loss at the media room; *patches may have missing insulation behind, or may still be cooler from recent drywall work



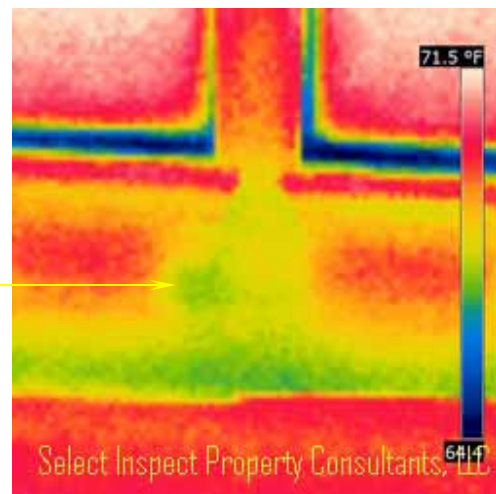
↑ Thermal imaging from yellow square above



↑ Thermal imaging from red square above



↑ Unusual Thermal anomalies not discovered at receptacle & switches adjacent exterior walls; seems well insulated

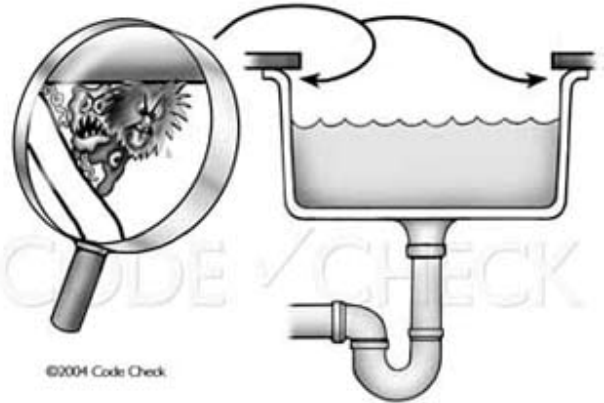


↑ Thermal imaging from square at left



↑ fouling area at kitchen sink is prone to bacterial contamination

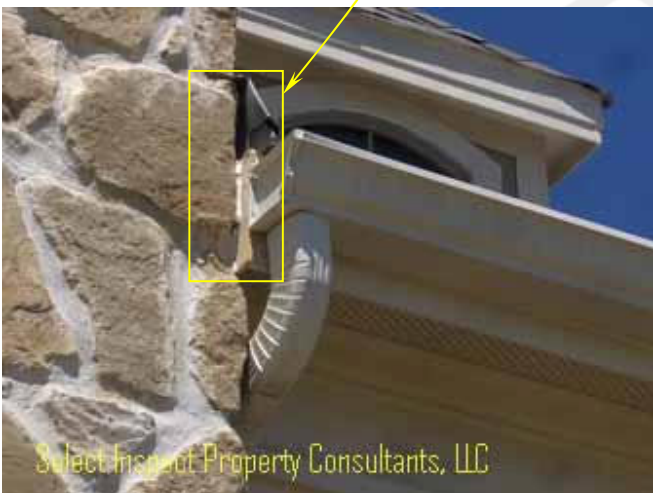
Concealed Fouling Areas



↑ openings discovered



↑ close view of image at left; sealant needed



↑ close view of image above; sealant needed & unpainted frieze-board

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↑ unpainted exterior eave



↑ unpainted exterior trim



↑ trim, siding, window joints should be sealed; examples



↑ close view of image at left



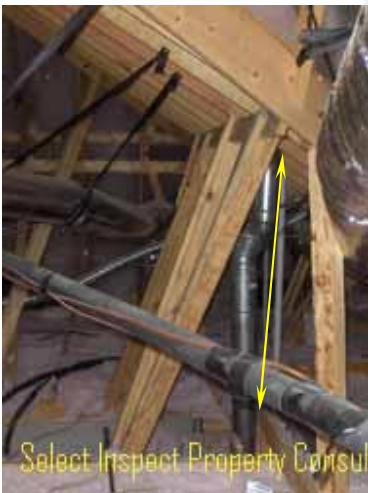
↑ close view of image above



↑ openings discovered above dormer window trim



↑ 2 master bedroom window discovered as unsealed at the sills



↑ fireplace flue (this image), east water heater flue, & east HVAC flues were inadequately secured in the attic.



↑ grounding electrode protrudes grade; deficient



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↑ paint/texture overspray in electrical cabinet



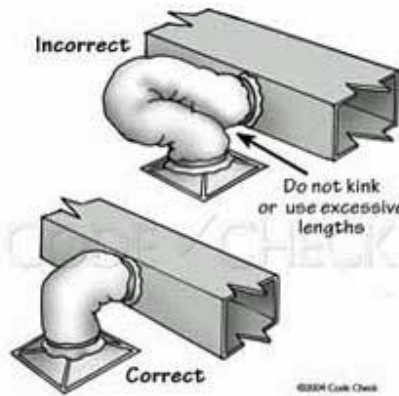
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↑ missing knock-out; Deficient excess reveal exists in electrical cabinet

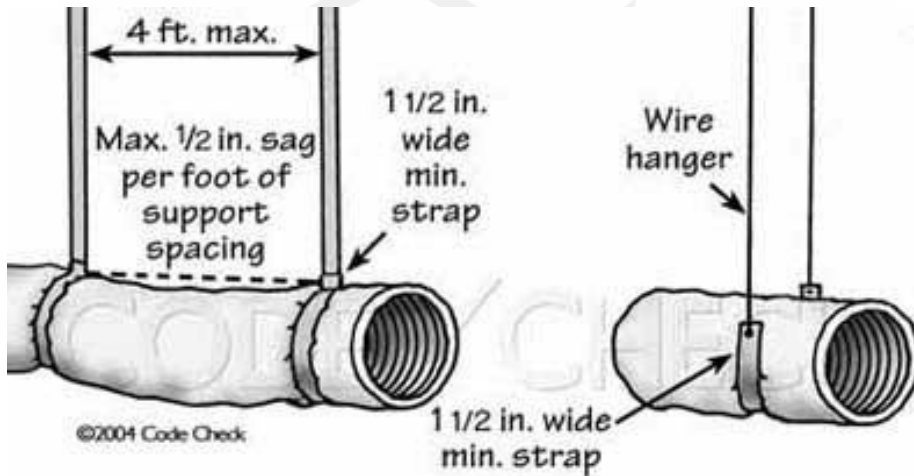


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↑ crimped air ducting; example at the west side of the foyer



Stretch Manufactured Ducts



Manufactured Duct Support

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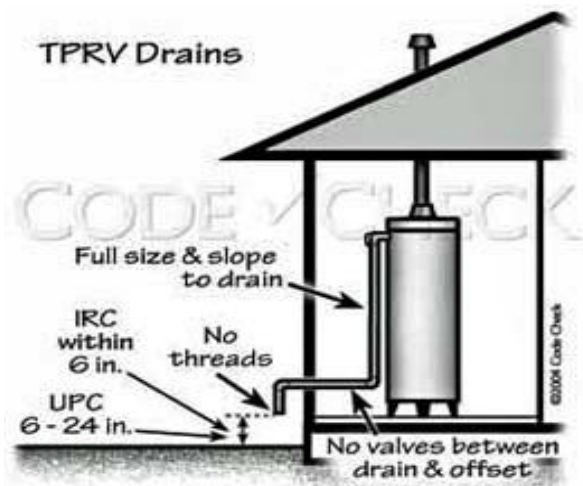
↑ non-insulated plumbing pipe (red implies hot water) near the attic access

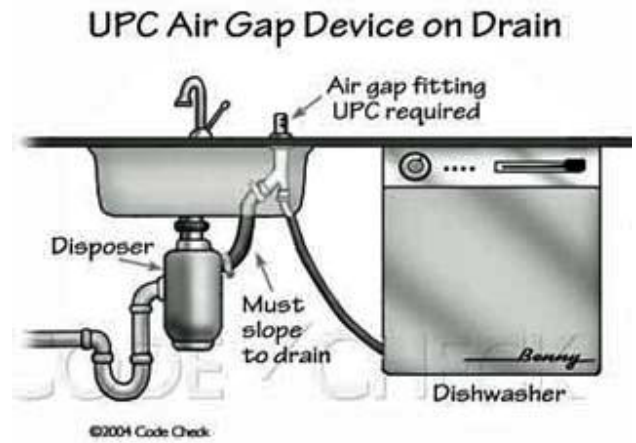


↑ openings, missing tile, damaged cement board joints, & missing grout at master shower; appears to be "in progress"



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





↑ drain for the dishwasher was improperly routed uphill; this should gravity drain from the backflow device*; backflow device was not present