Select Inspect
Property Consultants LLC

Elevation Report

Prepared exclusively for:
Client

123 New Street; McKinney, TX 75071

The greatest compliment I can receive is a referral from you, to a friend, family member, or coworker.
Thank you for choosing Select Inspect.

November 29, 2010

Property faces: ***East*** *Weather: Temp: 60 - 70 Degrees approx.*

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

Your report contains important information; please read the report in its entirety.

Elevation

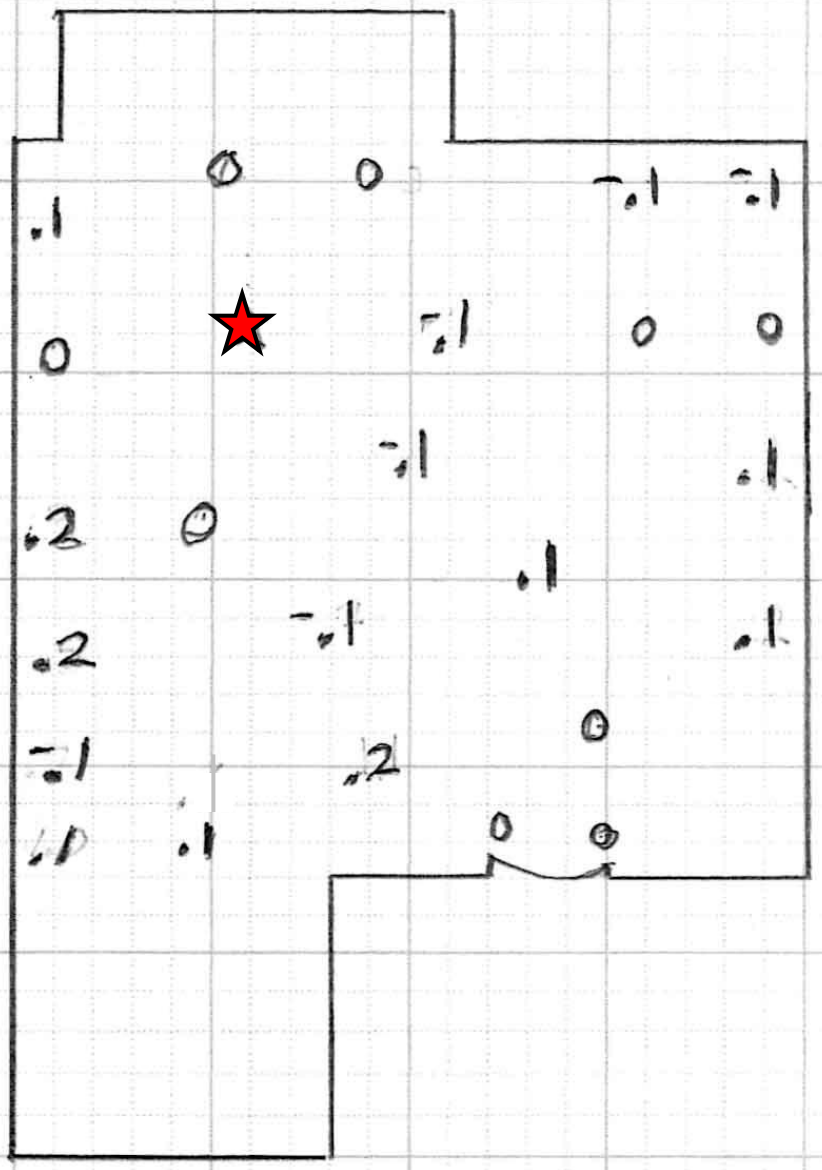
Comments: The purpose of this elevation evaluation is to provide a baseline of levels discovered at the property on the day of inspection. This report does not involve soil samples, geological samples or conclude a determination of need for or against foundation repair. This is not an engineer's report and in no way is it to be implied that this is an engineering report. This information is limited in nature and is to aid the client in better understanding the elevation variances of the foundation structure at the time of inspection. Guarantees and or warranties are not included nor shall they be implied by the inclusion of this service.

Room	Center height	Ne	sE	Sw	nW	Flooring type	Floor variance from benchmark *(accounted for at left)*
1 family room	**0.0**	-0.1		0.0	0.0	Slab only	★ 0.0
2 breakfast nook		0.0	0.0	0.1	0.0	‘	0.0
3 kitchen		0.0	0.2	0.0		‘	0.0
4 office/study		0.1	0.1	-0.1		‘	0.0
5 entry			0.2			‘	0.0
6 foyer/stair hall	-0.1				-0.1	‘	0.0
7 living room		0.0	0.0		0.0	‘	0.0
8 laundry room			0.1			‘	0.0
9 master bathroom		0.1				‘	0.0
10 master bedroom		0.0	0.0	-0.1	-0.1	‘	0.0
11 dining room			0.2	0.2	0.0	‘	0.0
12						‘	0.0
13						‘	0.0
14						‘	0.0
15						‘	0.0
16						‘	0.0
17						‘	0.0
18						‘	0.0
19						‘	0.0

Benchmark of 0.0 was established and is noted on the chart at the center of the first room listed. Adjustments were made for floor coverings where present. New homes are normally within 0.6 inches to 1 inch of level, and in some cases including large homes may be up to 2 inches of level. Older homes and pier & beam homes can be expected to have more movement than young slab-foundation structures. Some variance can be attributed to the floating process, uneven grout or adhesive/compounds below tiles or other flooring, and slight differences in wood floors from the milling process to method of installation. Variation of 1 inch or more within 15 horizontal feet may be considered near excessive, and at that point it may be prudent to consider a professional engineering consultation if such has not already been arranged. In the limited time the inspector is at the home, it is practically impossible to determine whether conditions are ongoing, have recently occurred, or at what time in the past they were active.

Measurements are reflected in 1/10” inch increments. i.e.: 1.3 = one and three-tenths inches = (1 3/10”)
High points discovered at dining room & entry.
Low points discovered approximately at: master northwest, office/study east, family room north, master bathroom northeast, foyer
Largest vertical variance discovered by these measures was 3/10 inches (only about 1 cm) over +- 8’.

Elevation diagram ☐ **= approximately 2 – 3 feet**



NOTE: Ongoing work & contractors were present; some room centers/corners were not readily accessible to avoid excess inconvenience to those contractors & their equipment.

Recommendations & discoveries- Grading & Drainage

- Rear grade was incomplete; negative slope to home should be corrected prior to closing

Recommendations & discoveries- Irrigation

- Incomplete; not applicable

Recommendations & discoveries- Foliage

- Incomplete; not applicable

Site Drainage/Grading

SCOPE: The inspector is not an engineer. The inspector is looking for "signs" and conditions of foliage, grading, and drainage conditions that may be intrusive, promote potential moisture intrusion, or those that can cause undesirable structural issues. The inspection cannot determine whether foundation repairs are needed; or prescribe structural repairs; such determination requires examination by a structural engineer or other specialist licensed in their specific profession.

If you have any concerns about the stability of the foundation / structure, you should hire a structural engineer or foundation specialist to examine the property. The cost of an engineer is insignificant compared to the value / price of the property. Some foundation companies provide this service at no cost. If repairs are not determined as necessary, this will at least provide a baseline for future observation.

Concrete hardens naturally, becoming stronger as it cures. This process can continue for months or years in some cases. Small cracks occasionally develop, and these are typically not a concern, when viewed alone. If you remove flooring, you will likely find some concrete cracks. Hairline cracks are typically not uncommon, though cracks 1/32" or larger can allow entry of termites and sometimes moisture. If you discover cracks at interior or exterior locations 3/16" or greater, or foundation cracks greater than 1/16" wide you should have a specialist examine the structure. If multiple cracks or movement indications are occurring in a certain area of the home, this may indicate excessive movement is occurring with the foundation and or structure. In north Texas, the majority of foundation problems are caused by poor drainage and / or poor moisture maintenance in the soils directly around the home.

Most areas in the north Dallas area have soils that contain montmorillonite clay. This clay is very expansive, and it often is the prime contributor to foundation issues. This clay is the most expansive clay ever tested in the world, and many of our homes are built upon it. In laboratory tests, pure forms of this clay have been found to force 3-15 tons of pressure per square foot, while expanding with moisture absorption. Most homes only weigh around 300-500 pounds per square foot, and it is common in this region for homes to move an inch or more per year. As the clay-based soils dry out, they contract and shrink; this too can be harmful to a foundation, as it may pull away from the home and not offer support against the slab or perimeter beam. Some areas of north Texas including Irving, Las Colinas, and Carrollton are known to have subsurface water tables (underground springs). Some neighborhoods are constantly at risk, and others are at greater risk during heavy rain seasons, as the underground water tables rise. This sub surface water is definitely a situation that you should be aware of if you live in these areas. If you are planning on purchasing a home in one of these areas, it would be prudent to have a geological survey done before closing.

If the soils around the home have too much or too little moisture, they will move. As a homeowner you can help limit and control undesirable foundation movements by maintaining consistent moisture around the foundation. Generally, the south and west sides of the home receive more sunlight and will often dry out faster than north and east sides. This can be affected by shade from large trees, foliage, nearby homes, and other factors.

GRADING: Soils should slope to drain water away from the home, and then to an acceptable off-site location. If negative sloping exists around the home, you may need to re-grade the areas, or install underground drains that are designed to direct water away from the foundation. For either of these conditions, you should consult an engineer or drainage specialist to examine the property and prescribe a permanent repair option. Opinions differ, and obtaining a second opinion may be prudent depending on the extent of the issue and your risk acceptance factors.

It is important to keep the grade level at least 4-6 inches below the bottom of brick / stone / cement-based siding. Soil should be at least 6-8 inches below wood, pressed-wood, hardboard, or wood-based siding / trim. Siding should be at least one inch minimum above concrete slabs at patio / porch areas. This would allow the edges of the foundation to be visible for inspection of termites and moisture intrusion conditions. High soil and low siding at foundation joints are conducive to moisture intrusion, rot, and termites. If soil levels are adjusted, be sure not to create poor drainage conditions.

Crawl spaces, if present, are entered only when the inspector determines that he can safely enter and safely exit the crawl space. The inspector will not enter a crawl space with an access opening less than 18" X 24" or with an under floor space less than 18" in height (between the soil and framing). The inspector will not enter crawl space areas that contain: gas leaks, wet soils, electrical wires that are on the soil or obstructive to access, or areas that are known to or suspected to contain rodents or potentially dangerous or diseased animals. If the crawl space is inaccessible for any reason, it is recommended to have a specialist correct the condition causing inaccessibility, then have a structural specialist and or engineer examine the crawl space for any possible repair needs. Some crawl space areas will not be directly accessed, and some conditions may go undetermined.

Crawl spaces need to be kept dry. Prolonged moisture below the home is conducive to insects, rot, and fungus (mold). It is prudent to examine the crawl space periodically and after heavy rains. You should look for wet soils or pooling water; if discovered, you should have a drainage specialist examine the property and prescribe repairs. The crawl space may become damp periodically during extended rainy periods, but should dry out within a few days after the rains subside. It is very important to keep a crawl space vented all year long (in this part of the country), to reduce potential for fungal growth. One square foot of venting per 150 square feet of crawl space, with vents included each direction- ten feet of each corner is the general standard. If constant crawl space moisture is an issue, there may be a need for a supplemental, mechanical drainage system under the home; an engineer or drainage specialist can offer specific information on this option. If you have concerns and or desire to alleviate all risk regarding these potential conditions, you should contract a specialist for full evaluation of the property regarding that concern.

FOLIAGE: Broad leaf foliage takes in more moisture than coniferous and other thin leafed vegetation. Some plants are not recommended near a foundation. Large trees can push against or under the home. Red-Tip Photenias are not recommended near the home. Red-tip-photenias absorb large amounts of moisture and can affect the foundation in various ways. These large shrubs can remove moisture that the foundation needs for support. These shrubs often rot from the inside-out, due to the amount of moisture they take in. And don't forget, termites and carpenter ants love wet / rotting wood. Cottonwood and willow trees also have aggressive roots and will use a lot of water. Ideally trees and large shrubs should be planted so that the drip line of the foliage will not be at or over the home at maturity. If you are concerned with location or condition of plants or trees (of any size) at the property, you should consult a professional landscaping arborist for options. Some engineers may also offer information regarding the potential structural impact of foliage around the home.

Irrigation (sprinkler system)

OPERATION: Sprinklers should be monitored for damaged heads, improper spray pattern, and clogged tips. The settings should be changed seasonally to aid in providing a consistent moisture level in the soil around the home. Excessive or not enough watering can be harmful to the foundation. Too much water may cause rot, moisture intrusion, or mortar erosion, and is conducive to insects including termites.

If the soils around the home have too much or too little moisture, they will move. As a homeowner you can help limit and control undesirable foundation movements by maintaining consistent moisture around the foundation. Generally, the south and west sides of the home receive more sunlight and will often dry out faster than north and east sides. This can be affected by shade from large trees, foliage, nearby homes, and other factors.

If the soils are dry, be sure to re-moisten the soils gradually, over a few days or more, to avoid fast expansion and isolated water accumulation against the foundation. In the summer, you typically need to water more often than in winter. Generally, watering for ten-fifteen minutes offers around ½ inch of water; this will be affected by nearby foliage, slope of the lawn, and soil content. Monitor your sprinkler / watering settings and make adjustments to water until just before run-off occurs. Do not water in the heat of the day, in summer, as this will allow quick evaporation and the moisture will not soak in deep enough to be useful or cost efficient. Also, shallow watering often causes the roots of nearby trees to move up, toward the moist soils, and this can allow the roots to remain high enough that they may push into the foundation of the home. Deep, consistent moisture keeps the soils firm, but not expanding. Try not to let the soils dry out before each watering cycle; consistency is best. Wait at least 2-3 hours between watering multiple times in each specific zone, so the moisture can soak deeper into the soil prior to the next scheduled time. For example: during water restrictions, you may only be allowed to water once per week; if you have 4 zones, and start zone 1 at midnight on your allowed day and run each zone for 15 minutes, water again at 2-3am, and again at 4-5am. Depending on the other factors mentioned and assuming you are allowed to water until 10 am, you could water a fourth or even fifth time in the ten hours available during drought restrictions. This is not ideal, but if you are only allowed to water once per week, this tends to work well for many properties. Soaker hoses are not recommended, but if used as primary or supplemental moisture source, it is best to place these about 12-18 inches away from the home. If the soils dry out, and spaces occur between the soil and the foundation, do not fill the space with water and do not put soaker hoses in the gap. This can often be more harmful than leaving them dry.

Limitations & Scope of Inspection Statement

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

If a concern arises, regarding this report, you must notify Select Inspect , 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. This report supersedes any prior written, verbal, or implied agreements between the client and Select Inspect regarding content within the Report.

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

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

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

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

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

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

End of Written Report

Thank you for choosing Select Inspect. Contact our office with any questions.

Sincerely,

Bruce W. Carr

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Select Inspect™
Residential & Commercial Property Inspection

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