# Select Inspect

## Property Consultants, LLC

Prepared exclusively for:
**Client**

at: **123 Patriot; Mytown, TX 75034**

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

*Thank you for choosing Select Inspect.*

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***Residential & Commercial***
***Property Inspection***

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# Select Inspect Property Consultants LLC

2001 Reston McKinney, TX 75070

## PROPERTY INSPECTION REPORT

**Prepared For:** **Client**

(Name of Client)

**Concerning:** **123 Patriot** **Mytown, Texas**

(Address or Other Identification of Inspected Property)

**By:** **Bruce W. Carr;** TREC #5281 **Wednesday, November 07, 2007**

ASHI Member # 211804

(Name and License Number of Inspector) (Date)

Not Applicable:

(Name, License Number , and Signature of Sponsoring Inspector, if required)

The inspection of the property listed above must be performed in compliance with the rules of the Texas Real Estate Commission (TREC).

The inspection is of conditions which are present and visible at the time of the inspection, and all of the equipment is operated in normal modes. The inspector must indicate which items are in need of repair or are not functioning and will report on all applicable items required by TREC rules.

This report is intended to provide you with information concerning the condition of the property at the time of inspection. Please read the report carefully. If any item is unclear, you should request that the inspector provide clarification.

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. You should attempt to determine whether repairs, remodeling, additions or other such activity have taken place at this property.

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.

## ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

This report is prepared exclusively for the client named at the top of this page. Reliance of information within this document by third parties is not permissible. This report is non-transferable and is not to be used for insurance or warranty underwriting or reference, and is not acceptable for use by subsequent or potential buyers of this property, or any persons other than those named above.

Important related documents are provided with this report. The information at the end of this report and in the "Select Inspect Guide to Your Home Inspection" (available at www.SelectInspect.com) is an integral part of this report, and should be kept with this report for future reference. Select Inspect performs the home inspection to the standards of the Texas Real Estate Commission and standards of practice of the American Society of Home Inspectors, unless otherwise noted.

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 past or current code requirements. We do not determine insurability of any part of the property. We do not guarantee to identify recalled components or systems. If the inspector suspects a component to be involved in a recall, we will attempt to identify the component and offer a route for you to find more information on that system. The Consumer Product Safety Commission (CPSC) website has a detailed listing of recalled products that you should examine if you are concerned.

Items marked only as "inspected" were found to be operating as intended, relative to age and function, and not having significant, obvious defect or unsafe conditions at the time of inspection. Items marked as "not inspected" were not inspected; if necessary, a comment as to why the component was not inspected will be provided. If a component is marked "not present", the item was not discovered installed and operational at the property.

If a component is listed "in need of repair", the component or condition was found to be amiss & or unsafe in the opinion of the inspector or as required by TREC & or ASHI standards. If the client has any concerns about items noted in the report the client should have an experienced professional in the related field examine all related components of that entire system, prior to closing. A qualified licensed, bonded professional of your choosing should be contracted to make all necessary repairs. After repairs have been made, the client should have the company or person performing the repairs provide documentation of all items examined, repaired / replaced, and provide a full report of the system. The client should obtain any and all available documentation and warrantees regarding prior repairs and services of property components and conditions, and documentation for repairs and services resulting from comments within this report.

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 repairs should then be made without delay.

Some conditions and components that we are required to note as "in need of repair" may be subjective priorities to you or the seller. It would be prudent to consult specialists hired for related repairs to determine priorities of potentially subjective repairs. We do not determine life expectancy of any component.

Reinspection of repairs and additional visits to the property are not included with the original inspection fee. Reinspection will cost a minimum of $125 for the first hour, and $25 at the beginning of any additional hour; unless otherwise agreed upon by the inspector prior to re-inspection.

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. Please contact us with your comments on our service.



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Highlighted sections contain one or more conditions noted as in need of repair & or 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 components / conditions.


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Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property, but is not inspected the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair. This report may be electronically distributed by SIS and changes, deletions or amendments to the report of any type are strictly prohibited. It is recommended you obtain receipts and warrantees for repairs resulting from this inspection.

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 (mold) 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.

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.
The home is young and may still be under a full, prorated, or partial builder warranty. When available, this "new home warranty" may cover some of the repairs you may be concerned with. If possible, you should obtain all related builder documents and investigate to see if warranties are in place and if repairs can be arranged through the builder.

# I. STRUCTURAL SYSTEMS

## Site Conditions & Persons Present During Inspection:

*Home was:* ☒ *Occupied* ☐ *Vacant* ☐ *Vacant with Furnishings or stored items*

*Faces Primarily: South* *Temperature: 60 - 70 Degrees* (approximate at beginning of inspection)

*Person(s) Present:* ☒ *Client(s)* ☐ *Selling Agent* ☐ *Occupant / Seller* ☐ *Listing Agent* ☒ *Inspector*

*Visibility:* ☒ *Dry* ☐ *Rain* ☐ *Stormy* ☐ *Ice / Snow* ☐ *Dark- morning / night*

☒ *Clear* ☐ *Partly to Mostly Cloudy* ☐ *Overcast* ☒ *Moderate Wind* ☐ *High Wind*

| I | NI | NP | R |
|---|---|---|---|
| ☒ | ☐ | ☐ | ☐ |

### A. Foundation

*(If all crawl space areas are not inspected, provide an explanation)*

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

*If a crawl space was present, the following conditions were observed:* ☒ ***Slab foundation: N /A***

*Comments (An opinion on performance is mandatory.) The inspector will in most cases only comment on the foundation as "inspected. In the event "excessive" structural movement is suspected, only a licensed structural engineer will have the authority to determine if foundation "repair" is justified. Only an engineer has the education and certification to accurately determine the extent of foundation movement and to prescribe any necessary repairs. The inspector will make note of conditions indicating foundation movement and possible contributing factors. The inspector will form an opinion that based upon his findings, reflects whether or not a likelihood of need for repair will be justified. The inspector will document whether in his opinion, the foundation appears satisfactory, is questionable, or likely needs repair. If the inspector documents any opinion other than satisfactory, it would be prudent to consult an engineer or other foundation specialist of your choosing to evaluate site and structure. If you have any concerns, or you are unwilling to accept risk of maintaining the site and structure, you should hire an engineer to fully evaluate the site and structure for conditions needing improvement and or repair. Refer to the limitation information at the end of this document and consult your "Guide to Your Home Inspection" for more important related information.*

**Foundation / Structural Opinion:**

Foundation appears satisfactory. The home is young; issues of concern regarding foundation and structural movement were not discovered at the time of inspection.
The following conditions were noted at the time of inspection:
Interior drywall crack was noted above the upstairs northwest bathroom door. Exterior cracks were noted at the front entry arch, southeast porch, and at the northeast corner of the garage.

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Common cracking of slab foundations is possible, even on young homes. Concrete below flooring may be cracked; this cannot usually be determined without removing floor coverings. Conditions beneath flooring remain undetermined.

Many soils in North Texas are volatile and moisture maintenance is imperative for maintaining a stable foundation. Refer to the Explanation section at the end of this report for important information. In the limited time the inspector is at the home, it is not possible to determine future stability or performance of any item or component including structure and foundation. We recommend that you observe the home over time. If large cracks are discovered, you should contact a specialist to examine the situation, and prescribe options for permanent repair.

Additional Information:
This report, including the foundation 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.

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## B. Grading and Drainage

| | |
|---|---|
| Soil conditions at the time of inspection: | Damp / Moist |
| Some areas (if different) were noted as: | moist / acceptible |

*Comments: Underground components are not inspected; sub-grade conditions remain undetermined. Drainage conditions are subject to change, considering amount and frequency of rains, seasonal changes, irrigation system settings, erosion. This inspection does not investigate or identify sub-grade water tables, springs, or elasticity qualities of soils. Grade conditions should be monitored through the life of the home. Prior drainage issues at the property cannot usually be identified by this inspection. Refer to the seller's disclosure for possible information regarding past drainage problems and or correction. Refer to the limitation information at the end of this document and consult your "Guide to Your Home Inspection" for more important related information.*

**Drainage: Inspected**

- Area drain ports were not at the lowest portion of the grade at the rear of the pool. This may not allow ground water to efficiently flow to the drain and be removed from the site. Monitor and or have a drainage specialist offer repair options.
- Planter / garden areas appeared marginal regarding draining ability, and may promote slow or poor drainage of irrigation and rain. Monitor this item over time and repair as needed.

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## C. Roof Covering

*(If the roof is inaccessible, report the method used to inspect.)*

*Layers of Roofing Seen:* ☒ *One* ☐ *Two* ☐ *Three or more (May be unacceptable for insurance)*

*Roof Material:* ☒ *Composition* ☐ *Wood Shingle / Shake* ☐ *Tile* ☐ *Roll-Out* ☐ *Slate*

*Roof Inspected from:* ☒ *Walking Roof Surfaces* ☒ *Ground with Binoculars* ☒ *Ladder at Eaves*

☐ *Most accessible* ☐ *Some areas Inaccessible* ☒ *Most Roof areas Inaccessible*

☒ *Too Steep / High* ☐ *Wet / Rain / Slippery* ☐ *Deemed unsafe to walk - injury/damage risk*

*Comments: This inspection does not determine past hail damage, remaining life expectancy, or insurability of the roof systems. All areas in North Texas are subject to hail storms, and you should verify acceptability of any questionable conditions by your insurance / home warranty provider prior to closing. If it is not raining at the time of inspection, it is unlikely that the inspector can positively identify ongoing leakage issues. All roof systems should be monitored during / after rainy weather and or hail. Condition of underground or otherwise inaccessible guttering components remains undetermined. Refer to the limitation information at the end of this document and consult your "Guide to Your Home Inspection" for more important related information.*

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**Roof Coverings: Repair**

- Flashing was amiss / deficient at the upper eaves/walls at the southwest and southeast of the formal living room; moisture intrusion evidence was noted at the interior below these locations; daylight was visible from the attic at the southwest location.
- ADVISORY: The roof was young or new; that does not mean it is definitely weatherproof. Monitor roof penetrations such as skylights, vertical walls, plumbing vents and flues, chimneys, or flashing details especially during heavy rains or ice & snow. All new and older roof systems should be inspected during a variety of wet weather conditions for leaks, blown-off or damaged shingles. It is common for all roof systems to require periodic repair. Roof performance during weather different than that on the day of inspection is undetermined.

**Roof Drainage / Guttering: Repair**

- Gutter spout is offset at the southeast formal living room and may allow water to miss the lower basin and related spout; this would improperly direct water along the wall of the home rather than into the gutter system as intended.
- Underground components were not inspected; condition of inaccessible components remains undetermined.

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| ☒ | ☐ | ☐ | ☒ | **D. Roof Structure and Attic** |

(If the attic is inaccessible, report the method used to inspect.)

| | |
|---|---|
| Framing style: | Conventional; |
| Type of Underlayment observed: | Reflective sheathing ; |
| Method of Inspection: | Walking decked areas and joists/trusses<br>Some areas not safe for direct access |
| Insulation Type: | Batt (roll-out) and Blown ; Fiberglass |
| Insulation average depth in accessible areas: | 6 - 12 inches |

*Ventilation:* ☒ *Roof / Box* ☐ *Turbine* ☒ *Eave /Soffit* ☐ *Gable* ☐ *Electric* ☐ *Ridge*

*Obstruction of access / vision* ☒ *Stored items* ☒ *Low clearance* ☒ *HVAC items* ☐ *Other*

*Comments: Attic components are observed in a cursory fashion. This includes only those areas and components that are safely accessible and visible at the time of inspection. Obstructions within the attic may include, but are not limited to: stored items; HVAC, plumbing, and electrical components; low clearances; lack of attic flooring; small, obstructed, or inaccessible attic hatches. When possible, the inspector will identify known obstructions, and make every effort to access areas when conditions to do so safely are available. Refer to the limitation information at the end of this document and consult your "Guide to Your Home Inspection" for more important related information.*

**Attic Structure: Inspected**

- Structural issues were not discovered. The south attic below the upper attic was not readily accessible; Conditions in inaccessible locations remain undetermined.

**Attic Ventilation: Inspected**

- Repair needs were not discovered at the time of inspection

**Attic Insulation: Repair**

- Vertical insulation had fallen from the north wall of the upstairs northeast bedroom- seen from the master closet attic.
- Foam seal was incomplete at a section of the north wall of the upstairs northeast bedroom, approximately 3 feet left of the fireplace chimney.

**Attic Access / Stair: Repair**

- The attic stairs were not installed to manufacturer's guidelines, and may be unsteady or unsafe. Recommend securing the stairs to manufacturer specifications. Manufacturers recommend securing the stair to framing with 16D nails or ¼" lag screws. Commonly appropriate fasteners were not seen at all / some locations, and may/would not meet sheer strength requirements for installation. This is generally inexpensive and moderately easy to improve, by adding appropriate fasteners- removal /replacement of the attic stair is not typically necessary.
- Ladder hardware (nuts, screws, etc) at the master closet ladder handrail was loosely secured. Repair would be prudent to reduce risk of failure and injury.
- Ladder hardware (nuts, screws, etc) is loosely secured or missing at the upper right of the upstairs ladder components. The unit is unsteady and repair would be prudent to reduce risk of failure and injury.
- Advisory Use caution when entering/exiting or moving about in attic areas.

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## E. Walls (Interior and Exterior)

*Interior Wall Structure*: ☒ *Wood framing* ☐ *Metal Framing* ☒ *Brick / Masonry*

*Interior Obstructions*: ☒ *Storage* ☒ *Furnishings* ☒ *Décor* ☐ *Other*

*Exterior Obstructions*: ☒ *Foliage* ☒ *Storage* ☐ *Deck* ☐ *Building* ☐ *Other*

*Exterior Wall & Trim*: ☒ *Brick* ☒ *Stone* ☒ *Masonry Stucco* ☐ *Artificial Stucco*

☐ *Wood / Pressed Wood* ☐ *Wood-Fiber / Hardboard* ☒ *Cementitious Fiberboard*

*Comments: This inspection does not include or report cosmetic related conditions. Refer to the limitation information at the end of this document and consult your "Guide to Your Home Inspection" for more important related information.*

**Interior Walls: Repair**

- Moisture intrusion was indicated or suspected by stains at the front corners of the formal living room. The source of moisture should be identified and corrected. Presence of fungus is not determined in inaccessible areas such as wall voids. There is a potential that insulation within the walls has been damaged.
- Recommend sealing the top tile/panel edge at the wall of the upstairs northwest shower(s) to reduce potential for moisture intrusion and fungal accumulation at the shower substrate (between the shower and walls)

**Cabinetry: Inspected**

- Cabinets and components therein were obstructed by stored items. The inspector does not remove personal belongings or stored items. Conditions behind/below personal items remain undetermined.

**Exterior Walls: Repair**

- Openings were present at the eaves (soffit, fascia) near the main stairway window, and above the garage.
- The top of the western air-conditioner condenser electrical box should be sealed at the wall.
- Damaged soffit was discovered at the eave left of the main stairway window.
- Stucco window trim was noted as damaged at the main stairway window.
- Cracked and loose mortar was noted at cast-stone around the formal living room windows.
- Paint and appropriate sealant was amiss at the small section of frieze-board and crown between the gutter and diagonal brick feature at the west.

**Stairs: Inspected**

- Repair needs were not discovered at the time of inspection

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## F. Ceilings and Floors

*Ceiling Structure*: ☒ *Wood or engineered wood framing* ☐ *Metal Framing*

*Floor Structure*: ☒ *Concrete Slab* ☒ *Wood Framing and Subfloor over crawl space*

*Obstructions*: ☒ *Floor coverings* ☒ *Furnishings* ☒ *Storage / Personal Items* ☒ *Sub floors*

*Comments: This inspection does not include or report cosmetic related conditions. Refer to the limitation information at the end of this document and consult your "Guide to Your Home Inspection" for more important related information.*

**Ceilings: Inspected**

**Floors: Inspected**

- Repair needs were not discovered at the time of inspection

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## G. Doors (Interior and Exterior)

*Obstructions*: ☐ *Storage* ☐ *Furnishings* ☐ *Vehicle(s)* ☐ *Locked* ☐ *Other*

*Comments: This inspection does not include or report cosmetic related conditions. Refer to the limitation information at the end of this document and consult your "Guide to Your Home Inspection" for more important related information.*

**Interior Doors: Repair**

- The east study door(s) should be adjusted at the ball-spring assembly atop the door. Usually, you can simply turn the device counter clockwise to raise, and clockwise to lower the ball and spring.

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**Exterior Doors: Repair**

- Exterior doors were unsquare, and did not close properly at the patio door near the master bedroom.

**Garage Door(s)**

*Garage Door Type:* ☐ *Metal* ☒ *Wood* ☒ *Fiberglass / Plastic / Composite* ☐ *Insulated*

*Garage Door / Frame:* ☒ *Overhead* ☒ *Modern* ☐ *Hinged* ☐ *Antiquated*

**Garage Door: Inspected**

- Repair needs were not discovered at the time of inspection
- 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.

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| ☒ | ☐ | ☐ | ☒ | **H. Windows** |

| | |
|---|---|
| Window Type: | Multi-pane, Insulated |
| Window Framing: | Vinyl or Metal |

*Obstructions:* ☒ *Storage* ☒ *Furnishings* ☒ *Window Treatments / Shutters* ☒ *Foliage* ☒ *Poor lighting conditions* ☐ *Other*

*Comments: Though some comments may be made regarding safety glass, you should understand that these comments are limited. This inspection departs from conditions and current standards regarding safety glass. and are not respective of all possible conditions. Regulations vary city to city, and frequently change. If you are concerned, please consult a glass specialist, familiar with requirements in your area. Refer to the limitation information at the end of this document and consult your "Guide to Your Home Inspection" for more important related information.*

**Windows: Repair**

- Windows were not caulked at exterior lower edges at the rear stair and family room locations.
- Multiple windows need caulk touch-up/repair. This is a routine maintenance item.
- Windows at the central family room and two left master bedroom locations were difficult to close and did not lock properly. This may be an intrusion / safety concern.

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| ☒ | ☒ | ☐ | ☒ | **I. Fireplace / Chimney** |

*Fireplace:* ☒ *Masonry:* ☒ *Prefabricated.* ☒ *Modern* ☐ *Old / antiquated style*

*Chase:* ☒ *Masonry* ☐ *Frame & Veneer* ☐ *Frame & Brick/Stone* ☐ *Not present*

*Flue:* ☒ *Masonry* ☐ *Metal* ☐ *Direct Vent* ☐ *Undetermined*

*Cap / Crown:* ☒ *Mortar* ☐ *Metal* ☐ *Inaccessible / undetermined*

*Inspected at:* ☒ *Ground / in home* ☐ *Roof (limited)* ☒ *Attic (limited)*

*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.*

**Fireplace & Hearth: Inspected**

- Drywall was present between the manufactured firebox and the brick veneer (facing). This is unconventional/uncommon. The condition did not appear to be correct regarding clearance from combustible materials (the paper on the drywall) and in my opinion could be a fire hazard. I checked the manufacturer's technical installation documents online, but did not find any acceptance of drywall in this location; the condition still appears incorrect. I have sent a request for interpretation to the manufacturer's technical support division regarding this condition. I will inform you if/when I receive further information regarding this condition.
- The lintel is not sealed appropriately (along the edge of the drywall noted above) and may present a fire hazard.
- Fireplace and chimney components in this home were an Isokern brand product. The manufacturer's website is http://www.isokern.net/index.htm. This is a modern system and has a very good reputation.

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**Damper: Repair**

- A clamp was not present at the damper. Select Inspect recommends a clamp be installed on fireplaces with gas logs, to prevent gas and combustion product accumulation in the home. If such an improvement is made, an appropriate clamp should be installed to allow at least one inch opening for exhaust up through the chimney. This device is typically included with the gas log components, though many installers discard them rather than installing them as required by the manufacturers. Replacement clamps are available at fireplace stores.

**Fireplace Flue / Liner: Not Inspected**

- The interior portions of the flue were inaccessible; conditions within remain undetermined.

**Chimney / Chase: Inspected**

- The chase was inspected from exterior / ground areas with binoculars, and within the attic only.

**Mortar Cap / Crown: Not Inspected**

- The chimney cap was inaccessible.

**Gas Components: Inspected**

- Repair needs were not discovered at the time of inspection

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### J. Porches, Decks, and Carports (Attached)

*Comments: Refer to the limitation information at the end of this document and consult your "Guide to Your Home Inspection" for more important related information.*

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### K. Flatwork (Driveways, Sidewalks)

*Comments: Refer to the limitation information at the end of this document and consult your "Guide to Your Home Inspection" for more important related information.*

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### L. Other Comments- (i.e. foliage, retaining walls, other)

*Comments:*

## II. ELECTRICAL SYSTEMS

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### A. Service Entrance and Panels

| | |
|---|---|
| Service Type: & Meter Location: | Underground Side |
| Branch Wire Seen at Panel(s): | Copper |
| Wire / Conductor Type: | Romex like (non-metallic sheathed cable) |
| Maximum Amperage as indicated by the main breaker or panel labeling: | Greater than 200 amps |
| Approximate Voltage at Service Panel, as indicated by wiring method: | 120 / 240<br>Voltage is not measured |
| Breaker or fuse Panel Location(s): | Main- Exterior Sub- Garage |

*Comments: Measuring amperage, voltage, or impedance is beyond the scope of this inspection. Alarm systems, low voltage systems, and remote controls are beyond the scope of this inspection and are not inspected, unless otherwise specifically noted in this section. Outlets, fixtures, switches, and smoke detection devices, if tested, are randomly inspected in a representative manner. Obstructions are not unplugged or moved to access obstructed components. Refer to the limitation information at the end of this document and consult your "Guide to Your Home Inspection" for more important related information.*

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### B. Branch Circuits- Connected Devices and Fixtures

*(Report as in need of repair the lack of ground fault circuit protection where required.):*
*Comments: Inspection of electrical outlets, switches, and fixtures is performed by testing a representative number of these components in accessible locations. In occupied homes, some electrical components are not accessible and not inspected due to personal items, furnishings, childproof covers, and other obstructions. Refer to the limitation information at the end of this document and consult your "Guide to Your Home Inspection" for more important related information.*

**GFCI (ground fault circuit interrupt) Devices**

*The Texas Real Estate Commission requires comparison of all homes to current standards regarding GFCI location and operation. This means Texas inspectors must call out all locations that do not meet current standards as "in need of repair", without enabling a grandfathering clause. Codes and standards change often, and it is common that most homes will not meet current criteria.*

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*GFCI resets noted at:* ☒ *Kitchen* ☒ *Garage* ☒ *Bath(s)* ☒ *Exterior* ☐ *Elec.Panel* ☐ *NA/not found*

**GFCI: Inspected**
- Repair needs were not discovered at the time of inspection

**Outlets: Repair**
- Exterior outlets did not have appropriate covers for permanent use application at the pool equipment. Approved covers are inexpensive, and are recommended.

**Lighting Fixtures: Repair**
- Fixtures were poorly secured at the guest bathroom and upstairs northwest bathroom
- Some bulbs or fixtures were inoperable at the time of inspection. It is recommended that all fixtures be made operable prior to closing. This typically is corrected by replacing the light bulbs, though it is possible the fixture or other component may be amiss / deficient.

**Switches: Inspected**
- Switches had undetermined application at some locations. Circuit tracing is beyond the scope of this inspection. Refer to the seller for information regarding questionable switches, or have an electrician examine and identify their purpose.

**Smoke Detection Devices: Repair**
- The home is approximately one-year of age; it is time to change the batteries in the smoke detection devices. It is recommended to test detectors monthly, change batteries annually, and to change the detector itself at least once every ten years.

**Other Accessible Electrical: Repair**
- Electrical clamps, grommets, and or plugs were amiss at the exterior light box near the pool equipment. All openings in electrical boxes are to be appropriately sealed, and all wire penetrations through the box are to be appropriately secured and protected from sharp box edges. You should have a licensed electrician examine the conditions to recommend improvement, repair, or replacement options needed.

## III. HEATING, VENTILATION, AND AIR-CONDITIONING SYSTEMS

This inspection is visual and only consists of readily accessible components and conditions at the time of inspection. Components and compartments are not disassembled; this is best done by an HVAC specialist. If you desire to have the HVAC system included in a Home Warranty, you should have a representative of that company examine components that may be covered, to determine compliance.

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### A. Heating Equipment

*Type:* ☒ *Forced Air* ☐ *Gravity* ☐ *Heat Pump* *Units:* ☐ *1* ☐ *2* ☒ *3* ☐ *4+*

*Energy Source:* ☒ *Natural Gas* ☐ *Electricity* ☐ *Propane* ☐ *Other*

*Power / Fuel Shut-Off:* ☒ *Beside unit* ☐ *Manifold* ☒ *Switch / breaker* ☐ *Undetermined*

*Comments: Stand alone-unvented gas units, and in wall gas units in bathrooms, bedrooms, or living areas are considered unsafe. Upgrading to safer modern heating equipment is recommended. If present, this type of heater is beyond the scope of this inspection and was not inspected. Heat exchangers and heating elements are typically inaccessible and are not inspected, unless otherwise noted. Refer to the limitation information at the end of this document and consult your "Guide to Your Home Inspection" for more important related information.*

**Heating: Inspected**
- The units were operable with normal controls at the time of inspection.

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### B. Cooling Equipment

*Type:* ☒ *Forced Air* ☐ *Evaporative* ☐ *Window Units (Not Inspected)*

*Fuel:* ☒ *Electricity* ☐ *Gas (uncommon in this area; beyond the scope of inspection)*

*Comments: System capacity, refrigerant type, and remaining life are undetermined. Unless otherwise noted, evaporators, blowers, and condensing units are not disassembled. The HVAC system has many inaccessible components. Full evaluation of refrigerant levels and leakage potentials, evaporators, compressors, blowers, and other inaccessible components requires an HVAC specialist. Refer to the limitation information at the end of this document and consult your "Guide to Your Home Inspection" for more important related information.*

**Cooling: Inspected**
- Prior auxiliary condensate line drainage or leakage is indicated by stains / corrosion at the auxiliary pan of the unit in the master closet attic. RefOngoing leakage was not discovered. Conditions on days warmer than that of the inspected are undetermined.

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- NOTE: Condensate line is not insulated: The Texas Real Estate Commission (TREC) considers the absence of insulation on the air conditioning primary condensate line as in need of repair. I depart from this requirement of the Texas Real Estate Commission. Issues were not seen at the time of inspection, and I believe that improperly or partially insulating the line may cause moisture and or fungal problems in inaccessible areas. Recommend that you either 1) consult an HVAC specialist for options; or 2) monitor the system and then have an HVAC specialist repair if conditions are discovered.
- 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.

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**C. Ducts and Vents**

*Filter Type:* ☒ *Disposable* ☐ *Washable* ☐ *Electronic* ☐ *Other / Undetermined*

*Duct Type:* ☒ *Flexible* ☐ *Metal – Insulated* ☐ *Concealed / Undetermined*

*Return Duct Location:* ☒ *Attic* ☒ *Between Levels or In-wall* ☐ *Crawl space*

*Supply Duct Location:* ☒ *Attic* ☒ *Between Levels or In-wall* ☐ *Crawl space*

*Filter Location(s):* ☒ *At Unit(s)* ☐ *Wall* ☐ *Ceiling* ☐ *Floor* ☐ *Not Discovered*

*Comments: Humidifiers, if present, are beyond the scope of this inspection and are not inspected. Humidifiers are considered conducive to mold growth. We recommend humidifiers not be used. Refer to the limitation information at the end of this document and consult your "Guide to Your Home Inspection" for more important related information.*

**Duct-Vent: Inspected**
**Air Filter: Inspected**
**Thermostat: Inspected**

- Thermostats were reset to as found positions by the inspector prior to departure.

## IV. PLUMBING SYSTEM

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| ☒ | ☒ | ☐ | ☒ |

**A. Water Supply System and Fixtures**

*Supply Pipe (visible):* ☒ *Copper* ☐ *Plastic* ☐ *Polybutylene* ☐ *Other / undetermined*

*Waste Pipe (visible):* ☒ *Plastic* ☐ *Metal* ☒ *Drain pipe: Undetermined on slab homes*

*Vent Pipe (visible):* ☒ *Plastic* ☐ *Metal*

*Water Meter Location:* ☒ *Front* ☐ *Side* ☐ *Rear* ☐ *Alley* ☐ *Undetermined*

*Water Shut-Off:* ☒ *Exterior South* ☐ *Garage* ☐ *Interior room / closet* ☐ *Undetermined*

*Comments: Fixtures are not filled to capacity. Inaccessible components below grade, below, or behind cabinets and walls, and behind or below bathtubs, showers, or sinks are not inspected; conditions and type of material remain undetermined. Personal items are not moved or removed from sink, bathtub, shower, or toilet areas, and these items may obstruct access and visibility. We cannot guarantee that all potential or inaccessible leakage conditions will be discovered. Refer to the limitation information at the end of this document and consult your "Guide to Your Home Inspection" for more important related information.*

**Plumbing Supply: Inspected**
**Sinks: Inspected**
**Toilets / Bidets: Repair**

- The toilet flush mechanisms were not operating consistently. It appeared that the low profile tanks were partially obstructing the levers, as is common with this style of commode; therefore not allowing full release of the ballcock (flapper). Adjustment may correct/improve the condition, or you may consider a different style of tank/tank components

**Bathtubs: Inspected**
**Showers: Inspected**
**Exterior Faucets: Inspected(Attached Only; unless otherwise noted)**

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**Utility Connections: Not Inspected**

- It is beyond the scope of this inspection to operate laundry plumbing connections and laundry appliances. These fixtures are visually inspected only when accessible. Some conditions remain undetermined. If present, laundry equipment is not moved or inspected.

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**B. Drains, Wastes, Vents**

*Comments: Underground and inaccessible components are not inspected; conditions remain undetermined. Refer to the limitation information at the end of this document and consult your "Guide to Your Home Inspection" for more important related information.*

**Drains: Inspected**

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

**Drains: Not Inspected**

- NOTE:Sub grade, in-wall, and some attic / crawl space plumbing components were not accessible; conditions remain undetermined.
- The potential for sub grade plumbing leaks and failure increase as a home ages. If you are concerned or notice problems, consult a specialist to examine the condition of buried pipes.

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|---|---|---|---|
| ☒ | ☐ | ☐ | ☐ |

**C. Water Heating Equipment**

(Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules.)

*Energy Source:* ☒ *Gas* ☐ *Electric* ☐ *LP* ☐ *Solar (beyond scope of inspection)*

*Number of units:* ☐ *1* ☒ *2* ☐ *3 or more* *Temperature-pressure-relief valve: Operated* ☒ *Y* ☐ *N*

*Power / Fuel Shut-Off:* ☒ *Beside unit* ☐ *Switch or breaker* ☐ *Inaccessible./ undetermined*

*Comments: The inspection does not determine remaining life expectancy, condition of interior or inaccessible components. The inspection cannot determine if bacteria or corrosion exists at the interior or in inaccessible areas. Average life of a water heater is around 8-12 years; some last longer, some fail sooner. Refer to the limitation information at the end of this document and consult your "Guide to Your Home Inspection" for more important related information.*

**Water Heater: Inspected**

- 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.
- Advisory 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 and its components.

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|---|---|---|---|
| ☒ | ☐ | ☐ | ☐ |

**D. Hydro-Therapy Equipment**

*Comments: This section pertains to individual systems, not part of a swimming pool. Some areas and components are inaccessible by design and location. Conditions of inaccessible components remain undetermined. Refer to the limitation information at the end of this document and consult your "Guide to Your Home Inspection" for more important related information.*

**Jetted Tub: Inspected**

- The underside of the spa was inaccessible. Pump and motor components were not accessible. Electrical and plumbing conditions under the bathtub remain undetermined. The Texas Real Estate Commission recommends the components be made readily accessible, to ensure presence of bonding at the pump, and to check for leakage. Most municipalities in this area have the builder leave the side panels off until bonding and under-unit components are verified. It is probable that conditions are correct, though without access, I cannot verify this.
- GFCI for the jetted tub was operable at the time of inspection. Please fill and test this monthly, or at least before use. Regular testing of this safety feature is very important.

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# V. APPLIANCES

Built-In Appliances, if present and inspected, are inspected in normal modes only. Built-In Appliances and related components are examined for noticeable deficiencies of operation, visible damage, and obvious installation issues. Built-In Appliances and related components are not dismantled or moved, unless otherwise noted specifically in this report. Appliances that are not built-in are not inspected. Consult your "Guide to Your Home Inspection" and the limitations section at the end of this document for more important information

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## A. Dishwasher

*Comments: Dishwashers are not inspected for compliance with current local code regarding anti-siphon protection. Most manufacturers route the drain in an anti-siphon manner at the side of the dishwasher; this condition cannot often be determined when the unit is installed. Sink-top anti-siphon devices and other dishwasher drain connections are prone to leakage, congestion, and wear; these should be monitored periodically for leaks and damaged components. Conditions of inaccessible components and lifespan remain undetermined.*

**Dishwasher: Inspected**

- Advisory: When the home is / has been vacant for more than a few weeks, please remember to run some hot water through kitchen / bathroom faucets prior to operating the dishwasher when you first move in. This may seem strange, but there is a chance of hydrogen building up in a water heater that has been heating, but not in regular use; this can sometimes cause an explosion when the dishwasher is operated before other water fixtures. In some cases, it is possible for hydrogen to enter and subsequently ignite in the dishwasher when the timer control engages. Running hot water for 4-8 minutes simultaneously at fixtures (when you first move in) should release any potential hydrogen accumulation in the system. Related article can be found at: http://www.cdc.gov/elcosh/docs/d0400/d000435/d000435.html.

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## B. Food Waste Disposer

*Comments:*

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## C. Range Hood

*Vent Type:* ☐ *Recirculating* ☒ *Exterior* ☐ *Down-draft* ☐ *N/A - Not Present* ☐ *Undetermined*

*Comments:*

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☒ ☐ ☐ ☐

## D. Ranges / Ovens / Cooktops

*Comments: Ranges, stoves, ovens etc are not moved or dismantled in any way unless otherwise specifically noted in this report. Presence of and condition of inaccessible components remain undetermined. Obstruction limitations often include method of installation, stored items, walls, and other components. Condition and type of gas or electrical supply components including gas lines and valves, electrical wires, connections, junction boxes, and conduit are mostly inaccessible; and only readily accessible components if seen will be inspected. Gas valves if present and discovered are not operated unless otherwise specifically noted in this report. Some conditions will be undiscovered and unreported.*

**Range: Inspected**

***RANGE**-Energy Source:* ☒ *Natural Gas* ☐ *Electric* ☐ *LP (propane)*

*Gas, shut-off valve:* ☒ *Below / behind unit* ☐ *In cabinet* ☐ *Unknown / inaccessible.*

**Oven: Inspected**

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## E. Microwave Cooking Equipment

*Comments: Pertains to built-in equipment only. Radiation testing is beyond the scope of this inspection.*

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## F. Trash Compactor

*Comments: Trash compactors have a high repair frequency, and should be kept cleaned and well maintained. It is recommended that you not crush glass or other fragile material in a compactor.*

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|---|---|---|---|
| ☒ | ☐ | ☐ | ☐ |

**G. Bathroom Exhaust Fans and/or Heaters** (includes utility room fan if present)
*Comments: Many attic and in-wall components are inaccessible. Condition of ducting (if present)in non-readily accessible areas and location / appropriateness of vent termination is not determined or guaranteed.*

| I | NI | NP | R |
|---|---|---|---|
| ☐ | ☐ | ☒ | ☐ |

**H. Whole House Vacuum Systems**
*Comments: If present, vacuum systems are randomly tested at ports found in the home. The canister and other components are not disassembled. Condition of interior and inaccessible components remains undetermined. Accessories (hoses, nozzles, etc.) are not inspected and are not tested.*

| I | NI | NP | R |
|---|---|---|---|
| ☒ | ☐ | ☐ | ☐ |

**I. Garage Door Operators**
*Comments:*

| I | NI | NP | R |
|---|---|---|---|
| ☒ | ☐ | ☐ | ☐ |

**J. Door Bell and Chimes**
*Comments:*

| I | NI | NP | R |
|---|---|---|---|
| ☐ | ☒ | ☐ | ☐ |

**K. Dryer Vents**
*Comments: 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.*
*Vent Routing:* ☒ *Wall* ☒ *Attic / Roof* ☐ *Crawl space* ☒ *Obstructed* ☐ *Undetermined*

**Dryer Vent: Not Inspected**
- The vent is routed in inaccessible areas. The interior condition of the vent is undetermined, and should be checked for cleaning needs before new appliances are connected.

| I | NI | NP | R |
|---|---|---|---|
| ☒ | ☐ | ☐ | ☒ |

**L. Other Built-in Appliances**
*Comments: Refrigerators, wine chillers, and ice-makers are not inspected, unless specifically requested by the client at or before the time of inspection, or if otherwise noted in this section.*
**Other Appliance: Repair**
- Refrigerator coils were dirty. Cleaning is recommended to allow proper operation and extended the life of your refrigerator.

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# VI. OPTIONAL SYSTEMS

Optional Systems include Sprinkler systems, Pools / Spas / Hot-tubs, Outbuildings, Outdoor Grills, Gas Lines, Septic systems, Water Wells, Security systems, Fire Control systems. Unless otherwise noted specifically in this report, these and any other systems and components are Not Inspected.

| I | NI | NP | R | |
|---|---|---|---|---|
| ☒ | ☐ | ☐ | ☒ | **A. Lawn Sprinklers** |

*Zones Wired:* *10* *Controls:* ☒ *Electronic* ☒ *Programmable* ☐ *Manual*

*Anti-Siphon:* ☒ *Near Curb* ☐ *Near home* ☒ *Front* ☐ *Side* ☐ *Rear* ☐ *Undetermined*

*Comments: Refer to the limitation information at the end of this document and consult your "Guide to Your Home Inspection" for more important related information.*

**Irrigation: Repair**

- Heads were noted as deficient or otherwise not functioning as intended at zone 5 adjacent the patio grill. The head raised, but did not spray as intended; this implies a congested tip filter.

| I | NI | NP | R | |
|---|---|---|---|---|
| ☒ | ☐ | ☐ | ☒ | **B. Swimming Pools / Spas and Related Equipment** |

*TYPE:* ☒ *Gunite* ☐ *Aggregate* ☐ *Fiberglass* ☐ *Vinyl Liner* ☐ *Above ground*

*Visibility was:* ☒ *Clear* ☐ *Dirty* ☒ *Wind-Blown / Rain* *Fungus on:* ☐ *Vessel* ☐ *Water*

*Comments: Refer to the limitation information at the end of this document and consult your "Guide to Your Home Inspection" for more important related information. This inspection is limited to visual assessment of accessible components only. Leak testing is not performed by Select Inspect. If you have specific concerns or any pool related component is noted as in need of repair, you should have a special comprehensive inspection performed by a pool service company.*

**Access / Gates: Inspected**

- Fences were unlocked at the time of inspection. Technically these should be locked to prevent entry of unattended children. Check with local regulatory authorities for requirements in your area.

**Blower: Inspected**

**Cleaner: Not Inspected**

**Deck: Inspected**

- Minor deck cracks and slightly separated coping caulk was noted at the time of inspection. Significant movement was not seen at the time of inspection. Monitor the deck and repair coping / deck sealant and components when needed.

**Drain: Not Inspected**

- The drain appeared to be anti-vortex. Monitor this item and repair if / when needed.

**Filter: Repair**

- The anti-siphon device at your home does not have an air gap present to prevent sewage from backing up into the pool. The device is located at the front gardens

-

**Heater: Inspected**

- System was operable at the time of inspection. Repair needs were not discovered at the time of inspection. Controls were reset to the as found settings prior to departing the property.

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**Light / GFCI: Inspected**
- Recommend you test at least once per week during swim season for safety. If the GFCI for the pool/spa light fails, do not swim until it is professionally repaired. Repair as needed.

**Pump: Inspected**
**Skimmer: Inspected**
**Spa: Inspected**
**Tile: Inspected**
**Timer / Controls: Inspected**
- Pool controls were examined and tested using the service controls at the exterior main panel. Interior computer controls and programmable features were not inspected.

**Valves: Inspected**
- Valves were visually inspected only. Controls were not adjusted.

**Vessel: Inspected**
- The pool vessel appeared to be tinted . The dark appearance makes it difficult to see cracks/defects. Significant issues were not found or observed concerning this item at the time of inspection. Monitor this item periodically and repair if / when needed.

**Visible Pipes: Inspected (Visible and readily accessible pipes and fittings)**

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|---|---|---|---|---|
| ☒ | ☐ | ☐ | ☒ | **D. Outdoor Cooking Equipment** |

*Energy Source*: ☒ *Natural Gas* ☐ *LP (Propane)* ☐ *Wood / Charcoal (Solid Fuel)*

*Comments:*

**Outdoor Grill: Repair**
- Gas leakage was detected at the branch gas supply to the device. The gas for this device was shut off at the appliance.

| I | NI | NP | R | |
|---|---|---|---|---|
| ☒ | ☒ | ☐ | ☒ | **E. Gas Lines** |

*Gas Meter location*: ☒ *Front* ☒ *Side* ☐ *Rear* ☐ *Garage* ☐ *Undetermined* ☐ *N/A*

*Gas Shut-Off*: ☒ *Meter* ☐ *Attic* ☐ *Garage* ☐ *Service Riser* ☐ *Unknown* ☐ *N/A*

*Comments: Underground and inaccessible components are not inspected; conditions remain undetermined. Refer to the limitation information at the end of this document and consult your "Guide to Your Home Inspection" for more important related information.*

**Accessible Gas Lines / Components:Repair**
- Movement at the gas meter was noted when tested. Leakage between the meter and interior pilots / valves is indicated. The leakage was located between the shut-off valve and grill connection at the patio (exterior) grill. You should have a licensed plumber examine the issue(s) and recommend improvement, repair, or replacement options as needed.

**Underground and Inaccessible Gas Lines / Components:Not Inspected**
- Conditions of inaccessible gas components including but not limited to: buried, in-wall, behind or beneath appliances or components, attic and crawl space locations, or enclosed within any component or appliance are not inspected and remain undetermined. If you have concern or if the gas system or any gas related components are over 10 years old, it is recommended to have a specialized comprehensive gas system examination of the property, prior to closing.

This is the end of the report findings. Important inspection information is continued on the following pages and in the "Guide to Your Home Inspection"; please take time to read them in their entirety.
Thank you for your business; Select Inspect Property Consultants LLC- 214-770-6954.

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# LIMITATIONS AND EXPLANATIONS

Thank you for choosing Select Inspect. Your business and confidence in our service is greatly appreciated. These final pages are an integral part of the Select Inspect Report; it is important that you read the report in its entirety before purchasing the home.

- **General Limitations:**

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 to the conditions of the contract, even when the client fails to sign the contract. 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 or not reported. 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 and will not eliminate risk of purchasing any property. Select Inspect does not warrant or guarantee that all conditions will be discovered or reported. 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 receipts, reports, and warranty information for prior repairs, and receipts, reports, and warranty information for repairs made due to discoveries during this inspection.

- **Foundation / Structure:**

The inspector is not an engineer, and is not required to provide engineering decisions or to specify repair recommendations. The inspector is required to render an opinion on the present condition of the foundation. Time, landscaping modifications, seasonal changes, and moisture conditions will affect the foundation and structure to some degree. The inspector cannot determine the future performance of the foundation or structure. The inspector cannot and does not determine the quality of or appropriateness of reinforcing steel or post tension cable placement and conditions of sleeves, cables, or reinforcing steel within the foundation form. The inspector does not determine if post tension cables are under appropriate tension. Inspector does not determine condition / location of routing in the foundation, or the condition of reinforcing steel / post tension clamps that are covered or otherwise inaccessible. These tests can be done with special equipment, by specialists. These tests are usually expensive, and if issues are found, the correction may damage the foundation, or may not be cost effective.

The crawl space below a pier and beam home has areas that are likely obstructed and or at least partially inaccessible. It is extremely rare that a crawl space will be fully accessible. It should be understood that all conditions within a crawl space will not be discovered. For safety reasons, the inspector is not required to enter a crawl space with an opening of less than 18” X 24”, and or crawl space areas having a clearance of less than 18” between the earth and the bottom of the framing. The inspector is not required to enter and inspect crawl space areas that he determines as unsafe. This typically includes conditions such as electrical wiring on the soil or otherwise unsafe in condition obstructing access; wet soils or moldy areas; and the presence or suspected presence of rodents, reptiles, or animals. Floor coverings and stored items at the interior obstruct occupied and vacant homes. Areas within and beneath walls are inaccessible. Conditions of structural components within wall voids, components obstructed by storage or floor coverings, or otherwise inaccessible remain undetermined.

- **Drainage:**

Grading and drainage conditions are noted regarding visible and present conditions on the day of and at the time of inspection. Many North Texas areas contain highly expansive clay soils. These soils are largely responsible for foundation movement. Clay soils should be consistently moist; not too wet and not too dry; to help maintain a stable foundation. Soils / grade should slope away from the home. Grading that slopes toward the home is conducive to foundation movement and insect activity. Some foundation movement and settling is common and expected. By maintaining drainage and moisture levels around and below the home, you can reduce the risk of excessive or significant foundation movement, moisture intrusion, and fungal issues.

It is important to keep the grade level at least 4-6 inches below the bottom of brick / stone. Soil should be at least 6-8 inches below wood 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.

Impact of run-off from the inspected property on neighboring homes and visa versa remains undetermined. Condition, slope, capacity, and termination of sub grade gutter or other drain components remains undetermined. Histories of flooding, moisture intrusion, water tables, and elevations are beyond the scope of this inspection, and remain undetermined. Unless noted in the report; the drainage histories, current and future drainage capabilities, past, present, and future mold or fungal issues in crawl space, basement, and sub-grade living, and inaccessible areas are undetermined. Future performance of surface and sub-grade drainage characteristics in weather conditions other than those ongoing at the time of inspection, remain undetermined. Specialty services including flood plain analysis, sub grade water table surveys, and microbiological tests are available from other companies that specialize in those fields. 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. If obvious problems of nearby foliage are seen, the conditions may be noted in the report. However, future or potential impact of foliage to the property and structures and related issues are undetermined, and any comment regarding such is partial in context. The current or potential impact of large trees around the home is undetermined. If you are concerned with location or condition of trees (of any size) at the property, you should consult a professional landscaping arborist for options.

- **Roof / Attic:**

Roof and attic areas are observed in a cursory manner. Roofs deemed unsafe for access by the inspector will be observed through binoculars at ground level, and or from a ladder placed at the eaves. The inspector is required to describe the method used to inspect the roof. The inspector is looking for obvious immediate repair needs, that may allow moisture intrusion, structural, or safety concerns. The inspection does not report regarding installation with manufacturer specifications, code (current or at the time of installation), or manufacturing defects. This is not a “hail” inspection and should not be used as a hail report. If you are concerned with hail damage or insurability, you should have your insurance company physically examine the roof prior to closing. You should read your insurance policy and make sure you understand all of the policy limitations. All histories of hail may not be visible, and will not be reported. Hail evidence may be noted in the report, though all hail evidence does not necessarily mean hail damage and need for repair. The inspector will observe the roof for obvious flashing defects and improper installation methods. Many areas of flashing are covered by other materials by nature of installation and design; therefore, all potential issues at flashed areas and components will not be found or reported. Lifespan, brand / quality of material, number of roofing layers, presence of felt in all appropriate locations, and insurability are not determined. Structural capacity and integrity of brick or wood supported chimneys is undetermined. Comments may be made regarding obvious or suspected deficiency conditions at the time of inspection; further comprehensive examination and repairs should be made by a framing and or mortar specialist.

The attic areas will be accessed whenever deemed safe by the inspector. The inspector is not required to enter attic areas with height less than 4’ clear headroom and those without decking / flooring; these areas are considered inaccessible and unsafe. The inspector may comment on comparison of modern framing standards to older framing , though he does not calculate spans, loads, adequacy, or code compliance (past or present). Attic components are observed for signs or evidence of moisture intrusion, safety issues, and damage or failure. It is common for framing to deflect to some degree, and some new inspectors will

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consider all older homes in need of repair. Select Inspect inspectors will form an opinion based on the performance of the structure. Slight deflection, old style framing, and or prior leakage in limited areas do not necessarily warrant or require expensive repair. Our concern is “how has the structure / component performed over its apparent lifespan?” The inspector is required to only comment on prior moisture intrusion evidence in attic areas, whereas the inspector is required to note moisture intrusion at home interior areas as in need of repair. If conditions found in the attic appear significant or ongoing, the inspector will note the condition(s) as in need of repair. Ventilation provisions frequently do not meet current / modern standards. The inspector does not calculate area and appropriateness of ventilation location and adequacy. Ventilation provisions between insulation at vaulted ceilings and roof decking remain undetermined.

- **Insulation:**

Insulation is observed from accessible attic areas. Condition in wall voids and other inaccessible locations remain undetermined. Code compliance, material brand or type, R-value, and efficiency are not determined. Identification of asbestos and fire / health risks are not determined or reported. Vapor barrier presence, adequacy, and appropriateness of installation are not determined or reported, unless obvious defects or conditions are found and noted in the inspection report.

- **Walls (interior and exterior):**

Cosmetic flaws, conditions, or defects are not inspected or reported. Exterior Insulated Finish Systems (EIFS) synthetic stucco are not comprehensively inspected. The presence of or history of mold or moisture intrusion is not inspected. Adequacy of flashing installation, and methods used is undetermined. All homes with EIFS or other synthetic stucco should be inspected by a synthetic stucco specialist prior to closing. Appropriateness, quality, durability, and moisture resistance of brick, mortar, and siding materials are not determined. Some brands of "hard-board" type siding and trim have been under litigation for premature failure, rot, and fungal issues. These pressed board type materials are more prone to moisture / rot damage, and should be kept well caulked and painted to reduce risk. Modern cementitious materials are more durable, less problematic, and more expensive, though they do require some routine maintenance.

- **Windows & Doors:**

Windows and doors are randomly inspected for functionality and moisture intrusion where accessible. Though some comments regarding presence of safety glass may be made, the inspector does not test or compare fenestrations and glass to current standard or code. Some failed double-pain windows and glass may be mentioned, though all conditions may not be found. Conditions prohibiting the findings of all moisture intrusion, deficiencies, and failed seal conditions include: furniture, poor lighting, window treatments, stored items, shrubbery, and other stored items. Some subtle seal failures may go undetected. Cosmetic deficiencies are not inspected and not reported. It is recommended to have all key locked door hardware re-keyed or replaced. Storm windows are not operated.

- **Fireplace:**

Fireplaces are inspected at visible components only. Frequently inaccessible components are: flues, chases, roof side chimneys and caps, and enclosed areas behind logs and prefabricated panels. Drafting characteristics are not determined. Component clearance from combustibles may be noted, when manufacturer labeling is readily accessible, and deficiencies are obvious. Installation to code or manufacturer guidelines is not determined; any comment relating to such is incomplete and partial in context. If concerns or suspect installation methods or components are found, you should have a fireplace specialist examine the fireplace(s) and repair any issues.

- **Electrical:**

Electrical components are tested with normal controls. Outlets and switches are randomly tested at accessible locations only. Furniture, child-proof covers or other obstructions frequently prohibit access to all outlets. Regarding presence and location of GFCI protection: the inspector is required by the Texas Real Estate Commission to compare all homes to current electrical code. Most pre-existing homes will not meet this requirement, and replacement of non-GFCI circuits with GFCI circuits is a good safety recommendation, though updating the home is a subjective decision. Many consider this an improvement rather than a repair. Voltage and amperage ratings are described by observing accessible labeling at accessible service components. Voltage and amperage are not measured. Low voltage systems are not inspected. Landscape lighting is not operated. Comments regarding low voltage and landscape systems are partial in context.

Underground and inaccessible wiring, conduit, or other electrical components are not inspected, and conditions of inaccessible components remain undetermined. Circuits are not traced; the inspector does not determined adequacy or correctness of breaker labeling. Electricity can be deadly; Select Inspect cannot guarantee the home or property to be free from electrical hazards. The inspection does not determine insurability of the property. Any and all electrical concerns should be evaluated and repaired by a master electrician. If an electrician is contracted to work in the home, it is recommended that the electrician examine all electrical components / systems at the property and repair all discovered deficiencies prior to closing.

- **Heat & Air Systems (HVAC):**

HVAC systems are not dismantled and some interior conditions may go undiscovered. Only readily accessible components are inspected. Only readily accessible panels are removed for inspection. Heat exchangers are not opened or fully inspected. Full evaluation of heat exchangers requires an HVAC specialist. Humidifiers, dehumidifiers, electronic air filters, and solar space heaters are not inspected. The inspector does not determine supply adequacy or distribution balance. The HVAC systems are operated with normal controls (thermostats), when possible. Heat pumps are not operated in heat mode when outdoor temperature is 80 degrees or higher. Air-conditioner units are not operated when outdoor temperature is below 60 degrees. Air quality is undetermined. Mold / fungal presence is undetermined in inaccessible areas and components. Evaporators are not usually disassembled. If the evaporator does not have a history of professional cleaning over the past 4-5 years, professional cleaning is highly recommended. If one or more HVAC components are noted in need of repair, and repair is recommended, you should have a licensed HVAC company examine the entire system(s) and repair all discovered deficiencies before closing.

- **Plumbing:**

Laundry appliances and connections are not inspected. Water conditioning / filtration systems; solar water heating equipment; fire sprinkler systems; private waste disposal systems (septic); water wells, well pumps, and water storage equipment; and quantity (pressure), or quality of water supply are not inspected. Sometimes plumbing drains will dry out during vacancy. If this occurs, shortly after re-occupation, there may be a build-up and potential blockage of residual sludge. This can affect drainage and venting. If the home has been vacant for more than a few months, you should either 1) have the lines checked and cleaned, or 2) monitor the drain system for issues. If issues are discovered, cleaning by a licensed plumber will be necessary. Inaccessible flues, drains, supply, gas piping, and related components are not inspected. The condition of all sub grade components remains undetermined. Water heaters are operated in normal modes only, while checking hot water at accessible plumbing fixtures during the inspection. Insurability, remaining life, condition of interior components, and absence of bacteria or corrosion at the interior of the water heater is not warranted or determined. Safety, pressure, and shut-off valves are visually inspected only when accessible, and are not operated. The presence or absence of bacteria or corrosion within inaccessible piping, fixture, and appliance components is undetermined.

- **Appliances:**

Unless otherwise noted, refrigerators, ice-makers, wine coolers, freezers, and similar appliances are not inspected. Appliances that are not inspected are not opened or moved. Refrigeration equipment should not be on GFCI circuits. If the circuit trips, the unit(s) may not restart, and subsequent food spoilage or damage may occur. If a refrigeration appliance is observed on a potential or obvious GFCI circuit, all suspected portions of that circuit will not be GFCI tested. For example: if a refrigerator appears be on a suspected GFCI circuit in the garage, the garage outlets, and exterior outlets are typically on the same circuit, and will not be GFCI tested. If inspected, dishwashers, disposals, compactors, ranges, ovens, and range vents are operated with normal controls only. Appliances are observed in normal use for conditions of deficiency and proper operation. remaining life is undetermined. Future operation after the day and time of inspection is not warranted. Insurability for home warranty coverage is not determined or guaranteed.

- **Sprinkler systems:**

Electronic controlled sprinkler systems are operated, when possible, in normal “test” or “manual” modes only. Condition of sub grade components remains undetermined. 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 watering can be harmful to the foundation, may cause rot, moisture intrusion, or mortar erosion, and is conducive to insects including termites. Non-mechanical sprinklers (those that attach to exterior faucets) are not inspected. Coverage area or deficiency and quality / placement of installation is not inspected and undetermined.

- **Swimming Pools:**

Pools can be unsafe. Select Inspect does not determine the safety of, quality of construction, life expectancy of any component, or condition of any inaccessible components. Drain and jet capacity is undetermined. Filters, heaters, electrical components, and valves are not disassembled. Computer controls and electronic

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valves are not inspected. Pool equipment is operated in normal service modes only. Safety of the pool and surrounding area is not inspected. Quality of the deck, shell or liner, and plaster / gunite is not inspected and is undetermined. Backwash provisions are inspected for presence where required, but are not tested.

Condition and location of sub grade components including piping, electrical, and pool structure are not inspected and such is undetermined. Condition of decking is visually inspected only. The future performance or integrity of the decking system and any decking drains is undetermined. Fiberglass or vinyl liners are not inspected. Any comments regarding these pool types are limited and partial in context. Fiberglass and vinyl lined pools should be inspected by a pool specialist, familiar with that style of construction. Any pool related repairs should be made by a pool specialist, after full evaluation of the pool and equipment.

- **Gas Lines & Gas Components:**

Carbon monoxide presence or potential is not inspected and is undetermined. If gas fueled appliances are present in the home, you are recommended to install carbon monoxide detectors per manufacturer and CPSC guidelines. Condition and type of inaccessible components including gas lines, connections, and inaccessible appliance components remains undetermined. Drafting and venting characteristics regarding gas appliances (natural or LP) are not inspected and remain undetermined.

- **Environmental and Mold:**

The inspector is not asbestos certified, and will not positively identify asbestos materials. The inspector may denote materials that in his opinion are similar to or may possibly be asbestos-based or asbestos-inclusive. The inspector may comment on moisture intrusion and visible fungal growth found in the home, though we do not test for mold. Regarding visible fungus (mold, mildew, etc.): we do not determine mold type, determine if it is active or dormant, or quantity (PPM). Mold requires moisture to grow; areas that mold are commonly found include, but are not limited to: air ducts, air registers, and plenums; inner and outer air-conditioner components; below or behind sinks, flooring, and cabinets in bathrooms and kitchens; under flooring; wall voids; behind plumbing components; crawl spaces; poorly ventilated attics; synthetic stucco walls; "hard-board" type exterior walls, water heater areas, and fenestrations (windows & doors). Select Inspect did not take fungus or air samples from the home. If you are concerned about health related issues, we recommend that you consult an indoor air quality firm prior to purchasing the property for evaluation and options for cleaning. Please note that although there are many firms conducting this type of service, many are reputable and reasonably priced, while others may be found to be extremely high cost for similar work. Researching and evaluating various firms and their methods for remediation would be prudent, if you plan to pursue those measures. Select Inspect does not determine past flooding, moisture intrusion, or all leakage histories, and cannot determine if the home will flood or have moisture intrusion or leakage issues in the future. Refer to the seller's disclosure for possible information regarding moisture intrusion and leakage history of components and conditions at the property. Some insurance companies will not insure homes with prior flooding or water / mold damage claims or history. If the history of the home is suspect, you should contact your insurance provider to ensure the home and components will be insurable without exception, prior to closing.

If you have concerns about asbestos, radon, mold or other environmental issues at the property, you should contact a specialist. If possible, you should choose a contractor registered and certified by the Environmental Protection Agency (EPA). Websites related to these concerns are: http://www.epa.gov/iaq/ia-intro.html; and indoor air quality links from the Texas Department of Health (TDH) can be found at: http://www.tdh.state.tx.us/beh/iaq/iaqlinks.htm.

- **Other**

Select Inspect aims to be the best in the industry. We perform our services with due diligence, commitment, and pride in our company. However, there are conditions that can prevent Select Inspect from being perfect and error free; such as, distractions from other persons or animals at the property, weather conditions, obstructions of stored items inside and out, inaccessible areas, including but not limited to wall voids, attic and crawl space areas, and underground or geological conditions. Therefore, we cannot and do not guarantee that every condition will be discovered. This is a general inspection, though in every attempt, a thorough inspection. If you have specific areas of concern, or desire to alleviate all questions of liability, there are specialized inspections from tradesmen in each specific field that may offer warrantees and life expectancy quotes.

Select Inspect does not guarantee to discover or identify and report any recalled components that may be present at the property. If the inspector discovers a component that he suspects to be involved in a recall, he will attempt to include discovered information in a related section of your report. When possible, links to extended related information will be included in the report, and in all cases, it is recommended that you check the Consumer Product Safety Commission (CPSC) website at http://www.cpsc.gov , and consult a licensed specialist in the related field, when you have concerns about a component; even if it was not specifically mentioned in your report.

Many home warranty companies will deny claims based on preexisting conditions, excessive corrosion, systems and components that were / are “not to code”, “not to manufacturer specifications”, or near / at / past their expected lifespan. To reduce the risk of being turned down on a claim, it is recommended that you have a representative from your home warranty company examine the home and components to verify they will offer coverage without exclusion on all components you want covered in the policy. The Texas Real Estate Commission and your agent may have a list of recommended home warranty companies to choose from. Coverage is usually very limited, and you should read and understand their fine print, before choosing a provider. Reliance of information within this document by third parties is not permissible. **This report is non-transferable and is not to be used for insurance or warranty underwriting or reference by third parties without written consent from Select Inspect.** This report does not cover all information regarding issues and conditions that home warranty or insurance providers use to determine coverage.

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# DIGITAL PHOTOGRAPHS

## Supplementary to this Inspection Report

Photographs within this document are of limited components and or conditions that may have been noted as “in need of repair or 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.

↑ Drywall visible around the fireplace hearth is an unconventional installation of this system

↑ left- drywall close view of prior image
right- unsealed opening along lintel of fireplace

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↑ rust in HVAC auxiliary pan implies past improper drainage of condensate

↑ amiss / fallen insulation- master attic adjacent northeast bedroom

↑ poorly sealed (expansive foam) vertical seam in master attic adjacent northeast bedroom, near chimney

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↑ moisture intrusion discovered at formal living room.

↑ opening and daylight visible from attic above formal living room –southwest corner

↑ alternate view of prior image- seen from upper attic

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↑ amiss / deficient flashing and openings at formal living room exterior right - above moisture intrusion staining at interior

↑ view of prior image from eave- opening is suspected as the entry point of the moisture in the formal living room at this side

↑ close view of prior image- incomplete flashing- prone to moisture intrusion.

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↑ formal living room left exterior- location of daylight seen from attic, above moisture intrusion staining at interior.

↑ close view of prior image- visible roof sheathing- opening is prone to moisture intrusion.

↑ recommend sealing the top tile edge at the wall- showers

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↑ close view of prior image

↑ gutter spout location may allow flow to miss the lower component and instead drain along the exterior wall- right exterior of formal living room.

↑ exterior mortar cracks discovered at front entry

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↑ exterior mortar cracks discovered at southeast porch

↑ exterior mortar cracks discovered at garage

↑ unsealed air-conditioner electrical disconnect- west exterior; viewed from above

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↑ west side of home: opening at eave- center; damaged soffit- left; damaged window trim- right

↑ close view of prior image - large opening at eave

↑ close view – damaged soffit location

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↑ close view – damaged window trim (stucco)

↑ location of unfinished frieze-board trim and crown at exterior west eave

↑ close view of prior image

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↑ missing sealant at lower edges of stair windows

↑ close view of prior image - left window

↑ amiss sealant at family room window

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↑ amiss / deficient sealant at window above front entry

↑ area drain port at pool garden is not at a low point for adequate acceptance of ground water

↑ opening at eave (fascia) above garage

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↑ gas leakage detected at the exterior grill components

↑ amiss / deficient irrigation head

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