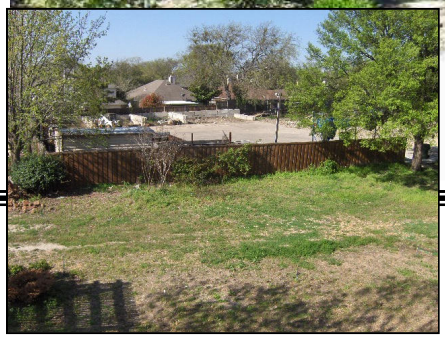
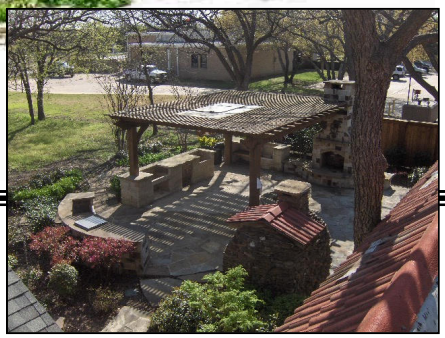
PROPERTY CONDITION REPORT- PCR





Address:	**777 Happy Road**				
City:	**Garland**	**State:**	**TX**	**Zip:**	**75044**
Client:	xxxx	Phone:	321 456 7890		

Inspector; Bruce W. Carr		Inspection Date:	03/31/2010
214-770-6954; Bruce@SelectInspect.com		Report Date:	Wednesday, March 31, 2010

Property Contact:	Client

Residential & Commercial Property Inspection

TREC 5281

Select Inspect
Property Consultants, LLC

"Service You Deserve; Experience You Trust"

Select Inspect
Property Consultants, LLC
2001 Reston; McKinney, TX 75070
214-770-6954
www.SelectInspect.com

© SelectInspect 2002

Select Inspect Property Consultants LLC © 2002
This report is the exclusive property of the Inspection Company and the client whose name appears herewith, and its use by any unauthorized persons is prohibited. This Inspection has been produced in accordance with our signed contract and is subject to the terms and conditions agreed upon therein.
All printed comments and the opinions expressed herein are those of the Inspection Company.

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 acceptance of and or reliance upon information in the report, the client agrees to the conditions of the contract, even if the client fails to sign the contract.

Property Description: Retail- One level General use- commercial								
No. of Bldgs:	1	No. of Units present:	1	No. of units inspected	all		Est. Yr Built:	1955

Site Description
Faces Primarily: South

Temperature: 90 - 100 Degrees *(approximate at beginning of inspection)*

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

Visibility: ☒ Dry ☐ Rain ☐ Stormy ☐ Ice / Snow ☐ Dark- morning / night
☒ Clear ☐ Partly to Mostly Cloudy ☐ Overcast ☐ Moderate Wind ☒ High Wind

EXTERIOR		STRUCTURE		ROOF TYPE		ROOF MATERIAL		FOUNDATION	
x	Brick / Stone	x	Wood		Pitched		Shingle	x	Rein. Conc.
x	Wood		Conc. Block.	**x**	Flat		Gravel		Monolithic Slab
	Stucco		Steel	**x**	Mansard	x	Tile		Pier/Beam
x	Concrete		CTU		Mixed	x	Membrane		
	Steel		Other				Other		
	Glass								

I. STRUCTURE

Foundation / Structure

Excess structural stress was indicated by differential movement & separation of brick from structural framing at the east & north & differential movement of rear porch columns from the eave at the north.
Various brick & mortar cracks were noted at all sides.
Spalling concrete & exposed reinforcement steel exist at the west; this should be repaired to prevent failure of the steel & additional issues.
Unworkmanlike modification of interior wall structure was noted at the east office closet. It appeared that the vertical studs had been cut to accommodate a larger closet doorway, & an adequate header was not installed; very poor workmanship; deflection of wall was implied by stress cracks at both sides of the wall above this location.

Site Drainage/Grading

- negative grade exists at the east & north; slope should adequately direct rain runoff away from the building with a minimum 6 inch drop within the first 10 feet from the structure; if adjacent features prohibit this grading; you should install sub grade drainage such as area or french drains.
- Topography and grading provisions below the decking are undetermined. Monitor this item over time and have corrective repairs made as needed.

Roofing

- Most tile roofs last approximately 50 years; if this is the original roof it is about 55 yrs of age; the tiles were worn, many were damaged & some missing
- holes exist that allow moisture intrusion. moisture intrusion to the interior was implied by moisture staining & similar damage evidence throughout the office.

Copyright 2008

- Due to deficient tiles, there were sections of exposed framing at the perimeter.
- Debris accumulation on the roof obstructed some areas.

Guttering/Roof Drainage:

- Scuppers have deficient flashing/membrane & exposed framing was noted at various locations.

Attic

Access:

- not present

Structure:

- moisture intrusion is obvious as indicated by roof conditions & moisture damage at the interior; extent of potential moisture damage at attic structure is undetermined.

Insulation:

- undetermined; not readily accessible

Ventilation:

- not present

Interior (walls, ceilings, floors)

Wall:

- moisture damage & fungus exists at the west bathroom;
- the east bathroom toilet leaks, & some degree of moisture damage & fungus should be expected at the separation wall between the two bathrooms.

Cabinetry/Countertop:

- moisture damage exists at the east bathroom under sink cabinet.

Ceiling:

- moisture damage evidence noted at multiple locations.

Floor:

- stained concrete; slab cracks noted; some upheaval in random locations; there may be a potential for sub slab plumbing issues.

Exterior Walls & Structure

- rodent damage & veneer falling away from the fraoming has created openings that can allow moisture intrusion & likely moisture damage of some degree to the exterior wall structure.
- Various eaves have openings that appear to be rodent & moisture damage

Doors

Interior:

- West bathroom handle was missing component(s) & not functioning as intended.
- unsquare; Significant issues were not discovered; monitor & maintain.

Exterior:

- auxiliary door at the main front office (southeast) was not functioning as intended.
- Keyed deadbolts can hinder escape. It is recommended to install keyless locks at exterior doors. This could easily be performed when locks are changed prior to occupancy.
- Rear door was locked; a key not discovered; it is undetermined as to functionality.

Windows

- Significant issues were not discovered; monitor & maintain
- Windows adjacent doors were not clearly labeled as safety glass, and were within 24 inches of a door's arc and less than 60 inches from the floor. (IRC 308) Texas inspectors are required to comment on the absence of safety glass, even in older homes. The label may have worn off, or the glass may not be compliant.

Porch, Deck, Carport, Balcony

- Deck is damaged & in poor condition; some conditions would be a trip/injury risk for clients & workers.

Copyright 2008

II. ELECTRICAL

		Mechanical Systems / Electrical Service					Conductor- Copper	
200	**Amps** / unit	2	Phase		**Service**- overhead			

Electrical Service

Drip loops at the exterior mast / service entry are improper, as the conductor connection is at the low end of the loop. This can allow rain/water to seep into the conductor and cause corrosion. Corrosion causes resistance; resistance causes overheating; this could potentially be a fire hazard.

Electrical Panel(s)

- Cover was not removed, as wood frame was nailed to the wall obstructing access to the panel cover screws. Suspect other electrical deficiencies exist in the panel.
- Sharp screws used to fasten the cover to the panel should be replaced with dull-tipped screws. Sharp screws may cut through a wire and pose a shock risk to persons removing or replacing the panel cover. Repair is recommended.
- Open knock-outs were noted at the bottom, by observing with a mirror.
- Conduit at the bottom was stressed & deficient; observed with a mirror.

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

GFCI:

- Exterior & bathroom locations should be ground-fault circuit interrupt (GFCI) protected; not to current code

Outlets:

- Various covers were damaged & missing.
- Various receptacles were inadequately secured.
- Various receptacles had loose tension at the sockets
- Exterior receptacles did not have exterior grade covers.

Lights:

- Multiple fixtures/bulbs were not functioning as intended.

Switches:

- Switches had undetermined application at various 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 device:

- Not current

Other Electrical:

- Abandoned conductors discovered at the east-northeast exterior.
- Exterior fixtures were inadequately secured & had exposed conductors.
- Landscape lights in trees should have secured conduit for at least the bottom 8 feet.
- Conduit on the ground at the west tree was unprotected.

III. HEAT & AIR CONDITIONING

		Mechanical Systems- General							
Heating		**Cooling**		**Ducting**		**Water Heat**		**Gallons / Qtty**	
x	Electric	**x**	Electric	**x**	Inaccessible	**x**	Indiv. tanks	30	1
	Gas	**x**	Indiv. condensers		Flexible	**x**	Electric		
	Boiler		Chiller(s)		Metal		Gas		
	4 pipe		4 pipe				Boilers		

Heating Equipment

- Heat pump was operable in heat pump & emergency (electrical heat element) modes.

Cooling Equipment

- Evaporator(s) coils were unclean. Air flow is restricted & system was not cooling properly.

Copyright 2008

- Chemicals were stored (& spillage noted) in the mechanical closet; plenum & HVAC system were not sealed & could pull in fumes, then distribute through the building's air supply. This is very unhealthy & potentially dangerous for workers & clients.
- Air conditioning condenser(s) is located on the roof; it appeared in fair/good condition, though with the restriction of air at the evaporator(s); this entire system is overworked. Condenser may be salvageable, though the interior system likely needs replacement.

Ducting

- Filter & plenums were unclean.
- Plenums were poorly sealed & efficiency poor.
- Rodent/pest droppings were present in the mechanical room & atop the filter plenum.
- Ducts were Inaccessible; undetermined condition

IV. PLUMBING

Plumbing; Supply / Fixtures

Supply:

- Auxiliary shut-off-valve was not discovered

Sink:

- Operable

Toilet:

- East bathroom toilet leaks at the tank slowly when idle, & exessively when flushed.
- West bathroom toilet was shut down & appeared inoperable

Shower:

- Sealant should be installed at the top perimeter where the panels meet the wall, & at panel joints.

Exterior faucet:

- Rear exterior faucet(s) was leaking when in the off position.
- East-northeast exterior faucet(s) was inoperable

Drain, Waste, Vent

- Most components were not readily accessible; fixtures appeared to drain satisfactorily

Water Heater(s)

- Temperature/pressure relief improperly terminates at a plumbing vent in the mechanical room.
- The temperature-pressure-relief valve piping and termination should be tubing approved for hot water, with an interior diameter no less than that of the valve opening, no reductions, crimps, or restrictions in the line, have combined elbows (turns) of no more than 4- 90° angles, not route uphill at any point, and termination should be 6-24 inches above the exterior ground, pointing downward; and termination at/over the drain pan is not acceptable.
- The temperature-pressure-relief valve is routed to drain with the primary condensate line for the air-conditioner (evaporator). Consult a licensed plumber for options.
- Piping connections at the temperature-pressure-relief should be serviceable, not soldered/sweat joints.
- A pan was not present below the unit(s). This is a current requirement for devices located in a place where leakage could cause moisture damage to the interior of the structure. Monitor this and correct when future water heater / plumbing repairs are made, or consult a plumber for options of installing a pan prior to closing if you are concerned.
- The temperature-pressure-relief was not tested. The water heater(s) is over three years old- per manufacturer label. 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, though it does not appear to have a documented service history. Recommend having the unit(s) examined and serviced by a plumber, or at the very least, you should realize that it does not likely meet manufacturer's guidelines for routine maintenance. Average life of a water heater is 10-12 years; Serial plate codes on the water heater imply the unit(s) were built in 1979.
- Thermostat(s) at the water heater(s) were above the 125 degree maximum recommended setting. This is a potential scalding issue.

Copyright 2008

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

Appliances

- Exhaust fan(s) at the bathroom is congested; this can cause the motor to overheat & is a potential fire hazard; the fan is wired with the light & is "on" when the light is on.

EXTERIOR PROPERTY CONDITION- OVERVIEW							
	Above Average	**Average**	**Below Average**	**Poor**			
Roof			**x**				
Walls			**x**				
Windows		**x**					
Decking			**x**				
Stairways					**np**		
Walkways		**x**					
Rails					**np**		
Fire Escape		**x**					
Balcony/walk							
Garages					**np**		
Open Parking		**x**					
Driveways		**x**					
Landscaping	**x**						
Graffiti Observed		Yes	**x**	No			

INTERIOR PROPERTY CONDITION- OVERVIEW							
	Above Average	**Average**	**Below Average**	**Poor**			
Walls			**x**				
Flooring		**x**					
Ceilings		**x**					
Cabinets		**x**					
Office / Lobby		**x**					

MECHANICAL RELATED EQUIPMENT- OVERVIEW							
	Above Average	**Average**	**Below Average**	**Poor**			
Basement					**np**		
Boiler Room(s)					**np**		
Heating		**x**					
Air Conditioning				**x**			
Plumbing		**x**					
Electrical				**x**			

Select Inspect Property Consultants

Copyright 2008

Limitations & Scope of Inspection Statement

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

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

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

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

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

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

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

Select Inspect does not make or imply any guarantees, 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 property 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.

ASTM E2018-01 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process

1. Scope

1.1 ***Purpose***—The purpose of this guide is to define good commercial and customary practice in the United States of America for conducting a baseline *property condition assessment* (PCA) of the improvements located on a parcel of commercial real estate by performing a walk-through survey and conducting research as outlined within this guide.

1.1.1 ***Physical Deficiencies***—In defining good commercial and customary practice for conducting a baseline PCA, the goal is to identify and communicate physical deficiencies to a user. The term *physical deficiencies* means the presence of conspicuous defects or material deferred maintenance of a subject property's material systems, components, or equipment as observed during the field observer's walk-through survey. This definition specifically excludes deficiencies that may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, etc., and excludes de minimis conditions that generally do not present material physical deficiencies of the subject property.

1.1.2 ***Walk-Through Survey***—This guide outlines procedures for conducting a walk-through survey to identify the subject property's material physical deficiencies, and recommends various systems, components, and equipment that should be observed by the field observer and reported in the *property condition report* (PCR).

1.1.3 ***Document Reviews and Interviews***—The scope of this guide includes document reviews, research, and interviews to augment the walk-through survey so as to assist the consultant's understanding of the subject property and identification of physical deficiencies.

1.1.4 ***Property Condition Report***—The work product resulting from completing a PCA in accordance with this guide is a PCR. The PCR incorporates the information obtained during the Walk-Through Survey, the Document Review and Interviews sections of this guide, and includes opinions of probable costs for suggested remedies of the physical deficiencies identified.

1.2 ***Objectives***—Objectives in the development of this guide are: *(1)* define good commercial and customary practice for the PCA of primary commercial real estate improvements; *(2)* facilitate consistent and pertinent content in PCRs; *(3)* develop practical and reasonable recommendations and expectations for site observations, document reviews and research associated with conducting PCAs and preparing PCRs; *(4)* establish reasonable expectations for PCRs; *(5)* assist in developing an industry baseline standard of care for appropriate observations and research; and *(6)* recommend protocols for consultants for communicating observations, opinions, and recommendations in a manner meaningful to the user.

1.3 ***Considerations Beyond Scope***—The use of this guide is strictly limited to the scope set forth in this section. Section and of this guide identify, for informational purposes, certain physical conditions that may exist on the subject property, and certain activities or procedures (not an all inclusive list) that are beyond the scope of this guide but may warrant consideration by parties to a commercial real estate transaction.

1.4 ***Organization of This Guide***—This guide consists of several sections, an Annex and two Appendixes. Section 1 is the Scope. Section 2 on Terminology contains definitions of terms both unique to this guide and not unique to this guide, and acronyms. Section 3 sets out the Significance and Use of this guide, and Section 4 describes the User's Responsibilities. Sections 5 through 10 provide guidelines for the main body of the PCA, including the scope of the Walk-Through Survey, preparation of the Opinions of Probable Costs to Remedy Physical Deficiencies, and preparation of the PCR. Section 11 provides additional information regarding out of scope considerations (see 1.3). Annex A1 provides requirements relating to specific asset types, and where applicable, such requirements are to be considered as if integral to this guide. Appendix X1 provides the user with additional PCA scope considerations, whereby a user may increase this guide's baseline scope of due diligence to be exercised by the consultant. Appendix X2 outlines the ADA Accessibility Survey.

1.5 ***Multiple Buildings***—Should the subject property consist of multiple buildings, it is the intent of this guide that only a single PCR be produced by the consultant to report on all of the buildings on the subject property.

1.6 ***Safety Concerns***—This guide does not purport to address all of the safety concerns, if any, associated with the walk-through survey. It is the responsibility of the consultant using this guide to establish appropriate safety and health practices when conducting a PCA.

Limitations, Exclusions, & Legal
As indicated in our proposal, the property condition assessment-PCA, conforms to ASTM standards. These standards have clearly defined limitations with which you should be aware. However, the assessment is essentially visual and non-destructive
and relies on random sampling techniques, as opposed to comprehensive analysis, and is not technically exhaustive. The assessment is intended to identify defects or deficiencies, or alert you to the need for further evaluation by specialists, and to recommend necessary improvements that could affect your evaluation of the property. Nevertheless, the following specialized assessments are beyond the scope of our service, but we can arrange the service of specialists for a revised fee.

Termite & Pest Assessment
Termite and pest assessments are usually mandated by lending institutions, and are generally the sellers' responsibility.
Select Inspect is licensed by the Texas Structural Pest Control Board (CA#43624T) for inspection of wood destroying insects. Let us know if you require a Wood destroying insect report with your PCA/PCR

Code Compliance Assessment
Commercial buildings commonly meet the code requirements for the year in which they were constructed, but may not have been retrofitted to meet current codes. Therefore, you may wish to have a specialist conduct a comprehensive assessment to determine compliance with current codes.

Seismic Vulnerability Assessment
Prior to 1970, there were no published seismic codes for commercial buildings. Consequently, many buildings remain susceptible to seismic damage. We can elaborate on this issue, however the Federal Emergency Management Association, or FEMA, has
published information detailing building types and their components that are seismically vulnerable, which are available on the web at www.fema.org but you may also wish to have a structural engineer evaluate, either for purposes of information or with a view to having the building retrofitted.

Hurricane Vulnerability Assessment
Many building components are susceptible to hurricane forces, particularly those with large glazed openings. The Federal Emergency Management Association, or FEMA, has published information describing the features of building that are most vulnerable to hurricane forces, which you can review on the web at www.fema.org but you may also wish to have a structural engineer evaluate, either for purposes of information or with a view to having the building retrofitted.

Environmental Assessment
There are different types or levels of environmental inspections. Phase One Site Inspections are the most common, and are typically mandated by banks and other lending institutions. However, such inspections rarely cover the testing of indoor air quality, which can be adversely affected by multiple contaminates that have been described by the Environmental Protection Agency. You can learn more about these on the web at www.epa.gov .

Select Inspect Property Consultants

Copyright 2008

This Inspection has been produced in accordance with our signed contract and is subject to the terms and conditions agreed upon therein. All printed comments and the opinions expressed herein are those of the Inspection Company.

Americans with Disabilities Act Assessment
The Americans with Disabilities Act, or ADA, was passed in 1999 to set federal building accessibility standards for the accommodation of disabled persons. There are three levels of assessment that are available: the first level is the least expensive, and is comprised of a purely visual survey of accessibility; the second level is similar to the first but more specific and includes generalized measurements; the third level entails a complete assessment for ADA compliance. Please be aware that state and local municipalities may have incorporated all or part of these standards into their by-laws, and may have even stipulated more stringent ones.

Fire Suppression Assessment
Depending on the use, or intended use of a building, insurance companies will commonly require an evaluation of fire suppression systems and their components, and particularly as it relates to the safety of the public, and require an evaluation by specialists

Tele-communications Assessment
Telecommunications and data systems are constantly evolving and require an evaluation by specialists.

Elevator Assessment
Whereas we attempt to provide relevant information regarding the age, type, and capacity of elevators, we recommend that they be evaluated by the current service contractor, who is likely to have the most recent and comprehensive knowledge of their condition and maintenance.

Recreational Equipment Assessment
We will describe the overall condition of recreational equipment. However, we may not have the knowledge of a specialist and cannot apprise you as to its relative value, etc.

Select Inspect makes no representation except what is specifically contained within the documents prepared by Select Inspect and the Select Inspect Contract. The report and 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 Report, and Inspection Contract.
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. The service attempts to reduce risk, but cannot and will not eliminate all 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. 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 history of repair and similar activity at this property.

Notice of Claim: If Client has issues regarding this inspection arising out of an alleged intentional act or omission by Select Inspect, Client must notify Select Inspect in writing within 10 business days of discovery and allow us and any subcontracted specialist or authorized representative from that specialist's company 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 damage arising out of such complaints are waived by Client.

Client agrees that any failure to timely notify Select Inspect and allow adequate time to investigate, prior to any modification of condition(s) after the time of inspection, shall result in Client's waiving of any and all rights Client may have against Select Inspect related to the alleged act or omission. If Select Inspect fails to perform the services as agreed or is careless and/or negligent in any performance of the services, our liability for any and all claims related thereto is limited to the fee paid for the services and there will be no recovery for consequential damages.

Mediation and Arbitration: If claim cannot be settled between direct correspondence with SI and Client, both parties agree to attempt to settle claim through mediation in accordance with the rules of the American Arbitration Association under the Construction Industry Mediation Rules. If a settlement cannot be reached through mediation, the controversy or claim shall be settled through arbitration using an appointed arbitrator who shall be a citizen of the United States, and the place of arbitration shall be in Collin County, Texas.

Limitations Period: Any legal action arising from this Agreement must be commenced within one year from the date of services. Since conditions change and component operation and efficiency decrease through time, failure to bring such an action within this time period shall be a complete bar to any such action and a full and complete waiver of any rights or claims based thereon, unless such limitation is otherwise regulated by Texas State law or regulation.

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

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

Select Inspect Property Consultants

Copyright 2008

Photographs within this document are of random components and or conditions that may have been noted as "deficient". These are included to be used as a partial visual aid in assistance for a better understanding regarding some of the components / conditions that were noted in the inspection report. All deficiency comments are not pictured here; some of these images may include more than one condition. For information regarding details of the components or conditions in the following images, refer to the body of the main report. This document is not to be used without the other pages of the report. This is only a complimentary addition to the report, and should be viewed as such.

↑ spalling concrete & exposed corroding reinforcement steel at the west.

↑ close view of image at left

↑ excess stress & rodent opening at the east

↑ close view of image at left

Select Inspect Property Consultants

Copyright 2008

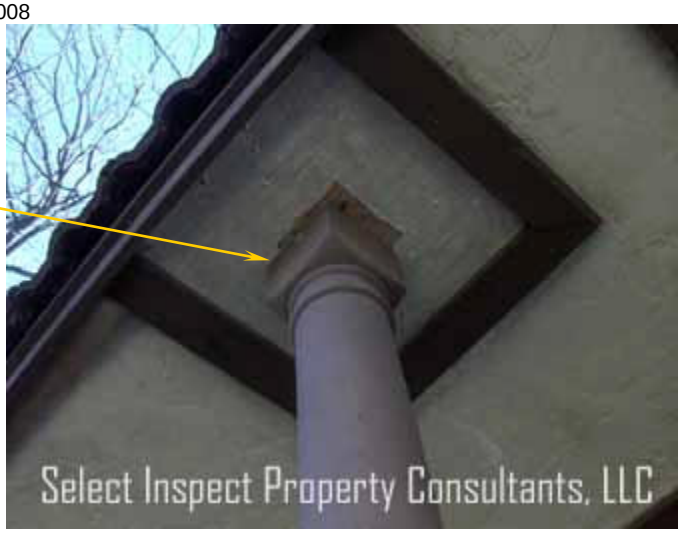
↑ brick & or mortar cracks & stress separation at the east-northeast

↑ close view of image at left

↑ excess stress separation at the northeast.

Copyright 2008

↑ separation & differential movement at rear porch columns



↑ close view of image at left

↑ repair of eave; likely rot history

↑ unworkmanlike modification of wall structure at east office/study

↑ cut framing with unworkmanlike “intended header”; close view of image at left

Select Inspect Property Consultants

Copyright 2008

↑ roof scuppers were not functioning as intended, congested & deficient; excess debris

↑ opening at scupper flashing will allow moisture intrusion; example

↑ rot & or rodent opening at east eave

↑ aged roof tiles; many missing & damaged

↑ damaged roof tiles; openings will allow moisture intrusion

Copyright 2008

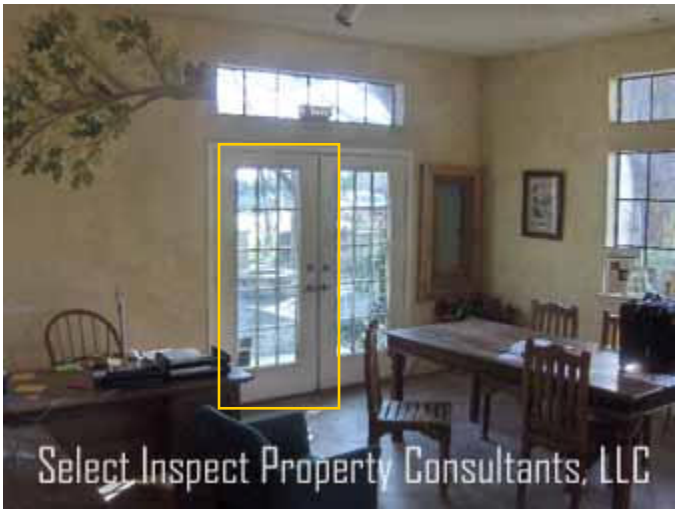
↑ flat roof appeared in fair/good condition; under debris was not readily accessible; though some was moved away for random inspection

↑ deficient roof tiles; example

↑ northeast cabana chimney did not have a cap

Select Inspect Property Consultants

Copyright 2008



↑ left door was not functioning as intended; various stress cracks noted throughout the interior

↑ toilet leaks; I turned off the water supply at this fixture; moisture damage & fungus noted below the sink

↑ close view of image at left

↑ congested exhaust fan(s) is a potential fire hazard if the motor overheats

Select Inspect Property Consultants

Copyright 2008

↑ moisture damage & fungus below west bathroom sink & along the wall; may be from adjacent leaking toilet

↑ moisture damage & fungus below west bathroom sink

↑ inadequate handicapped parking & access

↑ potholes at entry drive

Select Inspect Property Consultants

Copyright 2008

↑ potholes at stone lot

↑ close view of image at left

↑ fenced lot was in average condition for this type feature

↑ outdoor showroom electrical & appliances were not tested; & were minimally inspected; I suspect you intend to update & personalize these.

↑ inadequate drip loop at electrical service; to prevent rain dripping into the electrical mast head & conductors

Select Inspect Property Consultants

Copyright 2008

↑ unworkmanlike electrical in interior service panel; deficient conduit connection

↑ unworkmanlike electrical at interior service panel; missing bushings at knock-outs.

↑ inadequately secured electrical at exterior; example

↑ missing exterior electrical receptacle cover example

Select Inspect Property Consultants

Copyright 2008

↑ inadequately secured electrical at exterior; example

↑ abandoned electrical at the northeast; these were <u>not</u> energized during the inspection.

↑ tree light electrical should be secured & in conduit for at least 8 feet from grade; & the conduit on the soil was unprotected from foot traffic/damage

Select Inspect Property Consultants

Copyright 2008

↑ do not store chemicals in the HVAC plenum/mechanical closet area

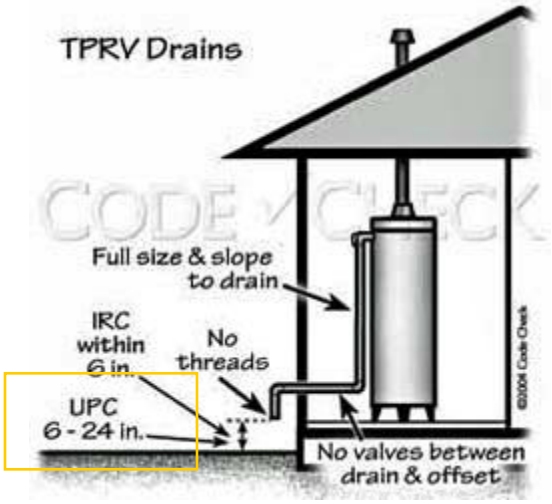
↑ rodent/pest droppings present at the HVAC equipment; unsanitary

↑ evaporator(s) coils were filthy; congested

↑ HVAC plenum was dirty

↑ antiquated water heater; no auxiliary pan & drain.

Select Inspect Property Consultants
Copyright 2008



↑ water heater temperature/pressure relief improperly drains to a plumbing drain with the HVAC