



Dickey Inspection Group
1241 American Parkway
Richardson, TX 75081
Off 972-907-0202 • Fax 972-907-0203

Prepared For: Sample Report.
(Name of Client)

Concerning: 907 Somewhere Drive. Dallas TX 76000.
(Address or Other Identification of Inspected Property)

By: James A. Dickey. TREC # 5718. 7/31/08.
(Name and License Number of Inspector) (Date)

(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 the inspector to 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 seller's disclosures, previous inspection or engineering reports, reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should attempt to determine whether repairs, renovation, remodeling, additions or other such activities 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 readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Report Number: 0005316. Phone Number: _____
Date of Inspection: 04/05/2007. Fax Number: _____
Time of Inspection: 02:00 PM.
Client Mailing Address: 907 Somewhere Drive.
City/State/Zip: Dallas TX 76000.

SPECIAL NOTES:

Bold print denote item(s) in need of repair as specified by the Texas Real Estate Commissions' publication "Inspection Guidelines - Standards of Practice" March 2000 edition. For the purpose of this Inspection the front of the structure is facing west, temperature is 62 degrees, and the weather is partly cloudy.

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.

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I	NI	NP	R			

I. STRUCTURAL SYSTEMS

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A. Foundations (If all crawl space areas are not inspected, provide an explanation.)
Comments (An opinion on performance is mandatory.):

Foundation appears to be slab on grade and appears to be functioning as expected at the time of this inspection. This house is built in an area where known expansion soil exists. Over the life of the house you may experience cracks in the brick veneer, sheetrock, foundation, and floor tiles from foundation movement. Also, you may have doors stick and be out of plumb. This house has had some settlement, but appears to be no more than normal.

**Post tension cable ends exposed and should be protected from the elements.
 Recommend treat rust with a rust inhibitor and seal cable ends.**



Post tension cable ends are exposed.

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B. Grading and Drainage
Comments

Gutters and downspouts installed, clean-out and check regularly. French or surface drains installed in some areas. Ensure drains remain clog free.

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C. Roof Covering (If the roof is inaccessible, report the method used to inspect.)
Comments

Walked on roof for observation. Roof is hip type, composition shingles. Typical life expectancy of shingles is 10-15 years.

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D. Roof Structure and Attic (If the attic is inaccessible, report the method used to inspect.)
Comments

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Entered attic for inspection. Roof structure is rafters. Ventilation is roof vents and soffit vents. Insulation in attic is blown-in type and approximately 12-14 inches deep where visible.

E. Walls (Interior and Exterior)
Comments

INTERIOR WALLS & SURFACES: Interior wall finish is drywall and wall paper.

EXTERIOR WALL & SURFACES: Exterior walls are brick veneer and hardboard siding. Eave trim, soffit, and fascia are of hardboard siding products. Minor cracks were observed in the brick veneer and appear to be cosmetic in nature. Recommend seal and monitor for cracks in the future.

Door jamb at downstairs south bathroom door is rotted and should be replaced, sealed, and painted.

F. Ceilings and Floors
Comments

CEILINGS: Ceiling finish is drywall. Cracks were noted in some ceiling areas and appear to be cosmetic in nature. Recommend seal and monitor for future cracks in these areas. Evidence of painting and patching to the interior finish and prior sheetrock repairs were observed.

Water stains were observed in the study ceiling, probably from past leaks at counterflashing above this area. Recommend consult with homeowner about any past problems in this area.

FLOORS: Floor surfaces are ceramic tile, wood, and carpet.

GARAGE FLOORS: Minor cracks observed in garage floor and are common. Seal and monitor for future cracks.

G. Doors (Interior and Exterior)
Comments

INTERIOR DOORS: **Interior door at upstairs north walk-in attic sticks and should be adjusted. Weatherstrip at both walk-in attic doors is missing and should be installed.**

Pocket door at upstairs shared bathroom hallway entrance does not lock properly. Recommend adjustment of door or lock to operate properly.

EXTERIOR DOORS: **Master bedroom entry door does not seal properly. Recommend improvement of weatherstrip for proper seal.**

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Weatherstrip is damaged at rear entry door. Recommend replace damaged weatherstrip.

Signs of moisture intrusion was observed at downstairs north bathroom exterior door. Recommend seal threshold to help prevent moisture intrusion.

OVERHEAD DOORS: No problems observed at this time.

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H. Windows
Comments

Windows are single hung, double pane, insulated glass. Representative samples of the windows were inspected in an attempt to ascertain if the thermal seals have failed. Often, a failed seal cannot be determined during an inspection as a result of weather conditions or humidity; therefore, we can make no representations as to the condition of every window. They were inspected on a "best efforts" basis. We can assume no responsibility for items not observed on our visit. If we note evidence of a broken seal, it was as a result of observations at the time of inspection. Product recalls are beyond the scope of this inspection.

Some windows appear to be fogged, evidence of seal broken on double pane windows. Recommend replace fogged windows. Locations are: Upstairs gameroom - 1 sash; upstairs west middle bedroom study area - 1 sash; and upstairs southeast bedroom - 1 sash.

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I. Fireplace/Chimney
Comments

FIRE PLACE LOCATION- First Floor, Family Room. Fireplace is gas start, damper tested and wood framed, metal-lined chimney appears to be operating satisfactory. **Gas line for log lighter should be sealed where it enters the firebox. Ensure a high temperature sealant is used.**



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Seal gas line in firebox.

J. Porches, Decks and Carports (Attached)
Comments

PORCH OBSERVATIONS-

K. Other
Comments

Countertops and a representative number of cabinets were inspected and found to be in good working order.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels
Comments:

Main distribution panel is located in the garage, service is underground, 200 amps, copper, and uses breakers. Grounding clamp is visible and secure. A/C disconnects are located on the north side of the house and appear to be secure.

SUB-PANEL COMMENTS: Auxiliary distribution panel is located in the garage, 60 amps, copper, and uses breakers.

Pool equipment panel is located on the north side of the house.



Main and auxiliary distribution panels.

B. Branch Circuits - Connected Devices and Fixtures (Report as in need of repair the lack of ground fault circuit protection where required.):
Comments:

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All branch circuit wiring appears to be copper.

GFCI resets for the kitchen are located in the kitchen.
 GFCI reset for the downstairs bathrooms and utility room is located in the master closet.
 GFCI reset for the whirlpool is located in the master closet.
 GFCI reset for the upstairs bathrooms is located in the upstairs shared bathroom.
 GFCI reset for the pool light is located at the pool equipment.
 GFCI reset for the garage and outside receptacles is located in the garage.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment #1:

Type/Energy Source: System Type- Gas Forced Air.
Comments:

Location/Coverage: Attic, First Floor, East portion of the structure.

Heating System- The general standard for air temperature differential (Delta T) should be 30-55 degrees. Supply air temperature is 111, return air is 70 degrees (41 degrees differential). Heat exchanger visually inspected. To properly inspect heat exchanger, it must be removed from heating unit. This heat exchanger was not removed from the unit. This part of the unit could not be evaluated. Only visually accessible areas of the heating unit were inspected (without disassembly of the unit).

Heating Equipment #2:

Type/Energy Source: System Type- Gas Forced Air.
Comments:

Location/Coverage: Attic, Second Floor, South portion of the structure.

Heating System- The general standard for air temperature differential (Delta T) should be 30-55 degrees. Supply air temperature is 111, return air is 70 degrees (41 degrees differential). Heat exchanger visually inspected. To properly inspect heat exchanger, it must be removed from heating unit. This heat exchanger was not removed from the unit. This part of the unit could not be evaluated. Only visually accessible areas of the heating unit were inspected (without disassembly of the unit).

Heating Equipment #3:

Type/Energy Source: System Type- Gas Forced Air.
Comments:

Location/Coverage: Attic, Second Floor, North portion of the structure.

Heating System- The general standard for air temperature differential (Delta T) should be 30-55 degrees. Supply air temperature is 111, return air is 70 degrees (41 degrees differential). Heat exchanger visually inspected. To properly inspect heat exchanger, it

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must be removed from heating unit. This heat exchanger was not removed from the unit. This part of the unit could not be evaluated. Only visually accessible areas of the heating unit were inspected (without disassembly of the unit).

Heating Equipment #4:

Type/Energy Source: System Type- Gas Forced Air.
Comments:

Location/Coverage: Attic, First Floor, West portion of the structure.

Heating System- The general standard for air temperature differential (Delta T) should be 30-55 degrees. Supply air temperature is 111, return air is 70 degrees (41 degrees differential). Heat exchanger visually inspected. To properly inspect heat exchanger, it must be removed from heating unit. This heat exchanger was not removed from the unit. This part of the unit could not be evaluated. Only visually accessible areas of the heating unit were inspected (without disassembly of the unit).

B. Cooling Equipment #1:

Type/Energy Source: Electric.
Comments:

Location/Coverage: Outside, north side of the house. First Floor, East portion of the structure.

2 1/2 Ton Carrier condenser unit. The general standard for air temperature differential (Delta T) should be 15-22 degrees. Supply air temperature is 51, return air temperature 67. (16 degrees differential). Evaporator coils are sealed, unable to view. Annual service is recommended.

Cooling Equipment #2:

Type/Energy Source: Electric.
Comments:

Location/Coverage: Outside, north side of the house. Second Floor, South portion of the structure.

3 Ton Carrier condenser unit. The general standard for air temperature differential (Delta T) should be 15-22 degrees. Supply air temperature is 55, return air temperature 71. (16 degrees differential). Evaporator coils are sealed, unable to view. Annual service is recommended.

Cooling Equipment #3:

Type/Energy Source: Electric.
Comments:

Location/Coverage: Outside, north side of the house. Second Floor, North portion of the structure.

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2 1/2 Ton Carrier condenser unit. The general standard for air temperature differential (Delta T) should be 15-22 degrees. Supply air temperature is 66, return air temperature 75. (9 degrees differential). **Insufficient temperature drop across the evaporator coil indicates a need for maintenance. Recommend service of HVAC system by a licensed HVAC contractor.**

Evaporator coils are sealed, unable to view. Annual service is recommended.

Cooling Equipment #4:
Type/Energy Source: Electric.
Comments:

Location/Coverage: Outside, north side of the house. First Floor, West portion of the structure.

3 1/2 Ton Carrier condenser unit. The general standard for air temperature differential (Delta T) should be 15-22 degrees. Supply air temperature is 64, return air temperature 72. (8 degrees differential). **Insufficient temperature drop across the evaporator coil indicates a need for maintenance. Recommend service of HVAC system by a licensed HVAC contractor.**

Evaporator coils are sealed, unable to view. Annual service is recommended.

C. Ducts and Vents
Comments:

Ducts are not suspended off the attic floor as required. Recommend suspend all ducts off the attic floor.

Dirt was observed around several vent registers. Recommend duct cleaning by a qualified contractor.

Filters are located in the furnace units, sizes are 20 X 25 X 1, and should be replaced monthly.

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Ducts are on attic floor.

IV. PLUMBING SYSTEM

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A. Water Supply System and Fixtures

Comments:

City water supply system. Main shut-off is located on the front of the property. Supply system appears to be copper. Most pipes are concealed and unable to inspect.

Master bathroom shower leaks at enclosure. Water was observed on the outside of the enclosure when water was run. Recommend seal enclosure to help prevent moisture intrusion into home.

Downstairs south bathtub is chipped and should be sealed to help prevent rust.

Caulking and re-grouting is needed in the downstairs south hallway tub/shower combination to help prevent moisture intrusion into home.



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Shower enclosure leaks.

B. Drains, Wastes, Vents
Comments:

The main sewer system is city. Clean-outs are located in front of the house. The drain, waste and vent system appears to be PVC pipe.

C. Water Heating Equipment #1: (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules.)
Energy Source: Gas operated.
Comments:

Location/Coverage: North Walk-In Attic, Undetermined.

A. O. Smith water heater is located in the garage. The gas hot water tank is 50 gallons and appears to be functioning correctly. The T & P drain valve was connected and drain line is installed properly. Not tested. The water heater gas branch line is made of flexible gas pipe and appears to be connected correctly according to its design and purpose.

Water heater flue vent is in contact with combustibile material in the attic. Recommend trim decking away from flue vent as required.



Flue vent is in contact with decking.

Water Heating Equipment #2:
Energy Source: Gas operated.
Comments:

Location/Coverage: South Walk-In Attic, Undetermined.

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A. O. Smith water heater is located in the attic. The gas hot water tank is 50 gallons and appears to be functioning correctly. The T & P drain valve was connected and drain line is installed properly. Not tested. The flue pipe appears to be made of metal and properly exits dwelling as required. The water heater gas branch line is made of flexible gas pipe and appears to be connected correctly according to its design and purpose. Drain pan is installed and appears to be plumbed to the outside as required.

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D. Hydro Therapy Equipment

Comments:
Whirlpool is supplied by a GFCI circuit and appears to operate properly.



V. APPLIANCES

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A. Dishwasher

Comments:
Dishwasher was operated in normal mode, run through a complete, normal cycle. Function and operation appear to be normal.

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B. Food Waste Disposer

Comments:
Waste disposer is secure and appears to operate normally.

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C. Range Hood

Comments:
Kitchen range hood exhaust and light operate satisfactorily.

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D. Ranges/Ovens/Cooktops
Comments:
 Gas cooktop, all four burners tested satisfactorily at low, medium, and high. Both ovens tested satisfactorily at 350 degrees.

E. Microwave Cooking Equipment
Comments:
 THIS ITEM WAS NOT INSPECTED FOR THE FOLLOWING REASON(S):
 (TREC.SOP.535.227.c.4.B) Microwave was not built-in and permanent.

F. Trash Compactor
Comments:
Not Present

G. Bathroom Exhaust Fans and/or Heaters
Comments:
 Bathroom exhaust fans are vented to the outside and operate satisfactorily.

H. Whole House Vacuum Systems
Comments:
Not Present

I. Garage Door Operators
Comments:
 The garage door opener was tested and the door opens and closes normally. The reversing functions tested satisfactorily.

J. Door Bell and Chimes
Comments:
 Door bell appears to operate properly at time of inspection.

K. Dryer Vents
Comments:
 Dryer vent is vented to the outside as required.

L. Other Built-in Appliances
Comments:
Not Present

VI. OPTIONAL SYSTEMS

A. Lawn Sprinklers
Comments:

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Twelve station control box, seven stations active. All stations tested satisfactorily. Station seven is a pool fill. Backflow prevention valve is present, not tested. Ensure annual testing is done.

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B. Swimming Pools and Equipment

Comments:

Swimming pool is an in-ground, gunite pool. Pool is controlled by an indoor pool control system. Pool water quality was not tested.

POOL SURFACE: Pool plaster is excessively worn. Several pits were observed in the pool surface. Recommend further evaluation of pool surface and possible re-surfacing by a pool professional.

POOL CLEANING EQUIPMENT: Several teeth are worn and broken at pool cleaner wheels. Recommend replace drive wheels.

TILES & DECK: Minor cracks were observed at deck-o-seal. Recommend repair by a pool professional.

SKIMMERS & DRAINS: Anti-Vortex drain covers are not installed. Recommend replace old drain covers with anti-vortex drain covers as required.

POOL LIGHTS AND GFI PROTECTION: Pool light and GFCI for pool light tested satisfactorily.

WIRING/GROUNDING: No problems noted at the time of inspection.

PUMPS/MOTORS/CONTROLS: No problems noted at the time of inspection.

TANK, FILTER, & MEDIA: The filter tank and pressure gauge appear to operate properly.

HEATERS/GAS LINES/WIRING: No problems noted at the time of inspection.

FENCES/GATES/ENCLOSURES: No problems noted at the time of inspection.

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Minor cracks in Deck-O-Seal.

No anti-vortex drain covers.

C. Outbuildings
Comments:
Not Present

D. Outdoor Cooking Equipment
Energy Source:
Comments:
Not Present

E. Gas Lines
Comments:
 The main shut-off to the house is located on the south side of house. All accessible appliances end lines/fittings were tested, no noticeable leaks at time of inspection. Outside and underground gas lines were not inspected.

F. Water Wells (A coliform analysis is recommended.)
Type of Pump:
Type of Storage Equipment:
Comments:
Not Present

G. Septic Systems
Comments:
Not Present

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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | H. Security Systems
<i>Comments:</i> |
| | | | | House appears to be wired for a security system. Brinks completed a security system inspection. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | I. Fire Protection Equipment
<i>Comments:</i> |
| | | | | Smoke detectors are required in all sleeping areas, adjacent halls, and each floor. Smoke detectors are installed in required locations and tested satisfactorily. |

Additional Comments About The Inspection

Entry was gained by Homeowner. Prospective homeowner was present at the time of the inspection. Brinks completed a home security evaluation/inspection. Inspector may receive a processing fee from third party vendors for this inspection. A third party pest control company completed the Wood Destroying Insect Inspection Report.

Conditions Present At The Time Of Inspection

Home furnished and occupied at time of inspection. Unable to completely access/view all areas due to excess storage and personal items. Some limitations exist in the attic and garage. Difficult to observe all areas thoroughly due to furniture, clothing, personal items in closets and other areas of the home. Laundry connections to the washer and dryer were connected and inaccessible at the time of inspection. Some receptacles and/or wall switches were inaccessible due to furniture, storage and personal items.

Representative samples of the windows were inspected in an attempt to ascertain if the thermal seals have failed. Often, a failed seal cannot be determined during an inspection as a result of weather conditions or humidity; therefore, we can make no representations as to the condition of every window. They were inspected on a "best efforts" basis. We can assume no responsibility for items not observed on our visit. If we note evidence of a broken seal, it was as a result of observations at the time of inspection. Product recalls are beyond the scope of this inspection.

Re-Inspection Policy

Dickey Inspection Group Re-inspection Policy: We are often asked if it would be possible to re-inspect the problem areas disclosed in this inspection after repairs are made. We have a minimum fee of \$125.00 for this service. This fee covers a re-inspection of any two items on the Report Summary and does not include a written report. A written report, if requested, is an additional \$50.00 charge. Additional items to be inspected, in excess of the two items included in original price, are charged at a rate of \$45.00 each.

Criteria:

- A licensed contractor must perform the repair work if licensing is required for that trade.
- The contractor must provide a receipt indicating the type and quantity of materials used and a description of the work performed.
- The contractor must state whether or not the work is warranted, the length of warranty, and if the warranty is transferable to the new owner.
- These documents must be available at the house when we arrive for the re-inspection.
- We do not re-inspect any repairs performed by unlicensed contractors or amateurs.

April 5, 2007

Sample Report
907 Somewhere Drive
Dallas, TX 76000

RE: 907 Somewhere Drive
Dallas, TX 76000



REPORT SUMMARY

PROPERTY AND CLIENT

INSPECTOR INFORMATION:

INSPECTOR: James A. Dickey.

LICENSE #: TREC # 5718.

DATE: 7/31/08.

STRUCTURAL SYSTEMS

A. FOUNDATIONS:

CONCRETE FOUNDATION COMMENTS (mandatory):

Post tension cable ends exposed and should be protected from the elements. Recommend treat rust with a rust inhibitor and seal cable ends.

E. INTERIOR & EXTERIOR WALLS:

EXTERIOR WALL COMMENTS:

Door jamb at downstairs south bathroom door is rotted and should be replaced, sealed, and painted.

F. CEILINGS & FLOORS:

CEILINGS:

Water stains were observed in the study ceiling, probably from past leaks at counterflashing above this area. Recommend consult with homeowner about any past problems in this area.

G. DOORS (Interior & Exterior):

INTERIOR DOORS:

Interior door at upstairs north walk-in attic sticks and should be adjusted. Weatherstrip at both walk-in attic doors is missing and should be installed.

Pocket door at upstairs shared bathroom hallway entrance does not lock properly. Recommend adjustment of door or lock to operate properly.

EXTERIOR DOORS:

Master bedroom entry door does not seal properly. Recommend improvement of weatherstrip for proper seal.

Weatherstrip is damaged at rear entry door. Recommend replace damaged weatherstrip.

Signs of moisture intrusion was observed at downstairs north bathroom exterior door. Recommend seal threshold to help prevent moisture intrusion.

H. WINDOWS:

COMMENTS:

Some windows appear to be fogged, evidence of seal broken on double pane windows. Recommend replace fogged windows. Locations are: Upstairs gameroom - 1 sash; upstairs west middle bedroom study area - 1 sash; and upstairs southeast bedroom - 1 sash.

I. FIREPLACE/CHIMNEY:

COMMENTS:

Gas line for log lighter should be sealed where it enters the firebox. Ensure a high temperature sealant is used.

HEATING, VENTILATION & A/C SYSTEMS

COOLING EQUIPMENT #3

COOLING SYSTEM COMMENTS:

Insufficient temperature drop across the evaporator coil indicates a need for maintenance. Recommend service of HVAC system by a licensed HVAC contractor.

COOLING EQUIPMENT #4

COOLING SYSTEM COMMENTS:

Insufficient temperature drop across the evaporator coil indicates a need for maintenance. Recommend service of HVAC system by a licensed HVAC contractor.

C. DUCTS AND VENTS:

COMMENTS:

Ducts are not suspended off the attic floor as required. Recommend suspend all ducts off the attic floor.

Dirt was observed around several vent registers. Recommend duct cleaning by a qualified contractor.

PLUMBING SYSTEM

A. WATER SUPPLY SYSTEM & FIXTURES:

COMMENTS:

Master bathroom shower leaks at enclosure. Water was observed on the outside of the enclosure when water was run. Recommend seal enclosure to help prevent moisture intrusion into home.

Downstairs south bathtub is chipped and should be sealed to help prevent rust.

Caulking and re-grouting is needed in the downstairs south hallway tub/shower combination to help prevent moisture intrusion into home.

C. WATER HEATING EQUIPMENT #1:

COMMENTS:

Water heater flue vent is in contact with combustible material in the attic. Recommend trim decking away from flue vent as required.

OPTIONAL SYSTEMS

B. SWIMMING POOLS & EQUIPMENT

COMMENTS:

Pool plaster is excessively worn. Several pits were observed in the pool surface. Recommend further evaluation of pool surface and possible re-surfacing by a pool professional.

Several teeth are worn and broken at pool cleaner wheels. Recommend replace drive wheels.

Minor cracks were observed at deck-o-seal. Recommend repair by a pool professional.

Anti-Vortex drain covers are not installed. Recommend replace old drain covers with anti-vortex drain covers as required.

Each of these items will likely require further evaluation and repair by licensed tradespeople. Obtain competitive estimates for these items. Other minor items are also noted in the following report and should receive eventual attention, but none of them affect the habitability of the house and their correction is typically considered the responsibility of the purchaser. The majority are the result of normal wear and tear.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.