



# 1st Choice Residential and Commercial Services LLC

P.O. Box 79035,  
Saginaw, TX 76179

Tom Cobb, TREC 10,095

Phone: 817-236-5146

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## Issue Summary

Inspection: 20090601-1

Client: John Doe

Property: 1426 Anywhere Court

Dallas, TX 75207

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*Information found in the summary does not make up the entire report.  
Please review the Inspection Report for the complete inspection results.*

### STRUCTURAL SYSTEMS

#### Foundations

*General*

- 1 Corner compression cracks ("corner pops") located at one or more foundation corners appear to be merely cosmetic and not of structural significance in my opinion.  
Seal and monitor as required.

#### Grading & Drainage

*General*

- 2 Down spout leaders discharge too close to foundation. They should discharge at least 5' away from building (and grading sloped away from foundation) to reduce moisture penetration and possible foundation issues/damage.

Driveway and sidewalk has numerous cracks.

#### Roof Covering Materials

*General*

- 3 Fascia and soffit board joint cracks need to be sealed and painted; reference front peak.

#### Roof Structure & Attic

*General*

- 4 The insulation in the attic appears to be covering some of the recessed light fixtures.  
This condition could cause the light fixtures to overheat.

#### Walls (Interior & Exterior)

*General*

- 5 One or more holes and cracks found; reference above door frame in gym room

In one or more locations efflorescence was found. This is a white powdery substance left on brick walls due to moisture from sprinklers.

Recommend changing heads on the sprinkler system so the water does not continue to spray on walls.

Framing boards on both sides of garage car door entrance showed moisture damage on the bottom ends.

Recommend replacing and assuring that a gap is left at the bottom edge so that it is not in constant contact with water.

Seal all openings such as these where mortar has opened up or deteriorated.

This will help eliminate moisture damage on interior side of wall as well as insect and rodent infestation.



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### STRUCTURAL SYSTEMS

#### Ceilings & Floors

*General*

6 One or more holes and/or cracks found; reference garage ceiling where tape seal is showing, Office at ceiling/wall joint, gym room at ceiling/wall joint, Guest bedroom.

Nail or screw "pops" found in one or more locations in ceiling; reference Office

Flooring needs re-glueing; reference in utility room near threshold.

#### Doors (Interior & Exterior)

*General*

7 The deadbolt lock on the front door was not operating satisfactory. Recommend replacing it for safety/security reasons.

#### Windows

*General*

8 Seal and repaint if needed all joint cracks found on interior window framing.

Window appears to have lost seal and shows evidence of fogging; reference living room and game rooms.

Signs of lost seals in the thermal pane windows may appear and disappear as temperatures and humidity changes.

Some windows with a lost seal may not have been evident at the time of the inspection and others may not have been able to be seen due to the window being dirty.

Windows only checked for obvious fogging.

#### Fireplace/Chimney

*General*

9 The chimney flue needs cleaning. If possible, find out when the last time this was performed. Should be done at least every two years unless heavily used, then each year.

Recommend contacting a licensed chimney sweep company and having this performed prior to any fires being built in firebox. They will also normally perform a more in-depth inspection of the overall fireplace for the same price but you should ask.

There are cracked fire bricks inside the firebox.

### ELECTRICAL SYSTEMS



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### ELECTRICAL SYSTEMS

#### Service Entrance and Panels

##### General

- 10 Service panel cover ("dead cover") is missing screws.  
Recommend replacing these but only use the proper type of screws for this application. These can be purchased at Lowe's or Home Depot.  
Do NOT use any type of pointed screws as this could cause damage to wiring and electrical shock could be the result.

#### Branch Circuits, Connected Devices, and Fixtures

##### General

- 11 No Arc Fault Circuit Interrupters (AFCI's) installed in home. They were not required when this home was built but are now required by current building standards (beginning in 2008).  
Recommend upgrading all bedrooms to AFCI.

Romex cable in attic is not properly secured and too close to attic entrance.  
Recommend having it moved the minimum standard of 6 feet from attic entrance for safety reasons.

Electrical outlet NOT GFCI protected as required; reference island outlet and outlets away from sink area in kitchen. This was not required when home built but is using today's standards.

Light fixture does not have the protective globe covering the light bulb. This could be a potential fire hazard. Reference pantry.  
Recommend installing a light globe over the light bulb as soon as possible.

Ceiling fan & light has one or more bulbs not working; reference breakfast area.  
Also ceiling light near fireplace, and master bedroom closet.

Electrical outlet on breakfast room side of kitchen counter is lower than approved by standards. It should not be lower than 12 inches from the counter top. This is a safety issue as it allows someone (especially small children) to pull the cord on something (i.e. crockpot) that may be getting heated and cause severe burns.

Recommend having a licensed electrician correct all electrical needs.

### HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS



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### HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

#### Cooling Equipment

*General*

- 12 Plants/shrubs should be kept 12-18 inches from outside of unit so as not to interfere with the air circulation.  
Proper air circulation is a must for these units to work as efficiently as possible.

The electrical emergency disconnects are not easily accessible. Per standards they should not be behind the units, rather out to the side to more easily reach if needed.

#### Duct System, Chases, and Vents

*General*

- 13 On HVAC system accessed through guest bedroom, found excessive cold air loss at connection points. Apply mastic in order to better seal and prevent this issue.

### PLUMBING SYSTEM

#### Water Supply System and Fixtures

*General*

- 14 Seal all openings around piping where it exits under cabinet. This will help prevent moisture and insect/rodent infestation.

#### Water Heating Equipment

*General*

- 15 No safety drain pan is installed. This is unsatisfactory but common. Recommend having this installed in order to help prevent water damage should the water heater begin leaking at the bottom.

#### Hydro-Massage Therapy Equipment

*General*

- 16 Could not locate the dedicated GFCI outlet or disconnect.

### APPLIANCES

#### Dishwasher

*General*

- 17 The soap dispenser did not open during the normal operating cycle.

#### Food Waste Disposer

*General*

- 18 Rubber splash guard is damaged or missing.

#### Ranges, Cooktops, and Ovens

*General*

- 19 Under stove top, the opening for down draft is larger than needed. Recommend this be sealed to prevent insect and rodent infestation.



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### OPTIONAL SYSTEMS

#### Swimming Pools, Spas, Hot Tubs, and Equipment

##### General

20 Gas heater unit has been disconnected from the pool plumbing. No longer active. Heater had developed a leak and the only cure was to replace the unit. Since the heater was never used, it was determined by the home owner to disconnect to eliminate the leak instead of spending the money to replace. The gas line was also capped.

There is no audible sound generated when door exit from home to pool area is opened. This is an important safety requirement to inform parents if someone has left the home (such as small children) and have direct access to the pool. Recommend having the proper device installed immediately.

There is no fence around the pool.

While this may or may not be a requirement in this area, it could be a safety issue as a small child could fall in to the pool and you be held responsible from a liability issue.

Elastomeric compound is deteriorating.

Recommend you have replaced by professional pool service company as this can allow soil erosion underneath the pool and cause other damage to structure.

#### Outbuildings

##### General

21 Found moisture damage in one or more locations of the lower wood areas.

Two additional fluorescent lights are installed and powered by extension cords to inside electrical outlets. Extension cords are not approved to provide permanent power.

Recommend running correct wiring to connect both lights to branch circuit.