



Inspection Report

**Mr Joe Homebuyer
Mrs Jane Homebuyer**

Property Address:

111 Sample Dr.
Anytown, TX



JMJ Home Inspections

**Trevor Tasin TREC #21409
New Braunfels, TX 78130
210-421-9809**

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Date: 7/21/2015	Time: 9:00 AM	Report ID: Sample
Property: 111 Sample Dr. Canyon Lake TX	Customer: Joe Homebuyer	Real Estate Professional: Mary Realtor

Comment Key or Definitions

The following are definitions of comment descriptions in this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (I) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Deficiency (D) = The item, component or unit is not functioning as intended or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Standards of Practice:

Texas Real Estate Commission Professional
Inspectors

In Attendance:

Customer

Type of building:

Single Family

Approximate age of building:

Over 25 Years

Temperature:

90 Degrees F

Weather:

Cloudy

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Yes

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I	NI	NP	D
<div><div>I. STRUCTURAL SYSTEMS</div><div>Foundation was inspected and the following observations and commentary is offered: Many structural characteristics were judged indirectly by the visible condition of the interior and exterior surfaces of the home and/or components open to view. Cracks and separations that were not amenable to a visible inspection (i.e., under floor and wall coverings) cannot be observed. The visual method also assumes that refurbishing has not been performed that would mask distress patterns normally predicted by structural problems.</div><div>Specific items which are excluded from this inspection include but are not limited to the following: Determination of the condition or physical properties of the soil, engineering design or analysis, scientific measurements or testing, determination of foundation stability (probably future performance) and the existence of, or influence of geological conditions of all kinds such as faults and subsidence.</div><div>I have no information as to whether the foundation of this house was constructed according to an engineering plan based on an engineering analysis of the underlying soils. Typically the foundation should be designed by a Registered Engineer so that it is stiff enough to prevent structural damage and excessive differential movement.</div></div>			

☒☐☐☒

A. Foundations

Type of Foundation (s): Underpinning

Columns or Piers: Concrete piers

Method used to observe Crawlspace: Crawled

Deficiencies:

(1) The foundation at the front left corner of the house is uplifted from a tree growing too near to the footing. **Recommend a licensed foundation specialist evaluate and make necessary repairs.**



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(2) Skirting around house has come loose and needs to be replaced to help with energy efficiency and to prevent pest habitation.



☒ ☐ ☐ ☒ **B. Grading and Drainage**

Deficiencies:

(1) Driveway is sloped toward the house. During heavy rains it appears that water intrusion has occurred to the left of the sliding glass door.

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(2) Gutters and drain lines are needed or erosion or water intrusion can occur.

☒ ☐ ☐ ☒ C. Roof Covering Materials

Types of Roof Covering: Asphalt/Fiberglass

Viewed from: Walked roof

Roof Ventilation: Gable vents, Ridge vents

Deficiencies:

- (1) Note: The roof covering is in good condition without significant observable defects. The roof covering appears to be performing consistent with accepted industry standards with consideration of its age.
- (2) Eaves around the house need to be cleaned and painted.



(3) Eaves in several locations around the perimeter of the house are coming loose and need to be secured.

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(4) Minor wood rot at back of house at corner of addition next to the master bedroom needs to be repaired.



☒ ☐ ☐ ☒ D. Roof Structures and Attics

Method used to observe attic: Walked

Roof Structure: Stick-built, 2 X 6 Rafters, Lateral bracing, Plywood, Sheathing

Attic Insulation: Blown, Fiberglass, Below, R-19

Average Depth of Insulation: less than 6 inches

Attic info: Attic access, Pull Down stairs

Deficiencies:

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(1) Rafters on back side of roof structure span a distance of greater than 12 feet and need additional support to prevent sagging of the rafters.



(2) The lowest step is missing from the attic stairs.



(3) Water damage on attic wall on left side of house likely caused by poor caulking and rain entering in through gable vent.

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(4) Less than 6 inches of insulation in the attic. Recommend adding additional insulation to help with energy efficiency of the home.



☒ ☐ ☐ ☒ E. Walls (Interior and Exterior)

Wall Structure: 2 X 4 Wood

Deficiencies:

(1) Chinaberry tree is too close to the house and is lifting the foundation footer causing damage to front bedroom floor and walls.

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(2) Base of siding in places throughout the exterior of the house are water damaged and need to be repaired or replaced.

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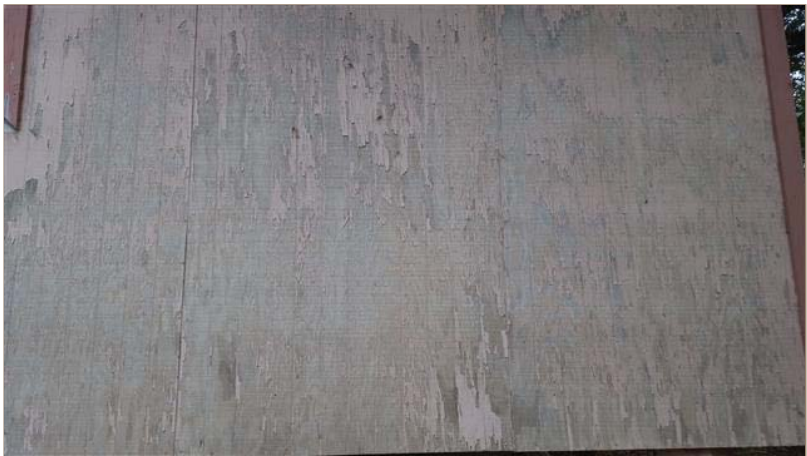
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(3) Paint is peeling from exterior walls of the house.

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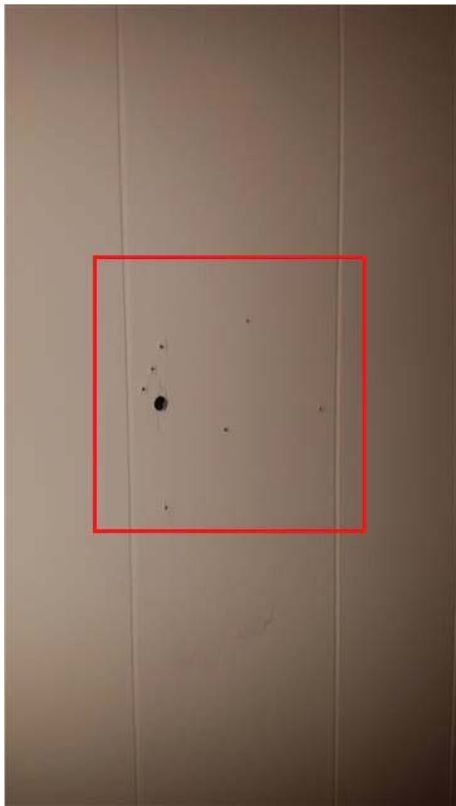
(4) There is water intrusion and wood rot in the laundry room at the washer location.



(5) Walls and wall trim damage throughout the house.

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(6) Water damage to walls at back porch addition and garage addition.

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☒ ☐ ☐ ☒ F. Ceilings and Floors

Floor Structure: 2 X 8
Floor System Insulation: Faced
Ceiling Structure: 2X6

Deficiencies:

(1) Floor is uplifted in left corner of front bedroom caused by a tree growing to near to the foundation.



(2) Carpeting in master bedroom is stained and needs to be replaced.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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(3) Water damage to floor at garage addition near the sliding glass door.



☒ ☐ ☐ ☒ **G. Doors (Interior and Exterior)**

Deficiencies:

- (1) Storm door at back porch does not close completely and needs to be adjusted.

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(2) Screen door at back porch is damaged.



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(3) Closet door in front bedroom does not latch and needs to be adjusted.



(4) Closet door in master bedroom is off its track.



(5) Door at back porch addition sticks and needs to be adjusted to open and close correctly.

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☒ ☐ ☐ ☒ H. Windows

Deficiencies:

- (1) All windows throughout the house are of single pane glass construction.
- (2) Water intrusion at the back porch addition windows has caused damage to the sills.

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(3) Several window screens throughout the house are missing and/or damaged.

☒ ☐ ☐ ☒ I. Stairways (Interior and Exterior)

Deficiencies:

Stairways on the back deck are too narrow, lack proper spacing between balusters and are in need of repair.

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☒ ☐ ☐ ☒ J. Fireplaces and Chimneys

Chimney (exterior): Rock
Operable Fireplaces: One
Types of Fireplaces: Conventional

Deficiencies:
(1) Chimney flue is dirty and needs to be cleaned.



(2) There is no outside combustion air for the fireplace.
(3) Concrete chimney cap has minor cracks in places.

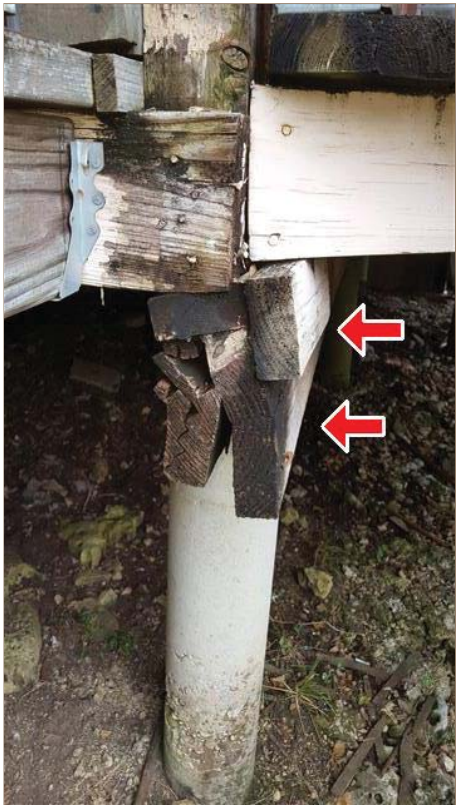


☒ ☐ ☐ ☒ K. Porches, Balconies, Decks and Carports

Deficiencies:
(1) Major water damage to support beams under deck. Beams need to be replaced.

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(2) Decking on the bottom deck is rotted through in places and needs to be replaced.

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(3) Balusters on deck are spaced too far apart and are a hazard to small children.



☒ ☐ ☐ ☒ L. Other

Deficiencies:
Cabinet below kitchen sink is damaged and water damaged.

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The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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II. ELECTRICAL SYSTEMS			

☒ ☐ ☐ ☒ A. Service Entrance and Panels

Electrical Service Conductors: Overhead service

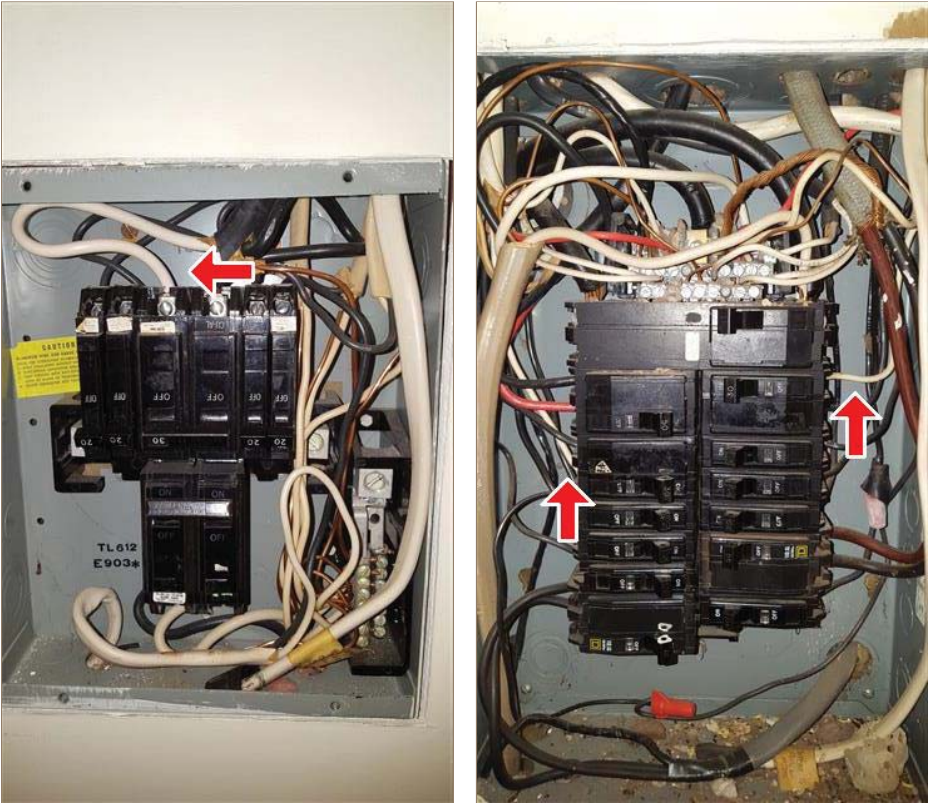
Panel Capacity: 100 AMP

Panel Type: Circuit breakers

Electric Panel Manufacturer: General Electric, Square D

Deficiencies:

(1) White wire is landed on a circuit breaker and needs to be colored black for proper labeling purposes.



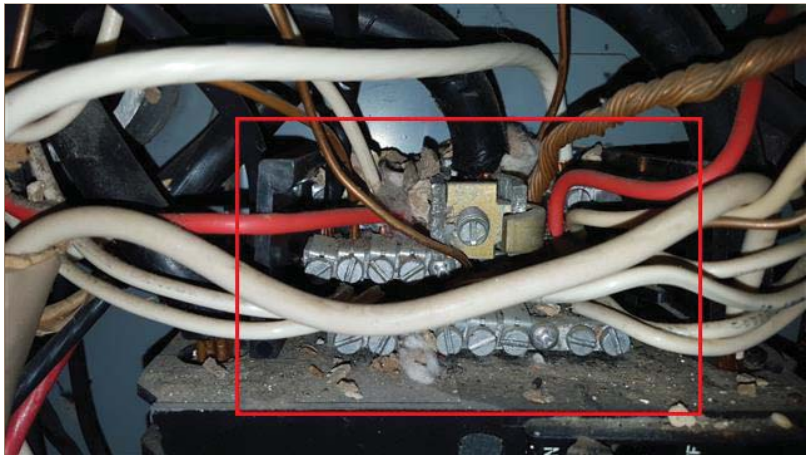
(2) Romex connector missing from wire at box entrance.

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(3) Ground and neutral wires are landed on the same bus bar. Ground wires need to be removed to eliminate the possibility of the return path for electric current to be along a ground wire.



☒ ☐ ☐ ☒ B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Romex

Branch wire 15 and 20 amperage: Copper

Deficiencies:

(1) Ungrounded two wire electrical system throughout the main portion of the house. **Recommend a licensed electrician evaluate and make necessary repairs.**

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(2) Romex wire supplying power to the water heater should be run in flexible conduit.



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(3) Light switches on the back porch are not rated for exterior use.



(4) Spliced wires in the attic should be in a junction box.

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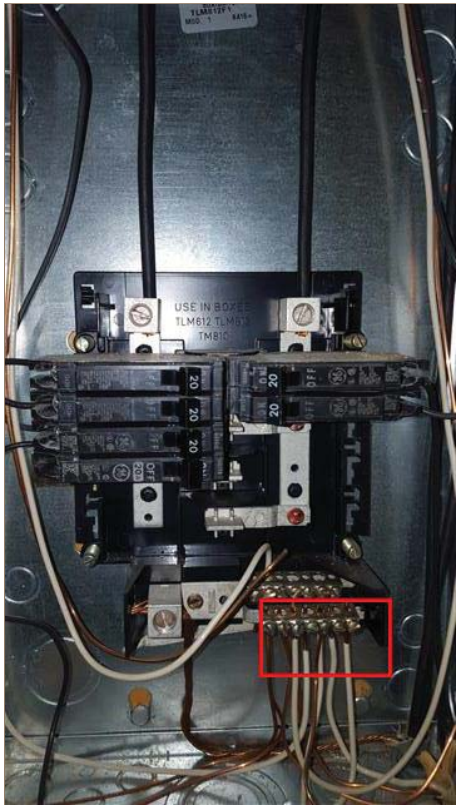
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(5) Ground and neutral wires are landed on the same bus bar. Ground wires need to be removed to eliminate the possibility of the return path for electric current to be along a ground wire.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS			

☒ ☐ ☐ ☐ A. Heating Equipment

Type of Heat System(s): Heat Pump Forced Air (also provides cool air)

Number of Heat Systems (excluding wood): One

Energy Sources: Electric

Heat System Manufacturer: Trane

Deficiencies:

☒ ☐ ☐ ☐ B. Cooling Equipment

Type of A/C System(s): Heat Pump Forced Air (also provides warm air)

Central Air Manufacturer: Trane

Year of Manufacture: 2011

Tonnage: Three

Deficiencies:

Note: Cooling system is more than sufficient to add ducts to the addition rooms provided additional insulation is added to the house.

☒ ☐ ☐ ☒ C. Duct Systems, Chases, and Vents

Ductwork: Insulated, Rigid Ductboard

Filter Type: Disposable

Filter Size: 20x20

Deficiencies:

Air conditioning filter is dirty and is the wrong size. It should be a 20 X 20 filter.



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IV. PLUMBING SYSTEM			

☒ ☐ ☐ ☒ A. Plumbing Supply Distribution Systems and Fixtures

Location of water meter: Back

Extra Info: behind gate

Location of main water supply valve: Back

Static water pressure reading: 60 pounds/square inch

Water Source: Public

Plumbing Water Supply (into home): Galvanized (old)

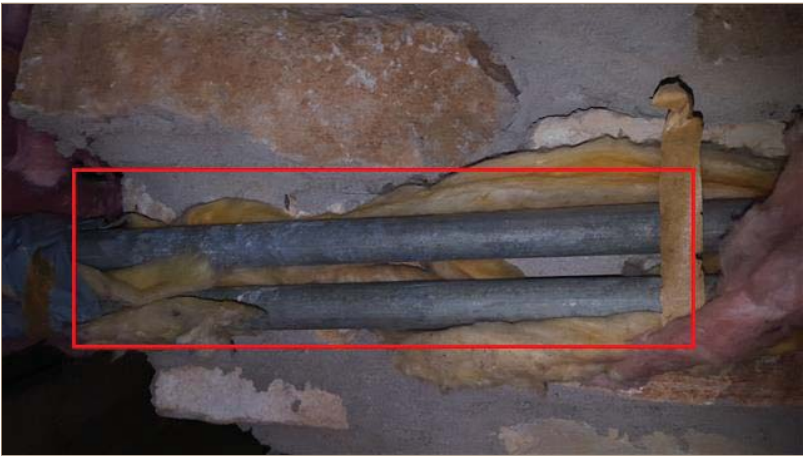
Plumbing Water Distribution (inside home): Galvanized

Location of sewer cleanout: Unknown (cannot locate)

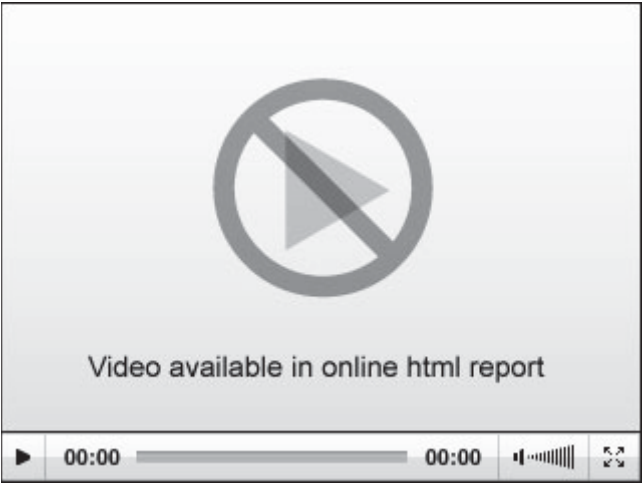
Water Temperature: 110 Degrees F

Deficiencies:

(1) Plumbing supply pipes are of galvanized steel construction which corrode over time. **Recommend a licensed plumber evaluate and make necessary repairs.**



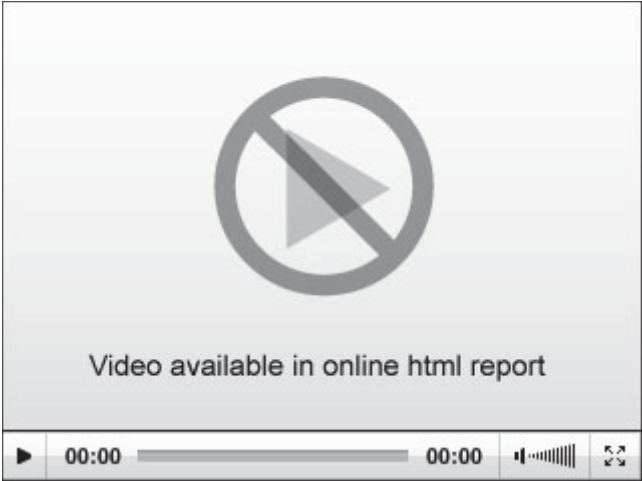
(2) Low water pressure at the kitchen sink.



(3) Low water pressure at the master bath sink.

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(4) I could not check the functioning of the master bath shower due to storage of items.



(5) Galvanized water pipe corroded at front porch hose bib.

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(6) Water intrusion at the main water entrance to the house. Piping should be insulated to keep from freezing in cold weather.

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☒ ☐ ☐ ☒ B. Drains, Waste, and Vents

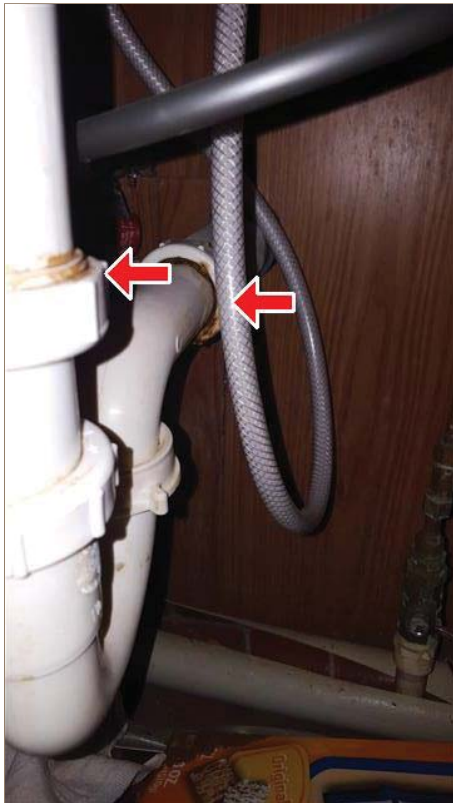
Plumbing Waste: PVC, Galvanized steel

Deficiencies:

Corrosion of plumbing lines under kitchen sink.

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I NI NP D



☒ ☐ ☐ ☒ C. Water Heating Equipment

Energy Sources: Electric

Water Heater Manufacturer: Reliance

Water Heater Location: Closet

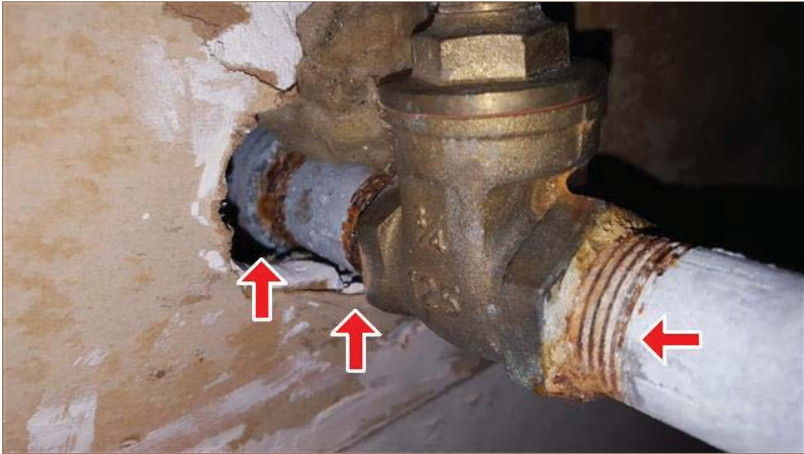
Capacity (Water Heater): 50 Gallon (2-3 people)

Deficiencies:

(1) Most fittings on the water heater are corroded. **Recommend a licensed plumber evaluate and make necessary repairs.**

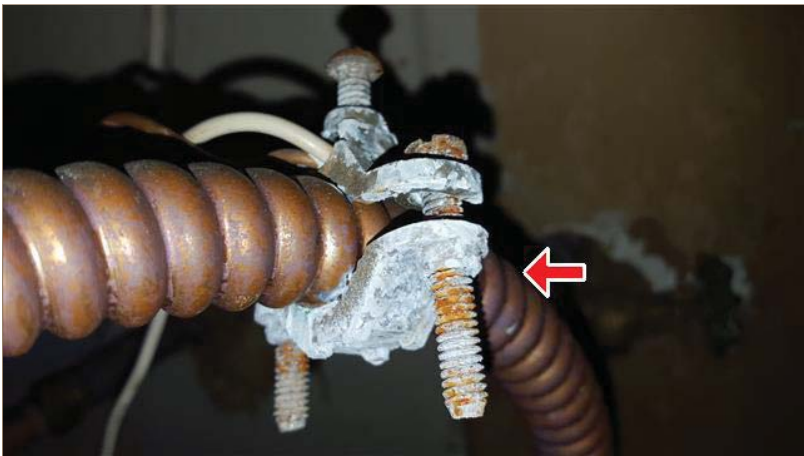
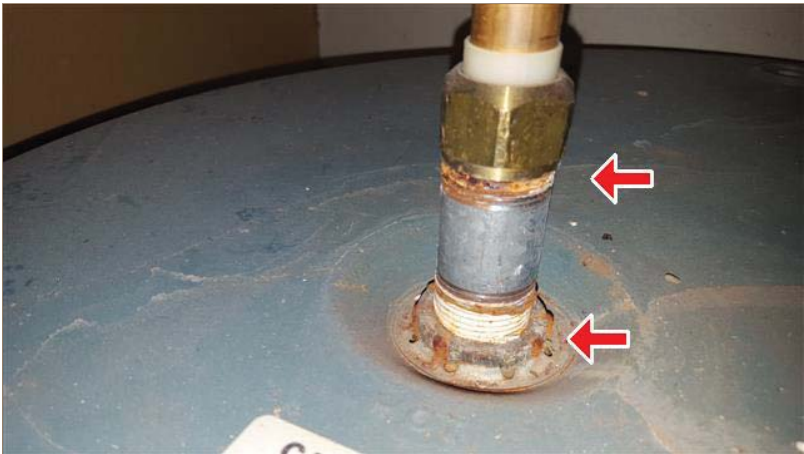
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(2) Secondary drain pan missing from water heater.



☐ ☐ ☒ ☐ D. Hydro-Massage Therapy Equipment

Deficiencies:

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V. APPLIANCES

- ☐☐☒☐ A. Dishwashers
Deficiencies:
- ☐☐☒☐ B. Food Waste Disposers
Deficiencies:
- ☒☐☐☐ C. Range Hood and Exhaust Systems
Exhaust/Range hood: Montgomery Ward
Serial #: Montgomery Ward
Deficiencies:
- ☒☐☐☒ D. Ranges, Cooktops and Ovens
Range/Oven: General Electric
Deficiencies:
Anti-tip bracket missing from range.
- ☐☐☒☐ E. Microwave Ovens
Deficiencies:
- ☒☐☐☒ F. Mechanical Exhaust Vents and Bathroom Heaters
Deficiencies:
Heater in front bathroom does not work.



- ☐☐☒☐ G. Garage Door Operator(s)
Deficiencies:

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☒ ☐ ☐ ☒ H. Dryer Exhaust Systems

Deficiencies:
Dryer vent needs to be cleaned.



☒ ☐ ☐ ☐ I. Other

Smoke Alarm: Not present
Deficiencies: