



# Inspection Report

**Monte Gibbs**

**Property Address:**  
9336 Old River Ct.  
Montgomery TX 77356



WELCOME HOME

**JASE Home Inspections**

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**Montgomery, Tx. 77316**  
**281-906-7168**

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<b>Date:</b> 10/11/2020	<b>Time:</b> 09:55 AM	<b>Report ID:</b>
<b>Property:</b> 9336 Old River Ct. Montgomery TX 77356	<b>Customer:</b> Monte Gibbs	<b>Real Estate Professional:</b> Jeff Deutschmann

**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.

<b>In Attendance:</b> Seller, , Customer representative	<b>Type of building:</b> Single Family (1 story)	<b>Approximate age of building:</b> 2004
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<b>Home Faces:</b> West	<b>Temperature:</b> 89(F)	<b>Weather:</b> Clear
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<b>Ground/Soil surface condition:</b> Dry	<b>Rain in last 3 days:</b> Yes	<b>Location of gas meter:</b> Right side
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**Approximate square footage of home:**  
2,609

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## I. STRUCTURAL SYSTEMS

A survey of the foundation was done to determine the degree of level using a "Zip Level Pro 2000" elevation measurement system. (See attachment to inspection report) At the time of the inspection the foundation appears to be providing proper support for the structure at the time of the inspection. There is no guarantee on the foundation continuing to be functional. The foundation may develop additional deflection in the future. Positive drainage around the foundation is defined as 6 inches in 10 ft. Positive drainage needs to be maintained at all times to keep water from pooling around the foundation. A representative number of windows were tested. The flashing details are concealed and are not accessible. No comment is made on the integrity of the flashing details. A leak check would be required on the flashing details which is not within the scope of this inspection. All doors were opened and closed to evaluate for the presence of racking/movement. It was not determined if the access door between the house and the garage is a properly fire-rated type door. Any fireplace/chimney repairs listed in this report are based on the condition of the fireplace system(s) at the time of the inspection. The inspection of the fireplace/chimney is limited in scope due to limited accessibility to the fireplace and chimney.

A. Foundations

**Type of Foundation (s):** Slab on grade

Comments:

*This inspection is a visual review and a level survey of the foundation and represents the opinion of the inspector, based solely on the inspector's personal experience with similar homes. The inspector does not pull up floor coverings, move furniture, or propose repairs. The inspector does not enter crawl space areas less than 18". Minor settlement or "hairline" cracks in drives, walks or even foundations are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary. Homes built with slab and/or post tension cable foundation construction may have heating ductwork, plumbing, gas, and electrical lines running beneath the slab. As it is impossible to visually inspect these items, they are specifically excluded from the scope of this inspection. The opinion stated below in no way addresses future foundation movement or settlement.*

*Performance of the foundation can be improved in several ways including: evenly watering the ground around all sides of the home, maintaining proper drainage around the home (ground should slope away from the foundation at least 6 inches in the first 10 feet), installing root barriers or removing large trees whose roots may soak up water and dry out the ground, and by installing a roof gutter system to remove all water run off from the roof at least 5 feet away from the foundation. Proper watering of the ground may include soaker hoses that are placed at least 12-18 inches from the foundation of the home and not directly against the foundation.*

During this inspection the inspector performed a visual inspection of the exterior of the foundation (where visible), visual inspection of exterior and interior walls, the operation of some windows, and the operation of most doors. A level survey was also conducted and those numbers are attached to this report.

**During the level survey of the foundation the inspector observed that the foundation drops almost 2" from the NW corner to the NE corner of the master bedroom. From the NW corner of the front left bedroom to the NE corner of the master bedroom the foundation drops 3.9". The inspector did not observe any other signs of foundation failure as there were no large exterior cracks, large interior cracks, binding doors, or windows that would not open.**

**Due to the drop in the foundation across the master bedroom the inspector believes the foundation MAY be in need of repair. It is recommended that the buyer obtain an opinion by a licensed professional engineer to determine if repairs are needed.**

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B. Grading and Drainage

Comments:

(1) High soil was observed at the left side of the home. It is recommended that at least 4-6 inches of slab be visible around the entire home to keep extra moisture out of the brick and to deter unwanted insects out of the weep holes. I recommend re-grading the areas where at least 4-6 inches of slab is not visible.



B. Item 1(Picture) High soil at the left side.

(2) Black plastic drain connections at downspouts at the left side of the home are damaged and will likely not function properly. Repair or replacement is recommended.



B. Item 2(Picture) Hole in black plastic downspout connector.

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C. Roof Covering Materials

**Types of Roof Covering:** Architectural, Asphalt/Fiberglass

**Viewed from:** Walked roof

**Roof Ventilation:** Ridge vents, Soffit Vents

**Approximate age of the roof:** 15-20 years

Comments:

(1) *The roof inspection portion of the General Home Inspection will not be as comprehensive as an inspection performed by a qualified roofing contractor. Because of variations in installation requirements of the huge number of different roof-covering materials installed over the years, the General Home Inspection does not include confirmation of proper installation. Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, and combustion and plumbing vents. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. Other limitations may apply and will be included in the comments as necessary.*



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C. Item 1(Picture) Roof overview.



C. Item 2(Picture) Roof overview.

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C. Item 3(Picture) Roof overview.

(2) A slight nail pop was observed at the flashing above the garage. Repairs need to be made to ensure flashing lays flat on the shingles.



C. Item 4(Picture) Lifted flashing.

(3) Counterflashing is not installed at the front of the home where the stone veneer meets with the shingles on the roof. The stone is discolored as a result. The inspector recommends a qualified roofing professional install counter flashing.



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C. Item 5(Picture) Counterflashing not installed.

(4) Nail pops were observed it to shingles at the front right side of the roof. The nail pops need to be repaired to ensure the shingles lay flat and seal.



C. Item 6(Picture) Lifted shingles at the right slope.

(5) Unsealed nails were observed on the roof at flashings and on shingles. If nails are used at flashings, these nails should be sealed so they are not exposed to the elements are less likely to rust over time. Rusting nails will become loose and may allow water penetration into the attic space. I recommend sealing all nails that are exposed on the roof.

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C. Item 7(Picture) Photo of two of the unsealed nails.

(6) The inspector observed that many of the pipe jack boots on the roof have been caulked and sealed to the vent stack pipes. It was noted that the sealant is deteriorating. There were water stains observed on the ceiling in the master bedroom that may be due to a leak at the pipe jack shown in the photo. A qualified roofing professional should replace the pipe jacks that are in need.



C. Item 8(Picture) This sealant deteriorates and leaks will occur here.

D. Roof Structures and Attics

Method used to observe attic: Walked

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**Attic Insulation:** Blown, Batt, Fiberglass

**Approximate Average Depth of Insulation:** 11 inches

**Attic info:** Pull Down stairs

**Roof type:** Complex

Comments:

The attic pull down is not sealed to the ceiling in there is a large gap in the garage. Repairs need to be made to ensure the pull down is sealed to the ceiling in order to provide proper fire separation.



D. Item 1(Picture) Pull down not sealing.

E. **Walls (Interior and Exterior)**

**Wall Structure:** 2 X 4 Wood

**Exterior walls:** Brick, Stone

Comments:

(1) There is overgrowth of vegetation and foliage against the exterior walls at the right side and back of the house. I recommend trimming back all overgrowth and foliage. Over grown vegetation and foliage against a wall can hold moisture in that area and may damage the siding or brick. It can also provide a good avenue for insects to penetrate the wall.

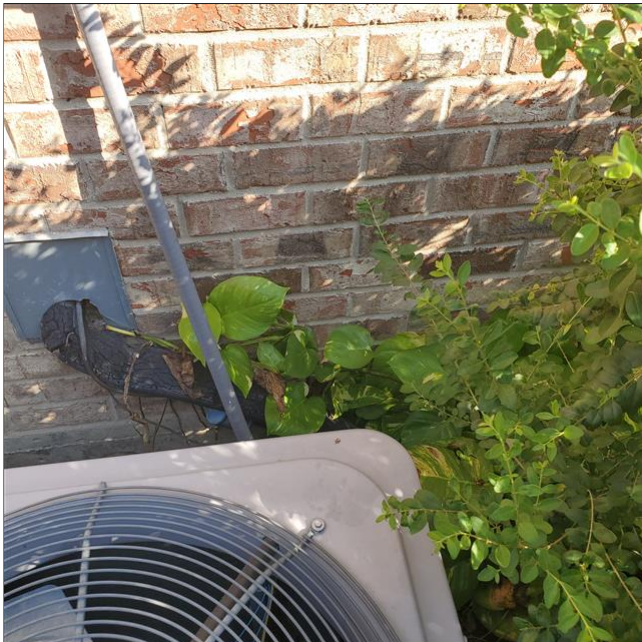


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E. Item 1(Picture) Overgrown vegetation around the AC.

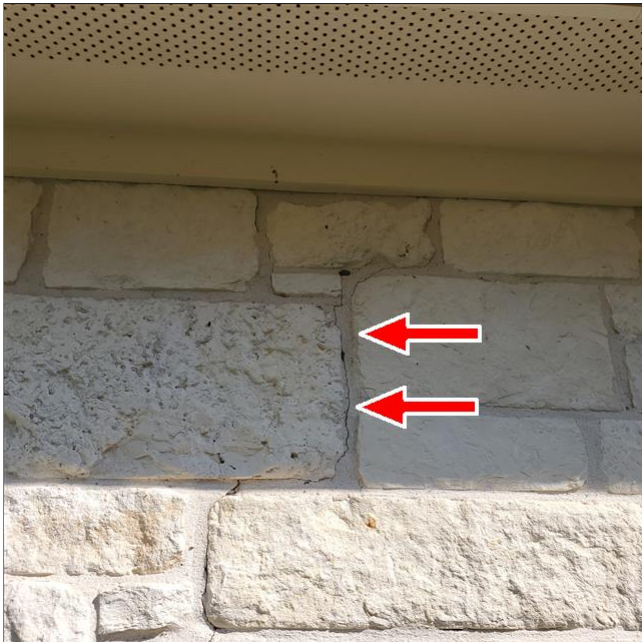


E. Item 2(Picture) Overgrown vegetation against the home at the back.

(2) Small cracks were observed in various areas at the exterior walls. The inspector recommends monitoring the cracks for growth as they are not wide enough to typically indicate a structural concern.

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E. Item 3(Picture) Photo of one of the common cracks in the mortar.

(3) The inspector was unable to perform a full evaluation of the garage walls due to a large amount of personal items being stored.



E. Item 4(Picture) Items were stored in the garage.

F. Ceilings and Floors

**Ceiling Structure:** 6" or better

**Floor finishes:** Wood, Tile, Carpet

Comments:



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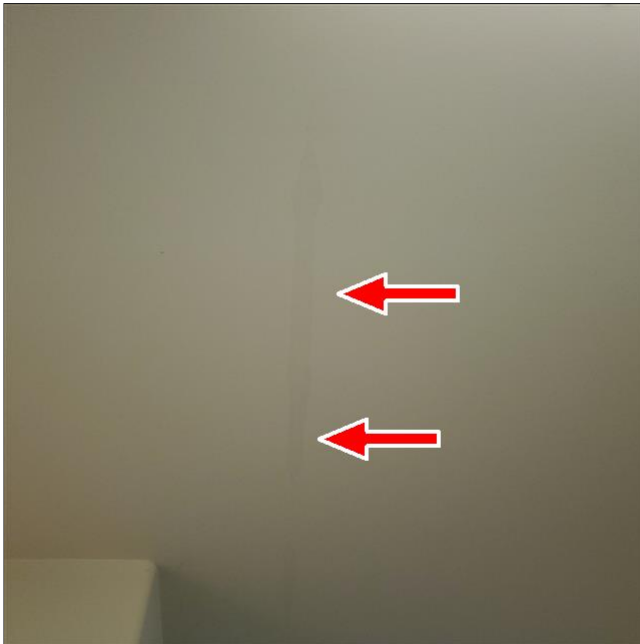
(1) There were three stains on the master bedroom ceiling that appeared to be due to the ceiling getting wet. The inspector attempted to locate the cause of the damages and could only find that it may be related to leaks around pipe jacks on the roof. Further investigation may be needed by removing the drywall to determine if there is a different source such as plumbing that is covered by insulation.

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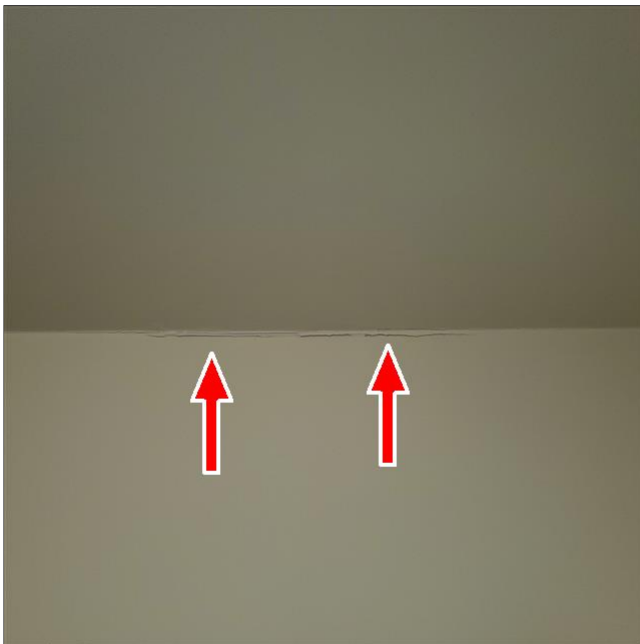
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F. Item 1(Picture) Photo of one of the stains.



F. Item 2(Picture) Drywall tape was peeling at the wall/ceiling intersection.

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F. Item 3(Picture) There was no visibly damaged insulation.

(2) Splotchy discoloration was observed at the ceiling in the front right bedroom closet and in the bedroom hallway closet. The inspector could not determine the causes of the discoloration and recommends further investigation by a qualified professional.

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F. Item 4(Picture) Photo of discoloration.

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

**Garage doors:** 1 aluminum door

Comments:

(1) The door in the wall between the garage and the home living space did not have operable self-closing hinges as is required by generally-accepted current safety standards.

(2) The front right bedroom closet door was non latching and is in need of correction.

**H. Windows**

Comments:

Note: All windows were inspected for operation. The flashing details are concealed and not accessible. No

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comment is made on the integrity of the flashing details. A leak check would be required on the flashing details which is not within the scope of this inspection.

**All windows functioned properly during the inspection.**

**I. Stairways (Interior and Exterior)**

Comments:

**J. Fireplaces and Chimneys**

**Chimney (exterior):** Metal Flue Pipe

**Number of fireplaces:** One

**Types of Fireplaces:** Enclosed

**Number of Woodstoves:** None

**Location of fireplace #1:** Living room

Comments:

(1) The chimney flue was in contact with a piece of ductwork and with insulation in the attic. There should be at least 1" of clearance around the chimney flue from all materials that may catch fire.



J. Item 1(Picture) Photo shows chimney flue in contact with duct.

(2) The glass for the enclosed fireplace was fogged. The inspector recommends having a qualified professional determine if the glass can be cleaned or if replacement is needed.

Note: The fireplace operated properly with the use of a switch located inside the built in entertainment center.



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J. Item 2(Picture) Photo of foggy glass.

K. Porches, Balconies, Decks and Carports

Is there a carport?: no

Comments:

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## II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

**Electrical Service Conductors:** Below ground, Copper

**Panel Capacity:** 225 AMP

**Panel Type:** Circuit breakers

**Electric Panel Manufacturer:** Cutler Hammer

Comments:

(1) The clamp at the ground rod did not appear to be proper (i.e. rated for ground rods). The clamp observed was listed as a pipe clamp for metal or gas lines. I recommend the use of a brass "acorn" style clamp, U. L. listed and approved for direct burial on the ground rod for a more secure, longer lasting connection.



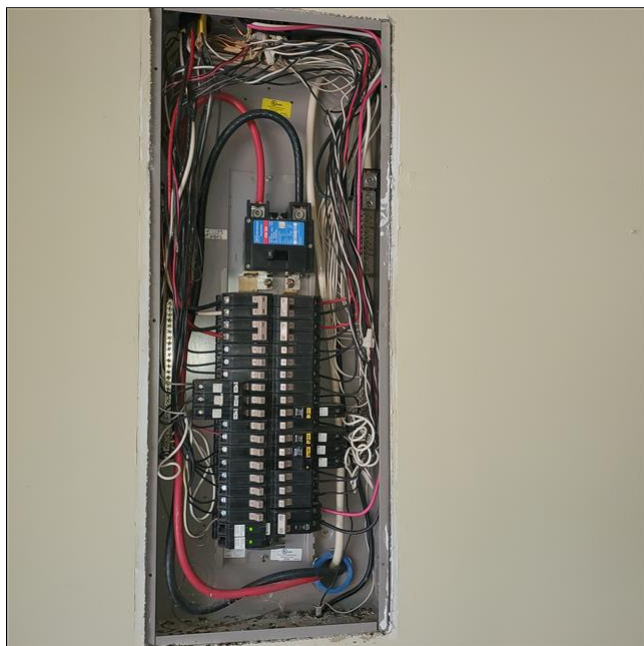
A. Item 1(Picture) Photo shows clamp.

(2) AFCI devices were observed at breakers serving the bedrooms, however, no AFCI protection was observed at common area breakers. AFCI (Arc Fault Circuit Interrupt) device protection, as required by current building standards, for all: family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas. AFCI devices are intended to protect against fires caused by electrical arcing faults in the home's wiring. Arc faults are a common cause of residential electrical fires. Arc faults can be created by damaged, deteriorated, or worn electrical plugs, cords, and/or branch circuit. conductors. As of September 1, 2008, the State of Texas has adopted the 2005 NEC, which includes this requirement, as the "minimum standard" for all nonexempt electrical work. Homes built prior to 2002, generally were not required to have arc fault protection. However, the current TREC standard of practice requires inspectors to indicate that a hazardous or deficient condition exists if any home does not have this protection, regardless of date the home was constructed.

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Note: At the time this home was built AFCI devices were not required in common areas.



A. Item 2(Picture) Interior of service panel.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Romex

Branch wire 15 and 20 amperage: Copper

Comments:

(1) Home branch circuit wiring consists of wiring distributing electricity to devices such as switches, receptacles, and appliances. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated by the inspector. The Inspector does not remove cover plates and inspection of branch wiring is limited to proper response to testing of switches and a representative number of electrical receptacles.

(2) The right side ceiling fan on the back porch was wobbling during the inspection and is in need of repair.

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B. Item 1(Picture) Ceiling fan was wobbling.

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

Temperature drops were conducted on the A/C unit(s) at the time of the inspection if the outside temperature was greater than 65 degrees Fahrenheit. A full evaluation of the integrity of the heat exchanger(s) requires dismantling the entire furnace(s) and is beyond the scope of this inspection. The average life of a heat exchanger in the Houston area is 15 years. If there are gas appliances in the structure it is strongly recommended that carbon monoxide detectors be installed.

A. Heating Equipment

**Type of Systems:** Forced Air

**Energy Sources:** Gas

**Heat System Brand:** Comfortmaker

**Number of Heat Systems (excluding wood):** One

**Size of unit #1:** 3 ton

Comments:

*The general home inspection does not include any type of heating system warranty or guaranty. Inspection of heating systems is limited to basic evaluation based on visual examination and operation using normal controls. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified heating, ventilating, and air-conditioning (HVAC) contractor.*

*Inspection of heating systems typically includes: system operation: confirmation of adequate response to the thermostat; proper location; proper system configuration; component condition exterior cabinet condition; fuel supply configuration and condition; combustion exhaust venting; air distribution components; and proper condensation discharge.*

**No defects were noted for the installation of the heating system. Heating systems are not operated when the outdoor temperature exceeds 80 degrees. No representation is made as to the working condition of the heating system.**



A. Item 1(Picture) Overview of heating system.



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B. Cooling Equipment

**Central Air #1 Manufacturer:** Comfort Maker

Comments:

(1) The air conditioning system was a split system in which the cabinet housing the compressor, cooling fan and condensing coils was located physically apart from the evaporator coils. As is typical with split systems, the compressor/condenser cabinet was located at the home's exterior so that the heat collected inside the home could be released to the outside air. Evaporator coils designed to collect heat from the home interior were located inside a duct at the furnace and were not directly visible.

Although (conditions permitting) the inspection of air-conditioning systems includes confirming cool air flow at registers, the General Home Inspection does not include confirmation of even temperature distribution throughout the home. Multiple-level homes with open staircases may experience significant temperature differences between upper and lower levels. Especially in homes with an open central stairwell, there will often be a noticeable temperature gradient, with the top floor being warmest and the lowest floor being coolest. This will be especially true in homes in which the cooling system was not designed and installed during original construction of the home. Ducts designed primarily for heating may not work well for cooling due to differences in air density between warm and cold air.

You may need to adjust some vents to force a greater flow of air into some areas during specific periods of the day to cool or heat specific areas or rooms to your satisfaction. The system must be adjusted to adapt to changing conditions. Adjusting the cooling system lies beyond the scope of the General Home Inspection. Under some circumstances, the cooling system may not cool upper floors to your satisfaction. You should ask the sellers if this has been a problem in the past. Methods exist to deal with inadequate air distribution and prior to the expiration of your Inspection Objection Deadline you may wish to consult with an HVAC contractor to gain an idea of options and costs.



B. Item 1(Picture) AC was manufactured in 2014.

(2) Air flow to the air-conditioner condenser coils was restricted by vegetation growing near the compressor

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housing which may limit their ability to dissipate heat. These shrubs should be cut back in order to improve air flow, maintain cooling system efficiency and avoid problems from overheating of the compressor.



B. Item 2(Picture) Lots of vegetation growth around unit.

(3) The condensate tube, the purpose of which is to safely discharge condensate produced by the operation of the air-conditioning evaporator coils, discharged condensate to a plumbing waste pipe. Because the condensate line had no trap, this condition may allow sewer gas or bacteria to enter the home air ducts and living space. The Inspector recommends correction of this improper condition by a qualified HVAC technician.

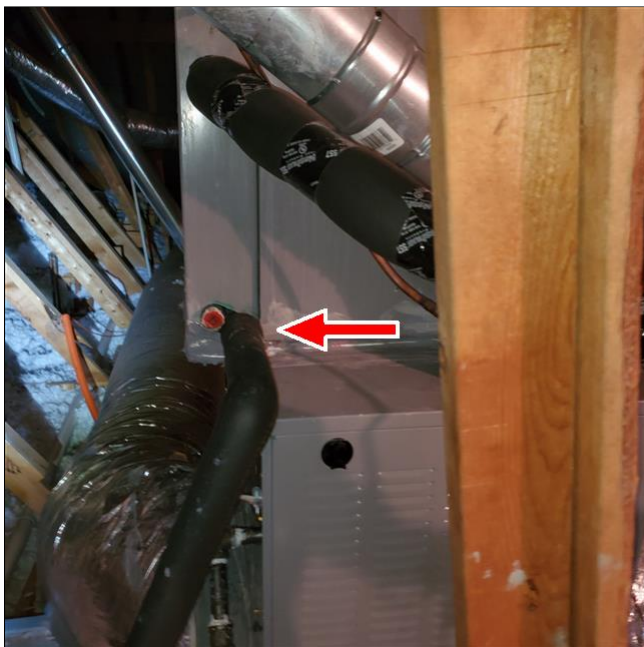
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B. Item 3(Picture) Primary drain line terminates at a drain, waste, vent pipe.

(4) Cold air was felt is blowing from the evaporator coil housing in the attic space. It is recommended that a licensed HVAC professional properly seal this area.



B. Item 4(Picture) Inspector felt cold air blowing around this area.

(5) Temperature differentials were taken between the return and supply air in the home. A differential of 15-20 degrees is recommended. The differential that was found inside the home was approximately 18 degrees. It is the opinion of the inspector that the A/C is cooling as intended.

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B. Item 5(Picture) 52.7 degree supply air.

C. **Duct Systems, Chases, and Vents**

**Ductwork:** Insulated

**Filter Type:** Disposable

Comments:

No defects were noted for the duct systems, chases, and vents during the inspection.



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#### IV. PLUMBING SYSTEM

Shutoff valves at the house and under the kitchen, wet bar, toilets, and bath sinks are not operated. It was not determined if they open and close properly. If the property is more than 10 years old, there is a strong possibility that some of these shutoff valves will not open or close properly and will have to be replaced. Washing machines are not operated during the inspection. No determination was made as to whether the washing machine drain line is operable. Overflow drains on sinks and tubs are not operated and it was not determined if they drain properly. Temperature and pressure (T&P) valve(s) on the water heater(s) are not operated.



Main water valve in the garage.



Water pressure was 84 psi (slightly high)

A. Plumbing Supply Distribution Systems and Fixtures

Location of water meter: Front

Location of main water supply valve: Garage

Static water pressure reading: 84 psi



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**Water Source:** Public

**Plumbing Water Distribution (inside home):** Copper

Comments:

(1) Vacuum breakers were not installed at the exterior hose bibs. It is recommended that vacuum breakers be installed at all hose bibs to prevent the back flow of potentially contaminated water to the drinking supply.

(2) Inspectors are required to report as deficient water pressure that does not fall between 40 and 80 pounds per square inch. The current water pressure is 84 pounds per square inch. The buyer may consult with a licensed plumber to determine the best course of action for lowering the water pressure.

(3) The valve handle for the hot water supply at the guest bathroom vanity was extremely difficult to turn. Replacement of the fixture may be needed.



A. Item 1(Picture) Valve handle was difficult to turn.

(4) The guest bathroom shower diverter valve did not create a proper seal and divert all water from the tub faucet to the shower head when operated. When the shower was engaged a good amount of water continued to come from the tub faucet. I recommend a licensed plumber make repairs.

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A. Item 2(Picture) Photo taken while shower was running.

B. Drains, Waste, and Vents

**Plumbing Waste:** PVC

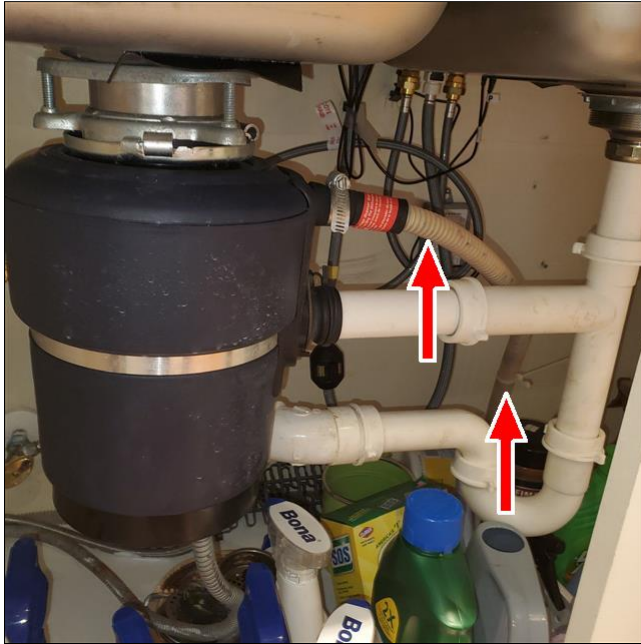
Comments:

(1) Note: It is not within the scope of this inspection to determine the condition of the under ground drain lines. If the property has trees in the yard or adjacent yards, it is strongly recommended that the services of a qualified licensed plumber be obtained to perform a hydro-static test on the drain lines and to use a camera to determine if there is any damage to the drain lines caused by items such as soil movement or tree root encroachment.

(2) There is no dishwasher high loop or vent present in the dishwasher drain line. The dishwasher drain line should run up from the garbage disposer and then back down to the dishwasher or up to a drain line vent. Having a high loop drain line or vent line style type of routing of the dishwasher drain line will help prevent clogging of the drain line and will help keep the disposer waste from backing up into the dishwasher drain line causing a clog. I recommend installing a high loop or vent into the dishwasher drain line to help prevent clogging.

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B. Item 1(Picture) No high loop at the drain line.

C. Water Heating Equipment

**Energy Sources:** Gas

**Water Heater #1 Capacity:** 50 gallon gas

**Water Heater #1 Manufacturer:** A.O. Smith

**Water Heater #1 Location:** Attic

Comments:

(1) *This water heater was gas-fired. Gas water heaters heat water using a gas burner located in a chamber beneath the water tank. The gas control mechanism contains safety features designed to prevent gas from leaking into the living space if the burner should fail for some reason. Gas-fired water heaters must be properly installed so that the gas fuel is safely delivered to the water heater and so that the water heater safely exhausts the products of combustion to the home exterior. Gas-fired water heaters can be expected to last the length of the stated warranty and after its expiration may fail at any time.*

*Water heaters should be expected to last for the length of the warranty only, despite the fact that many operate adequately for years past the warranty date. Water heater lifespan is affected by the following:*

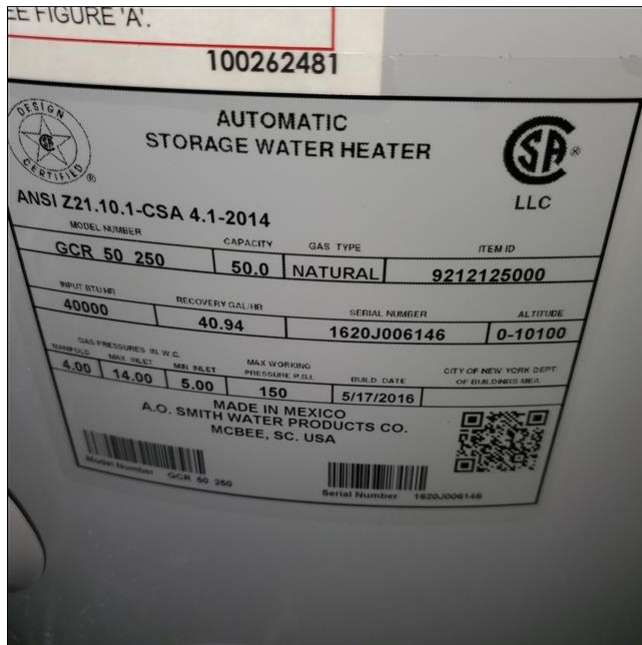
*The lifespan of water heaters depends upon the following: the quality of the water heater; the chemical composition of the water; the long-term water temperature settings; and the quality and frequency of past and future maintenance*

*Flushing the water heater tank once a year and replacing the anode every four years will help extend its lifespan.*

*You should keep the water temperature set at a minimum of 120 degrees Fahrenheit to kill microbes and a maximum of 130 degrees to prevent scalding.*

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C. Item 1(Picture) Water heater manufactured in 2016.

(2) A turn down elbow is missing at one of the water heater discharge pipes at the left side of the home.



C. Item 2(Picture) Turndown was broken off.

D. Hydro-Massage Therapy Equipment

Comments:

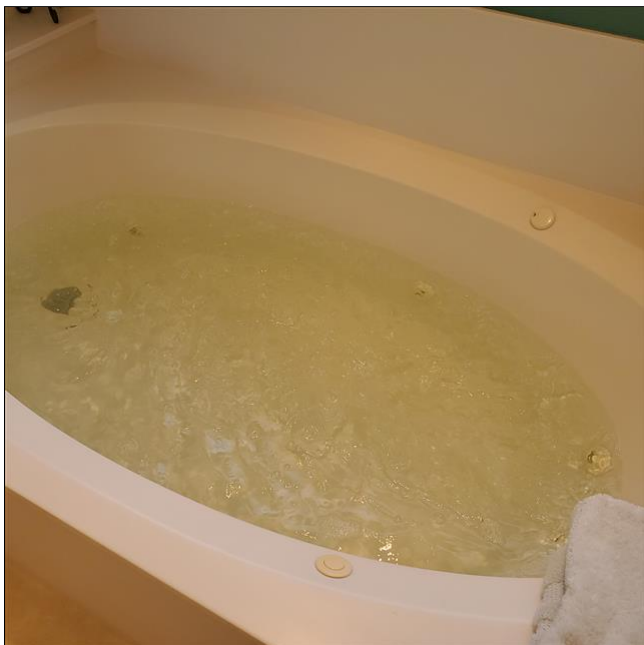
(1) All jacuzzi jets operated as intended.

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D. Item 1(Picture) Photo of jetted tub running.

(2) An access panel was not installed for the jetted tub in the master bathroom. The inspector recommends installing an access panel for access to the pump when needed.

(3) The inspector was unable to locate a dedicated GFCI receptacle for the jetted tub in the master bathroom. It is possible that the receptacle was concealed from the inspector by personal items of the seller. Further investigation would be needed and if one does not exist a licensed electrician should install GFCI protection for the tub.

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## V. APPLIANCES

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

**A. Dishwashers**

**Dishwasher Brand:** General Electric

Comments:

The dishwasher operated as intended at the time of the inspection.

**B. Food Waste Disposers**

**Disposer Brand:** In Sink Erator

Comments:

The disposer operated as intended at the time of the inspection.

**C. Range Hood and Exhaust Systems**

**Exhaust/Range hood:** Vented

Comments:

The range hood operated as intended at the time of the inspection.

**D. Ranges, Cooktops and Ovens**

**Range/Oven:** Frigidaire, Bosch

Comments:

(1) All burners on the gas cooktop operated as intended at the time of the inspection.



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

I NI NP D



D. Item 1(Picture) Gas burners working.

(2) The oven was tested at 350 degrees and bake. When the oven was finished preheating the thermometer placed in the oven read 365 degrees. This is not a defect. This is just information for the buyer.



D. Item 2(Picture) Temperature test

E. Microwave Ovens

**Built in Microwave:** Maytag

Comments:

The microwave operated as intended at the time of the inspection.

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

I NI NP D

**F. Mechanical Exhaust Vents and Bathroom Heaters**

Comments:

Exhaust fan ducts appeared to terminate at the soffits. Exhaust fan ducts should terminate at the top of the roof as the purpose of soffits is to draw air in to the attic. I recommend re-location of the exhaust ducts to the top of the roof.



F. Item 1(Picture) Ducts terminate at soffit.

**G. Garage Door Operator(s)**

**Number of garage door openers:** One

Comments:

The garage door opener and electric eyes operated as intended at the time of the inspection.

**H. Dryer Exhaust Systems**

Comments:

The wall cap for the dryer at the left side of the home is loose and not properly secured to the exterior wall.

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

I NI NP D



H. Item 1(Picture) Wall cap was loose.

I. Other

Comments:

The doorbell operated as intended at the time of the inspection.

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

I NI NP D

## VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

(1) The inspection of the irrigation system includes testing all zones for operation, water coming to the surface where a spray head is not present, and for damaged spray heads. It was not determined if the property was fully covered by the irrigation system.



A. Item 1(Picture) Photo of front yard zone running.

(2) The backflow irrigation device and shut off valves for the irrigation system were completely covered and were not accessible for the inspector to view at the time of the inspection.



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

I NI NP D



A. Item 2(Picture) Pipes were covered.

(3) The conduit for the electrical wiring to the control box at the left side of the home is damaged and is in need of repair to protect the wires.



A. Item 3(Picture) Conduit was damaged.

(4) Adjustments will be needed to numerous spray heads. The inspector observed spray heads that were spraying on the subject property and on the neighbor's home.

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

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I NI NP D

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A. Item 4(Picture) Photo of neighbor's home getting sprayed.

**B. Swimming Pools, Spas, Hot Tubs, and Equipment**

Comments:

The pool and equipment was not inspected during the home inspection. The inspector recommends having a qualified pool inspector perform a pool inspection.



## General Summary



**JASE Home Inspections**

**15529 Queen Elizabeth Ct.  
Montgomery, Tx. 77316  
281-906-7168**

**Customer**  
Monte Gibbs

**Address**  
9336 Old River Ct.  
Montgomery TX 77356

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

### I. STRUCTURAL SYSTEMS

#### A. Foundations

##### **Inspected, Deficient**

*This inspection is a visual review and a level survey of the foundation and represents the opinion of the inspector, based solely on the inspector's personal experience with similar homes. The inspector does not pull up floor coverings, move furniture, or propose repairs. The inspector does not enter crawl space areas less than 18". Minor settlement or "hairline" cracks in drives, walks or even foundations are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary. Homes built with slab and/or post tension cable foundation construction may have heating ductwork, plumbing, gas, and electrical lines running beneath the slab. As it is impossible to visually inspect these items, they are specifically excluded from the scope of this inspection. The opinion stated below in no way addresses future foundation movement or settlement.*

*Performance of the foundation can be improved in several ways including: evenly watering the ground around all sides of the home, maintaining proper drainage around the home (ground should slope away from the foundation at least 6 inches in the first 10 feet), installing root barriers or removing large trees whose roots may soak up water and dry out the ground, and by installing a roof gutter system to remove all water run off from the roof at least 5 feet away from the foundation. Proper watering of the ground may include soaker hoses that are placed at least 12-18 inches from the foundation of the home and not directly against the foundation.*

During this inspection the inspector performed a visual inspection of the exterior of the foundation (where visible), visual inspection of exterior and interior walls, the operation of some windows, and the operation of most doors. A level survey was also conducted and those numbers are attached to this report.

**During the level survey of the foundation the inspector observed that the foundation drops almost 2" from the NW corner to the NE corner of the master bedroom. From the NW corner of the front left bedroom to the NE corner of the master bedroom the foundation drops 3.9". The inspector did not observe any other signs of foundation failure as there were no large exterior cracks, large interior cracks, binding doors, or windows that would not open.**

**Due to the drop in the foundation across the master bedroom the inspector believes the foundation MAY be in need of repair. It is recommended that the buyer obtain an opinion by a licensed professional engineer to determine if repairs are needed.**

**B. Grading and Drainage**

**Inspected, Deficient**

(1) High soil was observed at the left side of the home. It is recommended that at least 4-6 inches of slab be visible around the entire home to keep extra moisture out of the brick and to deter unwanted insects out of the weep holes. I recommend re-grading the areas where at least 4-6 inches of slab is not visible.



B. Item 1(Picture) High soil at the left side.

(2) Black plastic drain connections at downspouts at the left side of the home are damaged and will likely not function properly. Repair or replacement is recommended.



B. Item 2(Picture) Hole in black plastic downspout connector.

**C. Roof Covering Materials**

**Inspected, Deficient**

(2) A slight nail pop was observed at the flashing above the garage. Repairs need to be made to ensure flashing lays flat on the shingles.



C. Item 4(Picture) Lifted flashing.

(3) Counterflashing is not installed at the front of the home where the stone veneer meets with the shingles on the roof. The stone is discolored as a result. The inspector recommends a qualified roofing professional install counter flashing.





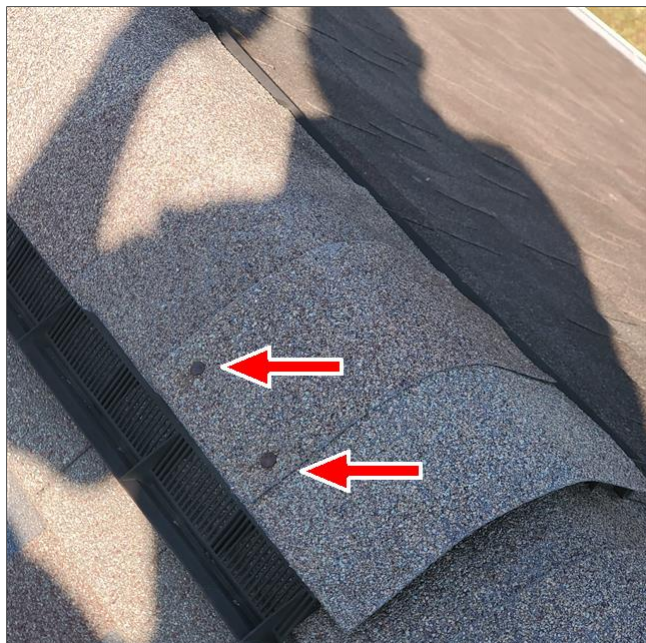
C. Item 5(Picture) Counterflashing not installed.

(4) Nail pops were observed it to shingles at the front right side of the roof. The nail pops need to be repaired to ensure the shingles lay flat and seal.



C. Item 6(Picture) Lifted shingles at the right slope.

(5) Unsealed nails were observed on the roof at flashings and on shingles. If nails are used at flashings, these nails should be sealed so they are not exposed to the elements are less likely to rust over time. Rusting nails will become loose and may allow water penetration into the attic space. I recommend sealing all nails that are exposed on the roof.



C. Item 7(Picture) Photo of two of the unsealed nails.

(6) The inspector observed that many of the pipe jack boots on the roof have been caulked and sealed to the vent stack pipes. It was noted that the sealant is deteriorating. There were water stains observed on the ceiling in the master bedroom that may be due to a leak at the pipe jack shown in the photo. A qualified roofing professional should replace the pipe jacks that are in need.



C. Item 8(Picture) This sealant deteriorates and leaks will occur here.

**D. Roof Structures and Attics**

**Inspected, Deficient**

The attic pull down is not sealed to the ceiling in there is a large gap in the garage. Repairs need to be made to ensure the pull down is sealed to the ceiling in order to provide proper fire separation.



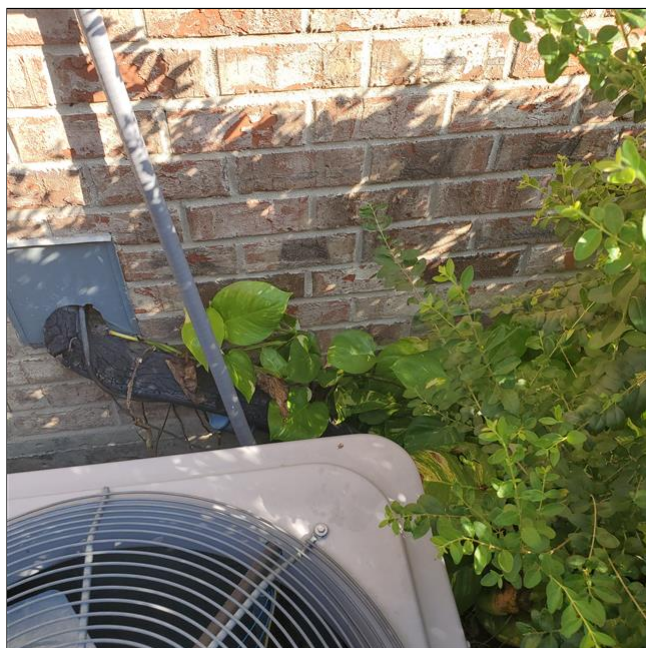


D. Item 1(Picture) Pull down not sealing.

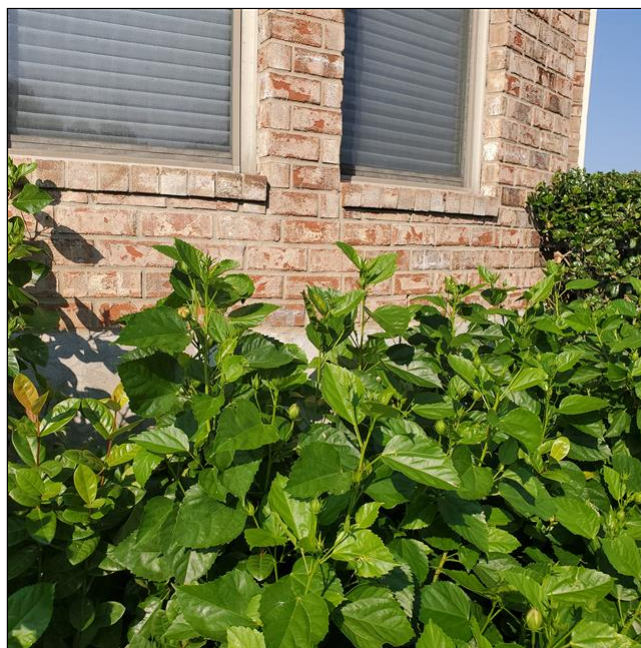
**E. Walls (Interior and Exterior)**

**Inspected, Deficient**

(1) There is overgrowth of vegetation and foliage against the exterior walls at the right side and back of the house. I recommend trimming back all overgrowth and foliage. Over grown vegetation and foliage against a wall can hold moisture in that area and may damage the siding or brick. It can also provide a good avenue for insects to penetrate the wall.

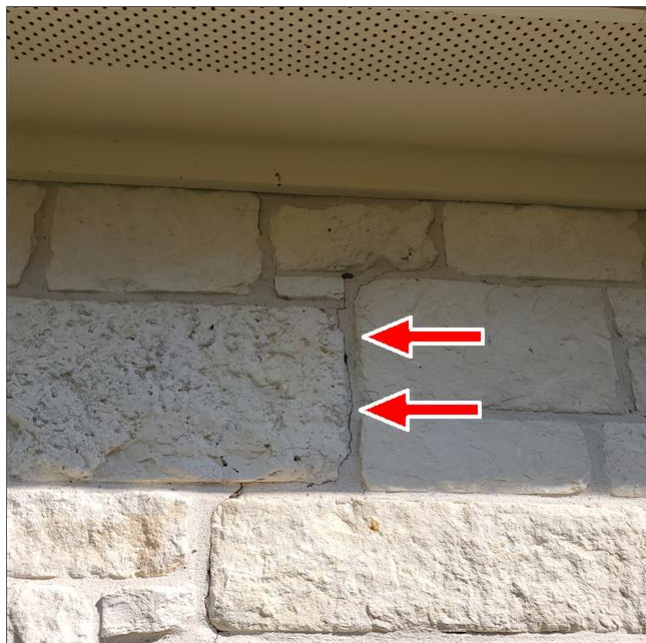


E. Item 1(Picture) Overgrown vegetation around the AC.



E. Item 2(Picture) Overgrown vegetation against the home at the back.

(2) Small cracks were observed in various areas at the exterior walls. The inspector recommends monitoring the cracks for growth as they are not wide enough to typically indicate a structural concern.

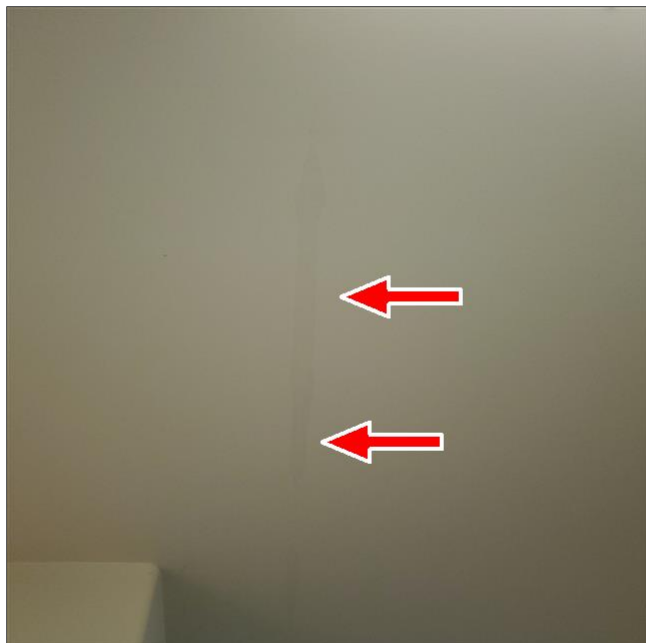


E. Item 3(Picture) Photo of one of the common cracks in the mortar.

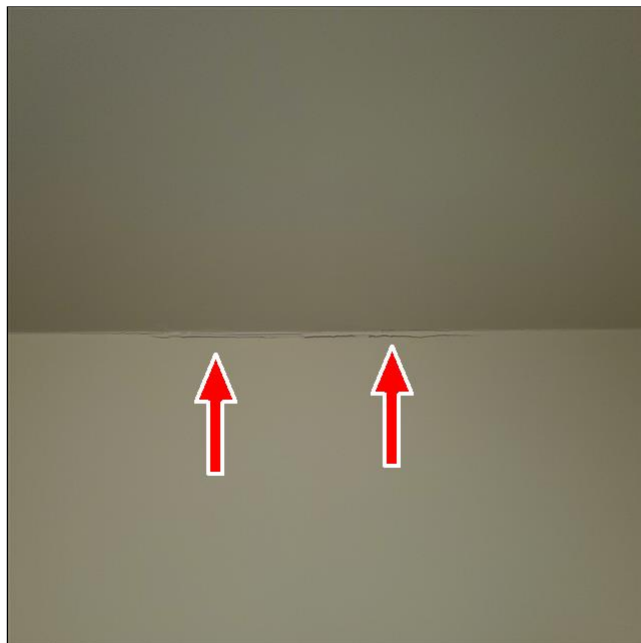
**F. Ceilings and Floors**

**Inspected, Deficient**

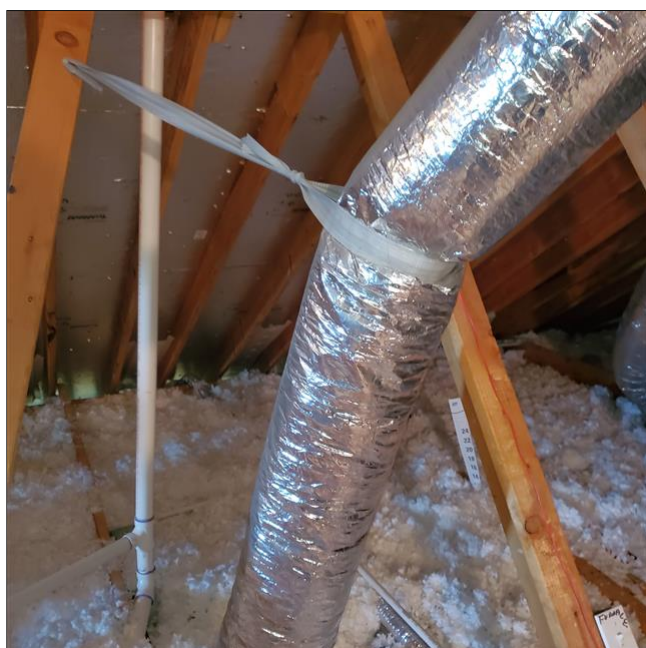
(1) There were three stains on the master bedroom ceiling that appeared to be due to the ceiling getting wet. The inspector attempted to locate the cause of the damages and could only find that it may be related to leaks around pipe jacks on the roof. Further investigation may be needed by removing the drywall to determine if there is a different source such as plumbing that is covered by insulation.



F. Item 1(Picture) Photo of one of the stains.



F. Item 2(Picture) Drywall tape was peeling at the wall/ceiling intersection.



F. Item 3(Picture) There was no visibly damaged insulation.

(2) Splotchy discoloration was observed at the ceiling in the front right bedroom closet and in the bedroom hallway closet. The inspector could not determine the causes of the discoloration and recommends further investigation by a qualified professional.



F. Item 4(Picture) Photo of discoloration.

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

**Inspected, Deficient**

(1) The door in the wall between the garage and the home living space did not have operable self-closing hinges as is required by generally-accepted current safety standards.

(2) The front right bedroom closet door was non latching and is in need of correction.

**J. Fireplaces and Chimneys**

**Inspected, Deficient**

(1) The chimney flue was in contact with a piece of ductwork and with insulation in the attic. There should be at least 1" of clearance around the chimney flue from all materials that may catch fire.





J. Item 1(Picture) Photo shows chimney flue in contact with duct.

(2) The glass for the enclosed fireplace was fogged. The inspector recommends having a qualified professional determine if the glass can be cleaned or if replacement is needed.

Note: The fireplace operated properly with the use of a switch located inside the built in entertainment center.



J. Item 2(Picture) Photo of foggy glass.

## II. ELECTRICAL SYSTEMS

### A. Service Entrance and Panels Inspected, Deficient



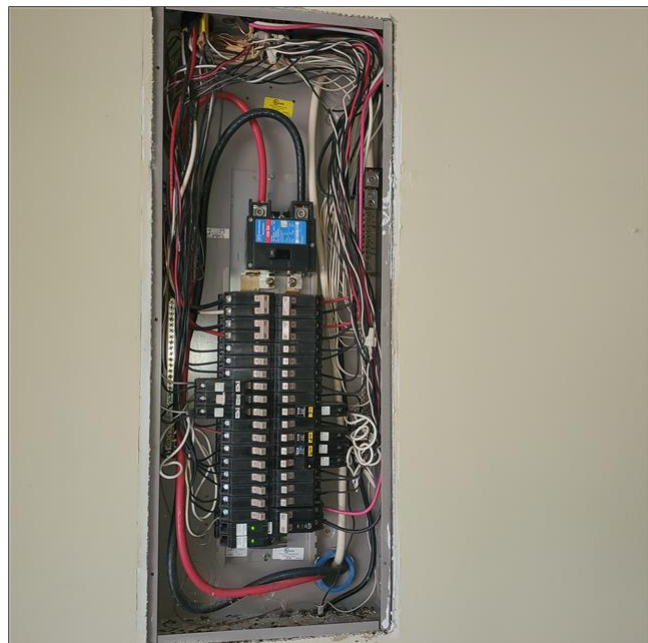
(1) The clamp at the ground rod did not appear to be proper (i.e. rated for ground rods). The clamp observed was listed as a pipe clamp for metal or gas lines. I recommend the use of a brass "acorn" style clamp, U. L. listed and approved for direct burial on the ground rod for a more secure, longer lasting connection.



A. Item 1(Picture) Photo shows clamp.

(2) AFCI devices were observed at breakers serving the bedrooms, however, no AFCI protection was observed at common area breakers. AFCI (Arc Fault Circuit Interrupt) device protection, as required by current building standards, for all: family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas. AFCI devices are intended to protect against fires caused by electrical arcing faults in the home's wiring. Arc faults are a common cause of residential electrical fires. Arc faults can be created by damaged, deteriorated, or worn electrical plugs, cords, and/or branch circuit conductors. As of September 1, 2008, the State of Texas has adopted the 2005 NEC, which includes this requirement, as the "minimum standard" for all nonexempt electrical work. Homes built prior to 2002, generally were not required to have arc fault protection. However, the current TREC standard of practice requires inspectors to indicate that a hazardous or deficient condition exists if any home does not have this protection, regardless of date the home was constructed.

**Note: At the time this home was built AFCI devices were not required in common areas.**



A. Item 2(Picture) Interior of service panel.

**B. Branch Circuits, Connected Devices, and Fixtures**

**Inspected, Deficient**

(2) The right side ceiling fan on the back porch was wobbling during the inspection and is in need of repair.



B. Item 1(Picture) Ceiling fan was wobbling.

**III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS**

**B. Cooling Equipment**

**Inspected, Deficient**

(2) Air flow to the air-conditioner condenser coils was restricted by vegetation growing near the compressor housing which may limit their ability to dissipate heat. These shrubs should be cut back in order to improve air flow, maintain cooling system efficiency and avoid problems from overheating of the compressor.



B. Item 2(Picture) Lots of vegetation growth around unit.

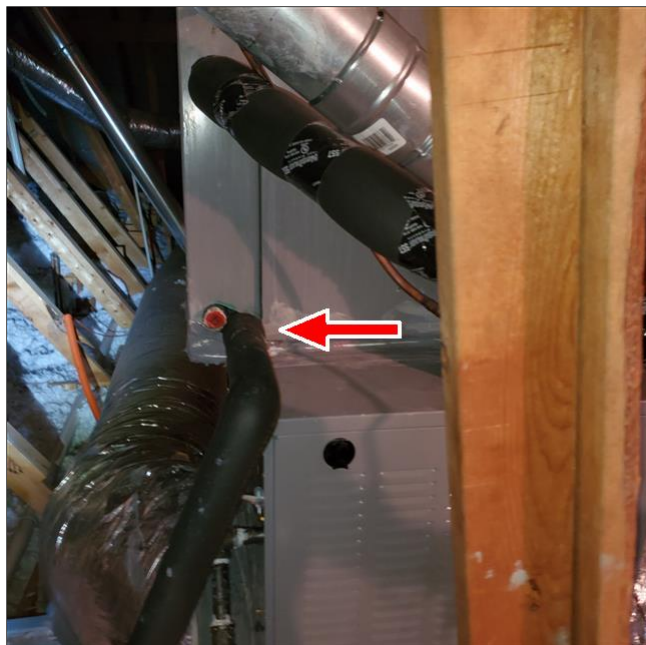
(3) The condensate tube, the purpose of which is to safely discharge condensate produced by the operation of the air-conditioning evaporator coils, discharged condensate to a plumbing waste pipe. Because the condensate line had no trap, this condition may allow sewer gas or bacteria to enter the home air ducts and living space. The Inspector recommends correction of this improper condition by a qualified HVAC technician.



B. Item 3(Picture) Primary drain line terminates at a drain, waste, vent pipe.

(4) Cold air was felt is blowing from the evaporator coil housing in the attic space. It is recommended that a licensed HVAC professional properly seal this area.





B. Item 4(Picture) Inspector felt cold air blowing around this area.

#### IV. PLUMBING SYSTEM

##### A. Plumbing Supply Distribution Systems and Fixtures

###### Inspected, Deficient

(1) Vacuum breakers were not installed at the exterior hose bibs. It is recommended that vacuum breakers be installed at all hose bibs to prevent the back flow of potentially contaminated water to the drinking supply.

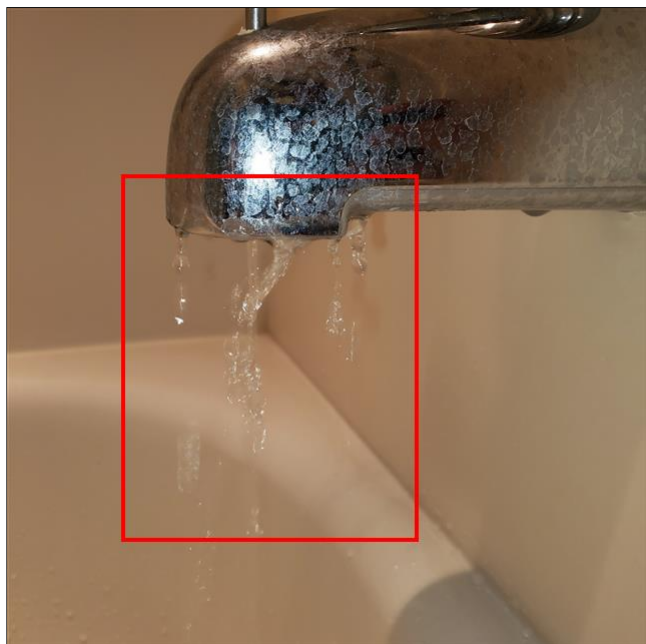
(2) Inspectors are required to report as deficient water pressure that does not fall between 40 and 80 pounds per square inch. The current water pressure is 84 pounds per square inch. The buyer may consult with a licensed plumber to determine the best course of action for lowering the water pressure.

(3) The valve handle for the hot water supply at the guest bathroom vanity was extremely difficult to turn. Replacement of the fixture may be needed.



A. Item 1(Picture) Valve handle was difficult to turn.

(4) The guest bathroom shower diverter valve did not create a proper seal and divert all water from the tub faucet to the shower head when operated. When the shower was engaged a good amount of water continued to come from the tub faucet. I recommend a licensed plumber make repairs.



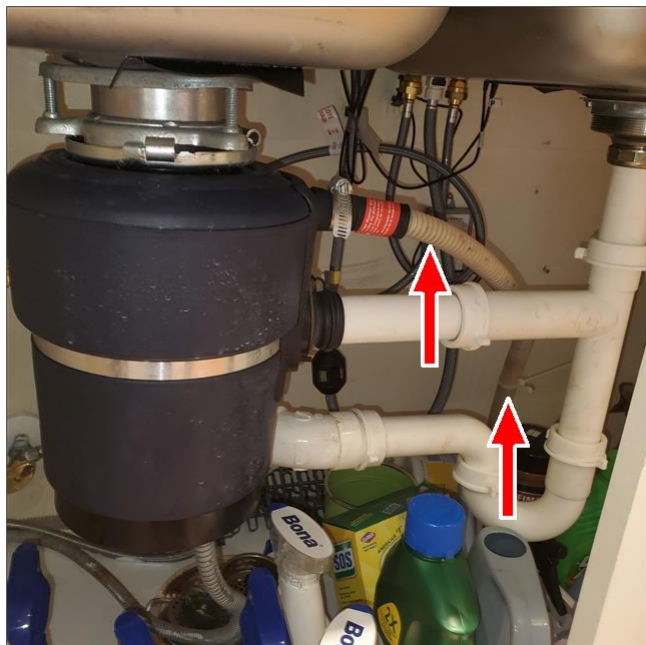
A. Item 2(Picture) Photo taken while shower was running.

## B. Drains, Waste, and Vents

### Inspected, Deficient

(2) There is no dishwasher high loop or vent present in the dishwasher drain line. The dishwasher drain line should run up from the garbage disposer and then back down to the dishwasher or up to a drain line vent. Having a high loop drain line or vent line style type of routing of the dishwasher drain line will help prevent clogging of the drain line and will help keep the disposer waste from backing up into the dishwasher drain line causing a clog. I recommend installing a high loop or vent into the dishwasher drain line to help prevent clogging.





B. Item 1(Picture) No high loop at the drain line.

**C. Water Heating Equipment**

**Inspected, Deficient**

(2) A turn down elbow is missing at one of the water heater discharge pipes at the left side of the home.



C. Item 2(Picture) Turndown was broken off.

**D. Hydro-Massage Therapy Equipment**

**Inspected, Deficient**

(2) An access panel was not installed for the jetted tub in the master bathroom. The inspector recommends installing an access panel for access to the pump when needed.

(3) The inspector was unable to locate a dedicated GFCI receptacle for the jetted tub in the master bathroom. It is possible that the receptacle was concealed from the inspector by personal items of the seller. Further investigation would be needed and if one does not exist a licensed electrician should install GFCI protection for the tub.

## V. APPLIANCES

### F. Mechanical Exhaust Vents and Bathroom Heaters

#### Inspected, Deficient

Exhaust fan ducts appeared to terminate at the soffits. Exhaust fan ducts should terminate at the top of the roof as the purpose of soffits is to draw air in to the attic. I recommend re-location of the exhaust ducts to the top of the roof.



F. Item 1(Picture) Ducts terminate at soffit.

### H. Dryer Exhaust Systems

#### Inspected, Deficient

The wall cap for the dryer at the left side of the home is loose and not properly secured to the exterior wall.



H. Item 1(Picture) Wall cap was loose.

## VI. OPTIONAL SYSTEMS

### A. Landscape Irrigation (Sprinkler) Systems

#### Inspected, Deficient

(3) The conduit for the electrical wiring to the control box at the left side of the home is damaged and is in need of repair to protect the wires.



A. Item 3(Picture) Conduit was damaged.

(4) Adjustments will be needed to numerous spray heads. The inspector observed spray heads that were spraying on the subject property and on the neighbor's home.





A. Item 4(Picture) Photo of neighbor's home getting sprayed.

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Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(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.

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# INVOICE

**JASE Home Inspections**  
15529 Queen Elizabeth Ct.  
Montgomery, Tx. 77316  
281-906-7168  
Inspected By: Jason Autrey

**Inspection Date:** 10/11/2020  
**Report ID:**

<b>Customer Info:</b>	<b>Inspection Property:</b>
Monte Gibbs	9336 Old River Ct. Montgomery TX 77356
<b>Customer's Real Estate Professional:</b> Jeff Deutschmann	

**Inspection Fee:**

Service	Price	Amount	Sub-Total
			Tax \$0.00
			<b>Total Price \$0.00</b>

**Payment Method:**  
**Payment Status:** Paid At Time Of Inspection  
**Note:**





**JASE Home Inspections**

**15529 Queen Elizabeth Ct.  
Montgomery, Tx. 77316  
281-906-7168**

## **Report Attachments**

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

[LIFE EXPECTANCY CHART](#)

[INSPECTION AGREEMENT](#)

[FOUNDATION LEVEL SURVEY](#)