



A Full Service Real Estate  
Inspection & Engineering Firm

**SAMPLE BUYERS REPORT**

Date of Report

Client's Name  
Street Address  
City, State, Zip

Re: Property address

Dear Mr. and Mrs. Client:

We performed the requested comprehensive evaluation of the referenced property on DAY, DATE. "Comprehensive", as used in this report, means that the evaluation included an assessment of the full structure, as well as of plumbing, electrical, and heating/air conditioning systems and built-in appliances, within the limitations described herein. The purpose of this evaluation was to establish a baseline of the conditions present at the time of this evaluation and to identify any deficiencies present in the described systems of the residence, within the limits of the described scope of work.

For purposes of this evaluation the scope of the assessment performed for each component of the residence addressed is determined by the undersigned, based on training and experience, and is described herein. As such, the scope described may not be consistent with that performed by other professionals. Nonetheless, the scope of work performed by the undersigned is limited to the following:

The scope of the structural evaluation was limited to a visual examination and assessment of accessible areas and structural components of the subject. This includes the foundation, load bearing and partition walls, framed flooring, roof structure and covering, attic insulation and ventilation, and fireplace and chimney, if present.

The electrical evaluation included visual examination of switches and receptacles and their covers. The electrical service entry, breaker box, and breakers for branch circuits, was examined visually, without removing the breaker panel cover plate, unless otherwise stated. Functional checks were performed on receptacles and switches, to include testing of ground-fault protection devices using a specific device designed to test those fixtures. Specifically excluded from the scope of this assignment were any testing or evaluation of wiring that would typically be performed by a licensed electrician, including evaluation of breaker box wiring sizing, connections, or components, or removal of covers from switches and other fixtures, removal of fixtures from their mounting boxes, or examination of wiring connections at those fixtures. Testing of auxiliary generators are not within the scope of this assignment

Plumbing was checked by examining visible and accessible piping and fixtures, as well as from operational checks of fixtures. Drains and water lines were checked for leakage, only to the extent that either evidence of or actual leakage could be observed. Blockage of drain lines was evaluated only by running water through the lines by operating the dishwasher, flushing toilets, and running water from sinks, tubs, and shower fixtures. Plumbing fixtures and drains for clothes washers were not checked. No attempt was made to fully confirm that there was no blockage or leaks in the sewer lines as such tests are typically performed by licensed plumbers. No tests of water supply lines were performed for the same reason.

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Client  
Comprehensive Evaluation Report  
Property Address

Cooling systems were checked visually and by measuring temperatures at return air grills and air distribution vents, using an infrared temperature sensor, unless otherwise specified. Heating units were evaluated visually and by operation. Determination of whether units are properly sized for the structure was beyond the scope of this assessment.

Built-in appliances were checked visually and by operation, where possible, but if not checked the fact that they were not tested and the reason they could not be tested is provided herein. Where appliances have more than one cycle of operation, the specific appliance was tested only through its most commonly used cycle.

Unless specifically mentioned within the body of this report, excluded from the scope of this type evaluation is any attempt to determine compliance with building codes or in-depth evaluations of mechanical/electrical/HVAC systems that would normally be performed by tradesmen licensed in those specific trades. In addition, testing for EMF, Radon gas, Asbestos, or other environmentally sensitive products, as well as evaluation of swimming pools, sprinkler systems, low voltage lighting, computer operated lighting and locking systems, security systems, spas, pools, saunas, sprinkler systems, underground drain systems and other specialty type systems was specifically excluded from this evaluation, though observed evidence of obvious defects may be noted herein. Neither was the thermal efficiency of the structure evaluated. Smoke alarms are not tested, as these require the use of smoke in the building to properly test them. In addition, smoke alarms, as well as heat and carbon monoxide alarms that are monitored by an alarm company, were not tested because testing by other than their personnel can cause problems with those monitoring the systems.

Contained herein are our findings, conclusions, and recommendations. For reference, the terms “left” and “right”, as used in this report, were determined when facing the front door of the unit from the common hallway. Though CJJ&A has made every effort to fully evaluate the systems described herein, the company retains the right to review any additional information that might become available and, if appropriate, to modify this report.

#### Summary of Recommendations

Every effort has been made to ensure that all recommendations presented in this report have been listed here for ease of reference. That said, it is possible that one or more may have been overlooked. It is therefore recommended that client read the entire report carefully to make sure that nothing was overlooked. If there are any questions, please give us a call. Recommendations are, therefore:

- Repair the lifted shingle on the rear roof surface of the garage, have roofer check for any other loose or lifted shingles and repair as needed.
- Have the current owner show clients how to operate the enclosed fireplace.
- Renew caulk where caulk is slightly separated in expansion joints on the left side of the house.
- Have the trees in the left and right bed areas checked by a licensed arborist (tree specialist) to determine if they actually pose a problem to the house in the future and whether the trees should be removed or root barriers installed. It is also suggested that the arborist evaluate the large trees on the right side of the dining room and make recommendations regarding their care and maintenance.
- If desired, have door irregularities corrected by adjusting door frames.
- Because of their apparent age, it is suggested that the cooling systems be serviced by a qualified HVAC technician.

#### Findings

##### 1. General description of home and site conditions:

The structure is a one and a half-story, single-family residence of wood frame construction, built on a slab on grade foundation. The house is a newly constructed residence, in the final stages of construction. The roof is covered with composition shingles and exterior walls are covered with brick veneer and Hardie-

siding and trim. Exterior doors appear to be wood and steel clad. Windows are double-glazed aluminum, with screens installed. The two-car garage is attached at the left front. The vehicle doors are steel.

The house is located on the corner of a cul-de-sac lot that is relatively high, with drainage to the streets. The lot is tastefully landscaped with grassed yards, shrubs, and trees. Swales on the left side and rear appear to meet the requirement of the 2000/2003 IRC. A monolithic concrete patio abuts the house in the back yard. The eave of the roof is fully guttered. There are no splash blocks or other means of diverting water away from the house to avoid soil erosion.

2. Foundation: The foundation is a post-tension reinforced, beam-stiffened, concrete slab on grade, with about 4" to 8" of slab exposure around the house. Only a couple of cable pockets were observed, but they were properly grouted. Foundation walls were reasonably smooth and clear of honeycomb. The surface of the foundation ("slab") in the house was examined only in the garage because of the presence of floor coverings in the living area. No noticeable floor slopes were found in the living area. No cracks were found in the garage floor.

Relative floor elevations were measured using a Stanley "Compulevel"®, an electronic measuring device that functions in a manner similar to a "water level", but with a digital display. This survey found that elevations, measured in the house and adjusted for changes in floor coverings, ranged from a high of +0.6" to a low of -0.6". In the garage, elevations were not adjusted for the step-down into the garage and ranged from -2.8" to -5.4", indicating the floor slope typically built-in to facilitate drainage out of the garage when water drips off of a car. A drawing showing the results of this survey is attached for reference.

3. Load bearing and partition walls, framed flooring, and ceilings: Exterior walls of the house are covered with brick veneer and Hardie-siding and trim. No cracks were observed in brick veneer. Exterior siding and trim was tightly fit and properly caulked at corners and material transitions.

Interior walls and ceilings are covered with painted and wallpapered sheetrock. The interior of the house was in the latter stages of completion, with "punch-out" items being repaired at the time of the inspection. Specific irregularities observed included, but are not necessarily limited to the following.

- The house is very dirty throughout the ground floor level. The second level is reasonably clean, but still in need of cleaning.
- Corners of window insets have not been caulked at window sills.
- Window sills typically need to be refinished.
- Wood molding and trim throughout is marred and in need of refinishing.
- Some doors are marred and need to be cleaned and/or painted.
- Paint splatter from ceiling paint was observed on some darker colored walls and some walls need to be repainted.
- The edges of ceramic tile at the shower of the front bathroom are not painted to present a uniform, complementary appearance.
- Ball latches on the top of the doors to the left front bedroom closet door do not catch in the ball recesses installed in the top of the door frame.
- In the living room, the top of window insets are not in alignment.
- Heavy condensation was observed on glass panes of most windows, with water "puddles" standing on the top of the window frames.
- Significant air infiltration from the exterior of the building was found at electrical receptacles that are mounted on exterior walls.
- The blank cover plate installed over a hole in the wall adjacent to the door chimes in the right rear hall is broken.
- Shoe molding at the stair/landing transitions are not trimmed flat, but rather extend up to a point well above the flat shoe molding on the landings. Though this is only an aesthetic irregularity that might be the way the builder wanted it to be, in other houses we have examined, transitions have the stair molding cut to match the top of the landing molding.
- Paint splatter was observed on carpet.

Client  
Comprehensive Evaluation Report  
Property Address

4. Roof, attic and cornice: The roof is of gable and hip configuration, with composition shingles. Roof vent seals and appliance flues appear to be properly installed and sealed. Flashing appears to be serviceable. Soffit vents and air hawks provide attic ventilation. Shingles are not laid flat and tabs are not adhered to adjacent shingles, but rather the shingles are lifted in rows across the roof over the back porch, as well as across the rear surface of the main roof.

Access to the lower attic space is provided a door in the front wall of the second floor closet. Access to the upper attic is provided by a pull-down stair in the ceiling of the same closet. The frame of the roof is "site-framed", with rafters, purlins, purlin braces and rafter ties in place. Rafters and related framing are properly cut and joined. Roof decking is Tech-Shield, a heat reflective barrier that reduces the temperature in the attic space. Thermo-Ply sheathing has been applied to second floor walls to enhance wall insulation.

Attic insulation is blown-in fiberglass on the attic floors and fiberglass batts in walls. The estimated insulation rating of the blown-in insulation is R-30, with wall insulation estimated to be between R-13 and R-19.

5. Fireplace and chimney: This house has a prefabricated fireplace in the family room. The fireplace has a metal flue pipe that vents through a chase and framed chimney. The chimney is wood framed, with Hardie-siding and trim. The flue pipe appeared to be serviceable. A bird/spark screen is properly set on the top of the flue.

The fireplace is installed, but the unit has not been completed to the point of being "in service". Wire spark screens and other components still need to be installed.

6. Electrical: Underground wiring provides electrical service to this house. The service entry, meter, and breaker box, are located on the left side of the house, at the front corner. The grounding wire for the electrical system was tightly secured to the grounding rod under the service entry. Wiring is copper. The service entry and breaker box are serviceable. A 150 amp main disconnect is installed in the breaker box. Bedroom circuits are arc-fault protected, with arc-fault breakers installed in the breaker box.

Electrical receptacles were tested for proper grounding and polarization using a plug-in tester designed for that purpose. This device also tested for ground fault protection. No deficiencies were found in receptacles and no wiring deficiencies were found. A ground fault device installed in the garage protects exterior receptacles and those in the garage. A ground fault device installed in the front bathroom protects all bathroom receptacles. The 220-volt receptacle for the dryer tested properly. Fixtures, fans, and switches operated properly.

All receptacles in the garage are ground fault protected. Though not required, client should be aware that it is common that one receptacle in a garage as large as this one is not ground fault protected.

7. Plumbing System: Plumbing fixtures were operated and examined to determine if there was evidence of leakage or improper operation. This included visual checks only of visible water lines and drains. Sewer lines were checked for blockage by observing draining of tubs, showers, and sinks and running the dishwasher. All plumbing fixtures were operated. Commodes are tightly secured to the floor. Gas lines were not pressure checked, as that requires a licensed plumber. Nonetheless, no gas smell was detected during the inspection. No deficiencies were found in plumbing fixtures or drain lines.

8. Heating and air conditioning: Two central type systems provide climate control for this residence. The air conditioning condenser units are mounted on ground pads, located at the left side of the house. The condenser units have proper electrical disconnects and conduit, and adequate refrigerate line insulation. The wall penetration for refrigerant lines and electrical wiring at these units is properly sealed. Foam insulation has extruded out of the wall plenum, leaving an unsightly appearance. During the cooling cycles, temperatures measured at air distribution vents ranged from 55 to 61 degrees, with the temperature at the return air grill measured at 77 degrees.

Client  
Comprehensive Evaluation Report  
Property Address

Two gas furnaces provide heating for the house. One furnace and air handler (fan unit) is installed in the lower attic space, just inside the attic at the access door. The second furnace is installed in the upper attic space, in proximity to the pull-down stair. The units are new, with no evidence of deterioration. The units have electronic pilot igniters and forced air flues. The temperatures at the distribution vents during heating were on the order of 125 degrees.

Accessible air distribution ducts and plenums appear to be serviceable, with no evidence of leakage observed. All distribution ducts appeared to have reasonable air-flow, as indicated by the temperatures measured at distribution vents when the furnaces were turned on.

9. Appliances: Installed built-in appliances were checked visually and through operation through their most commonly used cycles. These included the gas range/oven, microwave oven, dishwasher, disposal, water heaters, doorbell, whirlpool tub, ceiling fans, and bathroom vent fans. All appeared to function properly. The ice maker had not yet been installed in the kitchen counter.

### Conclusions and Recommendations

1. General: Grading and drainage around the house is acceptable for reasonable foundation maintenance and lot drainage. Concrete flatwork is fully serviceable.

2. Foundation: Based on the conditions observed in this house, as well as our inspection prior to placement of the foundation, it is our opinion that the foundation of this house was built in accordance with the plans and specifications prepared for that purpose and in a manner consistent with accepted construction practice. Foundation performance is therefore expected to be adequate for the life of the house, pending any unforeseen circumstances.

3. Load bearing and partition walls and ceilings: No evidence of structural damage or weakness was observed in walls and ceilings of the house. Irregularities presented under "Findings" are cosmetic in nature, not structural, and represent incomplete interior finish work, or perhaps an inattention to finishing detail. Regardless, extensive finishing/re-finishing is required throughout the house. This should include, but not necessarily be limited to, the following work.

- The house should be thoroughly cleaned, to include the garage, ground floor, and second floor levels.
- All window insets should be caulked and painted, to include window sills and sheetrock joints.
- Window sills should be refinished.
- Wood molding and trim throughout should be cleaned and re-painted.
- Doors should be cleaned and painted, as needed.
- Wall paint should be touched up to cover paint splatter, or walls should be completely repainted to provide a uniform appearance.
- It is recommended that the edges of ceramic tile at the shower of the front bathroom be painted to present a uniform, complementary appearance.
- Ball latches on the top of the doors to the left front bedroom closet door and the ball recess hardware should be adjusted so that the balls latch when the doors are closed.
- In the living room, the top of window insets are not in alignment.
- Heavy condensation observed on glass panes and frames of windows suggests the possibility of defective seals in double-paned windows. Windows should be examined by the manufacturer's representative to ensure that the windows are not defective. In this regard, it is possible that the condensation is related to the cold weather (in the 30's) and the fact that the heating system was turned off prior to the inspection and the interior temperature at the time of the inspection was only about 60 degrees.
- Electrical receptacle recesses on exterior walls should be insulated to prevent air infiltration through the walls.
- The broken blank cover plate adjacent to the door chimes in the right rear hall should be replaced.
- Though an aesthetic issue only, it is suggested that shoe molding at the stair/landing transitions be trimmed flat, to match landing moldings, as a matter of improving aesthetics.

Client  
Comprehensive Evaluation Report  
Property Address

- Paint should be cleaned from carpet or, if it cannot be adequately removed, carpet with paint splatter should be replaced.

4. Roof, attic and cornice: Shingles are serviceable, but some repair is required to ensure that they are properly laid and that tabs are adequately adhered to underlying shingles. It is therefore recommended that the roofing contractor fully inspect the roof and make any needed repairs. The roof frame is fully serviceable. Attic ventilation and insulation is adequate.

5. Fireplace and chimney: The chimney is wood framed, with Hardie-siding. A bird/spark screen is located on the top of the flue pipe. The fireplace is of prefabricated construction. No irregularities were found in this system.

6. Electrical: The electrical system appears to comply with the current electrical code and it is functioning properly. No repairs are needed to this system.

It is suggested that another receptacle be installed in the rear wall of the garage. This receptacle should be on a separate circuit from other receptacles in the garage, so that it is not ground fault protected by that circuit. If desired, the new receptacle could be tied into and placed at the end of an existing circuit. This would allow installation of ground fault protection, if desired, without affecting other receptacles in the circuit. If, however, it is desired to use the receptacle for a freezer or refrigerator, a standard receptacle that is not ground fault protected, could be used, also without affecting other receptacles in the circuit. In this regard, it may be possible to achieve the same purpose by replacing the existing ground fault device with the standard receptacle that is now installed at the wall adjacent to the pantry, and then replacing that receptacle with the ground fault device.

7. Plumbing System: All components of the plumbing systems, gas, water, and sewer, appear to be functioning properly. No repairs are required to these systems.

8. Heating and air conditioning: The gas furnaces are serviceable. These systems operated properly and no remedial measures are required.

9. Appliances: No repairs appear to be needed to the appliances.

#### Certification

I hereby certify that I did conduct a comprehensive assessment for the residence located at the referenced address on the date specified above. I further certify that I am a Professional Engineer, duly licensed by the State of Texas to practice engineering in that state, with license number 36605. I further certify that the findings and conclusions contained in this report have been, to the best of my knowledge, correctly and completely stated without bias and are based upon my observations and my experience. No responsibility is assumed for events that occur subsequent to the submission of this report and no warranty, either expressed or implied, is hereby made. Should additional information regarding the condition of this residence become available, the undersigned reserves the right to review such information and modify this report, as appropriate.

#### Limitations

This report is provided by a licensed Professional Engineer and is valid as of the date of the site visit. It excludes conditions and events that may occur after the site visit. This report makes no guarantee that every possible discrepancy has been cited. CJJ&A makes no claim concerning any activity or conditions falling outside the specified purpose to which this report is directed. In addition, no warranty, expressed or implied, is made by the engineer for the professional services set forth. Only the components of the structure mentioned above were inspected. The structural capacity of the framing and the capacities of the various ancillary systems of the house were not reviewed nor analyzed because such analysis was

Client  
Comprehensive Evaluation Report  
Property Address

beyond the scope of this assignment. As a result, the overall analysis and opinions presented in this report are limited by these factors.

In recognition of the relative risks, rewards, and benefits of the service provided, to both the client and CJJ&A, the risks have been allocated such that the client agrees that the liability of CJJ&A is limited to the value of the service provided and the client shall indemnify and hold CJJ&A harmless from and against any and all claims, liabilities, obligations, costs, or expenses (including reasonable attorneys' fees) arising by reason of or associated with the performance of services. In addition, should any additional work related to this evaluation be required, regardless of the nature of such work, such work would be considered an additional assignment and would be billed, as appropriate.

We thank you for the opportunity to be of service. If you have any questions, please let us know.

Sincerely,

CHARLES J. JENKINS & ASSOCIATES, INC.

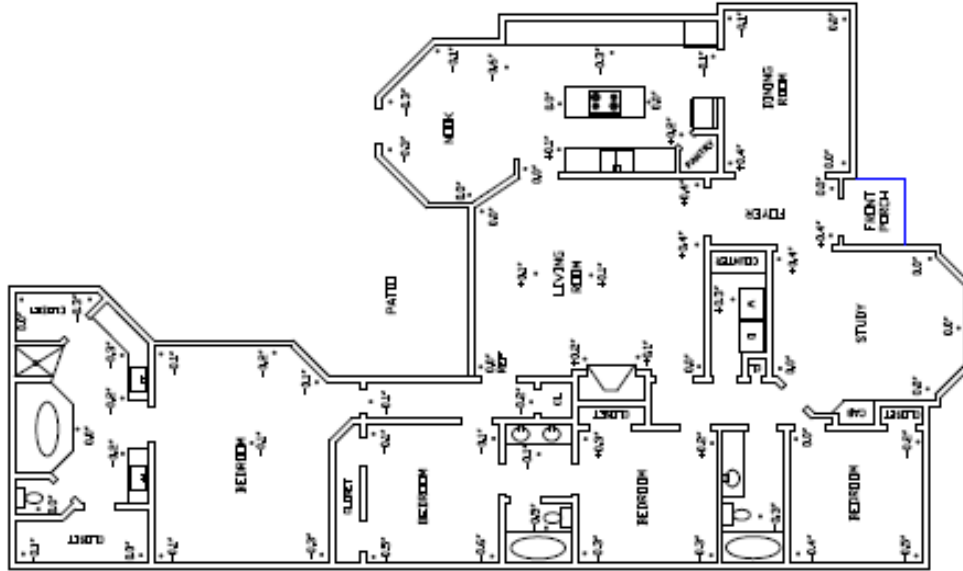
Charles J. Jenkins, P.E.  
President

Attachment – Appendix A – Elevation Survey  
Appendix B – Selected Photographs  
Appendix C – Proposed Foundation Stabilization Plan (only if needed)

**APPENDIX A**

**ELEVATION SURVEY**





# ELEVATION SURVEY

Charles J. Jenkins & Associates, Inc.  
P.O. Box 575 Kersh, TX 77565-0575  
Form # 1739  
Phone: 281-334-6030 Fax: 281-334-5699

CLIENT: TOM COWPER & HARRIET CAMPICHE  
STREET: 13423 ELLERSLIE LANE  
CITY, STATE, ZIP: CYPRESS, TEXAS 77429  
DATE: 3-12-13  
SHEET: 1 OF 1  
DRAWN BY: JMM  
FILE NAME: 13423 ELLERSLIE LANE

**APPENDIX B**

**SELECTED PHOTOGRAPHS**

Client  
Comprehensive Evaluation Report  
Property Address

Photo # 1 Front of house

Photo # 2 Left front of house

Photo # 3 Hairline cracks in brick, top left of front porch entry

Photo # 4 Right side of house from front

Photo # 5 Trees on right side of house

Photo # 6 Garage

Photo # 7 Patio area

Photo # 8 Lifted shingle on rear garage roof surface

Photo # 9 Rear of house

Photo # 10 Left side of house from rear

Photo # 11 Water heater in attic

Photo # 12 Typical roof decking, framing, duct work, and insulation in attic

Photo # 13 Dining room

Photo # 14 Study

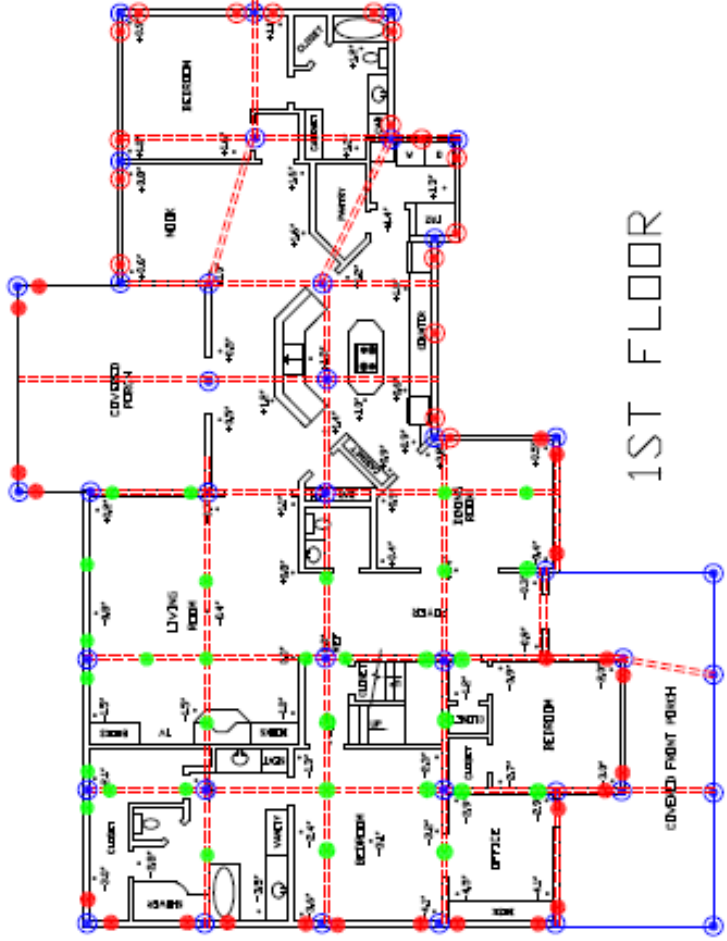
Client  
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Property Address

Photo # 15    Living room

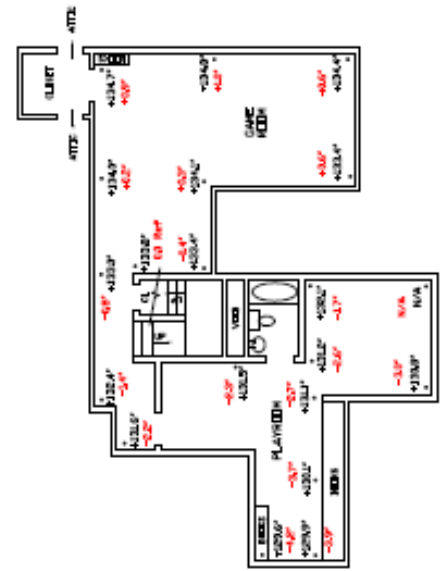
Photo # 16    Kitchen and nook

APPENDIX C

PROPOSED FOUNDATION STABILIZATION PLAN  
(ONLY IF NEEDED)



1ST FLOOR



2ND FLOOR

- LEGEND (APPROX. LOCATIONS)
- ▲ 4.5' GROUND BASE ELEVATIONS
  - -3.0' SECOND FLOOR BASE ELEVATIONS
  - EXISTING BUILDER'S PIERS
  - EXISTING GOLDEN REPAIR PILING
  - RECOMMENDED EXTERIOR PILING
  - RECOMMENDED INTERIOR PILING

- NOTES
1. PILING SHOWN AT CORNERS MAY BE INSTALLED FROM EITHER WALL. THOSE OFF CORNERS SHOULD BE INSTALLED OFFSET 1' TYPICAL AS SHOWN.
  2. MAXIMUM PILING SPACING IS 8' O.C. OR SPACED EQUALLY AS SHOWN.
  3. DESIGN IS BASED ON USE OF INTERLOCKING, SEGMENTED PRESSED PILING. IF ANY OTHER SYSTEM OF UNDERPINNING IS TO BE USED, A DESIGN CHANGE MAY BE REQUIRED.
  4. IT IS RECOMMENDED THAT THE SAME CONTRACTOR (GOLDEN) BE USED TO COMPLETE THE RECOMMENDED ADDITIONAL PILING WORK. HAVING CONTRACTORS IS NOT RECOMMENDED.

PRELIMINARY  
PROPOSED FOUNDATION  
STABILIZATION PLAN

Charles J. Jenkins & Associates, Inc. P.O. Box 575    Kemah, TX 77565-0575 Texas Firm Registration # 1739 Phone: 281-334-6030    Fax: 281-334-5699	
CLIENT:	CLIENT
STREET:	PROPERTY ADDRESS
CITY, STATE, ZIP:	CITY, STATE, ZIP
DATE:	DATE
SHEET:	1 OF 1
FILE NAME:	DRAWN BY: CJJ