



STEVE RAMSEY HOME INSPECTIONS



Prepared for

Client

Address

Date

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PROPERTY INSPECTION REPORT FORM

Sample	date
<i>Name of Client</i>	<i>Date of Inspection</i>
<i>Address</i>	
<i>Address of Inspected Property</i>	
<i>Steve E Ramsey</i>	<i>20497</i>
<i>Name of Inspector</i>	<i>TREC License #</i>

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. *It is important* that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Report Identification: Address

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

I NI NP D

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer’s installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today’s standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

INFORMATION INCLUDED UNDER “ADDITIONAL INFORMATION PROVIDED BY INSPECTOR”, OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): pier and beam (concrete blocks with wood and steel shims)

Comments:

- The foundation appears to be performing overall.
- The vents are placed vertically instead of horizontally as they were designed for. Also, some of these are right at grade so that the soil is up to or above the vents.



- There were a couple of the original beams that had significant notches in them that were about half their total depth. The notches should be less than 1/6 the depth of the board.

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- There were splices in several of the beams. These were not strengthened correctly (held with construction screws and sheet metal) and did not have support under them as there should. All splices should be directly over a pier.



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 B. Grading and Drainage

Comments:

- No concerns were observed.

 C. Roof Covering Materials

Types of Roof Covering: metal

Viewed From: ladder at the eaves, ground

Comments:

- There should be kickout flashing where the roof meets a wall of the house at the back bathroom and front porch areas. This is to protect against water running off the roof and down the wall.



- There was a gap in the rake at the peak of the gable upper gable at the back of the house.

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- There was a small piece of the rake at the front peak of the cable that was loose. This needs secured.



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- There's a loose screw the front left corner lines installed.



- There were some holes in the metal above the addition at the right side of the house that need repaired or replaced.



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- There was some evidence of water penetration along the roof at the front porch where it joins the main part of the house. This should have the correct flashing to protect against this.



D. Roof Structures and Attics

Viewed From: attic

Approximate Average Depth of Insulation: 2-3 inches

Comments:

- The access hole was too small. This should be at least 22x30 inches. It should be large enough to allow for removal of the HVAC unit.

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- The amount of insulation was significantly lower than current standards. This was about 2-3 inches deep, whereas new houses have 12-16 inches.



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E. Walls (Interior and Exterior)

Comments:

- No concerns observed
- The exterior was wood siding and trim, and the interior was drywall.

F. Ceilings and Floors

Comments:

- There were no concerns observed.

G. Doors (Interior and Exterior)

Comments:

- There were screws along the metal at the back door threshold. These will probably leak and cause problems such as rust. This is especially a concern because there's no overhead roof above the back door to deflect rain.



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- The back door does not seal along the outside and top of the door. This should have weatherstripping added.



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 H. Windows

Comments:

- Several screens were missing from the windows.
- There was a torn screen at the front bedroom.
- The windows at both bathrooms should be tempered safety glass because it's within 5 feet of the bathtub.



- The back left window of the living room would not open.
- In the kitchen, the window on the right had both of its locks broken.

 I. Stairways (Interior and Exterior)

Comments:

 J. Fireplaces and Chimneys

Comments:

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K. Porches, Balconies, Decks, and Carports

Comments:

- The back porch steps need a handrail.



L. Other

Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

- There was an underground 200 amp service to the house. The service panel is located at the back exterior wall.
- There was a ground wire to the panel but I could not locate the ground rod. The wire goes into the ground and then disappears.
- There were some open twist outs on the dead front cover panel. They should have cover plates installed for safety.
- All breaker should be labeled clearly but only some were.
- The white wires being used as hot should be marked hot with something such as black electrical tape.
- One of the breakers for the dishwasher was turned off.



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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: copper

Comments:

- All outlets along the kitchen counter and in the mudroom should be GFCI protected.
- Arc fault circuit interrupters (AFCI) are required for all receptacles in kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, and laundry areas
- Receptacles less than five and a half feet above the floor are required to be tamper resistant
- Smoke detectors are required in each sleeping room, outside each separate sleeping area, in the immediate vicinity of the sleeping rooms, and in the living space of each story of the dwelling.
- There were some exposed wires at the exterior at the floodlights at the front and the back as well as below the electrical panel. These should be in conduit.



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- There were a couple of open junctions above the mudroom area and the back bathroom. They should be in junction boxes.



- The ceiling fan in the master bedroom did not spin.
- All but one of the outlets in the room off the master bedroom should have an open ground. The outlet under the window was loose and needs secured to the wall. And the recessed lights along the north wall did not turn on.

C. Other

Comments:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Forced air (central heat)

Energy Sources:

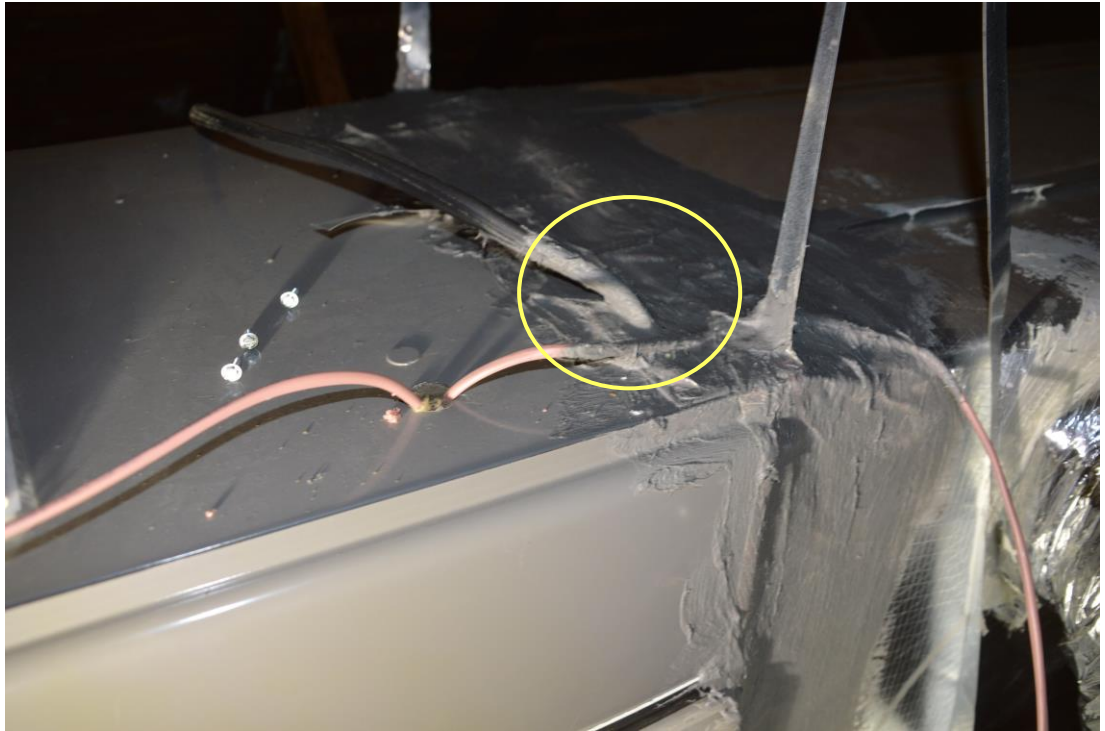
Comments:

- This was a heat pump system so it has two heating modes.
- It was operating fine in both modes, with emergency heat blowing out around 95° and heat blowing out around 124°.
- There should be a walkway and a working platform in front of the unit in the attic.



- Where the wires enter the top of the unit in the attic, there should be a grommet or clamp holding them.

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B. Cooling Equipment

Type of Systems: central air conditioning

Comments:

- I could not turn on the air conditioner because it was too cold outside. I did a visual inspection only.
- The breaker for the condenser unit was too large. This unit calls for a breaker of 45 amps but it was on a 50 amp breaker.

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C. Duct Systems, Chases, and Vents

Comments:

- No concerns were observed.

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D. Other

Comments:

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: by the street at the front left corner

Location of main water supply valve: not located

Static water pressure reading: 36 psi

Type of supply piping material: PEX, CPVC, PVC

Comments:

- There should be an anti-siphon valve on every exterior faucet.
- The water pressure was 36 psi which is a little low. Normally this should be at least 40 psi.
- There were several places under the house where the waterlines were not insulated as they should be.



- At the back bathtub the pipe for the shower that connects the faucet to the showerhead is loose and turns that should be secured to the wall actually behind the shower surround.

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B. Drains, Wastes, and Vents

Type of drain piping material: PVC

Comments:

- The drain vents the back left corner and at the back near the electrical panel need to extend vertically because there are windows within 10 feet horizontally.



- There were S traps under the kitchen sink and the back bathroom sink. S traps are not allowed because they can siphon the water out of the trap which allows in sewer gases.



- Some of the drain lines were not correctly supported as they should be. They were missing straps and at least one under the back bathroom had blocks under it rather than straps.



- At the master bathroom, the drain stopper was missing for the bathtub and the sink.

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 C. Water Heating Equipment
Energy Sources: electricity

Capacity: 40 gallons

Comments:

- I did not test the TPR valve because they tend to leak and have to be repaired after testing.
- The electrical wire should be in armored cable.
- There was a pan but it appears that it drains directly under the house. This should drain to the exterior of the house.
- Also, the pan needs to be cleaned out.
- The TPR drains into the pan but should be cut off to where it's not in the pan but ends above the lip of the pan.
- There should be an electrical disconnect at the heater.



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 D. Hydro-Massage Therapy Equipment

Comments:

 E. Gas Distribution Systems and Gas Appliances

Location of gas meter: There was no gas meter.

Type of gas distribution piping material: There was a copper gas line under the house.

Comments:

- They did not appear to be gas to the house during the inspection. There was a gas wall heater in the living room and there was a gas line under the house that went out under the skirting to the left of the house. There was no evidence of a gas tank or meter of any sort.



 F. Other

Comments:

V. APPLIANCES

 A. Dishwashers

Comments:

- The breaker for the dishwasher was turned off during the inspection so I could not test it.
- It appears the dishwasher may not be operable. There was a missing detergent cover in the door. The unit was not attached to the cabinet or the counter. And the high loop was not high enough.

 B. Food Waste Disposers

Comments:

 C. Range Hood and Exhaust Systems

Comments:

 D. Ranges, Cooktops, and Ovens

Comments:

- There should be an anti-tip device on the back of the range. This is to protect against the range tilting over.
- This was not plugged in so I cannot test it. I did check the receptacle and it had 247 V.

 E. Microwave Ovens

Comments:

 F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

 G. Garage Door Operators

Comments:

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 H. Dryer Exhaust Systems

Comments:

- This had some masking tape on it that needs to be removed. Also, the damper was partially open and should be repaired so that it closes when not in use.



 I. Other

Comments: