

# Home Inspection Report



**Name**

**Address**

Princeton, TX 75407

October 11, 2021

**Steve Ramsey Home Inspections**

505 South Harris Rd

Corsicana, TX 75110

(903) 641-1064

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# Pre-Drywall Inspection Report

<b>Name</b>	<b>10/11/2021</b>
<i>Name of Client</i>	<i>Date of Inspection</i>
<i>Address</i>	
<i>Address of Inspected Property</i>	
<b>Steve E Ramsey</b>	<b>20497</b>
<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

The inspector will

- 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.

**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 Identification: Address\_\_\_\_\_

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

<b>I   NI   NP   D</b>
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**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.

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.

I	NI	NP	D
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**A. Exterior Walls**

*Comments:*

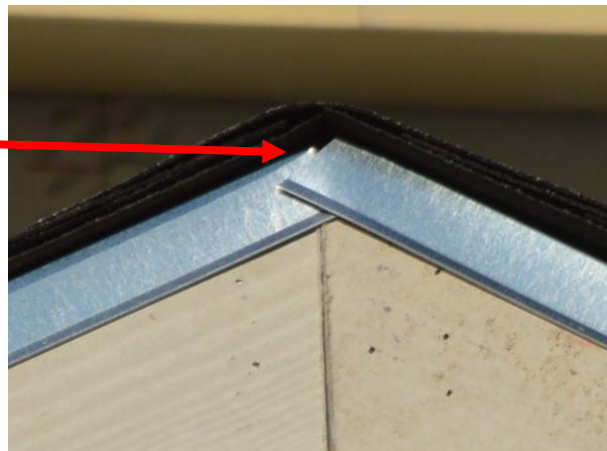
1. The sheathing at the left side of the garage was damaged. This should be repaired or replaced.



**B. Roof Covering (exterior)**

*Comments:*

1. There was a small gap at the drip edge flashing at the roof peak above the garage door. This could allow in rain and should overlap completely.





I	NI	NP	D
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**C. Roof Interior (attic)**

*Comments:*

1. Above the upstairs guest bathroom, there was a support between trusses that has been almost cut in two to allow for the plumbing drain vent pipe. This board should be repaired or replaced.



**D. Framing (interior)**

*Comments:*

1. The studs at the front left corner of the garage door do not touch the sole plate (bottom plate). This could affect the strength of the wall and could lead to sagging.
2. The hole in the stud to the right of the kitchen sink was too large. Holes in studs can be no more than 60% of the stud width.
3. The two anchor bolt nuts need tightened at the sole plate (right of the kitchen pantry).
4. The sole plate was split at the northeast corner of the living room downstairs.
5. One of the studs along the stairs and half-bath was split.
6. The top plate was split at the upstairs master closet wall.
7. The stud by the drain vent pipe for the 1/2 bath has been cut in two and then another board nailed to it. This is ok, since it is not a load-bearing wall. However, the stud does not connect to the top plate as it should.

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NP=Not Present

D=Deficient

I	NI	NP	D
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I	NI	NP	D
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**E. Doors**

*Comments:*

1. The back door is installed to open outward instead of into the house. This is not best or common practice.
2. Ideally, there would be a roof over the back door. Without this, rain tends to damage the door and door frame over time.



I	NI	NP	D
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**F. Plumbing**

*Comments:*

1. There should be protective plates over a couple of places where the plumbing lines are too close to the edge of the framing (< 1.5" to edge). I found these at the right vanity sink at the master bathroom and the supply line for the guest bathroom toilet.

