

Steve Ramsey Home Inspections



Prepared for

SAMPLE

ADDRESS

ADDRESS #2

December 30, 2021

PROPERTY INSPECTION REPORT

Inspected by Steve E Ramsey, TREC license #20497

An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. This inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in

use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

Notes:

The building was too high for me to reach with a ladder, but I did use the ladder along with a telescoping pole and video camera to view this area as best I could. Images from those videos are included in the Roof section.

Summary

For the age of the building, it is in good condition overall. My biggest concerns are with the wall structure along the east exterior, especially at the corners. Both places have very large cracks and show signs of needing to have the bricks repaired. The other major concern is the roof, which appears to be in poor condition. I could not get on the roof, but from the videos I took, I saw wavy roof covering and damaged foam throughout.

Please continue reading each subsection for more information about these and other items I found.

Foundation

The foundation appeared to be in good condition overall.

Grading and Drainage

There were no signs of drainage problems for the building currently. There was some damage to the bricks at the back right corner along the ground, which might have been due to roof drainage. It appears gutters have been added to help with this. I recommend extending these slightly, however. To ensure they flow away from the foundation.



Roof

- The roof was too high for me to access with my ladder or pole, so I climbed the ladder and used a camera on a pole to take a video of the roof.
- The roof appears to have a spray foam covering the roof. This might be covering over another type of roofing, but this was not visible if present.
- The insulation covering on the roof was in poor condition in several places, with chunks of foam missing and other items. There was also a lot of waviness to the roof covering.
- To the right in the picture, there was a large box with some object sitting on it.
- There was damage along the parapet in various places as well.
- On the interior, there were no signs of water damage to the decking as best I could see.
- I recommend further inspection by a roofing professional.



Damage along parapet

Roof Structure

- It appears there was a fire at some point. There were several roof framing members with evidence of charring, but these appeared to have been repaired with additional boards.



Walls

- The walls appear to be made of brick (not brick veneer, as we see on most houses).
- There was some significant movement occurring in the walls as the front right corner and the back right corner.
- At the front right, there was a gap about 1.5-2.5 inches wide. The bricks in this area have lost a lot of mortar and need to be repointed.
- At the back right, there is a large crack that is about 1-2 inches wide. This runs the length of the wall vertically, and it appears to be affecting the back right window, which is coming loose from the wall.

- There were several cracks in the stucco on the bricks at the right and back areas.
- There was evidence of water damage at the interior east wall of the store. In this same area, there is a window with some missing stucco and brick around it, which might be the cause.
- The parapet wall is damaged at the front left corner. The one at the front right appears to be leaning out slightly.
- For these reasons, I recommend consulting with a structural engineer.



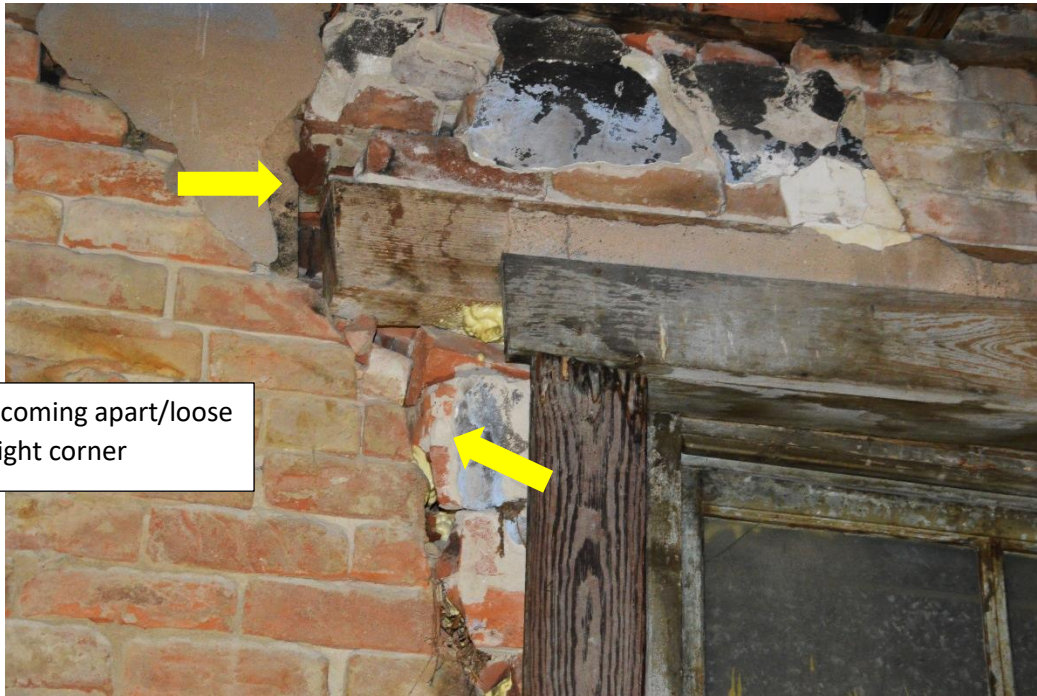
Missing/damaged mortar



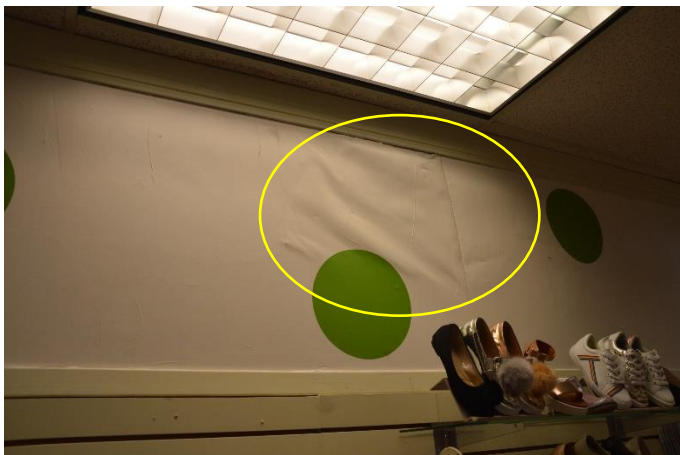
Back right corner



Exterior view of crack



Window coming apart/loose at back right corner



Evidence of water penetration on east interior wall



Exterior damage in same area

Upstairs

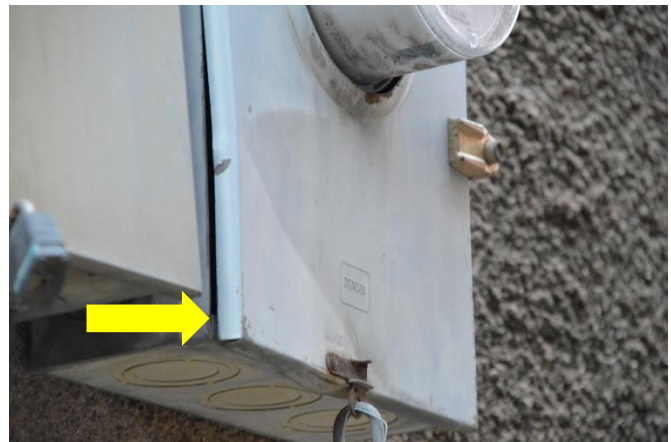
- There is no safe or good access to the upstairs portion currently. I had to remove a ceiling tile below, climb a ladder to the top of a bookcase, pull the ladder up to the top of the book case, and then get on some partial stairs.
- The flooring is buckling in places and missing in others. The majority of it, however, looks to be in fair condition.
- There were several windows that were broken or sealed off.
- There was no insulation present, except for the roof spray foam.



Electrical

- The meter is too high. This should be between 4-6 feet above the ground.
- The meter box appears damaged at the bottom.
- I did not see a ground rod or wire.
- It looks like the main panel for the building is a fuse box in a closet at the back right of the store. This was not accessible due to its location. The wires entering the building look to be for a 100-amp service or so.

- There is a breaker subpanel in the same closet below the fuse box. This panel should have the grounds and neutral wires separated.
- Both the fuse box and breaker panel should have at least 3 feet of clearance in front and 30 inches to the side.
- I saw some knob-and-tube wire at the front in the upstairs area. I cannot determine if this is still in use or not. The wires at the breaker panel did not appear to be knob-and-tube.





Plumbing

- This only had a sink and a toilet present that was visible. The pipe appeared to be galvanized pipe, which tends to rust over time.

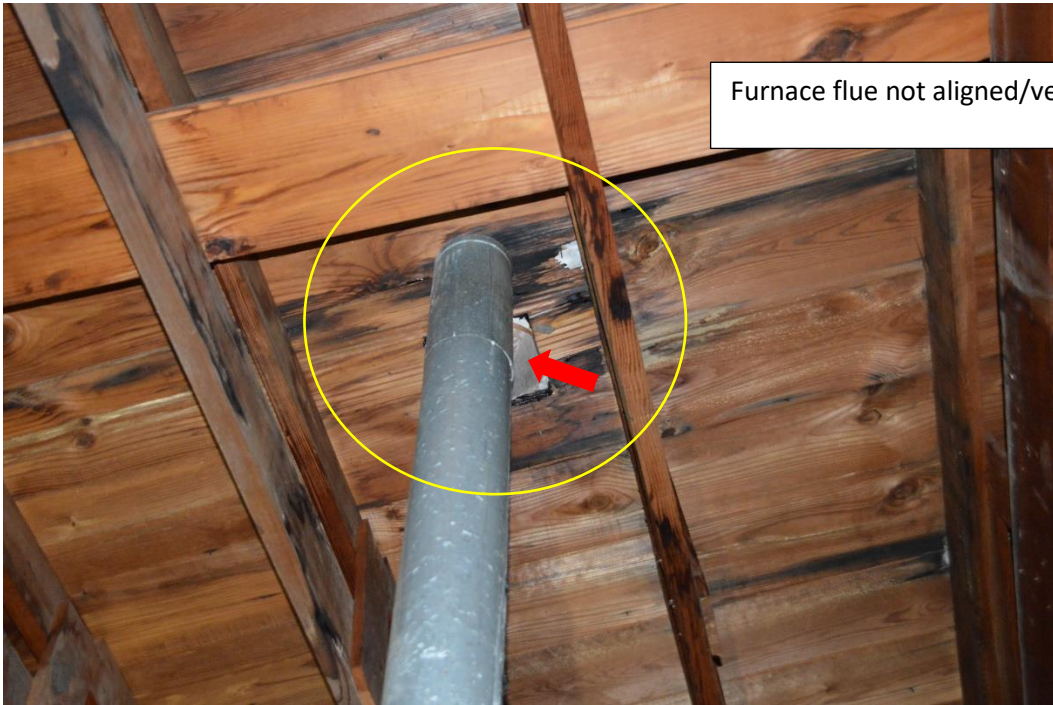
HVAC

The air conditioner was operating, but the temperature differential was only 11 degrees but should be 14-22 degrees. It is a little challenging getting a good reading during this time of year, however. I could not get close enough to the condenser unit to read the label. The condensate drain needs to be extended so it does not damage the building.



The heater was a gas unit and was operating fine. This was blowing out around 116F, which is good. It does need a sediment trap in the gas line.

Also, the flue for the heater is loose in the upstairs and should be connected. This is a health hazard since it can pump high amounts of carbon monoxide into the area. There also should be at least 1 inch of clearance around the pipe.



Windows and Doors

- The doors at the back were in poor condition. The frames showed excessive weathering and damage. The back door in use (metal door) was almost jammed and would only open with force. It also is starting to rust along the exterior face.
- The two plate glass windows to the left and right of the front door were cracked.



