



## **“Around the House” Home Inspections**

**New Homes**

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*Your Professional Connection for Home Inspection*

**Randy Stiles** – Professional Home Inspector

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November 15, 2020

**Bobby Wooley,  
914 Vidalia Onion Dr,  
Richmond, TX 77406**

RE: Structural Inspection/ Pre-Sheetrock



Bobby,

This phase inspection was conducted on Sunday, starting at approximately 9:30 AM. The weather was sunny and soil conditions were dry with a temperature of 68°F at the time of the inspection. The home is in the pre-sheetrock stage. This is deemed to be a report by exception and items not specifically mentioned or noted appear to be constructed according to conventional and customary construction methods to this point.

Inspection of this property in the opinion of the inspector revealed areas where correction may be required as per the conditions presented at the time of the inspection. Consult your builder with these items and/ or any other concerns you may have prior to the installation of the sheetrock.

### **Foundation (Post-Tension Cable)**

- Sill plates are required to be equipped with a top plate to connect.



### **Framing**

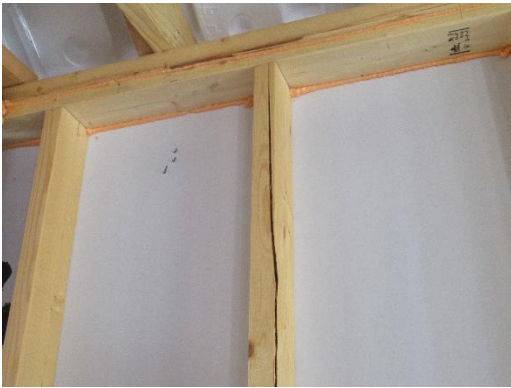
- A stud at the base of the stairway displays a black substance. The substance should be removed.



- The back-right guest bedroom displays a bowed stud.



- Split studs are located at the bedroom/ office and right-guest bathroom.



- A support is split at the breakfast area window.





- Headers should be filled with liquid nails to prevent movement.

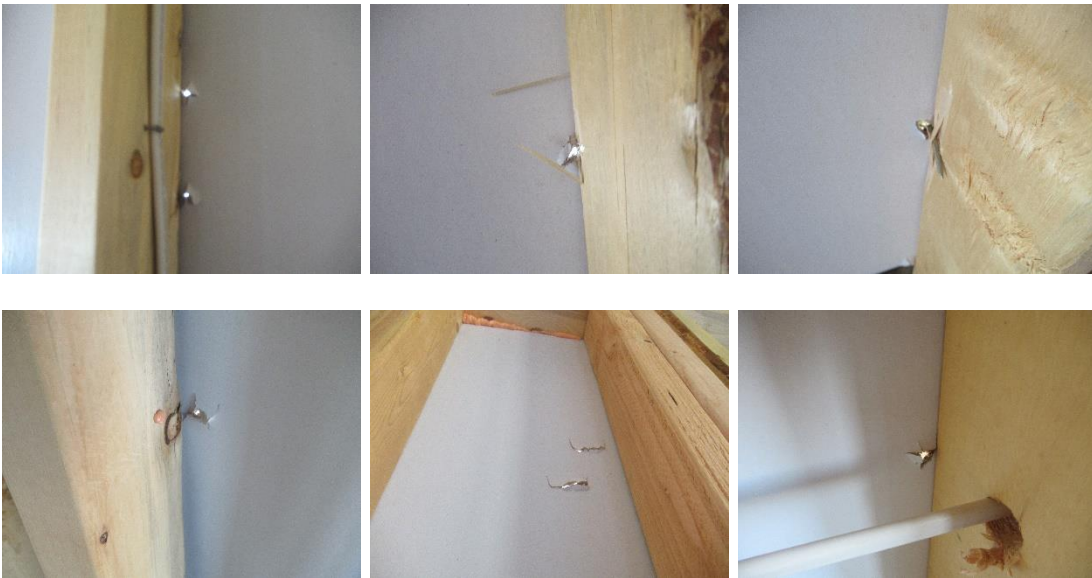


- Exterior windows and doors are required to be equipped with weather strapping.



## Walls

- All walls should be fully sealed from the exterior.



## Roof Covering Materials (Composition Shingle)

- Plumbing vents and vent hoods should be fully painted.



- Plumbing vent caps are required to be removed.



## Attic

- Purlin supports require hurricane strapping.



## A/C

- It is required that the evaporator coil condensate auxiliary drip pan(s) be equipped with a safety float-switch sensor that will shut-off the AC equipment in the event condensate enters the pan.

Example of a float-switch



**If you have any questions pertaining to this report or its findings feel free to call/  
contact me.**

Randy Stiles

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