



LIBERTY INSPECTION GROUP

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PRE-DRYWALL INSPECTION REPORT

123 Main Street, Philadelphia pa
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Joe King

FEBRUARY 28, 2023



Inspector

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SUMMARY



2.1.1 Phase Two Guideline (Framing Inspection) - DESCRIBE THE METHODS USED IN THIS INSPECTION: Visual Inspection, Framing Square



2.2.1 Phase Two Guideline (Framing Inspection) - WERE BLUEPRINTS REVIEWED FOR THIS PHASE OF INSPECTION: No

1: INSPECTION DETAILS

Information

Report Introduction

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Unfinished or Unsatisfactory (UN) = The comment from the inspector will clearly state whether the construction or installation of item, component or unit is not complete, or if it was not constructed or installed in a standard workmanlike practice.

2: PHASE TWO GUIDELINE (FRAMING INSPECTION)

		IN	NI	UN	X
2.1	DESCRIBE THE METHODS USED IN THIS INSPECTION	X			
2.2	WERE BLUEPRINTS REVIEWED FOR THIS PHASE OF INSPECTION				X
2.3	LIST ANY NOTES OR OTHER CONCERNS				
2.4	LIST ANY EXTRA TRIP OCCURRENCES AND DESCRIBE				

IN = Inspected NI = Not Inspected UN = Unfinished/Unsatisfactory X = Not Present

Information

Introduction

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building.

The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected.

The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Observations

2.1.1 DESCRIBE THE METHODS USED IN THIS INSPECTION



VISUAL INSPECTION, FRAMING SQUARE

This inspection was performed visually. At some areas the level, framing square (right angle), and or stringing the wall framing were used to check for leaning walls or bowing. We did not inspect using a tape measure to determine where walls, floors, or stairs are to be located.

2.2.1 WERE BLUEPRINTS REVIEWED FOR THIS PHASE OF INSPECTION



NO

Blue prints were not used by me to determine if the footers or layout locations are correct. I did not refer to any specifications as this is not my intended purpose for inspecting the home.

3: STRUCTURAL COMPONENTS FOUNDATION/ SLAB / FRAMING

		IN	NI	UN	X
3.1	Foundations, Basement and Crawlspace	X			
3.2	Walls (Structural)	X			
3.3	Columns or Piers	X			
3.4	Floors (Structural)	X			
3.5	Ceilings (Structural)	X			
3.6	Roof Structure and Attic	X			

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Information

Foundation

Poured concrete

Method used to observe

Crawlspace

No crawlspace

Floor Structure

Engineered floor joists

Wall Structure

2 X 4 Wood

Columns or Piers

Steel lally columns

Ceiling Structure

2X6

Roof Structure

Engineered wood trusses

Roof-Type

Gable, Hip

Foundations, Basement and Crawlspace: Type

Concrete poured foundation wall in basement

Walls (Structural): Type

Wall framing

Walls (Structural): Type

Concrete poured foundation wall in basement

Columns or Piers: Type

Steel lally column

Floors (Structural): Type

Floor joist(s), Sub-flooring

Floors (Structural): Type

Steel lally column

Roof Structure and Attic: Type

2x4 trusses

Roof Structure and Attic: Type

Plywood sheathing

4: EXTERIOR

		IN	NI	UN	X
4.1	Wall Cladding Flashing and Trim				X
4.2	Doors (Exterior)	X			
4.3	Windows	X			
4.4	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	X			
4.5	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	X			
4.6	Eaves, Soffits and Fascias	X			
4.7	Other				X
4.8	Additional Buildings on Property				X

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Information

Siding Style

Not Installed

Siding Material

Not Installed

Exterior Entry Doors

Fiberglass

Appurtenance

Porch

Driveway

Gravel

Doors (Exterior): Type

Two-door garage

Doors (Exterior): Type

Main entry door, Rear of home,
Basement entry door, Covered
porch

Doors (Exterior): Type

Sliding glass doors

Doors (Exterior): Type

Outside basement entry door

Windows: Type

Window frame

Windows: Type

Windows

Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings: Type

Concrete floor

Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings: Type

Support column(s)

Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building): Type

Gravel drive

Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building): Type

Concrete retaining wall

Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building): Type

Concrete floor

Eaves, Soffits and Fascias: Type

Soffit panels, Wood fascia

5: INTERIORS

		IN	NI	UN	X
5.1	Ceilings				X
5.2	Walls	X			
5.3	Floors	X			
5.4	Steps, Stairways, Balconies and Railings				
5.5	Counters and Cabinets (representative number)				X
5.6	Doors (representative number)				X
5.7	Windows (representative number)	X			

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Information

Wall Material

Unfinished

Interior Doors

Not Installed

Window Types

Thermal/Insulated, Double-hung,
Tilt feature

Window Manufacturer

MARVIN

Ceilings: Type

Not Installed

Walls: Type

Wall framing

Walls: Type

Wall framing

Floors: Type

Sub floor and framing

Floors: Type

Sub floor and framing

Steps, Stairways, Balconies and Railings: Type

Stair stringers

Doors (representative number): Type

Not Installed

Windows (representative number): Type

All windows

6: PROPERTY PHOTOS

Information

Property Photos



