

Grounds & Drainage

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Drainage:	Acceptable	
2	Trees & shrubs:	Defective	Maintenance Item
3	Walks & Steps:	Acceptable	
4	Porch/Deck:	Acceptable	
5	Driveway:	Acceptable	
6	Retaining walls:	Not Present	
7	Lot Drainage:	Acceptable	
8	Sprinkler System:	Not Inspected	See comments below.

INFORMATION

9	Walks & Steps:	Concrete	13	Porch:	Concrete
10	Patio:	Concrete	14	Front	
11	Location:	Rear	15	Retaining walls:	None
12	Driveway:	Concrete	16	:	

GROUNDS & DRAINAGE COMMENTS

1. The shrubs along the back wall need to be trimmed and contact with the structure and prevent damage to the property. (see photo 1).
2. The fence around the backyard has damage. Recommend a reputable contractor. (see photos 2 and 3).
3. The sprinkler system could not be inspected because it is winterized to prevent damage from freezing.

INSPECTION PHOTOS

Grounds

#GD1



The shrubs along the back wall need to be trimmed to avoid contact with the structure and prevent damage to the property.

Grounds

#GD2



The fence around the backyard has damage.

Grounds

#GD3



The fence around the backyard has damage.

Heating & Cooling Systems

INSPECTION FOCUS

Heating and cooling inspections are visual. Weather permitting, we will operate both the heating and A/C units in their respective modes. We will use normal controls and evaluate how well the system is performing its intended function.

A/C OPERATION

A/C units are not operated when outdoor temperatures are below 60 degrees, since damage may result and compressor warranties may become void. A properly operating unit delivers cool air across the coil.

HEATING OPERATION

The heating unit may not be tested at this time if temperature conditions do not allow the system to be operated normally (i.e. during warm weather months we will not operate the heating system). Systems are not dismantled. The system type (i.e. forced air, hydronic, convective) and fuel type (i.e. gas, oil, electric) will be reported.

EXHAUST SYSTEM

Exhaust systems are inspected to determine if combustion gases are properly vented to the outdoor atmosphere. Separated or rusted vent pipes and/or negative slope are potentially dangerous.

DISTRIBUTION

Conditioned air should be present in all interior rooms. Rooms without conditioned air sources should be reported. Balancing of conditioned air is beyond the scope of the inspection.

FUEL STORAGE TANK / FUEL LINES

If the system has a fuel storage tank, it should be reported. If the tank has been abandoned, any evidence of its presence should be reported. Abandoned tanks should be removed. Fuel lines will be defined as gas or oil and reported.

HEAT EXCHANGER

The view of a heat exchanger is often concealed by design. A complete evaluation can only be achieved by dismantling the unit, which is beyond the scope of this inspection.

HUMIDIFIER

Humidifiers require constant maintenance and often become covered by lime deposits which can cause them to become inoperable within short periods of time.

FILTER

A clean filter is helpful for proper operation of heating units. Dirty filters cause poor circulation, waste energy, can be unhealthy and should be cleaned/replaced often.

Heating & Cooling

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 A/C operation:	Not Present		
2 Heating operation:	Acceptable		
3 System back-up:	Not Present		
4 Exhaust system:	Acceptable		
5 Distribution:	Acceptable		
6 Thermostat:	Acceptable		
7 Gas Piping:	Acceptable		
8 Heat Exchanger:	Not Inspected		
9 Humidifier:	Not Present		
10 Filter:	Acceptable		

INFORMATION

11 # Heating Units: 1	18	# Cooling Units: 0
12 Heating Types: Forced Air	19	A/C Types:
13 Heating Ages: Approximately 6 years	20	A/C age:
14 Heating Fuels: Gas	21	Filter:
15 Distribution: Ductwork	22	Heat Source Mfr. Lennox
16 Duct Insulation Type: None	23	A/C Source Mfr.
17 Gas Shutoff Location: North		

HEATING & COOLING COMMENTS

- 24 1. As of today's inspection the HVAC systems and all of their components are in good working condition.

Plumbing

INSPECTION FOCUS

Plumbing inspections are visual and operational. Inspectors operate normal controls and put the system through a normal cycle.

SUPPLY PIPES

Supply pipes, especially galvanized, can become clogged with mineral deposits, which restrict functional water flow. If air gets trapped in the lines, the pipes can make a knocking sound, known as water hammer. Electrolysis, which occurs from the mixing of ferrous and non-ferrous metals, can cause leaks.

WASTE / VENT PIPES

Waste pipe inspections are limited to the visible portions of the drain system. Inspectors run water through the system for a minimum of 30 minutes and look for any indication of leaks, defective drainage or venting.

FUNCTIONAL WATER FLOW

Functional water flow is based on at least three gallons per minute flow of water from the highest fixture when at least one other fixture is operated simultaneously.

FUNCTIONAL WASTE DRAIN

Functional waste drainage is based on the free flow of water, without backing up, at all drains after at least 30 minutes of water entering into the system.

WELL SYSTEM

Well inspections are limited to the accessible above-ground components. Pressure tanks that are water logged will cause the pump to wear out quickly and should be reported. Wells should deliver adequate pressure at all times. Water samples of the site should be taken to an approved laboratory to test potability.

SEPTIC SYSTEM

Inspections of septic systems are very limited. After water is run into the system for at least 30 minutes a dye is introduced. A visual inspection of the leach field is made by walking the field looking for evidence of an effluent breakout, leaching or failure.

WATER HEATER / TEMPERATURE PRESSURE RELEASE (TPR) VALVE

Water heaters are inspected visually for proper installation and ability to provide adequate hot water. All water heaters must have a temperature pressure relief valve with a properly installed extension discharge pipe.

Plumbing

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Supply pipes:	Acceptable	
2	Waste/vent pipes:	Acceptable	
3	Funct'l water flow:	Acceptable	
4	Funct'l waste drain:	Acceptable	
5	Well system:	Not Present	
6	Septic system:	Not Present	
7	Water heater:	Acceptable	See comments below
8	TPR Valve:	Defective	See comments below Maintenance Item

INFORMATION

9	Water supply represented as:	Municipal	14	Waste system represented as:	Municipal
10	Supply pipes:	Combination of Copper & Plastic	15	Septic location:	None
11	Pipe insulation type:	None	16	Waste/Vent pipes:	Plastic
12	Water Shutoff Location:	Crawlspace	17	Water Heater Mfr.:	Rennai
13	Well location:	None	18	Water Heater Gallons:	Instant Age: <u>6</u> years
			19	Water Heater Fuel:	Gas

PLUMBING COMMENTS

- 20 1. The water heater is working properly but the front cover is not in place. (see photo 1).
2. The temperature/pressure relief valve extension pipe is not installed at the water heater for safety. (see photo 2).

INSPECTION PHOTOS

Plumbing

#P1



The water heater is working properly but the front cover is not in place.

Plumbing

#P2



The temperature/pressure relief valve extension pipe is not installed at the water heater for safety.

Sample

Electrical

INSPECTION FOCUS

Electrical inspections are visual and operational. Inspectors operate all normal switches, test a representative number of outlets and observe visible lines.

WIRING AT MAIN BOX

Location, type(s) of over-current protection devices and rating(s) of the main service panel(s) are reported. Inspectors remove cover panels so the main service panel wiring can be inspected. Present day systems should be a minimum of 100 amps. Systems should be inspected for double tapping, loose and bare wiring, aluminum branch wiring and wiring compatibility with over-current protection devices.

GROUND

The type and location of the grounding system should be inspected and reported. Undetermined or inadequate grounding should be reported.

GFCI

Newer homes require ground fault circuit interrupters. These safety devices are required in areas where water may be present, such as kitchens, bathrooms, exterior regions, garages, and basements. Older homes should consider updating an electrical system with these devices.

AMPERAGE

The rating of the main service wire conductor, main over-current device and the main service panel should be compatible and used to help determine the amperage rating of the electrical service.

HOUSEHOLD WIRING

Wiring beyond the main service panel box is examined for compatibility, proper over-current protection, and improper wiring conditions.

Electrical System

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Wiring at main box:	Acceptable	
2	Ground:	Acceptable	
3	GFCI:	Acceptable	
4	Amperage:	Acceptable	
5	Wiring:	Acceptable	
6	:		
7	:		
8	:		

INFORMATION

9	Amps: 200	14	Branch circuit wiring: Copper
10	Volts: 120/240	15	Grounding: Water Pipes & Ground
11	Main box location: Outside-North	16	Ground fault protection at: Baths, Kitchen, Exterior & Garage
12	Main Disconnect: Outside-North	17	Main box type: Breakers
13	Main service conductor: Aluminum	18	Wiring type: Romex

ELECTRICAL SYSTEM COMMENTS

19 1. As of today's inspection the service panel and all of its components are in good working condition.

Kitchen & Laundry

INSPECTION FOCUS

Kitchen and laundry inspections are visual and operational.

WALLS / CEILINGS / FLOORS

Kitchen and laundry walls, ceilings & floors are inspected based on normal building practices for homes of similar age and construction and exclude cosmetic items. Cracks in walls are very common in most homes. Most small cracks usually indicate minor movement. These cracks are typically not serious and are even considered to be normal as the house gets older. Larger cracks may indicate ongoing movement and if noted in the report, further evaluation by a structural engineer is warranted. Squeaking floors in a house are generally the result of aging materials in the floor and minor stresses that are common as the house gets older. Unless otherwise noted in the report, these should be considered a minor item only.

DOORS & WINDOWS

Interior portions of doors and windows are inspected for proper ventilation, use as emergency exits, and ease of operation. If a house experiences settling or movement within the walls, one of the first noticeable signs will likely be at the doors. If a door sticks, it usually means that the door or door frame is no longer square. If noted in the report, sticking doors should be evaluated for potential settlement problems.

HEATING & COOLING

The presence of conditioned air sources to the kitchen and laundry are noted.

CABINETS / SHELVES

Kitchen and laundry shelves and cabinets are inspected for acceptable operation.

SINK PLUMBING

Kitchen and laundry sinks should be inspected for proper installation and operation. Plumbing systems should be free of leaks and drain and vent properly.

APPLIANCES (BUILT-IN)

Built-in appliances will be operated and reported.

LAUNDRY

The location of the laundry room will be reported. This section of the report will be completed in the same manner as the kitchen portion.

DRYER VENTS / DRYER SERVICE

Dryer vents should be vented to the exterior. They should not terminate in the crawl space, garage or attic. The condition of the dryer electrical service should be reported.

Kitchen & Laundry

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
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KITCHEN

1	Walls/ceiling/floor:	Acceptable		
2	Doors & windows:	Acceptable		
3	Heating & cooling:	Acceptable		
4	Cabinets/shelves:	Acceptable		
5	Sink plumbing:	Acceptable		

APPLIANCES

6	Disposal:	Acceptable		
7	Dishwasher:	Acceptable		
8	Refrigerator:	Acceptable		
9	Exhaust fan:	Acceptable		
10	Microwave:	Not Present		
11	Ice-Maker:	Not Present		
12	:			
13	Range/oven:	Acceptable		
14	Gas or electric?	Electric		

LAUNDRY

15	Walls/ceiling/floor:	Acceptable		
16	Doors & windows:	Acceptable		
17	Washer plumbing:	Acceptable		
18	Sink plumbing:	Not Present		
19	Cabinets/shelves:	Acceptable		
20	Heating & cooling:	Acceptable		
21	Dryer vent:	Defective	See comments below	Maintenance Item
22	:			
23	:			
24	Dryer service:	Acceptable		
25	Gas or electric?	Electric		

KITCHEN AND LAUNDRY COMMENTS

26 1. The dryer vent tube is not connected behind the dryer. (see photo 1).

INSPECTION PHOTOS

Kitchen & Laundry

#K1



The dryer vent tube is not connected behind the dryer.

Sample

Bathrooms

INSPECTION FOCUS

Bathroom inspections are visual and operational. Inspectors operate plumbing fixtures to determine the presence of leaks and look for water damage.

WALLS / CEILINGS / FLOORS

Bathroom walls, ceilings & floors are inspected based on normal building practices for homes of similar age and construction and exclude cosmetic items. Cracks in the walls are very common in most homes. Most small cracks usually indicate minor movement. These cracks are typically not serious and are even considered to be normal as the house gets older. Larger cracks may indicate ongoing movement and, if noted in the report, further evaluation by a structural engineer is warranted. Squeaking floors in a house are generally the result of aging materials in the floor and minor stresses that are common as the house gets older. Unless otherwise noted in the report, these should be considered a minor item only.

DOORS & WINDOWS

Interior portions of the doors and windows are inspected for proper ventilation, use as emergency exit, and ease of operation. If a house experiences settling or movement within the walls, one of the first noticeable signs will likely be at the doors. If a door sticks it usually means that the door or door frame is no longer square. If noted in the report, sticking doors should be evaluated for potential settlement problems.

HEATING & COOLING

The presence of conditioned air sources to the bathrooms and their condition is reported.

CABINETS / SHELVES / COUNTERS

Bathroom shelves, cabinets and counters are inspected for acceptable operation.

VENTS

Inspection of the exhaust vent systems should detect whether or not venting extends to the outdoor atmosphere. Systems that recirculate indoors should be corrected as excessive moisture build-up from high humidity conditions may lead to water related damage.

SINKS / TOILETS / TUBS / SHOWERS

Bathroom plumbing systems are inspected for leaks which may affect shower, tub and sink surroundings. Inspectors examine and look for evidence of leaks at the junction of walls and floors that intersect with these units.

BATHROOMS INSPECTED

The number of associated bathrooms will be reported.

Bathrooms

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Walls, ceiling, floor:	Acceptable		
2 Doors & windows:	Acceptable		
3 Heating & cooling:	Acceptable		
4 Cabinets & counter:	Acceptable		
5 Vents:	Acceptable		
6 Sinks:	Defective	See comments below	Maintenance Item
7 Toilets:	Acceptable		
8 Tubs:	Acceptable		
9 Showers:	Defective	See comments below	Maintenance Item
10 Jacuzzi:	Not Present		

BATHROOMS INSPECTED

11 # of Half baths: 1 12 # of Full baths: 2 13 # of 3/4 baths:

BATHROOM COMMENTS

- 14 1. The sink in the downstairs bathroom is loose from the wall and the floor. The sink drain is leaking and needs to be checked for possible mold. The electrical outlet beside the sink has no electric to it. Recommend a reputable contractor. (see photos 1, 2 and 3).
2. The showers in both of the upstairs bathrooms do not work properly and the faucets need sealed to the wall. Recommend a reputable contractor. (see photos 4 through 7).
3. The light in the hallway bathroom is missing a bulb and one is out but the sockets work (need new bulbs). (see photo 8).

INSPECTION PHOTOS

Bathroom

#B1



The sink in the downstairs bathroom is loose from the wall and the floor. The sink drain is leaking.

Bathroom

#B2



The sink in the downstairs bathroom is loose from the wall and the floor. The sink drain is leaking.

Bathroom

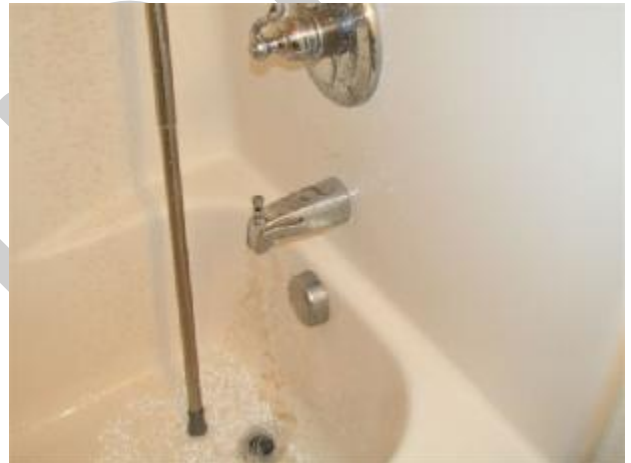
#B3



The sink in the downstairs bathroom is loose from the wall and the floor. The sink drain is leaking.

Bathroom

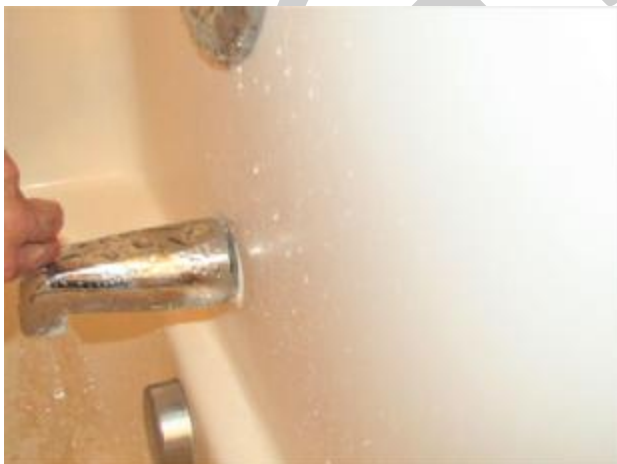
#B4



The showers in both of the upstairs bathrooms do not work properly and the faucets need sealed to the wall.

Bathroom

#B5



The showers in both of the upstairs bathrooms do not work properly and the faucets need sealed to the wall.

Bathroom

#B6



The showers in both of the upstairs bathrooms do not work properly and the faucets need sealed to the wall.

INSPECTION PHOTOS

Bathroom

#B7



The showers in both of the upstairs bathrooms do not work properly and the faucets need sealed to the wall.

Bathroom

#B8



The light in the hallway bathroom is missing a bulb and one is out but the sockets work (need new bulbs).

Sample

Interior Rooms

INSPECTION FOCUS

Interior room inspections are conducted visually. Inspectors examine and base findings on homes of similar construction and age.

WALLS / CEILINGS / FLOORS

Interior walls, ceilings & floors are inspected based on normal building practices for homes of similar age and construction and exclude cosmetic items. Cracks in walls are very common in most homes. Most small cracks usually indicate minor movement. These cracks are typically not serious and are even considered to be normal as the house gets older. Larger cracks may indicate ongoing movement and, if noted in the report, further evaluation by a structural engineer is warranted.

DOORS & WINDOWS

Interior portions of the doors and windows are inspected for proper ventilation, use as emergency exits, and ease of operation. If a house experiences settling or movement within the walls, one of the first noticeable signs will likely be at the doors. If a door sticks it usually means that the door or door frame is no longer square. If noted in the report, sticking doors should be evaluated for potential settlement problems.

HEATING & COOLING

The presence of conditioned air sources to the interior rooms and their condition is reported.

CABINETS / SHELVES / COUNTERS

Interior room cabinets, shelves and counters are inspected for acceptable operation.

WET BAR

Wet bars are inspected for proper installation of plumbing components, should be free of leaks, and drain and vent properly.

FIREPLACE / WOODSTOVE

Fireplaces are checked for proper installation. We do not operate these units. We visually inspect them for signs of improper installation such as evidence of downdrafts, creosote in the throat or flue area, loose or missing dampers, and/or loose, missing or damaged fire box material. Flue interiors are not inspected. Please consult a professional chimney sweep.

SMOKE DETECTORS

The presence of smoke detectors are reported and should be located on each floor, and at/or near the bedroom sections of the home.

STAIRS / BALCONIES / RAILS

Railing and stair systems are inspected for safety. Proper railing installation and consistent stair riser and tread dimensions are necessary for safety.

Interior Rooms

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Walls, ceiling, floor:	Acceptable		
2 Doors & windows:	Acceptable		
3 Heating & cooling:	Acceptable		
4 Cabinets & counter:	Acceptable		
5 Window Type::	Acceptable		
6 Fireplc/woodstove:	Not Present		
7 Smoke detectors:	Defective	See comments below	Maintenance Item
8 CO detectors:	Acceptable		
9 Stairs/balcony/rails:	Defective	See comments below	Maintenance Item
10 Trim:	Acceptable		

INFORMATION

11 Rooms inspected:		12 Walls & Ceilings Type: <u>Sheet Rock</u>
Bedrooms #: 3	13	Floors: <u>Carpet and vinyl</u>
<u>Entranceway</u>	14	:
<u>Living Room</u>	15	:
<u>Dining Room</u>	16	:

INTERIOR ROOM COMMENTS

- 17
1. The smoke detector is missing in the master bedroom. Install smoke detector for safety. (see photo 1).
 2. A handrail for the lower set of steps needs to be installed for safety. Recommend a reputable contractor. (see photo 2).
 3. The light switch in the master bedroom is not working properly. Recommend a reputable contractor.(see photo 3).

INSPECTION PHOTOS

Interior Rooms

#IR1



The smoke detector is missing in the master bedroom. Install smoke detector for safety.

Interior Rooms

#IR2



A handrail for the lower set of steps needs to be installed for safety.

Interior Rooms

#IR3



The light switch in the master bedroom is not working properly.

Garage & Carport

INSPECTION FOCUS

Garages and carports are inspected based on accessibility and are reported as being attached or detached from the house structure. The exterior components (i.e. roof, walls, eaves, fascias, gutters, etc.) should be reported when defects exist. They should also be reported when they differ from those components previously listed as part of the house structure. Interior components (i.e. walls, etc.) should be reported when defects exist and when they differ from those components previously listed as part of the house structure.

FIREWALL / FIREDOOR

Attached garages should be separated from common walls of the house by a proper firewall and firedoor. Their purpose is to prevent migration of smoke from entering the house in the event of a garage fire. The presence of these items will be reported. The presence of both a required fire door between the house and the garage and an automatic door closing devices will be reported, if applicable.

VEHICLE DOOR

Damage to the garage door hardware may represent a potential safety concern. Garage doors are oftentimes heavy and place a great deal of force on related components. Should any of these components fail, the weight of the door could create a dangerous condition. Some garage doors are installed with exposed springs. This type of hardware configuration should include safety features designed to prevent harm should the spring break.

DOOR OPENER

Electric garage door openers have been known to trap people, especially children, under the door as it closes. For this reason, all garage door openers should be equipped with a safety device to reverse the direction of the door, if necessary. Non-reversing door openers should be replaced for safety. Safety reversing devices should be checked monthly.

Garage & Carport

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Roof: Acceptable		
2	Walls: Acceptable		
3	Eaves: Acceptable		
4	Electrical: Acceptable		
5	Gutters: Acceptable		

INTERIOR

6	Walls/ceiling/floor: Acceptable		
7	Firewall/firedoor: Acceptable		
8	Doors & windows: Acceptable		
9	Garage doors: Defective	See comments below	Maintenance Item
10	Door openers: Acceptable		
11	Electrical: Acceptable		
12	Heating & cooling: Not Present		

INFORMATION

EXTERIOR		INTERIOR	
13	Location: Attached garage - same as house	17	Walls & ceilings: Sheet rock
14	Roof covering: Same as house	18	Floors: Concrete
15	Roof age:	19	Garage door: Single Overhead
16	Gutters: Aluminum		

GARAGE & CARPORT COMMENTS

- 20 1. The bottom seal for the garage door is missing. This could cause water and pest infestation. (see photo 1).
2. The one ceiling light in the garage does not work. (see photo 2).

INSPECTION PHOTOS

Garage

#GC1



The bottom seal for the garage door is missing. This could cause water and pest infestation.

Garage

#GC2



The one ceiling light in the garage does not work.

Sample

Attic

INSPECTION FOCUS

Attic inspections are visual. Inspectors will access the attic if possible. Most attics are unfinished and outside the living space of the home.

ACCESS

Inspectors will locate and access if the attic has adequate clearance and is unobstructed. Some attics are too narrow to enter or are not present due to cathedral ceilings.

FRAMING

Attic framing creates space between the ceiling and the roof. It should be sturdy enough to carry the weight of the framing and roof as well as snow and ice in colder climates.

SHEATHING

The sheathing separates framing from roof shingles. It should be kept dry and free of roof leaks and its condition should be reported.

INSULATION

Attics are subject to extreme temperature changes due to direct exposure of the sun on the roof in summer and the lack of a heat source on winter days. Therefore, adequate attic insulation is necessary for energy efficiency.

VENTILATION

Attics must be ventilated properly to eliminate cold weather moisture build-up and subsequent condensation. Additionally, ventilation is necessary to prevent excessive heat and subsequent overworking of the A/C system during warm weather.

EXPOSED WIRING

Attic wiring, a part of the branch circuit wiring for the living space, should not be covered with insulation or have any splices or open junction boxes.

PLUMBING VENTS / CHIMNEYS / FLUES

Plumbing vents, chimneys and flues should terminate above the roof line and be free of leaks around flashed areas.

Attic

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Access: Acceptable		
2	Framing: Acceptable		
3	Sheathing: Acceptable		
4	Insulation: Acceptable		
5	Ventilation: Acceptable		
6	Exposed wiring: Not Present		
7	Plumbing vents: Acceptable		
8	Chimney & flues: Acceptable		
9	Vapor Retarder:		
10	Built-in Shelving:		

INFORMATION

11	# of Attic areas: <u>1</u>	14	Framing: <u>Truss system</u>
12	Access locations: <u>Upstairs Hallway</u>	15	Sheathing: <u>Plywood</u>
13	Access by: <u>Hatch</u>	16	Insulation: <u>Fiberglass</u>

ATTIC COMMENTS

17 1. As of today's inspection the attic and all of its components are in good working condition.

Foundation

INSPECTION FOCUS

Foundation inspections are visual and limited to accessible components. Accessibility will vary due to type of foundation and other obstacles. The most common problem concerning foundations is water.

ACCESS

Inspectors will access foundation components based on their design. For instance, unfinished basements offer complete access while slab foundations offer very little.

FOUNDATION WALLS

Inspectors will attempt to identify the type of materials used in the foundation and look for abnormal cracks, wear, or movement. If warranted, additional structural inspections may be recommended.

FLOOR FRAMING

Basements and crawl spaces normally allow for a complete inspection of the floor framing. Inspectors will look for signs of moisture penetration, dry rot or other system damage in areas where accessibility permits.

INSULATION

Insulation in basements and crawl spaces may obstruct the inspector's view. Improperly installed insulation may trap moisture and lead to rot.

VENTILATION

Basements and crawl spaces require proper ventilation to allow moisture to escape. Perimeter vents or windows in the foundation help aid evaporation. Vents should be closed during winter months in colder climates.

SUMP PUMP / DRYNESS / DRAINAGE

Basement and crawl space areas prone to water problems should have a sump pump. Removing water reduces the amount of moisture and likelihood of insects in the home. Proper grading at the outside foundation, the use of sump pumps, and/or gravity drainage helps keep basements and crawl spaces dry.

FLOOR / SLAB

The concrete floor (slab) inspection is very limited due to lack of accessibility. Inspectors will report the presence of floor coverings (i.e. tile, carpeting), and will note signs of movement or cracks.

Foundation

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
Foundation Type Crawl			
1	Access: Acceptable		
2	Foundation walls: Acceptable		
3	Floor framing: Acceptable		
4	Insulation: Acceptable		
5	Ventilation: Acceptable		
6	Sump pump: Not Present		
7	Dryness/drainage: Acceptable		
8	Floor/Slab: Not Present		
9	Vapor Retarder:		
10	Enter Value:		

INFORMATION

11	Foundation walls: Poured Concrete	14	Beams: Laminated
12	Floors: Dirt	15	Piers: Wood
13	Joist/Truss Detail: Engineered Wood--Laminated Beams	16	Sub Floor: Particle Board
		17	Insulation: Perimeter Walls

FOUNDATION COMMENTS

- 18 1. As of today's inspection the foundation and all of its components are in good working condition.