

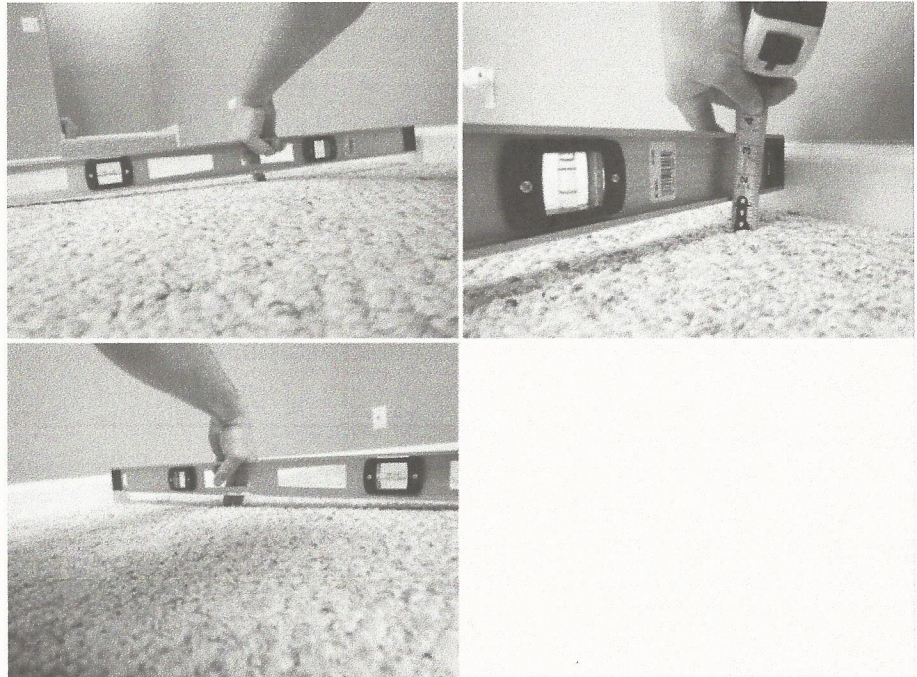
Inspection:

**Beam Type:** Steel I-beam.  
**Beam Condition:** The beam(s) appeared plumb. No issues observed.  
**Joist Type:** Wood.  
**Joist Condition:** The joists appeared to be plumb & in good condition.  
**Post Type:** Steel column.  
**Post Condition:** The posts appeared to be plumb and in good condition.  
**Subfloor Type:** OSB.  
**Subfloor Condition:** The subfloor appears to be in good condition.

**Floor:**

**Type:** Concrete.  
**Condition:** The concrete floor has settled approximately 1" to 1 1/8" on the N wall of the basement. There clearly is a crack in the floor under the carpet about 4' out from the wall. A similar crack with the floor settling approximately 1/2" to 3/4" was observed on the E and S walls of that same room and utility room. In the large bathroom, the concrete floor has a crack running E to W down almost the entire length of the room. The floor slopes towards the sink and toilet, then on the other side of the crack slopes towards the S foundation wall.

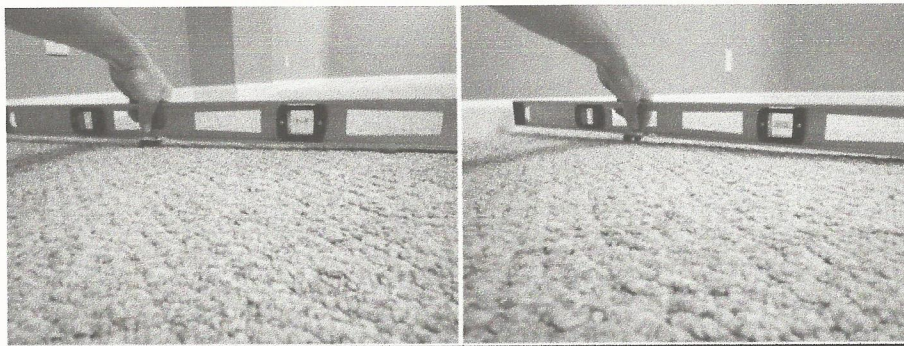
The cause of this is either the foundation has settled or the soil was frozen wet when the concrete was poured then heaved. It could be a combination of the 2. The foundation definitely has settled as the floor in the living room on the main floor from the doorway between the Dining Room and the Living Room to the N wall drops 1 1/2". I didn't notice any foundation cracks, so it looks like the foundation has settled pretty evenly and the posts and beam in the center of the house didn't settle.



Along N wall of basement



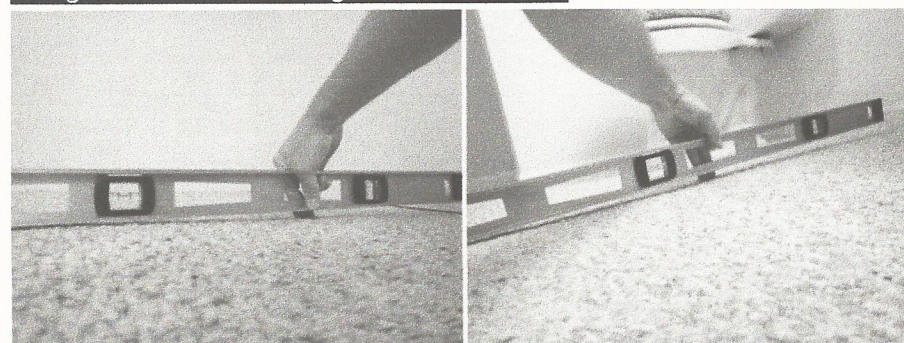
Inspection: [REDACTED]



Along E wall of basement



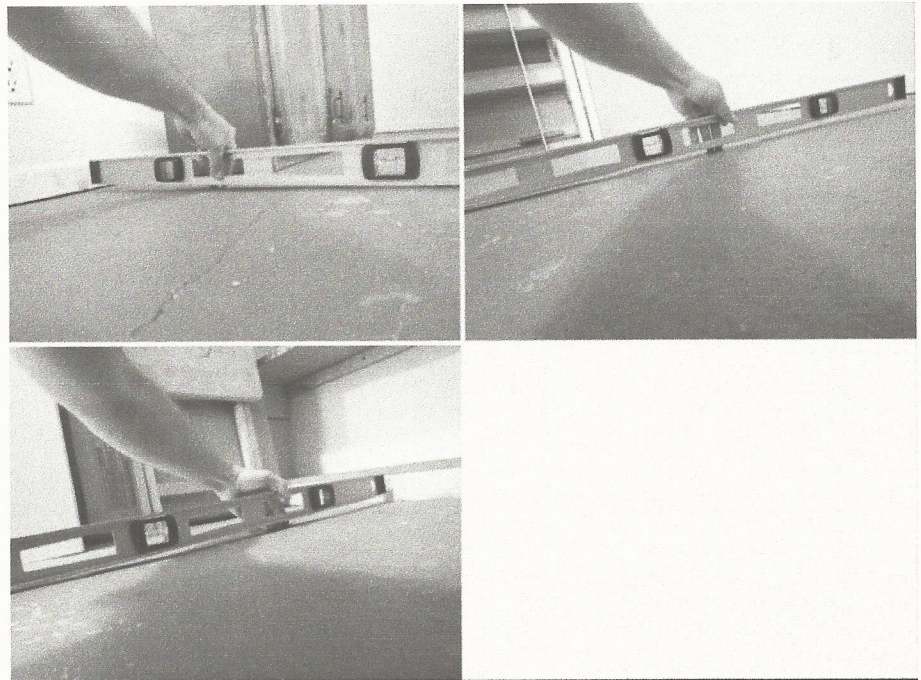
Along S wall of basement large room



Along S wall bathroom, then N wall



Inspection: [REDACTED]



S, N, & W walls by sump pit

**Recommendation:**

If you're not comfortable with the floors sloping this much, then recommend having a licensed Flatwork Concrete Contractor review and correct as deemed necessary.

**Moisture:**

*Moisture/Water Penetration:*

No signs of moisture/mold were observed.

**Finished Area:**

*Finished Basement Area:*

No significant issues observed other than the floors settling.

*Stairs Condition:*

The stairs are uniform and appear to be properly installed. The handrail is secure.



## Interior

When we inspect the interior of the home, we will inspect what is visible and accessible. We will not tear open walls, tear up carpeting, move heavy furniture, move excess storage, or damage the property in any way. We are not there to identify cosmetic issues like marks on the wall, chipped paint, tears in carpeting or linoleum, etc. If there are air fresheners abundantly placed throughout the home, there most likely is a smell of some sort trying to be masked. You'll want to have those air fresheners removed, have the house aired out, close the house back up, and return 24 hours or more later to really find out what the inside of the house smells like. If a house has been smoked in, getting rid of cigarette smoke is practically impossible and very expensive if done right. It's not uncommon to have the homeowner paint the walls and install new carpeting in an attempt to get rid of the smell, but after you move in, the cigarette smell returns. We will do our best to notice a house that has been smoked in, but we can't always smell the cigarette smoke if it's been covered up really well. If a house has had cats or dogs urinating on the walls or floors, sometimes the urine will soak into the subfloor or studs. Getting rid of this smell can be almost impossible and very expensive if done right too. If the damage is bad enough, some of subfloor and studs may need to be replaced with new drywall installed. Let's not forget that the ductwork will need to be professionally sanitized and cleaned out. Regarding mold, WE DO NOT INSPECT FOR MOLD! This mold exclusion is in the Inspection Agreement. If we see signs of mold, we'll point it out, but we are not inspecting in any way, shape, or form for the presence of mold.

### Condition:

#### Structural Condition:

The living room floor and front entry where the wood floor is drops approximately 1 1/2" from S to N over 13'6". I can't predict if any further movement will occur, but it has had the test of time of 22 years. I doubt this will settle much further. It'd be best to have a licensed Structural Engineer review and if repairs are needed to have them oversee any repairs by a licensed Foundation Contractor. Worst case scenario would be to install a piercing system that would hydraulically lift the foundation back into position and level the floor. If you chose this option, you definitely want to get estimates because it's not cheap. Whether you are ok with this amount of settlement or want it fixed, that is your call. I've seen worse, but it's not my money.



Living Room drops 1 1/2" across 13'6" N-S

#### Electrical Condition:

The outlets and lights appear to operate fine.

#### Window Condition:

The windows appeared to be in good condition and a representative # of them operated fine.

#### Exterior Door(s) Condition:

The exterior doors appeared to be in good condition and operated fine.

#### Sliding Glass Door Condition:

The sliding glass door operated fine and appeared to be in good condition.

#### Interior Doors Condition:

The interior doors appeared to be in good condition and operated fine.

#### Stairs Condition:

The stairs are uniform and appear to be properly installed. The handrails and/or railing are secure with baluster spacing 4" or less.

#### Room Condition:

The interior of this home overall is in good condition, except for the settlement noted above. No other significant issues observed.

#### Smoke Alarms

There are no working smoke alarms in the bedrooms. We recommend that ALL ionization alarms, regardless of age, be replaced with Photoelectric smoke alarms. Extensive research clearly shows that photoelectric smoke alarms are far more reliable in most real world fire scenarios. Nearly 95% of the smoke alarms installed in US