

Inspection: [REDACTED] Address: [REDACTED]

## Basement/Crawlspace

The inspection of the basement/crawlspace is of the accessible areas that are safe. If it is not physically possible to enter or unsafe to enter an area, than those areas are not part of the inspection. We will not damage property to gain access. This includes breaking open an access hatch, damaging drop ceiling to see above it, tearing up carpeting to see what's underneath, pull paneling off to see behind it, etc. If there is pooling water or mud across the floor of the basement or crawlspace, then we will not enter. There is always a chance the wet area can be energized. If there is a snake's den, lots of rats/mice, a cornered raccoon, opossum, etc., we will not risk our lives for the inspection fee. If the basement has had previous water/mold damage and it was recently painted over and had new carpet installed, we don't have bionic eyes to see through the new paint and don't have a magic ball to know there was previous damage. All we can do is base our inspection on what we can see, smell, hear, taste, and touch without damaging the property. WE DO NOT INSPECT OR TEST FOR MOLD! The mold exclusion is in your inspection agreement.

### Sub-Grade Construction:

*Different Views of the Basement*



Type:

Basement.

### Structural:

Foundation Type:

Concrete Block.

Foundation Condition:

All 4 basement walls bow inward. The left wall has 4 vertical steel beams installed to help stabilize the wall, but there are additional areas that are leaning that are not stabilized. There is also another vertical beam in the back right corner of the addition, but the walls around it also lean and do not have vertical beams. The left wall at the window still bows inward 7/8", the back wall at the other window bows inward 7/8", the left wall towards the front of the house bows inward approximately 3/4", the front wall bows inward approximately 1", the right wall bows inward 1 1/4", and the addition walls under the back dining room bow inward approximately 1 1/2". When foundation walls bow inward more than 1", the general rule of thumb is to defer to a licensed Structural Engineer.

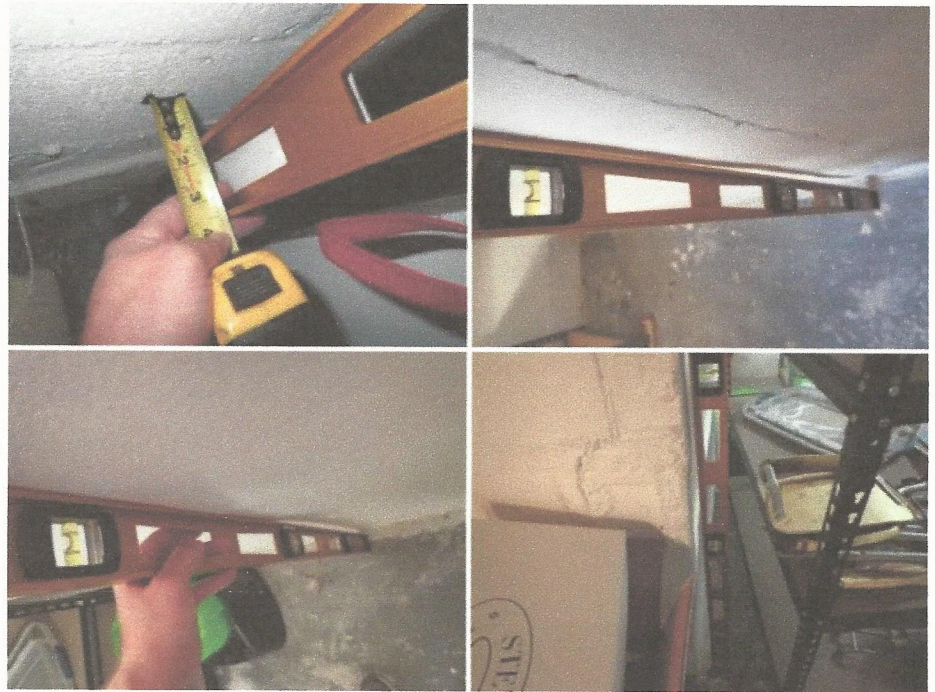


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**Recommendation(s):**

Recommend having a licensed Structural Engineer oversee any repairs by a licensed Foundation Contractor as deemed necessary.

**Beam Type:**

Wood.

**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:**

Wood Posts.

**Post Condition:**

The posts appeared to be plumb and in good condition.

**Subfloor Type:**

Wood Boards.

**Subfloor Condition:**

The subfloor appears to be in good condition.

**Floor:**

**Type:**

Concrete.

**Condition:**

The concrete floor has patches and is not all even. For a house that is almost 100 years old, this floor is normal.

**Moisture:**

**Moisture/Water Penetration:**

Water did penetrate into the basement along the left side near the back corner. This would be where the driveway funnels water to. If this is corrected, then that should minimize water penetration into the basement.

There appears to be mold on the joists along the front end of the basement. It looks to be surface mold that can be cleaned off. To prevent this from happening again, you'll want to run a dehumidifier down there on a regular basis during the moist/humid seasons.