

Inspection: [REDACTED]

Address: [REDACTED]

Exterior

The home inspection is a non-invasive, visual inspection of the accessible aspects of the home. The purpose of the home inspection is to identify the issues and educate our clients so they can make the most educated decisions about their home purchase or sale. We do not tear apart walls, rip up carpet, move heavy furniture or piles of storage/items that are blocking our way. We do not turn on gas valves. We do not de-winterize plumbing piping or water heaters. We do not operate air conditioners when the exterior temperature is too cold. We do not inspect water softeners or any fixture that relates to water quality. We do not perform water quality tests. We do not inspect for mold or asbestos. For further questions regarding what we inspect for and do not inspect, please re-read your home inspection agreement.

Foundation:

Views of the Home



Foundation Type:

Brick. In the late 1800's to early 1900's, the bricks were not fired enough to make them hard. It's common on these older homes to take a screwdriver and sometimes even your finger and push on the brick to have some of them crumble. Another common problem on these older homes was poor grading. If the water wasn't directed away from the foundation, then moisture was a constant factor on the brick & mortar foundation. Over time, this causes the mortar joints to deteriorate. If there are small sections of the wall that have deteriorated mortar joints, then they can be tuck pointed by a Brick Mason. If there are large portions of the wall where you can run your finger along the mortar joints and they fall out OR if the wall is bowing, then that wall will need to be replaced.

Foundation Condition:

Underneath the small back porch, the brick foundation is visible. All of the mortar joints here are heavily deteriorated.

When you eye down the entire S exterior wall, the wall frowns at you. The high point is about center of the house at the dining room, then it slopes downhill in both directions to the NE and SE corners. There are structure cracks in the stucco to indicate movement. When I eyed down the roof deck, there is similar settlement.

See Interior Section for the settlement of the floors using a laser level.

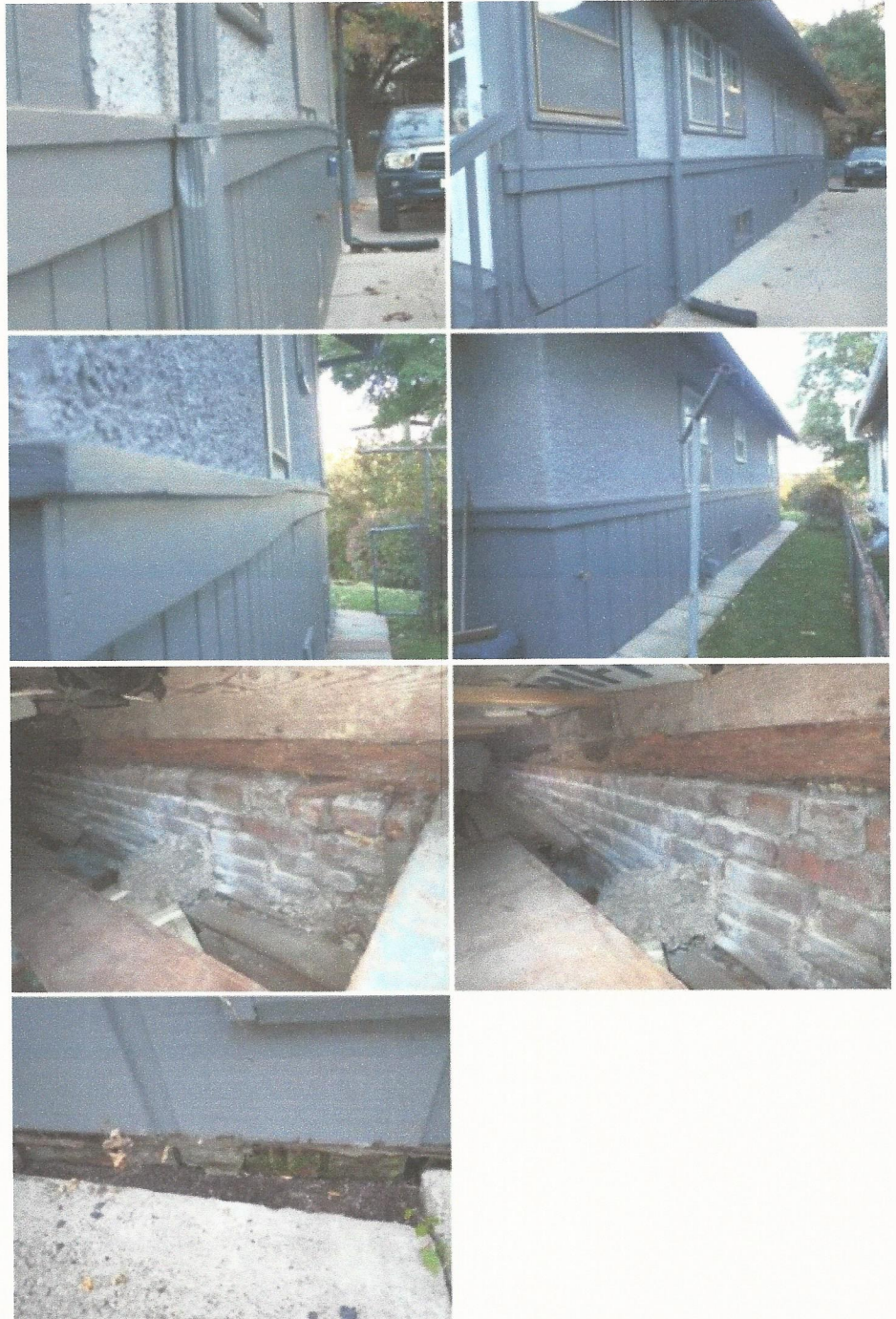
There is similar movement on the N exterior wall, but not quite as much. There are concrete pavers lined up along the foundation with siding tight to the pavers. I removed

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a paver and found deteriorated mortar joints.

See Basement Section of the report.

This inspection was terminated by the client after the foundation issues were brought to her attention.



Recommendation(s):

Recommend having a licensed Foundation Contractor replace the foundation as deemed necessary.

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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 house has floors that are not level. The high point is in the dining room. From that point, the floors slope downhill 2 1/4" to the SE corner, 1 1/2" to the SW corner, and 1 1/4" to the NW corner. See pics taken while using the laser level.

Recommend having a licensed Foundation Contractor replace the foundation as deemed necessary.

