

Inspection: [REDACTED] Address: [REDACTED]

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 floors were a little out of plumb. The one area that had a 1 1/4" drop was across the dining room to the doorway to the kitchen. Below this, there is a wood post with a 4x4 short beam that cantilevers out 6"-7" before supporting the doubled-up joist around the chimney. The post needs to be 100% directly under these joists. Because the 4x4 beam is extend out, this is causing the floor above to sag with it. Simply move the post over so it's directly under the joists. You'll have to have a licensed HVAC Contractor move the B-vent flue piping to accommodate the post.

The header between the living room and dining room sags. This tells me that it's undersized. Someone has patched the drywall because there was no signs of cracking found.

Recommend having a licensed Contractor review and correct by installing a properly sized header over this large doorway.

