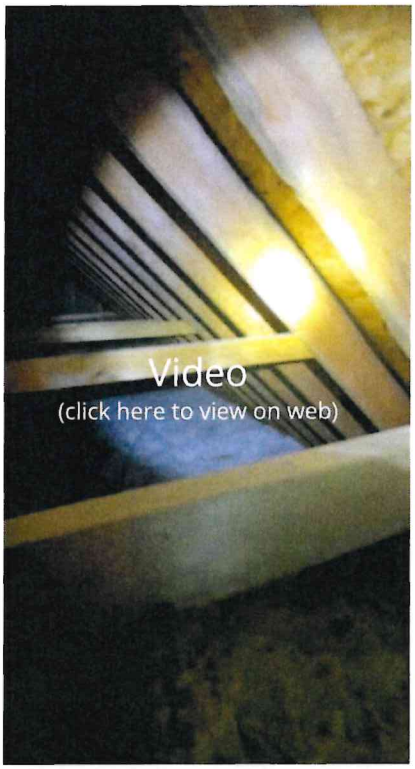
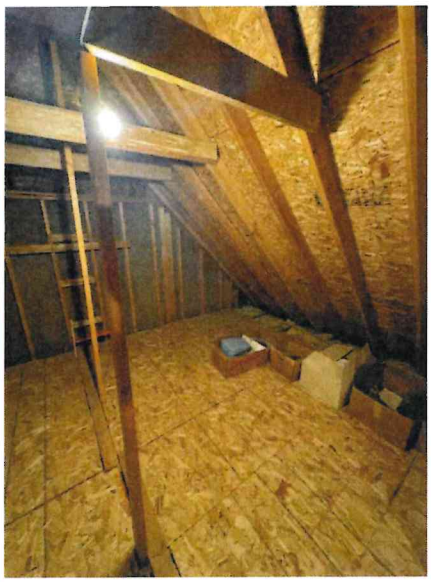
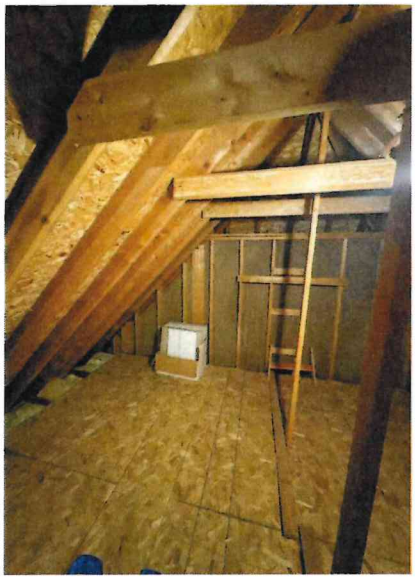
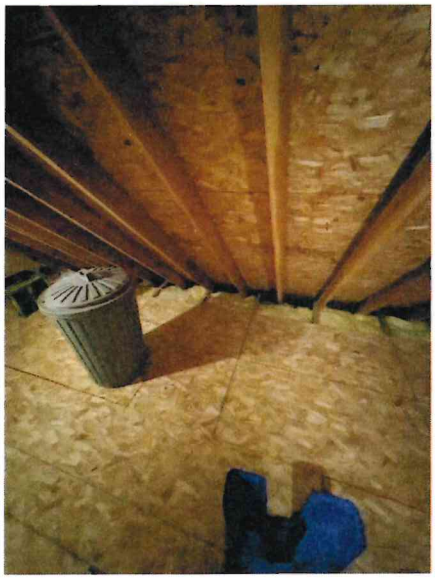

Video
(click here to view on web)

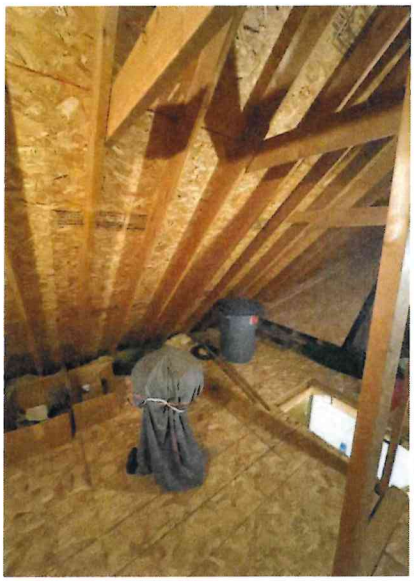

Video
(click here to view on web)

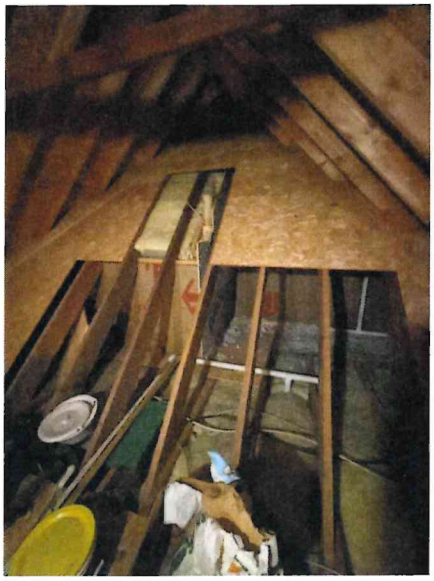










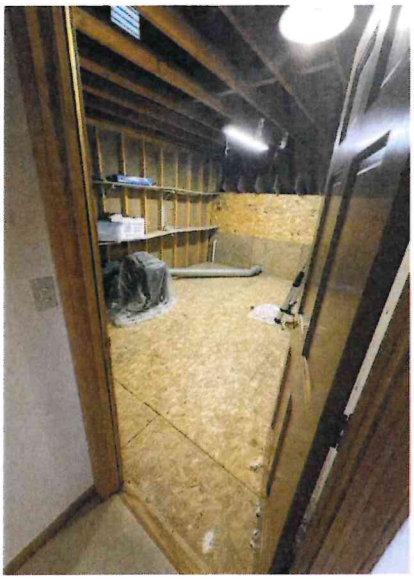




Access Type

Attic

Pulldown, Limited Access, Walk-in





Limited Inspection - Access

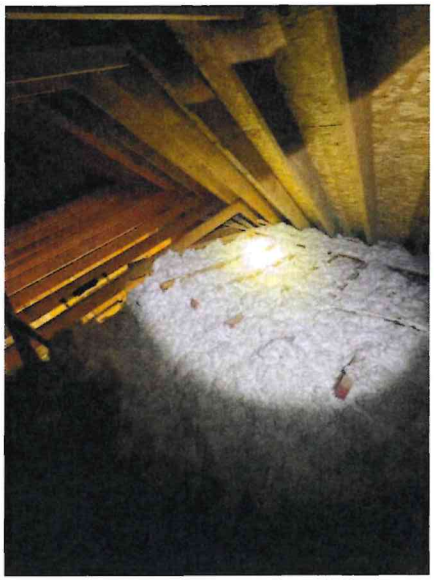
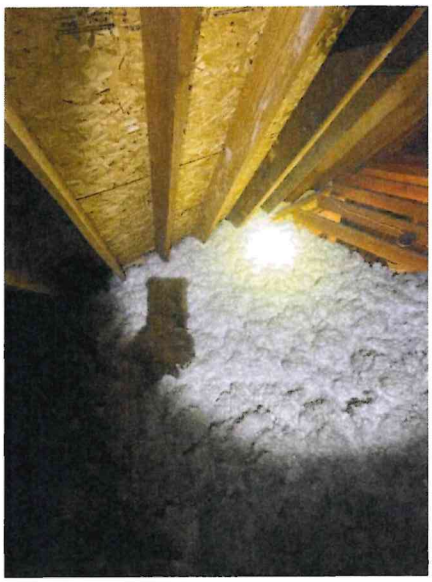
Attic

The inspection of the attic was limited due to access. No representation can be made of areas not visible at time of inspection.

Insulation: Insulation Type

Attic

Batt, Blown, Fiberglass, Not 100% Visible

Insulation: Rodent Disclaimer

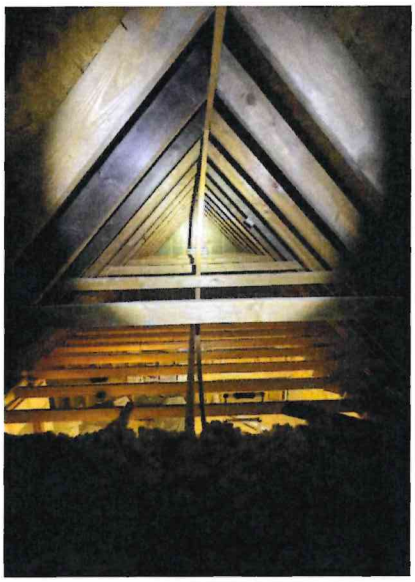
Entire House

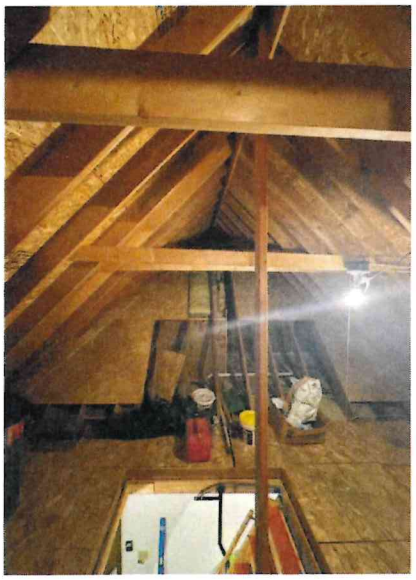
Please Note: Although rodents were not noted in the attic/home, rodents can enter at anytime. Rodent inspection is not part of the home inspection process. It is recommended a separate rodent inspection be performed as necessary by a qualified professional as needed prior to sale. Absolutely no representation is made of past, current, or future rodents that may or not be in the home at time of inspection or enter the home after the home inspection.

Structure: Roof Structure

Attic

Rafters, Wood, Collar Ties, Not 100% Visible



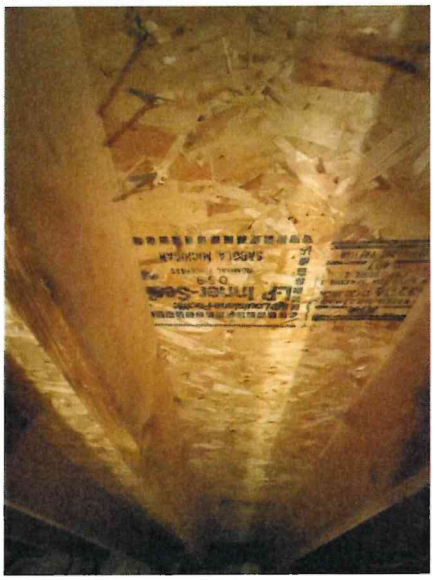
Structure: Roof Sheathing

Attic

OSB, Not 100% Visible







Ventilation / Exhaust: Attic / Bathroom / Exterior Exhaust Fans

Attic

Please Note: Bathroom/kitchen exhaust fans are not always visible exiting the attic due to insulation and a wide variance of construction/building design. Exhaust fans may vent through the soffit or wall. Sometimes these fans are buried under insulation and not visible. No representation can be made of exhaust fans that were not visible because they were covered or not accessible at time of inspection.



Electrical: No Apparent Defects (Where Visible)

Attic

No representation of any kind can be made of areas that were not readily visible at time of inspection.

12: FIREPLACES

		IN	NI	NP	R
12.1	Fireplaces, Stoves & Inserts	X			
12.2	Chimney & Vent Systems	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations/Defects

Information

Fireplace Type / Photos

Gas

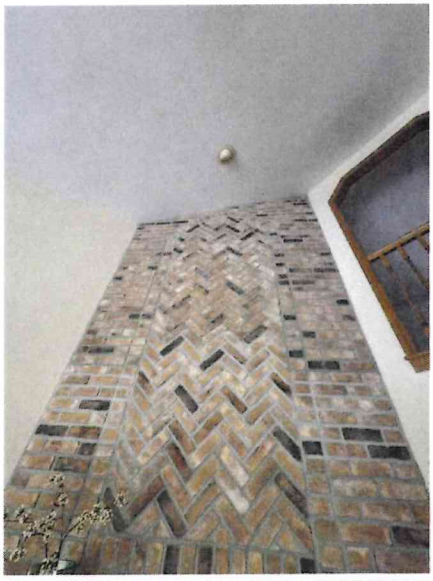
Inspection Limitation – Fireplace

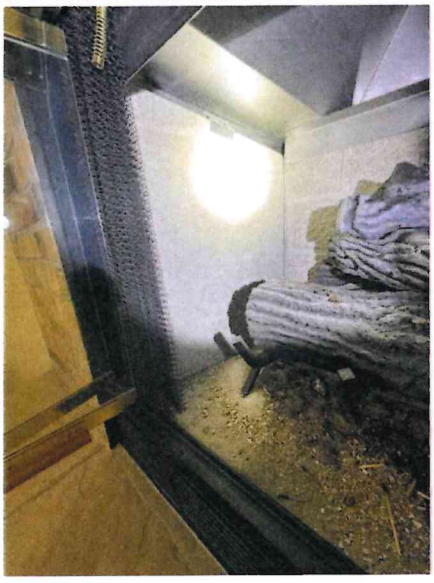
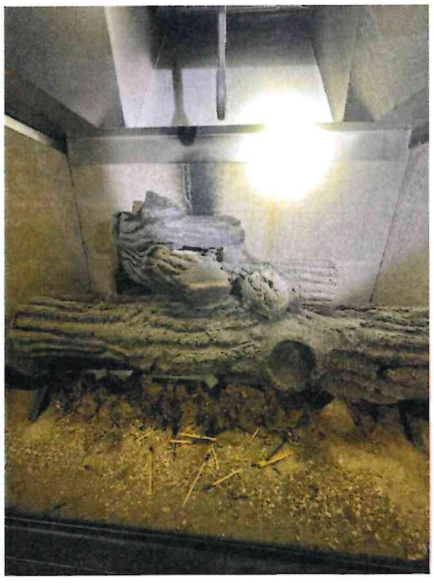
The fireplace inspection was limited to a basic visual, non-invasive evaluation of components that were readily accessible at the time of inspection. The inspection did not include dismantling of fireplace components, internal flue inspection, or evaluation of concealed portions of the firebox, smoke chamber, flue liner, chimney interior, or surrounding structure.

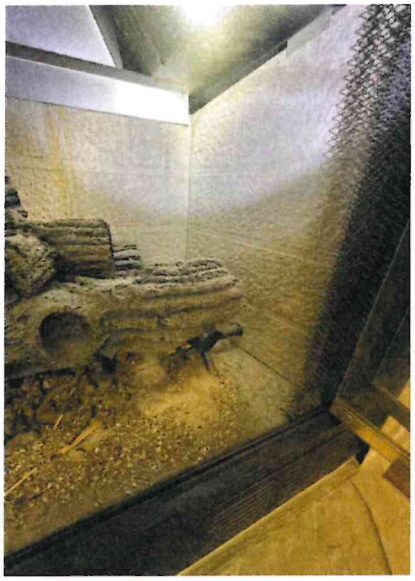
The fireplace was not operated if unsafe conditions were present or if operation was not recommended due to seasonal conditions, lack of access, or unknown service history. No representation is made regarding the fireplace's drafting performance, combustion efficiency, or overall safety under normal use.

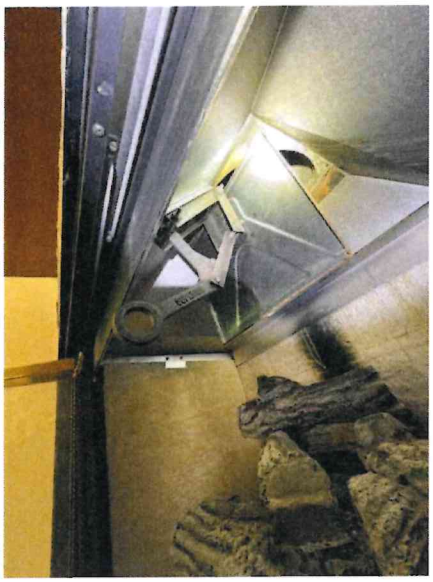
Due to these known limitations, hidden defects or safety concerns including cracked liners, creosote buildup, flue obstructions, drafting deficiencies, or structural deterioration may exist but were not observable at the time of inspection.

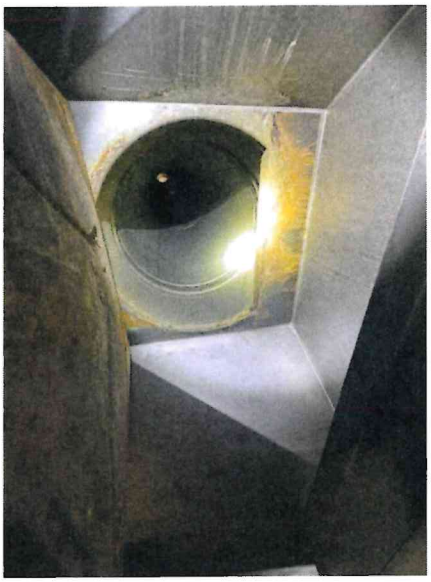
If the fireplace is to be used, further evaluation and cleaning by a chimney professional is recommended prior to sale.









Recommend Inspection / Cleaning / Limited Visibility

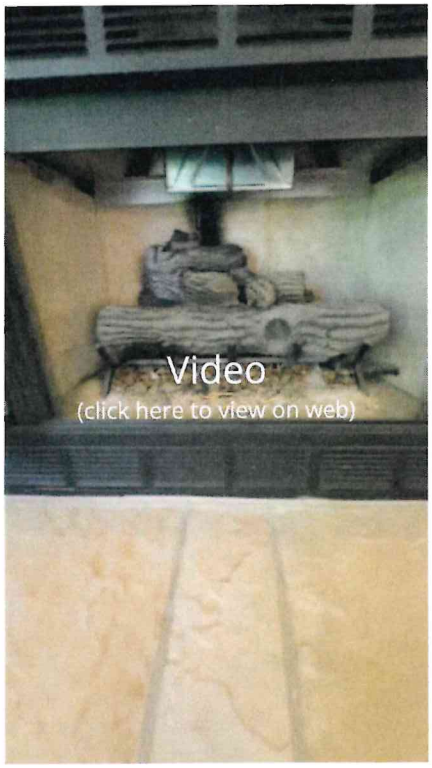
Recommend having the chimney cleaned and inspected annually, as well as prior to sale. Limited visibility and inspection of the chimney and or fireplace at time of inspection prevented the entire fireplace and flu from being inspected. No future representation can be made of the chimney and or the fireplace. It is highly recommended that all chimneys be inspected and any necessary repairs be made prior to sale. Defects could be present not noted during the home inspection.

Fireplaces, Stoves & Inserts: Gas Fireplace Not Lit

The gas fire place was not lit during the home inspection.







Chimney & Vent Systems: Satisfactory Where Visible (Very Limited Inspection)

The chimney was visually inspected. No representation can be made of areas that were not visible at time of inspection.



Limitations

Chimney & Vent Systems

LIMITED ACCESS TO CHIMNEY

The chimney inspection was limited due to access. Chimney cap covers can not be removed during the inspection and the actual visible chimney area is limited as we can not see what is not visible. No past, current, or future representation can be made of the areas of the chimney we could not visually inspected.

It is a general recommendation the chimney be inspected prior to close, as well as annually. A separate chimney inspection may be necessary prior to sale to ensure areas that could not be inspected during the home inspection are in satisfactory condition.

As home inspectors we want to be completely transparent that we could not and did not inspect the entity of the homes fireplace/chimney.

13: BASEMENT STRUCTURAL COMPONENTS

		IN	NI	NP	R
13.1	Basement General Observations Photos	X			
13.2	Basement Foundation	X			X
13.3	Basement Floor / Drainage	X			
13.4	Basement Girders/Beams, Columns, Joists, Sub Floor	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations/Defects

Information

Basement Floor / Drainage:

Basement Floor

Concrete, Covered, Not 100%

Visible

Basement General Observations Photos: Basement Observations / Photos / Videos

Inspection Limitation – Basement / Crawlspace / Foundation

The basement and foundation inspection was limited to a visual, non invasive evaluation of readily accessible and observable areas and components at the time of the inspection. The inspection was not an exhaustive or destructive examination of the basement, foundation, structural components, or concealed conditions.

Areas of the basement and foundation may have been inaccessible or partially concealed by finished wall and floor coverings, insulation, stored personal property, furniture, shelving, mechanical equipment, built-in features, vegetation, paint, soil, or other obstructions. Components or conditions that were not readily accessible or visible were not evaluated.

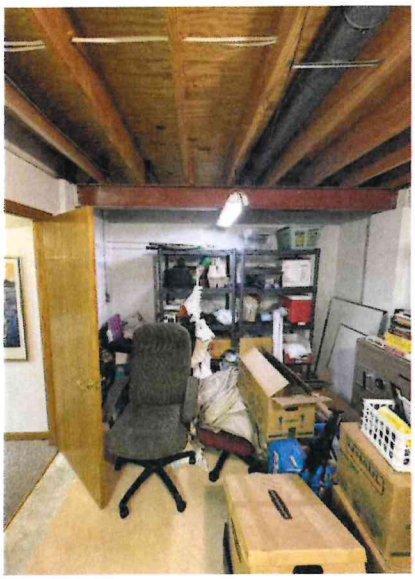
The inspection did not include removal, dismantling, or disturbance of finishes, insulation, flooring, stored items, mechanical equipment, or other materials. It did not include excavation, destructive testing, removal of foundation materials, or investigation behind finished surfaces. Concealed components and conditions, including the condition of concealed foundation surfaces, footings, drainage systems, waterproofing, reinforcing materials, soil conditions, or other construction components, were not directly evaluated.

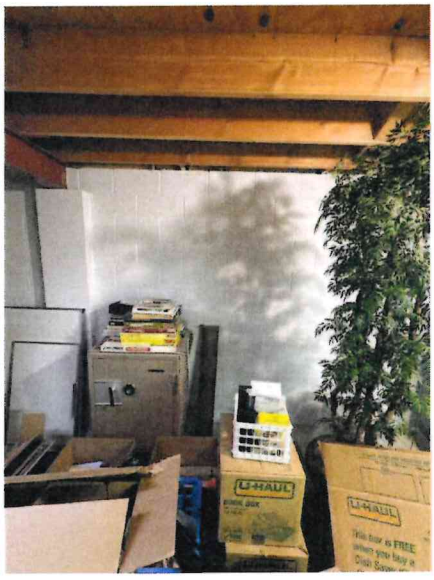
The inspection is not an engineering analysis and does not determine the structural design, engineering adequacy, load-bearing capacity, remaining service life, or compliance of the foundation or related construction with current or past building codes.

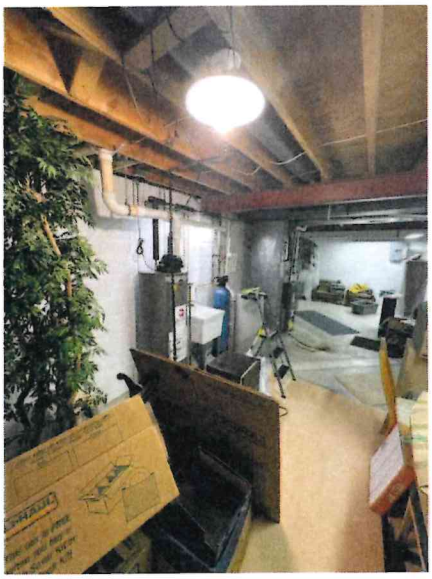
Visible conditions can also be affected by seasonal conditions, recent weather, groundwater levels, drainage conditions, prior repairs, previous water intrusion, and other factors that may change over time. The absence of visible evidence of moisture, water intrusion, movement, or other deficiencies at the time of inspection does not establish that such conditions have never existed, are not occurring intermittently, or will not occur in the future.

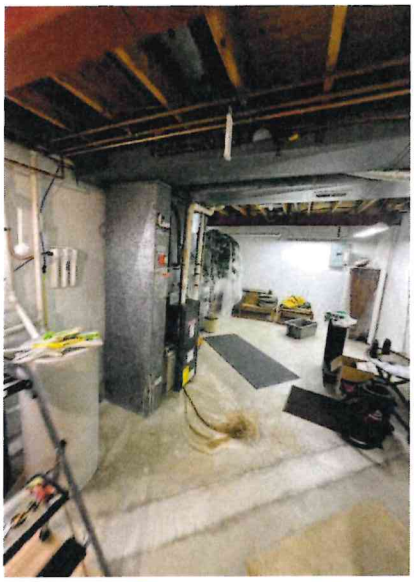
Concealed defects, deterioration, moisture intrusion, structural movement, cracking, water damage, or other conditions may exist that were not observable or accessible during the inspection. The inspection report is not a guarantee, warranty, or insurance policy against concealed or future conditions.

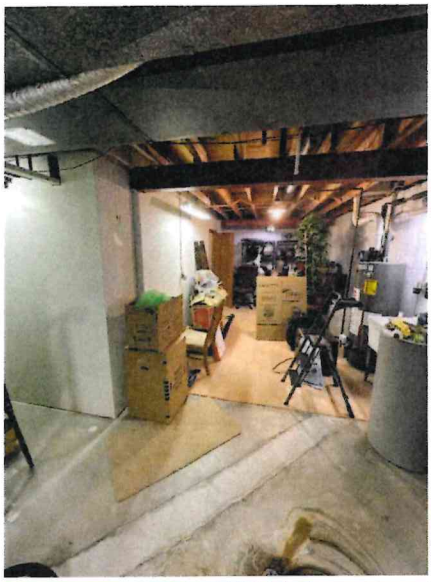
If cracking, movement, moisture intrusion, water damage, or other concerns are identified, or if additional assurance regarding the condition of the basement or foundation is desired, further evaluation by an appropriately foundation contractor, structural engineer, or other qualified professional is recommended prior to closing or purchase as defects may exist that were not visible or noted at time of inspection. Such evaluation may require invasive inspection, testing, excavation, monitoring, or other procedures beyond the scope of a visual home inspection as defined by SPS-131.



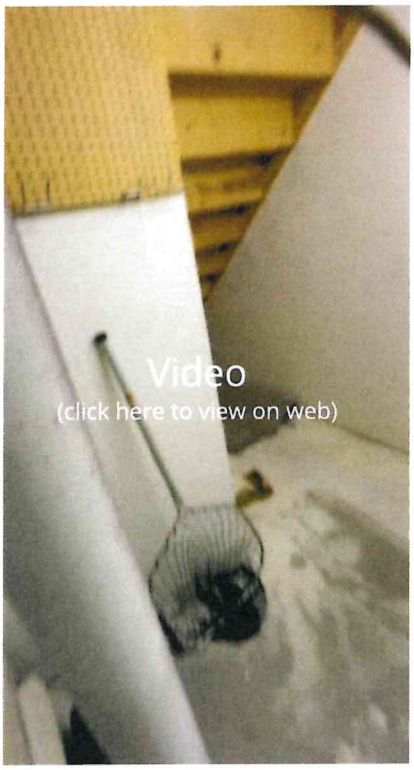












Video
(click here to view on web)

Basement General Observations Photos: Inspection Method

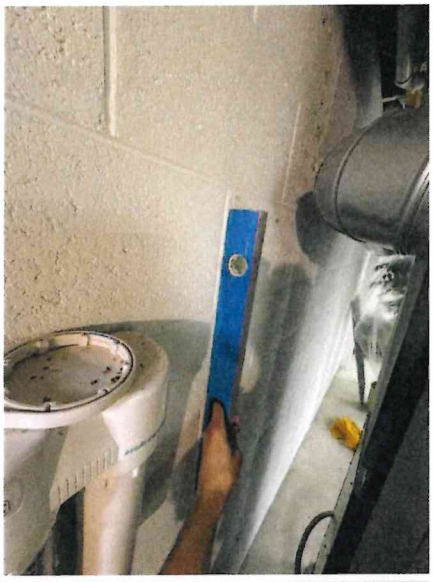
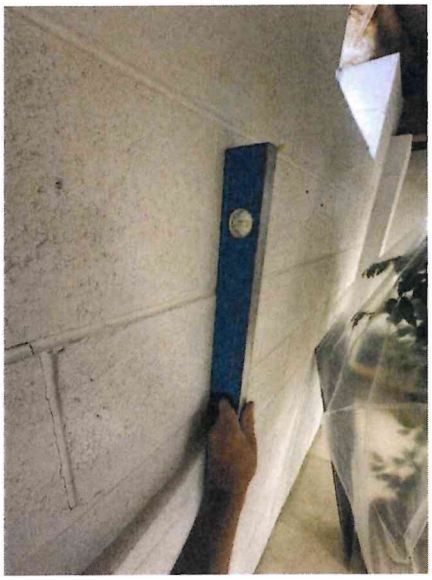
Inspection Limitation – Basement / Foundation

6 Foot Level, Not 100% Visible, 75%+- COVERED

The basement and foundation inspection is limited to areas that were visibly accessible at the time of the inspection. Portions of the foundation and basement walls, floors, and structural components were obstructed or concealed by finished wall coverings, insulation, stored personal property, mechanical equipment, shelving, and/or built-in furnishings and therefore could not be fully evaluated.

The inspection is a visual, non-invasive assessment only. No destructive testing, excavation, moisture probing behind finished surfaces, or removal of finishes was performed. As a result, hidden conditions such as concealed structural defects, foundation movement, cracking behind finishes, moisture intrusion, water damage, mold growth, or deterioration may exist but were not observable at the time of inspection.

Defects may exist that were not visible and or noted at time of inspection.



Basement Foundation: Material

Block, Not Fully Visible, Painted, Common Cracks

No representation can be made of areas that could not be inspected. Defects may be present in areas that were not visible or inspected at time of inspection.

Basement Foundation: Foundation Not 100% Visible

The foundation walls were not 100% visible for inspection. No past, present, or future representation of any kind can be made of areas that could not be inspected at time of inspection.

It is very important to maintain positive drainage away from the home to prevent future foundation repairs and or water entry.

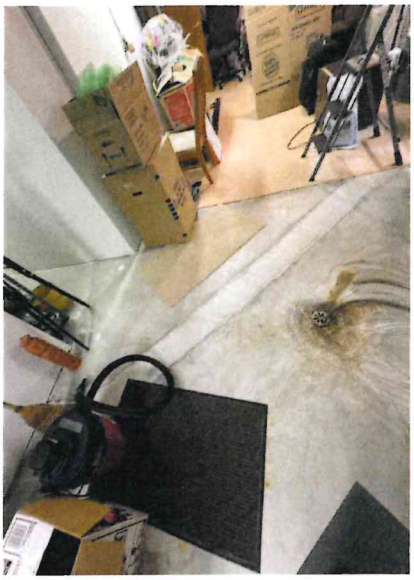
No past, present, or future representation of structural and or moisture damage or defects can be made by the inspector.

Basement Floor / Drainage: Covered Flooring

The basement floor was in satisfactory condition where visible. No water staining noted.

Basement Floor / Drainage: Concrete Basement Floor Repaired

Basement floor was previously repaired prior to inspection. Recommend verifying with seller what work had been completed prior to purchase.



Basement Floor / Drainage: Basement Drainage

Basement

Floor Drain Present, Drains Present Are Not Tested

Please note. Drains are not tested during the home inspection. It is unknown where these drains drain to or the condition of the drains aside from what we can visually inspect at time of inspection.



Basement Girders/Beams, Columns, Joists, Sub Floor: Girder / Beam Material

Steel I-Beam, Not 100% Visible



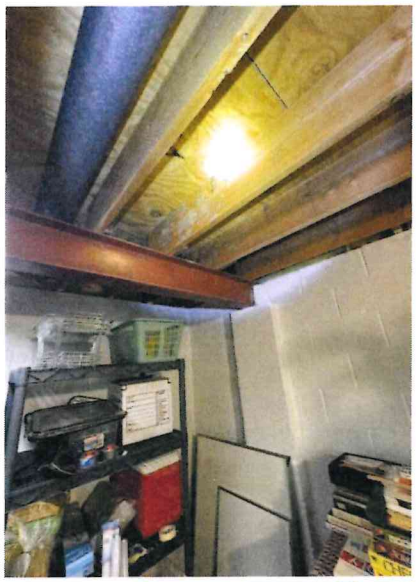
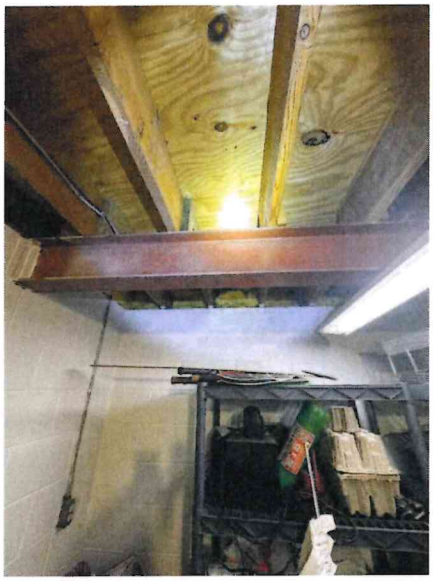
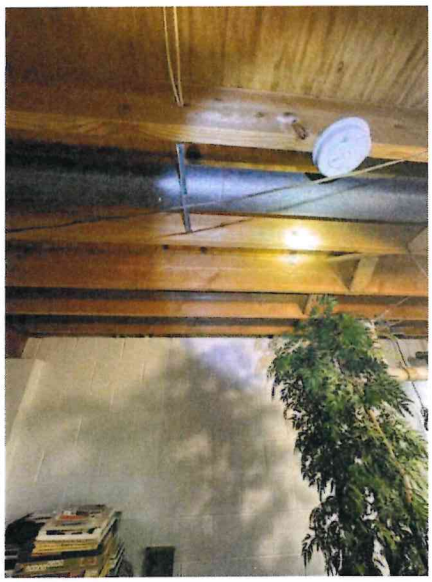
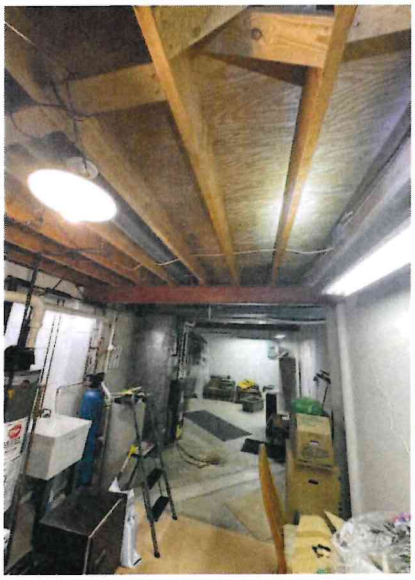
Basement Girders/Beams, Columns, Joists, Sub Floor: Column Material

Steel, Not 100% Visible

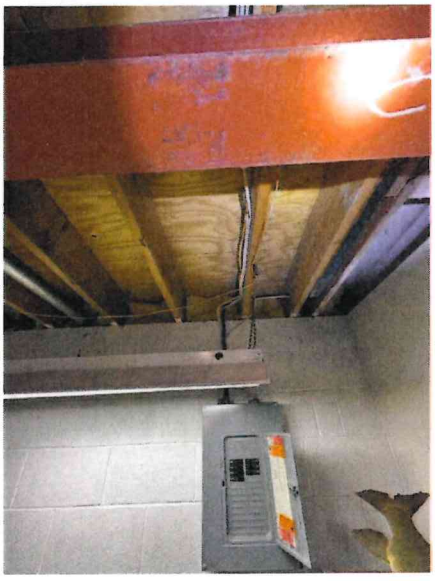


Basement Girders/Beams, Columns, Joists, Sub Floor: Joist Material

Wood, 2"x12", Not 100% Visible

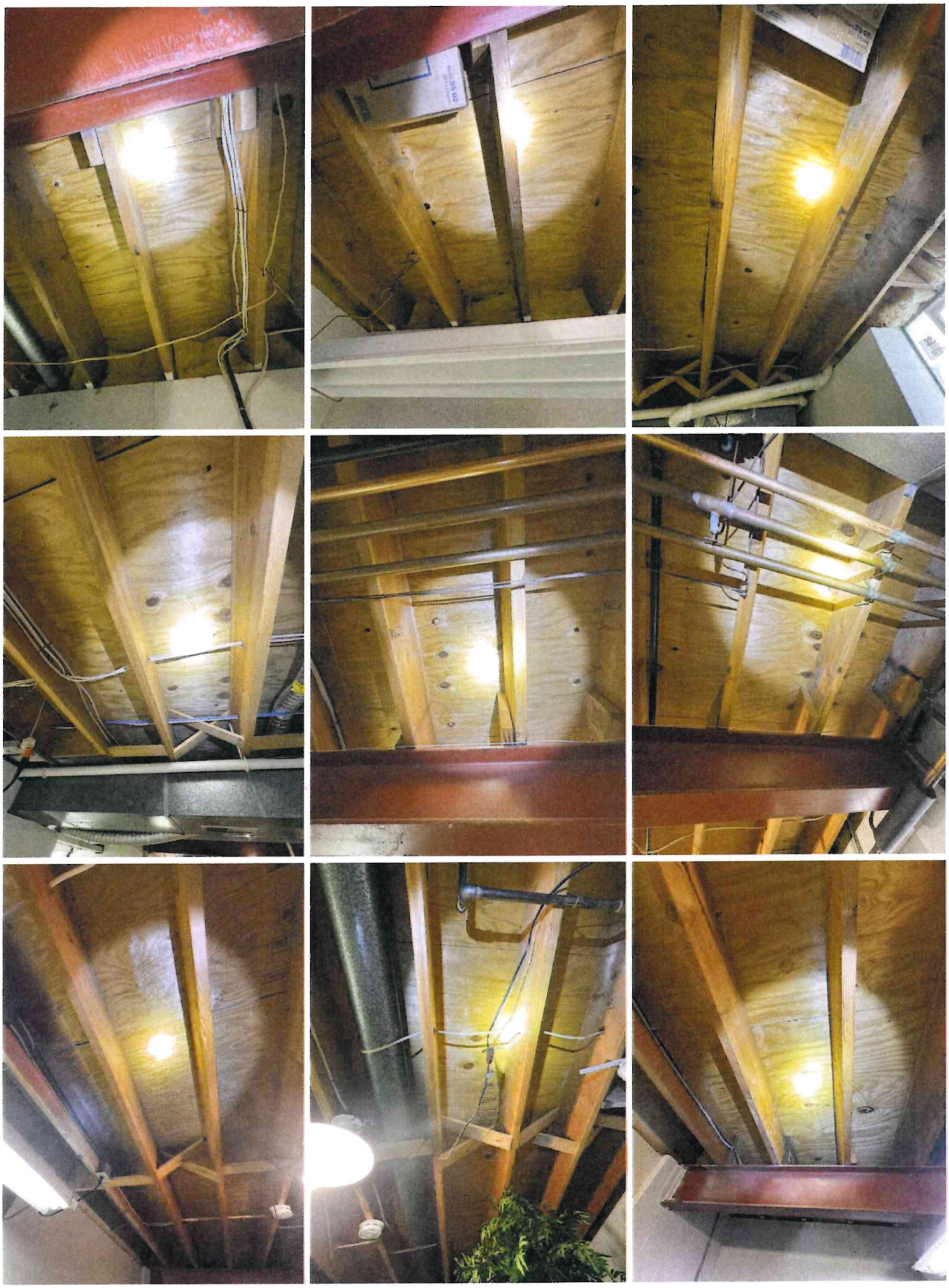









Basement Girders/Beams, Columns, Joists, Sub Floor: Sub-Floor Material

Plywood, Not 100% Visible





Recommendations/defects

13.2.1 Basement Foundation

Monitor Or Repair As Needed (Future Maintenance/Repair/Cosmetic)

FOUNDATION CRACKS

BASEMENT

Cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend monitoring for more serious shifting/displacement and repairing as necessary. No water staining and or movement noted in these areas at time of inspection.

Here is an informational article on foundation cracks.

