

Visual Property Inspection

**541 100th Str
North Battleford, Saskatchewan**

Prepared for :

**Brodie Partington
North Battleford, Saskatchewan**



Inspected by :

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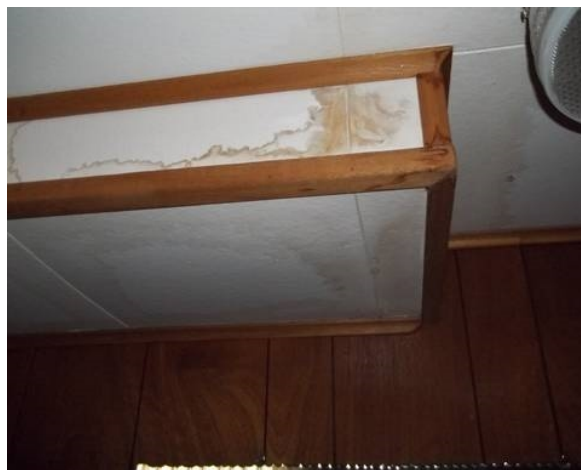
Limitations

Restricted

Debris

Snow

Vegetation



Conditions

- Clear Cloudy Rain Wet
 Approx. Temperature 18 Approx. Hydrant Distance 200 yards

Building

- Condo Rural Bungalow Bi-Level 2 Story 3 Story
 Semi-Detached Duplex Row House Other Split Level

Landscaping

- Slopes to House Flower Bed Hedge Tree Ravine
 Earth to Wood Site Erosion No Swale

Damaged: No

Trim and maintain vegetation away from structure to reduce moisture damages and premature wear of finishing materials.



Driveway

- Slopes to House Paving Stone Gravel Concrete Asphalt

Damaged: No

Lighting

Operational: No

- None Unsecured

Determine cause of inoperable light fixture and repair as required. Replace bulb prior to further investigation.

Deck/Patio

Damaged: No

- Unsecured Wood Brick Concrete Metal
 Slopes to House Paving Stone Patio Block Stone Crack
 Deterioration Mold Rot



Railing

Damaged: No

- Unsecured Metal Wood Incomplete None

Recommend installing handrail to promote safety



Retaining Wall

Damaged: No

- Not Stable No Weep Holes Wood Concrete Stone Crack
 Deterioration Rot Leans

Repair decorative retaining wall to reduce further damages and related safety hazards



Exterior

Limitations

- Clearance Seasonal Storm Windows Debris Shrub Snow
 Restricted Parged

Foundation Wall

- Not Exposed Poured Concrete Block Brick Stone
 Exterior Rigid Insulation PWF Piling Crack Mildew
 Stain Frost Heave

Damaged: No

Contact a expert to determine cause and extent of crack and repair as required to reduce any associated hazards/ damages.



Wall Surface

- No Ground Clearance Aluminum Composite Brick Stone
 Stucco Vinyl Siding Steel Split Repoint Repaint
 Recaulk Crack Mildew Stain Wood

Damaged: No

Windows

- Inspected with Binoculars Storm Unsecured Repaint Recaulk
 Weather-strip Mildew Stain Poor Trim

Damaged: No

Original wood Unites will require regular maintenance to reduce deterioration,

Window Well

- Improper Drainage

Damaged: No

Doors

- Binds Damaged Storm Unsecured Repaint Recaulk
 Weather-strip Mildew Stain Split

Operational: Yes

Lighting

- None Unsecured

Operational: Yes

Receptacle

Damaged Install GFCI Reverse Polarity

Operational:

Yes

No Ground Open Ground

Garage

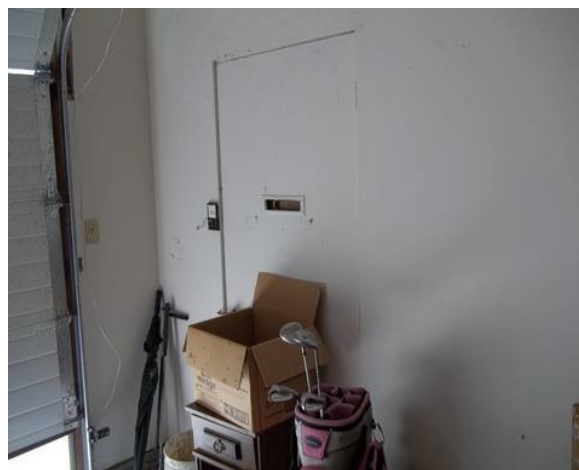
Type

- Attached
 Built-In
 Detached
 Single
 Double
 Insulated
 Attic Access

Check on code with local authorities regarding venting from interior. Recommend removing to reduce any associated hazards.



heat vent from interior



Door

- Binds
 Damaged
 Automatic
 Sectional
 Wood
 Metal
 Adjust Auto Stop
 No Safety Stop
 Stain
 Corrosion

Operational: Yes

Floor

- Crack
 Settlement
 Asphalt
 Concrete
 Gravel
 Stain

Damaged: No

Wall

- No Fire Barrier
 Drywall
 Unfinished
 Brick
 Wood
 Stain

Damaged: No

Window

Operational: Yes

- Binds Damaged

Ceiling

Damaged: No

- No Fire Barrier Drywall Crack Wood Stain Unfinished

Repair joint cracks to reduce further separation. Monitor repairs to determine if underlying conditions exist prior to further investigation



Lighting

Operational: Yes

- None Unsecured

Receptacle

Operational: Yes

- Damaged Install GFCI Reverse Polarity No Ground Open Ground

Circuit Wire

- Concealed Unsecured Improper

Access Door

Operational: Yes

- Auto Door Close Metal Clad Wood Composite Gas Proof
 Damaged Stain Corrosion
 To Interior

Install self closing mechanism to reduce any safety hazards.

Roof Structure

Inspected By:

- Binocular
 Roof Edge
 Walk On
 No Access

Limitations

- Deck
 Gravel
 Height
 Steep Slope
 Rain
 Solar Panel

Main Roof

- Flat
 Gable
 Valley
 Hip
 Shed
 Other



Gutter/Downspout

- Unsecured
 Aluminum
 Galvanized
 Plastic
 Corrosion
 Leak
 Drainage Below Ground
 Extended Leader
 Redirect Leader
 Clean

Damaged: No

- Incomplete
 Dent
 Spill

Fascia/Soffit

- Not Vented
 Aluminum
 Wood
 Vinyl
 Other
 Mildew
 Stain
 Corrosion

Damaged: No

- Loose

Covering

- Asphalt Shingle
 Concrete
 Wood Shingle
 Wood Shake
 Fiberglass Shingle
 Tar
 Metal
 Other
 Nail Pop
 Loose
 Broken
 Crack
 Patched
 Mildew
 Stain
 Worn
 Curl
 Fungus
 Improper Installation

Damaged: No



Above sun deck. Appear to have had sunlights removed in past.

Life Expectancy

- Middle
 Typical
 Exceeded

Accessory

- Unsecured
 Air Vent
 Vent Stack
 Turbine
 Electrical Mast
 Solar Panel
 Skylight
 Antenna
 Dish

Damaged: No



Flashing

- Not Checked
 Chimney
 Dormer
 Drip Edge
 Flat Roof
 Skylight
 Roof to Wall
 Stack
 Valley
 Roll Roofing
 Aluminum
 Copper
 Rubber
 Gap
 Deterioration
 Corrosion
 Tarred
 Reseal
 Improper
 Replace When Re-roofing

Damaged: No

Fasten and seal flashing to reduce water penetration and subsequent damages



Chimney/Vent

- | | | | | | |
|----------------------------------|------------------------------------|--------------------------------------|--|--|------------------------------------|
| <input type="checkbox"/> Leaning | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Furnace | <input checked="" type="checkbox"/> Gas Insert | <input type="checkbox"/> Other | <input type="checkbox"/> Brick |
| <input type="checkbox"/> Metal | <input type="checkbox"/> Wood | <input type="checkbox"/> Stucco | <input type="checkbox"/> Crack | <input type="checkbox"/> Deterioration | <input type="checkbox"/> Corrosion |
| <input type="checkbox"/> Loose | <input type="checkbox"/> Abandoned | <input type="checkbox"/> No Wind Cap | <input type="checkbox"/> Metal Liner Required | | |

Damaged: No

Chimney Cap

- | | | | | | |
|--|------------------------------------|---|---|--------------------------------|--------------------------------|
| <input type="checkbox"/> None | <input type="checkbox"/> Concrete | <input checked="" type="checkbox"/> Masonry | <input checked="" type="checkbox"/> Metal | <input type="checkbox"/> Other | <input type="checkbox"/> Crack |
| <input type="checkbox"/> Deterioration | <input type="checkbox"/> Corrosion | <input type="checkbox"/> Loose | | | |

Damaged: No

Limitations

- No Access
 Sealed
 Stored Items
 Looked In
 Entered
 Hatch
 Pull Down
 Insulated

Structure

- Truss
 Rafter
 Warped
 Stain
 Sag
 Damaged:
No
 Split



Garage access

Sheathing

- Condensation
 Composite
 Thermal Board
 Plywood
 Board
 Damaged:
No
 Mildew
 Sag
 Stain
 R Felt

Insulation

- | | | | | | |
|--|---|--|--|--|-------------------------------------|
| <input type="checkbox"/> Radiant Barrier | <input type="checkbox"/> Concealed | <input type="checkbox"/> Finished | <input type="checkbox"/> None | <input type="checkbox"/> Vapor Barrier | <input type="checkbox"/> Fibreglass |
| <input type="checkbox"/> Mineral | <input type="checkbox"/> Cellulose | <input type="checkbox"/> Wood Shavings | <input type="checkbox"/> Rigid Plastic | <input type="checkbox"/> Foam | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> Batt | <input checked="" type="checkbox"/> Loose | <input type="checkbox"/> Sprayed | <input type="checkbox"/> Required | | |
- Estimated Depth 8-10 inches

Damaged: No

Ventilation

- | | | | | | |
|--|----------------------------------|------------------------------------|----------------------------------|-------------------------------------|----------------------------------|
| <input type="checkbox"/> None | <input type="checkbox"/> Soffit | <input type="checkbox"/> Gable End | <input type="checkbox"/> Turbine | <input type="checkbox"/> Mechanical | <input type="checkbox"/> Baffles |
| <input checked="" type="checkbox"/> Roof | <input type="checkbox"/> Blocked | <input type="checkbox"/> Required | | | |

Damaged: No

Recommend installing additional roof vents to promote attic ventilation and reduce attic moisture/condensation related damages. Only one roof vent noted .

Exhaust Duct

- | | | | | |
|------------------------------------|--|-------------------------------------|----------------------------------|--------------------------------|
| <input type="checkbox"/> Concealed | <input type="checkbox"/> Not Insulated | <input type="checkbox"/> Into Attic | <input type="checkbox"/> Plastic | <input type="checkbox"/> Metal |
|------------------------------------|--|-------------------------------------|----------------------------------|--------------------------------|

Damaged: No

Basement/Structure

Limitations

- Finished
 Clutter
 Dry Weather
 Dry Ground



Floor

- Crack
 Concrete
 Carpet
 Ceramic
 Vinyl
 Wood
 Laminate

Damaged: No

Wall

- Crack
 Concealed
 Mildew
 Concrete
 Brick
 PWF

Damaged: No

Repair noted to foundation crack. Monitor for any further damages



Ceiling

- Stain
 Unfinished
 Drywall
 Stipple
 Wood
 Tile

Damaged: No

Window

<input type="checkbox"/> Binds	<input type="checkbox"/> Not Tested	<input type="checkbox"/> Single	<input type="checkbox"/> Casement	<input type="checkbox"/> Sliding	<input type="checkbox"/> Bay
<input checked="" type="checkbox"/> Fixed	<input type="checkbox"/> Aluminum	<input type="checkbox"/> Vinyl	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Damaged	<input type="checkbox"/> Mildew
<input type="checkbox"/> Stain	<input type="checkbox"/> Repaint				

Damaged: No

Door

<input type="checkbox"/> Binds	<input type="checkbox"/> Damaged	<input type="checkbox"/> Pocket	<input checked="" type="checkbox"/> Hinged	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Composite
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Damaged: No

Lighting

<input type="checkbox"/> Minimal	<input type="checkbox"/> Unsecured
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Damaged: No

Receptacle

<input type="checkbox"/> Damaged	<input type="checkbox"/> Install GFCI	<input type="checkbox"/> Reverse Polarity	<input type="checkbox"/> No Ground	<input type="checkbox"/> Open Ground
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Damaged: No

Circuit Wire

<input type="checkbox"/> Concealed	<input type="checkbox"/> Unsecured	<input type="checkbox"/> Improper
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Heat Source

<input type="checkbox"/> None	<input type="checkbox"/> Thermostat	<input type="checkbox"/> Electric	<input type="checkbox"/> Air Register	<input type="checkbox"/> Convector	<input type="checkbox"/> Radiant
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Floor Joist

<input type="checkbox"/> Concealed	<input type="checkbox"/> Unsecured	<input type="checkbox"/> Split	<input type="checkbox"/> Stain	<input type="checkbox"/> Other
------------------------------------	------------------------------------	--------------------------------	--------------------------------	--------------------------------

Damaged: No

Bridging

<input type="checkbox"/> Concealed	<input type="checkbox"/> Continuous	<input type="checkbox"/> X-Metal	<input type="checkbox"/> X-Wood	<input type="checkbox"/> Solid Wood
------------------------------------	-------------------------------------	----------------------------------	---------------------------------	-------------------------------------

Damaged: No

Sill Plate

<input checked="" type="checkbox"/> Concealed	<input type="checkbox"/> Moisture Gasket	<input type="checkbox"/> Mildew	<input type="checkbox"/> Stain	<input type="checkbox"/> No Anchors
---	--	---------------------------------	--------------------------------	-------------------------------------

Damaged: No

Beam

<input type="checkbox"/> Unsecured	<input checked="" type="checkbox"/> Concealed	<input type="checkbox"/> Laminate	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Sag
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Damaged: No



Post

On Slab Concealed Adjustable Brick Concrete Wood

Damaged: **No**

Slab on Grade

Concealed On Piling On Brick Floating Crack Frost Heave
 Settling Leak

Damaged: **No**

Electrical Service

Service Entrance

- Underground
 Overhead
 No Conduit
 120 - Volt
 120/240 Volt
 Unsecured
 Frayed

Entrance Cable

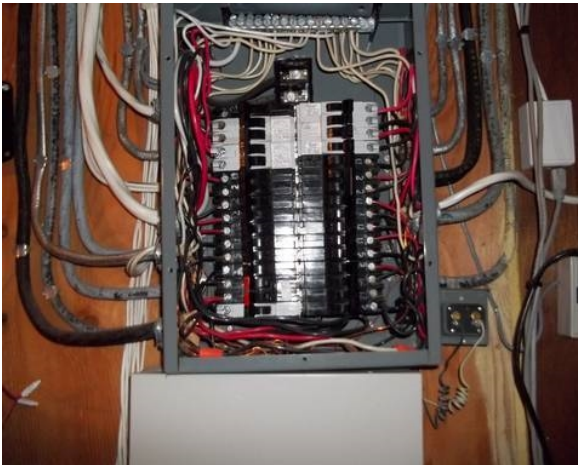
- Concealed
 Aluminum
 Copper

Main Disconnect

- Switch/Cartridge Fuse
 Breaker

Disconnect Rating

- Have Electrician Evaluate
 Amps 100



Distribution Panel

- Not Opened
 Non Standard Installation
 Obstructed
 Unsecured
 Corrosion

- Obsolete

Location Bsmt Storage Rm

Damaged: No

Panel Rating

- Room For Expansion
 Amps 100

Fuse

- Breaker
 Glass
 Cartridge
 Time Delay
 GFCI Breaker
 AFCI Breaker
 Blown
 Over-Fused

Circuit Wire

- | | | | | |
|--|-----------------------------------|--|--------------------------------------|-------------------------------------|
| <input type="checkbox"/> Improper | <input type="checkbox"/> Aluminum | <input checked="" type="checkbox"/> Copper | <input type="checkbox"/> Copper Clad | <input type="checkbox"/> Other |
| <input type="checkbox"/> Non-Metallic Sheathed | | <input type="checkbox"/> Armoured Cable | | <input type="checkbox"/> Knob & Tub |
| <input type="checkbox"/> Double Tapping | <input type="checkbox"/> Spliced | <input type="checkbox"/> Corrosion | <input type="checkbox"/> Scorched | |

Damaged: No

Grounding

- | | | | | |
|------------------------------------|-------------------------------------|--|--|---|
| <input type="checkbox"/> Concealed | <input type="checkbox"/> Ground Rod | <input checked="" type="checkbox"/> Water Main | <input type="checkbox"/> Improper Connection | <input checked="" type="checkbox"/> Meter By-Pass |
|------------------------------------|-------------------------------------|--|--|---|

Bonding

- | | | | | |
|---|-------------------------------------|-----------------------------------|--|------------------------------------|
| <input checked="" type="checkbox"/> Concealed | <input type="checkbox"/> Water Pipe | <input type="checkbox"/> Gas Pipe | <input type="checkbox"/> Improper Connection | <input type="checkbox"/> Corrosion |
| <input type="checkbox"/> Unsecured | | | | |

Heating

Data Plate

Not Legible

Incomplete

Model: Lennox

BTU Input: 110,000

Estimated Age: Original



Limitations

Cleanout Does Not Open

Oil Tank Not Visible

System Operating In AC Mode

System Shut Down

Piping Concealed

Weather

Smoke Detectors

Basement

1st Floor

2nd Floor

3rd Floor

Other

Operational: Yes

Recommend having detectors hard wired to reduce any safety hazards.

CO Detectors

Basement

1st Floor

2nd Floor

3rd Floor

Other

Operational: Yes

Recommend installing hard wired CO detectors to reduce any safety hazards.

Thermostat/Humidistat

Unsecured

Programmable

Standard

Operational: Yes

Heating Fuel Source

Unknown

Electric

Gas

Heat Type

Convector

Forced Air

Radiator

Burner Type

Conventional

Mid Efficiency

High Efficiency

Heating System

Advise Service/Repair Contract

Air Requirement

Internal External Inadequate

Venting

Flue Sidewall Metal Improper Rise Unsecured Corrosion
 Soot

Life Expectancy

Typical End Exceeded

Gas Burner

Operational: Yes

Not Checked

Ignition

Electronic Pilot & Thermocoupl

Burn Chamber

Deterioration Advise Adjustment Burn Through Corrosion Crack
 Soot

Inspection Door

Missing Soot Sealed

Central Humidifier

Damaged: Yes

Not Checked Water Shut Off Damaged Clean Mildew Unsecured
 Corrosion Leak

Not in use.



Motor/Blower

Direct Drive Noisy Other

Fan Belt

- Loose Misaligned Other

Filter

- Electronic Disposable Permanent Missing Inoperable Undersized
 Damaged Dirty

Duct/Joint/Housing

- Unsecured Corrosion Kink

AC/Heat Pump

- | | | | | | |
|--------------------------------------|--------------------------------------|---|------------------------------------|------------------------------------|---------------------------------------|
| <input type="checkbox"/> Not Checked | <input type="checkbox"/> Evaporative | <input checked="" type="checkbox"/> Central | <input type="checkbox"/> Geo-Therm | Operational: | Yes |
| <input type="checkbox"/> Danged Fins | <input type="checkbox"/> Corrosion | <input type="checkbox"/> Noisy | <input type="checkbox"/> Loose | <input type="checkbox"/> Air | <input type="checkbox"/> Through Wall |
| <input type="checkbox"/> Dirty | | | | <input type="checkbox"/> Unsecured | <input type="checkbox"/> Not Level |



Condensation Line

- Improper Drain Corrosion Leak

Refrigerant Line

- Unsecured Not Insulated Leak

Bsmt. Heat supply,

Data Plate

Not Legible Incomplete
Model: Lennox BTU Input: 80,000 Estimated Age: Original

Limitations

Cleanout Does Not Open Oil Tank Not Visible System Operating In AC Mode
 System Shut Down Piping Concealed Weather

Thermostat/Humidistat

Unsecured Programmable Standard

Operational: Yes

Heating Fuel Source

Unknown Electric Gas

Heat Type

Convector Forced Air Radiator

Burner Type

Conventional Mid Efficiency High Efficiency

Heating System

Advise Service/Repair Contract

Air Requirement

Internal External Inadequate

Venting

Flue Sidewall Metal Improper Rise Unsecured Corrosion
 Soot

Life Expectancy

Typical End Exceeded

Gas Burner

Not Checked

Operational: Yes

Checked for operation only.

Ignition

Electronic Pilot & Thermocoupl

Burn Chamber

Deterioration Advise Adjustment Burn Through Corrosion Crack
 Soot

Inspection Door

Missing Soot Sealed

Motor/Blower

Direct Drive Noisy Other

Fan Belt

Loose Misaligned Other

Filter

Electronic Disposable Permanent Missing Inoperable Undersized
 Damaged Dirty

Duct/Joint/Housing

Unsecured Corrosion Kink

Plumbing Components

Limitation

Finished Basement

Public Supply

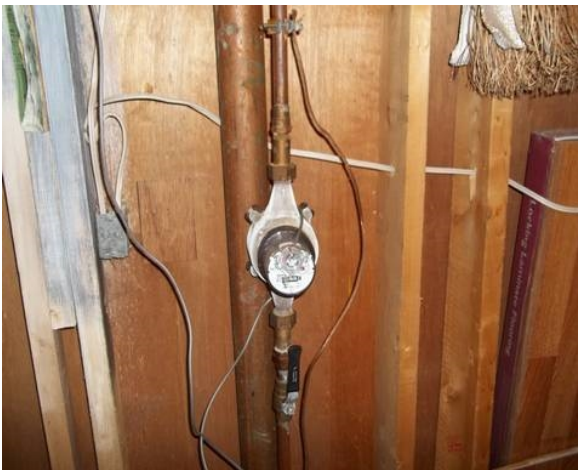
Metered Concealed Lead Galvanized Plastic Copper

Shut Off Valve

Not Tested Corrosion Leak

Location Furnace Rm

Contact expert to repair to reduce moisture related damages.



Water Pressure

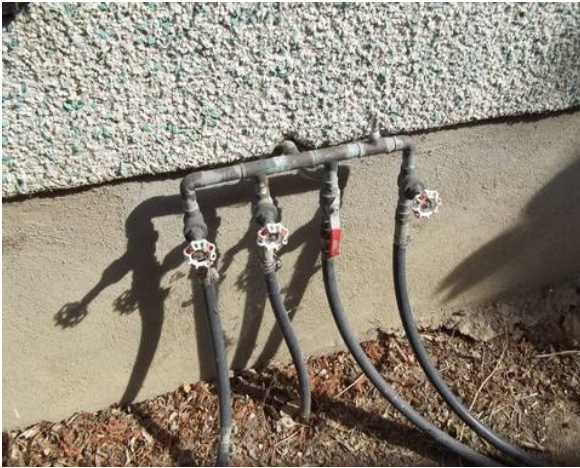
Low Typical High

Hose Bibb

Not Checked Frost Free Anti-Siphon Shut-Off Valve Recaulk Unsecured

Corrosion Leak

Operational: Yes



water supply shut off at time of inspection.

Distribution Piping

- Concealed Lead Galvanized Plastic Copper
 Dissimilar Material Unsecured Corrosion Leak

Damaged: No

Waste Drainage

- Concealed Galvanized Cast Iron Plastic Copper Odor
 Unsecured Corrosion Leak Advise Septic Tank Checked

Damaged: No

Floor Drain

- Mechanical Primer None Backed Up No Water No Trap

Vent Stack/Piping

- Concealed Galvanized Cast Iron Plastic Copper Undersized
 Unsecured Corrosion Leak

Damaged: No

Main Cleanout

- Concealed Improper Plug

Damaged: No

Hot Water Tank

- Hybrid Heating Power-Vented Own Gas Electric Unsecured
 Corrosion Leak
 Age 2010 Estimated Capacity I.G. 33 gallon

Operational: Yes

Life Expectancy

- Typical Middle Exceeded

Fuel Shut-Off

- Concealed
 Location Above furnace

Relief Valve

No Test Lever Corrosion Other

Discharge Tube

Undersized Discharge

Venting

Flue Sidewall Improper Rise Unsecured Corrosion Soot **Damaged:** **No**

Burn Chamber

Not Checked Needs Adjustment

Laundry

Floor

Worn
 No drain
 Concrete
 Vinyl
 Wood
 Ceramic

Damaged: No



Wall

Patched
 Unfinished
 Drywall
 Brick
 Wood
 Ceramic

Damaged: No

Ceiling

Patched
 Unfinished
 Drywall
 Stipple
 Wood
 Tile

Damaged: No

Door

Binds
 Damaged
 Bi-Fold
 Hinged
 Wood
 Composite

Operational: Yes

Lighting

None
 Unsecured

Operational: Yes

Receptacle

Damaged
 Install GFCI
 Reverse Polarity
 No Ground
 Open Ground

Operational: Yes

Washer

Make Moffat

Damaged: No

Dryer

Make Kenmore

Damaged: No

Dryer Vent

Unsecured
 With Other Exhaust
 To Crawlspace
 To Attic
 Plastic Duct

Damaged: No

Relocate exhaust and decrease ducting length to reduce hazards associated with excessive run

Fireplace

Type

- Built-in Free Standing Gas Insert Wood Insert Metal Liner Firebrick
 External Air Supply

Turned pilot light on only. Unable to locate remote to fully test function of fire place.

Main Bathroom

Location

Basement 1st Floor 2nd Floor 3rd Floor Other

Water Flow

Normal Suspect Low

Floor

Worn Crack Carpet Vinyl Wood Ceramic

Damaged: No

Wall

Patched Crack Drywall Brick Wood Ceramic

Damaged: No

Ceiling

Patched Crack Drywall Stipple Wood Tile

Damaged: No

Door

Binds Damaged Pocket Hinged Wood Composite

Operational: Yes

Lighting

None Unsecured

Operational: Yes

Receptacle

Damaged Install GFCI Reverse Polarity No Ground Open Ground

Operational: Yes

Exhaust Fan

Advise Installation

Operational: Yes

Sink

Worn Chip

Damaged: No

Faucet

No Shut-off Sticks Unsecured Corrosion Leak

Operational: Yes

Tested for 5-10 minutes, no leaks at time of inspection

Trap/Drain

Unsecured Improper Trap Slow Drain Corrosion Leak

Damaged: No

Vanity

Worn Unsecured Laminate Plywood Wood Metal
 Scratch Mildew Missing Hardware

Damaged: No

Counter

Unsecured Solid Surface Marble Laminate Ceramic RegROUT
 Mildew Scratch Worn

Damaged: No

Toilet

- No Shut-Off
 Tank Loose
 Unsecured
 Crack
 Leak

Operational: Yes

Tub/Enclosure

- Unsecured
 Ceramic
 Cultured Marble
 Fiberglass
 Plastic
 Regrout
 Mildew
 Crack
 Worn

Damaged: No

Jetted Tub

- Not Tested
 GFCI Protected
 Motor Access
 Corrosion
 Leak

Operational: Yes

Tested for 5-10 minutes, operational at time of inspection.



Faucet/Shower Head

- Not Tested
 Sticks
 Unsecured
 Corrosion
 Leak

Operational: Yes

Shower Enclosure

- Unsecured
 Ceramic
 Cultured Marble
 Fiberglass
 Plastic
 Regrout
 Mildew
 Scratch
 Worn

Damaged: No

Mixer/Shower Head

- Not Tested
 Sticks
 Unsecured
 Corrosion
 Leak

Operational: Yes

Heat Source

- None
 Thermostat
 Electric
 Air Register
 Convector
 Radiant

Bathroom

Location

Basement 1st Floor 2nd Floor 3rd Floor Other

Water Flow

Normal Suspect Low

Floor

Worn Crack Carpet Vinyl Wood Ceramic

Damaged: No

Wall

Patched Crack Drywall Brick Wood Ceramic

Damaged: No

Unfinished

Ceiling

Patched Stain Drywall Stipple Wood Tile

Damaged: No

Window

Binds Not Tested Single Hung Casement Sliding Bay
 Fixed Aluminum Vinyl Wood Damaged Mildew
 Stain Repaint Awning

Operational: Yes

Door

Binds Damaged Pocket Hinged Wood Composite

Operational: Yes

Lighting

None Unsecured

Operational: Yes

Receptacle

Damaged Install GFCI Reverse Polarity No Ground Open Ground

Operational: Yes

Exhaust Fan

Advise Installation

Operational: Yes

Recommend installing exhaust fan to remove excess moisture, reduce related damages/deterioration and discourage an environment conducive to mold growth

Sink

Worn Chip

Damaged: No

Faucet

No Shut-off Sticks Unsecured Corrosion Leak

Operational: Yes

Tested for 5-10 minutes, no leaks at time of inspection

Trap/Drain

Unsecured Improper Trap Slow Drain Corrosion Leak

Damaged: No

Vanity

Worn Unsecured Laminate Plywood Wood Metal
 Scratch Mildew Missing Hardware

Damaged: No

Counter

Unsecured Solid Surface Marble Laminate Ceramic RegROUT
 Mildew Scratch Worn

Damaged: No

Toilet

No Shut-Off Tank Loose Unsecured Crack Leak

Operational: Yes

Faucet/Shower Head

Not Tested Sticks Unsecured Corrosion Leak

Operational: Yes

Tested for 5-10 minutes, no leaks at time of inspection

Shower Enclosure

Unsecured Ceramic Cultured Marble Fiberglass Plastic RegROUT
 Mildew Scratch Worn

Damaged: No

Heat Source

None Thermostat Electric Air Register Convector Radiant

Ensuite

Location

Basement 1st Floor 2nd Floor 3rd Floor Other

Water Flow

Normal Suspect Low

Floor

Worn Crack Carpet Vinyl Wood Ceramic **Damaged: No**

Wall

Patched Crack Drywall Brick Wallpaper Ceramic **Damaged: No**

Ceiling

Patched Stain Drywall Stipple Wood Tile **Damaged: No**

Monitor previous staining to ensure leak remains inactive

Window

Binds Not Tested Single Hung Casement Sliding Bay **Operational: Yes**
 Thermal Aluminum Vinyl Wood Damaged Mildew
 Stain Repaint Awning

Door

Binds Damaged Pocket Hinged Wood Composite **Operational: Yes**

Lighting

None Unsecured **Operational: Yes**

Receptacle

Damaged Install GFCI Reverse Polarity No Ground Open Ground **Operational: Yes**

Exhaust Fan

Advise Installation **Operational: Yes**

Sink

Worn Chip **Damaged: No**

Faucet

No Shut-off Sticks Unsecured Corrosion Leak **Operational: Yes**

Tested for 5-10 minutes, no leaks at time of inspection

Trap/Drain

Unsecured Improper Trap Slow Drain Corrosion Leak **Damaged: No**

Vanity

Worn Unsecured Laminate Plywood Wood Metal
 Scratch Mildew Missing Hardware

Damaged: No

Counter

Unsecured Solid Surface Marble Laminate Ceramic RegROUT
 Mildew Scratch Worn

Damaged: No

Toilet

No Shut-Off Tank Loose Unsecured Crack Leak

Operational: Yes

Tub/Enclosure

Unsecured Ceramic Cultured Marble Fiberglass Plastic RegROUT
 Mildew Crack Worn

Damaged: No

Faucet/Shower Head

Not Tested Sticks Unsecured Corrosion Leak

Operational: Yes

Tested for 5-10 minutes, no leaks at time of inspection

Shower Enclosure

Unsecured Ceramic Cultured Marble Fiberglass Plastic RegROUT
 Mildew Scratch Worn

Damaged: No

Mixer/Shower Head

Not Tested Sticks Unsecured Corrosion Leak

Operational: Yes

Heat Source

None Thermostat Electric Air Register Convector Radiant

Kitchen

Floor **Damaged:** **No**

Worn
 Crack
 Carpet
 Vinyl
 Wood
 Ceramic

Wall **Damaged:** **No**

Patched
 Crack
 Drywall
 Brick
 Wallpaper
 Ceramic

Ceiling **Damaged:** **No**

Patched
 Crack
 Drywall
 Stipple
 Wood
 Tile

Window **Operational:** **Yes**

Binds
 Not Tested
 Single Hung
 Casement
 Sliding
 Bay
 Thermal
 Aluminum
 Vinyl
 Wood
 Damaged
 Mildew
 Stain
 Repaint
 Awning

Door **Operational:** **Yes**

Binds
 Damaged
 Pocket
 Hinged
 Wood
 Composite

Patio Door **Operational:** **Yes**

Binds
 Damaged
 Sliding
 Hinged
 Wood
 Metal

Lighting **Operational:** **Yes**

None
 Unsecured

Ceiling Fan **Operational:** **Yes**

None
 Unsecured

Receptacle **Operational:** **Yes**

Damaged
 Install GFCI
 Reverse Polarity
 No Ground
 Open Ground

Sink **Damaged:** **No**

Worn
 Chip
 Single
 Double
 Stainless
 Enamel

Faucet **Operational:** **Yes**

No Shut-Off Valve
 Sticks
 Unsecured
 Corrosion
 Leak

Tested for 5-10 minutes, no leaks at time of inspection

Trap/Drain **Damaged:** **No**

Unsecured
 Improper Trap
 Slow Drain
 Corrosion
 Leak

Counter **Damaged:** **No**

Unsecured
 Ceramic
 Marble
 Laminate
 Solid Surface
 Regrout
 Mildew
 Scratch
 Worn

Cabinet

Worn Unsecured Laminate Plywood Wood Metal
 Missing Hardware Mildew Scratch Other

Damaged: No

Range Hood

Cooktop Exhaust Corrosion No Exhaust No Light Noisy

Operational: Yes

Exhaust vent

Unsecured Ductless Concealed With Other Exhaust To Attic
 Improper To Exterior

Filter

None Unsecured Damaged Greasy

Damaged: No

Major Appliances (Built-in)

Tested ON/OFF only. Did Not Test All Functions

Dishwasher

Tested ON/OFF

Operational: Yes

Garbage Disposal

Tested ON/OFF only

Operational: Yes

Refrigerator

Interior cold to the touch

Operational: Yes

Microwave

Tested ON/OFF

Operational: Yes

Heat Source

None Thermostat Electric Air Register Convector Radiant

Foyer

Floor					Damaged:	No
<input type="checkbox"/> Worn	<input type="checkbox"/> Crack	<input type="checkbox"/> Carpet	<input type="checkbox"/> Vinyl	<input type="checkbox"/> Wood	<input checked="" type="checkbox"/> Ceramic	
Wall					Damaged:	No
<input type="checkbox"/> Patched	<input type="checkbox"/> Crack	<input checked="" type="checkbox"/> Drywall	<input type="checkbox"/> Brick	<input type="checkbox"/> Wood	<input type="checkbox"/> Wallpaper	
Ceiling					Damaged:	No
<input type="checkbox"/> Patched	<input type="checkbox"/> Crack	<input checked="" type="checkbox"/> Drywall	<input checked="" type="checkbox"/> Stipple	<input type="checkbox"/> Wood	<input type="checkbox"/> Tile	
Lighting					Operational:	Yes
<input type="checkbox"/> None	<input type="checkbox"/> Unsecured					
Ceiling Fan					Operational:	Yes
<input checked="" type="checkbox"/> None	<input type="checkbox"/> Unsecured					
Receptacle					Operational:	Yes
<input type="checkbox"/> Damaged	<input type="checkbox"/> Switched	<input type="checkbox"/> Reverse Polarity		<input type="checkbox"/> No Ground	<input type="checkbox"/> Open Ground	
Closet/Door					Operational:	Yes
<input type="checkbox"/> Binds	<input type="checkbox"/> Damaged	<input type="checkbox"/> Light	<input type="checkbox"/> Bifold	<input checked="" type="checkbox"/> Hinged	<input checked="" type="checkbox"/> Sliding	
Stairway					Damaged:	No
<input type="checkbox"/> Unsecured	<input checked="" type="checkbox"/> Carpet	<input type="checkbox"/> Vinyl	<input type="checkbox"/> Wood	<input type="checkbox"/> Worn	<input type="checkbox"/> Trip Hazard	
Railing					Damaged:	No
<input type="checkbox"/> Unsecured	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Incomplete	<input type="checkbox"/> None		
Front Door					Operational:	Yes
<input type="checkbox"/> Damaged	<input type="checkbox"/> Binds	<input checked="" type="checkbox"/> Metal Clad	<input type="checkbox"/> Wood	<input checked="" type="checkbox"/> Dead Bolt	<input type="checkbox"/> Replace Sill	
<input type="checkbox"/> Weather Seal	<input type="checkbox"/> Split	<input type="checkbox"/> Worn				

Family Room

Floor

Worn
 Crack
 Carpet
 Vinyl
 Wood
 Ceramic

Damaged: No

Electric fireplace tested for operation. Operational at time of inspection.



Wall

Patched
 Crack
 Drywall
 Brick
 Wood
 Wallpaper

Damaged: No

Unfinished.

Ceiling

Patched
 Crack
 Drywall
 Stipple
 Wood
 Tile

Damaged: No

Window

Binds
 Not Tested
 Single Hung
 Casement
 Sliding
 Bay
 Fixed
 Aluminum
 Vinyl
 Wood
 Mildew
 Damaged
 Stain
 Repaint
 Awning

Operational: Yes

Lighting

None
 Unsecured

Operational: Yes

Ceiling Fan

None
 Unsecured

Operational: Yes

Receptacle

Damaged
 Switched
 Reverse Polarity
 No Ground
 Open Ground

Operational: Yes

Heat Source

None
 Thermostat
 Electric
 Air Register
 Convector
 Radiant

Living Room

Floor **Damaged:** **No**

Worn
 Crack
 Carpet
 Vinyl
 Wood
 Ceramic

Wall **Damaged:** **No**

Patched
 Crack
 Drywall
 Brick
 Wood
 Wallpaper

Ceiling **Damaged:** **No**

Patched
 Crack
 Drywall
 Stipple
 Wood
 Tile

Window **Operational:** **Yes**

Binds
 Not Tested
 Single Hung
 Casement
 Sliding
 Bay
 Fixed
 Aluminum
 Vinyl
 Wood
 Damaged
 Mildew
 Stain
 Repaint
 Awning

Window sealed closed limited force used to open.

Lighting **Operational:** **Yes**

None
 Unsecured

Ceiling Fan **Operational:** **Yes**

None
 Unsecured

Receptacle **Operational:** **Yes**

Damaged
 Switched
 Reverse Polarity
 No Ground
 Open Ground

Heat Source

None
 Thermostat
 Electric
 Air Register
 Convector
 Radiant

NW

Bedroom

Floor

Worn Crack Carpet Vinyl Laminate Ceramic **Damaged: No**

Wall

Uneven Crack Drywall Brick Wallpaper Composite **Damaged: No**

Ceiling

Patched Crack Drywall Stipple Wood Tile **Damaged: No**

Window

Binds Not Tested Single Hung Casement Sliding Bay **Operational: Yes**
 Thermal Aluminum Vinyl Wood Damaged Mildew
 Stain Repaint Awning

Door

Binds Damaged Pocket Hinged Wood Composite **Operational: Yes**

Closet/Door

Binds Damaged Light Hinged Bi-Fold Sliding **Operational: Yes**

Lighting

None Unsecured **Operational: Yes**

Ceiling Fan

None Unsecured **Operational: Yes**

Receptacle

Damaged Switched Reverse Polarity No Ground Open Ground **Operational: Yes**
 Correct reverse polarity connection

Heat Source

None Thermostat Electric Air Register Convactor Radiant

NE

Bedroom

Floor

Worn
 Crack
 Carpet
 Vinyl
 Laminate
 Ceramic
 Damaged: No

Wall

Uneven
 Crack
 Drywall
 Brick
 Wood
 Composite
 Damaged: No

Ceiling

Patched
 Crack
 Drywall
 Stipple
 Wood
 Tile
 Damaged: No

Window

Binds
 Not Tested
 Single Hung
 Casement
 Sliding
 Bay
 Thermal
 Aluminum
 Vinyl
 Wood
 Damaged
 Mildew
 Stain
 Repaint
 Awning
 Operational: Yes

Door

Binds
 Damaged
 Pocket
 Hinged
 Wood
 Composite
 Operational: Yes

Adjust door to reduce binding.

Lighting

None
 Unsecured
 Operational: Yes

Ceiling Fan

None
 Unsecured
 Operational: Yes

Receptacle

Damaged
 Switched
 Reverse Polarity
 No Ground
 Open Ground
 Operational: Yes

Heat Source

None
 Thermostat
 Electric
 Air Register
 Convector
 Radiant

Master

Bedroom

Floor

Worn
 Crack
 Carpet
 Vinyl
 Wood
 Ceramic

Damaged: No

Wall

Uneven
 Crack
 Drywall
 Brick
 Wallpaper
 Composite

Damaged: No

Ceiling

Patched
 Crack
 Drywall
 Stipple
 Wood
 Tile

Damaged: No

Window

Binds
 Not Tested
 Single Hung
 Casement
 Sliding
 Bay
 Thermal
 Aluminum
 Vinyl
 Wood
 Damaged
 Mildew
 Stain
 Repaint
 Awning

Operational: Yes

Door

Binds
 Damaged
 Pocket
 Hinged
 Wood
 Composite

Operational: Yes

Closet/Door

Binds
 Damaged
 Light
 Hinged
 Bi-Fold
 Sliding

Operational: Yes

Lighting

None
 Unsecured

Operational: Yes

Ceiling Fan

None
 Unsecured

Operational: Yes

Receptacle

Damaged
 Switched
 Reverse Polarity
 No Ground
 Open Ground
 Correct reverse polarity connection

Operational: Yes

Heat Source

None
 Thermostat
 Electric
 Air Register
 Convactor
 Radiant

Bsmt Den

Bedroom

Floor

Worn
 Crack
 Carpet
 Vinyl
 Wood
 Ceramic

Damaged: No

Wall

Uneven
 Crack
 Drywall
 Brick
 Wood
 Composite

Damaged: No

Ceiling

Patched
 Crack
 Drywall
 Stipple
 Wood
 Tile

Damaged: No

Monitor previous staining to ensure leak remains inactive

Window

Binds
 Not Tested
 Single Hung
 Casement
 Sliding
 Bay
 Fixed
 Aluminum
 Vinyl
 Wood
 Damaged
 Mildew
 Stain
 Repaint
 Awning

Operational: Yes

Door

Binds
 Damaged
 Pocket
 Hinged
 Wood
 Composite

Operational: Yes

Lighting

None
 Unsecured

Operational: Yes

Ceiling Fan

None
 Unsecured

Operational: Yes

Receptacle

Damaged
 Switched
 Reverse Polarity
 No Ground
 Open Ground

Operational: Yes

Heat Source

None
 Thermostat
 Electric
 Air Register
 Convector
 Radiant

Bedroom

Floor				Damaged:	No
<input type="checkbox"/> Worn	<input type="checkbox"/> Crack	<input type="checkbox"/> Carpet	<input type="checkbox"/> Vinyl	<input type="checkbox"/> Wood	<input type="checkbox"/> Ceramic
Wall				Damaged:	No
<input type="checkbox"/> Uneven	<input type="checkbox"/> Crack	<input type="checkbox"/> Drywall	<input type="checkbox"/> Brick	<input type="checkbox"/> Wood	<input type="checkbox"/> Composite
Ceiling				Damaged:	No
<input type="checkbox"/> Patched	<input type="checkbox"/> Crack	<input type="checkbox"/> Drywall	<input type="checkbox"/> Stipple	<input type="checkbox"/> Wood	<input type="checkbox"/> Tile
Window				Operational:	Yes
<input type="checkbox"/> Binds	<input type="checkbox"/> Not Tested	<input type="checkbox"/> Single Hung	<input type="checkbox"/> Casement	<input type="checkbox"/> Sliding	<input type="checkbox"/> Bay
<input type="checkbox"/> Thermal	<input type="checkbox"/> Aluminum	<input type="checkbox"/> Vinyl	<input type="checkbox"/> Wood	<input type="checkbox"/> Damaged	<input type="checkbox"/> Mildew
<input type="checkbox"/> Stain	<input type="checkbox"/> Repaint	<input type="checkbox"/> Awning			
Door				Operational:	Yes
<input type="checkbox"/> Binds	<input type="checkbox"/> Damaged	<input type="checkbox"/> Pocket	<input type="checkbox"/> Hinged	<input type="checkbox"/> Wood	<input type="checkbox"/> Composite
Patio/Door				Operational:	Yes
<input type="checkbox"/> Binds	<input type="checkbox"/> Damaged	<input type="checkbox"/> Sliding	<input type="checkbox"/> Hinged	<input type="checkbox"/> Wood	<input type="checkbox"/> Metal
Closet/Door				Operational:	Yes
<input type="checkbox"/> Binds	<input type="checkbox"/> Damaged	<input type="checkbox"/> Light	<input type="checkbox"/> Hinged	<input type="checkbox"/> Bi-Fold	<input type="checkbox"/> Sliding
Lighting				Operational:	Yes
<input type="checkbox"/> None	<input type="checkbox"/> Unsecured				
Ceiling Fan				Operational:	Yes
<input type="checkbox"/> None	<input type="checkbox"/> Unsecured				
Receptacle				Operational:	Yes
<input type="checkbox"/> Damaged	<input type="checkbox"/> Switched	<input type="checkbox"/> Reverse Polarity		<input type="checkbox"/> No Ground	<input type="checkbox"/> Open Ground
Heat Source					
<input type="checkbox"/> None	<input type="checkbox"/> Thermostat	<input type="checkbox"/> Electric	<input type="checkbox"/> Air Register	<input type="checkbox"/> Convector	<input type="checkbox"/> Radiant

Additional Comments

General Comments

Condition of the home are relative to the age of the home. All ceiling stains through out the home were dry at time of inspection.

Limitations

Standard and Mid - Efficiency Furnace - Only a limited section of the heat exchanger could be viewed with a light and mirror. Dismantling the furnace to thoroughly inspect the heat exchanger is beyond the scope of this inspection. You are advised to obtain the services of a qualified gas fitter/technician to perform a complete inspection of your furnace prior to the start of the heating season. Occupied Home – The home is occupied by seller/tenant with their personal belongings and furniture which may limit some areas to inspect.

Supplementary Comments

Some windows, doors screens and/or hardware are dated, older, missing or damaged - upgrade, repair or replacelt is very important that water & runoff drain away from foundations to minimize chance of water leakage into the basement, as cracks in foundation walls are common. Make sure the ground, patios and walkways slope away from the house for the first six feet. Not all windows or doors may have been checked due to obstructions (i.e. blinds, curtains and/or furniture). Not all receptacles/outlets tested due to limited accessibility (i.e. furniture, clutter and/or obstructions).

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the entire report.

1.0 Property and Site

1.1 **Landscaping**

Trim and maintain vegetation away from structure to reduce moisture damages and premature wear of finishing materials.

1.2 **Lighting**

Determine cause of inoperable light fixture and repair as required. Replace bulb prior to further investigation.

1.3 **Railing**

Recommend installing handrail to promote safety

1.4 **Retaining Wall**

Repair decorative retaining wall to reduce further damages and related safety hazards

2.0 Exterior

2.1 **Foundation Wall**

Contact a expert to determine cause and extent of crack and repair as required to reduce any associated hazards/ damages.

2.2 **Windows**

Original wood Unites will require regular maintenance to reduce deterioration,

3.0 Garage

3.1 **Type**

Check on code with local authorities regarding venting from interior. Recommend removing to reduce any associated hazards.

3.2 **Ceiling**

Repair joint cracks to reduce further separation. Monitor repairs to determine if underlying conditions exist prior to further investigation

3.3 **Access Door**

Install self closing mechanism to reduce any safety hazards.

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the entire report.

4.0 Roof Structure

4.1 **Flashing**

Fasten and seal flashing to reduce water penetration and subsequent damages

5.0 Attic

5.1 **Ventilation**

Recommend installing additional roof vents to promote attic ventilation and reduce attic moisture/condensation related damages. Only one roof vent noted .

6.0 Basement/Structure

6.1 **Wall**

Repair noted to foundation crack. Monitor for any further damages

7.0 Heating

7.1 **Smoke Detectors**

Recommend having detectors hard wired to reduce any safety hazards.

7.2 **CO Detectors**

Recommend installing hard wired CO detectors to reduce any safety hazards.

7.3 **Central Humidifier**

Not in use.

8.0 Bsmt. Heat supply.

8.1 **Gas Burner**

Checked for operation only.

9.0 Plumbing Components

9.1 **Shut Off Valve**

Contact expert to repair to reduce moisture related damages.

10.0 Fireplace

10.1 **Type**

Turned pilot light on only. Unable to locate remote to fully test function of fire place.

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the entire report.

11.0 Main Bathroom

11.1 **Faucet**

Tested for 5-10 minutes, no leaks at time of inspection

11.2 **Jetted Tub**

Tested for 5-10 minutes, operational at time of inspection.

12.0 Bathroom

12.1 **Wall**

Unfinished

12.2 **Exhaust Fan**

Recommend installing exhaust fan to remove excess moisture, reduce related damages/deterioration and discourage an environment conducive to mold growth

12.3 **Faucet**

Tested for 5-10 minutes, no leaks at time of inspection

12.4 **Faucet/Shower Head**

Tested for 5-10 minutes, no leaks at time of inspection

13.0 Ensuite

13.1 **Faucet**

Tested for 5-10 minutes, no leaks at time of inspection

13.2 **Faucet/Shower Head**

Tested for 5-10 minutes, no leaks at time of inspection

14.0 Kitchen

14.1 **Faucet**

Tested for 5-10 minutes, no leaks at time of inspection

15.0 Family Room

15.1 **Floor**

Electric fireplace tested for operation. Operational at time of inspection.

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the entire report.

15.0 Family Room

15.2 **Wall**

Unfinished.

16.0 Bedroom

NE

16.1 **Door**

Adjust door to reduce binding.

17.0 Additional Comments

17.1 **General Comments**

Condition of the home are relative to the age of the home. All ceiling stains through out the home were dry at time of inspection.

17.2 **Limitations**

Standard and Mid - Efficiency Furnace - Only a limited section of the heat exchanger could be viewed with a light and mirror. Dismantling the furnace to thoroughly inspect the heat exchanger is beyond the scope of this inspection. You are advised to obtain the services of a qualified gas fitter/technician to perform a complete inspection of your furnace prior to the start of the heating season. Occupied Home – The home is occupied by seller/tenant with their personal belongings and furniture which may limit some areas to inspect.

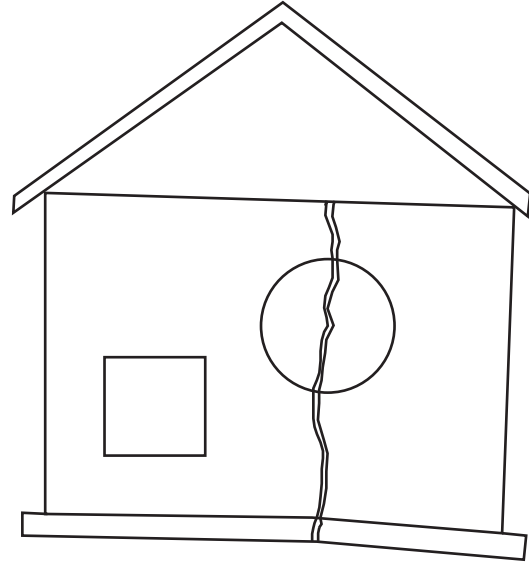
17.3 **Supplementary Comments**

Some windows, doors screens and/or hardware are dated, older, missing or damaged - upgrade, repair or replace it is very important that water & runoff drain away from foundations to minimize chance of water leakage into the basement, as cracks in foundation walls are common. Make sure the ground, patios and walkways slope away from the house for the first six feet. Not all windows or doors may have been checked due to obstructions (i.e. blinds, curtains and/or furniture). Not all receptacles/outlets tested due to limited accessibility (i.e. furniture, clutter and/or obstructions).

Foundation Cracks

There are no perfect houses. Whether you have a new home or one that's a hundred years old, **houses have cracks**. Houses shift and settle into position after construction.

Houses will have cracks in either the cosmetic finishes or structural components. Most of these cracks have no structural significance. Some are significant and Pillar To Post home inspectors use every technique to help their clients figure out the difference.



Shrinkage Cracks

A newly poured, concrete foundation may contain small cracks because concrete shrinks as it cures. Fortunately, a shrinkage crack in a foundation wall is not structurally significant. Here's how to recognize a shrinkage crack in a poured, concrete foundation:

- The crack will be small, less than 1/8th of an inch wide.
- The crack will be vertical.
- The crack will not extend up through the structure. The crack is in the foundation wall only.
- Shrinkage cracks usually occur in the middle third of the length of the foundation wall. If the crack is located towards the end of the length of the foundation wall, it's probably not a shrinkage crack.

Horizontal Cracks In A Basement Foundation Wall

This discussion relates to cracks in the concrete foundation wall for a house with a basement. This is not relevant to slabs on grade or to cracks in walls above grade level.

A horizontal crack in a foundation wall, below grade, which runs the length of the basement, is likely a sign that the foundation is failing under the weight of the surrounding soil. The soil outside the foundation wall exerts an enormous pressure on the foundation wall. Foundation walls are designed to be strong enough to resist this load. Occasionally, unanticipated, additional loads exert pressure and the foundation begins to fail, resulting in a horizontal crack in the foundation wall.

Settlement Cracks

Foundation settlement cracks are vertical, extending up through the structure. For a brick home, you may see cracks following the mortar joints in the brick wall. In most cases, the settlement crack itself has no structural significance. Rather, we are concerned that the house could continue to settle over time.

Most settlement cracks are the result of short-term settlement. Ongoing settlement is unlikely and uncommon. Unfortunately, it is very difficult to identify ongoing settlement from a one-time visit to the home. Since multiple visits to the home over a few years is not compatible with a real estate transaction, we have to use our experience to 'read the cracks' and take an educated guess as to whether ongoing settlement is likely.

Settlement crack size: A larger settlement crack is more likely to be due to ongoing movement than a smaller settlement crack. While there are no hard and fast rules, a settlement crack or series of settlement cracks that have a sum total opening of less than 1/4 inch are probably not due to ongoing settlement.

Direction of movement: A typical settlement crack is vertical, where the crack opens up. The bumps and crevices line up and fit together like the pieces of a puzzle. If the crack face has moved in any other directions, such as a shear crack, the quarter-inch rule described above does not apply. This can be a significant structural concern.

Repaired and re-cracked: A settlement crack that has been repaired and has re-cracked (not just a hairline crack) also could indicate ongoing movement.

