

Basement, Foundation, Crawlspace & Structure Inspection

This is what we will inspect:

- the foundation;
- the basement;
- the crawlspace; and
- structural components.

What we will describe:

- the type of foundation; and
- the location of the access to the under-floor space.

What we will report as in need of correction:

- observed indications of wood in contact with or near soil;
- observed indications of active water penetration;
- observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and
- any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

We are not required to:

- enter any crawlspace that is not readily accessible or where entry could cause damage or pose a hazard to the inspector.
- move stored items or debris.
- operate sump pumps with inaccessible floats.
- identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems.
- provide any engineering or architectural service.
- report on the adequacy of any structural system or component.