

T1 HOME INSPECTIONS

REPORTS YOU CAN EMAIL

YOU MAKE THE CHOICE!

T1 INSPECTION REPORT

THE "OTHER" INSPECTION REPORT

RAISED FOUNDATION CONDITIONS

FOUNDATION

The condition of the block foundation walls were good. The piers and posts were observed to be in good condition and functional.

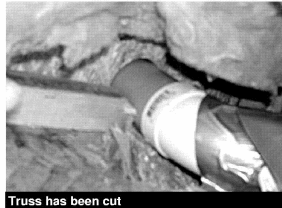
FRAMING

The visible floor framing appeared functional. The floor joists were manufactured I-Joists, spaced mostly 16" o.c. General condition was good, with the exceptions listed below. The subfloor was mostly concealed by insulation, but where visible, was in good condition.

FLOOR JOISTS

The floor joists in this home are engineered I Joists. Manufacturer's guidelines are very specific as to where the joists can be modified for installation of plumbing, wiring etc. Generally, cutouts and penetrations may be made to the midsection called the "web". The top and bottom pieces of the "I" joist, however, are not to be modified without the approval of the manufacturer or other qualified engineer.

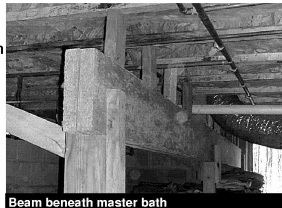
[CORRECTION RECOMMENDED] While in the crawl space, we noted three separate areas where parts of the truss had been cut away to allow space for plumbing/waste pipes. See photo. According to manufacturer's guidelines, the strength of these I joists have been compromised. We recommend having a licensed contractor evaluate the extent of the damage and to make the repairs as needed.



Truss has been cut

BEAMS

[FURTHER EVALUATION] The area beneath the master bathroom has been retrofitted to provide additional structural support for the increased loads from the new bathroom materials (extensive glass and ceramic). The photograph shows a beam, supported by posts & footers. Note that the floor joists above have no direct bearing on the beam but are held up with pieces of 2 x 4's, half of which are not performing their intended function. We recommend that a licensed contractor reroute the bathroom plumbing which is now in the way, and reposition the beam so that it provides the intended structural support for the area above.



Beam beneath master bath

INSULATION

[MAINTENANCE REMINDER] There were a few areas where the subfloor was exposed (visible), and other places where insulation was poorly placed around pipes and wiring. This home can be made more comfortable and energy efficient with careful placement/repositioning of existing insulation - with new installation added as needed.

VENTILATION

The vents were closed for the winter. When the vents are open, ventilation.

VAPOR BARRIER

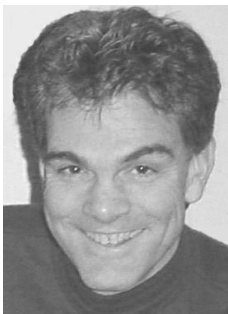
A vapor barrier is in place in much of the crawl space.

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STRUCTURAL	
Type of Building	<input checked="" type="checkbox"/> Single <input type="checkbox"/> Duplex <input type="checkbox"/> Rowhouse/Townhouse <input type="checkbox"/> Multi-Unit <input type="checkbox"/> Wood Frame <input checked="" type="checkbox"/> Masonry <input type="checkbox"/> Brick <input type="checkbox"/> Brick and Block <input type="checkbox"/> Gable Roof <input type="checkbox"/> Shed <input checked="" type="checkbox"/> Hip <input type="checkbox"/> Gambrel <input type="checkbox"/> Mansard <input type="checkbox"/> Flat
Structure	Foundation Wall: <input type="checkbox"/> Poured Concrete <input checked="" type="checkbox"/> Block <input type="checkbox"/> Brick <input type="checkbox"/> Brick and Block Posts/Columns: <input type="checkbox"/> Steel <input type="checkbox"/> Masonry <input type="checkbox"/> Wood <input type="checkbox"/> Concrete <input checked="" type="checkbox"/> None <input type="checkbox"/> Not visible Floor Structure: <i>wood joists w/ plank sheathing</i> Wall Structure: <i>wood framing (w/ visible in basement)</i> Roof Structure: <i>wood rafters w/ skip lap sheathing</i> <input type="checkbox"/> Water damage <input checked="" type="checkbox"/> Insect damage <input checked="" type="checkbox"/> Some signs <input type="checkbox"/> Extensive <input type="checkbox"/> None observed <input type="checkbox"/> Signs of abnormal condensation <input type="checkbox"/> Extensive <input type="checkbox"/> None observed <input type="checkbox"/> No major structural defects noted—in normal condition for its age
Remarks:	① Some signs of wood boring insect in raw addition soffit AREA ② Split joist (visible in kitchen) ceiling, sister to correct.
BASEMENT (OR LOWER LEVEL)	
Basement	<input type="checkbox"/> Full <input checked="" type="checkbox"/> Partial <input type="checkbox"/> None <input type="checkbox"/> Slab on grade Walls: <input checked="" type="checkbox"/> Open <input checked="" type="checkbox"/> Closed Ceiling: <input checked="" type="checkbox"/> Open <input checked="" type="checkbox"/> Closed <input checked="" type="checkbox"/> Limited visibility due to extensive basement storage
Floor	<input type="checkbox"/> Concrete <input checked="" type="checkbox"/> Dirt <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Resilient tile <input type="checkbox"/> Carpeting <input type="checkbox"/> N/A
Floor Drain	<input type="checkbox"/> Tested <input type="checkbox"/> Not tested <input type="checkbox"/> Water observed in trap <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> N/A
Sump Pump	<input type="checkbox"/> Tested <input type="checkbox"/> Not tested <input type="checkbox"/> French Drain <input checked="" type="checkbox"/> N/A
Basement Dampness	<input checked="" type="checkbox"/> Some Signs <input type="checkbox"/> Extensive <input checked="" type="checkbox"/> Past <input type="checkbox"/> Present <input type="checkbox"/> Not Known <input type="checkbox"/> None observed
Crawl Space	<input type="checkbox"/> Readily accessible <input checked="" type="checkbox"/> Not readily accessible <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Conditions observed <input type="checkbox"/> Method: _____ <input type="checkbox"/> N/A <input type="checkbox"/> Conditions not observed Floor: <input type="checkbox"/> Concrete <input checked="" type="checkbox"/> Dirt <input type="checkbox"/> _____ <input type="checkbox"/> Wood to earth contact Dampness: <input checked="" type="checkbox"/> Some signs <input type="checkbox"/> Extensive <input type="checkbox"/> None observed <input type="checkbox"/> Vapor barrier <input type="checkbox"/> Insulation <input type="checkbox"/> Ventilation
Remarks:	① Resilient tile appears to be similar to a material known to contain asbestos. ② Suspect vapor barrier in crawl of stone foundation & insulate floor above

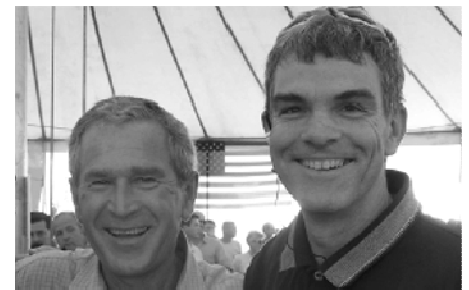
DON'T SETTLE FOR LESS!

No one spends more time performing a home inspection and preparing the follow-up than we do, but our clients thank us for the extra effort. Since our reports are digitally created, they can be copied, emailed, printed and faxed from any computer. We work harder to be the best.



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