

4. Inspect the accessible piers, pipes and fireplace in the crawl space for mud tubes. Inspect the crack between double floor joists and the crack between the sillplate and the top of the foundation wall for mud tubes.



Figure 10 - 30

5. Inspect the floor of the crawl space for tree roots, stumps, Carpenter ant frass, and form boards. Record the nature of this floor, i.e.: soil, concrete, broken- up concrete, etc.



Figure 10 - 31

6. The inspector should not confine the inspection to the exterior walls of the crawl space. Inspect the accessible under side of all sub flooring, especially under bathrooms, and both sides of all floor joists.



Figure 10 – 32

7. If insulation or some other material is attached to the foundation walls, the box headers, or between the floor joists, some effort should be made to pull back the insulation to allow inspection. If the insulation cannot be pulled back, or if pulling it back would detach it, this area should be labeled in accessible and explained on the report

8. Sump pumps, sub-soil drainage systems, and water level marks on basement walls, should be checked for.



Figure 10 - 33

9. Any area where the crawl space floor is wet or has standing water should be reported.



Figure 10 - 34

10. Greatest care in inspecting should be taken near attached porches, slab patios, and areas with heavy shrubbery outside.

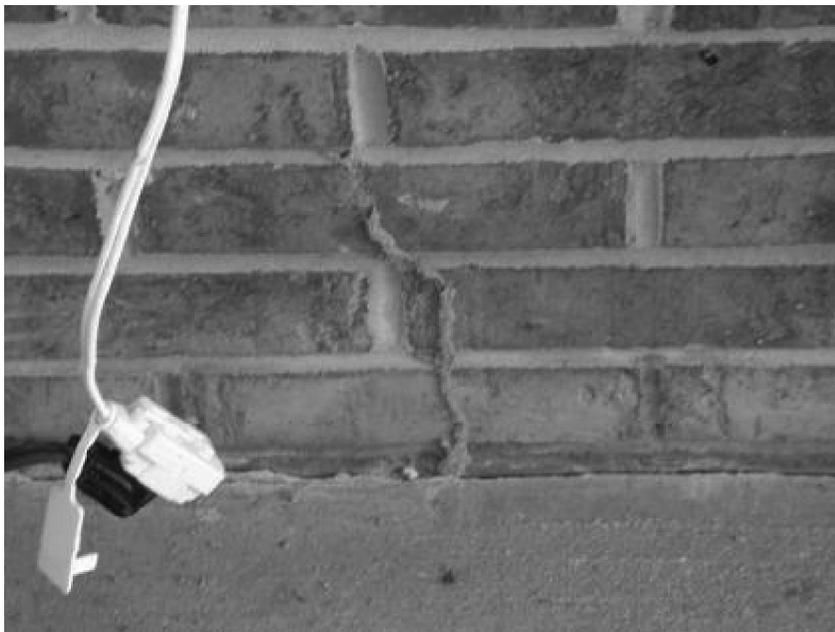


Figure 10 - 35

11. The inspector will inspect carefully near heat sources close to soil where the soil can be kept warm through out the winter. This will foster the growth of termite colonies. The inspector will exercise extra caution during his interior inspection in this area.



Figure 10 - 36

12. The inspector will check damp, wet, or rotting wood closely for signs of Wharf Borer adults or wood boring weevil damage.

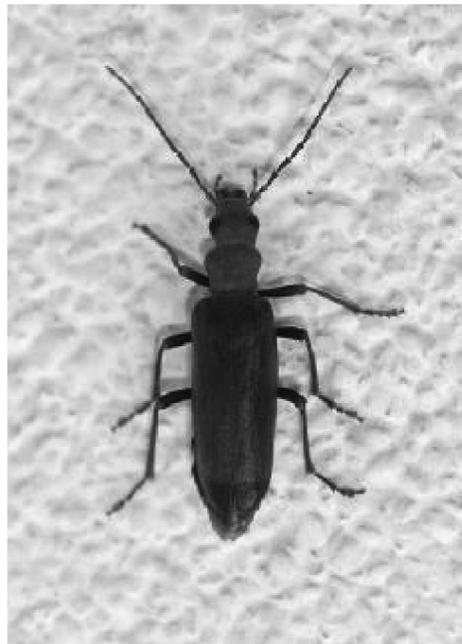


Figure 10 - 37

BASEMENT

Finished areas in basements should be inspected using the same procedures listed in “Interior” section with the following exceptions:

1. If a drop ceiling is present, perimeter panels should be raised *by the homeowner* if possible, and box header and sill plate inspected to the extent possible. This is a minimal inspection at best and the existence of the drop ceiling should be mentioned in the report. If panels cannot be removed without damaging them, this may be noted and emphasized on the report.



Figure 10 - 38

2. The accessible bottom of wooden stair carriages / stair “horses” should be checked for wood/soil contact and signs of activity.

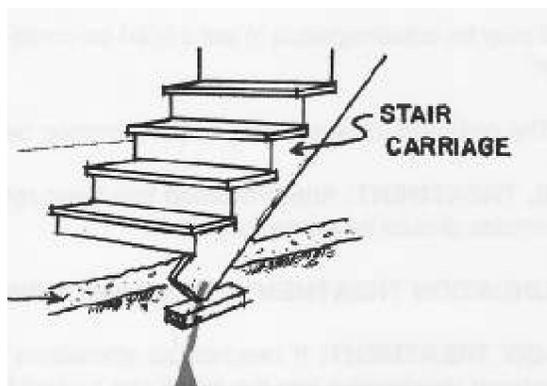


Figure 10 - 39

3. Interior partition walls should be checked for insect signs. Pipe penetrations inside these walls, which cannot be inspected, should be noted on the graph.
**Were interior walls at one time partition and now bearing? If so, are there cracks in the floor under the sleeper to these walls?

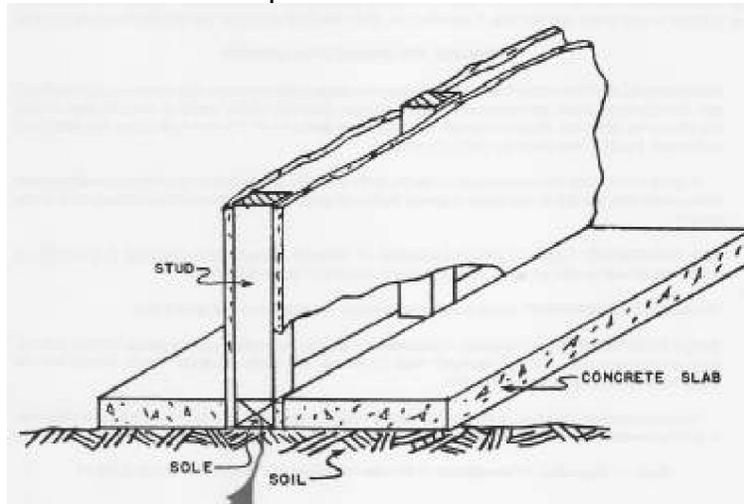


Figure 10 - 40

Unfinished basements should be inspected in the following manner:

1. The foundation walls should be inspected for the presence of mud tubes. Greatest care should be taken checking accessible cracks in the basement walls. See figure 10 – 36.
2. The accessible sill plate, box header, sub floor and both sides of floor joists should be inspected, probed and sounded. Any accessible wood members (i.e. support posts) extending through the floor should be reported on the graph.



Figure 10 - 41

3. All exposed wood in the basement should be checked for moisture, fungi, etc.



Figure 10 - 42

4. Radon mitigation systems may be reported on the graph.



Figure 10 - 43

5. Wooden windowsills and doorframes shall be checked for wood/soil contact, probed and sounded if accessible. **Does the window well or basement door well have an operating drain? Are the window wells full of rotted leaves? In very old houses, the door and window lintels may be of wood buried in the soil.

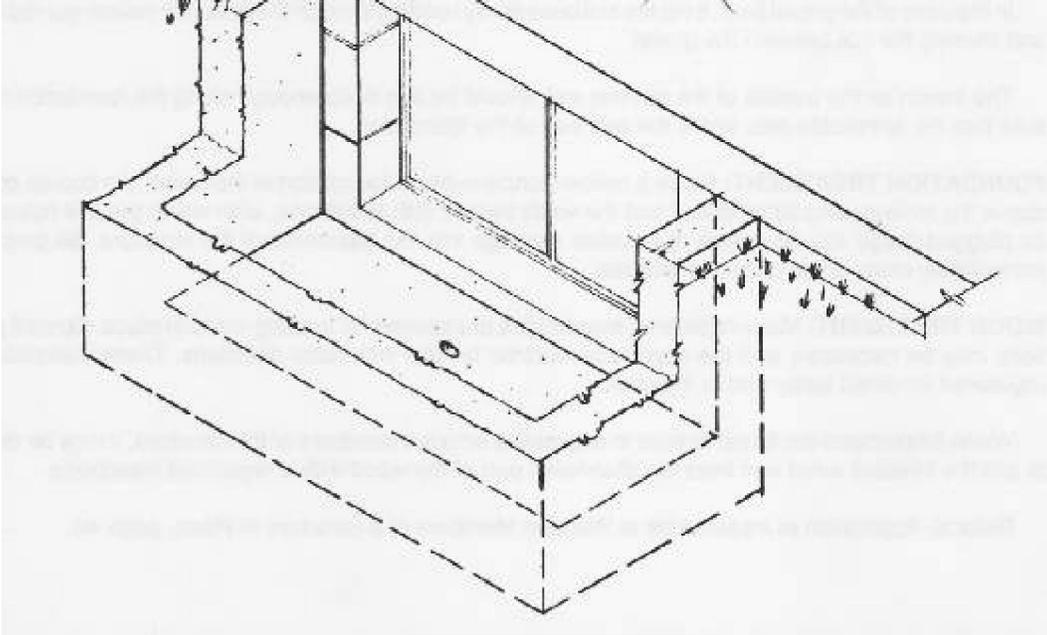


Figure 10 - 44



Figure 10 - 44 a