

JULY, 2008

Scott Home Inspection, LLC



George Scott, *Owner-Inspector*

### Contact Info:

970-532-2424

720-979-4960

[george@scotthomeinspection.com](mailto:george@scotthomeinspection.com)

Visit our website!

[www.scotthomeinspection.com](http://www.scotthomeinspection.com)

### Resources On-Line:

- [Services](#)
- [Sample Report](#)
- [Inspection Fees](#)
- [Schedule Availability](#)

### Home-Tips On-Line:

[Five quick-tips to quickly recognize serious Structural problems](#)

[Radon - the 6 most frequently asked questions](#)

[Sump Pumps - Tips and Troubles](#)

## Inspection Picture of the Month:

**Ceiling Cracks aren't always cosmetic items:** On older homes, you often see small hairline cracks in the drywall or plaster. Many times it is from minor settlement, and is not a significant item.



Attic's are inspected for not only insulation levels, leaks, and ventilation concerns, but when we see this type of ceiling cracking, it is important to inspect the rafter and joist system.



In this case, we had a split roof joist directly over top of the cracks. The homeowner had patched the cracks, but the cracks had returned, likely due to the snow loads and seasonal changes causing deflection in this area. The roof joist split was the cause, with this joist needing replaced, or a sister-joist added along side. When these types of cosmetic items are noted, further inspection is needed, to verify the cause.