

FOUNDATION: ACCESS Typical/ restricted _____ Foundation Seismic Bolts retrofit Upgrade Recommended

(A) Full basement (B) Crawl space (C) Slab (D) Post tensioned slab (E) Combination (F) Gradebeamed Upgrade

(G) Pier/piling (elevated) (H) Original construction (I) Dug out (J) Expanded (N1) Columns concrete / block / brick / metal/ wood

MATERIALS: (K) Brick (L) Block ((La) Parged/ (Lb) unparged) (M) Terra Cotta (N) Stone (loose) (O) Poured Concrete (P) Wood

SETTLEMENT NOTED: Slight (Za) Moderate (Zb) Ongoing (Zc) Adequate repairs made ?

HOUSE IS: (R) Stone (S) Solid masonry /cavity wall (T) Brick veneer (W/O weeps) (U) Wood frame (V) Floor: trusses / joists / reinforced

(U) Roof Trusses / Rafters (V) Log (W) Tremor Resist / Retrofit (X) Hurricane / flood resist ? Tie Beams end braces retrofit:

(Y) Earth (Z) Earth sheltered

FRAMING: Settlement (Za) Slight (Zb) Moderate (Zc) Ongoing (Zd) Adequate repairs made ? (Ze) Access impaired

(Zf) LIGHT FRAMING: (E1) Temporary supports / beams / columns (C1) Past fire damage ? _____

WOOD BORERS: (RD) Past activity (E1) Evidence of treatment (E2) Repairs adequately made ? (E3) Not completely seen

MISC: (G1) Additions/outbuildings (H1) (expanded septic ?) Access impaired (I1) shallow crawl space ? (J1) Wall Anchors

(Zf) POTENTIALLY DESTRUCTIVE/DAMAGING CONDITIONS/DEFECTIVE PRODUCTS ? EXIST: _____

(M1) COMPLETE WOOD/PEST INFESTATION REPORT RECOMMENDED (M2) AMATEUR WORK/REPAIRS _____

(N1) (X) Unexpected minor expenses for this property may approximate: \$200 - \$300. ● ● ●

(O1) (X) Check with a professional engineer, pest control contractor, _____ for complete information.

ACCESSIBLE & VISUAL CLUES / SYMPTOMS APPEARED TO INDICATE THE FOLLOWING:

MAJOR PROBLEMS/SAFETY CONCERNS	Where/What	MINOR PROBLEMS/SAFETY CONCERNS	Where/What
A SOIL? slip/heave/expand/subside		a FOUNDATION CRACKS small	
B FOUNDATION bulged/cracked		one time settlements / poor drainage	
Excess load Tree root Settled slab		b SLAB cracked/shrinkage/finish	
Ongoing settlement soft mortar		c Cold Pours Form Ties Porous wall	
C FOOTING size/placement/undercut/rotation		d DETERIORATED support/s column/s	
D SLAB heave/settlement		e FLOOR SAG Crown/Cuts Poor Support	
E WOOD/EARTH close contact		f CHECK/CRACK/CUT sill beam joist post.....	
F COLUMN unsound / eccentric load		RD g ROT/DECAY Subfloor/joist/beam/sill plate/post ...	
RD G WOOD BORERS ? Unrepaired damage		h DAMP WOOD bending CREEP	
RD H CANTILEVER/S unsound/rotted		RD i WOOD BORERS ? Unrepaired decay/damage	
I STOOP ROTATION Foundation/Piers ?		RD j CONDITIONS conducive to wood ROT	
J WALL FRAMING rotted/decayed/Woodborers ?		k FRAMING Crush Hangers Bridging	
K EXTENSIVE ROT/DECAY roof floors walls FRT		l LEANING STAIRS multi layered support	
L Span/header/column/support nails		m FLOORS deflecting / springy	
M LINTEL/ARCH Settled Deflected		n ROOF sags / ponds Cracked rafter/s.....	
N BRICK VENEER separation settlement		RD o ROOF TOP EQUIPMENT Support/rot/decay	
O WALL bulge CHIMNEY settlement/cracked		RD p TRUSS Rising Cut / damaged chords / rafters...	
P Poor bearing soil? Soil/rock ?		q RAFTER/SHEATHING rot/decay delamination...	
RD Q PORCH BEAM rot/decay Expanding Lintels		r LINTEL rusted / expanded.....	
R ENCLOSURE w/o CONTINUOUS FOOTINGS ?		s WALL BULGE / CHIMNEY SETTLEMENT	
S VERTICAL/LATERAL LOADS ? Drift		t CAVITY WALL flashing / weep holes	
T STRUCTURAL CONCRETE DETERIORATION?			

Recommend repairs be performed by:
Qualified Licensed Contractor

SYMBOLS: ? = unknown/subjective judgment \$ = approximated minimum contractor price # = number R/U = repair or upgrade recommended Rpl = Replace M = Monitor EX = Expert evaluation needed LNA = Local non acceptance * = Questioned acceptance RD = Regulated Disclosure ‡ = Do-it-yourself item - May be a "major problem" if extensive or professionally contracted.