

FOUNDATION

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

1. SLAB

Type/Condition: Basement painted concrete Appears Serviceable.



2. FOUNDATION SLAB PERIMETER

Type/Condition: partially visible, Appears Serviceable, Normal For Age Of Home, Normal for Age of Material / See foundation report conducted.

3. VENTILATION

Type/Condition: Appears Serviceable, Normal For Age Of Home.

Vent Screens: torn, bent areas **CORRECTION RECOMMENDED.**

Access Cover: Door present Appears Serviceable / **Gaps present at bypassed gas meter access door recommend corrections.**



4. POST & GIRDERS

Type/Condition: Appears Serviceable, Normal for time California construction Normal for Age of Material, stained in areas / **CONSULT TERMITE REPORT FOR ALL WOODEN AREAS.** See foundation report conducted.