

EXTERIOR - FOUNDATION - BASEMENT

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. Some foundation issues may also be safety hazards, recommendations should be addresses prior to close of escrow.

WALLS:

WALL STRUCTURE:

Exterior walls are wood framed.

EXTERIOR WALL MATERIAL :

Stucco.

CONDITION:

[NR] Damaged stucco noted repair needed.



EXTERIOR EAVES, SOFFITS & FASCIAS

MATERIAL:

Wood.

CONDITION:

Accessible areas appeared to be in good condition at time of inspection.

SILL PLATE/WEEP SCREED:

CONDITION:

Lot Grade is properly below weep screed at foundation.

CHIMNEYS:

CHIMNEY LOCATIONS:

Left rear.

