



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

### I. STRUCTURAL SYSTEMS

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- 
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#### A. Foundations

Type of Foundation(s): Slab

Comments:

#### Signs of Structural Movement or Settling



- Visible grade beam cracks at right and backside of house



- Cracks in brick, mortar at front side of house

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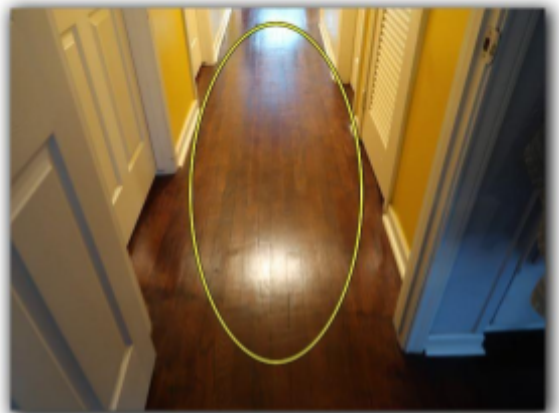
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Cracks in exposed concrete floors



Floors not level

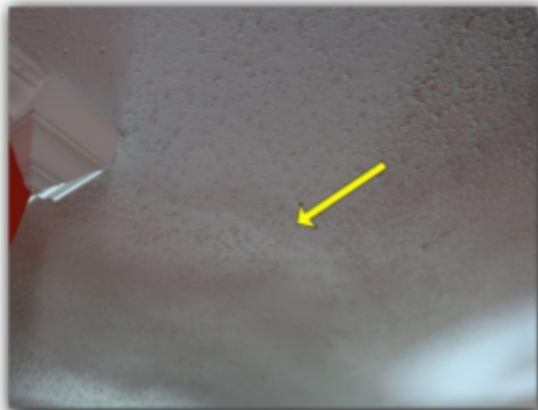
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- Cracks in wall and or ceiling



- Door / frame out of square and or poor installation at front right bedroom

**Performance Opinion:** (An opinion on performance is mandatory)

**Note:** *Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.*

- Signs of structural movement noted; suggest that an expert in this field be consulted for further evaluation of the structure and to provide suggestions as to what, if any, corrective actions should be taken.

**SUGGESTED FOUNDATION MAINTENANCE & CARE -** *Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural*

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*Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.*

*Viewed From: Some areas Obstructed from view  
Approximate Average Depth of Insulation:0-2  
Approximate Average Thickness of Vertical Insulation:0  
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Separated ridge beam



Unsupported rafters



Evidence of insulation voids

**B. Walls (Interior and Exterior)**

*Comments:*

**Interior Walls:**

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Visible tape joints, patches, stains, poor finish in some areas

**Exterior Walls:**

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Siding Materials:  Brick  Stone  Wood  Wood byproducts  Stucco  
 Vinyl  Aluminum  Asbestos  Cement Board  Other



Damaged and bent siding and trim



Active Subterranean termites at front and right side of house



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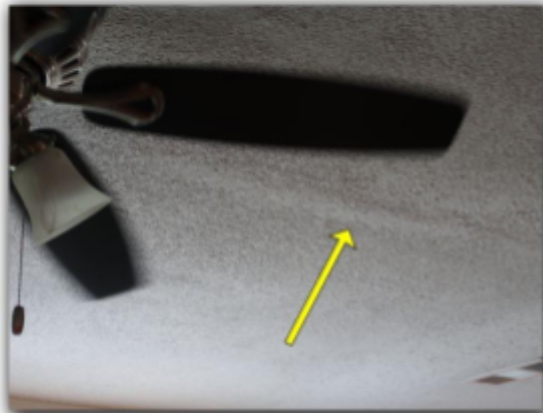
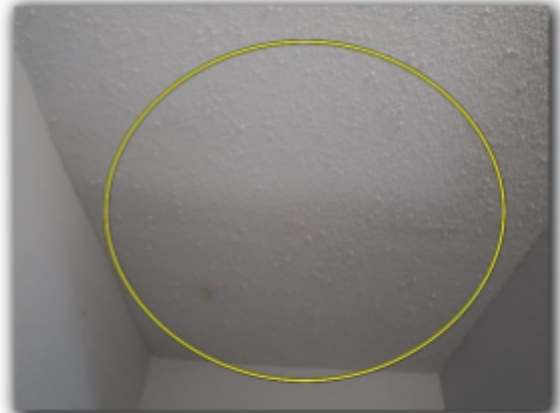
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Caulking / sealant is separated or missing in some areas

C. Ceilings and Floors *Comments:*



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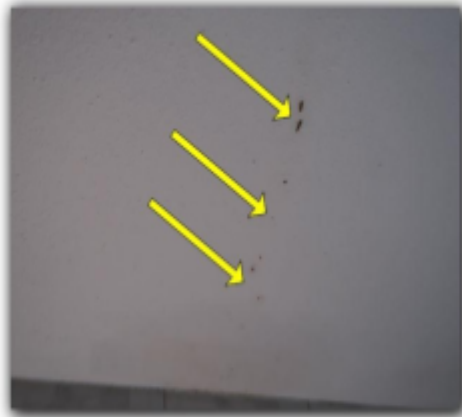
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Ceiling cracks, tape joints, nail pops, patches, stains and or poor finish in some areas



Subterranean termite damage / penetration in hall bathroom ceiling



Damaged, stained, poor finish wood flooring