

# STRUCTURE

**CONFIDENTIAL: CLIENT MAY NOT SELL OR TRANSFER THIS REPORT.**

**FOUNDATION: ACCESS**  Typical/  restricted \_\_\_\_\_ Foundation Seismic Bolts retrofit  Upgrade Recommended

Full basement  Crawl space  Slab  Post tensioned slab  Combination  Gradebeamed Upgrade

Pier/piling (elevated)  Original construction  Dug out  Expanded  Columns concrete / block / brick / metal/ wood

**MATERIALS:**  Brick  Block  Parged  unparged  Terra Cotta  Stone (loose)  Poured Concrete  Wood

**SETTLEMENT NOTED:** Slight  Moderate  Severe/Ongoing  Adequate repairs made ?

**HOUSE IS:**  Stone  Solid masonry /cavity wall  Brick veneer (W/O weeps)  Framing is: Wood/Metal

Floor: trusses / joists / reinforced  Roof Trusses / Rafters  Log  Tremor Resist / Retrofit

Hurricane / flood resist ? Tie Beams end braces retrofit  Earth  Earth sheltered Style: \_\_\_\_\_

**FRAMING:** Settlement  Slight  Moderate  Severe/Ongoing  Adequate repairs made ?  Access impaired

LIGHT FRAMING:  Temporary supports / beams / columns  Past fire damage ?

**WOOD BORERS:**  Past activity  Evidence of treatment  Repairs adequately made ?  Not completely seen

**MISC:**  Additions/outbuildings  (expanded septic ?) Access impaired  shallow crawl space ?  Wall Anchors

POTENTIALLY DESTRUCTIVE/DAMAGING CONDITIONS/DEFECTIVE PRODUCTS/RISING DAMP ? EXIST: \_\_\_\_\_

COMPLETE WOOD/PEST INFESTATION REPORT RECOMMENDED  AMATEUR WORK/REPAIRS

Unexpected minor expenses for this property may approximate: \$400 - \$600. More Less ?

Check with a professional engineer, pest control contractor, \_\_\_\_\_ for complete information.

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

| MAJOR PROBLEMS/SAFETY CONCERNS                               | Action | MINOR PROBLEMS/SAFETY CONCERNS                                      | Action |
|--|--------|---|--------|
| A SOIL? slip/heave/expand/subside _____                      |        | a FOUNDATION CRACKS small   |        |
| B FOUNDATION Bulged/cracked Excess load                      |        | one-time settlements / poor drainage _____                          |        |
| Tree root Settled slab Ongoing settlement                    |        | b SLAB cracked/shrinkage/finish _____                               |        |
| Soft mortar Frost heave/Adherence Freezing ?                 |        | 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 _____                      |        | <sup>RD</sup> g ROT/DECAY Subfloor/joist/beam/sill plate/post _____ |        |
| <sup>RD</sup> G WOOD BORERS ? Unrepaired damage _____        |        | h DAMP WOOD bending CREEP _____                                     |        |
| <sup>RD</sup> H CANTILEVER/S unsound/rotted _____            |        | <sup>RD</sup> i WOOD BORERS ? Unrepaired decay/damage _____         |        |
| I STOOP ROTATION Foundation/Piers ? _____                    |        | <sup>RD</sup> j CONDITIONS conducive to wood ROT _____              |        |
| J FRAMING rotted/decayed/Wood borers ?                       |        | 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 _____                   |        | <sup>RD</sup> o ROOF TOP EQUIPMENT Support/rot/decay _____          |        |
| O WALL bulge CHIMNEY settlement/cracked _____                |        | <sup>RD</sup> p TRUSS Rising Cut / damaged chords / rafters _____   |        |
| P Poor bearing soil? Soil/rock ? _____                       |        | q RAFTER/SHEATHING rot/decay delamination _____                     |        |
| <sup>RD</sup> 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?                         |        |   |        |

**SYMBOLS:** ? = Unknown/subjective judgement \$ = Approximated minimum contractor price R/U = repair or upgrade recommended  
 Rpl = Replace M = Monitor EX = Expert evaluation needed RD = Regulated Disclosure

**REV. 18 Note: You must read all of the information associated with the items which have been circled, checked, underlined, or noted on this key sheet to have full knowledge of the content of this report.**