

**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  (F1) Repairs adequately made ?  (G1) Not completely seen

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

(X) POTENTIALLY DESTRUCTIVE/DAMAGING CONDITIONS/DEFECTIVE PRODUCTS ? EXIST: \_\_\_\_\_

(X) COMPLETE WOOD/PEST INFESTATION REPORT RECOMMENDED  (M1) AMATEUR WORK/REPAIRS \_\_\_\_\_

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

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

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

			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 .....		g ROT/DECAY Subfloor/joist/beam/sill plate/post ...	
G WOOD BORERS ? Unrepaired damage .....		h DAMP WOOD bending CREEP .....	
H CANTILEVER/S unsound/rotted .....		i WWhere/What	
I STOOP ROTATION Foundation/Piers ? .....		j	
J WALL FRAMING rotted/decayed/Woodborers ?		k	
K EXTENSIVE ROT/DECAY roof floors walls FRT		l	
L Span/header/column/support nails .....		m	
M LINTEL/ARCH Settled Deflected .....		n	
N BRICK VENEER separation settlement .....		o	
O WALL bulge CHIMNEY settlement/cracked .....		p	
P Poor bearing soil? Soil/rock ? .....		q	
Q PORCH BEAM rot/decay Expanding Lintels ....		r	
R ENCLOSURE w/o CONTINUOUS FOOTINGS ?		s	
S VERTICAL/LATERAL LOADS ? Drift .....		t	
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.