

STRUCTURE

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons. All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common 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 curing 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. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Foundation

Foundation Type
Foundation

Slab on grade.
Satisfactory - Structure foundation appears to be in satisfactory condition. I did not observe significant structural damage or deficiency at time of inspection.

Foundation Settlement

I saw no evidence of significant foundation settlement.

Structure

Structure Type
Ext. Wall Structure
Ext. Wall Finish

Concrete Block - Down. Wood Frame - Up. Stucco Finish.
Exterior wall structure appears to be in satisfactory condition.
Hairline crack(s) observed in the stucco finish. Crack(s) should be sealed to eliminate the threat of water intrusion.



Exterior Trim
Concrete Slab
Second Story Floor

Exterior trim appears to be in satisfactory condition.
Concrete slab appears to be in satisfactory condition.
Second story floor structure at the top of stair landing is not level. Alteration has been made to the second floor in this area. Open living area has been converted to a bedroom and bathroom. Uneven floor does not appear to be a structural issue. Recommend contacting qualified contractor if questions remain about uneven floor.



Interior Framing

NOTE: Interior wall framing was not visually inspected. Wall framing is hidden from view by interior wall finishes. I did not observe evidence of structural damage or deficiency at time of inspection.

Exterior Doors

Main Entry Door

Main entry door was functional in satisfactory condition consistent with its age and quality.

Rear Exterior Door

Rear exterior door was functional in satisfactory condition consistent with its age and quality.

Note: Two sets of french doors have been sealed by homeowner.