

(C)
Structure

Basement/Crawl Space () See Remarks (X) N/A Access must be clear and larger than 30" in all directions to allow inspector to enter.

- () ENTERED FULL ACCESS () ENTERED PARTIAL ACCESS [F] () NOT ENTERED-VIEWED FROM OPENING [F]
- () BLOCK () BRICK () CONCRETE () PIERS/POSTS () STONE ()
- () FLOOR FRAMING: MAIN BEAMS X JOISTS X () NOT DETERMINED
- () Appears Functional (at visible areas) () Adverse Conditions [F] () Severe cracks [E] () Moisture present [A]
- () Evidence of past moisture [F] () Earth/wood contact [P] () Evidence of insects [P] () Debris [A]
- () Uneven areas [E] () No insulation [F] () Vapor barrier needed [A] () Area ventilation inadequate [A]
- () Sump pump did not operate [A] () Pump not tested [F] () Sump pump needed [A] () Head clearance low at stairs [S]
- () Handrail loose at stairs [S] () Handrail missing [S] () Stairway lighting inadequate [S] () Mud tubes noted [P]
- () Straps not visible [M] () Screens/doors needed at opening(s) [A] () Seismic upgrades needed [E] () Mud tubes noted [P]
- () Broken/sagging/cut framing [A] () Need berm to protect access from site run off [A]

Chimney (X) See Remarks (1) N/A Draft Function and Interior Integrity is not verified during this inspection.

- () BLOCK () BRICK (X) METAL () METAL/STUCCO (X) WOOD (PICTURE #7) (PICTURE #8)
- () Appears Functional (normal cracks) (X) Adverse Conditions [F] () Moderate cracks [M] () Severe cracks [E]
- () Loose bricks [A] () Unlined Flue [S] () No spark screen/rain cap installed [S] () Spark screen loose/improper [A]
- () Metal cap is not fit/secure/sealed [A] () Prior patching evident [C] () Stucco needs repair at [A]
- () Flue storm collar/band flashing is missing at top of chimney [A] () Cracking at mortar domed top needs repair [A]
- (X) No saddle provided at 36" or larger chimney [F] () Chimney(s) requires evaluation [F] () Chimney(s) not fully visible [F]
- () Paint/finish deterioration [A] () Trim vegetation away from chimney top [S]

Structure Slab/Foundation () See Remarks () N/A Floor coverings are not removed during this inspection.

- () BLOCK () BRICK (X) CONCRETE () STONE () WOOD ()
- () Visible perimeter Appears Functional (normal cracks) (X) Adverse Conditions [F] (X) Exterior not fully visible [F]
- () Interior not visible due to floor coverings-inspection limited () Suggest further evaluation/removal of floor covering [E]
- () Uneven areas [F] () Moderate cracks [M] () Severe cracks [E] () Spalling concrete stem wall [A]
- () Stem wall/paint/surface deterioration [A] () Horizontal cracking at stem wall [A] () Differential movement noted [E]
- () Evidence of termite treatment [C] () Mud tubes noted at [P]
- () Interior/exterior doors severely racked out of square [E] () Stucco installed to grade-perimeter not visible- inspection limited [F]

Structure Walls/Cladding/Columns () See Remarks () N/A Structural integrity certification is not a part of this inspection.

- () ADOBE (X) BLOCK () BRICK () FIBROUS SIDING (X) FRAMED () METAL SIDING () STUCCO
- () VINYL SIDING (X) WOOD SIDING () UNDETERMINED ()
- () Appears Functional (normal cracks) (X) Adverse Conditions [F] () Moderate cracks [M] () Severe cracks [E]
- () Wood deterioration [P] () Wood siding cracked [A] () Caulk/seal all gaps and openings [A] () Mortar deterioration [A]
- (X) Paint/finish deterioration [A] () Siding seams separated [A] () Popped nails/loose siding [A] () Brick spalling [F]
- () Parapet repairs needed [A] () Scupper penetrations need repair [A] () Not fully visible [F]
- () Wall patching/repairs noted [C] () Holes/damage noted at [A]
- () Column defects/damage noted at [A]
- () Stucco damage noted at [A]
- (X) Attached elevated planter noted-possible moisture migration to interior [M] () No address numbering found [S]

Trim/Flashing/Eaves/Soffits/Fascia () See Remarks () N/A (PICTURE #11)

- () METAL () VINYL (X) WOOD () UNDETERMINED (X) DAMAGED TILES AT WINDOW SILL [A]
- () Appears Functional (X) Adverse Conditions [F] () Window glazing deteriorated [A] () Porch ceiling cracked/damaged [M]
- (X) Deterioration/water stains at EAST SIDE [F]
- (X) Loose/damaged/missing trim at EAST SIDE [A]
- (X) Paint/finish deteriorated [A] () Caulking needed at window/door perimeters [A] () Flashing not fully visible [M]
- () Caulking/repairs needed at [A] () Wall flashing missing [A]

Remarks: (1) NO CAP ON CHIMNEY - DETERIORATED MATERIALS - IMPROPER HEIGHT ON METAL FLUE CAP

Key to Symbols: [A] Attention Required [C] Consult Seller [E] Engineering Consult [P] Pest control consult [F] Further review suggested
[M] Monitor or repair [S] Safety issue