

# STRUCTURAL SYSTEMS

## ACCESS:

**Access:**  Restricted  Typical

**Conditions:**  Appears to be an addition  Inaccessible areas  Fresh paint  Some finished areas  Animals present  
 Limited access due to vegetation  Possessions blocking view  Crawlspace inaccessible  No access to crawlspace  
 Basement inaccessible  Unsafe conditions

## FOUNDATION:

**Type:**  Raised Basement  Raised Crawl Space  Slab on Grade

**Conditions:**  Cracks (expansion/settlement)  Cracks (major)  Cracks (moderate)  Debris  Displacement  Mildew  
 Earth/wood contact  Efflorescence  Horizontal cracking  Settlement  Stucco installed on stem wall  Spalling  
 Interior doors are severely racked  Offset in slab  Spalling stem wall  Stem wall patching noted  Ventilation blocked  
 Stem wall surface deteriorated  Limited insp floor coverings  Post tension slab  Similar elevations  Slab slopes to exterior  
 Addition built on slab  Termite mud tubes noted  Vapor barrier missing/damaged  Standing water observed  Old foundation  
 Water stains noted  Deterioration  Deteriorated bricks  Pressure bulge  Insect damage  Prior termite treatment

## GRADING AND DRAINAGE:

**Site:**  BBQ  Water feature  Planters  Firepit  Shed  Other features  N/A

**Conditions:**  Decorative walls/borders damaged  Drainage poor  Drains to site surface  Earth/wood contact  Wetlands  
 Erosion noted  Firewood stored next to structure  Fountain/pond noted  Holes in yard  Monitor site drainage  
 Negative drainage  Saturated soil  Slopes towards foundation  Soil too high at foundation  Suggest installing swales  
 Surface drains blocked  Surface drains noted  Block wall drains blocked  Lake/pond or wash  No curbs  
 Elevated stake or rebar  Surface drain covers damaged/missing  Deteriorated  Paint failing  Spalling  
 Untreated wood  Normal to moderate cracks observed

**Vegetation:**  Climbing plants  Shrubs  Trees  N/A

**Conditions:**  Ivy/vegetation  Overgrown vegetation  Overhanging branches  Roots exposed in yard  Shrubbery too close  
 Trees close to structure  Tree limbs touching power lines  Trees damaging structure

**Methods:**  Floor Drains  Sump Pump  Surface drains  Other

**Conditions:**  Active leaks  Drains to site surface  Improper installation  Surface drain covers missing  
 Surface drain covers damaged  Surface drain covers clogged  Floor drain clogged  Open sump pit  Sump pump inop  
 Sump dry  Unknown drain  Terminates in undesirable location  Sump plumbing damaged  Floor drain cover damaged  
 Not tested  Sump pump evaluation recommended

**Type:**  Gutters  Roof drains  Scuppers

**Conditions:**  Drain screens missing  Gutters sagging  Improper installation  Paint failing  Pulling away from structure  
 Rusted  Separated gutter  Debris filled  Amateur installation  Recommend installing gutters  Dry rot  Deterioration  
 Scuppers maybe undersized  Scuppers clogged  Scuppers require sealing  Scuppers discharging location undesirable  
 Roof drains clogged  Secondary roof drains missing  Secondary roof drains too short  Not tested

### Down Spouts:

**Conditions:**  Discharge near foundation  Discharge underground  Downspout loose  Improper installation  Paint failing  
 Missing downspout  Physical damage  Rusted  Amateur installation  Slash pads/blocks needed at downspouts

## ROOF COVERING:

**Access:**  Restricted  Typical

**Conditions:**  Inaccessible areas  Snow and/or ice  Height  Material Type  Steep Slope  Weather (wet)  Condo  
 New tile roof

**Inspection method:**  Binoculars  Ladder  Walked

**Material:**  Asphalt Shingle  Built Up  Clay Tile  Concrete Tile  Fibrous tile  Foam  Metal  Roll Roofing  
 Single Membrane  Slate  Wood shake  Wood Shingle  Other

**Conditions:**  Alligating  Amateur installation  Anti-ponding provisions missing  At/near end of life  Broken tiles  
 Bubbles  Cracked tile(s)  Cupping or curling  Dry rot  Exposed fasteners  Granule loss  Holes  Poor pitch  
 Improper installation  Lifted nails  Missing sections  Missing tiles  Missing/cracked shingle  Mortar damage  
 Multiple layers  Normal maintenance required  Dented  Some loose shingles  Perimeter not properly fastened  
 Sheathing damage  Poorly patched  Ridge tiles unsecured  Roof patched  Roof sealer noted  Soft spots  
 Debris on roof  Misaligned tiles  Ponding water  Birds nesting  Bird feces/excrement observed  Recommend evaluation  
 Prior repairs noted  Fasteners too short  Cracked shingles  Roof sag  Shingle tabs not sealed  Shingles on low sloped roof  
 Cracking  Open seams  Seal drip edge  Underlayment deteriorated  Tiles installed over another roof system  
 Tiles on spaced sheathing  Recoat needed  Visible deterioration

**Fascia:**  N/A

**Conditions:**  Caulk / seal gaps  Deteriorated  Dry rot  Loose sections  Missing sections  Paint failing  
 Trim loose  Holes  Separating  Fresh paint observed

**Soffits:**  N/A

**Conditions:**  Caulk / seal gaps  Deteriorated  Dry rot  Loose sections  Missing sections  Paint failing  
 Trim loose  Holes  Separating  Fresh paint observed

**Flashing:**

**Conditions:**  Flashing detail improper  Holes  Improper installation  Lifted nails  Not fully visible  Open flashing  
 Drip edge flashing loose/missing  Sealer on flashing  Unsecured flashing  Wall flashing missing  Flashing peeling up  
 Electrical mast flashing / sealant separating  Flashing sealant deteriorated  Missing flashing  Roof vents need resealing  
 Exposed nails  Vents/flues need resealing  Chimney needs resealing  Heating/cooling penetration needs resealing

**Skylights:**

**Conditions:**  Cracked panel  Not secured to curb  Flashing peeling up  Unsecured flashing  Seals deteriorated  
 Evidence of leaking  Improper installation  Sealant deteriorated

**ROOF STRUCTURE AND ATTIC:**

**Method of Access:**  Could Not Enter  Entered  Viewed From Access

**Roof Framing:**  Rafters  Truss  Viewed From Access

**Conditions:**  Active leaks  Altered framing  Attic ladder damaged  Used as storage  Dry rot  Framing pulled away  
 Framing undersized  Inadequate ventilation  Missing collar ties  Plumbing vent in attic  Prior repair noted  
 Sagging framing  Truss member broken  Firewalls missing  Holes in firewall  Ventilation blocked  
 Exhaust vents in attic  Moisture stains  Attic shuttle cover missing/damaged  Ventilation screens missing/damaged  
 Loose strapping  Cracked rafter  Exhaust ducting to attic  Damage turbine vents  Dry rot  Improper installation  
 Minimal ventilation  Screening missing  Not tested  Vent fan inoperative (not tested)  Ventilation blocked  
 Reseal roof vents  No access to view ventilation  No ventilation  Flashing sealant deteriorated

**Insulation:**  Cellulose  Fiberglass  Rock Wool  Other

**Insulation Depth:** \_\_\_\_\_

**Conditions:**  Access door not insulated  Displaced insulation  Improper installation  Minimal insulation  
 Missing insulation  Vertical walls missing insulation  Reflective foil  Recessed lights insulated  Skylight chases not insulated

**WALLS (Interior and Exterior):**

**Exterior:**  Frame  Masonry  Log/Timber  Metal  Other

**Siding:**  Stucco  Wood Siding  Brick  Vinyl Siding  Stone  Shingles  Other  N/A

**Conditions:**  Address numbering ?  Caulk/seal gaps  Cracks (expansion/settlement)  Cracks (major)  Cracks (moderate)  
 Displacement  Holes  Displacement  Paint failing  Parapet wall tops cracking  Wood in soil  Parapet caps missing  
 Loose wall sections  Scupper penetrations  Settlement  Spalling  Wall bowed  Wall damage noted  
 Wall not plumb  Wall repairs noted  Sill ledger block damaged  Loose wall bricks/blocks  Not fully visible

Attached elevated planters  Untreated wood in soil  Damaged mortar joints  Window sill block missing/damaged  
 Pressure bulge  Insect damage  Buckling  Caulk/seal gaps  Column defects/damage  Fresh paint  
 Normal to moderate cracks  Delamination  Dented  Efflorescence  Nail pop  Ivy/vegetation  Lifted nails  
 Loose siding  Mildew  Missing brick  Missing sections  Mortar damage  Spalling  Open seams  Paint failing  
 Physical damage  Siding too low  Deteriorated  Holes  Wall repairs noted  Wicking  Wood in soil  
 Crack (moderate)  Crack (major)  Address numbering ?  Mold/Mildew/fungi present  Untreated wood contacting soil  
 Dry rot  Loose / missing trim  Missing sections  Fresh paint  Missing corner molding  Prior repairs noted

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**Interior:**

**Conditions:**  Buckling  Water stains noted  Holes  Loose plaster  Mildew  Nail pop  Paint failing  
 Peeling paper  Wallpaper noted  Mirrors installed  Stained  Wall bowed  Wall not plumb  Seal all cracks/gaps  
 Damaged walls  Moisture stains  Prior repairs  Cosmetic damage

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**CEILINGS AND FLOORS:**

**Ceilings:**

**Conditions:**  Buckling  Water stains noted  Holes  Loose plaster  Mildew  Nail pop  Paint failing  
 Peeling paper  Wallpaper noted  Mirrors installed  Stained  Sagging  Ceiling bowed  Seal all cracks/gaps  
 Damaged ceiling  Moisture stains  Prior repairs  Cosmetic damage

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**Exterior Floors:**

**Conditions:**  Dry rot  Framing pulled  Fungi noted  Hangers not nailed  Joist undersized  Need bridging  
 Need hangers  Missing posts  Poor bearing  Sagging joist  Some finished areas  Twisted joist  Beam sagging  
 Beam undersized  Dry rot  Poor bearing  Untreated beam shims  Deteriorated  Some finished areas  
 Untreated wood  Posts too far apart  Questionable post footings  Temporary support  Active water  Damaged joist  
 Concrete deteriorated  Cracked slab (major)  Cracks (moderate)  Open hole(s)  Cracks (expansion/settlement)  
 Efflorescence  Fungi noted  Heaved floor  No plastic vapor barrier  Partial vapor barrier  Physical damage  
 Standing water  Water stains  Wood in slab  Pier and beam contact  Column deterioration  Column contacting grade  
 Insect damage  Squeaking floor  Flooring loose  Damage floor structure  Deterioration noted

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**Interior Floors:**

**Conditions:**  Bouncy  Broken floor tiles  Buckling  Grout deteriorated  Loose flooring  Cracked tile(s)  
 Missing floor tiles  Restretch carpet  Rotting  Stained  Unlevel floor  Worn flooring  Prior repairs  
 Squeaking floors  Damaged flooring  Torn/ripped carpet  Cosmetic damage

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**Stairs and Balconies:**

**Conditions:**  Loose rails  Missing rails  Missing spindles  Need two rails  No safety rails  
 Guard rails missing  Spindles too wide  Uneven steps  Missing illumination  Headroom clearance  Loose treads  
 Recommend evaluation  Treads and risers not uniform  Entire stair system loose  Stairway not 36" wide  
 Treads and risers don't meet current standards

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**DOORS ( Interior and Exterior):**

**Conditions:**  Caulk/seal gaps  Delamination  Door stuck  Doorbell inoperative/missing  Dry rot  
 Dual keyless deadbolt installed  Fogged  Hollow core(entry)  Amateur installation  Rusted  Trim missing  
 Door rubs/sticks  Insufficient weatherstripping  Lock repair  No safety glazing  Door operates improperly  Paint failing  
 Hinges on outside  Threshold damaged  Will not latch  Lock mech. misaligned  Missing/damaged pane  Hinges loose  
 Window pane loose  Door damaged  Prior repairs noted  Gap between door and jam  Will not lock  Door opens over stairs  
 Door handle/knob loose  Door handle/knob missing  Door knob adjustment  Deadbolt not installed  Adjustment required  
 Missing door  Damaged screen  Improper installation  Loose/damaged hardware  Missing screens  
 Tracks need cleaning  Screen door missing  Excessive door racking  Closet doors missing  Sliding doors not hard to open  
 Closet door guides missing/damaged  Doors improperly installed  Safety glass in doors not verified

**WINDOWS:**Type  Multi Pane  Single Glass

**Conditions:**  B/R windows don't meet egress standards  Broken sash rope(s)  Caulk/seal gaps  Damaged screen  Dry rot  
 Fixed security bars  Loose/damaged hardware  Missing window hardware  Rusted  Missing screens  Need well cover  
 No drip cap  Operates improperly  Paint failing  Springs damaged  Tracks need cleaning  Window stuck  
 Window treatments blocking view  Damaged window trim  Need well  Will not lock  Crank handle(s) inoperative  
 Crank handle(s) missing  Damaged frame  Screens not installed correctly  Screens installed limiting view  
 Moisture / damage in window box  Limited access due to vegetation  Window treatments loose  Cracked pane  Fogged  
 Glazing failing  Insufficient weatherstripping  Missing pane  Multi pane seal condition ?  Safety glazing not verified  
 Window condensation  Glazing seals missing, loose, deteriorated  Locks inoperative  Other locks installed (window not tested)

**FIREPLACE / STOVE / CHIMNEY:**

**Conditions:**  Flue backdrafting  Firebox panels cracked  Mortar damage  Firebox damaged  Not tested  
 Firebox painted  Gas leaks  Hearth damage  Hearth too small  Improper clearance from combustibles  
 Not tested  Wood stove not inspected  Cleanout loaded  Damaged brick  Loose bricks  Gas unit in bedroom  
 Glass doors missing  Fire screen missing  Cleanout access obstructed  Door seal torn/missing  Rusted  
 Wood stove not inspected  Damper missing  Damper sticking  Gas logs deteriorated  Gas valve in firebox  
 Damper on gas unit  Rusted  Door gasket missing  Recommend evaluation  Wood stove not on fire-resistant surface

**Chimney / Flues:**

**Conditions:**  Ashpit loaded  Ashpit missing cover  Flue backdrafting  Spalling  Flue fire  Inspect/clean flue  
 Separations in flue  Reseal at chimney flue  Antenna on chimney  Chimney cracked  Chimney needs straps  
 Chimney requires evaluation  Damaged flue  Damaged brick  Chimney too close to combustibles  Improperly pitched  
 Flue storm collar missing  Improper installation  Unlined flue  Ivy/vegetation  Large cracks  Loose bricks  
 Loose chimney cap  Mortar damage  Mortar dome cracked  Need cap  Need cricket  Open flashing  
 Paint failing  Stucco repairs required  Chimney too low  Spark arrester cap missing  Firestop missing

**PORCHES / DECKS AND CARPORTS (Attached):**Porch:  N/A

**Conditions:**  Caulk/seal gaps  Concrete deteriorated  Cracked slab (major)  Cracks (expansion/settlement)  Not bolted  
 Damaged screen  Displacement  Dry rot  Improper installation  Loose rails  Missing handrails  Missing hangers  
 Missing spindles  Mortar damage  Need two rails  No flashing  No safety rails  Not bolted  Paint failing  
 Questionable post footings  Settlement  Spalling  Spindles too wide  Untreated wood  Wood in slab  Wood in soil  
 Appears to be an addition  Columns contacting grade  Unlevel floor  Loose bricks  No footings  Loose sections  
 Deteriorated

Patio/Covers:  N/A

**Conditions:**  Buckling  Ceiling fan below 7 ft  Ceiling stains  Concrete deteriorated  Wood in soil  Loose bricks  
 Cover improperly installed  Cover subject to wind damage  Cracks (expansion/settlement)  Cracks (major)  
 Cracks (moderate)  Deteriorated  Drainage poor  Heaved floor  Mortar damage  Physical damage  
 Prior repair noted  Sagging rafters  Settlement  Slippery surface  Spalling  Wood in slab  Columns at grade  
 Appears to be an addition  Attached to fascia board

Deck:  N/A

**Conditions:**  Buckling  Deck deteriorated  Decking lifting  Dry rot  Hangers not nailed  Wood in soil  
 Amateur installation  Loose rails  Missing handrails  Missing hangers  Missing spindles  Need two rails  
 No flashing  No safety rails  Not bolted  Paint failing  Physical damage  Pulled away  Questionable post footings  
 Settlement  Spindles too wide  Untreated wood

Garage/Carport:  Carport  Attached Garage  Detached Garage

**Conditions:**  Attic scuttle cover missing/damage  Ceiling damaged  Columns contacting grade  Concrete deteriorated  
 Cracked slab (major)  Cracks normal to moderate  Displacement  Dry rot  Heaved floor  Lock repair  
 Garage door opening sagging  Paint failing  Main beam sag  Questionable footings  Settlement  Cabinet damaged  
 Wall not fully visible  Wood in soil  Column deteriorated  Prior repairs noted  Vehicle in garage / carport

Appears to be an addition  Moisture stains  Carpet installed on slab  Wall damage  Wall cracks  
 Additions or modifications to structure observed  Cabinets unsecured

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**Vehicle Doors:**  N/A

**Conditions:**  Adjustment needed  Broken springs  Budget to replace  Cables frayed  Damaged hardware  
 Damaged rollers  Delamination  Door blocked not opened  Door warped  Hinges worn  Insufficient weatherstripping  
 Loose hardware  No drip cap  Non-safety springs  Operates improperly  Paint failing  Physical damage  Rusted  
 Does not operate smoothly  Locking latch still installed  Locking latch missing  Front closing handle missing  Not tested

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**Fire Separation:**

**Conditions:**  Door stuck  Hole/doggy door installed  Improper installation  Insufficient weatherstripping  Lock repair  
 No auto close  No firedoor  Window in firedoor  Door damaged  Prior repair noted  Seal penetrations in wall/ceiling  
 Non fire rated material installed on walls/ceiling  Attic access panel missing/damage  Openings in walls not fire rated (windows)

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**OTHER:**

**Sidewalks:**  N/A

**Conditions:**  Normal to moderate cracks  Deteriorated  Mortar damage  Physical damage  Loose bricks  
 Sidewalk heaved  Slippery surface  Uneven surface  Worn, chipped or uneven bricks  Loose or missing pavers

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**Steps**  N/A

**Conditions:**  Normal to moderate cracks  Dry rot  Flashing omitted  Hangers not nailed  Improper installation  
 Loose rails  Loose treads  Missing handrails  Missing hangers  Missing spindles  Mortar damage  Need two rails  
 No footings  No safety rails  Not bolted  Paint failing  Physical damage  Poor workmanship  Pulled away  
 Questionable footings  Rail openings too wide  Rusted  Settlement  Spalling  Spindles too wide  Uneven steps  
 Untreated wood  Wood in slab  Wood in soil  Carpeted steps

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**Driveway:**  N/A

**Conditions:**  Normal to moderate cracks  Deteriorated  Major cracks  Settlement  Slippery surface  Vehicles in driveway  
 Pot holes  Uneven surface  Heaved

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**Fences and Gates:**

**Conditions:**  Cracks normal to moderate  Cracks (major)  Settlement observed  Damaged boards  Fence too low  
 Gate adjustment required  Gate column(s) loose  Gate locked  Gate not self closing  Hinges loose  Latch below 54"  
 Loose block(s)  Loose boards  Loose posts  Loose sections  Missing block(s)  Not fully visible  Rusted  
 Pond/water feature  Gate damaged  Dog digging  Joint material missing between sections  Broken or missing boards  
 Damaged block  Loose locking hardware  Open blocks  Leaning block wall  Vegetation limited view

Comments: \_\_\_\_\_  
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