



## Foundation and Structural Components

Description		Major Deficiency	Item of Interest	Maintenance Item	No Issues
<b>Foundation</b>	Full Foundation - Concrete Blocks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Basement Floor</b>	Concrete	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Basement</b>	Unfinished Concrete	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Active Drainage</b>	Floor Drain	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Structural Frame</b>	Conventional Wood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Floor Structure</b>	Wood Floor Joists, Steel & Wood Columns, Wood Floor Beams and Bridging	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Sub-floor</b>	1 inch Boards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Roof Structure</b>	Joists and Rafters	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Roof Sheathing</b>	1 inch Boards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Attic Access Location</b>	Basement stairway	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Observations

**Item of Interest** - Evidence of moisture and mold was found in the basement. It is recommended to remove the mold with a mild bleach solution and eliminate the source of moisture. A dehumidifier should be used during warm weather to reduce moisture effects on the structure and windows should be opened to improve ventilation.

Common cracks were observed in the foundation at the time of inspection. Water may periodically seep through foundation cracks during periods of heavy rain or spring runoff.

The moisture stains on the north side of the basement tested positive for moisture with a moisture meter at the time of inspection.

Railings are recommended for the stairway to the basement.

The hardwired smoke detector in the basement was operational at the time of inspection. The US Consumer Product Safety Commission recommends one smoke alarm on every floor and sleeping room either on the ceiling or 6-12" below the ceiling on the wall.

### Limitations

Please refer to the pre-inspection agreement for a detailed explanation of the scope of this inspection. As described in this agreement, this is a visual inspection only and evaluating the structural integrity of a building is beyond the scope of a typical building inspection. Where concerns exist regarding the integrity of a structure, a more thorough evaluation by a certified structural engineer is recommended.