

STRUCTURAL

Structural engineering is beyond the scope of inspection. Keep in mind, minor cracks are typical in many foundations and most do not represent a structural problem. All concrete slabs experience some degree of cracking due to shrinkage during the drying process.

STRUCTURAL:

FRAMING: Wood.
ROOF: Gable.
FOUNDATION WALLS: Block.

STRUCTURE:

FLOOR FRAMING: 2 x 8 floor joist, 1 x 8 subfloor, 4 x 6 posts, 2 x 4 partition walls, 2x10 beams, and concrete block walls.
WALL FRAMING: 2 x 4.
ROOF FRAMING: 2 x 4 rafter, 1 x 8 board sheathing, collar beams, and lateral bracing.
WATER DAMAGE: Overall, visible water damage is minor.
STRUCTURE OVERALL:

There are structural conditions which deserve further consideration. The following conditions are noted:

*** Various methods of wall restraint have been used throughout the basement foundation walls. Steel wall braces and anchor wall plates are in use. In some instances, the braces show signs of bowing inward. Examples are along the west foundation wall.**



*** The bottom course of block and foundation corners (where the metal of the moisture intrusion system wraps) appear to have inward movement. This includes, but is not limited to, the east, south and southwest foundation walls.**



*** The lower block of the east masonry buttress has been removed to allow for the moisture drainage system.**



*** The east foundation wall, where the anchor wall plates are in use, has open cracks along the upper and lower courses of block.**



*** The top course of block along the west basement wall shows signs of movement. In some areas, such as by the shower, the block has moved over an inch and a half.**



*** As viewed in the attic, the home has previous fire damage.**

*** Rafters and board sheathing throughout the garage and partly over the home are extensively charred.**



*** Various random repairs have been made throughout the charred areas. It is beyond the scope of inspection to determine if the structural repairs are adequate. Due to the extent of the damage, I randomly probed damaged areas. I did not notice excessive deflection of board sheathing or the rafters.**



Recommendation(s):

- * I recommend further evaluation by a structural engineer for additional recommendations prior to closing.**
- * I recommend obtaining history of the home from the sellers.**
- * I recommend obtaining supporting documentation of repairs.**

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