



ATTIC & CRAWLSPACE

SCOPE: Inspection of the attic and underfloor crawlspace areas include an examination of the visible and readily accessible components including the structural framing, foundation, ventilation, ceiling and floor insulation, as well as components related to other systems of the building such as plumbing and air distribution. Components not visible are excluded from this inspection. Minor cracks are typical in many foundations and most do not represent a structural concern.

ATTIC STRUCTURE

METHOD OF INSPECTION:	Entered inside and inspected all of the accessible areas.
ATTIC ACCESS:	Attic access is located in the closet.
STRUCTURE:	Visual condition appears Good.
ROOF SHEATHING:	Visual condition is Good. Plywood sheathing.
VAULTED CEILING:	Partial.
FRAMING:	Visual condition is Good.
TRUSS SYSTEM:	Yes. 2 x 4 trusses spaced at 24 inch centers.
CEILING JOISTS:	Good.
FIRESTOPPING:	Appears Good.
LEAK EVIDENCE:	There is no current visible evidence of leakage into the attic area.

ATTIC COMPONENTS

ATTIC FLOOR:	None.
ATTIC LIGHT:	Good.
ATTIC INSULATION:	Type: Blown-in Fiberglass. Total Thickness: 12" - 15".
R-FACTOR:	Approximately R-32.
ATTIC VENTILATION:	Marginal. There are only four roof vents installed for the entire roof = Recommend further evaluation by a licensed roofing contractor.
ATTIC ELECTRICAL:	The attic insulation prevented the viewing of the attic electrical = Did Not Evaluate.
EXHAUST FAN DUCTING:	The bathroom exhaust fans empty into the attic area. Modern standards recommend venting them through the roof and to the exterior to prevent moisture issues = Recommend further evaluation and correction by licensed roofing contractor.
HEATING/COOLING DUCTS:	Good.

FOUNDATION

FOUNDATION CONDITION:	Good.
STEM WALL:	Concrete.
FOUNDATION CRACKS:	Typical hairline cracks were observed = Monitor.
ANCHOR BOLTS:	Installed.

CRAWL SPACE STRUCTURE

METHOD OF INSPECTION:	Entered inside and inspected all of the accessible areas.
CRAWL SPACE ACCESS:	Crawl Space access is located in the closet.
STRUCTURE:	Visual condition is Good.
FRAMING:	Post and Beam framing.
FRAMING CONDITION:	Good.
PIERS FULLY BEARING:	Yes.
SILL PLATES:	I was unable to view this component due to insulation = Did Not Evaluate.
JOISTS:	I was unable to view this component due to insulation = Did Not Evaluate.
SUBFLOOR:	Tongue & Groove.
SUBFLOOR CONDITION:	I was unable to view this component due to insulation = Did Not Evaluate.
MATERIAL DETERIORATION:	Yes, material deterioration was noted to one floor joist under Main Bathroom shower = Recommend licensed contractor evaluate and repair as appropriate.