



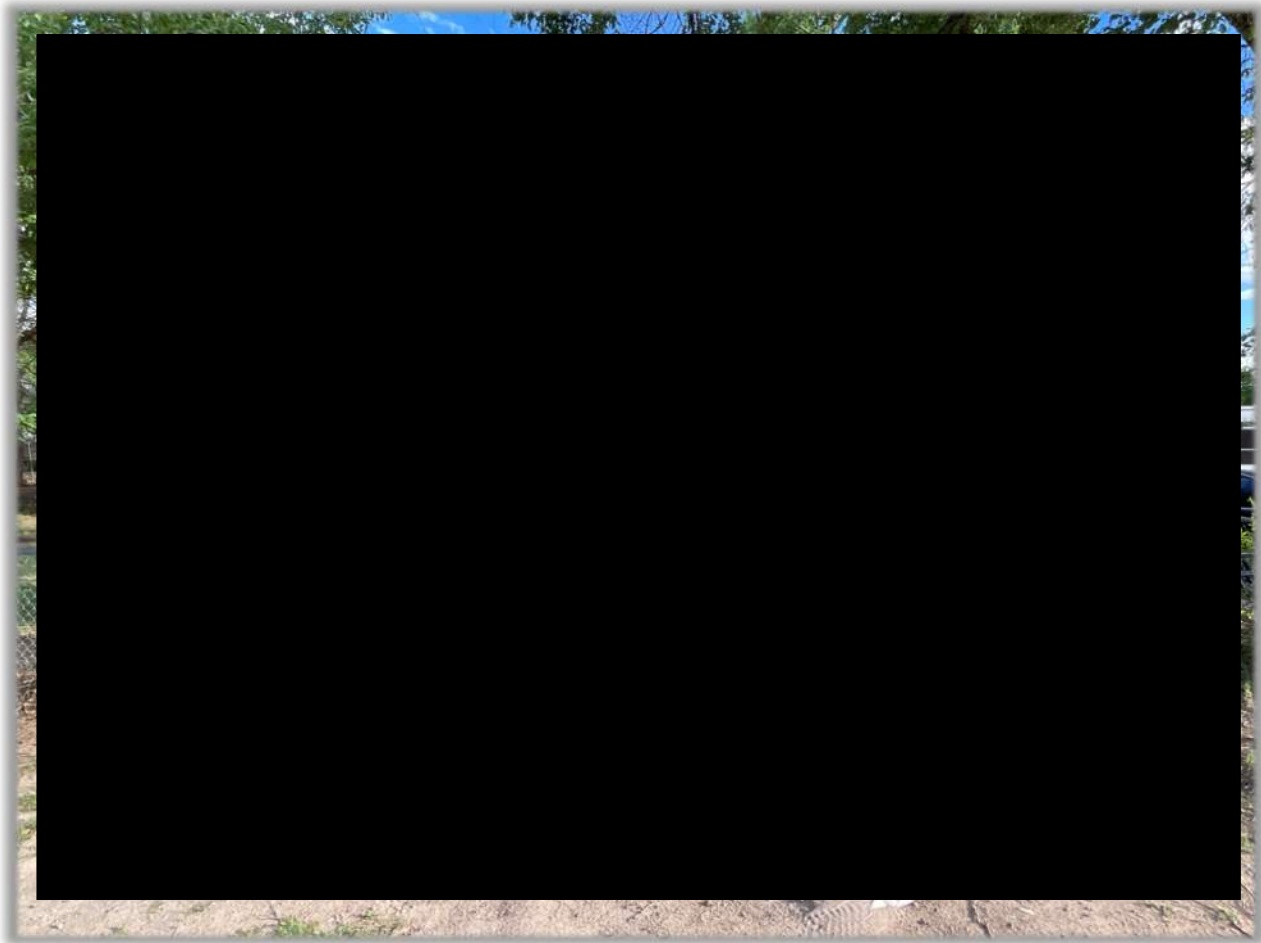
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Inspection Reference: [REDACTED]

## Confidential Structural Inspection Report



June 25<sup>th</sup>, 2024



Prepared for:



This report is the exclusive property of the company and the client whose names appear herein and its use by any unauthorized person is prohibited.



Address: [REDACTED]

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Address: [REDACTED]

June 25<sup>th</sup>, 2024

[REDACTED]

**Structural Inspection Report:** [REDACTED] **for Property** [REDACTED]  
[REDACTED]

## Section 1. Introduction

Q Structures inspector Seth McVey, PE visually inspected the subject residence – at the request of [REDACTED] hereafter referred to as “client” – on 2024 June 25 at 6:30 PM. The client hired Q Structures to inspect the home to verify the structural integrity of the home.

A visual structural inspection of the entire home was performed including the interior walls, exterior walls, floors, ceilings, roof, crawl space, and attic. We were unable to access much of the crawl space due to low clearance between the soil and the joists in the crawl space. We inspected the area underneath the utility rooms. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot and are not included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

Overall, it is our professional opinion there are minor to moderate defects in the home, none of which are detrimental to the structure. The safety of the inhabitants is not threatened by the defects found. Our structural observations from this inspection that do not pose a threat to the structural integrity of the home are detailed in **Section 4**.

The home is founded on a crawl space foundation system, which supports a single-story structure. The crawl space components include timber piers supporting timber beams. The timber beams support timber joists and subfloor. A concrete masonry unit (CMU) stem wall supports the perimeter walls of the home. The walls are composed of timber framed interior and exterior walls. Exterior walls are protected by a brick veneer which supports a pitched roof protected by asphalt shingles.

**IMPORTANT:** The complete report may include additional information of concern to the client. It is recommended the client read the report in its entirety. The entire inspection report must be carefully read to fully assess the findings of the inspection. This list is not intended to determine or guide the client in which items may need to be addressed per the contractual requirements of the sale of the property or repaired in the future. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

## Section 2. Definition of Terms

Excellent – Subject element or system of elements exhibits an “as constructed” condition, requiring no rehabilitation, and observed to perform as designed.



Address: [REDACTED]

Good – Subject element or system of elements exhibits anticipated “wear and tear” but is observed to function as designed and may require maintenance.

Fair – Subject element or system of elements exhibits moderate deterioration and functionality is beginning to degrade but is observed in working condition. Repairs may be necessary.

Poor – Subject element or system of elements exhibits severe deterioration resulting in loss of capacity, and functionality is nearly depleted. Repairs are required.

Slight Settlement – The foundation (reinforced concrete slabs) or foundation elements (crawl space stem walls, beams, joists, piers, etc.) have settled slightly, which may result in hairline to minor cracks in interior finishes. Minor maintenance or repairs may be required.

Moderate Settlement – The foundation (reinforced concrete slabs) or foundation elements (crawl space stem walls, beams, joists, piers, etc.) have settled, which may result in minor to moderate cracks in interior finishes. Maintenance or repairs, including drainage corrections, soil strengthening, or minor foundation repairs, may be required.

Severe Settlement – The foundation (reinforced concrete slabs) or foundation elements (crawl space stem walls, beams, joists, piers, etc.) have settled significantly, which may result in large cracks in interior finishes. Severe settlement may cause door and window frames to distort making them difficult to open and close. This level of settlement will require repair, which can be expensive. Typical repairs may include installing helical piles, strengthening the soil beneath the element with grout, or major re-grading to correct poor drainage conditions.

### **Section 3. Structural Defects**

#### **3.I. Exterior Structural Defects**

No exterior structural defects were observed in our inspection that are immediately detrimental to the structure at the time of inspection. We cannot say if/when the conditions will worsen, but we recommend a licensed professional be contacted if severe defects arise. Our interior structural observations are detailed in **Section 4. I.**

#### **3.II. Interior Structural Defects**

No interior structural defects were observed in our inspection that are immediately detrimental to the structure at the time of inspection. We cannot say if/when the conditions will worsen, but we recommend a licensed professional be contacted if severe defects arise. Our interior structural observations are detailed in **Section 4. II.**

## Section 4. Structural Observations

### 4.I. Exterior Structural Observations

**4.I.a. Door, window, and garage frames** – were observed in good condition, as shown in **Photos 1, 2, 7, 13, 14, & 15**. No structural distress was observed in the lintels of the windows or headers of the doors.

*Recommended Action – None.*

**4.I.b. Front porch slab and roof overhang, front approach sidewalk, back patio slab, back sidewalk and steps, and driveway slab** – were observed in fair to good condition, as shown in **Photos 3, 4, 5, 6, 12, 16, & 24**. Minor cracks and/or moderate abrasion were observed in these elements.

*Recommended Action – None.*

**4.I.c. Roof and roof overhangs** – were observed to be in good condition, with no observed structural distress, as shown in **Photos 21 & 22**.

*Recommended Action – None.*

**4.I.d. Roof drainage and grading** – planning can help keep settlement issues from occurring. Water is detrimental to a home's foundation because it will permeate the soil supporting the foundation and loosen it, creating ideal circumstances for the foundation to shift. Shifts in the foundation can create structural issues elsewhere in the home. No gutters or drainpipes were observed anywhere along the roofline of the home and the slope of the soil adjacent to the foundation to be generally flat, as shown in **Photos 9, 10, 11, & 19**. There is no observed evidence the foundation is experiencing ongoing settling.

*Recommended Action – Install gutters and drains to direct runoff from the roof as far away from the foundation as possible. Ensure water does not contact foundation as much as possible.*

**4.I.e. Brick condition** – was observed to be in good condition with minor cracks, as seen in **Photos 8 & 18**.

*Recommended Action – None.*

**4.I.f. Tree roots** – were observed near the foundation, as shown in **Photo 23**. We did not observe the tree roots to adversely impact the stem wall of the foundation during our inspection.

*Recommended Action – Monitor southwest corner of foundation to ensure tree roots do not start to push stem wall.*

**4.I.g. Crawl space** – was inspected by accessing the exterior, south opening (see **Photo 17**). We were unable to access the main portion of the crawl space, as the clearance between the soil and joists did not allow for safe inspection. Therefore, we inspected the area under the utility rooms only. We observed rot in the sub floor and water staining on the joists, as shown in **Photo 26**. It appears there may have been a previous water leak in the utility room in which the water permeated through the subfloor impacting the crawl

space elements. We observed minor deflections and creaking in the floor near the furnace in the interior of the home. Because of limited access, we were unable to inspect the condition of the elements in this area.

*Recommended Action – Increase clearance between soil and joists in crawl space to allow for future inspection and utility replacement/rehabilitation, if necessary. When safe access is provided, we recommend ensuring the piers, joists, and subfloor supporting the floor near the furnace be inspected and verified as structurally stable.*

4.I.h. Swamp cooler – is located on the roof, as shown in **Photo 20**, and does not appear to be causing the roof structural distress.

*Recommended Action – None.*

4.I.i. Attic – was inspected by accessing the opening at the west gable end of the home, as shown in **Photo 25**. The roof sheathing and trusses were observed to be in good condition, as seen in **Photos 27 & 28**. No water leaks or stains were observed.

*Recommended Action – None.*

## 4.II. Interior Structural Observations

4.II.a. Door and window frames – were observed to be in good condition, as seen in **Photos 30 & 33**. No distortions or cracks at the corners were observed. The doors and windows were easy to open.

*Recommended Action – None.*

4.II.b. Walls, ceilings, and floors – were observed with no evidence of major structural distress, as seen in **Photos 31, 32, 34, 36, 37, 38, & 39**. No evidence of settlement was observed. Ceilings were observed to be level. Walls were observed to be plumb. The floors were observed with minor slopes and deflections.

*Recommended Action – We were unable to access much of the crawl space to verify the condition of the floor planks and piers supporting the floor, therefore, we recommend ensuring the crawl space has adequate clearance so structural elements can be verified to not be compromised.*

4.II.c. Water heater and furnace support – were observed in fair condition, as seen in **Photos 35 & 40**. The floor supporting the furnace was observed to deflect and creak. The water heater support was observed with minor rot and water staining.

*Recommended Action – Provide clearance in crawl space so the condition of the piers and floor planks supporting these items can be verified as adequate.*

4.II.d. Fireplace – was observed with no structural defects, as shown in **Photo 29**.

*Recommended Action – None.*

Address: [REDACTED]

## Section 5. Inspection Summary

A visual structural inspection was performed at the subject residence in response to a request by the client to verify the structural integrity of the home. We inspected the home and in our professional opinion there are minor to moderate defects that do not pose a threat to the structural integrity of the home at this time. The floor in the living room, near the furnace, deflects slightly and creaks. We were unable to inspect the structural elements in the crawl space near this area due to limited clearance, therefore, we have recommended that adequate clearance be provided so the structural integrity of the crawl space elements can be verified. We cannot provide an estimate on when/if more issues could arise, but we recommend a licensed professional be consulted if further deterioration is observed.

## Section 6. Photos Corresponding to June 25<sup>th</sup>, 2024 Inspection.

See attached photo log, Appendix A.

Please contact Seth McVey with any questions or concerns.

Sincerely,

A large black rectangular redaction covers the signature and part of a circular professional seal. To the right of the redaction, there is a handwritten signature and a date stamp "06/28/2024".

Seth McVey, PE

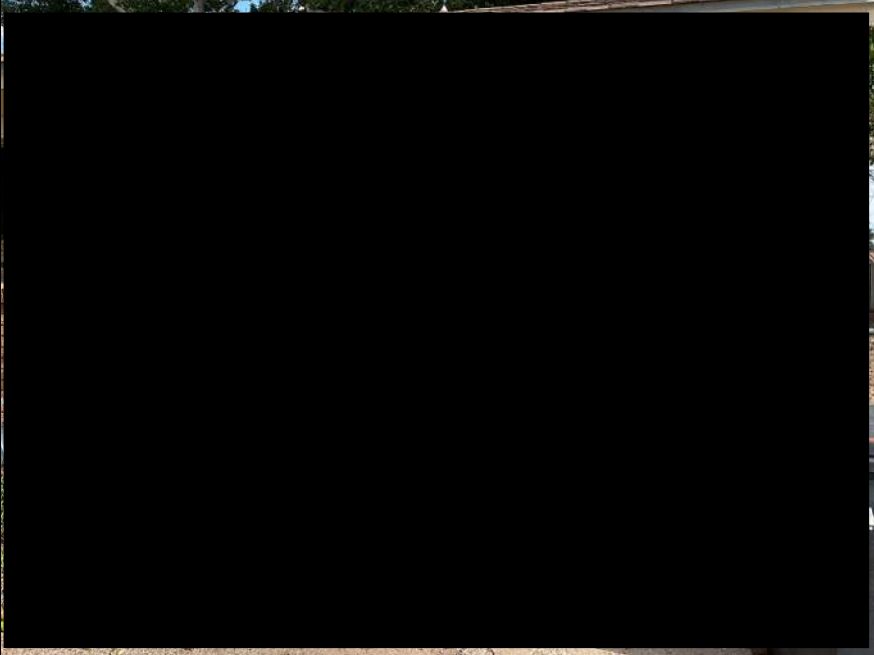
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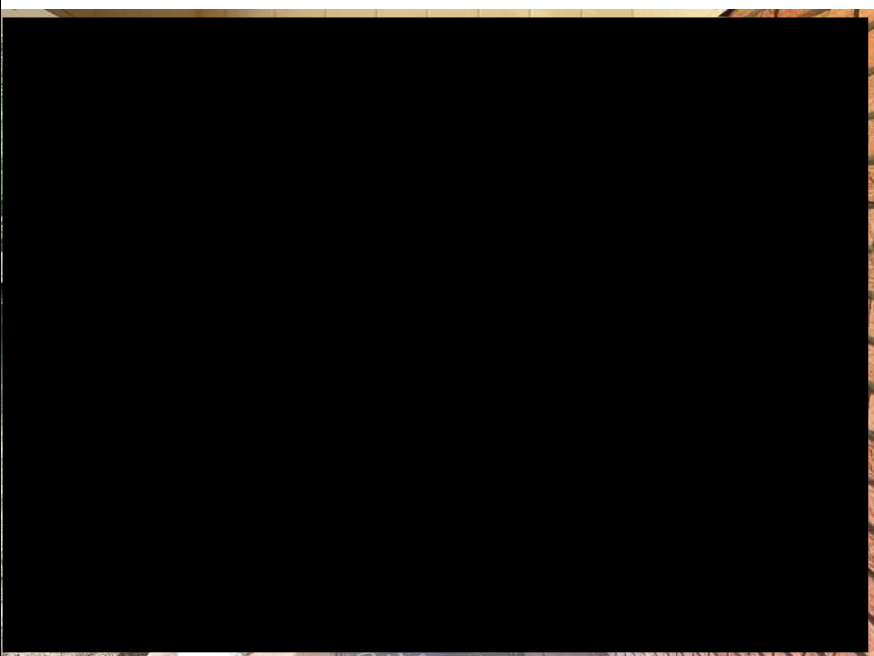


**APPENDIX A - INSPECTION PHOTOS**

INSPECTION DATE: 6/25/2024



<b>Photo No.</b>	<b>1</b>	
<b>Location</b>	Driveway (looking South)	
<b>Description</b>	Garage Frame	


<b>Photo No.</b>	<b>2</b>	
<b>Location</b>	Front Porch (looking East)	
<b>Description</b>	Front Door	

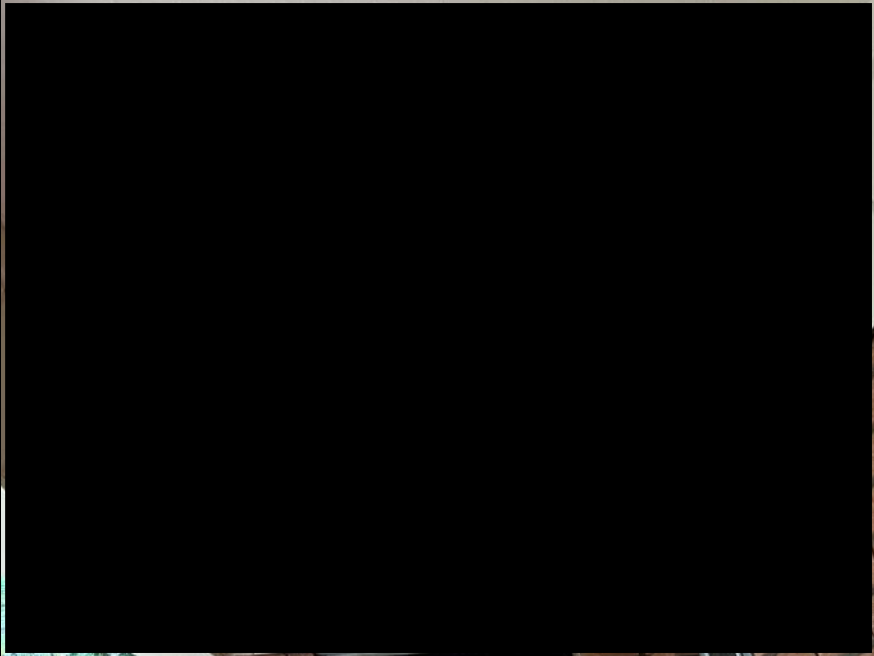




## APPENDIX A - INSPECTION PHOTOS

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<b>Photo No.</b>	<b>3</b>	
<b>Location</b>	Front Porch (looking East)	
<b>Description</b>	Brick Condition	

<b>Photo No.</b>	<b>4</b>	
<b>Location</b>	Front Porch (looking Up)	
<b>Description</b>	Typical Front Porch Roof Overhang Ceiling Condition	



**APPENDIX A - INSPECTION PHOTOS**

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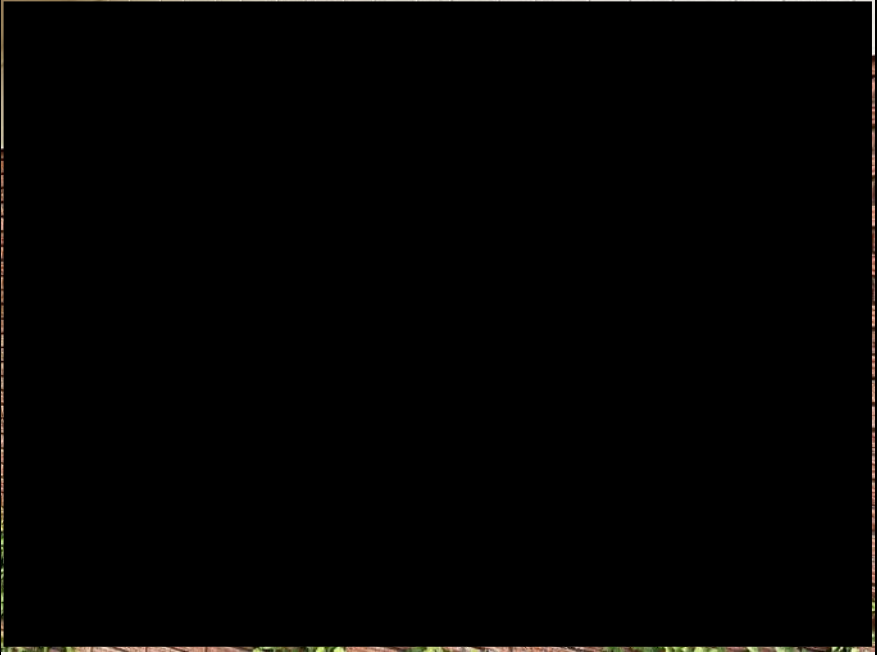
<b>Photo No.</b>	<b>5</b>	
<b>Location</b>	Front Yard (looking West)	
<b>Description</b>	Typical Front Approach Sidewalk	

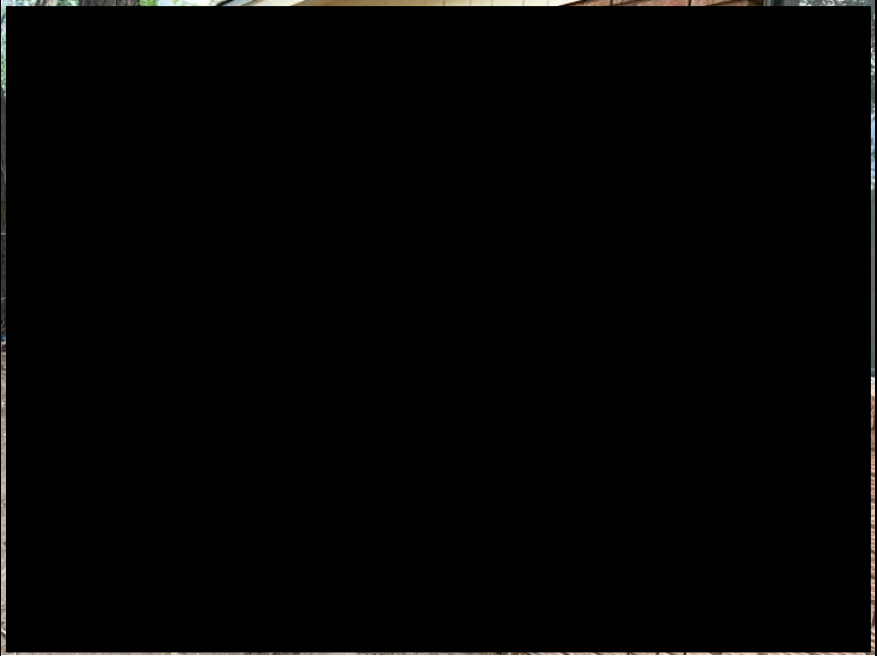
<b>Photo No.</b>	<b>6</b>	
<b>Location</b>	Front Yard (looking Southwest)	
<b>Description</b>	Front Porch Step	



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<b>Photo No.</b>	<b>7</b>	
<b>Location</b>	Front Yard (looking South)	
<b>Description</b>	Typical Window	


<b>Photo No.</b>	<b>8</b>	
<b>Location</b>	East Side of Home (looking Southwest)	
<b>Description</b>	Typical Brick Condition	



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<b>Photo No.</b>	<b>9</b>	
<b>Location</b>	Northeast Corner of Home (looking Southwest)	
<b>Description</b>	Typical North Grade Adjacent to Foundation; Note: No Gutters or Drainpipes Observed this Side of Home, Grade Generally Flat	

<b>Photo No.</b>	<b>10</b>	
<b>Location</b>	Northeast Corner of Home (looking South)	
<b>Description</b>	Typical East Grade Adjacent to Foundation; Note: No Gutters or Drainpipes Observed this Side of Home, Grade Generally Flat	



## APPENDIX A - INSPECTION PHOTOS

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<b>Photo No.</b>	<b>11</b>	
<b>Location</b>	Southeast Corner of Home (looking West)	
<b>Description</b>	Typical South Grade Adjacent to Foundation; Note: No Gutters or Drainpipes Observed this Side of Home, Grade Generally Flat	

<b>Photo No.</b>	<b>12</b>	
<b>Location</b>	Southeast Corner of Home (looking West)	
<b>Description</b>	Back Patio Slab	



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<b>Photo No.</b>	<b>13</b>	
<b>Location</b>	Back Patio (looking North)	
<b>Description</b>	East Back Sliding Door	

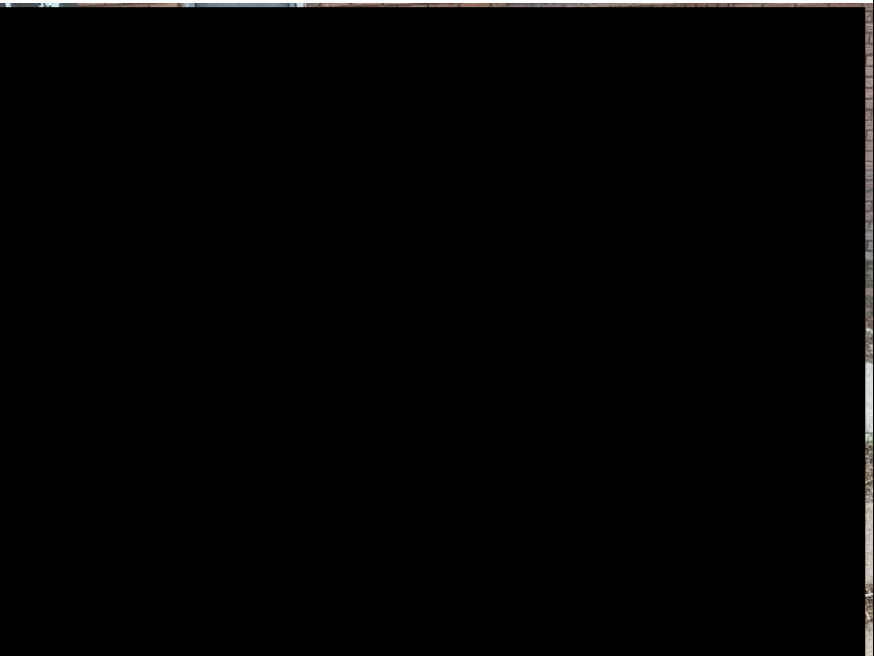
<b>Photo No.</b>	<b>14</b>	
<b>Location</b>	Back Patio (looking North)	
<b>Description</b>	South Back Sliding Door	



**APPENDIX A - INSPECTION PHOTOS**

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<b>Photo No.</b>	<b>15</b>	
<b>Location</b>	Backyard (looking North)	
<b>Description</b>	West Back Door	

<b>Photo No.</b>	<b>16</b>	
<b>Location</b>	Back Yard (looking North)	
<b>Description</b>	Typical Back Sidewalk and Step Condition	



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<b>Photo No.</b>	<b>17</b>	
<b>Location</b>	Back Yard (looking North)	
<b>Description</b>	Crawl Space Access Opening	

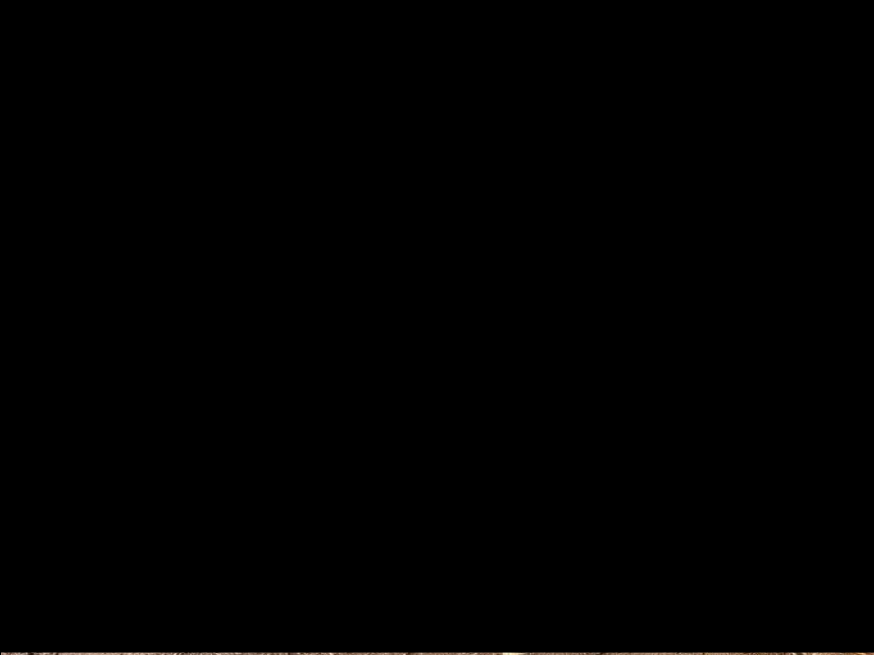
<b>Photo No.</b>	<b>18</b>	
<b>Location</b>	Back Yard (looking North)	
<b>Description</b>	Minor Crack in Mortar Between Bricks	

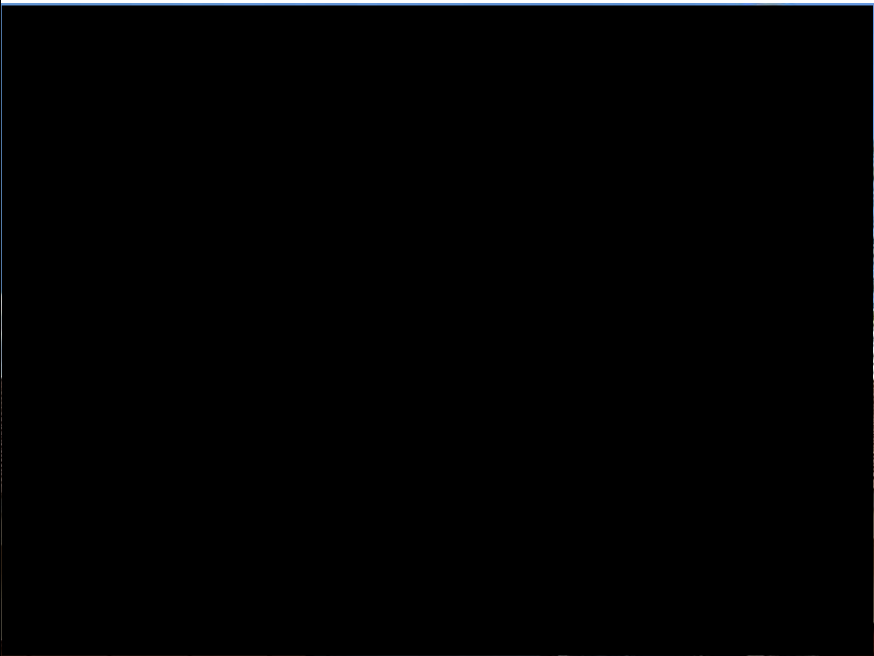




## APPENDIX A - INSPECTION PHOTOS

INSPECTION DATE: 6/25/2024

<b>Photo No.</b>	<b>19</b>	
<b>Location</b>	Southwest Corner of Home (looking North)	
<b>Description</b>	Typical West Grade Adjacent to Foundation; Note: No Gutters or Drainpipes Observed this Side of Home, Grade Generally Flat	

<b>Photo No.</b>	<b>20</b>	
<b>Location</b>	Back Yard (looking North)	
<b>Description</b>	Swamp Cooler	



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<b>Photo No.</b>	<b>21</b>	
<b>Location</b>	Back Yard (looking North)	
<b>Description</b>	Typical Roof/Shingle Condition	

<b>Photo No.</b>	<b>22</b>	
<b>Location</b>	Back Yard (looking Up)	
<b>Description</b>	Typical Roof Overhang Condition	



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<b>Photo No.</b>	<b>23</b>	
<b>Location</b>	West Yard (looking East)	
<b>Description</b>	Tree Root Proximity to Home Foundation	

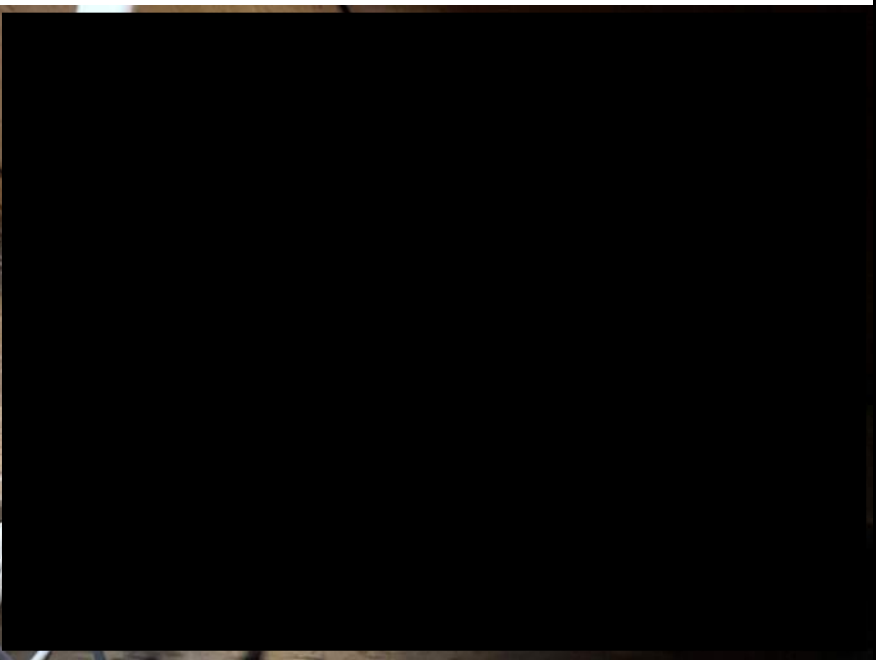
<b>Photo No.</b>	<b>24</b>	
<b>Location</b>	West of Driveway (looking East)	
<b>Description</b>	Typical Driveway Slab Condition	



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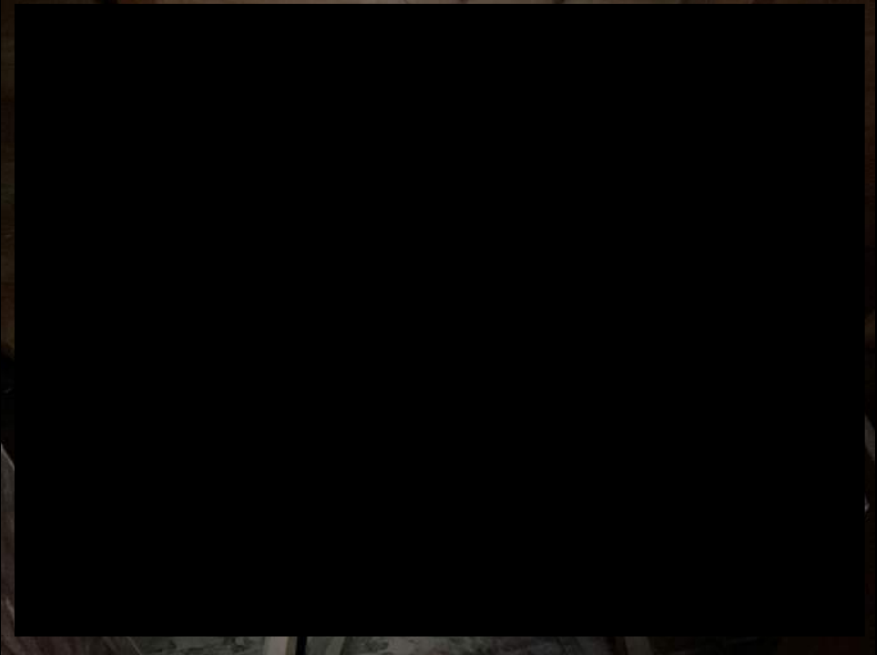
<b>Photo No.</b>	<b>25</b>	
<b>Location</b>	West Yard (looking East)	
<b>Description</b>	Typical Gable End of Home / Attic Access	

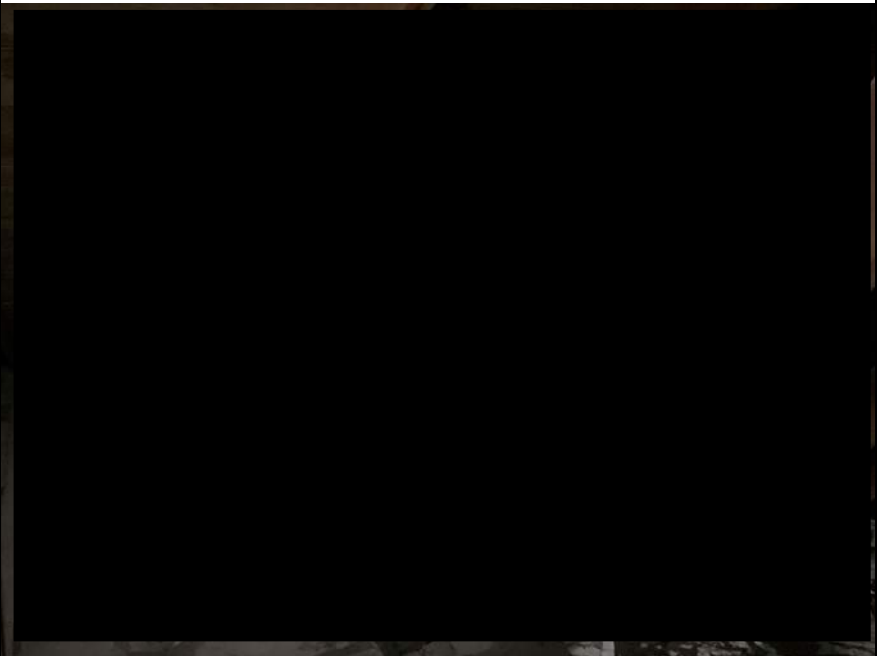
<b>Photo No.</b>	<b>26</b>	
<b>Location</b>	Crawl Space (looking Up)	
<b>Description</b>	Typical Rot Under Utility Room	



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<b>Photo No.</b>	<b>27</b>	
<b>Location</b>	Attic (looking South)	
<b>Description</b>	Typical Roof Sheathing Condition	


<b>Photo No.</b>	<b>28</b>	
<b>Location</b>	Attic (looking North)	
<b>Description</b>	Typical Roof Truss Condition	



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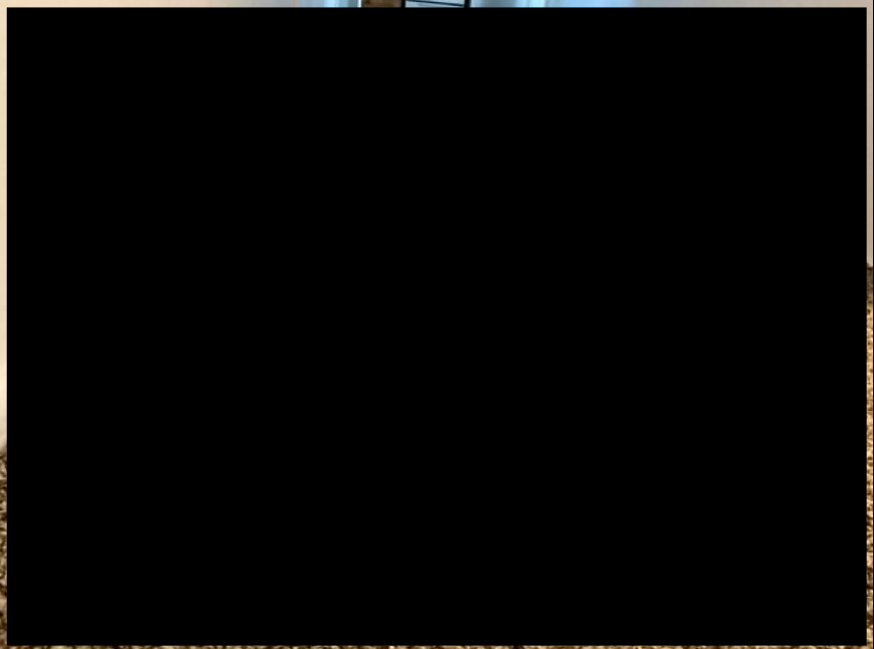
<b>Photo No.</b>	<b>29</b>	
<b>Location</b>	Living Room (looking South)	
<b>Description</b>	Fireplace	


<b>Photo No.</b>	<b>30</b>	
<b>Location</b>	Living Room (looking East)	
<b>Description</b>	Typical Window	



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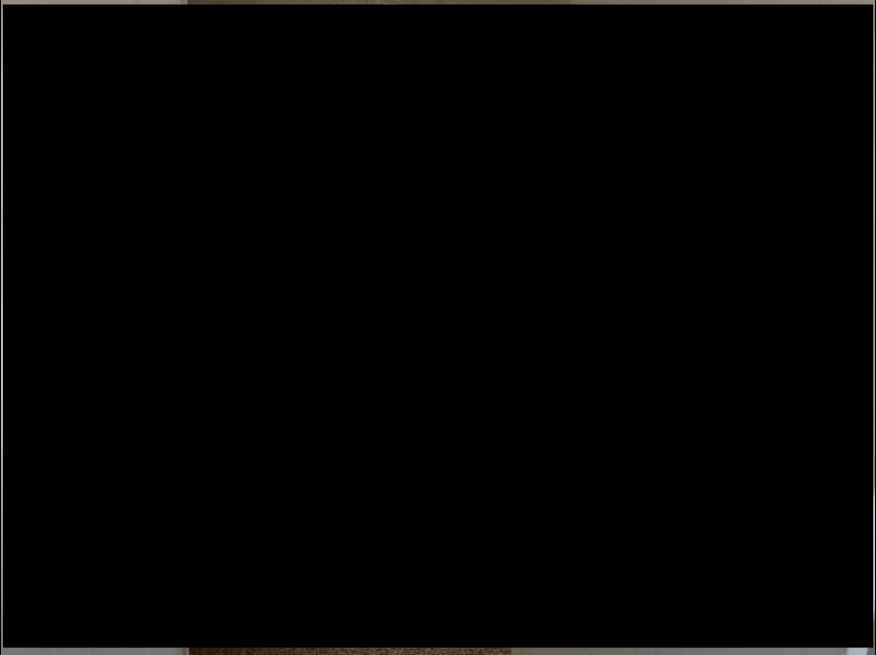
<b>Photo No.</b>	<b>31</b>	
<b>Location</b>	Living Room Entrance to Hallway (looking West)	
<b>Description</b>	Creaking Floor and Minor Deflection	

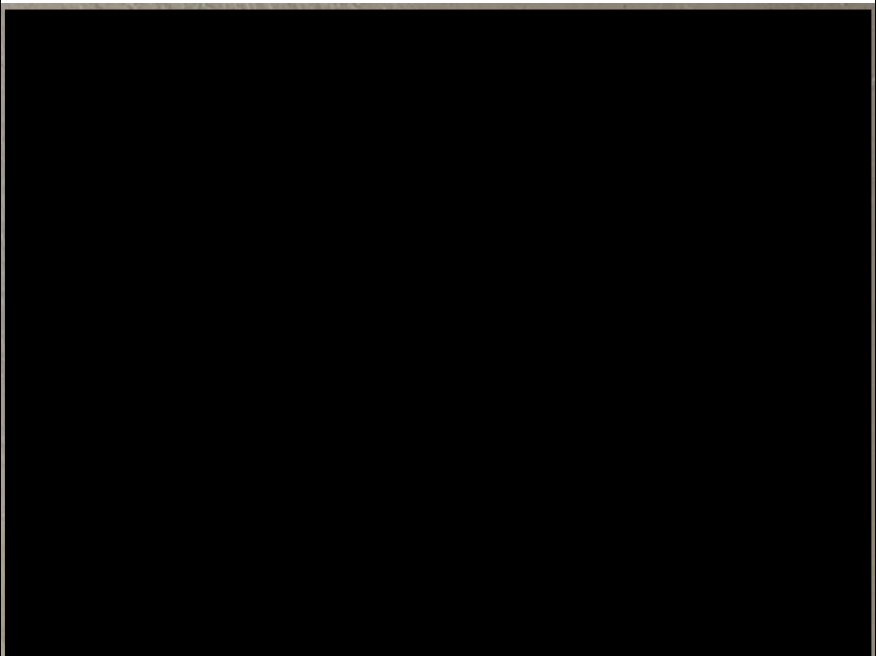
<b>Photo No.</b>	<b>32</b>	
<b>Location</b>	Southwest Corner of Living Room (looking Northeast)	
<b>Description</b>	Typical Floor Slope and Condition	



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<b>Photo No.</b>	<b>33</b>	
<b>Location</b>	Hallway (looking North)	
<b>Description</b>	Typical Door Frame	


<b>Photo No.</b>	<b>34</b>	
<b>Location</b>	Kitchen (looking Up)	
<b>Description</b>	Minor Ceiling Drywall Crack	






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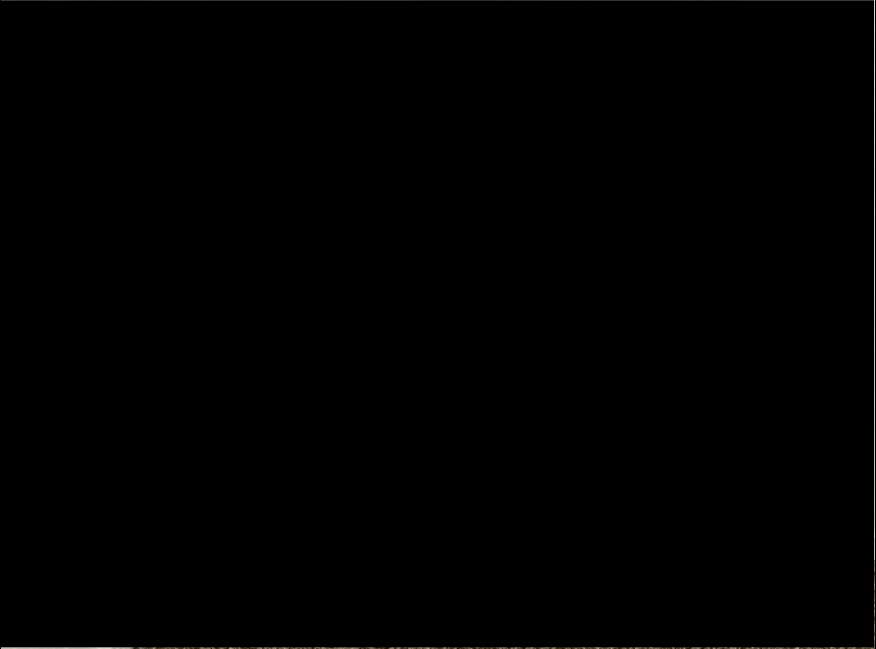
<b>Photo No.</b>	<b>35</b>	
<b>Location</b>	Utility Room (looking Northeast)	
<b>Description</b>	Water Heater Support	


<b>Photo No.</b>	<b>36</b>	
<b>Location</b>	N/A	
<b>Description</b>	Typical Ceiling to Wall Corner	



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<b>Photo No.</b>	<b>37</b>	
<b>Location</b>	N/A	
<b>Description</b>	Typical Floor to Wall Corner	

<b>Photo No.</b>	<b>38</b>	
<b>Location</b>	Garage Room (looking South)	
<b>Description</b>	Minor Ceiling Drywall Cracks	



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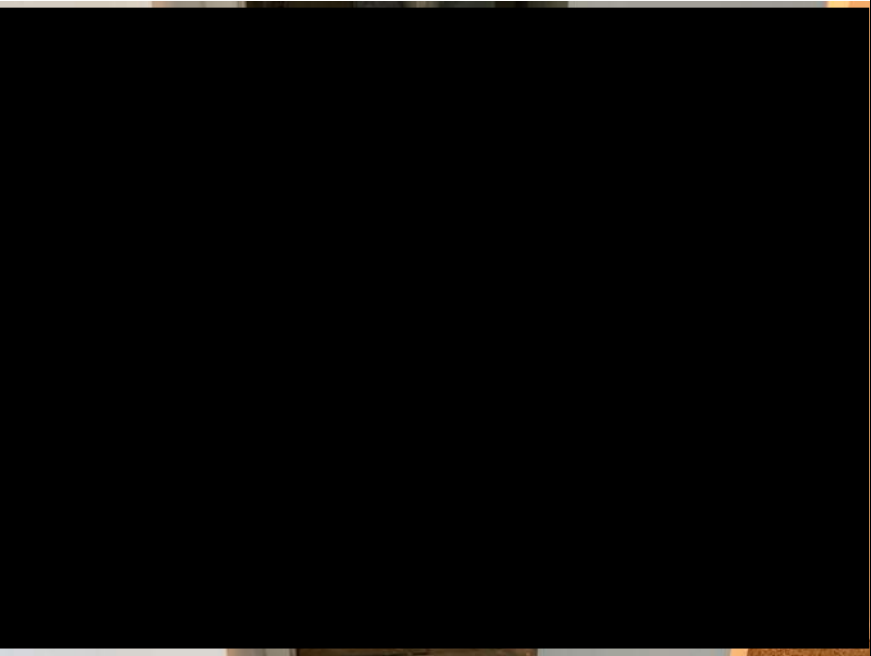
Photo No.	39	
Location	Northwest Bedroom (looking Up)	
Description	Typical Ceiling Condition	

Photo No.	40	
Location	Living Room (looking South)	
Description	Furnace Support	