



**KEY:** ① Recommend evaluation by a structural/geo-technical engineer ④ This item is a safety hazard - correction is needed  
 ② Recommend evaluation and repairs by a licensed contractor ⑤ Upgrades are recommended for safety enhancement  
 ③ Refer to qualified termite report for further information \* This item warrants attention/repair or monitoring

## 1 Driveway



◇ ASPHALT      ◇ CONCRETE      ◇ GRAVEL      ◇ \_\_\_\_\_

- Appears serviceable
- Eroded Asphalt\*
- No cracks found
- Not functional / Unsafe / Worn / Near end of lifespan\*
- Maintenance / sealant needed\*
- Common cracks
- Major cracks\*
- Evidence of deterioration / poor drainage\*
- Surface raised / settled / trip hazards\*
- Not fully visible: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

## 2 Sidewalks



◇ CONCRETE      ◇ BRICK      ◇ PAVER / TILE      ◇ GRAVEL      ◇ \_\_\_\_\_

- Appear serviceable
- No cracks found
- Concrete is above foundation / siding / stucco\*
- Not functional / Unsafe / Worn / Near end of lifespan\*
- Common cracks
- Major cracks\*
- Evidence of poor drainage\*
- Evidence of deterioration / poor drainage\*
- Surface raised / settled / trip hazards\*
- Not fully visible: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

## 3 Retaining Walls



LOCATION(S): \_\_\_\_\_ ◇ CONCRETE / BLOCK / STUCCO / WOOD \_\_\_\_\_

- Appear serviceable
- No cracks found
- Not functional / Unsafe / Worn / Displacement / Near end of lifespan\*
- Common cracks
- Major cracks①
- Moisture penetration / No drainage openings\*
- Not fully visible\*

COMMENTS: \_\_\_\_\_

## 4 Grading



◇ LEVEL SITE      ◇ SLOPE MINOR / MODERATE / STEEP ① / STAIRSTEPPED      ◇ BANKS

- Drainage of site/ slope of soil at foundation is proper based upon visual observation
- Improper soil slope toward foundation\*
- Plants / trees touch house / roof\*
- Surface drains noted, not tested--underground pipes cannot be judged \*
- Not fully visible\* \_\_\_\_\_
- Soil / pavement is high at foundation\*
- Trees planted close to structure\*
- Earth-to-wood contact visible ③
- Overgrown landscaping\*
- Signs of poor drainage / erosion\*

COMMENTS: \_\_\_\_\_

Notice: This inspection does not include geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted.

## 5 Patio



LOCATION(S): \_\_\_\_\_ ◇ CONCRETE / BRICK / PAVER TILE / BLOCK \_\_\_\_\_

- Appear serviceable
- No cracks found
- Concrete is above foundation / siding / stucco\*
- Not functional / Unsafe / Worn / Near end of lifespan\*
- Common cracks
- Major cracks\*
- Evidence of poor drainage\*
- Surface raised / settled / trip hazards\*
- Not fully visible: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

## 6 DECK PATIO PORCH Cover



LOCATION(S): \_\_\_\_\_ ◇ OPEN DESIGN / COVERED ROOF (REFER TO ROOF PAGE\*)

- Appears serviceable
- Unsecure / improper attachment to house\*
- Moisture / damage at: base of posts / roof / structure ②③
- Not functional / Unsafe / Worn / Near end of lifespan\*
- Lacks: metal straps / bolts / nails\*
- Wood appears overspanned / sagging / damaged ②
- Not fully visible: \_\_\_\_\_
- Earth contact ③

COMMENTS: \_\_\_\_\_

## 7 Decks/Porch



LOCATION:      ◇ WOOD      ◇ CONCRETE      ◇ WATERPROOF COATING      ◇ \_\_\_\_\_  
 A \_\_\_\_\_ B \_\_\_\_\_ C \_\_\_\_\_ D \_\_\_\_\_

- Appears serviceable
- Cracks / Moisture stains / damage ②③
- Deck appears unsound ①②
- Porch / steps settled away from house\*
- Screens / panels damaged / torn / missing\*
- Railings are serviceable n/a
- Not functional / Unsafe / Worn / Near end of lifespan\*
- Deck on grade - unable to inspect\*
- Flashing not visible / improper ②
- Uneven step(s) at porch / deck\* ④
- Unable to determine active leakage\*
- Railing damaged / loose / too low\* ④
- Not fully visible: \_\_\_\_\_
- Piers / posts need straps / footings ②
- Flashing missing at house ②
- Earth-to-wood contact ③
- Evidence of poor drainage\*
- Railing too wide / missing\* ④⑤

COMMENTS: \_\_\_\_\_

## 8 Exterior Stairs



LOCATION(S):      ◇ WOOD / METAL / CONCRETE / WATERPROOF COATING      ◇ \_\_\_\_\_  
 A \_\_\_\_\_ B \_\_\_\_\_ C \_\_\_\_\_

- Appear serviceable
- Moisture stains / damage / earth contact\*
- Railings serviceable
- Not functional / Unsafe / Worn / Near end of lifespan\*
- Uneven rise/run on steps/loose steps ④
- Railing loose / improper / too low / none installed ②④
- Not fully visible: \_\_\_\_\_
- Improper / no landing ②④
- Openings in rails too large ⑤

COMMENTS: \_\_\_\_\_

## 9 Fences & Gates



◇ FENCES NOT INSPECTED      ◇ WOOD / CHAINLINK / WROUGHT IRON / MASONRY \_\_\_\_\_

- Appear serviceable
- Loose / rotted posts\*
- Common cracks
- Gate / latch needs adjustment / repair / replacement\*
- Not functional / Unsafe / Worn / Near end of lifespan\*
- Loose / missing blocks\*
- Major cracks ②
- Rust / Leaning\*
- Broken / loose / missing boards\*
- Fence at pool / spa area is: missing / too low / climbable\* ④⑤
- Self closing device / latch is: missing / not working\* (at pool/spa) ④⑤
- Not fully visible: \_\_\_\_\_
- Moisture damage\*

COMMENTS: \_\_\_\_\_