

# EXTERIOR

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Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

## **EXTERIOR ACCESS**

**DISCLAIMER** - The exterior was inspected from the ground level only. It is not within the scope of this inspection to climb the walls for a closer inspection. This limits my inspection and I cannot be responsible for any defects that I cannot see.

## **GUTTERS**

**Type:**

ALUMINUM - The gutters are made of aluminum. These gutters should be inspected and cleaned at least once a year.

**Conditions:**

This component was unable to be inspected due to the presence of gutter guards.

## **DOWNSPOUTS**

**Type:**

ALUMINUM - The downspouts are made of aluminum. These downspouts should be inspected and cleaned at least once a year.

**Conditions:**

REPAIR or REPLACE - One or more downspout discharges are draining close to the house. As a rule of thumb, a minimum drainage of six (6) feet from the house is recommended. In my opinion, when drainage is closer than 6 feet, there is an increased potential for water to go back to the foundation and result in water leakage into basements and crawl spaces. Water leakage can cause various damages to the building and building materials, and can lead to a mold problem. I recommend that a qualified contractor mitigate the situation if possible.

REPAIR or REPLACE - The gutter on the secondary roof is missing a downspout. In my opinion, a downspout should be installed to allow water to drain freely. Recommend contacting a reputable gutter and downspout contractor to mitigate the situation.



## **SOFFIT**

**Type:**

ALUMINUM - The soffit is made of aluminum.

**Conditions:**

The overall condition is acceptable, performing its function as intended.