HOW?

- APPROACH
  - One side
  - Front
  - Next Side
  - Clear view
  - Drive down opposite side of street
PARTS OF A HOUSE

• Primary Components
  – Foundation
  – Walls
  – Roof

• Secondary Components
  – Porch/Steps
  – Windows/Frames/Glass
  – Doors/Frames
  – Gutters/Downspouts
  – Chimney
  – Yard
Primary Components

• Minor Defects  < 25%  4 points
• Major Defects  25 to 49%  8 points
• Critical Defects  50% or > 16 points

Secondary Components

• Minor Defects  1 point
• Major Defects  3 points
Deficiency Criteria

- Loose Material
- Cracks
- Holes
- Fire Damage
- Missing Material
- Settling
- Sagging
- Bowing
- Out-of-Plumb
- Decomposing
Crack types

- diagonal
- horizontal
- vertical
- random or map cracking (more typical in stucco finishes)
Foundation Walls or Piers

Critical

• Lack of adequate foundation support.
• Cracks penetrating entire thickness of foundation wall and extending from its top to base
• Settling to a degree that the components supported by the foundation wall are detrimentally affected. Large cracks, sagging walls, out-of-plumb corners, and sloping floors often are indicators of a settling foundation wall.
• Foundation wall out-of-plumb.
Major
• Foundation not extending above grade.
• Numerous holes and loose material over large area of foundation wall or pier.

Minor
• Hairline cracks over small area of foundation wall or pier.
• Chipped, dried mortar in small area.
• Holes or loose material over small area of foundation wall or pier.
Exterior Walls

Critical

• Out-of-plumb.
• Severe sagging over a large area.
• Numerous cracks penetrating entire thickness of the wall and extending from floor to ceiling.
• Bulging of an entire wall.
• Extensive fire damage creating hazardous conditions.
**Major**
- Numerous cracks not penetrating entire thickness of wall.
- Deteriorating material over large area.
- Large holes, loose or missing material over large area.
- Sagging of a limited area.
- Fire damage affecting basic structural elements (e.g., studs, columns, etc.) over a large area.

**Minor**
- Hairline cracks over small area.
- Deteriorating material over small area.
- Small holes and loose or missing material over a limited area.
- Minor fire damage over a limited area.
- Weathered exterior coverage.
Exterior Wall Questions

• Are the bricks in a good condition, or are they crumbling or loose?
• Is the cement mortar soft or crumbling or does it have holes in some areas?
• If the coat on the outside of the building is cement render, is this free from cracks, holes and blisters?
• Are there any cracks to the walls, and if so, how wide and long are they?
• Where are the cracks and in what direction do they run (for example, vertically, or diagonally)?
• Does any wall bow or bulge in any way?
• Are there signs of dampness, such as staining, mold or plant growth on wall surfaces?
PARTS OF A ROOF

a. Roof
The upper exterior surface of the home.

b. Fascia
A flat horizontal band around a roof's perimeter.

c. Boxed eave
An overhang enclosed with a soffit that runs horizontally from the eave edge to the side of the building.

d. Cornice
The decorative section just below the roofline. The cornice may be simple or ornate depending on building style.

e. Rake
the pitched edge of a gable roof. Rakes may be close, or extend from the building to allow for an overhang.
Question for Roofs

- Are hip and ridge tiles secure? Are they level? No cupping or bulging?
- Are any slates or tiles cracking, crumbling, flaking, slipped or missing?
- Is there any sagging or humping to the main roof structure?
- Is the fascia board and horizontal boards underneath the area where the roof sticks out over the wall, are these free from rot, holes and other faults and protected by paintwork in good condition?
- Is there rust or flaking, if roof is metal?
Roof and Roof Structure

Critical

• Pronounced sagging of ridge beam.
• Pronounced sagging at gutter line (eaves).
• Severe deterioration of shingles, or rafters over most of roof area.
• Severely weakened or missing material over large portion of roof area due to fire damage.
Roof continued

**Major**
- Loose or missing material over large area.
- Deteriorated shingles over large area. Vegetation on roof (deterioration).

**Minor**
- Weathered shingles over small areas.
- Loose or missing material over small areas.
- Cracks or holes over small areas.
- Deterioration of gutters and downspouts.
- Deteriorating trim.
Parts of a Porch

- Porch Roof
- Eave
- Cornice
- Brackets
- Post
- Balusters
- Porch Deck
- Steps
- Fascia Board
- Foundation
BASIC STAIR PARTS

Handrail on One Side, Minimum

Cove

Finish Stringer

Landing Tread

Header

Plywood Backer

8-1/4" Max. Rise

5/4"x10" Tread

Stair Jack (Horse, Stringer)

34" Maximum

30" Minimum

9" Min. Run

7" Min. Run
PORCHES/STEPS

**Major**
- Deterioration over extensive area.
- Loose or missing material over extensive area.
- Cracks and holes over extensive area.
- Extreme weakness due to fire damage or wear.
- Lack of adequate support.
- Sagging of treads or stringers.

**Minor**
- Deterioration over limited area.
- Loose or missing material over limited area.
- Cracks or holes over limited area.
- Missing railings around stairwells.
double-hung wood window
WINDOWS

**Major**
Extreme deterioration.
Loose or missing material to an extensive degree.
Sagging.
Majority of window panes cracked or broken.

**Minor**
Deterioration over a limited area.
Loose or missing material over a limited area.
Some broken or cracked window panes.
Broken or missing hardware.
Excessive wear or weathering.
Improper fitting of sash to frame.
Parts of a Door

- Rail
- Muntin
- Panel
- Rail
- Stiles
- Casing
- Rail
DOOR QUESTIONS?

• Is the door warped, distorted or damaged in any way?
• Is any glass cracked or missing?
• Is there any dampness, rot or mould growth to any part of the door or its frame?
• Are the outside surfaces of the door and frame well protected with paint or stain? Or, is that protective layer cracked, peeling or missing?
• Is the threshold sound and even?
DOORS

**Major**
- Extreme deterioration.
- Loose or missing material to an extensive degree.
- Sagging.

**Minor**
- Deterioration over a limited area.
- Loose or missing material over a limited area.
- Some broken or cracked windowpanes.
- Broken or missing hardware.
- Inoperable.
- Excessive wear or weathering.
- Improper fitting of door jamb.
Gutters, downpipes and soil pipes

- Fascia board
- Gutter Angle Piece
- Stop end
- Gutter bracket
- Gutter outlet
- Swan neck of RWP
- Rain water pipe (RWP)
- Pipe clip or bracket
- RWP shoe
- Drainage gulley
• Are gutters and downpipes securely fixed and free from leaks, particularly at joints?
• Are they also free from blockages and rubbish, holes and even weed growth?
• Are gutters positioned so they collect all the rain from the roof and then direct it straight to the nearest downpipe?
• Are downpipes and soil pipes securely fixed to the walls and free from rust, holes and any leaks at their joints?
GUTTERS/DOWNSPOTS

Major
• Extensive area; missing pieces; extreme rust or water damage along fascia or wall.

Minor
• Limited area; loose or sagging; limited missing pieces; rust along wall: free of debris
**CHIMNEYS**

- Chimney Pots
- Flaunching
- Stepped Flashing
- Apron
- Ridge Tiles

**Apron**
This is part of the flashing which extends across the face of the chimney and waterproofs the junction of the chimney and the roof covering.
CHIMNEYS

**Major**
- Substantial leaning; extensive cracks/holes or loose/missing material

**Minor**
- Slight leaning; limited cracks/holes or loose and missing material
• Are any pots or flues cracked, loose or leaning?
• Has the mortar flaunching on the top got any cracks or holes?
• Is the whole chimney stack vertical or does it lean?
• Is the cement mortar pointing worn away or missing, or does it have holes in it?
• If there’s any render coat, is it free from cracks and holes?
• Are all the flashings and soakers in place and secure?
Condition of Dwelling

- A - Standard 0-1 points
- B - Minor Deteriorated 2-15 points
- C - Major Deteriorated 16-31 points
- D - Dilapidated 32-75 points