

ATTIC AND ROOF FRAMING

SECTION 4

A. Items to be inspected:

1. Framing
2. Ventilation
3. Insulation

We recommend that all *material defects* documented be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

ATTIC/FRAMING INFORMATION

401 ATTIC ACCESS(S)	Access: 1 Location: hall Type: hatch in the ceiling.
402 ROOF FRAMING	Framing types: conventional framing.
403 ROOF SHEATHING	Materials: wood planks.
404 INSULATION	Materials: blown-in.
405 VENTILATION	Vent types: gable, soffit.

FRAMING AND SHEATHING

406 ROOF FRAMING	The visible areas of the roof framing appeared functional.
407 ROOF RAFTER(S)	[FE] Rafters are split/cracked/damaged.



409 PURLIN(S)	[RU] The braces used to provide support for the rafter's mid-span are fastened to the sides of the rafters. This is an older method of providing support and may have performed adequately to date. Current standards would require purlin boards to run perpendicular to the rafters, installed mid-span with braces properly connected under the purlin brace and set atop a bearing wall or support and not to be angled more than 45 degrees. Upgrading the older construction in this area to conform to current standards is suggested.
410 COLLAR TIE(S)	The visible areas of the collar ties appeared functional.
411 CEILING JOIST(S)	The visible areas of the ceiling joists appeared functional.

This report was prepared for the client listed above in accordance with our inspection agreement and is subject to the terms and conditions agreed upon therein. A verbal consultation is part of this report. If you were not present during the inspection, call our office for a full discussion of the entire report.

This report is not to be used for the purposes of substitute disclosure.