



Foundation Inspection & Consulting

Mike Demel
833 Fredrick Drive
El Dorado, KS 67042

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To: Michael Frazier

Invoice
05-05-2021

From: Foundation Inspection & Consulting

Inspector: Mike Demel

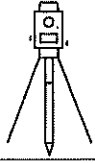
316-323-4299

Paid CASH

Inspection of Property: 610 N. Main St. Benton, KS 67017

Total	\$200.00
Tax	0.00
Balance Due	\$200.00

Note: Please make check payable to: Foundation Inspection & Consulting.



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Mike Demel
833 Fredrick Drive
El Dorado, KS 67042

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Date: 05-05-2021

To: Michael Frazier

In re: Condition of Foundation Survey

Dear Michael:

At your request, a visual survey of the foundation of the house located at 610 N. Main St. Benton, KS 67017 was made by Foundation Inspection & Consulting.

Transmitted herewith is the inspection report stating my professional opinion as to whether the foundation is performing its intended function or is in need of repair.

Thank you for asking Foundation Inspection & Consulting to perform this important inspection work for you. If you have any questions after reviewing this report, please feel free to call me at my office.

Sincerely,

A handwritten signature in cursive script that reads "Mike Demel". The signature is written in black ink and is positioned above a horizontal line.

Foundation Inspection & Consulting
Mike Demel, Owner

INTRODUCTION

PURPOSE

The purpose of the inspection was to view the evidences of differential and lateral movement of the foundation and give my professional opinion as to whether or not the foundation was performing its intended function at the time of the inspection or was in need of repair. Due to the subjective nature of interpretation of the evidences of foundation movement, it is possible for other professionals to have a differing opinion.

This report is provided to and for the use of the person to whom this report is addressed and is in no way intended to be used by a third party, who may have different requirements. It is my purpose to provide information of the condition of the foundation on the day of the inspection. Other inspectors or engineers may have contrasting opinions to those given in this report.

This report may also contain informational items which are included as a courtesy to help you become more aware of the condition of the structure.

SCOPE

The scope of the inspection included limited, visual observations of the interior and exterior of the structure. Only those items readily visible and accessible at the time of the inspection were viewed and any items causing visual obstruction, including, but not limited to, furniture, furnishings, floor or wall coverings, appliances, insulation, foliage, soil, etc., were not moved. Also excluded from the scope of this inspection is any discussion of or condition relating to geological faults and/or subsidence.

The basis of my opinions will be the apparent performance of that portion of the structure readily visible at the time of inspection. Disassembly or removal of any portion of the structure is beyond the scope of this inspection.

I make no representation regarding the condition of the property other than as contained in this written report.

There is no warranty or guarantee, either expressed or implied, regarding the habitability, future performance, life, insurability, merchantability, workmanship and/or need for repair of any area of the structure inspected.

It is recommended that you obtain as much history as is available concerning the structure. This historical information may include copies of any sellers disclosures, previous inspection or engineering reports, building drawings and/or specifications, bids to perform repair work on the structure, knowledge of any drainage problems, receipts from repair work that has been performed, reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should attempt to determine whether repairs, renovation, remodeling, additions or other activities have taken place.

DESCRIPTION OF THE HOUSE

The house is a single story, wood frame dwelling with brick veneer, a composition shingle roof, and was supported on a full basement concrete foundation, with a two car attached garage. The house was unoccupied at the time of inspection, and according to the owner, was built in 1983.

For purposes of the inspection and this report, West will be assumed to be from the front of the structure towards the rear of the structure.

OBSERVATIONS AND CONCLUSIONS

FOUNDATION

Description

The front foundation is an 8' tall, 10" thick concrete foundation, and appeared to be reinforced with steel reinforcing rods (rebar). (The remaining walls are 8" thick).

- **EVIDENCES OF DIFFERENTIAL-LATERAL MOVEMENT**

Levelness

Evidences and consequences of differential movement of the foundation observed during the inspection include:

Normally horizontal surfaces, such as floors, door tops, counters, window sills, etc., were observed to be level over the basement area.

I typically point out that foundations are rarely constructed perfectly level, so most structures have some unlevelness (typically $\frac{3}{4}$ to $1\frac{1}{2}$ inches) built into the foundation as part of the original construction. I have no knowledge as to how much unlevelness was built into the foundation of this structure.

- **INSPECTION OF BASEMENT WALLS**

Lateral Movement

Evidences and consequences of lateral movement of the foundation observed during the inspection include:

NORTH BASEMENT WALL

The North basement wall is 27' in length and shows no lateral movement. The North wall adjoins the garage.

EAST BASEMENT WALL

The East basement wall is 48' in length and shows 1-7/8" lateral movement. There are visible cracks interior or exterior. The proper repair is, excavation of the East wall, installation of 9 wall anchors, and exterior waterproofing.

SOUTH BASEMENT WALL

The South basement wall is 27' in length and shows 13" lateral movement. The proper repair is, excavation of the South wall, installation of 4 wall anchors, and exterior waterproofing.

WEST BASEMENT WALL

The West basement wall is 48' in length and shows 1" lateral movement. The proper repair is the installation of 4 wall anchors.

- **OTHER OBSERVATIONS**

The sump pump is plumbed into the sewer. I recommend the discharge line be buried and directed away from the basement foundation.

- **PERIMETER GRADE/DRAINAGE**

This inspection does not include determining if the property is in the 100 year flood plain. For further information regarding elevation of this lot, check your survey and/or with an appraiser.

The perimeter drainage around the property appeared to generally be adequate. It was not raining at the time of the inspection, and therefore, it could not be determined with certainty if water would pool at any localized low areas around the property.

CLOSE

The opinions and comments stated in this report are based on the apparent performance of the foundation on the day of the inspection. Performance standards are based on the knowledge gained through the experience and professional studies of the inspector. There is no warranty or guarantee, either expressed or implied, regarding the habitability, future performance, life, merchantability, and/or need for repair of the foundation.

Scope of Work

Michael Frazier

Job Location:

610 N. Main St.

Benton, KS 67017

316-680-2452

~~m.frazier@southwind.net~~

talley@sudduthrealty.com

Excavate 75 LF of 8' basement wall.
Area marked in green on the drawing.

Install 17 wall anchors.
Straighten walls as much as possible and stabilize.
Area marked in red on the drawing.

Install 75 LF of exterior waterproofing.
Area marked in blue on the drawing.

Crew to remove 12'x12' back patio. (Customer to replace).

Customer to have A/C unit removed and replaced.