



240115 Main St

SUBMITTED BY
Donn Anderson
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☎ 262-534-4544

CREATED ON
2024-01-13

LOCATION
1234 Main St
53402 Hometown
Wisconsin
United States



Total area 1055.73 sq ft	Floors 1
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Notes

SUMMARY: Repairs not required. Follow exterior Maintenance guidelines below.
Maximum wall deflection is 1/2 inch. Settling is a maximum of 1 inch. Settlement over 1 inch in a house over 60 years old with no signs of active cracking or movement is not unusual.

The full course of block at the base of the walls typically indicates the lack of drain tiles. There is a channel or depression at the base of the walls around the interior perimeter to help direct uncontrolled water seepage from random ponding. Water seepage control under these conditions is achieved by adjusting and maintaining the proper slope of the exterior soils to direct rain water and snow melt away from the foundation walls. Laying a 4'-5' wide roll of rubber roofing material around the perimeter of the home, over a properly sloped grade and ballasted with a lava rock, washed stone or equal will help to direct the water away from the foundation walls.

After the exterior work has been completed, the block basement walls can be wire brushed, cleaned with a detergent similar to dawn dishwashing detergent (to help control microbial growth) and painted with a low permeable paint rather than UGL/ Drylok which does not allow the walls to dry.

Anderson Foundation Inspections



240115 Main St

DISCLAIMER

This Foundation report is limited to an impartial opinion, based on training and over 17,000 foundation Inspections since 1995. The inspection and report are not a warranty or insurance policy. They do not address latent or concealed defects that may occur in the future that are not evident at the time of this inspection. The report is limited to the components of the foundation that were visible to the inspector on the date of the inspection and his opinion of their condition at the time of the inspection. Unless approved by stamped site specific engineering, all future repairs emergent from this report, shall meet or exceed the Best Management Standards for Foundation Repair as set forth by the Wisconsin Association of Foundation Repair Professionals and Uniform Building Code Sec VI 30.50 This report is not a substitute for an engineer's report. "Stamped site-specific engineering" can be procured at your discretion. Though this will incur an additional inspection fee, it "may" result in a specification requiring less costly repairs. AT THE TIME OF THIS INSPECTION, the following conditions were observed:

CLIENT INFORMATION

Inspection Address:

2806 Geneva St
Racine, WI 53402

Customer Name:

Jim Chambers

Inspection Date and Time:

January 15, 2024

Inspection Date and Time:

3:00 PM

Inspection Fee:

\$350.00

Paid in Full:

Paid Online

INSPECTED BY:

Donn Anderson - State of WI UDC Construction Inspector # 70956

EXTERIOR LIMITATIONS

Exterior Limitations

Bump-out/s

SITE INFORMATION

FRONT FACES (For the purpose of this report):

East

TEMPERATURE (F):

4



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Soil Conditions

Snow covered

DISTANCE FROM GRADE TO SIDING (inches):

6

ESTIMATED AGE OF HOME/ BUILDING (OR BUILD DATE):

Circa 1928

CONCERN FIRST NOTICED (Years/ Months/Weeks):

Attention brought to light less than 2 weeks ago during pre purchase home inspection

YEARS OWNED:

None - pre- purchase

TYPE OF FOUNDATION:

Basement

TYPE OF CONCERN:

WATER, NO REPAIRS REQUIRED, WATER STAINS, FOLLOW MAINTENANCE RECOMMENDATIONS BELOW

INTERIOR DRAINAGE DETAILS:

No Sump Crock Observed

PRIOR REPAIRS:

Pilaster/s, Braced Walls

CONDITIONS THAT MAY BE CONTRIBUTING TO THE CONCERN

Poor exterior drainage is a primary cause of moisture and structural problems. Properly address/ evaluate the items below

Surface water entering foundation, Poor grading along walls, Heavy clay soil, Poor soil below footings, Trapped water in concrete block wall/s

INTERIOR LIMITATIONS

Wall/s and Floor/s

Paneling, Parge Coating

Floor Drain

Water observed in floor drain/s typically indicates a proper seal from sewer gases

INTERIOR CONDITIONS

FLOOR:

Concrete

FLOOR CONDITION

Unremarkable



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WALL TYPE:

Concrete Block (CMU 16"), Wood

WALL COVERING:

Parged, Paneled

WALL HEIGHT:

6' 11"

COURSES:

7

SEEPAGE/ SIGNS OF MOISTURE:

Base of Wall/s, Mid Wall/s, Efflorescence, Flaking Paint

TESTING TOOL/S

Self Leveling Laser, 6' Level, Plumb Bob

Front Wall - Crack Type, Displacement Type, Amount

3/8" tipped in at NE corner and at center of wall

Left Side Wall - Crack Type, Displacement Type, Amount

1/8" displacement at the corners and 1/4" tipped in at the middle, 5/8" tipped in near pilasters. No repairs required

Rear Wall - Crack Type, Displacement Type, Amount

0 displacement at the corners and 1/2" tipped in near the middle of the wall

Right Side Wall - Crack Type, Displacement Type, Amount

1/4-3/8" displacement at the corners and 1/2" tipped in at the center.

DRAIN TILE TESTING

Evidence that previous drain tile testing or repairs may have been performed.

No

No signs of previous drain tile testing or repairs were observed.

None observed

EXTERIOR MAINTENANCE RECOMMENDATIONS

HEIGHT OF SOILS AND HARD SURFACES

UNREMARKABLE

DRAINAGE

Properly adjust the slope of earth, concrete, driveway/s, asphalt, etc. at all sides of the structure. With soils, provide a minimum drop of 1/2" for every foot away from the foundation to a point 10' away from the foundation or to the lot line, whichever is less (WI DSPS 321.12). Concrete, asphalt, etc.: 1/4" per foot. Correct and maintain these conditions to help minimize the risk and consequences of hydrostatic pressure against foundation walls. Improper drainage and poorly maintained mortar joints will lead to seepage and structural problems.



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BASEMENT WINDOWS AND WINDOW WELLS
UNREMARKABLE

GUTTERS, DOWNSPOUTS AND EXTENSIONS
UNREMARKABLE

INTERIOR MAINTENANCE RECOMMENDATIONS -

FUNGAL GROWTH, MICROBIAL LIKE CHARACTERISTICS
UNREMARKABLE

FURTHER EVALUATION

IS THERE ENOUGH EVIDENCE TO WARRANT DRAIN TILE TESTING?
No

DO CONDITIONS EXIST THAT REQUIRE ADVICE FOR SITE - SPECIFIC ENGINEERING?
No

REPAIR RECOMMENDATIONS

IS THERE ENOUGH EVIDENCE TO WARRANT WALL EXCAVATION? (WALL DISPLACEMENT GREATER THAN 1 INCH)
NO

CEILING FRAMING ANOMOLIES
Unremarkable

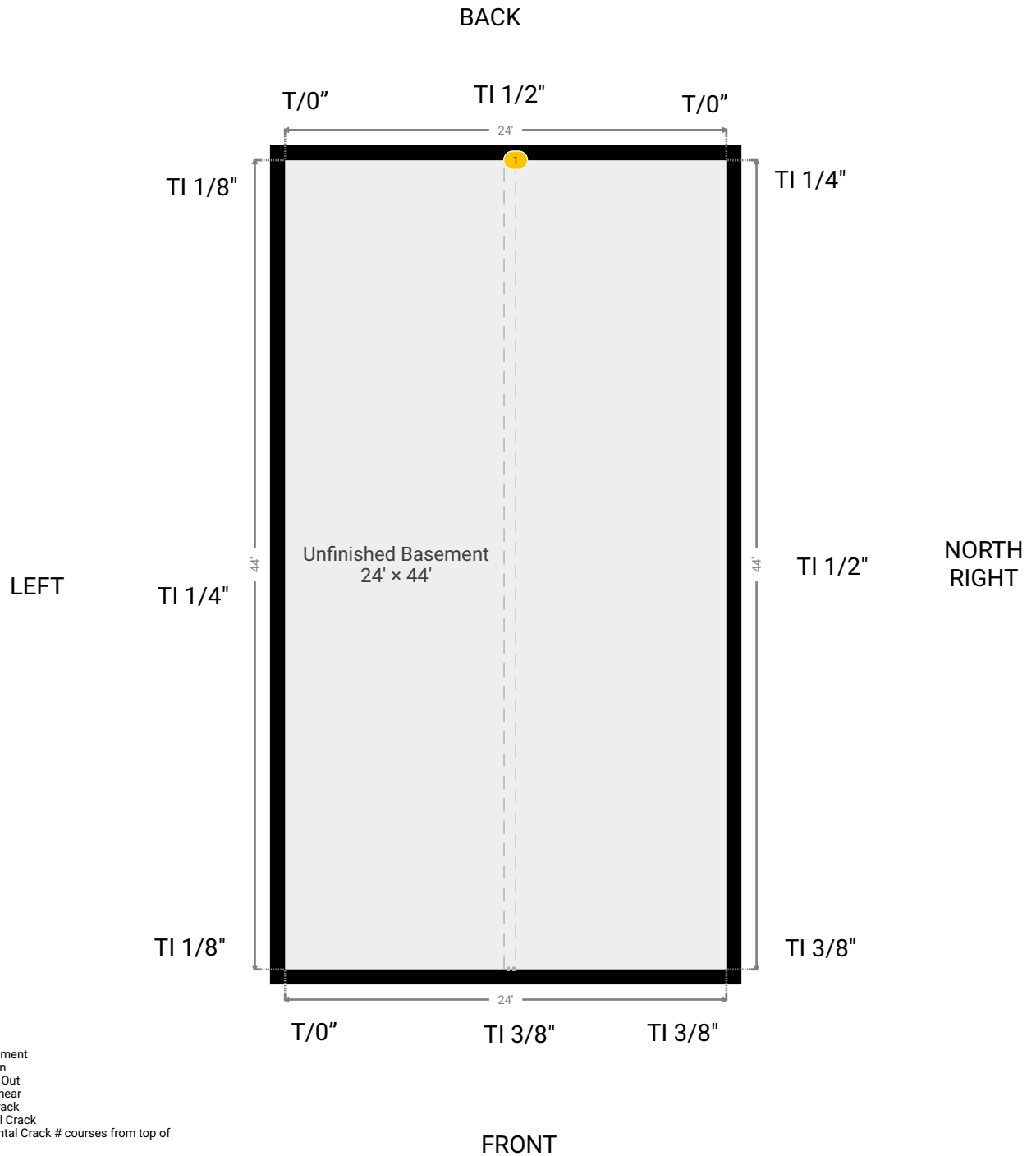
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▼ Basement

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Photos



Photo 1



Photo 2

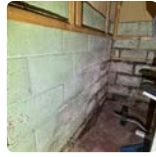


Photo 3



Photo 4

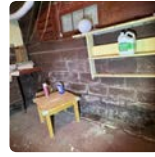


Photo 5



Photo 6

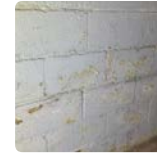


Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



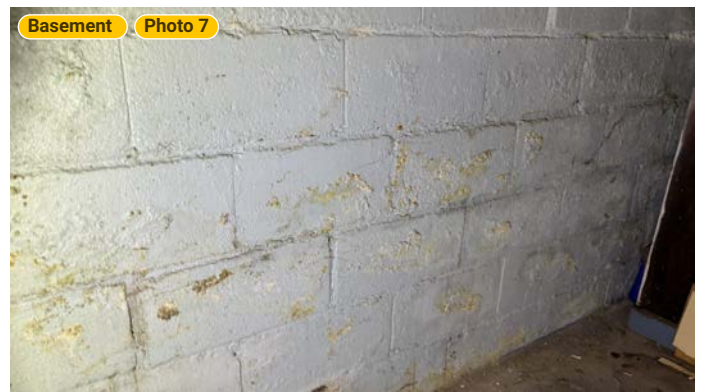
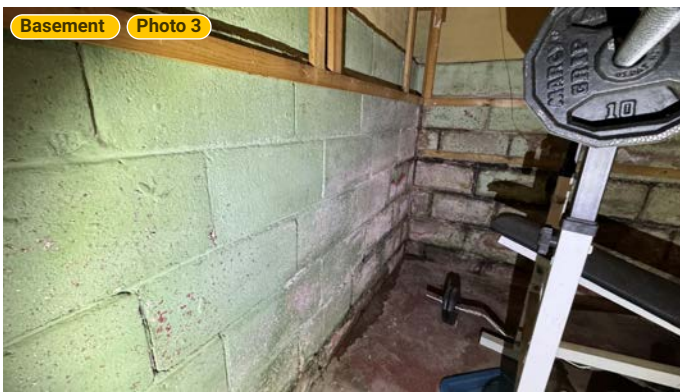
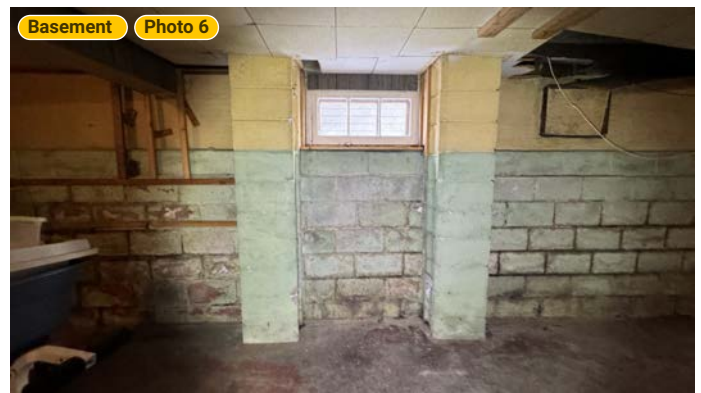
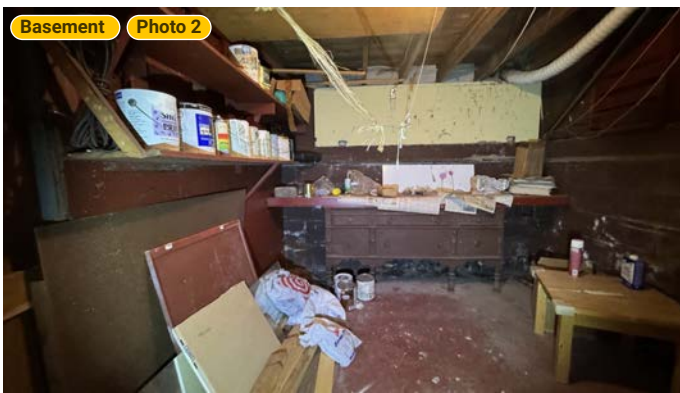
Photo 12

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▼ Photos/Basement



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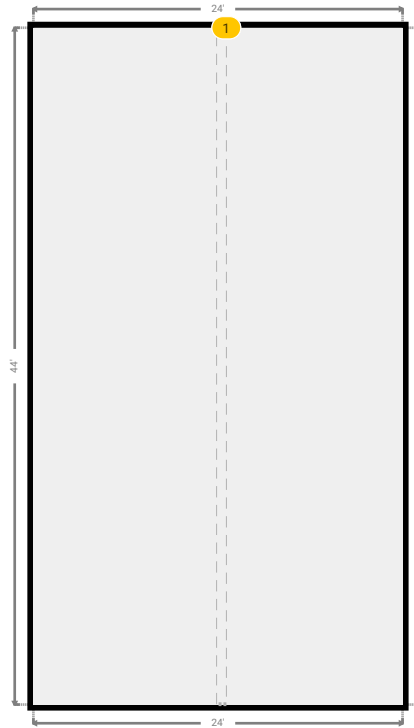
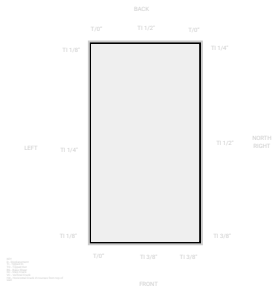
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▼ Unfinished Basement Basement

WIDTH: 24' • LENGTH: 44'
AREA: 1056.00 sq ft • PERIMETER: 136'



▼ Unfinished Basement/Basement

1 BEAM

Dimensions

44' x 7 3/4" x 8' (Width x Depth x Height)

Distance to Floor

8'