

Foundation Inspection & Consulting

Mike Demel
833 Fredrick Drive
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(316) 323-4299
mike.demel60@gmail.com

To: Richard Boswell
317 N Bentwood Dr
Rose Hill, Ks 67133

Invoice
02-29-2020

From: Foundation Inspection & Consulting

Inspector: Mike Demel

316-323-4299

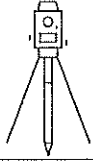
Terms:

Due: Paid Ck# 4005

Inspection of Property: 317 N Bentwood Dr Rose Hill, Ks 67133

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
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Date: 02-29-2020

To: Richard Boswell

In re: Condition of Foundation Survey

Dear Richard:

At your request, a visual survey of the foundation of the house located at 317 N Bentwood Dr. Rose Hill, Ks 67133 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 dark 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 limestone veneer on the front and siding on the West, North and South walls, with 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 1980.

WEST BASEMENT WALL

The West basement wall is 50' in length and shows 1-1/2" lateral movement. With the stair case the best repair for this wall would be an anchor system. This wall also is in need of grade and drainage change. Cost range for the wall anchors. \$5,500.00-\$7,500.00
Area marked in Green on drawing.

- OTHER OBSERVATIONS

There were 5 downspouts that are in need of extensions, grade work needed on the West and East walls.

- FOUNDATION CONCLUSION

Most of the structures I have previously inspected have experienced some degree of differential-lateral foundation movement and this structure was no exception. After careful examination, it is my opinion that the degree of the foundation movement (West basement wall) is more than what is acceptable and stabilization of the West basement wall is needed at this time.

- 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.

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.

Note: Cost estimates given in this report are for budgetary use only.

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

OBSERVATIONS AND CONCLUSIONS

FOUNDATION

Description

The foundation is an 8' tall, 10" thick concrete foundation on the front wall and a 8' tall 8" thick concrete walls on the West, North and South, and appeared to be reinforced with steel reinforcing rods (rebar).

- 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. The floors were checked with an electronic level.

I typically point out that foundations are rarely constructed perfectly level, so most structures have some unlevelness (typically 3/4 to 1 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.

- GARAGE FOUNDATION

The garage foundation is at frost footing depth. Laser readings show 1" deviation in the SW corner 1-1/4" deviation in the SE corner and 1/4" deviation in the NE corner.

Note: To repair differential movement in the garage steel piers would be recommended. Cost range for this repair. \$14,400.00-\$21,600.00
Area marked in Pink on drawing.

- INSPECTION OF BASEMENT WALLS

Lateral Movement

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

NORTH BASEMENT WALL

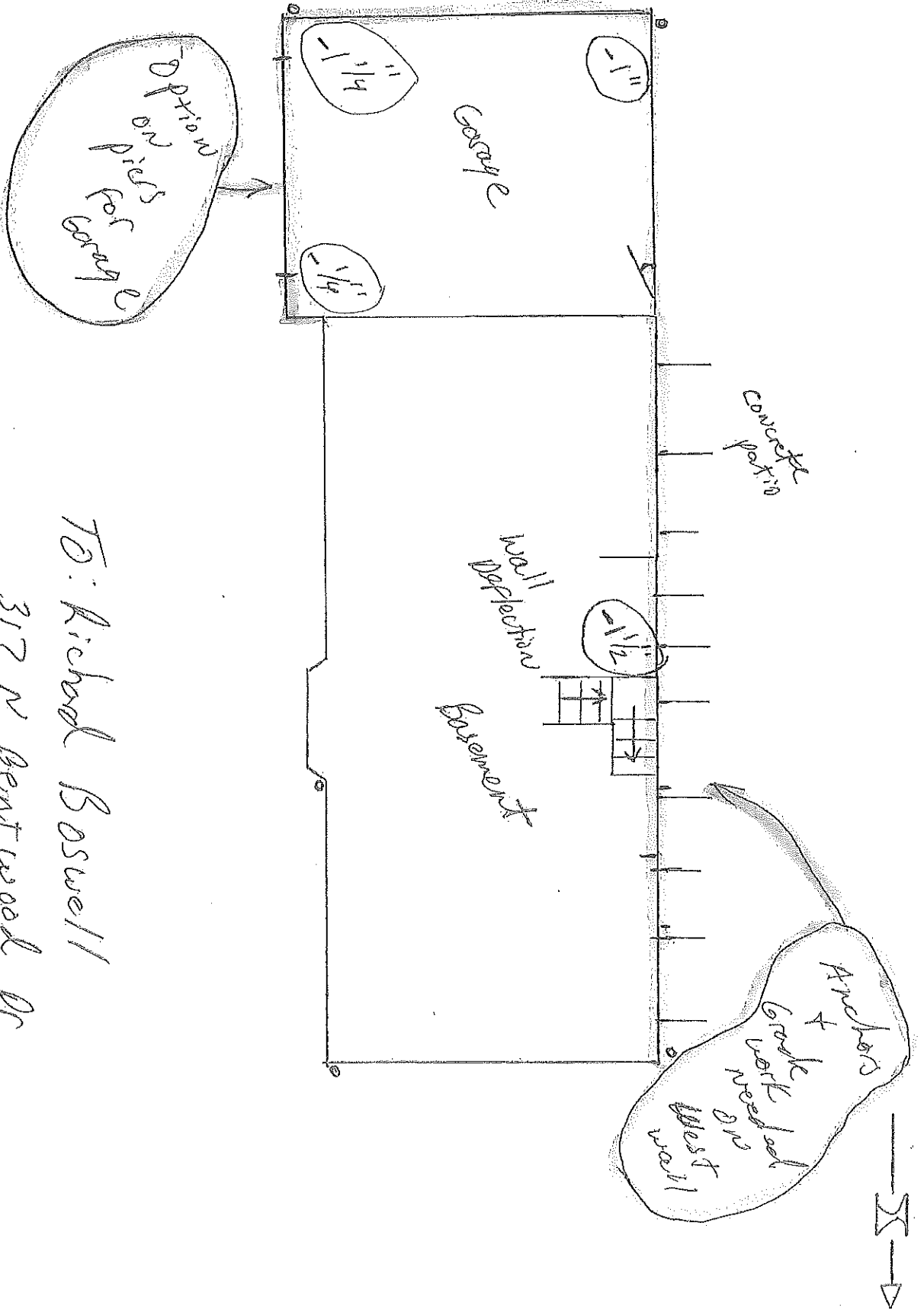
The North basement wall shows no lateral movement.

EAST BASEMENT WALL

The East basement wall shows no lateral movement.

SOUTH BASEMENT WALL

The South basement wall is an interior wall and shows no lateral movement.



To: Richard Boswell
 317 N Bentwood Dr
 Rosehill, KS 67133