

Scope of Work

Elizabeth Lacy

802 N. State St.

Augusta, KS 67010

720-755-9047

Lacy072003@yahoo.com

jed@sudduthrealty.com

Install 12 wall anchors.

Use 12 rod extensions.

Remove and replace 4 concrete access holes.

Stabilization only.

Use Large wall plates on 6 anchors.

Use 5' channel for 6 wall plates.

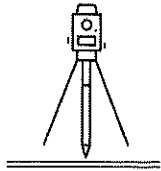
Area marked in red on the drawing.

Install 6 steel I-beams. (5')

Install 3 cross beams. (3')

Stabilization only.

Area marked in green on the drawing.



Foundation Inspection & Consulting

Mike Demel
833 Fredrick Drive
El Dorado, KS 67042

(316) 323-4299
mike.demel60@gmail.com

To: Elizabeth Lacy

Invoice
12-27-2022

Due: Within 15 days of invoice date.

Inspection of Property: 802 N. State St. Augusta, KS 67010

Total	\$250.00
Tax	0.00
Balance Due	\$250.00

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



Foundation Inspection & Consulting

Mike Demel
833 Fredrick Drive
El Dorado, KS 67042

(316) 323-4299
mike.demel60@gmail.com

Date: 12-27-22

To: Elizabeth Lacy

In re: Condition of Foundation Survey

Dear Elizabeth:

At your request, a visual survey of the foundation of the house located at 802 N. State St. Augusta, KS 67010 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".

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.

DESCRIPTION OF THE HOUSE

The house is a two story, wood frame dwelling, a composition shingle roof, and was supported on a basement/crawlspace Limestone foundation. The house was unoccupied at the time of inspection, and according to Zillow, was built in 1908.

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 crawlspace area is constructed using limestone blocks. The basement area has had step wall poured at some point.

- **EVIDENCES OF DIFFERENTIAL-LATERAL MOVEMENT**

Levelness

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

The walls 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") 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 20' in length and shows lateral movement. The West area of the wall is in need of replacement. (See pictures).

EAST BASEMENT WALL

The East basement wall is 20' in length and shows 3-1/4" lateral movement. There are large visible cracks on the interior. The proper repair is the installation of 4 wall anchors.

SOUTH BASEMENT WALL

The South basement wall is 35' in length and shows 2 1/2" lateral movement. There is horizontal cracking along the entire wall, and 4 added pilasters. The wall has had additional movement since the pilasters have been added, and is in need of proper supports. The proper repair is the installation of 8 wall anchors.

- **OTHER OBSERVATIONS**

- I do not recommend the installation of steel beams with added top bracing. The floor system will not support the added lateral pressure
- The area marked in green on the drawing is in need of added bracing with cross bracing. Note: These beams will not be attached to the floor system
- The home would benefit with the installation of downspout extensions

- **FOUNDATION CONCLUSION**

Most of the structures I have previously inspected have experienced some degree of lateral foundation movement and this structure was no exception. After careful examination, it is my opinion that the degree of the foundation movement (South and East basement walls) is more than what is acceptable (Out of construction standards) and stabilization of the South and East basement walls 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.

The perimeter drainage around the property appeared to be in need of improvement. 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.

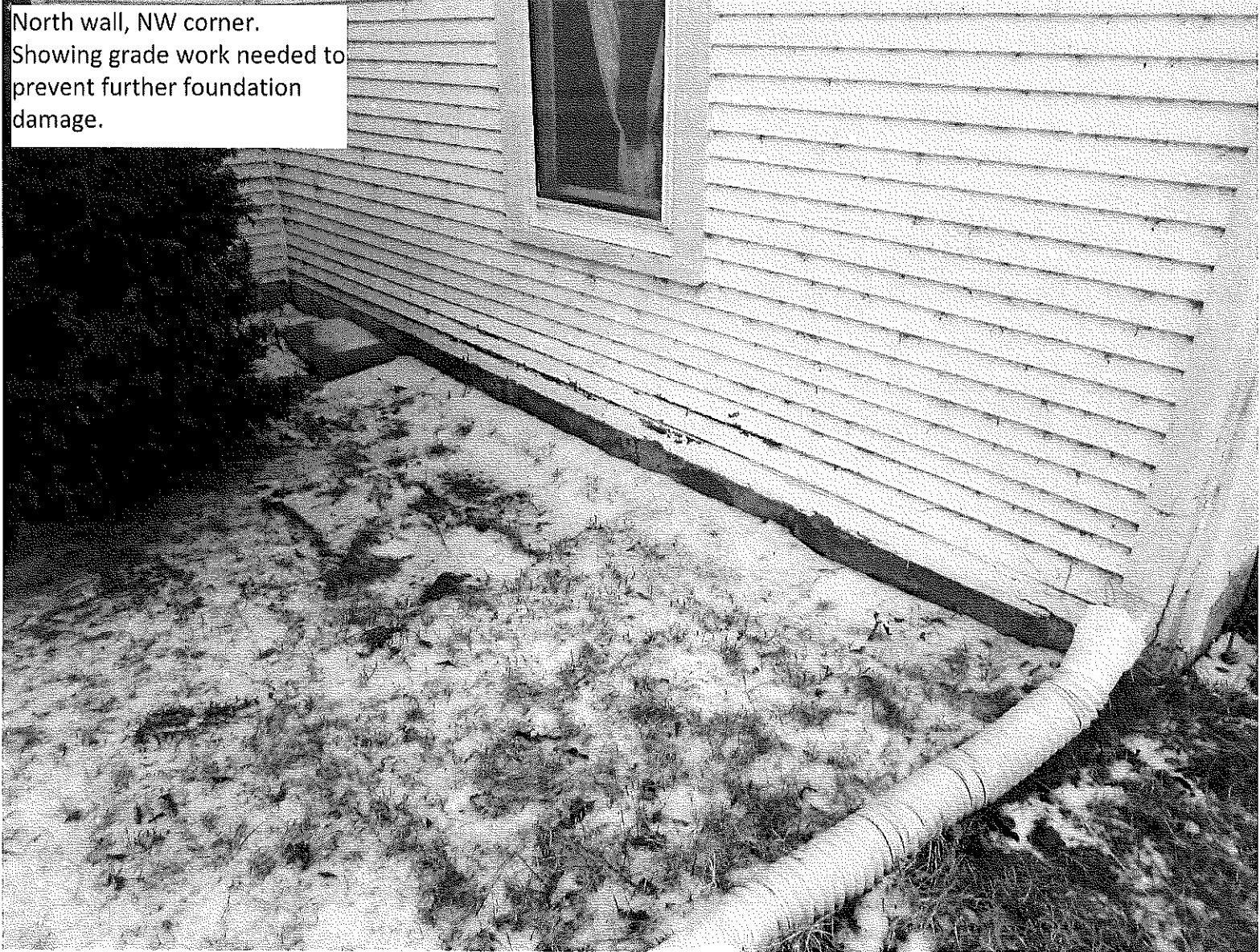
CLOSE

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.

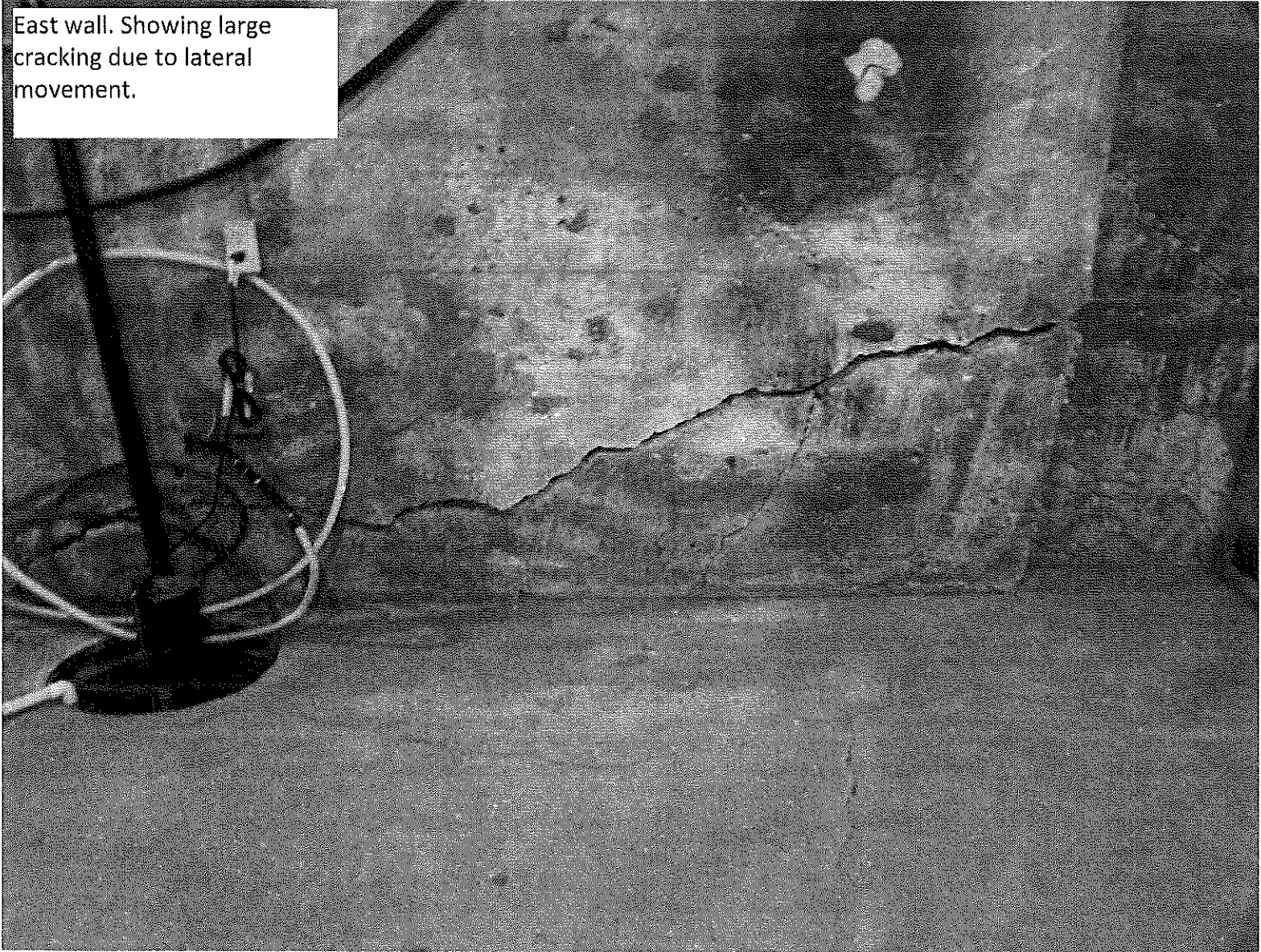
West end of the North wall.
Showing wall replacement
needed.



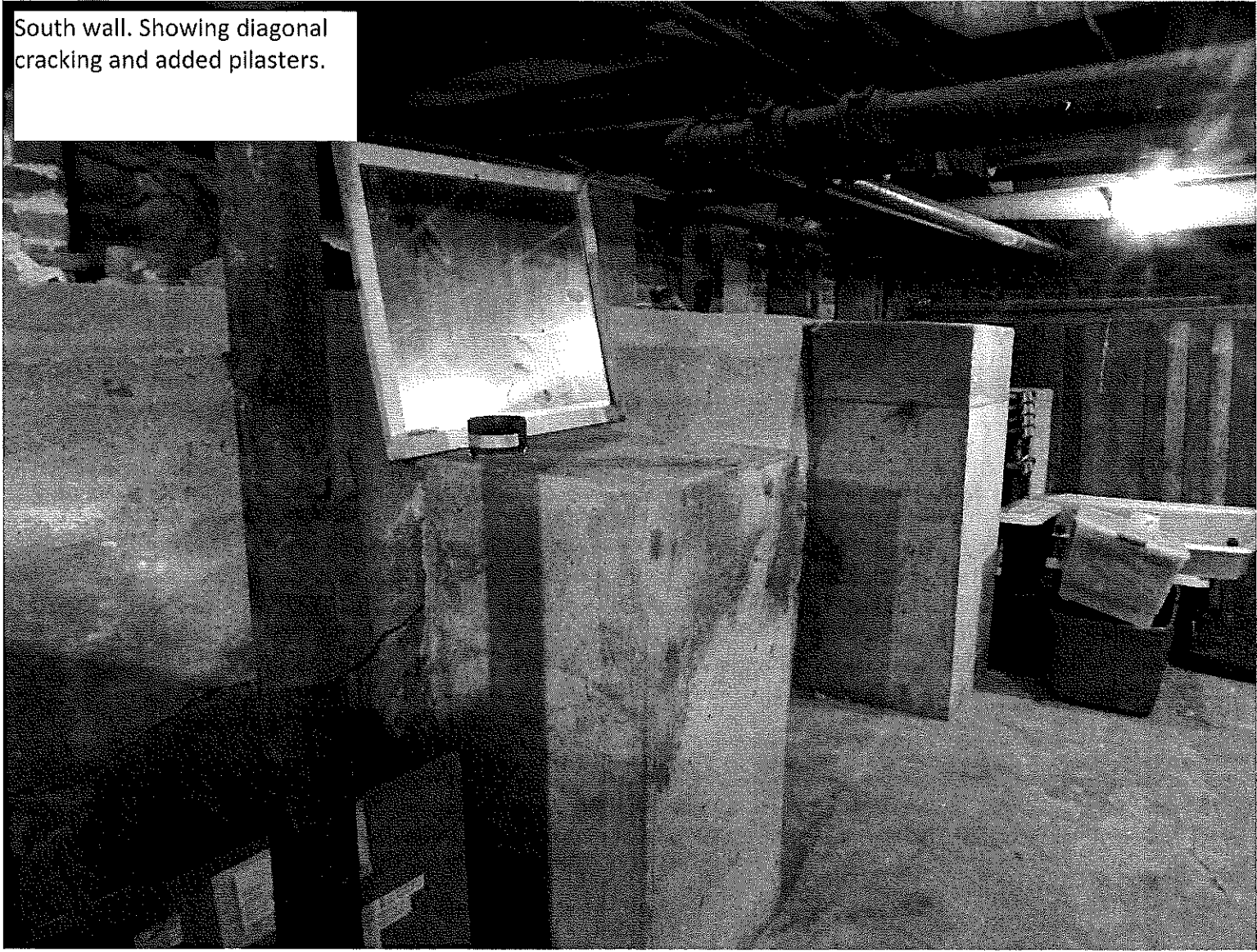
North wall, NW corner.
Showing grade work needed to
prevent further foundation
damage.



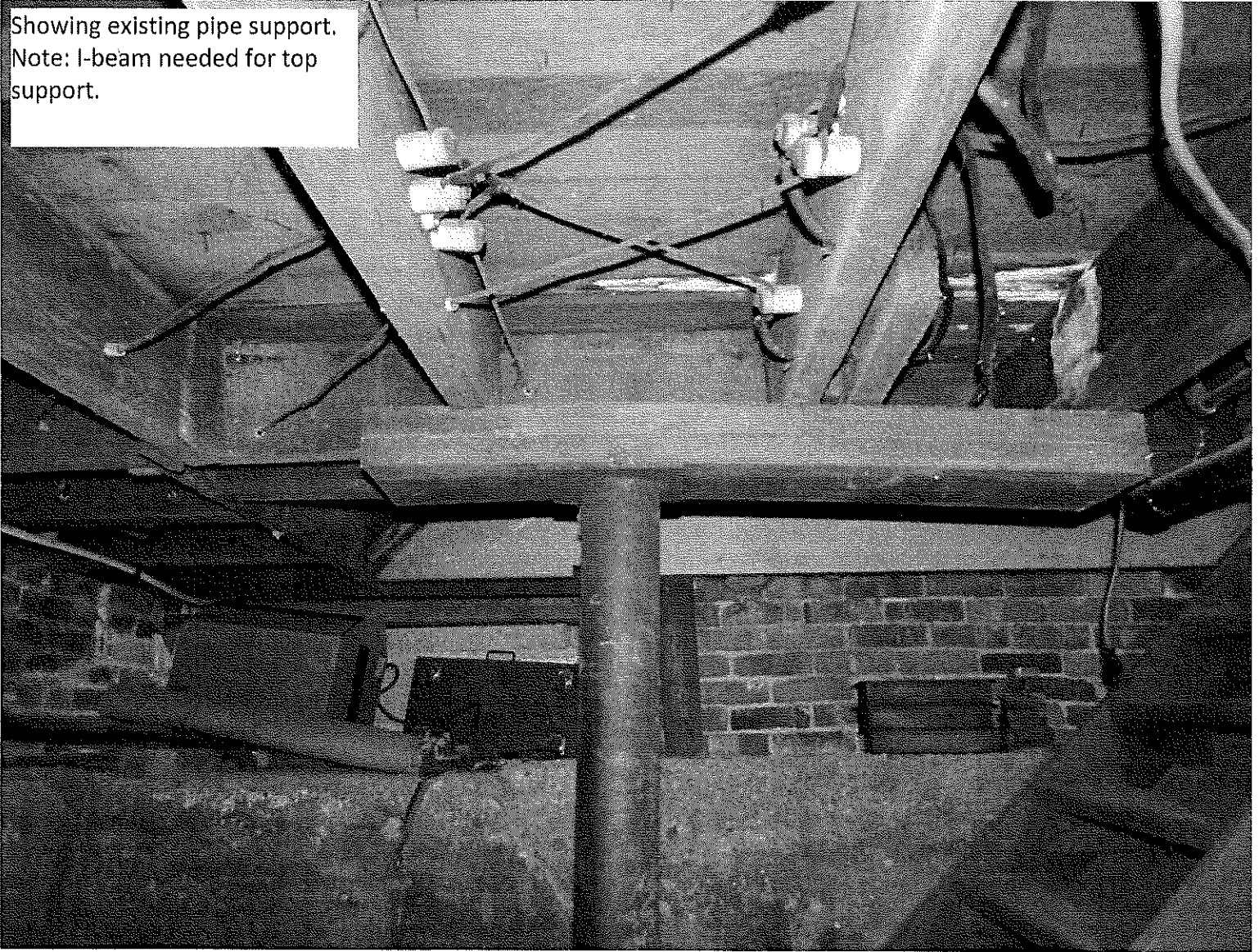
East wall. Showing large cracking due to lateral movement.



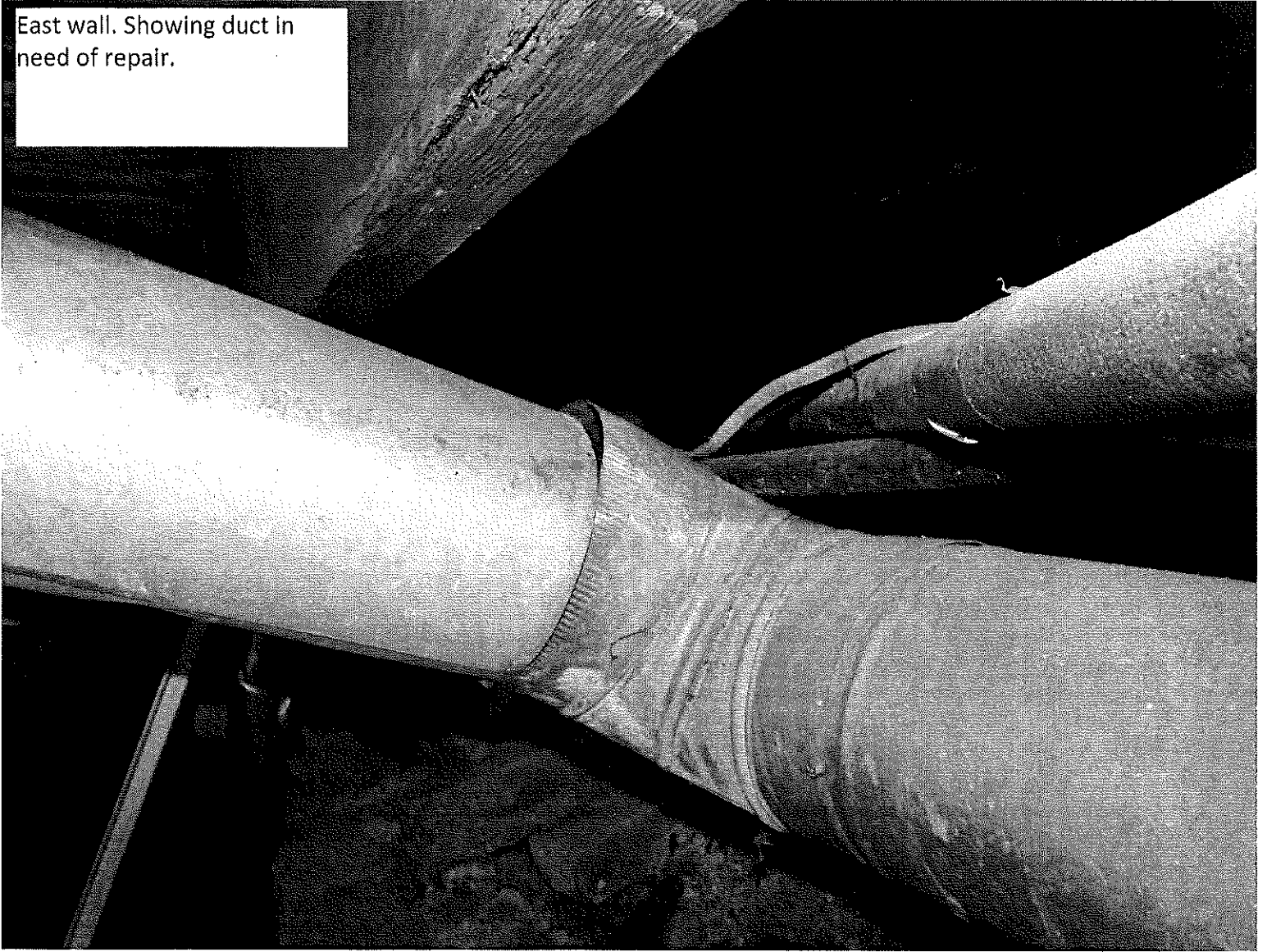
South wall. Showing diagonal cracking and added pilasters.



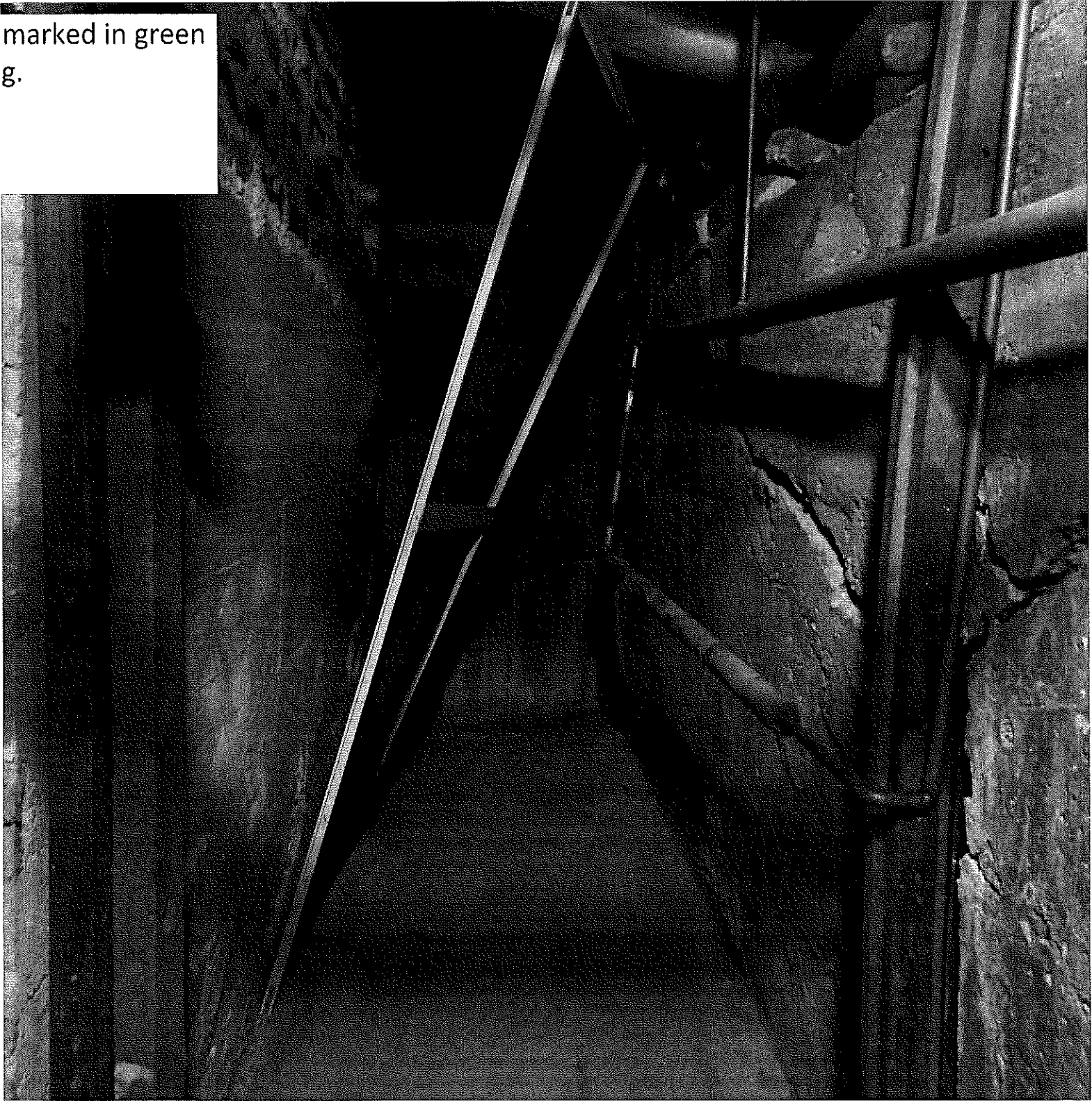
Showing existing pipe support.
Note: I-beam needed for top support.



East wall. Showing duct in need of repair.



marked in green
g.



1 wall. Extend anchors past
eck.



wall. Concrete access
needed for earth plate.



To: Elizabeth Lacy
Job location N:

802 N State St.
Augusta, KS 67010

780 - 755 - 9077

lacy072003@yahoo.com

