

FINEGAN INSPECTION SERVICES, INC.
TERRY FINEGAN
27 LAURELWOOD DRIVE
MILFORD, OHIO 45150
683-0733-PHONE

CLIENT

RESIDENCE



GENERAL:

As in all inspections, this report is based on visual observations of the residence and site conditions. The inspection was made without excavation or removing any existing covering surfaces or materials. If an area of the residence or site is inaccessible, it will be noted in the report. There is no warranty implied as to the value, life expectancy, fitness for particular function, usefulness, or merchantability, and therefore, ***FINEGAN INSPECTION SERVICES, INC.*** assumes no liability.

This is a **specialty construction report** as per the clients' request. The report is designed to discuss the conditions of the **foundation**, at the above address. The above mentioned conditions were observed on _____ between _____ p.m.

Weather conditions were noted to be overcast and the temperature was 42 degrees F.

OBSERVATIONS

1). There is also a drainage mat system applied to the surface of the foundation below all foundation windows. This will insure that the foundation will properly drain all surface water at the wall surfaces.



2). There was a concrete cast-in-place **foundation** installed on the site. It was noted to be plumb and square. With all the offsets in the foundation no calculations were attempted to determine the exact foundation conditions as in comparison to the drawings.

There were no significant gravel pockets in the foundation, (that would be indicative of poor quality pouring and/or concrete), nor was there evidence of improper concrete materials or bowing to any of the wall surfaces. There were minor “pour lines” in the concrete.



These are caused by the different batches of concrete being poured into the forms. It is a common color variation, but has no impact on the structural integrity of the foundation. There were no cracks or “cold lines” in this concrete application. There may be a future crack at the foundation surfaces where it **bridges between the garage footings** which are set at 30” below the frost line and the deep footings of the basement, but these types of cracks are not abnormal and have no structural significance to the foundation system.



The wall ties had been removed from the wall surfaces and patched on the exterior wall surfaces. The foundation is straight and noted with no leaning or deviations from plumb.

NOTE: On the left wall there is a very large stone that has been backfilled against the concrete foundation. This will place a great deal of concentrated pressure against the foundation in that spot. It is likely that the foundation will crack at this location if the stone is not removed. Have the stone carefully removed at this location.



3). There were no **steel I beams set in the beam pocket** areas in the exterior walls at this time. The steel will be inspected at the framing inspection.

4). The **site** was noted to be without problems in terms of elevation of the foundation out of the grade. The height of the foundation above the level of the soil is sufficient to allow the back fill to be accomplished and to allow surface water to drain away from the basement without low spots that would allow water drainage toward the foundation.



5). There is **gravel in the basement** at this time. It is the proper type of gravel to provide compaction and water drainage and is at a level that is above the height of the tops of the footings. This gravel will provide drainage of water under the future concrete slab and it will provide a low compaction type of base for the concrete slab to rest upon.



6). The **concrete slabs** for the garage, rear left area and the basement were not yet poured.

7). Foundation straps are noted in the surface of the foundation. These types of securement systems are typical to many framing system to a foundation.



Conclusion:

This is a good foundation system with added support for the concrete slabs integrated into the foundation system. All foundation walls are poured and set correctly with no observable errors in installation or elevation of the house.

***FINEGAN INSPECTION SERVICES INC.
ASHI Certified Inspector #033511
EDI Certified Inspector #OH-17
Professional inspections for 25+ years
by Terrence P. Finegan
Phone: 513-683-0733***