

FINEGAN INSPECTION SERVICES, INC.
76 W. FOSTER MAINEVILLE RD.
MAINEVILLE, OHIO 45039
683-0733-PHONE 697-0163-FAX

finegan@fuse.net

CLIENT

Mr. and Ms.

1/6/07

RESIDENCE

Lot #47, Ohio

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 January 5, 2006.

Weather conditions were noted to be clear and the temperature was 50 degrees F.

OBSERVATIONS

The **footing system** was observed to be installed in a way that would indicate that it was structurally sound and without potential for separation that would develop into damage to the foundation walls. The footing was all noted on solid soil and was observed to be of typical **width and thickness** as required in the building plans. The size and width of the footings are dictated by the engineering of the structure. There were no observed narrow or thin footing forms. There were no soil compaction tests. The observations were visual only.

1). The **footings** are properly installed as could be observed and the foundation is bearing on the center area of the footings. This installation will insure that there is lower probability of "tilt" or rotation to the footings in the future.

2). There was a **keyway in the footers**. This is intended to help "lock" the foundation to the footings and allow a break in the bond so that water movement is not impaired. the intersection footings would



This should insure that of the foundation and the properly seal the

footer/wall intersection.

2). There was a concrete cast-in-place **foundation** installed on the site. It was noted to be plumb and appeared to be relatively square. Photo #6. With all the offsets in the foundation no calculations were attempted to determine the exact foundation conditions as in comparison to the drawings.



3). There were **pour lines** in the foundation, (none that would be indicative of poor quality pouring and/or concrete), but large enough to be monitored and possibly parged

over. There is no observed bowing to the foundation wall surfaces.

The only concern is that the entire foundation was poured, spray sealed and backfilled all within 72 hours. That leaves very little time for the concrete to cure. The weight of the wet clay soil against the outside of the concrete wall only could cause cracking in the foundation.

Traditionally the foundation would be backfilled **after** the concrete floor is poured and the floor is installed. In this way the foundation is properly braced off. This firm will keep a close eye on the wall system over the course of the building process.



3). There was noted **spray sealant application** accomplished at the time of the inspection. The sealant is a tar-based product applied to the exterior foundation walls that are exposed to soil. The sealant, which is typical in the industry, was properly applied on all the exterior foundation wall surfaces. The sealant will not “waterproof” the foundation, but it will lower potential for leakage on the wall surfaces.

It is normal that there is no water proofing spray applied to the sub-grade front wall of the front porch. The area is filled with gravel and is not common to any living space. See photo of the spray sealant.



4). The **site** was noted to be without problems in terms of elevation of the foundation. There is a positive elevation of the home and all grade conditions appear to direct any future surface water away from the foundation wall surface. It was positive on all 4 sides.



5). The foundation is set up to have **sill plate** installation with foundation bolts. This is the best way to secure the framing to the concrete surface of the foundation. As seen in photo #1, the **foundation bolts** were set up to secure the sill plate to the foundation.



6). The **concrete slabs** for the garage, basement and the front driveway were not yet poured. The use of gravel fill in the garage is not noted. The compaction of the soil in the garage area is very important when the use of soil only is the base of the concrete slab that will be poured over the soil. Compaction will insure that there is minimal to no settlement of the garage slab.

7). The **“bottom” plumbing** was not installed at the time of the inspection. The area will be checked during the week of 1/8/07

FINEGAN INSPECTION SERVICES INC.
ASHI Certified Inspector #033511
by Terrence P. Finegan Phone: 683-0733 Fax: 697-0163