



INSPECTION SERVICES

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INTRUSIVE WOOD FOUNDATION INSPECTION

1234 Main st.
undefined, undefined undefined

Buyer Name
07/17/2022 9:00AM

**Inspection
Services**

Inspector
Inspection Services
[612-464-4044](tel:612-464-4044)



Agent
Agent Name
555-555-5555
agent@spectora.com

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The service recommendations in this report should be completed by licensed, qualified, competent specialists. These specialists may identify additional defects or recommend upgrades that could affect your valuation of the property.

This report is the exclusive property of Inspection Services and the Client whose name appears within. The Client refers to the Home Inspection company and their Client. Use of the report by any unauthorized persons is prohibited.

Observation Key

Maintenance /Information - Property condition information and maintenance suggestions.

Attention - Service, maintenance, repair, or replacement is recommended.

Priority - Requires service, replacement, or further inspection by a specialist.

Items or systems not specifically noted in this report were considered acceptable or functioning at the time of inspection.

1: OVERVIEW

Information

Style of Building Single Family	Type of Construction Wood Frame	Occupied Yes
Weather Overcast, Recent Rainfall	Temperature 70° - 75°	Present at Inspection Relative(s) of Seller(s)

Report Information

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2: BASEMENT / FOUNDATION / STRUCTURE

Information

Basement Insulation Foundation walls: fiberglass batts, Rim space: fiberglass batts	Crawl Space No crawl space present	Floor Structure Conventional wood framing
Foundation Wood	Wall Structure Wood Studs	

Limitations

Styles & Materials

STORED ITEMS

Stored items prevented a complete inspection of the basement.



Styles & Materials

FINISHED AREAS

There were finished areas and/or insulated areas that could not be inspected (e.g. basement floor, foundation walls, insulation, wall structure, and/or floor structure).

Sump System

DRY BASKET OR LOW WATER LEVEL, NOT TESTED

The sump basket was dry or had very little water in it at the time of the inspection, so the sump pump was not tested.



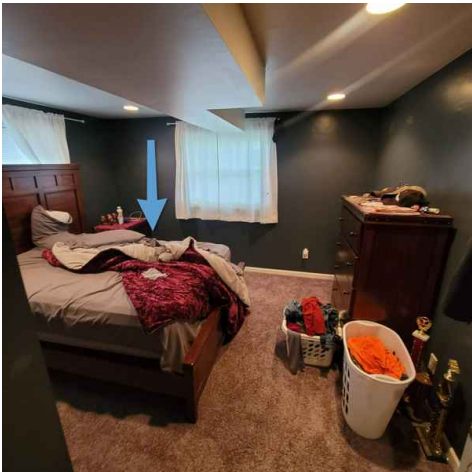
Observations

2.1.1 Foundation

PERMANENT WOOD FOUNDATION TEST AREA 1

Acceptable/low levels of moisture were measured at this test location.

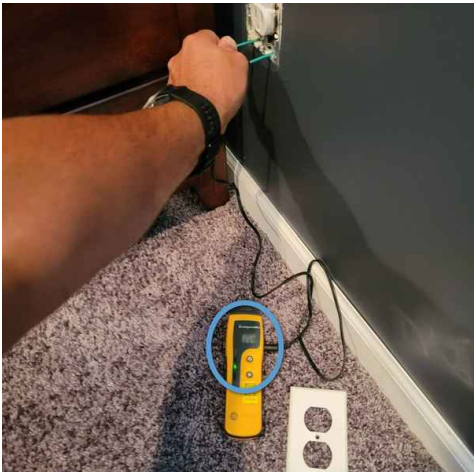
 Maintenance/Information



outlet - north wall - basement bedroom



receptacle cover removed for access to foundation



low/acceptable moisture level measured with deep wall probes

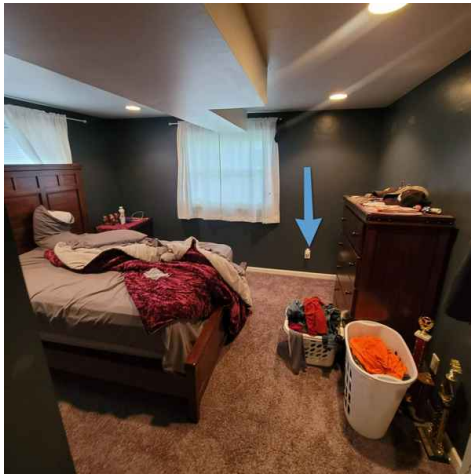
2.1.2 Foundation

PERMANENT WOOD FOUNDATION TEST AREA 2

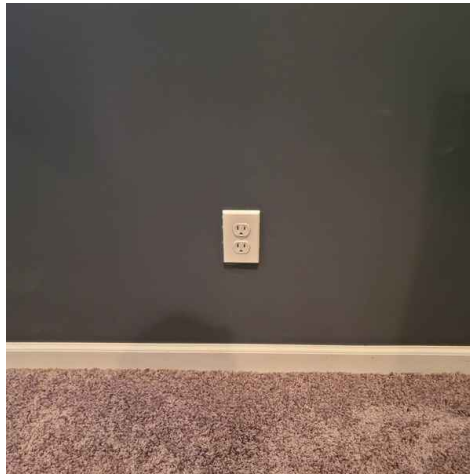
Acceptable/low levels of moisture were measured at this test location.



Maintenance/Information



outlet - north wall - basement bedroom



receptacle cover removed for access to foundation



low/acceptable moisture level measured with deep wall probes

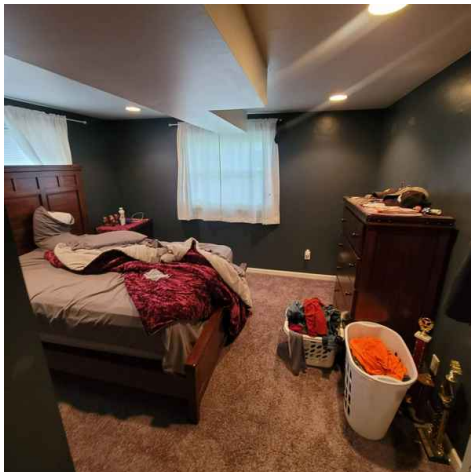
2.1.3 Foundation

PERMANENT WOOD FOUNDATION TEST AREA 3

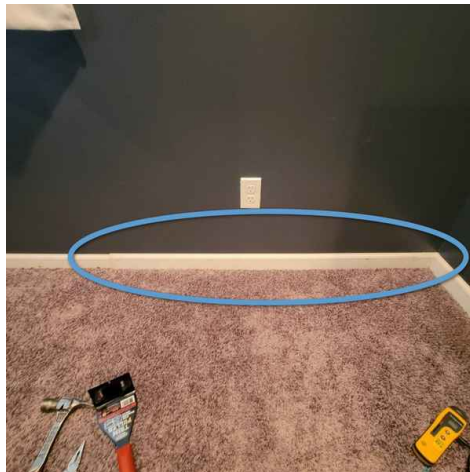
Acceptable/low levels of moisture were measured at this test location.



Maintenance/Information



baseboard - north wall - basement bedroom



baseboard trim removed and small section of drywall cut away to view foundation



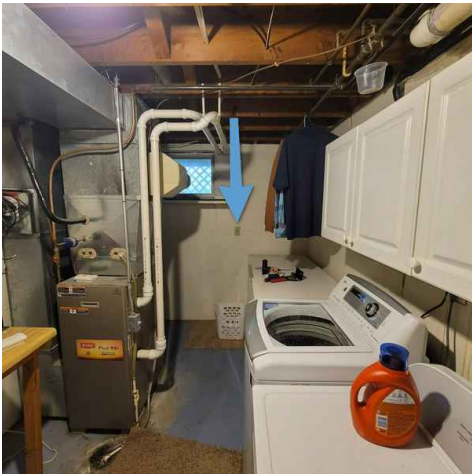
no staining/moisture witnessed at sill plate, base of stud, and treated plywood

2.1.4 Foundation

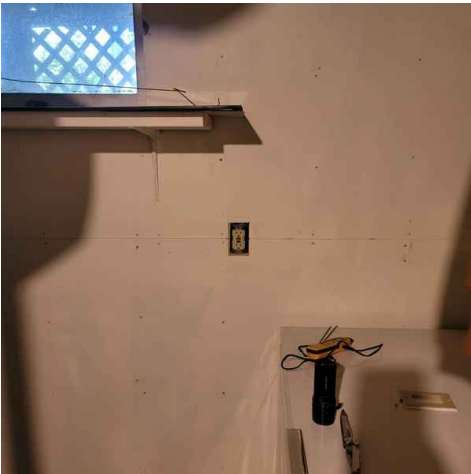
PERMANENT WOOD FOUNDATION TEST AREA 4

Acceptable/low levels of moisture were measured at this test location.

Maintenance/Information



outlet - south wall - utility room



receptacle cover removed for access to foundation



low/acceptable moisture level measured with deep wall probes

2.1.5 Foundation

Attention

PERMANENT WOOD FOUNDATION TEST AREA 5

Elevated levels of moisture were measured at this test location. One or more components of the water management system (grading, drainage, gutters, downspouts, sump pump, etc.) appear to have failed or were inadequate, which can lead to moisture issues at the foundation. A wet wood foundation can lead to poor indoor air quality and damaged interior finishes. Improve water management at the exterior to help prevent further damage to the foundation wall.



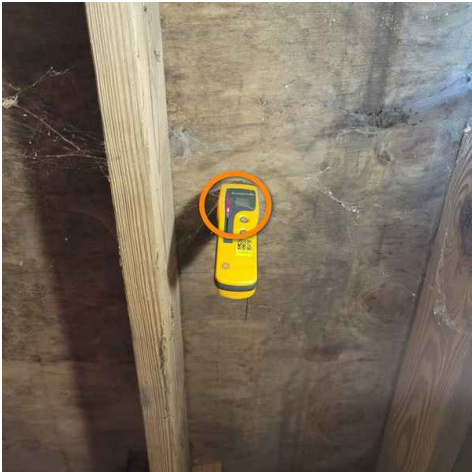
unfinished area - west wall - under basement staircase



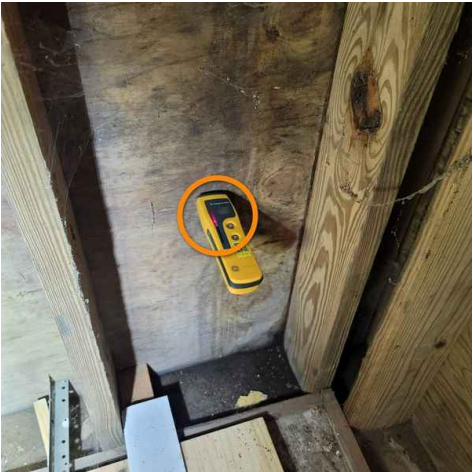
staining and signs of moisture witnessed



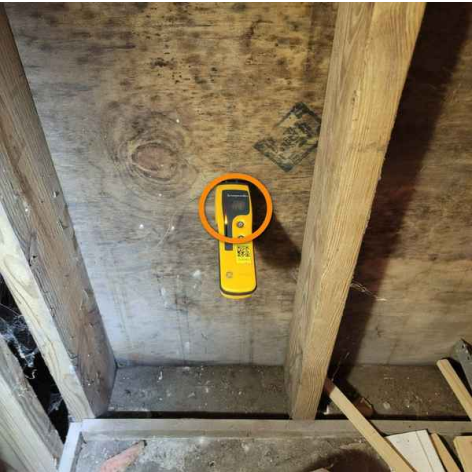
staining and signs of moisture witnessed



elevated moisture level



elevated moisture level



elevated moisture level

3: EXTERIOR

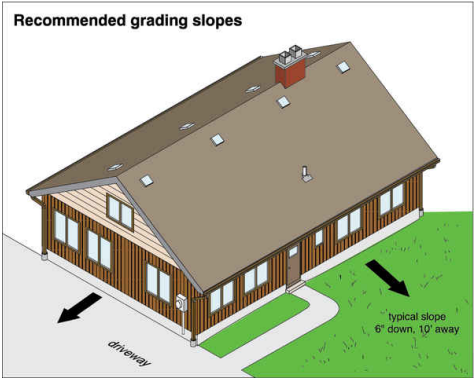
Observations

3.1.1 Drainage & Grading

GRADING - FLAT

The ground was flat in areas next to the building, which could allow water to enter the basement or cause excessive soil pressures against the foundation walls. The soil or hard surfaces should slope away from the house for at least ten feet to help prevent basement water intrusion and foundation problems.

 Maintenance/Information



3.2.1 Gutters

DEBRIS/LEAVES IN GUTTERS

 Attention

The gutters were filled with leaves/debris and should be cleaned in order to drain properly.



debris in gutters will prevent proper drainage

3.3.1 Downspouts

DOWNSPOUTS - MISSING

 Attention

There was a missing downspout at the gutter. Have a downspout and proper extension installed to help prevent water from draining down the side of the building and causing water damage.



missing downspout allows water to spill next to the foundation - evidence of moisture at wood foundation noted at this area

3.4.1 Foundation Walls

FOUNDATION DETERIORATED/DAMAGED

 Attention

The exposed portion of the wood foundation at the garage was deteriorated in areas. Work with a wood foundation specialist to repair or replace these areas to help prevent further deterioration.



garage



garage



garage

3.7.1 Patio

Attention

SLOPES TOWARD STRUCTURE

The patio slopes toward the structure, which can lead to basement water intrusion and damage to the foundation wall. Have the slope corrected at the patio. Two common methods of leveling concrete are sandjacking and mudjacking.

