FOUNDATION INSPECTION REPORT

MIKE SHADID FOUNDATION CONSULTING, INC.
W329 N4730 LAKELAND DRIVE, NASHOTAH, WI 53058
Telephone 414-379-1265

INSPECTION ADDRESS: 7101 N 107 th St Milwaukee Wi.
CLIENT: Ryan Brandt. PRESENT: Y N

This report is limited to an impartial opinion, which is not a warranty. It does not address latent or concealed defects that may occur in the future that are not evident at the time of this inspection. The report is limited to the components of the foundation that were visible to the inspector on the date of the inspection and his opinion of their condition at the time of the inspection.

CLIENT ACCEPTANCE: _____ DATE: 10/21/26

Type of inspection: ~~Full~~/Partial Structural Condition only

SITE INFORMATION

TYPE OF FOUNDATION: ✓ Block ___ Brick ___ Poured Concrete ___ Fieldstone ___ Other_____

DETAILS: ✓ Sump pump ___ Palmer Valve ✓ Drain Tiles ___ Paneled ___ Floor - (Bare / Carpet / ~~Tiled~~ / ~~Painted~~)

HISTORY: Obtained from ✓ Owner ___ Realtor Age ___ Years Owned 10 No History ___

Directions: N = North S = South E = East W = West

Date of Last Painting: _____ (Walls painted for cosmetic purposes only or to prevent seepage and dampness).
South wall painted July 2026 no other
Date Intersecting Walls, Doors Built Areas covered during ownership
Date Wall Coverings Installed: East wall before purchase
Were Cracks Patched Before Painting and Wall Coverings Installed? Owner did not patch cracks
Is Space Present Between Firing Strips and Wall?_____

History: Displacement apparent south wall and east wall at s/e corner to covered area.

INSPECTOR CANNOT VERIFY SEEPAGE HISTORY

Inspector Seepage Observations: Seepage At:

___ Cracks in floor ___ High on wall ___ Low on wall ___ Above wall ___ Windows ___ Cove
___ Old water stains ___ Signs of repetitive seepage or wet walls ___ Water Stained/Rotted Wood ___ Loose or missing tiles ___ Efflorescence Walls/Floor ___ Stained/Deteriorated Wall Coverings ___ Possible mold
___ Paint deterioration ___ Water stains floors/walls ___ Water in block cores below floor at times.
– See page ___ 5 #9 & ___ 6 #11

Inspector Structural Condition Observations:

Signs of movement on ___ Wall coverings ___ Intersecting walls ___ Door frames ___ Stairs
___ Windows ___ Ceilings ___ Exterior Corners ___ I-Beam ___ Cracks Tuckpointed or caulked under paint
___ Recracking ___ Recent appearing paint ___ Intersecting walls built to conform to off plumb foundation walls.
South wall and east wall from s/e corner to covered area.

Inspector Cannot Properly Inspect Covered Walls:

Floor cracks indicate: ___ Normal shrinkage ___ Settlement of structure ___ Hydrostatic pressure
___ Tipped Floor

CONDITIONS THAT MIGHT BE CONTRIBUTING TO THE PROBLEM

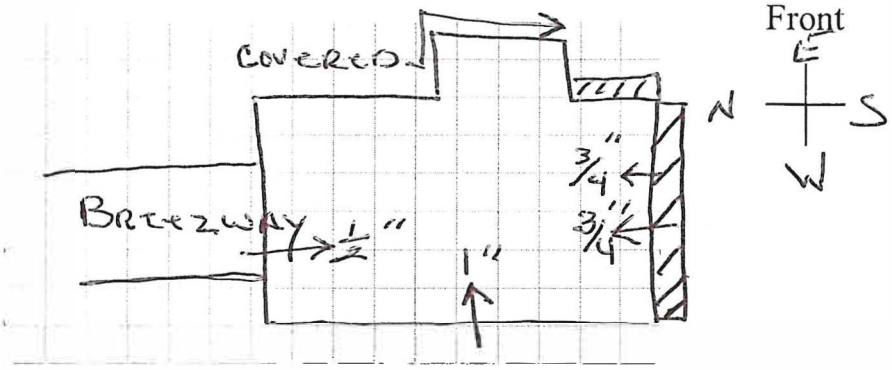
___ Surface water entering wall ___ Foundation cracks ___ Concrete pitches to wall ___ Roots in drain tile at crock
✓ Poor grading along wall ___ Iron Ocher in drain tile ___ Storm drain broken ___ Mineral build-up in drain tile
___ Downspouts not extended ___ Possible drain tile blockage ___ Gutters need cleaning/Repair
___ Sump pump not properly set ___ Sump pump not working ___ Palmer Valve stuck/missing ___ Area Wide Flood
___ Poor soil below footings ___ Dry soil ___ High water table ___ Trees ✓ Heavy clay soil ✓ Frost
See page ___ 4 #1, ✓ 4 #2, ___ 4 #3, ___ 4 #4A, ✓ 4 #4B, ___ 5 #5, ___ 5 #6, ___ 5 #7, ___ 5 #8, ___ 5 #9, ___ 5 #10A, ___ 5 #10B

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FOUNDATION PLAN

Depth of Ground _____
Wall Height _____
Courses _____
Thickness _____
Moisture Today YES NO
Floor/Walls
Floor Concrete
Other: _____
> = Water flow direction Ⓟ = Plumb
→ = Direction top of wall off plumb over bottom.



OBSERVATIONS:
CONDITION AND CRACKS ***(Numbers Below Indicate Course Crack is Over)***

Wall	Green Mortar	Horizontal	Stepped	Sheared	Vertical	Displaced
NORTH			✓			NO
SOUTH		✓	✓			Yes
EAST	COVERED					NO
WEST						NO

✓ Normal Settlement _____ Differential Settlement

See page _____ 4 #4A ✓ 4 #4B _____ 5 #5

RECOMMENDATIONS: Check mark ✓ indicates recommendations and or options

✓ Regrade exterior, repair, replace, lengthen downspouts. Clean, repair, and or replace gutters as necessary. Water must flow away from wall(s). See page 4 #2
___ Mudjack or replace concrete pitch away from wall(s). Suggest 1/8" per foot
___ Replace sump pump/adjust sump pump float level. See page 5 #7
___ Open palmer valve. See page 5 #8
✓ Run adequate dehumidification equipment. Keep doors and closets open for air circulation.

NO GUARANTEE ON ABOVE MODIFICATIONS.

___ Have drain tile test completed to determine condition. Replace drain tiles as necessary if hampered. See page 5 #6
___ Replace interior drain tiles as follows. See page 5 #6 at OOOO on diagram
___ Test remainder of drain tiles. Replace as necessary if hampered. See page 5 #6
___ Excavate damp proof exterior wall if guarantee against wet wall is required. See page 4 #3

_____ Monitor Cracks on _____
Reinforce with appropriate steel braces at 32" to 48" intervals if future movement or guarantee is required at this time.
At this time repairs to stabilize do not appear required. Tuckpoint any large cracks. Have re-evaluated if re-cracking occurs.

✓ Reinforce See page 5 #10A & 10B at IIIII on diagram SOUTH WALL 8 BRACES EAST WALL 4 BRACES COST $275 - $325 EACH

_____ Excavate, repair, reinforce See page 4 #3 at XXXX on diagram

_____ Before walls are covered, painted or patched take professionally dated pictures for resale.

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CAN'T INSPECT COVERED SECTION EAST WALL

SMALL CRACKS NORTH WALL. NO SIGNS OF MOVEMENT. EXTERIOR BREEZEWAY PROTECTS CENTER OF WALL FROM LATERAL EARTH PRESSURE WALL ½" OFF PLUMB BUILT OFF PLUMB

WEST WALL ⅜" OFF PLUMB OLD BATHROOM PERPENDICULAR WALL INSTALLED WITH ⅜" GAP AT BOTTOM TO WALL thus indicates WALL BUILT OFF PLUMB NO SIGNS MOVEMENT ON BATHROOM WALLS PER BEST MANAGEMENT STANDARDS WALL CAN BE MONITORED WALL in SAME position AS Documented ON Owners Home inspection 10 years AGO

COVERED EAST WALL CANNOT be inspected

GENERAL NOTES

- **If covered wall sections are to be properly inspected, coverings should be opened top to bottom at 8' to 10' intervals.**
- **If interior drain tile repairs are done in painted floor areas, lead paint requirements must be followed.**
- **Conventional drain tile systems, sump pumps and sewers have at times proved inadequate during area wide floods.**
- **Report does not encompass sewer or plumbing issues.**
- **Fluctuations of water table can occur and are unpredictable due to snow melt and rainfall totals.**
- **Price ranges do not include cost of electrical or plumbing modifications.**
- **A French drain tile system, a swail or burm can divert water away from areas at times.**

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- **All foundations in northern climates are subjected to soil and water pressures, soil movement, uneven soil conditions, frost and adverse condition. Floor cracks are often caused by shrinkage. Basements may be perfectly dry during a long dry spell and then damp during wet weather. With one basement inspection, future performance of the basement cannot be predicted or guaranteed.**
- **The single most important factor to prevent basement problems is to keep surface runoff water away from basement walls.**
- **Make sure disclaimer page is provided with report for date and signature.**

(1) FLOODS, WATER ENTRY

Water entry during a flood is not generally considered a reason for foundation repairs. Repairs are required if seepage occurs on a repetitive basis under normal conditions or if structural damage is present.

(2) EXTERIOR FACTORS, GUTTERS, DOWNSPOUTS

Gutters, downspouts and grade of perimeter must direct surface water away from the walls if they are to stay dry. It is normal for foundation walls to become damp and leak if water is allowed to pond next to walls. Remove obstructions that prevent water from running away from walls. Remove mulch and stones around walls. Add brown planting or blended soil approximately (2/3" clay - 1/3" top soil). Taper 1/2" to 1" per foot for 5-6 feet from walls. Stand treated wood, tin or aluminum **against** bricks or siding before raising grade as necessary.

Water stains high on walls suggests surface water is running down exterior wall surface and absorbing into the exterior surface before reaching drain tiles. This condition can often be eliminated by diverting surface water away from walls.

Exterior modifications cannot guarantee seepage prevention but are often implemented successfully prior to contractor repairs.

(3) MAJOR EXCAVATION – EXTERIOR WALL

If above grade modifications do not prevent seepage or guarantee is required. If walls are wet high up, or walls require straightening before reinforcing, foundation repair contractors would perform the following repairs.

Excavate walls to footings
Straighten wall best as possible
Damp proof exterior wall surface
Install exterior drain tiles
Backfill minimum 80% stones (Use limestone if roots are present)
Test interior drain tiles, repair or replace if hampered (extra cost)
See if municipality requires sump pump installation - install sump if required
Surface grade and gutters should divert water away from walls
Remove debris & spoilage from premises
Patch exterior cracks.
Clean Bleeders

Contractor should provide warranty again seepage through walls.
Walls should be reinforced if structural warranty is required.

(4) REINFORCEMENT

If a wall is cracked, the cause of movement should be determined using a combination of history and observation.

(4A) GREEN MORTAR CRACKS

One possible cause of these cracks can be the wall was struck by backfill at time of construction causing green mortar cracks, which are defined as short intermittent cracks on both sides of a horizontal mortar joint. The upper wall is often plumb, lower wall leans in from backfill pressure. Lack of wide step cracks at ends of cracks and hairline width of cracks suggests wall has been stable since mortar hardened. Reinforcement is optional.

(4B) HORIZONTAL CRACKS

If a wall is horizontally cracked with step or shear cracks in the corners, it may be considered unstable. These walls may require reinforcement to prevent further movement. Cause of this condition is lateral earth pressure in excess of bearing capacity, which is frost and water in clay soil next to walls.

No seepage warranty provided if walls are reinforced. Seepage warranty provided if drain tile systems are installed.

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(5) SETTLEMENT, SOIL UNDER FOOTINGS

Soil under footings can compact or wash away, causing uneven settlement of structure. Vertical or step cracks result. All structures settle a minor amount. Uneven or differential settlement should be prevented if movement has affected support of upper structure.

(6) INTERIOR DRAIN TILE REPAIRS

Interior drain tile systems are successfully employed when upper walls are dry and free of cracks and seepage occurs from cove, floor wall joint, bottom 1-2 courses of blocks or floor cracks. This type of seepage is generally not prevented by diverting surface water from perimeter.

If seepage occurs from floor cracks, contractor should break floor at crack. If stones are not present, drain tile laterals connecting to perimeter tiles or sump pump may be required.

This type of system will not prevent wet walls or prevent soil pressure from displacing walls.

Municipalities may require sump pump installations if significant interior drain tile footage is repaired.

Contractor should test interior and exterior drain tiles before repairing. At times, areas of new drain tiles and weep holes in blocks can prevent seepage in isolated areas.

If guarantee is required, contractor would break floor approximately 18" wide, remove debris, drill weep holes in blocks, flush block cores, install drain tiles under floor, install sump pump if required.

(7) SUMP PUMP

The sump pump empties the drain tile system. If its operation is interrupted or if it cannot keep up with the quantity of water present, leakage can occur from floor wall joints or floor cracks.

Sump pump level must be set so water does not cover drain tiles. If water covers the drain tiles, seepage and dampness can occur at floor wall joints or cracks.

Resetting the sump pump properly does not guarantee prevention of seepage or dampness.

Each sump pump should have separate discharge line.

After sump is reset, conditions can be monitored or a drain tile inspection could be done to provide further information.

Interior and exterior drain tiles can be tested to provide further information on cause of seepage and recommend repair, if needed.

(8) PALMER VALVE

The palmer valve is a one way gate valve that separates drain tiles from sanitary sewer laterals. Its purpose is to protect drain tile system in the event a sewer back-up occurs. If this valve is stuck shut it can cause seepage from floor edge and cracks. If it is broken, it cannot be repaired.

If broken, options include monitoring the condition. If sewer back-ups occur, drain tiles can become clogged and require replacement. A plumber can disable palmer valve lateral and install a sump pump to protect drain tile system. After the palmer valve is opened, the basement can be monitored for future seepage. If seepage continues or immediate information regarding drain tile condition is required, a contractor can test interior and exterior drain tiles. Repair or replace tiles if they are found hampered or guarantee is required.

(9) MOLD

Some types of mold have been identified as potential indoor pollutants. Occupants' health may be adversely affected. Mold may be a result of water penetration, excess humidity or dampness. Current recommendations are to remove it from the premises. Some professionals recommend testing mold for type to determine proper removal method.

(10-A) REINFORCEMENT

Some municipalities require structural engineer approval to reinforce a displaced wall if it is displaced more than 1-inch from original wall construction position if it is not excavated before reinforcing.

(10-B)

Seepage at bottom of wall after braces installed on top of floor would require new longer braces at extra cost, if interior drain tiles require replacing in the future.

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Mike Shadid Foundation Consulting, Inc.

The inspection reports as set forth above is subject to the following terms, conditions and understandings between Mike Shadid Foundation Consulting, Inc. and the Customer:

1. The contract parties are Mike Shadid Foundation Consulting, Inc., a Wisconsin corporation and X Ryan Brandt (hereinafter "Customer").
2. In the event an estimate as to the cost of suggested repairs is requested, Mike Shadid Foundation Consulting, Inc. makes no warranties or representations as to the accuracy of the range of costs provided. Customer is advised to obtain actual estimates.
3. The report of inspection by Mike Shadid Foundation Consulting, Inc., is for the exclusive use of the Customer and in the event that any person not a party to this contract makes any claim against Mike Shadid Foundation Consulting, Inc., arising out of the services performed by Mike Shadid Foundation Consulting, Inc. under this contract, the Customer agrees to indemnify, defend and hold harmless Mike Shadid Foundation Consulting, Inc. from any and all damages, expenses, costs and attorney's fees arising from such claim.
4. Areas behind any type of wall covering including recently applied paint cannot be inspected to any degree of certainty.
5. It is agreed and understood that many basement repairs can be completed for under five-thousand dollars ($5,000.00). Based upon this understanding, the parties agree to liquidated damages in the amount of five-thousand dollars ($5,000.00), in the event that it is determined at arbitration that Mike Shadid is in anyway liable for damages sustained by customer.
6. Mike Shadid Foundation Consulting, Inc., assumes no liability for consequential damages suffered by Customer in the event of a claim by the Customer that a component part of the premises inspected by Mike Shadid Foundation Consulting Inc., was not in the condition reported by Mike Shadid Foundation Consulting, Inc. The Customer agrees to notify Mike Shadid Foundation Consulting, Inc., at least 72 hours prior to repairing or replacing such component of the failure, appearance or defect or need for repair or replacement of the component. The Customer further agrees that if the repair or replacement is done without giving Mike Shadid Foundation Consulting, Inc. their required notice that Mike Shadid Foundation Consulting, Inc. will have no liability to the Customer for the cost of such repair or replacement.
7. In the event that a dispute arises related to this agreement or any work performed pursuant to this agreement, the parties agree to the following terms that the matter shall be decided by a three-person arbitration panel, two of the members must be licensed home inspectors. Customer shall submit to Shadid ten (10) names of potential arbitrators acceptable to customer and Shadid shall select the three who shall decide this case. The arbitration shall be conducted under the procedures followed by the American Arbitration Association.
8. Customer agrees that the statue of limitations with regard to any claims by either party, whether statutory, contract, tort or equitable, be stipulated to be one-year. This one-year limitation shall not be extended regardless of when the claim was discovered. The one-year statute of limitations shall begin on the date when the contract was signed.
9. In the event that the customer files a claim against Shadid and it is determined that Shadid is without fault, customer agrees to pay Shadid's costs of defending against the claim including reasonable attorney's fees.
10. This contract constitutes the entire agreement between Mike Shadid Foundation Consulting, Inc. and the Customer. Any amendments or modifications of contract must be in writing and signed by all parties to the contract. In the event that any provision of this contract is determined to be unenforceable, this shall not affect the enforceability of the remainder of the contract.
11. This inspection does not include a test for mold or any other type of pollutant. Such an inspection is outside the scope of the inspection service provided by this contract and should be provided by others if desired.

X CUSTOMER SIGNATURE [signature]

Date 10/21/26 Time 12:30 AM [PM] FEE #325

Analyst Mike Shadid Pres Received by: Mike Shadid Pres

(414) 379-1265

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