

FOUNDATION INSPECTION REPORT

Vincent Matarrese, PE (# E-45530)

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DATE: 12/12/23

CONDITIONS: 30's dry



Client: Rick Star	Realtor: Becky Grossman	Present: Yes
Inspection Address: 5235 Briarwood Circle, Caledonia, WI		
Billing Address:		
Telephone: 414-217-9130	Email: rmstar1@me.com beckygrossmanrealtor@gmail.com	

The following report is the professional opinion of Vincent Matarrese, which is not a warranty. The report is limited to the components of the foundation that were visible on the date of the inspection and the engineer's opinion of their condition at the time of the inspection. This report does not address dormant or concealed defects that may occur in the future that are not evident at the time of this inspection.

REPORT SUMMARY AND RECOMMENDATIONS

All repairs to be completed per the State of Wisconsin Uniform Building Code

The purpose of this inspection was to evaluate the structural integrity of the basement foundation. This property is a single-family condominium home constructed recently. The basement foundation has poured concrete walls that are exposed. A self-leveling laser was used to measure walls for lateral deviations from plumb vertical.

Inspection findings were compared with new construction guidelines provided by the Wisconsin Uniform Dwelling Code and the standards of the American Concrete Institute. In regards to poured concrete foundation walls the two relevant metrics are wall cracks and lateral displacement measured from floor to ceiling. Wall cracks that are less than 3/16" wide and do not leak water are considered normal. New poured concrete walls should be within +/- 1 in. over 8ft while considering surface irregularities.

The basement foundation was visually inspected and found to have two hairline cracks less than 3/16" wide with no discoloration in the southwest and southeast corner. In my opinion, these cracks are the result of normal concrete shrinkage or temperature change.

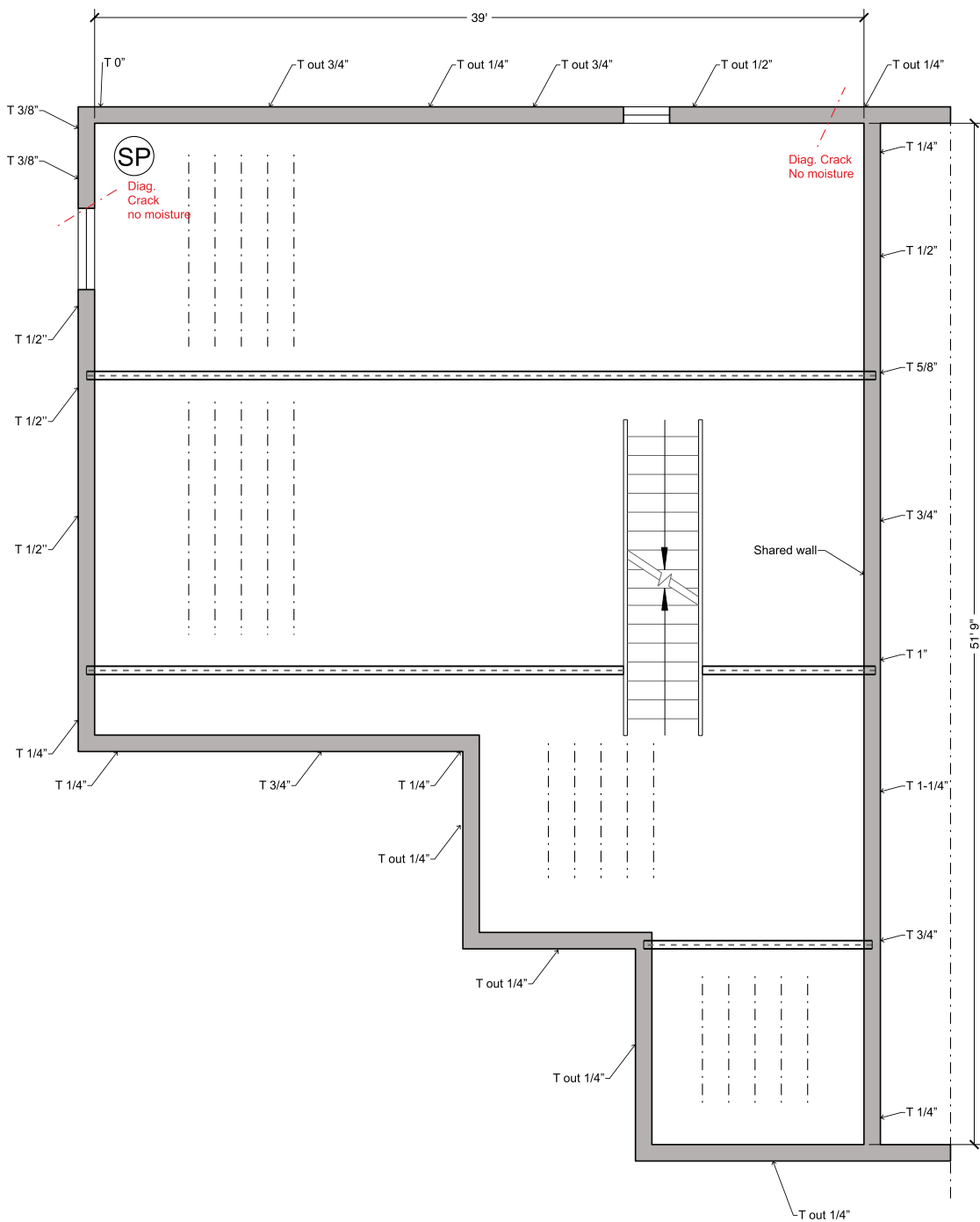
The north foundation wall sections are tipped out roughly 1/4" with the east section tipped in roughly 3/4". The east wall is consistently tipped in 1/2". The south wall is consistently tipped out 1/2"-1". The west wall was found to have the most out-of-plumb measurements of tipped in 1" to 1-1/4". However, the west wall is an interior wall and is not retaining soils. CONTINUE...



ADDITIONAL SITE NOTES:

CONTINUED

At this time, there are no signs of structural instability or indications that the foundation was incorrectly constructed. The foundation wall hairline cracks and out-of-tolerances are normal for poured concrete construction. Basement foundation walls should be monitored and re-evaluated if wall cracks are found to develop over 3/16" in width. The attached foundation wall survey measurements should be used as a baseline for future evaluation.



KEY:

D - Measurement of wall displacement

T - Measurement of wall tipping

H x - Horizontal crack at course x from top of wall

SC - Step Cracks

EFF- Efflorescence

VC - Vertical Cracks

BS - Measurement of base shear

SP - Sump pump

WS - Water stains

(X") - Differential elevation measurement



AGE	2023	TYPE	Condo	STORIES	Ranch
FND WALLS	Concrete	HEIGHT	7' 10"	FLOOR	Slab
North Wall	Out 1/4" / in 3/4"	Active?	No		
South Wall	Tipped out 3/4"	Active?	No		
West Wall	Tipped 1-1/4"	Active?	No, interior wall		
East Wall	1/2"	Active?	No		
Moisture present?	No	Water stains or discoloration?	No		

Notes: Check sump pump height. Should be below drain tile inlets.

VM Engineering LTD

Vince Matarrese, PE E-45530

Vince@VMproeng.com

DATE 12/11/23 SCALE N.T.S. CREATOR VMM

CLIENT Rick Star

FOUNDATION
DOCUMENTATION
PLAN

5235 Briarwood Circle
Caledonia, WI

DRAWING No.

S1.0



Terms and Conditions

This agreement is between VM Engineering Ltd. (VM Eng.) and the undersigned Client ("Client").

For the Fee stated herein, the following is provided to the Client:

- Single site visit
- Limited visual inspection of the foundation of the home or building identified above
- Report with measurements, observations and recommendations
- Limited visual inspection of exposed framing or relevant structural members

Additional inspection scope and additional charges require written agreement between VM Engineering Ltd. and Client.

Extends of visual inspection:

- This inspection is limited to a basic visual inspection of those portions of the foundation system that are visible and open to plain view on the day of inspection.
- This inspection is limited to portions of the foundation system that are visible without moving or removing any obstructions.
- During inspection no excavation of soils, removal of finishes or removal of obstructions will occur.
- VM Eng. cannot and does not render any opinion regarding the condition of such portions of the foundation system that are not reasonably open to visual inspection.

Client understands and agrees that VM Eng. cannot comment on the presence of problems or defects that are not reasonably exposed to visual inspection at time of site visit. Client agrees that VM Eng. is not responsible for any foundation defects or problems that cannot be detected through a reasonable visual inspection of the type performed under this agreement.

Client understands and agrees that VM Eng. shall not be responsible for any defects, problems or structural conditions that are not visible at time of inspection.

The following are not included in this inspection and report:

- Determination and compliance of original construction with regards to the Plans and Specifications or relevant building code.
- Material testing and determination of material properties.
- Soil borings, soil testing, or any other geotechnical analysis. VM Eng. cannot render an opinion in regards to soil properties or soil conditions. Determination of soil stability must be made by geotechnical engineer. Client understands and agrees that VM Eng. will not render opinions as a geotechnical engineer.
- Contamination of hazardous materials, asbestos, radon gas, mold, insects or pests.
- Warranties or guarantees of foundation performance
- Advice regarding the purchase or sale of the property or the value of the property.

Client understands any estimated budget costs are based on industry standards and are not to be taken as official quotes.

Client understands that over time foundation problems can develop or worsen which cannot be predicted. VM Eng. does not guarantee that the conditions found at time of this report will not worsen or become more serious over time. Client agrees that VM Eng. is not guaranteeing the condition of the foundation nor is liable for future changes to the foundation.

Repair recommendations are the professional opinion of VM Eng. based upon the limited visual inspection. Client understands and agrees that Vm Eng. does not guarantee that the repair recommendations will render the foundation free of all defects or issues after repairs are completed.

Client understands that the foundation inspection agreement and report is in no way or form a warranty or guarantee.

Client acknowledges that they have read, understand and agree to all of the terms and conditions stated in this agreement.

Client Acceptance: _____ Date: _____