VM ENGINEERING FOUNDATION INSPECTION REPORT

DATE:	CONDITIONS:
10/20/26	50's, Sunny

CLIENT:	PRESENT:
Glenn Knaebe	Yes
INSPECTION ADDRESS: N82W22515 Scott St, Sussex	
PHONE: 715-921-0595	EMAIL: gknaebe0595@gmail.com

The following report is the professional opinion of VM Engineering, 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.



Cory Wotachek, PE E-100401
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REPORT SUMMARY AND RECOMMENDATIONS

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

The purpose of this inspection was to assess the foundation for structural stability and dampness/moisture. This property is a single-family home constructed with concrete masonry block foundation walls. A self-leveling laser was used to measure walls and structural members for deviations from plumb vertical and elevation deviations from horizontal. The inspection was focused on the east foundation wall only.

The foundation assessment was conducted following the Best Management Standards for Foundation Repair as outlined by the Wisconsin Association of Foundation Repair Professionals. Additionally, standards adopted by the Wisconsin Uniform Building Code, Chapter VI Foundation Repair & Damp Proofing were adhered to. A Bosch self-leveling laser was used to record lateral wall displacements.

East Wall Deadman Note (See S1.0 for location):

The foundation wall was found with an inward tip of about 7/8" as noted on S1.0. The wall was found reinforced with existing deadman plates as shown on S1.0. The depth of the deadman anchors was unknown at the time of inspection. Deadman plates rely on the exterior soil to hold back the foundation wall. It is a reinforcement approach that can be used to reinforce walls against continual movement.

It is unknown when the deadman plates were installed; the homeowner stated it has been a few decades. The one exterior facade step crack found was hairline and not structural in nature. These types of cracks are oftentimes caused by environmental factors.

Since no prior tuckpointing has been completed on the foundation walls, there is no baseline to determine whether the cracks are original or have since worsened. The typical signs of ongoing movement around deadmen, such as new cracks extending from the plates or additional movement above, below, or around the plates, were not present. There was no conclusive evidence of ongoing or active movement since the deadman installation. At this time, it is recommended to monitor the foundation. If new wall cracks form, existing cracks widen, or measurements increase, reinforcing should be re-evaluated. Any new reinforcing should be completed in accordance with the Wisconsin Uniform Building Code guidelines.

It is recommended to tuckpoint all the interior foundation wall cracks.

Interior Damp Proofing:

It is recommended to test the existing drain tile system per the Wisconsin Uniform Building Code, Chapter VI, Appendix A Procedure. Drain tile replacement or repairs should be completed based on test results in accordance with the Wisconsin Uniform Building Code, Chapter VI.

Exterior Damp Proofing:

To reduce the total water volume entering the drainage system and soils adjacent to the foundation, it is recommended to maintain a pitch of 1/2" per foot away from the foundation for the exterior grading and

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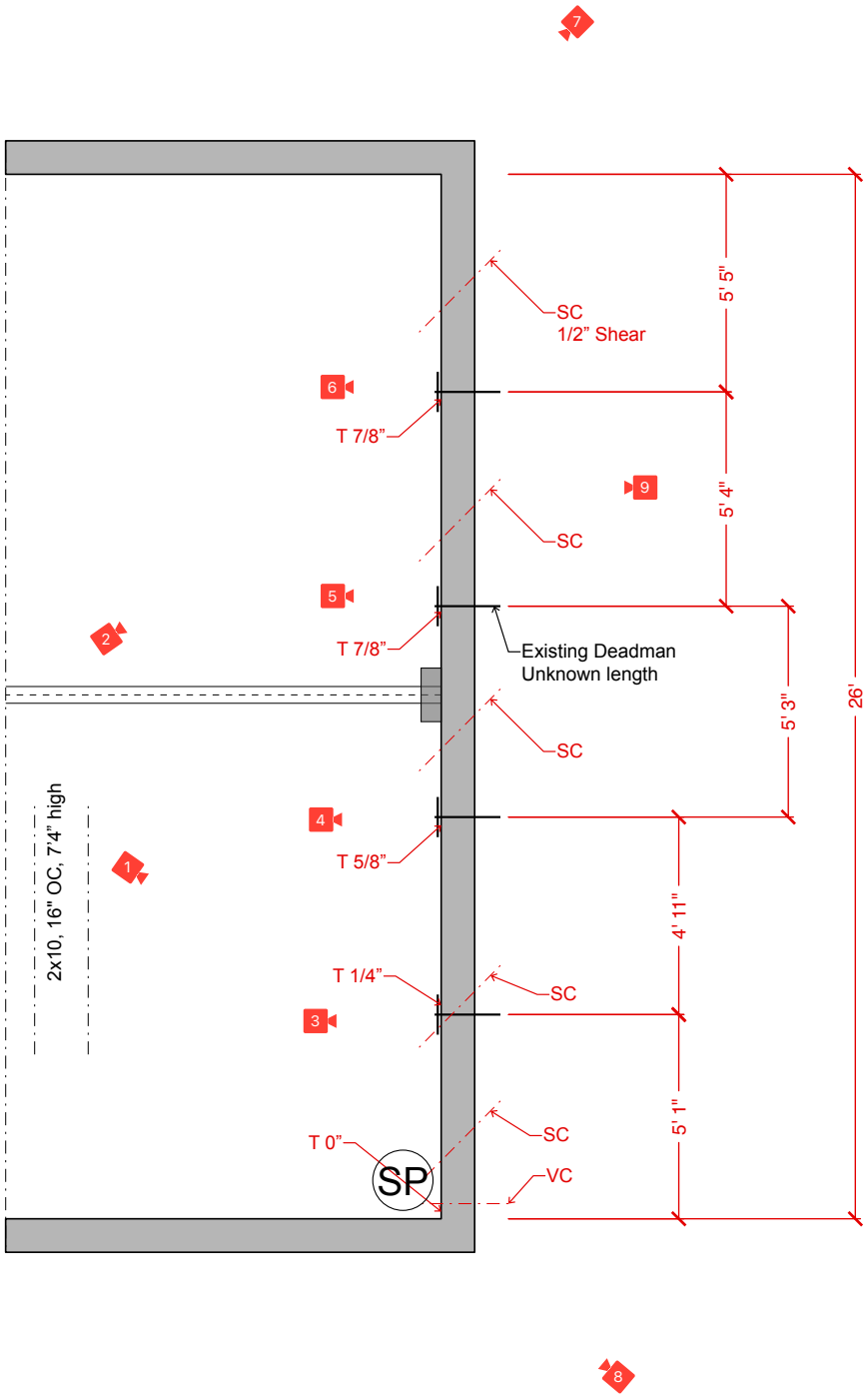
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landscaping. All sidewalks and patios should be mud jacked or replaced as needed to maintain the proper pitch away from the foundation.

All roof gutters should be clean and functioning as intended. The downspouts should be extended a minimum of 5ft away from the foundation or past landscaping gardens. In areas of the yard that are relatively flat, downspout extensions should remain long enough to discharge at a point where it will naturally flow away from the dwelling. Ideally towards a slope, drain, or low area that can handle excess water without causing pooling or damage to the foundation.

This report is comprised of my professional opinions to a reasonable probability based on my training and experience as an engineer. I reserve the right to change my opinions based on new information that may be discovered. Please contact me with any questions or if you would like to discuss this report.



KEY:

D - Measurement of wall displacement
T - Measurement of wall tipping
(X") - Differential elevation measurement
WS - Water stains
EFF - Efflorescence
VC - Vertical crack
SC - Step crack
H x - Horizontal crack at course x from top of wall
BS - Measurement of base shear
SP - Sump pump

Age:	Type:	Stories:	FND Walls:
1970's	SFH	One	CMU

Moisture present?	Water stains or discolorations?	Floor:
No	Yes	Slab

Notes: East wall inspected only, deadman supports.

VM ENGINEERING
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Client: Glenn Knaebe

Address: N82W22515 Scott St, Sussex

Date:	Scale:	Creator:
10/20/26	N.T.S.	CLW

FOUNDATION DOCUMENTATION PLAN

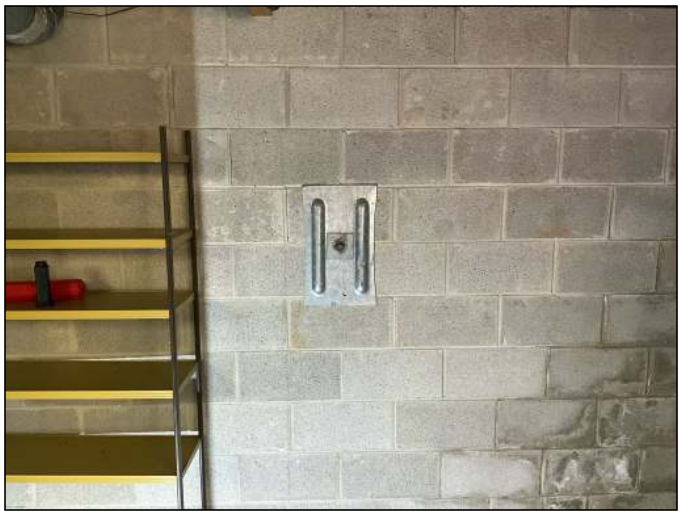
DRAWING No. S1.0



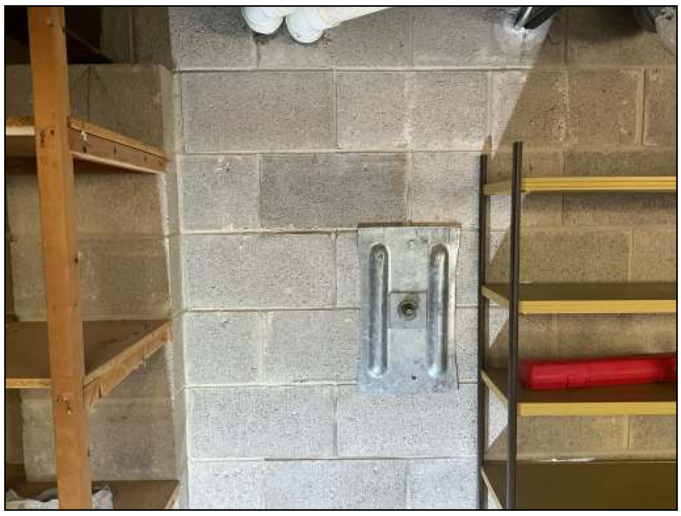
P1-1 (#1) East interior; deadman plates along the wall.



P1-2 (#2) East interior; deadman plates along the wall.



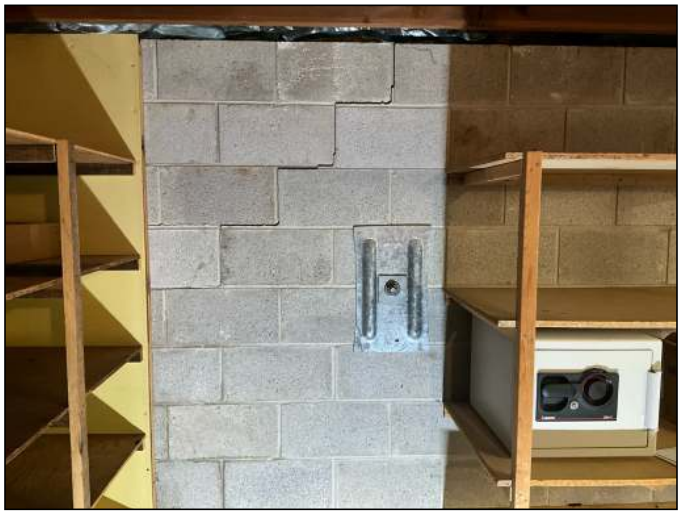
P1-3 (#3) East interior; deadman plate.



P1-4 (#4) East interior; deadman plate.



P1-5 (#5) East interior; deadman plate.



P1-6 (#6) East interior; deadman plate, step crack through the mortar joints.



P2-1 (#7) Northeast exterior; lawn grading, shrubs at the foundation.



P2-2 (#7) Northeast exterior; downspout extension at the stone bed.



P2-3 (#8) Southeast exterior; lawn grading along the foundation.



P2-4 (#8) Southeast exterior; downspout extension across the stone bed.



P2-5 (#8) Southeast exterior; downspout discharge at the stone bed.



P2-6 (#9) East exterior; hairline step crack in the brick facade.

SITE INSPECTION TERMS AND CONDITIONS

This agreement is between VM Engineering Ltd. ("VME") and the Client. "Client" means the person or entity ordering the services. The person scheduling the inspection represents that they are authorized to bind the Client to these terms and to grant VME access to the property. By accepting the site visit and inspection, the Client agrees to the following terms and conditions.

1. Scope of Services

For the fee stated in the Inspection Pricing & Terms, written proposal, or invoice, VME will provide: a single site visit, a limited visual inspection of the structural elements of the property identified in the scheduling confirmation, proposal, or invoice that correspond to the service ordered (foundation, framing, or commercial structural) (the "Inspected Elements"), and a report with measurements, observations, and recommendations. Any additional inspection scope or charges will require prior written agreement between VME and the Client. The services are a limited structural engineering evaluation performed by a Wisconsin-licensed Professional Engineer. They are not a "home inspection" under Wis. Stat. ch. 440, subch. XI, and do not follow home inspection standards of practice.

2. Extent of Visual Inspection

The inspection is limited to a basic visual assessment of portions of the Inspected Elements that are visible and accessible on the day of the inspection. The inspection is restricted to areas visible without moving or removing obstructions, finishes, stored items, insulation, or vegetation. No excavation, removal of finishes, destructive testing, or other obstructions will be conducted during the inspection. VME cannot and does not render any opinion regarding the condition of portions of the Inspected Elements that are not reasonably visible during the inspection. The engineer may decline to enter any crawlspace, attic, or other area that the engineer considers unsafe or inaccessible, without reduction in fee.

3. Limitations of the Inspection

VME is not responsible for identifying any defects or problems that are not visible during the inspection. VME will not be liable for any structural issues that are hidden from view or cannot be detected through a reasonable visual inspection. VME does not provide any warranty or guarantee on the condition of the Inspected Elements or their performance over time. The report describes conditions observed on the date of the inspection only. VME has no obligation to update the report for conditions that change or become apparent after that date.

4. Exclusions from the Inspection

The following are not included in this inspection and report: determination of compliance with original construction plans, specifications, or building codes (repair recommendations are prepared with reference to current code, but existing conditions are not evaluated for code compliance); material testing or determination of material properties; soil borings, soil testing, or geotechnical analysis. VME cannot render opinions regarding soil properties or stability; such assessments must be conducted by a geotechnical engineer. Prediction or evaluation of water intrusion, seepage, basement leakage, or drainage performance. Detection of hazardous materials, including asbestos, radon gas, mold, insects, or pests. Warranties or guarantees related to structural performance. Advice regarding property purchase, sale, or value.

5. Disclaimer of Future Conditions

The Client understands that structural problems may develop or worsen over time, and such changes cannot be predicted. VME does not guarantee the structure's condition or that it will not deteriorate further after the inspection. Repair recommendations are based solely on the professional opinion of VME from the limited visual inspection performed and are not a guarantee that repairs will fully resolve all issues. Any repair designs prepared by VME address the specific conditions observed. The Client's contractor is solely responsible for construction means, methods, sequencing, site safety, and obtaining permits. VME does not supervise construction and does not guarantee contractor workmanship. Concealed conditions discovered during repair may require additional engineering services, and re-inspections or additional site visits are billed at VME's hourly rate.

6. Standard of Care and Limitation of Liability

VME will perform its services with the degree of care and skill ordinarily exercised by licensed professional engineers performing similar services under similar conditions in Wisconsin. No other warranty, express or implied, is made. To the fullest extent permitted by law, VME's total liability to the Client for any and all claims arising out of this agreement or the services, whether in contract, tort, or otherwise, shall not exceed the total fee paid to VME for the services. In no event shall VME be liable for consequential, incidental, or indirect damages, including loss of use, lost profits, diminished property value, cost of repairs, or loss of a sale.

7. Client Responsibilities

The Client will disclose to VME all known structural problems, prior repairs, prior inspection or engineering reports, and pending insurance or legal claims relating to the property, and will provide safe and lawful access to the property, including arranging access with owners or occupants, providing lighting and utilities, securing pets, and clearing crawlspaces, attics, and access points as

described in the Inspection Pricing & Terms. VME may rely on the accuracy of information provided by the Client or the Client's agents.

8. Use of Report and No Third-Party Reliance
The report and any attachments are prepared solely for the Client's use in connection with the property identified in the report. No other person, including buyers, sellers, lenders, insurers, real estate agents, contractors, or subsequent owners, may rely on the report without VME's prior written consent. The report shall be reproduced only in its entirety and shall not be altered or excerpted.

9. Ownership of Documents
All reports, drawings, diagrams, calculations, photographs, and other materials prepared by VME ("Instruments of Service") are and shall remain the property of VME. The Client is granted a limited, non-exclusive license to use the Instruments of Service for the purpose of understanding, maintaining, and repairing the property identified in the report.

10. Educational and Professional Use of Images
The Client agrees that VME may use photographs, diagrams, drawings, and other images and information obtained during the inspection or contained in the report for educational, training, professional development, and informational purposes, including in presentations, publications, courses, and similar materials. In any such use, VME will not identify the Client by name or the property by street address, and will remove or obscure identifying details such as house numbers, faces, and license plates. A Client who does not wish their project to be used in this way may notify VME in writing at any time, and VME will honor that request for all future uses.

11. Payment
Invoices are due within thirty (30) days of the invoice date (Net 30). VME may withhold the report, analysis, and/or repair plans until payment is received in full. Payment methods, discounts, processing charges, and late charges are as stated in the Inspection Pricing & Terms. The Client agrees to pay VME's reasonable costs of collection, including attorney fees, for any unpaid balance.

12. Litigation and Testimony
If VME is requested or compelled to provide documents, consultation, or testimony in any dispute or legal proceeding relating to the property to which VME is not a party and which does not arise from VME's negligence, the Client agrees to compensate VME at its then-current hourly rate for all preparation, travel, and appearance time.

13. Governing Law and Disputes
This agreement is governed by the laws of the State of Wisconsin. The parties agree to attempt in good faith to resolve any dispute through direct negotiation and then non-binding mediation before commencing litigation. Venue for any action shall be in Waukesha County, Wisconsin.

14. General
This agreement, together with the Inspection Pricing & Terms and any written proposal or invoice, is the entire agreement between VME and the Client and supersedes prior discussions. Amendments must be in writing. If any provision is held unenforceable, the remainder remains in effect. The Client may not assign this agreement without VME's written consent.

15. Agreement and Client Acknowledgment
By accepting the site visit and inspection, the Client acknowledges that they have read, understood, and agreed to these terms and conditions. The Client further acknowledges that this agreement and any subsequent report are not a warranty or guarantee of the structure's condition or future performance.

16. Notice of Lien Rights
Pursuant to Wis. Stat. § 779.01, VM Engineering hereby notifies you of our lien rights for engineering services. If unpaid, we may file a construction lien to secure payment, per Wisconsin law. Contact us for questions and retain this notice for your records.

Client Acceptance
Acceptance of these terms occurs by signing this document, returning a confirmation email, accepting a meeting invite with these terms attached and authorizing the inspection, or otherwise proceeding with the inspection after receiving these terms.