

# FOUNDATION INSPECTION REPORT



Inspector: Tina Kirkpatrick

**TK Contracting & Consulting Inc.**

**xxx Near me St. Neverland CA 94xxx,  
Inspection Prepared For: Sam Super  
Agent: Not Applicable -**

**Date of Inspection: 7/29/2026**

**Year Built: 89 Size: 1540**

**NACHI24041526 / CLSB #1158251**

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# Report Introduction

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report if you have any questions. Remember, when the inspection is completed and the report is delivered, we are still available for any questions you may have.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Video In Your Report -The inspector may have included videos of issues within the report. If you are opening the PDF version of the report make sure you are viewing the PDF in the free Adobe Reader PDF program. If you're viewing the report as a web page the videos will play in any browser. Click on any video within the report to start playing.

Throughout the report we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon.



**Good/Satisfactory** - This item was inspected and is in good or satisfactory condition for it's age and use.



**Maintenance/Repair/Monitor** - Items with this rating should be examined by a professional and be repaired or replaced.



**Safety Issue** - Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue it could be a very inexpensive fix. Please make sure to read the narrative to completely understand the issue.



**Not Inspected/Deferred** - Items with this rating were not able to be fully inspected because access was blocked off or covered, were not on the scope of the inspection or hi-tech systems.

Our report contains a unique pop-up glossary feature. When you see words **highlighted in yellow** hover your mouse over the term. The definition or a tip about the item will appear!



# Report Summary

This report contains the findings of a visual inspection of the readily accessible components of the property at the time of inspection. The purpose of the inspection is to identify material defects, safety concerns, and items that may require repair, replacement, monitoring, or further evaluation. While many components appeared functional, no home is without maintenance needs. Clients are encouraged to review the entire report, including photographs and recommendations, and consult qualified specialists as needed prior to the close of escrow. This summary is provided as a convenience and should not be considered a substitute for reviewing the complete inspection report. In some of the narratives, we can suggest standard repair and maintenance tips.

| Safety/Item of Concern |                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|------------------------|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Foundation             |                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Page 19 Item: 3        | Post and Girders | <ul style="list-style-type: none"><li>• Unconventional supplemental supports were observed beneath the older section of the house. Although these supports appeared to be providing some effective support at the time of the inspection, several did not meet generally accepted support practices. Conditions included amateur installation, the use of 2×4 wood members without proper brackets or mechanical connections, and uneven or inadequately prepared bearing surfaces. These conditions may reduce the stability of the supports and allow localized movement or settlement. It is advisable to have a qualified foundation contractor evaluate the supplemental support system and properly repair, reinforce, or replace the deficient components as necessary.</li><li>• One or more supplemental foundation support walls were constructed with unreinforced mortared brick. Although these supports may currently be performing their intended function, unreinforced masonry is seismically vulnerable and generally lacks the strength and stability of modern reinforced concrete supports. The mortar joints may also deteriorate over time, potentially resulting in cracking, displacement, localized failure, structural damage, or settlement. It is advisable to have a qualified foundation contractor or structural engineer evaluate these supports and determine whether reinforcement or replacement with properly designed and anchored reinforced-concrete supports is necessary.</li></ul> |

|                             |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
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| Page 26 Item: 9             | Crawlspace Condition | <ul style="list-style-type: none"> <li>• Open electrical box was noted during the inspection. Electrical boxes are required to have properly installed covers to protect energized wiring from accidental contact, contain sparks or electrical arcing, and help prevent moisture, dust, and debris from entering the enclosure.</li> <li>• Visible evidence of an active water leak was observed dripping from the subfloor in the crawlspace, approximately beneath the laundry area, at the time of the inspection. The exact source of the leak could not be determined during this visual inspection. Active leaks can result in damage to structural framing, insulation, and finish materials, create conditions conducive to mold growth and wood decay, and may attract wood-destroying organisms. It is recommended that a qualified plumbing contractor promptly determine the source of the leak and complete the necessary repairs.</li> </ul> |
| Drainage & Plumbing Systems |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Page 29 Item: 1             | Plumbing System      | <ul style="list-style-type: none"> <li>• An active leak was observed from the potable water supply piping beneath the kitchen/bathroom area at the time of the inspection. Active water leaks can result in water damage to building materials, promote mold growth, and increase water consumption if left uncorrected. It is recommended that a qualified plumbing contractor promptly perform the necessary repairs.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

|                                       |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|---------------------------------------|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Maintenance/Repair/Preventive/Monitor |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Exterior Areas                        |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Page 11 Item: 1                       | Vegetation Observations | <ul style="list-style-type: none"> <li>• TREE NEAR FOUNDATION: Trees are within 6 feet of foundation. Monitor for potential root damage.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Page 11 Item: 2                       | Grading                 | <ul style="list-style-type: none"> <li>• A gap was left between the concrete sidewalk and the foundation when the new foundation was constructed. Water can collect and remain within this space, allowing prolonged moisture exposure against the foundation stem wall. This condition may soften or erode the supporting soil and contribute to localized soil instability or foundation movement over time. It is advisable to seal or properly fill the gap and improve the drainage so that water flows away from the foundation. A qualified drainage or foundation contractor should evaluate the area and perform the appropriate corrective work.</li> <li>• GRADING AGAINST FOUNDATION: The exterior grading is improperly sloped towards the foundation. Water can intrude into the interior. Recommend creating the proper slope away from the foundation to allow for proper drainage.</li> </ul> |

| Building Exteriors         |                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|----------------------------|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Page 13 Item: 1            | Siding Condition | <ul style="list-style-type: none"> <li>The stucco wall coverings extend down to the soil without a weep-screed. Although this was customary at the time the residence was built, this can lead to cracking and/or bulging of the stucco at the connection between the concrete foundation and the wood framing. These materials expand and contract at different rates causing cosmetic damage and irregularities at this junction of dissimilar building materials. You may wish to have the areas evaluated by a qualified specialist for additional recommendations and repairs.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Structure and Framing Type |                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Page 14 Item: 1            | Floor            | <ul style="list-style-type: none"> <li>The floor within the newly added section was observed to be out of level, with a slight slope toward the exterior. This condition appears to be related to differential settlement of the supporting foundation system. The addition was constructed partially over an existing concrete slab, with some supplemental supports bearing on the slab and others bearing directly on the soil. The concrete foundation appears to have settled approximately 1 1/2 inches from its original position. Although some settlement is common as supporting soils consolidate over time, the supplemental supports bearing on the existing slab did not settle at the same rate. This uneven movement has created different support elevations, resulting in the sloping floor observed inside the addition. This type of condition is relatively common in older homes and is often primarily an aesthetic concern. However, it is important to monitor the area over time for evidence of additional movement. If the slope increases or new cracking, separation, or other signs of movement develop, a structural engineer should evaluate the foundation to determine whether movement is ongoing and whether leveling, stabilization, or modification of the support system is necessary.</li> </ul> |
| Foundation                 |                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Page 16 Item: 1            | Foundation Walls | <ul style="list-style-type: none"> <li>Efflorescence observed; this is a mineral deposit left behind from exterior water infiltration. This is an indication of moisture penetration and could be the result of inadequate above ground water management. This may be corrected by improving site grading and/or drainage. Excessive moisture can contribute to differential settling and facilitate the growth of a variety of molds or fungi that can promote unhealthy conditions.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Page 19 Item: 3            | Post and Girders | <ul style="list-style-type: none"> <li><b>BRACKETS:</b> Strengthening of the pier and post with metal ties or straps is recommended as a preventative measure.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Page 22 Item: 4            | Anchor Bolts     | <ul style="list-style-type: none"> <li>The inspector was not able to identify if the frame is bolted to the foundation in the older section of the house. At the time the residence was constructed, it was not a common practice to bolt the framing sill plate to the foundation concrete. You may wish to have the sill plate bolted or otherwise anchored to the foundation to increase stability and help reduce earthquake damage.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

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| Page 23 Item: 5 | Sub Flooring         | <ul style="list-style-type: none"><li>• Some pieces or sections of insulation have dropped from between the floor joists or are hanging down. This condition will not have any serious consequences, but you should have it corrected for improved energy efficiency.</li><li>• There are areas under the property that are not insulated. While this may not have been required when the property was originally built, retrofitting these areas with insulation can significantly improve the property's energy efficiency. Adding insulation can help reduce heating and cooling costs, improve comfort, and increase overall energy performance. Consider consulting a qualified professional to evaluate and recommend appropriate insulation solutions for these areas.</li><li>• Any stains or moisture damage to the sub-floor will need to be evaluated by a licensed pest control operator for further remarks and recommendations.</li></ul>                                                                                                                                            |
| Page 24 Item: 7 | Vent Screens         | <ul style="list-style-type: none"><li>• One of the foundation ventilation screens are damaged or missing, and should be repaired or replaced to keep rodents and other pests out.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Page 26 Item: 9 | Crawlspace Condition | <ul style="list-style-type: none"><li>• There are <b>cellulose</b> products in the crawlspace. The cellulose products should be removed to help prevent termite or other wood destroying pest infestation.</li><li>• Evidence of rodent activity was observed in the crawlspace. This could lead to a health and safety concern and warrants further evaluation by an appropriately qualified exterminator.</li><li>• A section of the forced-air heating duct system in the crawlspace was observed to be disconnected or unattached. Due to limited visibility, the inspector was unable to determine whether this condition was intentional or whether the duct had become detached from the air distribution system. If the duct is unintentionally disconnected, conditioned air may be discharged into the crawlspace rather than the living areas, reducing heating efficiency and system performance. It is recommended that a qualified HVAC contractor evaluate the ductwork and reconnect or properly terminate the duct as needed to ensure the system operates as intended.</li></ul> |

| Interior Areas  |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
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| Page 30 Item: 1 | Wall/Ceiling | <ul style="list-style-type: none"><li>• Minor drywall separation and cracking were observed at the walls, primarily along the joints between adjacent drywall sheets and near framed openings or transitions. This condition is relatively common in older homes and is often associated with normal long-term settlement, framing movement, and seasonal expansion and contraction. The observed cracking appeared cosmetic at the time of the inspection. It is advisable to repair the affected finishes as needed and monitor the areas for additional movement. If the cracks widen, repeatedly reopen after repair, or are accompanied by other signs of structural movement, further evaluation by a qualified structural engineer is recommended.</li><li>• Minor drywall separation and cracking were observed at the ceiling, primarily along the joints between adjacent drywall sheets. This condition is relatively common in older homes and is often associated with normal long-term settlement, framing movement, and seasonal expansion and contraction. The observed cracking appeared cosmetic at the time of the inspection. It is advisable to repair the affected finishes as needed and monitor the areas for additional movement. If the cracks widen, repeatedly reopen after repair, or are accompanied by other signs of structural movement, further evaluation is recommended.</li></ul> |

## Not Inspected/Deferred

## Inspection Details

|                 |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
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| Page 10 Item: 6 | Environmental | <ul style="list-style-type: none"><li>• <b>TERMITE &amp; PEST CONTROL:</b> Your property inspector is not a termite or pest control inspector and is not trained or appropriately qualified to provide you with any information regarding rodents, pests, and wood destroying insects or organisms, or the possibility of hidden damage or potential health hazards caused by the presence of same. If you have not had the residence evaluated by a pest control inspector, we recommend having this done as soon as possible.</li><li>• <b>MOLD INSPECTIONS:</b> Your inspector did not perform a mold inspection of the Property. The United States Environmental Protection Association (EPA) states, "If you believe that you may have a hidden mold problem, consider hiring a professional." (Brief Guide to Mold, p.14, EPA). If any area of the residence is suspected of having organic growth, or any member of your family or household is sensitive to mold, we are lab-certified to conduct a Mold Inspection / Sampling to identify the types of mold (or any other airborne allergens) present. We can offer this service upon request.</li><li>• <b>PROPERTY AGE:</b> Evaluation for environmental hazards falls outside the scope of this inspection. The property appears to have been constructed prior to 1980. Homes of this age may contain building materials that were commonly used at the time, including materials that are now more closely regulated, such as lead-based paint and asbestos-containing materials. Concerned parties seeking additional information may wish to consult with an appropriately qualified environmental specialist.</li></ul> |
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# Inspection Details

## 1. Inspection Scope

Informational:

- **Scope of Inspection**

This inspection was performed in accordance with the InterNACHI Residential Standards of Practice and is a limited, visual examination of the readily accessible systems and components of the property at the time of the inspection. The purpose of the inspection is to identify and report material defects observed on the day of the inspection.

The inspection includes the visual evaluation of the home's structural components, exterior, roofing, plumbing, electrical, heating, cooling, insulation, ventilation, interior, doors, windows, fireplaces, built-in appliances, and other readily accessible systems and components. The inspection is non-invasive and does not include dismantling, destructive testing, moving personal belongings, furniture, equipment, insulation, vegetation, soil, snow, ice, or any other items that may obstruct access or visibility.

The inspection is not technically exhaustive and does not determine future performance, remaining life expectancy, compliance with current building codes, ordinances, regulations, manufacturer specifications, insurability, market value, or suitability for any particular use. Concealed, latent, or hidden defects are outside the scope of the inspection and may exist that were not visible at the time of the inspection.

The inspection is not a warranty, guarantee, insurance policy, or prediction of future conditions. Environmental hazards and specialized testing, including but not limited to mold, asbestos, radon, lead paint, water quality, pests, engineering analysis, geological conditions, and underground utilities, are excluded unless specifically contracted as additional services.

Clients are encouraged to obtain evaluations and cost estimates from qualified licensed contractors for any deficiencies or concerns identified in this report. Regular maintenance and periodic evaluations of all home systems are recommended to help ensure continued performance and safety.

This report reflects the condition of the property only at the time and date of the inspection.

## 2. Attendance

In Attendance:

- The Inspector present
- The contractor was present

## 3. Home Type

Home Type: Single Family Home

## 4. Occupancy

Occupancy:

- Vacant - Unfurnished

## 5. Weather Condition

Weather Conditions:: Sunny and cool

# Inspection Details (continued)

## 6. Environmental

### Note:

- **TERMITE & PEST CONTROL:** Your property inspector is not a termite or pest control inspector and is not trained or appropriately qualified to provide you with any information regarding rodents, pests, and wood destroying insects or organisms, or the possibility of hidden damage or potential health hazards caused by the presence of same. If you have not had the residence evaluated by a pest control inspector, we recommend having this done as soon as possible.
- **MOLD INSPECTIONS:** Your inspector did not perform a mold inspection of the Property. The United States Environmental Protection Association (EPA) states, "If you believe that you may have a hidden mold problem, consider hiring a professional." (Brief Guide to Mold, p.14, EPA). If any area of the residence is suspected of having organic growth, or any member of your family or household is sensitive to mold, we are lab-certified to conduct a Mold Inspection / Sampling to identify the types of mold (or any other airborne allergens) present. We can offer this service upon request.
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# Exterior Areas

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

## 1. Vegetation Observations

Observations:

- **TREE NEAR FOUNDATION:** Trees are within 6 feet of foundation. Monitor for potential root damage.



**TREE NEAR FOUNDATION:** Trees are within 6 feet of foundation. Monitor for potential root damage.

## 2. Grading

Observations:

- A gap was left between the concrete sidewalk and the foundation when the new foundation was constructed. Water can collect and remain within this space, allowing prolonged moisture exposure against the foundation stem wall. This condition may soften or erode the supporting soil and contribute to localized soil instability or foundation movement over time. It is advisable to seal or properly fill the gap and improve the drainage so that water flows away from the foundation. A qualified drainage or foundation contractor should evaluate the area and perform the appropriate corrective work.
- **GRADING AGAINST FOUNDATION:** The exterior grading is improperly sloped towards the foundation. Water can intrude into the interior. Recommend creating the proper slope away from the foundation to allow for proper drainage.

# Exterior Areas (continued)



A gap was left between the concrete sidewalk and the foundation when the new foundation was constructed.



Water can collect and remain within this space, allowing prolonged moisture exposure against the foundation stem wall.



**GRADING AGAINST FOUNDATION:** The exterior grading is improperly sloped towards the foundation.



# Building Exteriors

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

## 1. Siding Condition

### Observations:

- The stucco wall coverings extend down to the soil without a weep-screed. Although this was customary at the time the residence was built, this can lead to cracking and/or bulging of the stucco at the connection between the concrete foundation and the wood framing. These materials expand and contract at different rates causing cosmetic damage and irregularities at this junction of dissimilar building materials. You may wish to have the areas evaluated by a qualified specialist for additional recommendations and repairs.



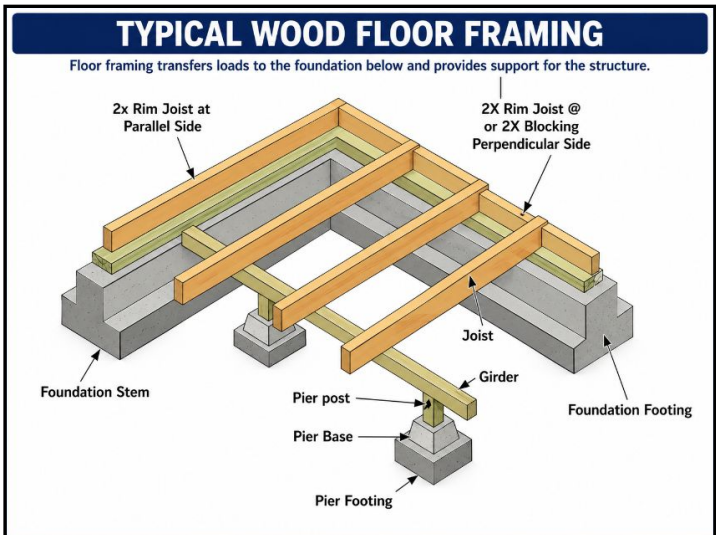
The stucco wall coverings extend down to the soil without a weep-screed.

# Structure and Framing Type

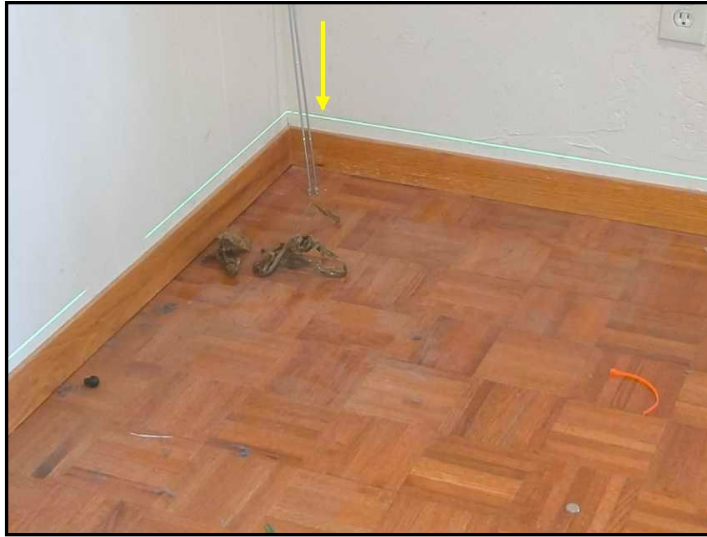
## 1. Floor

### Observations:

- The visible floor structure components appeared functional at the time of inspection. These elements appeared to be performing as intended based on visible conditions. No adverse conditions were observed.
- Raised Foundation. The floor structure is conventionally framed with wood joists supported by poured concrete stem walls and wood posts on concrete piers.
- The floor within the newly added section was observed to be out of level, with a slight slope toward the exterior. This condition appears to be related to differential settlement of the supporting foundation system. The addition was constructed partially over an existing concrete slab, with some supplemental supports bearing on the slab and others bearing directly on the soil. The concrete foundation appears to have settled approximately 1"1/2 inches from its original position. Although some settlement is common as supporting soils consolidate over time, the supplemental supports bearing on the existing slab did not settle at the same rate. This uneven movement has created different support elevations, resulting in the sloping floor observed inside the addition. This type of condition is relatively common in older homes and is often primarily an aesthetic concern. However, it is important to monitor the area over time for evidence of additional movement. If the slope increases or new cracking, separation, or other signs of movement develop, a structural engineer should evaluate the foundation to determine whether movement is ongoing and whether leveling, stabilization, or modification of the support system is necessary.



## Structure and Framing Type (continued)



The floor within the newly added section was observed to be out of level, with a slight slope toward the exterior.



# Foundation

We inspect the foundation components when accessible, ensuring that all visible areas are thoroughly examined for signs of cracking, settlement, moisture intrusion, deterioration, or other structural concerns. This examination helps assess the overall integrity and condition of the foundation system.

## 1. Foundation Walls

### Observations:

- The poured concrete foundation walls appear to be functional, indicating that they are performing as expected and providing adequate structural support. Regular inspections are recommended to maintain their condition and address any future issues promptly.
- Efflorescence observed; this is a mineral deposit left behind from exterior water infiltration. This is an indication of moisture penetration and could be the result of inadequate above ground water management. This may be corrected by improving site grading and/or drainage. Excessive moisture can contribute to differential settling and facilitate the growth of a variety of molds or fungi that can promote unhealthy conditions.



The poured concrete foundation walls appear to be functional.



The poured concrete foundation walls appear to be functional.



The poured concrete foundation walls appear to be functional.



The poured concrete foundation walls appear to be functional.

# Foundation (continued)



Efflorescence observed.



Efflorescence observed.

# Foundation (continued)

## 2. Cripple Walls

### Observations:

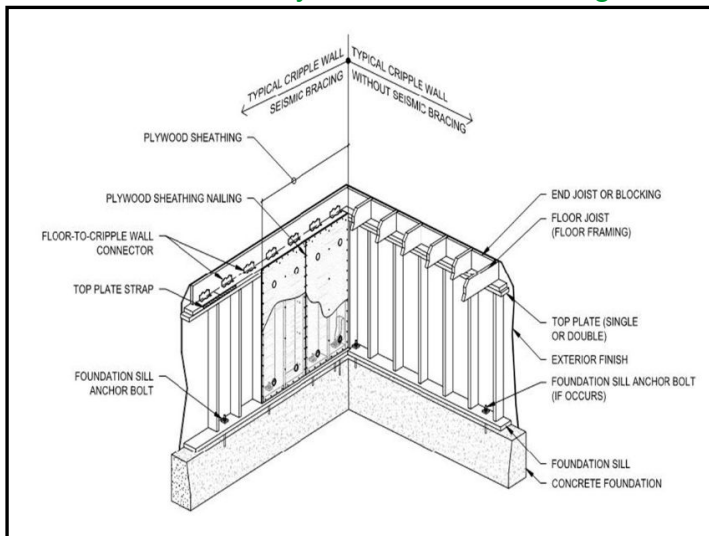
- Some areas of the foundation has been retrofit with visible Plywood/OSB sheathing. A cripple wall foundation retrofit involves adding anchor bolts to secure the mud sill to the foundation and installing plywood or OSB sheathing to brace the walls. This process turns the cripple wall into a rigid shear wall.



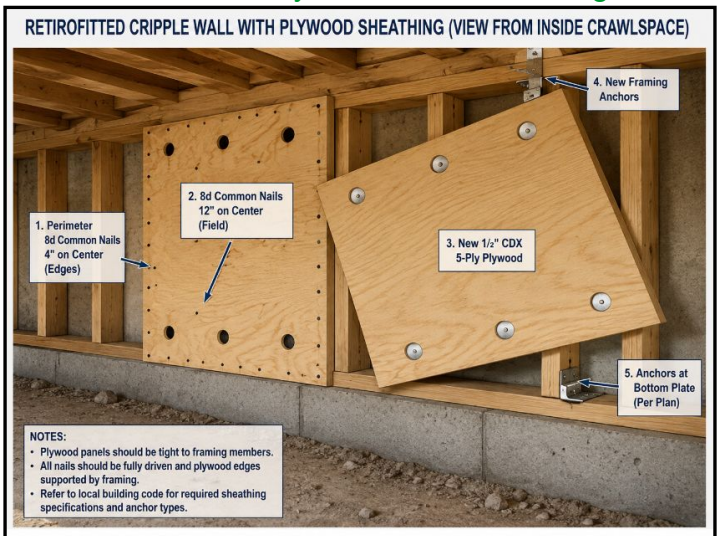
Some areas of the foundation has been retrofit with visible Plywood/OSB sheathing.



Some areas of the foundation has been retrofit with visible Plywood/OSB sheathing.



This process turns the cripple wall into a rigid shear wall.



This process turns the cripple wall into a rigid shear wall.

# Foundation (continued)

## 3. Post and Girders

### Observations:

- The majority of the supplemental support posts in the newer section of the property are properly placed and appeared functional at the time of inspection.
- Unconventional supplemental supports were observed beneath the older section of the house. Although these supports appeared to be providing some effective support at the time of the inspection, several did not meet generally accepted support practices. Conditions included amateur installation, the use of 2×4 wood members without proper brackets or mechanical connections, and uneven or inadequately prepared bearing surfaces. These conditions may reduce the stability of the supports and allow localized movement or settlement. It is advisable to have a qualified foundation contractor evaluate the supplemental support system and properly repair, reinforce, or replace the deficient components as necessary.
- One or more supplemental foundation support walls were constructed with unreinforced mortared brick. Although these supports may currently be performing their intended function, unreinforced masonry is seismically vulnerable and generally lacks the strength and stability of modern reinforced concrete supports. The mortar joints may also deteriorate over time, potentially resulting in cracking, displacement, localized failure, structural damage, or settlement. It is advisable to have a qualified foundation contractor or structural engineer evaluate these supports and determine whether reinforcement or replacement with properly designed and anchored reinforced-concrete supports is necessary.
- BRACKETS: Strengthening of the pier and post with metal ties or straps is recommended as a preventative measure.



The majority of the supplemental support posts in the newer section of the property are properly placed.



The majority of the supplemental support posts in the newer section of the property are properly placed.

# Foundation (continued)



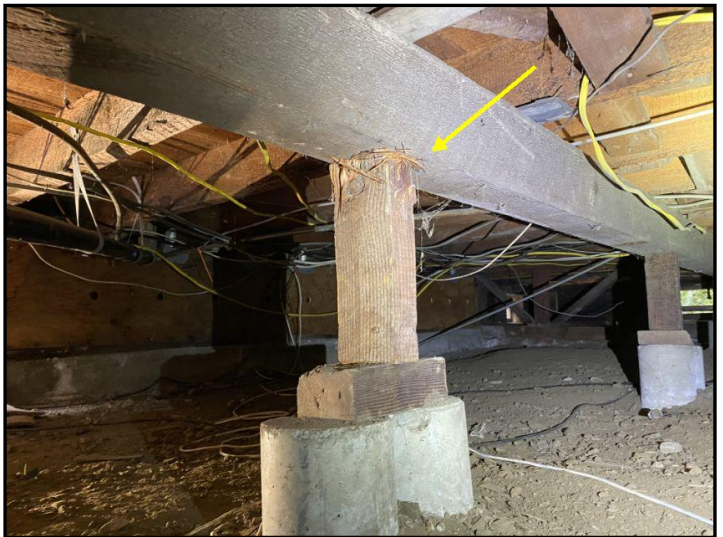
Unconventional supplemental supports were observed beneath the older section of the house.



Unconventional supplemental supports were observed beneath the older section of the house.



Unconventional supplemental supports were observed beneath the older section of the house.



Conditions included amateur installation, the use of 2x4 wood members without proper brackets or mechanical connections.

# Foundation (continued)



Unconventional supplemental supports were observed beneath the older section of the house.



One or more supplemental foundation support walls were constructed with unreinforced mortared brick.



One or more supplemental foundation support walls were constructed with unreinforced mortared brick.

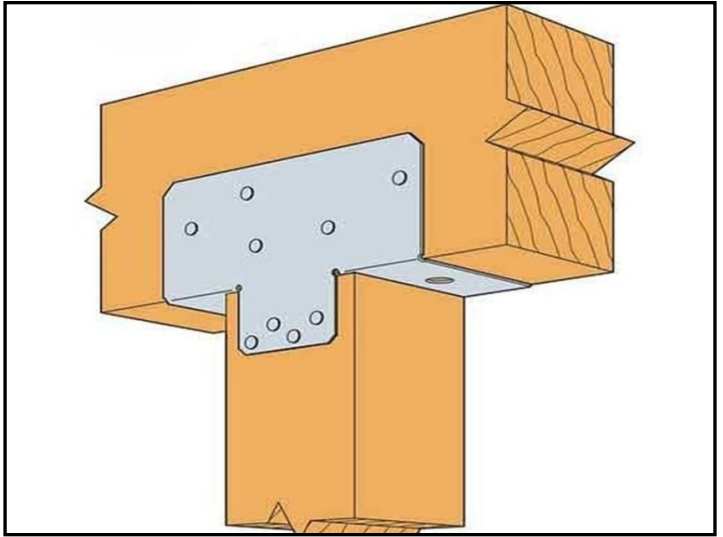


One or more supplemental foundation support walls were constructed with unreinforced mortared brick.

# Foundation (continued)



BRACKETS: Strengthening of the pier and post with metal ties or straps is recommended as a preventative measure.



BRACKETS: Strengthening of the pier and post with metal ties or straps is recommended as a preventative measure.

## 4. Anchor Bolts

### Observations:

- Anchor straps noted.

• The inspector was not able to identify if the frame is bolted to the foundation in the older section of the house. At the time the residence was constructed, it was not a common practice to bolt the framing sill plate to the foundation concrete. You may wish to have the sill plate bolted or otherwise anchored to the foundation to increase stability and help reduce earthquake damage.



Anchor straps noted.

# Foundation (continued)

## 5. Sub Flooring

### Observations:

- Visible areas appear satisfactory at the time of inspection.
- Where visible and accessible, the majority of the wood clearances from soil appeared satisfactory.
- Some pieces or sections of insulation have dropped from between the floor joists or are hanging down. This condition will not have any serious consequences, but you should have it corrected for improved energy efficiency.
- There are areas under the property that are not insulated. While this may not have been required when the property was originally built, retrofitting these areas with insulation can significantly improve the property's energy efficiency. Adding insulation can help reduce heating and cooling costs, improve comfort, and increase overall energy performance. Consider consulting a qualified professional to evaluate and recommend appropriate insulation solutions for these areas.
- Any stains or moisture damage to the sub-floor will need to be evaluated by a licensed pest control operator for further remarks and recommendations.



Visible areas appear satisfactory at the time of inspection.



There are areas under the property that are not insulated.

# Foundation (continued)



Some pieces or sections of insulation have dropped from between the floor joists or are hanging down.



Any stains or moisture damage to the sub-floor will need to be evaluated by a licensed pest control operator for further remarks and recommendations.

## 6. Ventilation

### Observations:

- Ventilation of the foundation crawlspace appears to be conventional. This type of ventilation should be adequate for proper airflow.



## 7. Vent Screens

### Observations:

- One of the foundation ventilation screens are damaged or missing, and should be repaired or replaced to keep rodents and other pests out.

# Foundation (continued)

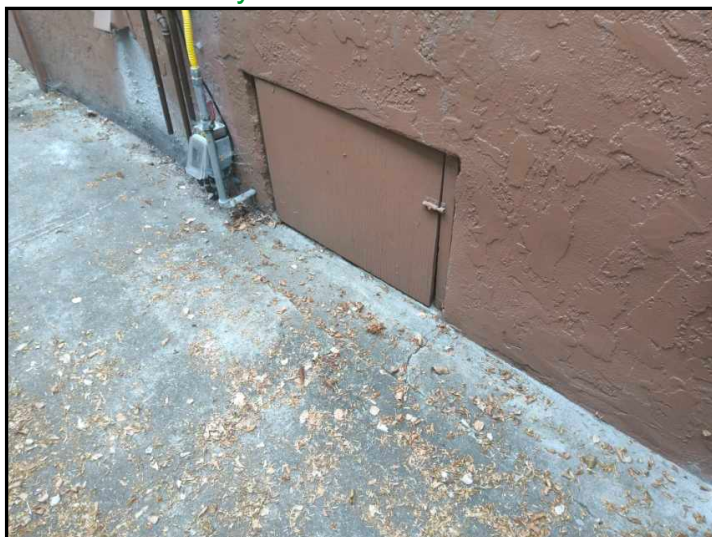


One of the foundation ventilation screens are damaged or missing.

## 8. Access Panel

### Observations:

- The crawlspace access is located at the exterior of the property. The crawlspace and underfloor areas were easy and convenient to access.



# Foundation (continued)

## 9. Crawlspace Condition

### Observations:

- **MAINTENANCE TIP:** Debris, fallen insulation, and wood materials were observed within the crawlspace. Accumulated debris can conceal defects, impede future inspections, retain moisture, and provide favorable conditions for pests. Fallen insulation also reduces the home's energy efficiency and may indicate the need for reattachment or replacement. It is recommended that the crawlspace be cleaned of all debris and loose wood materials, and that the displaced insulation be properly reinstalled or replaced as needed to help maintain a clean, accessible, and well-performing crawlspace.
- There are **cellulose** products in the crawlspace. The cellulose products should be removed to help prevent termite or other wood destroying pest infestation.
- Evidence of rodent activity was observed in the crawlspace. This could lead to a health and safety concern and warrants further evaluation by an appropriately qualified exterminator.
- A section of the forced-air heating duct system in the crawlspace was observed to be disconnected or unattached. Due to limited visibility, the inspector was unable to determine whether this condition was intentional or whether the duct had become detached from the air distribution system. If the duct is unintentionally disconnected, conditioned air may be discharged into the crawlspace rather than the living areas, reducing heating efficiency and system performance. It is recommended that a qualified HVAC contractor evaluate the ductwork and reconnect or properly terminate the duct as needed to ensure the system operates as intended.
- Open electrical box was noted during the inspection. Electrical boxes are required to have properly installed covers to protect energized wiring from accidental contact, contain sparks or electrical arcing, and help prevent moisture, dust, and debris from entering the enclosure.
- Visible evidence of an active water leak was observed dripping from the subfloor in the crawlspace, approximately beneath the laundry area, at the time of the inspection. The exact source of the leak could not be determined during this visual inspection. Active leaks can result in damage to structural framing, insulation, and finish materials, create conditions conducive to mold growth and wood decay, and may attract wood-destroying organisms. It is recommended that a qualified plumbing contractor promptly determine the source of the leak and complete the necessary repairs.



There are cellulose products in the crawlspace.



There are cellulose products in the crawlspace.

# Foundation (continued)



Evidence of rodent activity was observed in the crawlspace.



Evidence of rodent activity was observed in the crawlspace.



A section of the forced-air heating duct system in the crawlspace was observed to be disconnected or unattached.



Open electrical box was noted during the inspection.

# Foundation (continued)



Visible evidence of an active water leak was observed dripping from the subfloor.



Visible evidence of an active water leak was observed dripping from the subfloor.



Visible evidence of an active water leak was observed dripping from the subfloor.



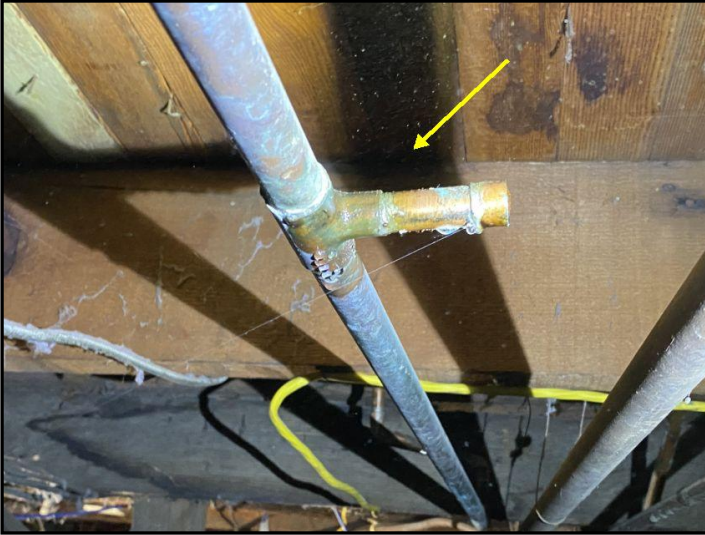
Visible evidence of an active water leak was observed dripping from the subfloor.

# Drainage & Plumbing Systems

## 1. Plumbing System

### Observations:

- An active leak was observed from the potable water supply piping beneath the kitchen/bathroom area at the time of the inspection. Active water leaks can result in water damage to building materials, promote mold growth, and increase water consumption if left uncorrected. It is recommended that a qualified plumbing contractor promptly perform the necessary repairs.



An active leak was observed from the potable water supply piping.



An active leak was observed from the potable water supply piping.



# Interior Areas

## 1. Wall/Ceiling

### Observations:

- Minor drywall separation and cracking were observed at the walls, primarily along the joints between adjacent drywall sheets and near framed openings or transitions. This condition is relatively common in older homes and is often associated with normal long-term settlement, framing movement, and seasonal expansion and contraction.

The observed cracking appeared cosmetic at the time of the inspection. It is advisable to repair the affected finishes as needed and monitor the areas for additional movement. If the cracks widen, repeatedly reopen after repair, or are accompanied by other signs of structural movement, further evaluation by a qualified structural engineer is recommended.

- Minor drywall separation and cracking were observed at the ceiling, primarily along the joints between adjacent drywall sheets. This condition is relatively common in older homes and is often associated with normal long-term settlement, framing movement, and seasonal expansion and contraction.

The observed cracking appeared cosmetic at the time of the inspection. It is advisable to repair the affected finishes as needed and monitor the areas for additional movement. If the cracks widen, repeatedly reopen after repair, or are accompanied by other signs of structural movement, further evaluation is recommended.



Minor drywall separation and cracking were observed at the walls.

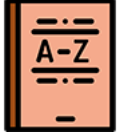


Minor drywall separation and cracking were observed at the walls.

## Interior Areas (continued)



Minor drywall separation and cracking were observed at the ceiling.



# Glossary

| Term      | Definition                                                                     |
|-----------|--------------------------------------------------------------------------------|
| Cellulose | Cellulose insulation: Ground-up newspaper that is treated with fire-retardant. |

## Thank you for choosing TK C & C, Inc. for your home inspection.

Please feel free to contact me if you have any questions or concerns about this report. I will be happy to review my findings, answer your questions, and discuss any recommendations with you. I am here to help make your real estate transactions as smooth and stress-free as possible.

This report provides a visual assessment of the property's accessible foundation and structural components and documents the conditions observed at the time of the inspection. The recommendations included in this report are intended to help you understand the foundation's overall condition and identify items that may require immediate attention, repair, routine maintenance, monitoring, or further evaluation by a qualified foundation contractor, structural engineer, or other appropriate professional.

Upon request, **TK Contracting & Consulting, Inc.** can also provide an **AI-assisted** foundation repair cost estimate based on the findings listed in the Summary section of this inspection report. This optional estimate uses typical material costs and prevailing contractor labor rates for Northern California. It is intended solely for preliminary budgeting and negotiation purposes **and is not a contractor's proposal, formal bid, engineering evaluation, warranty, or guarantee of final costs.**

Actual costs may vary depending on site and soil conditions, foundation accessibility, the extent of concealed damage, engineering requirements, material selections, permit requirements, contractor availability, and other conditions that were not visible during the inspection. We recommend obtaining written evaluations and estimates from qualified foundation contractors and, when appropriate, a licensed structural engineer before proceeding with repairs or making financial decisions.

Thank you for allowing us to assist you with your foundation inspection needs.

**TK Contracting & Consulting, Inc.**

*Professional Foundation Inspection Services*

