



PEOPLE'S CHOICE INSPECTIONS LLC.

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FOUNDATION INSPECTION

1000 Elm Street
Clayton, NC 27527

John Doe
MAY 10, 2022



Inspector

Chris Huffman

(Owner) Licensed home inspector MD & NC thru
AHIT, Licensed/Certified in Radon, Mold, Water
quality testing and Thermal imaging, Former building
contractor, Licensed Electrician 25+ years

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SUMMARY



RECOMMENDATION

- ⊖ 2.3.1 Foundation Types/Condition - Foundation Conditions: Exposed aggregate stone (HONEYCOMBING)
- ⊖ 2.3.2 Foundation Types/Condition - Foundation Conditions: Cold joints present
- ⊖ 2.3.3 Foundation Types/Condition - Foundation Conditions: Hairline cracks present
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- ⊖ 2.3.5 Foundation Types/Condition - Foundation Conditions: Concrete slab has high spots NOT LEVEL
- ⊖ 2.3.6 Foundation Types/Condition - Foundation Conditions: Foundation wall crocket

1: ATTENDEES & WEATHER

Information

Those Attending
Inspector, Client

Weather Conditions
Sunny, Resent rain, Windy

2: FOUNDATION TYPES/CONDITION

Information

Foundation Materials: Materials
Poured concrete

Foundation Conditions:
Foundation Conditions
Cold joints present, Exposed aggregate stone, Marginal, Cracks, Floor not level



Front service walkway concrete forms still present . Unable to identify sides due to this

Foundation type: Foundation Types
Concrete Slab

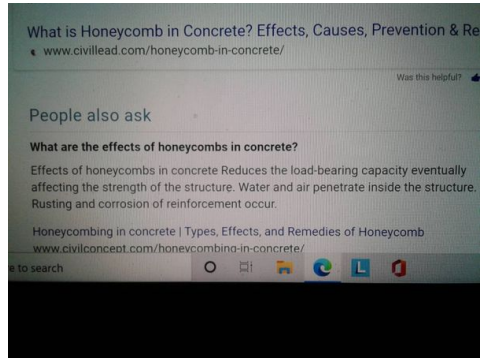
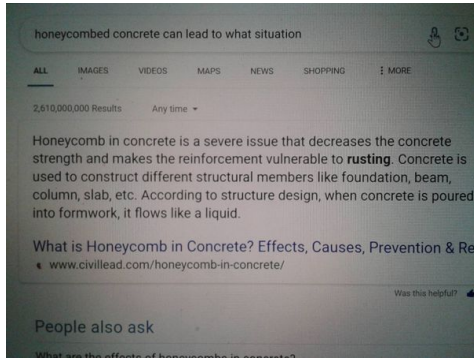
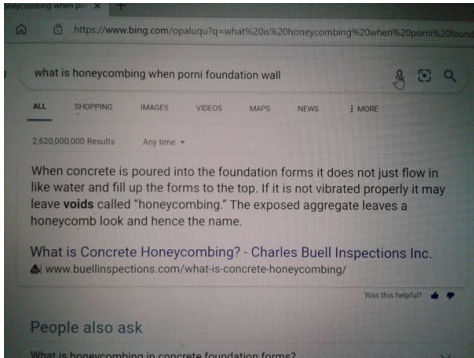


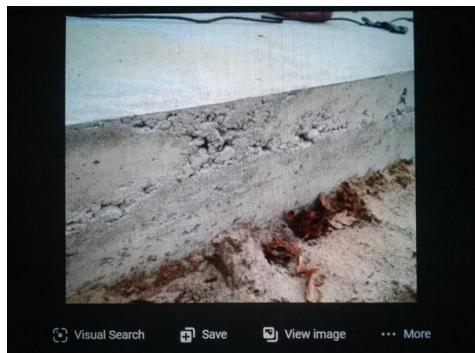
Observations

2.3.1 Foundation Conditions
EXPOSED AGGREGATE STONE (HONEYCOMBING)

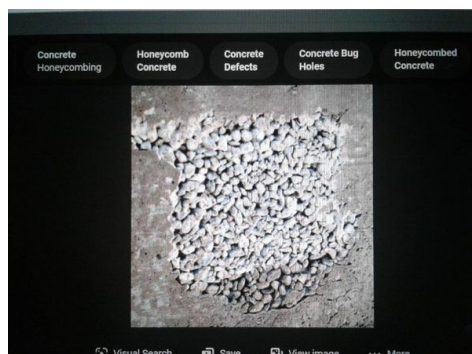
Exposed aggregate stone in a foundation can lead to future foundation issues such as future cracks and busted sections. One of the main contributors to this is moisture. When water freezes it expands causing sections to bust or crack. Recommend sealing these areas to help avoid future issues.

Recommendation
Contact a foundation contractor.

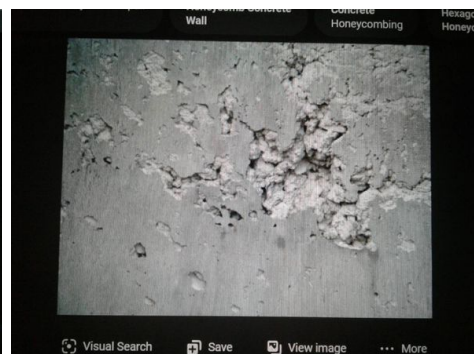




Example from Web



Example from web



Example from web



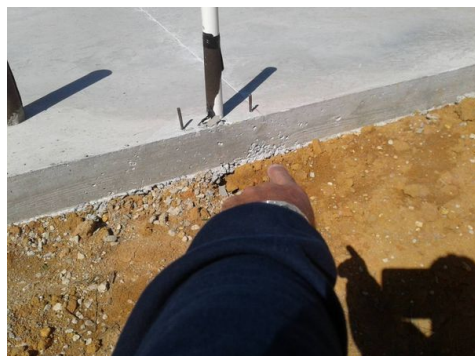
Patio



Patio



Patio



Left of home



Front porch left side



Garage



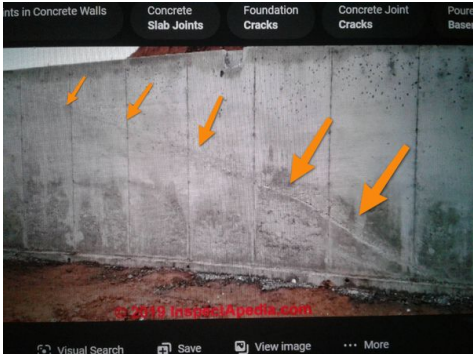
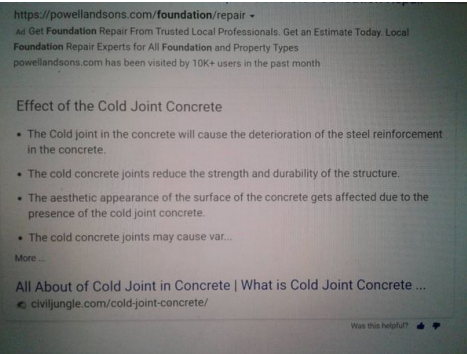
Patio

2.3.2 Foundation Conditions

COLD JOINTS PRESENT

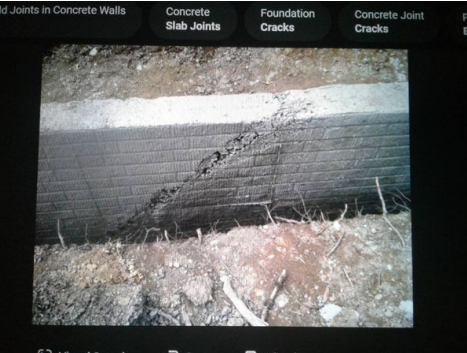
Cold joints in a concrete slab or concrete foundation wall are signs of a poor concrete pouring process. One of the causes could be the delay on another concrete trucks arrival to finish the pour. What happens is that the concrete starts curing almost immediately once the pour begins and waiting to long on another concrete truck to start its pour. This will result in a poor bonding of the concrete since one starts curing before the other. The other resume is that there could be to much water in the mix causing curing issues. Once these areas cure this could result in future cracks and weak points.

Recommendation
Contact a foundation contractor.



Example from web

Example from web



Example from web



Example from web



Back of home



Left of home

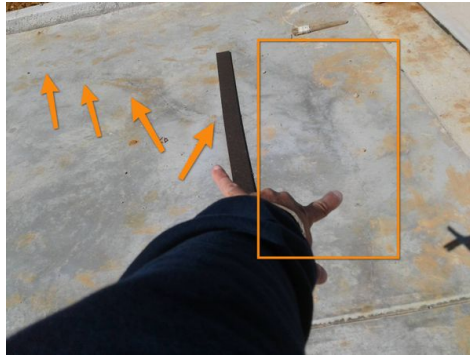
2.3.3 Foundation Conditions
HAIRLINE CRACKS PRESENT
GARAGE

Even though these cracks seem to be minor to the eye they really are not. If these cracks are present now before both the live load and dead load weight are applied this means its highly possible, they might widen or spread.

Recommendation
Contact a foundation contractor.



Garage



Garage

2.3.4 Foundation Conditions

LARGER/WIDER CRACKS PRESENT

GARAGE

Large crack can result in shifting and busted sections

Recommendation

Contact a foundation contractor.



Garage



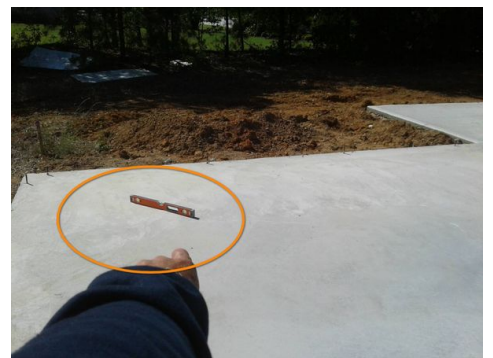
Garage

2.3.5 Foundation Conditions

CONCRETE SLAB HAS HIGH SPOTS NOT LEVEL

Recommendation

Contact a foundation contractor.



Living Room

2.3.6 Foundation Conditions

FOUNDATION WALL CROOKET

A crooked foundation wall will cause certain things like siding materials to be wavy when installed

Recommendation

Contact a foundation contractor.



Right side of home

STANDARDS OF PRACTICE
