

2019



# Foundation Elevation Report: 20011 Sesame Street

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KEY-ROSE INSPECTIONS LLC



# FOUNDATION ELEVATION REPORT

**Prepared For:** Big Bird

**Concerning:** 20011 Sesame Street

**By:** Ali Quiroz / License # 23448    **Date:** 2019-06-17

## **PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES**

This foundation elevation report is a visual examination that presents variations of elevation in the foundation and it is not or a representation of an expert/engineering evaluation, report or conclusive evidence that a foundation problem exists or did exist. This report is merely for information purposes and further evaluation from a foundation expert is ultimately up to the client and/or recipient of this report.

This report is simply to advise the client of any elevation differences. IF a problem exists, can be used as a baseline to decide whether to seek further investigation if necessary. There are structural engineers that provide expert testimonies and reports for a nominal cost that would better stand in court.

In this report, the inspector measures elevation changes from a centralized location and at specified points around the home and displays the findings in the corresponding section in the body of the report form. It does not take into account adjustments made in the flooring material which can alter the measurements and therefore change the results of the report. The inspector has no knowledge of the quality of workmanship prior to the inspection date/time and has no information of any modifications to adjust leveling and therefore cannot be held liable for inaccurate results.

THIS FOUNDATION ELEVATION REPORT IS NOT A TECHNICALLY EXHAUSTIVE REPORT OF THE STRUCTURE, SYSTEMS OR COMPONENTS. This report may not reveal all deficiencies. The elevation report helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the report anticipate future events or changes in performance due to changes in use or occupancy. It is recommended, in using this report as a reference only, that you obtain as much information as is available from licensed foundation professionals about this property, including seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this report is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. As information is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made after this report.

Property conditions change with time and/or use. For example, added rain, or lack thereof, and other elements can change the properties of the soil underneath and surrounding the foundation causing instability which can consequently shift the foundation in any direction. The performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes in condition or repairs made to the structure after the inspection may render information contained herein obsolete or invalid.

# PROPERTY DATA & GENERAL GUIDELINES

## Building Details

**Year:** 2005

**Stories:** 2

**Type:** Colonial

**Sq. Feet:** 2279

**Foundation:** Slab

**Flooring:** Laminate/Carpet

## Notes and Key Items:

- At the time of reporting, there were no solid guidelines as to acceptable and unacceptable slopes and variances specified by federal and/or state regulations for existing structures.
- An elevation report is only one of several indicators that a structure or foundation problem may exist.
- In most to all cases, the inspector has no prior data to establish a benchmark or a reference of elevation.
- Generally, the location and age of the home is taken into consideration as older homes have a larger window for deviation and tolerance however this is not definitive.
- Keep in mind that the inspector has your best interest in mind and will do everything within their power to identify deficiencies.

## General Guidelines

- Deviations under 1” are normal.
- Deviations 1” to 1.9” are cause for concern (may be normal on older homes) and structural advice is recommended but optional.
- Deviations 2” or greater renders review from a structural expert. (Garages are the exception as they are built lower to prevent gases from entering the home)

# FOUNDATION PLOT

## Floor 1





## ADDITIONAL INFORMATION

**Retrospect** – Should issues arise after the inspection, it is very easy to have hindsight. On a rainy day, a leak is more easily distinguishable in the attic however, in hot summer days when everything is dried out, it is challenging to predict whether the roof will leak in the next rainstorm. We are not psychics nor can guess the future outcome of particular systems as we only document the condition of the home at the time of the inspection. Don't be surprised when other license contractors say things like "I can't believe the inspector did not see this deficiency".

**Protocols** – We perform non-destructive, generally non-invasive inspections and it is performed in this manner because we are generalist and not specialists. Another reason for this is because we might cause additional issues if we start taking things apart. So in respect to items that do not belong to us, we limit the inspection to visually inspecting and running systems under normal operating procedures rather than taking apart units with the increased damaging systems.

**Generalist** – The home inspector is not a specialist for every system and component in and around the home. A plumber or electrician will have a vaster knowledge of the electrical panel or distribution pipe however, this is their specific trade. Home inspectors are trained to look at the entire homes systems and advise if a specialist is needed. We want to set your expectations as to what an inspection is, and what it is not.

**Repairs** – It is highly recommended to ensure that repairs be completed by state licensed contractors. Just like this foundation elevation report, all documentation from licensed professionals should include their license number as this will identify that the repairs were conducted by a competent individual. Lastly, they should provide information you need to follow-up with any questions or concerns in the future if needed.