

Anytime, 2011

Location: 122 Anywhere Rd  
Columbus OH 43235

Inspector: Chad Daniels

Evaluate: Leaking Foundation Walls

## INTRODUCTION

Chad Daniels performed an evaluation of the leaking foundation walls at the above referenced property on Anytime, 2011. The weather was sunny and 77° at the time of the evaluation. This evaluation report is limited to observations made from visual evidence. No destructive or invasive testing was performed. Detailed and extensive measurements were not conducted. This report is not to be considered a guarantee of condition and no warranty is implied. The report that follows has been prepared based on these conditions.

## OBSERVATIONS

The front of the home faces east, with an attached garage on the west side of the home, facing north. The main entrance to the home is located on the east side of the home. The north, west and south (unfinished) basement/foundation walls were evaluated. The structure was constructed in 2009 on an 8'-8" foot tall 8" thick block wall foundation by MI Homes.

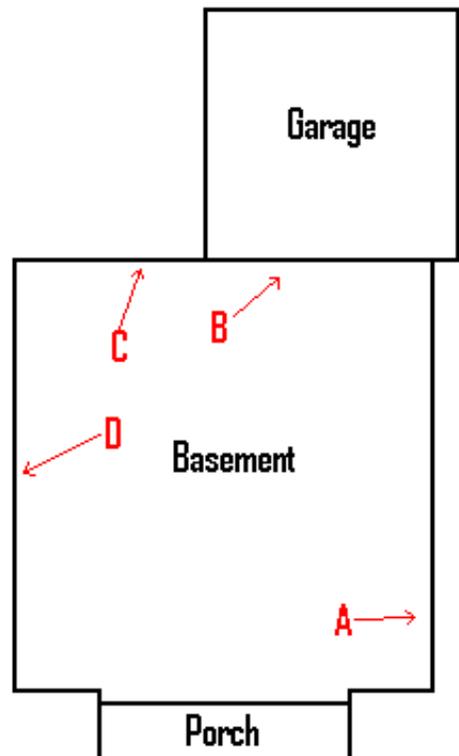


## EXTERIOR Observation

The home unit being evaluated has satisfactory finished grading on the front, right and left side of the foundation. The above grade block has been covered with "lick & stick" brick veneer.

## SKETCH OF FOUNDATION

I have marked the areas in question on the foundation labeled A, B, C and D. Drawing of foundation is not to scale.



### ***INTERIOR Observation A***

There is noticeable staining on the wall in this area. The staining starts approximately 3 courses down from the bottom of the window. There is noticeable staining on the wall from the above grade block beside the window as well.



### ***EXTERIOR Observation A***

The grade inside the window well is a little high being level with the bottom of the window.

### ***Remediation***

There needs to be proper drainage for the window well. Typically there is a drain tile or gravel from the window well down to the exterior drain tile to properly drain the water away.



### ***INTERIOR Observation B***

There is noticeable staining on the top two-three courses. This is on the interior garage wall. Staining is well above the exterior waterproofing.



### ***INTERIOR Observation C***

There is staining at the base of the floor where it meets the wall. This typically indicates a blocked weep hole below the floor.

### ***Remediation***

Remove basement floor in this area and clear the weep hole so it drains properly



### ***INTERIOR Observation D***

There is staining at the top three courses. This typically indicates leakage through the above grade block/brick veneer.

### ***Remediation***

Seal the above grade brick veneer. Ensure the below grade waterproofing is at the top of the exterior grade. As well ensure the grade slopes away from the home.





**BASEMENT SOLUTIONS LLC**

16862 Old Mansfield Rd.

Fredericktown, OH 43019

**614/207-6092**

[www.protechbasements.com](http://www.protechbasements.com)

**SUMMARY**

The staining on the block typically indicates the above grade leakage or improper drainage. Please refer to the remediation section on the above referenced inspection areas. The evidence of staining on the day of the inspection does NOT indicate a failure of the below grade waterproofing at this time.

**CONCLUSION**

The visual observations and opinions contained in this report are based on a reasonable degree of professional experience resulting from the investigation on Anytime, 2011.

This report has been prepared for your benefit and in strict confidence with you as our client. ProTech Basement Solutions LLC will not reproduce or re-use this report for the benefit of others without expressed written consent from you, the client, except as may be required by state and local regulations.

If anyone has any questions regarding this report, please feel free to give me a call at (614) 207-6092.

Respectfully,

Chad Daniels – President  
ProTech Basement Solutions LLC