

Foundation Inspection Report

Prepared for
Mr. and Mrs. Owner

Inspection Address
123 Anywhere St
Concord, CA 94520

February 5, 2025



Tarkington Home Inspections
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123 Anywhere St
Concord, CA 94520

Inspection Date and Time
February 5, 2025 9:30 AM

Introduction

We were requested to perform a limited scope inspection instead of a full home inspection of this property. During this inspection we only examined the foundation, for safety issues or other concerns, as requested. Hidden or concealed defects cannot be included in this report. Concerns observed in other systems may have been expressed during the inspection to encourage further examination by other qualified contractors or to have a full property inspection performed.

This report is intended only as a general guide to help the client make an evaluation of the items inspected, and is not intended to reflect the value of the premises or condition of other systems. The report expresses the personal opinions of the inspector, based upon visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. This report should not be used in lieu of the real estate standard disclosure statement.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Photos, when used in this report, are to aid in the description and understanding of systems in areas not readily accessible. Areas that frequently generate photos include crawlspaces, roofs and attics.

Product recalls and consumer product safety alerts are added almost daily. As a courtesy, our inspector may identify systems or components that have been the subject of product recalls. If client is concerned about appliances or other items installed in the home that may be on such lists, client may wish to visit the U.S. Consumer Protection Safety Commission (CPSC) web site <https://www.cpsc.gov/> or www.recalls.com for further information. A basic home inspection does not include the identification or research for appliances and other items installed in the home that may be on the CPSC lists.

Report Definitions

New Condition: A component that has been recently installed, or is in the process of being installed, and shows no signs of wear or damage. It will typically still have its labels and installation manual attached. We recommend reading all installation materials for warranty and maintenance information.

Good Condition: A component that has signs of minimal wear, and performs its intended function. We recommend reading the installation manual to determine a maintenance schedule.

Fair Condition: A component with signs of average wear and possibly minor damage, and still performs as intended.

Worn Condition: A component that shows general wear and possibly minor areas of excessive wear, but it should still function as intended. It is important to have the component serviced by a qualified contractor on a regular basis to extend its lifespan. Future replacement should be anticipated.

Poor Condition: A component that is significantly damaged or worn, and may not function as intended. While possibly repairable, replacement is usually the recommended option.

Beyond the Expected Life Span: This component has exceeded the manufacturer's expected lifespan. It may still be functioning, but it is important to have it serviced by a licensed contractor on a regular basis to extend its lifespan and ensure safe operation. The replacement of this component should be considered.

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GENERAL INFORMATION

Other Information

1.1 PEOPLE PRESENT

The following person(s) were present at some point during the inspection: client.

DECKS AND WALKWAYS

Porch

2.1 PORCH GENERAL



There is a wood framed porch at the front. It is in worn to poor condition.

Regular maintenance can substantially extend the life and serviceability of wooden decks and staircases. The metal connectors and fasteners should be examined for rust and corrosion. Any corroded connectors or fasteners should be replaced as needed by qualified contractors. Debris that accumulates between the deck boards can trap moisture, and should be periodically removed. Treating the deck with a good quality wood preservative may improve its appearance and extend its service life. There are firms that specialize in power washing and treating decks with preservatives and fungicides.

The bases of several roof support posts are damaged and we recommend repair.

2.2 WOOD DECKING / SURFACES

There is wood-soil contact at several places and we recommend all wood-soil contact be eliminated.

Adequate clearance between soil and wood (typically six inches in new construction) should be maintained to prevent moisture or insect damage. It is important to avoid raising the soil level too close to the siding when gardening adjacent to the structure. Areas of potential wood-soil contact should be checked periodically as part of routine maintenance.



2.3 GENERAL WOOD FRAMING



The decking and framing are damaged at several places. We recommend the damaged wood be examined by a qualified pest control firm. We recommend the damaged wood be replaced. Repair may not be practical and complete replacement should be anticipated. We recommend several contractors be consulted before determining the best solution.

A doubled 2x under the front porch sags, likely indicating it is not sufficient to support the load

above. We recommend repair.

GROUNDINGS

Grading and Drainage

3.1 GRADING CONCERNS

We observed indications of marginal or faulty grade conditions at the right. We recommend a careful examination of potential faulty and marginal grade areas be made by a qualified pest control firm.

A faulty grade (where the exterior soil level is above the top of the concrete or masonry foundation) can allow moisture penetration, leading to decay and termite infestation. The standard in new construction is for the top of the foundation to be at least six inches above the soil level. Removal of soil adjacent to the foundation can eliminate a faulty grade condition, but it may also direct surface water toward the foundation. Typical repair methods include a concrete cap on top of the foundation to raise it above the exterior soil level, a concrete curb outside the foundation to act as a moisture barrier, or a low concrete or wooden retaining wall to hold soil away from the foundation. A qualified contractor should be consulted as to the appropriate repair method.

The low areas between the walkways and the building will collect rainwater and may cause it to flow beneath the building, creating a defective drainage condition. Any downspouts that empty into these areas should be extended away from the building. These areas should be checked in rainy weather and modified if needed to keep water from pooling near the foundation.

There is a negative slope at several locations, which can direct the flow of surface water toward the foundation and could contribute to a defective drainage condition. For proper drainage, surfaces should slope away from the foundation. We recommend these areas be monitored and the grading be corrected if necessary.

STRUCTURE

Structure Type and Access

4.1 TYPE

This building is a wood-framed structure.

4.2 ACCESS LOCATION(S)

There are several subfloor access points. They are located at the left front, and at the left rear.

4.3 METHOD OF OBSERVATION

We inspected the subfloor areas by crawling beneath the accessible portions of the building floors. Our ability to fully examine the foundation and substructure framing was limited by ducting, pipes, wall surfaces, insufficient clearance, and other obstructions to our view. We viewed portions of the subfloor area and foundation from adjacent areas only, due to insufficient access. Approximately 90% of the foundation was visually accessible during our inspection.

Access is often obstructed by insufficient clearance beneath the floor framing, by ducting, pipes, stored items, finished wall surfaces, or other obstructions to visual examination. Wherever possible, access should be provided to these areas so that an inspection can be made. With access and opportunity for inspection, defects may be found in the inaccessible areas.

Foundation

4.4 RAISED PERIMETER FOUNDATION

This building has a raised perimeter concrete foundation with intermediate foundation walls and intermediate pier supports. The foundation is outdated by modern standards. The concrete does not appear to be steel-reinforced and probably does not have footings that extend deeply into the soil. Foundations of this type are more susceptible to cracking, settlement, deterioration from moisture entry and earthquake damage. Further information about old foundations can be found in the "About Unreinforced Concrete Foundations" document located at:

<https://www.inspectionhelper.com/c/Resources/UnreinforcedFoundations.php>

4.5 MODIFICATIONS

Concrete caps have been installed at the tops of several of the foundation walls.

Concrete foundation caps are typically installed on top of an existing foundation wall by pest control companies to prevent moisture entry and damage in the wood framing above the foundation. Foundation caps are often steel reinforced and should improve the strength of the foundation system. They should not, however, be considered as strong as a new foundation.



4.6 CONCRETE CONDITION

There are several small, moderate and large cracks in the foundation walls. Some of the cracking appears due to uplift or settling from expansive soils. Improving drainage around the building perimeter may help reduce seasonal movement.

Cracking is common in concrete walls. Minor cracks caused by shrinkage or settling can be found in even relatively new foundations. Moderate or larger cracks may indicate ongoing settling or movement and the eventual need for underpinning or foundation repair. There is no way to determine if a crack will grow in size or if new cracks will form. Most large cracks were once small. The best way to estimate the likelihood of future movement may be to monitor the number and size of cracks over a period of time.

The concrete shows minor surface spalling or surface deterioration at several places.

Concrete deterioration and surface spalling are usually the result of prolonged moisture penetration. As moisture moves through the concrete and dries on the surface, mineral salts dissolved in the water form crystals, which expand and cause surface crumbling, or spalling. Minor surface deterioration is common in older foundations. With continued moisture penetration over many years, concrete can deteriorate to the point where replacement becomes necessary.

We observed tilting or "rotation" in one or more of the foundation walls.

Rotation or foundation leaning is not unusual in older foundations. The weight of the building on the outer portion of foundation wall causes the concrete foundation to lean or rotate. The amount of leaning can be influenced by damp soil beneath the foundation walls from poor drainage. Foundation movement may continue until repair, reinforcement, or replacement becomes necessary.

We observed efflorescence at several places.

Efflorescence is a white powdery deposit that occurs on masonry or concrete and indicates the presence of moisture in contact with the masonry or concrete. Minor efflorescence is common even in new construction. Substantial efflorescence indicates a defective drainage condition.

Portions of the foundation appear constructed of a poor quality concrete, which is typical for structures of this age. The need to replace these concrete walls should be anticipated.

Concrete is a mixture of sand, cement, and rocks (aggregate). Too much rock was used in many older foundations, making it porous and weak. Round beach sand was often used instead of sharp sand from a quarry. Old, poor quality concrete is susceptible to moisture entry and will often crumble and deteriorate with age, causing settlement. Some building departments will not permit the installation of earthquake bolts into poor quality concrete. In order to adequately reinforce these buildings against seismic activity it may be necessary to install new concrete foundation walls.



Framing

4.7 FLOOR FRAMING

The primary floor framing system has one-inch thick (nominal) decking boards installed over two-inch thick (nominal) joisting, supported by perimeter foundation walls and intermediate foundation walls and piers.

4.8 ACCESS, CLEARANCE AND SOIL CONTACT

Portions of the rear floor framing are too close to the subfloor soil. Proper clearance, necessary to allow ventilation and reduce the potential for decay, is 18 inches below the floor joists and twelve inches clearance below the beams that support the floor framing. We recommend adequate clearance be provided below the floor framing.

There is direct contact between the wooden framing and the soil at several places. Direct wood-soil contact is conducive to insect pest or moisture-related damage. We recommend all wood-soil contact be eliminated.

Adequate clearance (at least six inches) should be maintained between soil and wood to prevent moisture or insect damage to wooden supports and framing. Wood that has been in contact with soil should be examined by a qualified pest control operator.

4.9 FRAMING CONCERNS

There is excessive notching in the subfloor joisting at the rear bathroom. There is also excessive notching of a subfloor top plate at the left. The standard limitation is that no more than one-quarter of the wood depth can be cut away without significantly weakening the framing. We recommend the over-notched framing be repaired by a qualified contractor.

Solid blocking has not been used between the joists as is typically required in new construction. Blocking stiffens and reinforces the floor framing.

Several aspects of the original substructure framing are outdated and would be considered non-standard according to

modern construction practice. This framing may need modification during future seismic upgrading.

Several modifications have been made to the substructure framing. We recommend a history of the modifications be obtained. This should include, if possible, the date repairs were made, the contractor's name, a description of changes made, and any available plans and permits.

The large openings in the lower front portion of the building may not be sufficient to resist horizontal forces in an earthquake and might be considered a "weak story" condition. A qualified engineer should be consulted for specific information on seismic upgrading.

Several cripple wall studs rack or lean, likely due to previous movement. We recommend repair.



Leaning cripple wall studs

4.10 INSULATION

The undersides of the floors are not insulated. Insulation can help reduce heating costs in areas with colder temperatures.

4.11 VAPOR RETARDERS

We observed portions of the vapor barrier in the sub-floor area. Areas of the observed vapor barrier were damaged. We recommend repair to reduce the possibility of moisture related damage.

It is impossible to determine the condition of the weatherproofing or vapor barrier in the inaccessible areas of the house. Should defective weatherproofing result in interior water leaks or be discovered during the course of remodeling, expensive repairs to address the concern may be needed. An assessment of concealed weatherproofing is very difficult without removing interior wall finishes or stucco. If a guarantee against water leaks in the exterior walls is desired, a moisture intrusion specialist should be retained and water testing of the exterior performed.

4.12 POSTS AND PIERS

Several supports have been added, apparently to stiffen the floor framing. These temporary supports do not have footings and are not secured in place as would be required for permanent structural supports.

Several of the floor support posts are loose and/or leaning, possibly due to previous soil movement. We recommend they be repaired by a qualified contractor.



4.13 WALLS

The subfloor area framing beneath the kitchen was wet at several places at the time of our inspection. Wet wood is conducive to decay and damage. We recommend the source of water be repaired to prevent leakage.

4.14 WALL BRACING

The wood-framed walls above the foundation have bracing typical for buildings of this age and type.

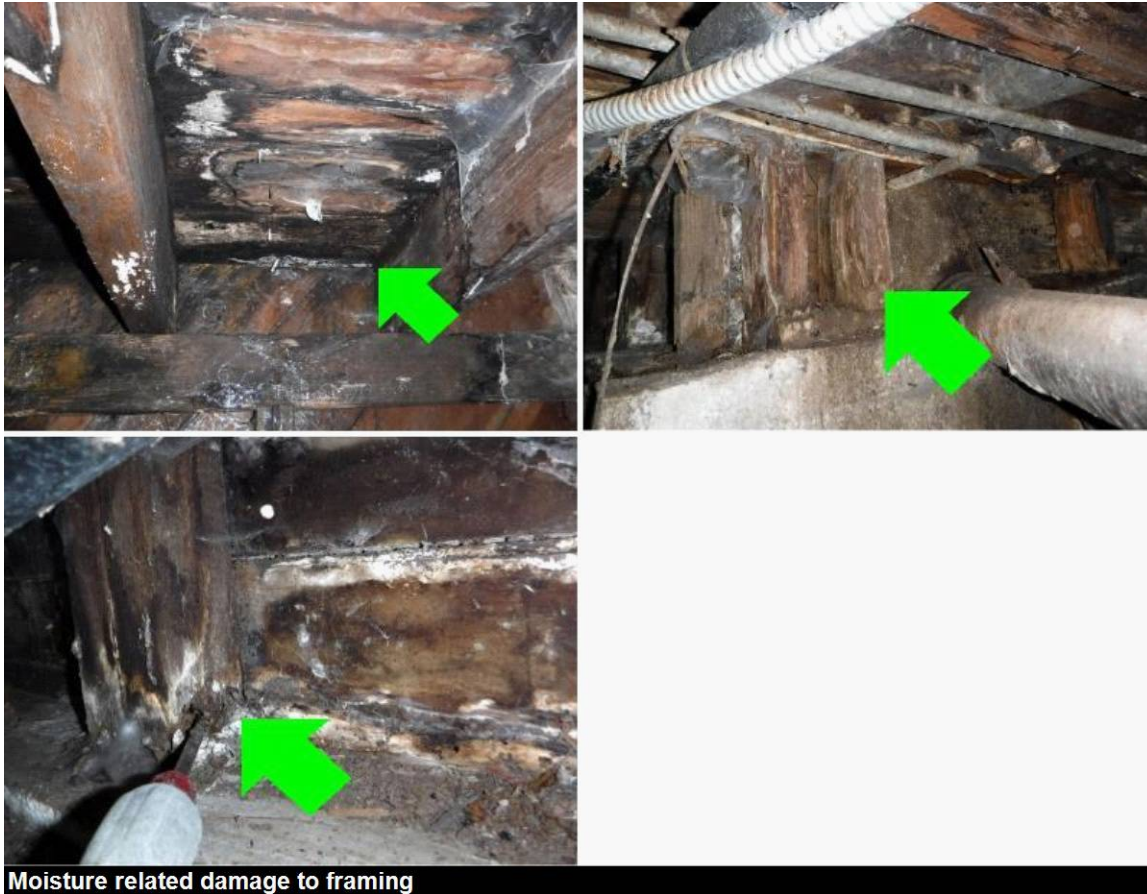
4.15 STAINS, DAMAGE OR PESTS

Moisture stains indicate previous water penetration. Stains are commonly found around bathroom and kitchen waste piping and at the building perimeter, and may indicate previous leakage that has since been repaired. Any indications of active leakage or moisture-related damage should be promptly repaired by a qualified contractor.

We observed several stains on the subfloor area framing, apparently indicating previous water entry or leakage. A current pest control report should be consulted concerning the presence of decay or other moisture-related damage.

The subfloor area framing is damaged at many places and we recommend the damaged wood be replaced.

We observed indications of previous wood-destroying pest activity and we recommend a current structural pest report be consulted to determine if active pests are present.



4.16 BOLTS AND SEISMIC ANCHORING

The foundation is mostly unbolted.

Anchor bolts and other devices are used to secure the framing to the foundation to resist displacement during earthquakes or high winds. The modern standard calls for bolting at least every six feet, with bolts within the last twelve inches of each piece of sill plate. Buildings greater than one story or on hillsides may require additional bolts and other seismic devices.

There has been a seismic retrofit performed on this foundation. The retrofit has been installed over an existing foundation cap. While the cap should be better concrete than the original foundation and contain steel, a determination of how well the two are attached is beyond the scope of this inspection. We suggest further review by a qualified concrete contractor or engineer. Some engineers may recommend improving the positive connection between the cap and original foundation with the use of additional hardware. If the original foundation is too shallow or deteriorated, they may recommend foundation replacement.

Substructure

4.17 VENTILATION

The subfloor area ventilation is minimal and we recommend adequate ventilation be provided.

A front foundation vent is unscreened. We recommend one-quarter-inch mesh vent screens be installed as needed to prevent animal entry and habitation beneath the building.

A vent screen at the rear is damaged and we recommend it be repaired or replaced.

4.18 GENERAL CONDITIONS

The soil may be the expansive (adobe) type, which is a common soil condition.

Expansive soils typically expand when wet and shrink upon drying, which can cause seasonal movement in the foundations, walls, and floors. Modern foundations designed for expansive soils have piers that penetrate the soil to a deeper level where there is a more consistent moisture content. Maintaining a consistent soil moisture content by periodic watering of adjacent planted areas in summer and avoiding excessive subfloor area dampness in winter can help reduce seasonal movement. We are not qualified to determine soil types or conditions. For a determination of the soil type and conditions in this area, a geologist or soils engineer should be consulted.

The soil below homes in California is typically exposed to the air to help it dry out when it gets wet or moist. Subfloor areas subject to periodic dampness and less-than-perfect ventilation are subject to excessive humidity, musty odors, and other potential mold producing conditions at various times during the year. Some experts are now of the opinion that covering the soils with plastic sheeting, and possibly poured concrete, can substantially reduce these potentially problematic conditions.

The subfloor area soils were damp at several places at the time of our inspection.

Minor periodic moisture beneath many structures is common and should be expected. Substantial or continuous water entry, if it is found to occur, should be eliminated by installing an effective drainage system.

We recommend the exterior grading and drainage be improved as needed to significantly reduce subfloor area dampness. We recommend further review by a qualified drainage contractor to determine the best method(s) for improving drainage.

We observed erosion indicating previous water flow through the subfloor area. We recommend the subfloor area be monitored periodically and the drainage be improved by a qualified contractor if necessary.

Wood scraps and construction debris, which are possible food for termites or mold, are present in the subfloor area. We recommend all subfloor area debris be removed.

4.19 GAPS, EROSION OR CUTS IN GRADE

There is a large gap between the chimney and foundation, which may allow pest entry. We recommend repair.



Gap between chimney and foundation

Foundation General

4.20 SETTLING

We observed indications of foundation settlement or movement at several places. Future movement in the foundation and structure should be expected, eventually necessitating the need for foundation reinforcement or repair.

4.21 RECOMMENDATIONS

There are many different opinions as to what constitutes proper or effective seismic retrofitting. Engineers, building department officials, and seismic retrofit contractors often do not agree on the type, method, or amount of seismic bracing, bolts, metal connectors, shear panels and other components that will provide a practical level of safety and protection during an earthquake. Each building has unique features that should be taken into account in designing an effective system for seismic resistance. We recommend a detailed analysis be performed by a qualified engineer to determine which procedures are most appropriate and cost effective for this building.

We recommend the foundation be examined by a qualified engineer to determine the extent of foundation repair or replacement necessary to provide adequate structural support and earthquake resistance.

We recommend the need to replace portions of the foundation be anticipated as part of future seismic upgrading.

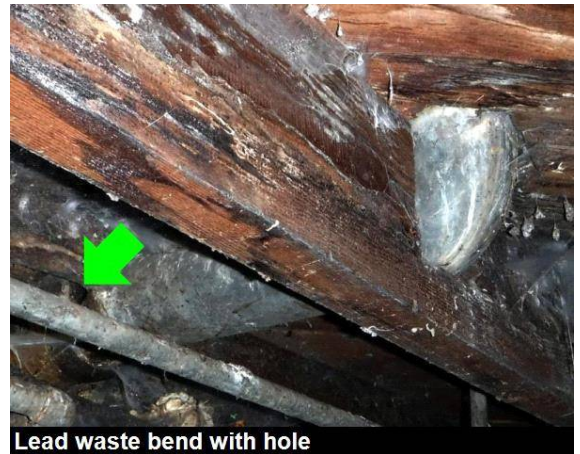
PLUMBING

The visible areas only of the main water line, shutoff valve, water supply and drain lines, gas meter and piping are examined to determine their current condition. Areas concealed from view by any means are excluded from this report/inspection. Leakage or corrosion in underground or concealed piping cannot be detected by a visual examination. A video inspection of drain/waste lines by an appropriate specialist is recommended if client is concerned by this possibility. Older fixtures or components should be budgeted for replacement. Shutoff valves are not operated by the inspector as they may be prone to leakage if they have not been frequently operated.

Waste Piping System

5.1 FLOW AND LEAKS

We observed an outdated lead waste drainpipe, or "toilet bend," below the rear bathroom. It is in poor condition and has a hole, which will likely leak. We recommend replacement.



Lead waste bend with hole

ENVIRONMENTAL CONCERNS

6.1

Some people are sensitive to molds and may become ill or experience health problems when exposed to molds in the air. The elderly, infants and people who are immune compromised are particularly susceptible to allergenic and potentially toxic molds. Molds grow everywhere and can be found in almost every room or space. The presence of elevated interior mold activity typically indicates excessive moisture from interior or exterior sources and insufficient ventilation. Mold conditions that you can see or smell should be corrected and the first step is to eliminate the source of moisture necessary for their growth. Mold growth can be prevented by keeping buildings dry. Molds can usually be removed easily from hard materials like glass or metal using household cleaners. Softer materials, like sheet rock or wood, which contain cellulose, become food sources for mold, are difficult or impossible to clean effectively and may need to be removed. A determination as the presence of mold or conditions conducive to its presence is beyond the scope of this inspection.

There are many man-made and natural materials found in or around buildings that may be potentially hazardous. Some of these may include asbestos, formaldehyde, molds, radon, lead paint and electromagnetic radiation. An examination for any potentially hazardous material or associated concerns is beyond the scope of this inspection. Further information about local concerns can be found at <http://www.epa.gov/region09/>.

Asbestos is found on most gas heating systems installed before 1978, in older vinyl tile flooring, in some acoustic ceiling tiles, in sprayed acoustic ceilings, and in various other locations. Exposure to asbestos may be a health hazard and should be avoided. It may be possible to significantly reduce or eliminate the dispersal of asbestos fibers by painting the

material. Removal or containment of these materials should only be done by properly trained and equipped professionals.

Contractors in various trades such as flooring, roofing, heating, plumbing, or electrical may require asbestos abatement at additional expense prior to performing repairs, replacements, or modifications. For a determination as to the need for or cost of abatement, a qualified asbestos abatement contractor should be retained. The presence of asbestos can only be determined by laboratory analysis, which is beyond the scope of our inspection.

Rodents

6.2 GENERAL

We observed indications of previous rodent activity at several places, including in the sub-floor area. We recommend an examination for rodents be made by a qualified pest control firm and appropriate measures taken.