



## BUILDING INSPECTORS OF WNY, INC.

7011 BEAR RIDGE ROAD, PENDLETON, NY 14120

(716) 694-7735

xx/xx/xxxx

**Re: Structural Foundation Inspection  
Buffalo NY**

Dear Client:

In response to your recent request we visited the referenced property on xx/xx/xxxx to evaluate the visible basement areas per your request and the rear porch roof structure. You indicated that you had a very recent full inspection of the house by others prior to our visit. Our report is limited to the visible basement areas only and rear porch roof. It is appropriate to point out that the inspector's opinions are based upon visual examination of the items listed in this report and are limited to readily accessible areas. This report is not intended to be technically exhaustive nor is it to imply all defects were discovered. Our comments and recommendation are not intended to be a warranty or guarantee of the structure or any of its component parts or systems. Please refer to the inspection agreement signed on the day of the inspection for additional terms. This report is strictly prepared for your information only and is not intended to be used by others (3<sup>rd</sup> parties) as a warrantee or guarantee that all defects were discovered.

During the inspection you, a family friend, and your realtor were present. The weather was overcast with a temperature of 65F. The grounds were dry. The subject dwelling is a one family, 2 story house of wood frame construction. The front of the house faces west. The time of the inspection was approximately 3:30 pm. The age of the house is approximately 100+/- years old.



Certified Member

AMERICAN SOCIETY OF HOME INSPECTORS

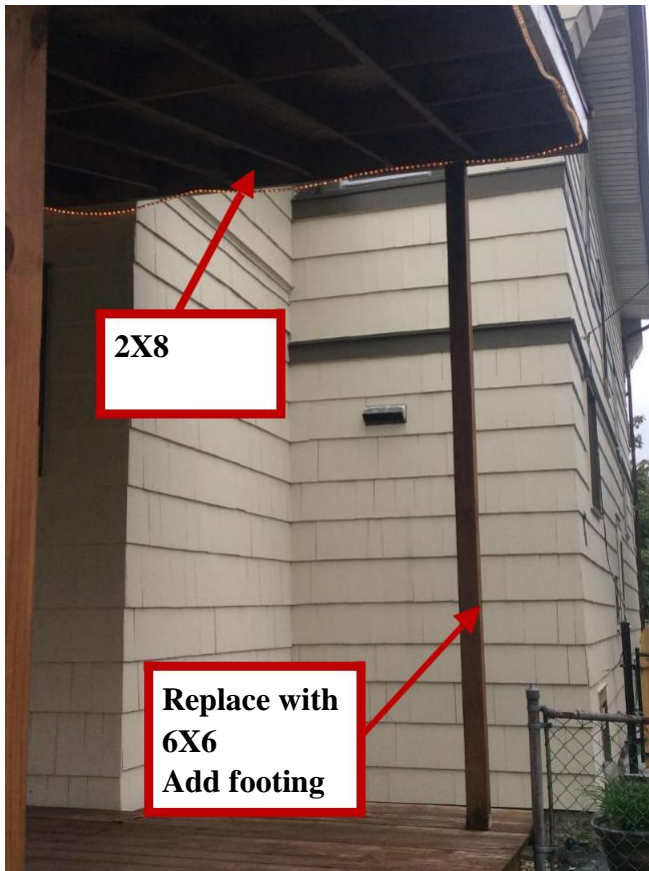
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**REAR PORCH DECK ROOF STRUCTURE-** The rear covered porch roof is constructed with 2X6 rafters 16" centers with a double 2X10 header. The roof is lag bolted into the existing structure below the overhang. The support columns under the header are 6X6 supported on footings. The North West corner is supported by a single 2X8 header that is undersized and should be doubled up. The support column under the NW corner should be upsized to a 6X6 wood column with a concrete footing support. Presently the 4X4 column is resting on the deck wood structure. The end of the roof rafters should be secured to the main wood by with metal straps to prevent roof uplift.



**Shows rear covered porch roof deck.**

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**Shows undersized 2X8 header and support column without a footing. Suggest double up 2X8 wood header and replace 4X4 column with a 6X6 column with a concrete footing.**



**Suggest adding metal tie down straps to secure roof rafters to wood header.**



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**EXTERIOR WALL AREA-** The exterior basement walls are large stone blocks. The walls show bowing inward and settlement. The most notable bowing is along the north wall along neighbors driveway. Suggest re-pointing any open stone mortar joints.



Shows open stone mortar joints at front crawl space wall, mortar any open joints.



1. Shows poor drainage at base of foundation wall, improve drainage so water runs away from foundation walls.
2. Shows bowed wall along neighbors driveway

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**INTERIOR BASEMENT WALLS-** The house is constructed on a full basement and a small crawl space under the front living area. The basement walls below grade are cut stone blocks. The walls have bowing inward along the sides and the walls have also settled by as much as 3-1/4" at the front corner. We set up a laser in the basement and measured the elevations at several location along the main support beam and foundation (see attached sketch). The foundation walls have settled from 1-3/4" to 3-1/4" as measured from the main center support beam. This foundation settlement has caused the floors to become out of level through the house. The stone walls likely do not have concrete footings below the stones and poor drainage loosens up the soils below the walls and causes settlement. It's important that the exterior drainage be managed so water flows away from the foundation walls. It is not possible to determine if the walls will continue to settle in the future from a visual inspection. Future monitoring of the walls will be required to determine if future movement is or is not occurring. We did not notice any recent major wall or ceiling cracking in the living areas which would indicate no evidence of recent settlement.



**Shows bowing of South wall along with wall settlement of the wall. Note main wood beam is sloping down towards the foundation wall from the wall settlement.**

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Shows bowing of south wall and slab concrete pad sloped towards wall from settlement.



Shows north wall bow inward and steel column out of plumb by 2" + from wall movement pushing stairs.



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Shows cracked concrete floor along walls indications of wall settlement.



Shows rear and front walls for reference. Note front wall is lower than main wood support beam by 2-1/2".



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**Shows split floor joists under living/dining room header wall. Add additional support to split basement floor joists as required to firm up floor under header wall.**



**Shows out of level 2<sup>nd</sup> floor hall area from settlement and bowing floor framing not supported properly down to basement.**

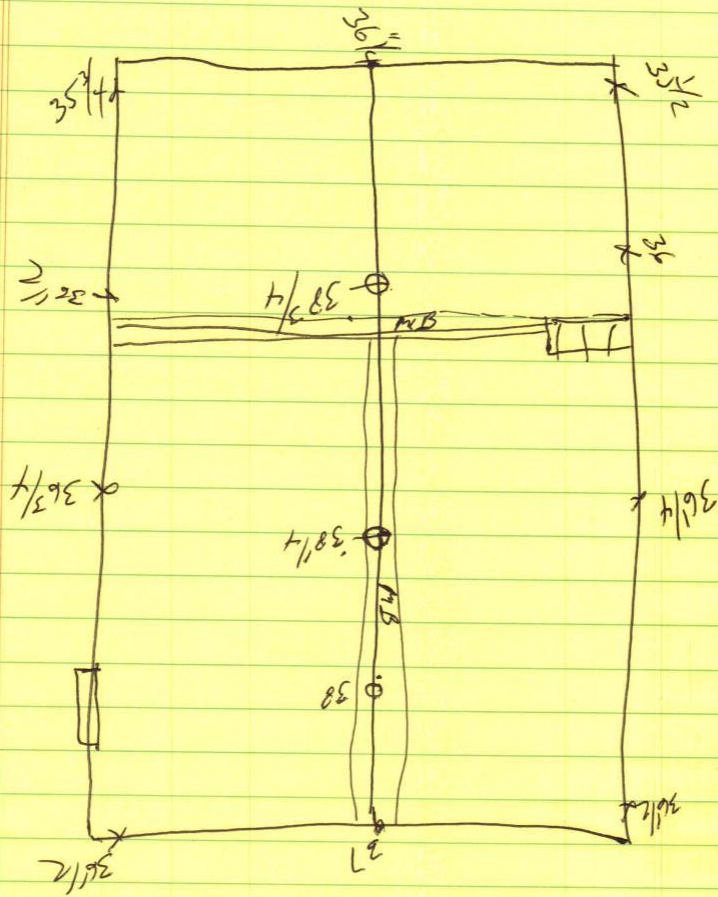
In the event you have any further questions regarding this inspection, please feel free to call.

Sincerely,

A handwritten signature in black ink, reading "Michael J. Ricci".

Building Inspectors of WNY, Inc.  
Michael J. Poli, P.E. President  
NYS P.E. License Number 61385

Front



Elevations measured with LASER  
IN BASEMENT RANGE  $38\frac{3}{4}$ " TO  $35\frac{1}{2}$ "  
INDICATING  $3\frac{1}{4}$ " FOUNDATION DROP AT  
FRONT CORNER.

