



September 7, 2020

Kemp Home Inspections, LLC
13017 Wisteria Dr. #410
Germantown, MD 20874
301-916-6030
www.trustkemp.com

Client: Kay Nash
Subject: Structural Insp., 13 Orchard Way, N. Potomac MD
Encl: Photographs

Scope of Inspection/Background

An inspection of the subject property was conducted on September 6, 2020. The inspection was limited to cracks in the foundation.

The inspection was limited to the visible and accessible areas. No destructive or invasive testing was performed. No engineering analyses (or calculations) were performed. The assessment was based on conditions observed at the time of the inspection.

Observations and Recommendations

The exterior house structure appears normal.

Interior areas of the property were observed to be normal, which included level floors.

The house foundation is concrete block (CMU). There is a horizontal crack at rear of the basement in the unfinished area (photo 1). The maximum crack width is about 1/4" and there is inward deflection of the wall up to about 1" at the midpoint of the unfinished area. The inward movement diminishes as you move away from the midpoint of the exposed foundation wall.

Drywall at the front basement foundation wall was opened in a few areas. There is a minor horizontal crack at the front. The wall was measured to be plumb. There is efflorescence at the top of the wall, a common condition with concrete block caused by moisture migrating through the concrete and depositing salts on the surface. We did not observe mold-like conditions or water damage. The condition can

be improved my minimizing moisture around the foundation through actions such as improved grading and drainage.

No foundation repairs are needed. The cracks can be safely monitored; should conditions change further investigation is needed. Managing exterior grading/drainage is important to minimizing risks of future movement.

This statement of conditions comprises a declaration of our professional judgment. It does not constitute a warranty or guarantee, expressed or implied, nor does it relieve any other party their responsibility to abide by contract documents, applicable codes, standards, regulations, or ordinances. When recommendations for repairs/improvements are offered, these are general recommendations and should not be construed as a design of repairs.

Kemp Home Inspections, LLC, appreciates the opportunity to serve you on this project. Please feel free to contact me at 301-916-6030 if you have any questions.

Respectfully,



Gregory Kemp, PE



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 200498, Expiration Date: 9/3/21.



Photo 1