

Inspection: [REDACTED] Address: [REDACTED]

Trees

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There is a massive tree in the front right corner of the front porch. The base measured more than 6' across and it's growing into the brick foundation in that corner. It's pushing the brick foundation in along the front wall of the basement in the front right corner. The garage was locked, but the left wall is clearly being pushed inward by the tree. This massive tree is way too close to the house and the garage, thus all of the damage to the foundations. The front porch has been lifted by the growth of the tree and the roof over it is now flat instead of having a low pitch to it. I could see where the water sits on the rolled roofing. Presently, some limbs overhang the house and there are branches rubbing the shingles bare. There are power lines that run along the front of this house near the tree.

When this tree is removed, the foundations will need to be repaired. I also question the condition of the sewer line out to the street as it runs out somewhere where the tree is.



Recommendation(s):

Recommend having a Professional Tree Service remove the entire tree, including the stump, have a licensed Foundation Contractor replace these areas of the foundation making sure the front porch has a slight slope to it and lifting the entire right foundation wall of the house back so the main floor is level. Presently, the floors drop 1" on a 4' span along the entire wall in the Formal Dining Room and Living Room.

Retaining Wall(s)

Retaining Wall Type:

Poured Concrete down by the street & behind the house.

Retaining Wall Condition:

The poured concrete foundation right behind the house appeared to be plumb. The short one down by the street leans badly and is not holding the soil of the steep front yard back.