



Property Address (number and street, city, state, ZIP code)							
<b>2. ROOF</b>	Yes	No	Do Not Know	<b>4. OTHER DISCLOSURES</b>	Yes	No	Do Not Know
Age, if known: _____ Years			<input checked="" type="checkbox"/>	Do improvements have aluminum wiring?			<input checked="" type="checkbox"/>
Does the roof leak?		<input checked="" type="checkbox"/>		Are there any foundation problems with the improvements?		<input checked="" type="checkbox"/>	
Is there present damage to the roof?		<input checked="" type="checkbox"/>		Are there any encroachments?		<input checked="" type="checkbox"/>	
Is there more than one roof on the house? If so, how many layers? _____		<input checked="" type="checkbox"/>		Are there any violations of zoning, building codes, or restrictive covenants?		<input checked="" type="checkbox"/>	
<b>3. HAZARDOUS CONDITIONS</b>	Yes	No	Do Not Know	Is the present use a nonconforming use? Explain:		<input checked="" type="checkbox"/>	
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?		<input checked="" type="checkbox"/>		Is the access to your property via a private road?		<input checked="" type="checkbox"/>	
Explain:				Is the access to your property via a public road?	<input checked="" type="checkbox"/>		
				Is access to your property via an easement?		<input checked="" type="checkbox"/>	
				Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		<input checked="" type="checkbox"/>	
				Are there any structural problems with the building?		<input checked="" type="checkbox"/>	
				Have any substantial additions or alterations been made without a required building permit?		<input checked="" type="checkbox"/>	
				Are there <u>moisture</u> and/or <u>water</u> problems in the basement, <u>crawl space area</u> , or any other area?	<input checked="" type="checkbox"/>		
				Is there any damage due to wind, flood, termites, or rodents?		<input checked="" type="checkbox"/>	
				Have any improvements been treated for wood destroying insects?		<input checked="" type="checkbox"/>	
				Are the furnace/woodstove/chimney/flue all in working order?	<input checked="" type="checkbox"/>		
				Is the property in a flood plain?		<input checked="" type="checkbox"/>	
				Do you currently pay flood insurance?		<input checked="" type="checkbox"/>	
				Does the property contain underground storage tank(s)?		<input checked="" type="checkbox"/>	
				Is the homeowner a licensed real estate salesperson or broker?		<input checked="" type="checkbox"/>	
				Is there any threatened or existing litigation regarding the property?		<input checked="" type="checkbox"/>	
				Is the property subject to covenants, conditions, and/or restrictions of a homeowner's association?		<input checked="" type="checkbox"/>	
				Is the property located within one (1) mile of an airport?		<input checked="" type="checkbox"/>	
<b>E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages if necessary).</b>							
03-12-2010 STRUCTURAL ENGINEER RECOMMEND REPAIRS. BASEMENT WALL CRACKS WERE REPAIRED + WALL PAINTED. ENGINEER SPECIFIED REINFORCEMENT OF TWO WALLS FOR BOWING WITH CARBON FIBER STRIPS AT AN ESTIMATED COST OF \$2400. SELLER TO MAKE CONCESSION FOR \$2400 REPAIRS.							
LOWER LEVEL, TWO WALLS BOWED 1" to 1 1/4"							
The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below:							
Signature of Seller: <i>[Signature]</i>		Date: 12/19/2010		Signature of Buyer:		Date:	
Signature of Seller:		Date:		Signature of Buyer:		Date:	
The seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.							
Signature of Seller:		Date:		Signature of Seller:		Date:	

(Indiana Real Estate Commission; 876 IAC 1-4-2; filed June 1, 1994, 5:00 p.m. : 17 IR 2352)



Form #03. IAR 2008



**KEVIN B. POTTER, P.E.**  
Professional Engineer  
369 East Cunningham Street  
Martinsville, IN 46151  
Phone (812) 331-7981 / Fax (812) 332-3024  
EMAIL- kevinbpotter@gmail.com

January 29, 2010

Paul Stone  
Century 21 Realty Group  
3802 East Third Street  
Bloomington, IN 47401

Re: 511 Empire Mill Road

At your request, we recently performed a structural inspection at a home located at 511 Empire Mill Road, Bloomington, Indiana. The scope of this inspection was limited to the basement walls. The results of this inspection are summarized as follows:

1. RE PAIRED The basement walls are constructed with 8 inch unreinforced concrete block. The North basement wall has a horizontal crack following a mortar joint located at 5 feet up on the wall. The North wall has bowed inward about 1 ¼" at the crack location.
2. The North 12 foot length of the East basement wall has several cracks following the mortar joints and is bowed inward about 1 ½" near the capped flue location. (REPAIRED)
3. The National Association of Home Builders (NAHB) residential construction guidelines state that concrete block walls bowing inward more than 1 inch should be reinforced. Based on the NAHB criteria, both the North wall and the North 12 feet of the East basement wall should be reinforced to prevent further movement.

#### RECOMMENDATIONS

- Recommend 1. The East 24 feet of the North basement wall and the North 12 feet of the East basement wall should be reinforced to prevent further movement. The wall reinforcement can be provided with carbon fiber strips placed vertically on the inside of the wall and spaced about 4 feet apart. \$2400<sup>00</sup>

Details for this repair method as well as contractor names and phone numbers have been attached. Warranties are provided when the repair is installed by a trained contractor. The warranties state that no

additional wall movement will occur after the repair is installed.

Straightening of the walls would require removal of the soil backfill behind the walls prior to straightening the walls. The walls would be reinforced and then backfilled after the installing the reinforcement. Straightening the walls prior to installing the reinforcement would be at the discretion of the owner.

REPAIRS 2.  
COMPLETED

All exposed cracks in the basement walls should be re-pointed by removing a 3/4" depth of the cracked mortar and replacing with new mortar in layers until the joints are full. The joints should be tooled to match the existing joints. The wall should be painted over the repaired joints to match the existing painted walls. (See attached detail for mortar joint repair)

We estimate the cost for reinforcement and mortar joint repair to be about \$3000. We suggest contacting one of the listed contractors to obtain a firm bid price.

Please contact us if there are questions.

Truly yours,



Kevin B. Potter, P.E.

TROY ROGERS  
TRAINED WITH REINFORCEMENT TECHNIQUE  
812-322-2848

# FORTRESS

STABILIZATION SYSTEMS

## Fortress is committed to the R&D of carbon fiber as a structural reinforcement.

Fortress Stabilization is a pioneer in developing products and procedures that will add new life to existing structures. Fortress tests different products, materials, epoxies and application techniques in order to deliver the strongest, most durable, and versatile structural reinforcements.

## Replacing steel with carbon fiber

Carbon fiber is now a proven popular alternative to steel for reinforcing structural substrates in residential and commercial applications. Carbon fiber is highly effective at adding tensile strength to concrete. It is superior to steel since it is stronger, stiffer and non-corrosive. It also can be bonded to the surface of a concrete structure at any time to stop bowing and cracking. This allows limitless applications for new construction, repair, retrofit, and seismic upgrades.

# ROCK Solid Wall Reinforcements

## The history of carbon fiber

Until recently carbon fiber was exclusive to aerospace and military - where cost was not a consideration. Now carbon fiber is produced in large quantity in an assortment of forms, and utilized in a wide variety of industries. The increased production lowered the cost into the range for residential, commercial, and industrial construction and restorations.

Studies conducted over the last 20 years confirm that carbon fiber is a strong, durable and safe product. Carbon fiber does not rust nor is it susceptible to alkali deterioration. Once carbon fiber is encapsulated in an epoxy matrix, its strength is locked in. It will not stretch, creep, or bend over time.

Fortress Stabilization is committed to developing products with the performance characteristics of this material in a simple reliable application method. When Fortress introduced their Carbon Fiber/Kevlar™ Grid system they revolutionized the foundation wall reinforcement industry with quality, strength and a level of standard that is second to none.

## The Fortress Carbon Fiber/Kevlar™ Grid System

This unique grid system delivers properties unmatched in the market today. The patented Fortress grid is the only pre-cured product that is fully encapsulated in epoxy. Others are simply glued onto the wall and can

peel off. Every hole in the grid allows the outer epoxy to touch the inner epoxy forming an epoxy rivet. These rivets act as rip stops preventing the grid from peeling off. In addition it allows visual inspection for resin voids and air pockets.

The grid is very thin allowing it to form around a bowed wall. Used in conjunction with the vacuum lamination system it is possible to reinforce bowed walls where solid plates would spring off.

## The Fortress Stabilization System™ advantages:

- Cost effective
- Non obtrusive - lays flat to substrate
- No destructive attachments made to the floor or ceiling
- Inclusion of Kevlar™ provides additional shear strength.
- Grid is fully encapsulated in epoxy anchoring it in place
- Able to conform to bowed walls
- Can be painted for a smooth clean look
- Quick labor saving installation
- Vacuum clamping system ensures regulated void-free bond every time
- The Fortress Clean-Peel™ backing strip provides a clean prepared bonding surface
- Pre-mixed toughened epoxy

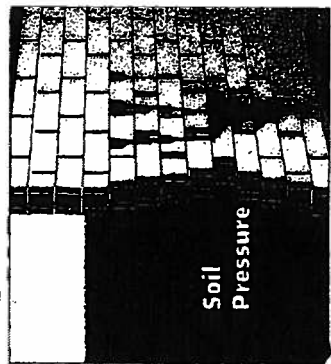
## CONTRACTORS

Accu-Level  
Rossville, Indiana  
Phone (866)-339-3349

Indiana Foundation Service  
Whiteland, Indiana  
Phone (800)-978-6980

Troy Rogers  
Bloomington, Indiana  
Phone (812)-322-2848

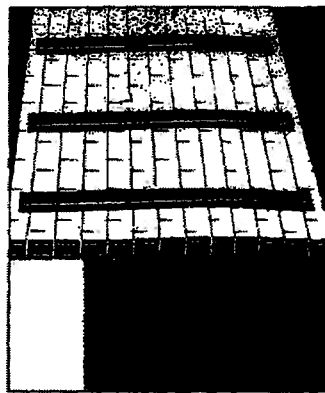
## Stop this disaster...



Soil pressure can fracture a block or concrete foundation wall causing horizontal and vertical cracks and/or bowing. The foundation must be stabilized to assure that you will retain the full value of your home.

A fractured basement wall is serious trouble and a major hamper on the value and sale of your home.

## ...with Fortress Stabilization



Fortress Stabilization Systems has developed a Carbon Fiber/Kevlar™ grid that will halt any further movement of a block or concrete wall. It will do it easily, safely and without any outside excavation.

The grid lies flat against the wall and when painted over are hardly noticeable. Your wall will NEVER bow or crack again.