
Site Observation Report – Concrete Foundation Crack Repair

Title:	Concrete Foundation Crack Repair
Date:	September 20, 2026
To:	Owner
Copy:	
From:	Cornox Tang, Contech Engineering Inc.
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1. Introduction

Contech Engineering Inc. (CE) previously attended the subject property to review cracking observed at the exterior concrete foundation of the residence. The previous review identified a localized crack in the concrete foundation, along with other minor exterior cracks. Based on the conditions observed during the preliminary review, repair of the affected areas was recommended. The previous review was documented in the “Site Observation Report” dated August 17, 2026.

The purpose of this follow-up report is to document the subsequent repair work completed at the property and to provide a visual review of the completed repairs.

The repair work was completed over three phases:

- Phase 1 – Morning of September 19: Removal of loose concrete and preparation/clean-up of the affected area. This work was documented in a separate report by Amrit Karki.
- Phase 2 – Evening of September 19: Preparation and filling/injection of the identified exterior foundation cracks.
- Phase 3 – September 20: Finishing the repaired areas through sanding and painting.

The Phase 2 and Phase 3 work was reviewed by Jesse Dusange, EIT, and Cornox Tang, P.Eng. The repair work was carried out by Ben Rao (Contractor).

2. Phase 1 – Removal of Loose Concrete and Initial Preparation

Phase 1 of the repair was completed during the morning of September 19. During this phase, the affected exterior concrete foundation area was prepared for the subsequent crack repair. Loose and concrete surrounding the affected area was removed, and the area was cleaned to remove excess material and debris.

The purpose of this preparation was to expose a sound surface and provide an appropriate substrate for the subsequent repair material.

The Phase 1 work was reviewed and documented separately by Amrit Karki in the report titled “Daily Site Report – Epoxy Crack Injection Repair” dated September 19, 2026.

3. Phase 2 – Crack Preparation and Repair

3.1 Site Review

Phase 2 of the repair was conducted during the evening of September 19, with the review taking place from approximately 6:00 p.m. to 7:00 p.m.

Jesse Dusange, EIT, and Cornox Tang, P.Eng. attended the site to review the prepared foundation area and observe the crack repair work being completed by Ben Rao (Contractor).

Prior to commencing the repair, the previously prepared crack areas were visually reviewed to confirm that the loose material had been removed and that the surfaces were suitably prepared for the repair.

3.2 Crack Preparation

The identified exterior cracks in the concrete foundation were further prepared as required to facilitate the repair. The affected areas were cleaned of remaining loose material, dust, and debris to provide a clean and sound surface for application of the repair material.

The preparation was intended to ensure that the repair material could adequately bond to the existing concrete surrounding the cracks.

3.3 Crack Filling and Injection

Following preparation of the affected areas, Sika Mix&Go Repair Mortar was applied to the identified exterior foundation cracks.

The repair material was injected/filled into the prepared crack areas to fill the visible voids and provide a continuous repair across the affected portions of the concrete foundation.

The application of the repair material was visually reviewed during the work. The repaired areas were observed to have been filled with the repair material, with the material extending through the prepared crack areas.

The injection/filling work was substantially completed at approximately 6:45 p.m., after which the repaired areas were allowed to cure prior to the subsequent finishing work. Pictures of Phase 2 can be found in Appendix A.

3.4 Observations

At the completion of Phase 2, the repaired exterior foundation areas appeared to have been

adequately filled, with no obvious large voids or areas of missing repair material observed during the visual review. The repaired areas were left to cure prior to being finished during Phase 3.

No additional structural distress, significant displacement, or other obvious condition requiring additional repair was observed in the immediate exterior foundation areas reviewed during this phase.

4. Phase 3 – Surface Finishing

Phase 3 was completed on September 20, following the curing of the repair material applied during Phase 2. The purpose of this phase was to finish the repaired foundation surface and provide a uniform exterior appearance.

The repaired portions of the concrete foundation were sanded down to provide a relatively flat and smooth surface. This removed excess repair material and reduced surface irregularities resulting from the crack-filling process. Following sanding, the repaired areas were painted over to provide a finished surface and to improve consistency with the surrounding concrete foundation.

Following completion of the sanding and painting, the repaired areas appeared generally continuous with the surrounding foundation surface. No obvious gaps, significant surface voids, separation of the repair material, or other apparent deficiencies were observed during the final visual review.

The completed repair provided a finished exterior surface at the locations where the cracks had previously been observed. Pictures of Phase 3 can be found in Appendix B.

5. Final Repair Review

Based on the observations made during Phases 1, 2, and 3, the identified exterior foundation cracks were observed to have been prepared, filled, and finished as intended.

The repair material was observed to have been applied to the prepared crack areas, followed by sanding and painting to provide a finished surface. At the time of the final review, the repaired areas appeared visually satisfactory, with no obvious deficiencies observed in the completed repair.

The review was limited to visual observation of the accessible exterior concrete foundation surfaces. No destructive testing, material testing, or other testing was performed to determine the internal condition of the repaired concrete or the bond strength of the repair material.

6. Limitations

The scope of this repair and the associated review was limited to the visible and accessible exterior cracks in the concrete foundation identified for repair.

No investigation, opening-up, testing, or repair was performed on concealed conditions within the foundation, behind interior or exterior finishes, below grade, within the interior of the residence, or elsewhere in the building.

Accordingly, this report does not provide an assessment of any hidden or inaccessible conditions that may exist within the structure or building. The conclusions presented herein are limited to the visible exterior foundation areas reviewed at the time of the site visit.

The completed repairs should continue to be monitored by the owner for any recurrence of cracking, separation, or water infiltration.

7. Conclusion

Based on the visual review conducted by Jesse Dusange, EIT, and Cornox Tang, P.Eng., the exterior concrete foundation crack repairs completed by Ben Rao (Contractor) were observed to be in generally satisfactory condition at the time of the final review.

The affected cracks were prepared and filled during Phase 2, with the repair material subsequently allowed to cure. During Phase 3, the repaired areas were sanded to provide a relatively flat surface and painted to provide a finished exterior appearance.

At the time of the final review, no obvious deficiencies were observed in the completed exterior crack repairs. Based on the visible and accessible conditions reviewed, CE considers the completed exterior crack repair work to be satisfactory at the time of the final review.

This conclusion is specifically limited to the exterior concrete foundation crack repairs identified and reviewed as part of this work. Concealed conditions within the foundation, interior of the residence, below grade, behind finishes, or elsewhere within the building were not investigated or repaired and remain outside the scope of this report.

After Curing Inspection: We recommend a non-mandatory final inspection after seven days to confirm that all repaired elements and painted surfaces remain in good condition and to document the contractor's quality of work and completion.

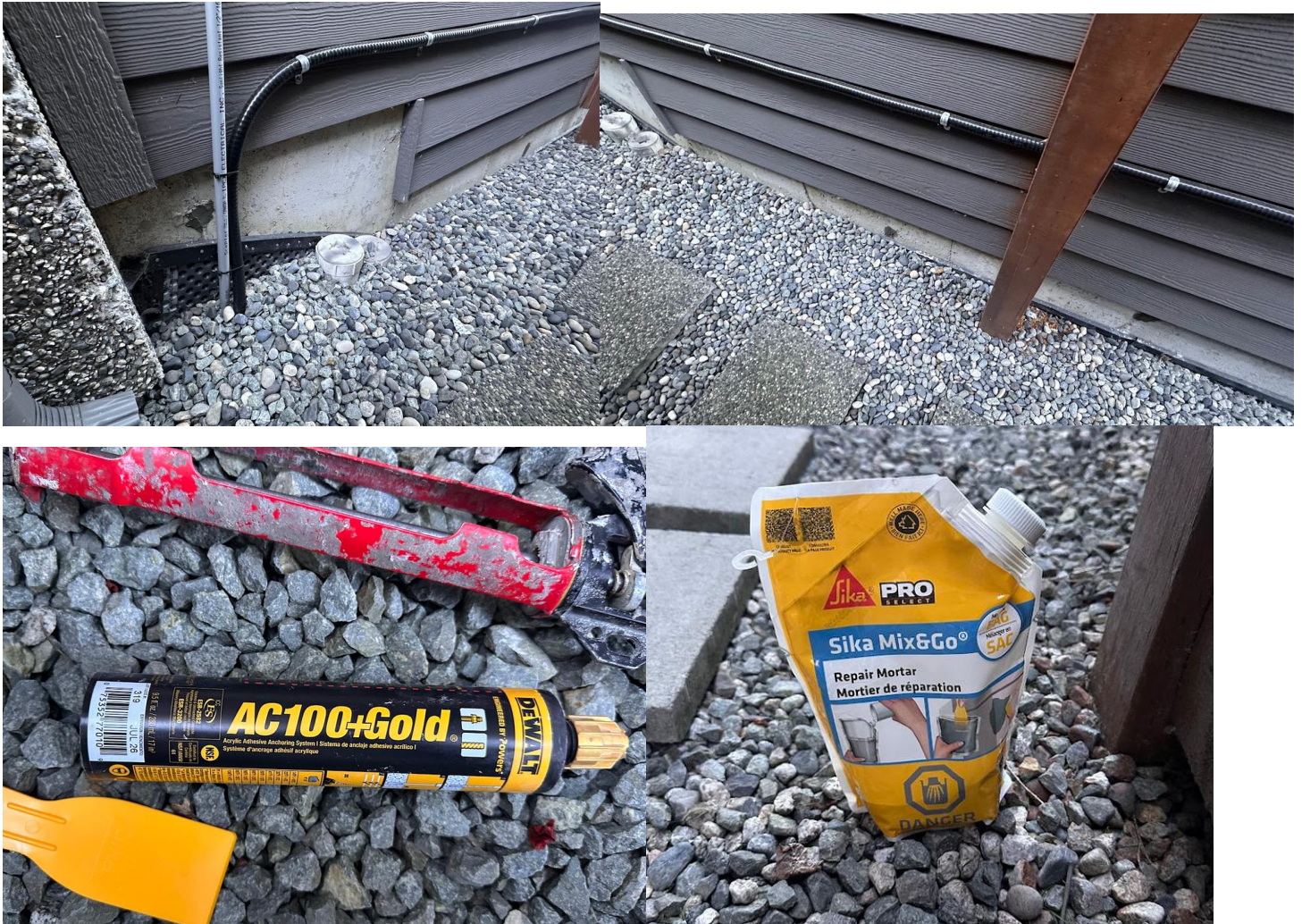
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APPENDIX A: PHASE 2 PICTURES





APPENDIX B: PHASE 3 PICTURES

