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**INSPECTION PROPERTY ADDRESS:** XXXX Court  
Richmond, Texas

**INSPECTION PERFORMED FOR:** Mr. Foundation Concerns

**INSPECTION DATE:** XX/XX/XXXX

**INSPECTIONS ORDERED:**

Foundation Only

### **LIMITATIONS AND DISCLAIMERS**

This Inspection Report reflects only the items listed and only the condition of those items at the time and date of inspection. This Report reflects only if the items inspected are observed to be "functional" or "nonfunctional" at the time of the inspection, that is, whether such items at this time are observed to serve the purpose for which they are ordinarily intended. THIS REPORT REFLECTS ONLY THOSE ITEMS THAT ARE REASONABLY OBSERVABLE AT THE TIME OF THE INSPECTION. NO REPRESENTATION IS MADE CONCERNING ANY LATENT DEFECTS OR DEFECTS NOT REASONABLY OBSERVABLE AT THE TIME OF THE INSPECTION OR OF ITEMS WHICH REQUIRE THE REMOVAL OF FURNITURE OR COVERINGS. For example, but without limitation, recent repairs, painting or coverings may conceal prior or present damage which is not reasonably observable by the inspector, and no representation or comment can be made. NO REPRESENTATION IS MADE CONCERNING ANY OTHER CONDITION OR THE FUTURE PERFORMANCE OF ANY ITEM. NO REPRESENTATION IS MADE AS TO ITEMS NOT SPECIFICALLY COMMENTED UPON. ALL WARRANTIES, EXPRESSED OR IMPLIED, ARE EXCLUDED AND DISCLAIMED. This report is provided for the use of our client only, based on their specific needs. No representation is made to the use of this report by any other party. Opinions related to the compliance with specifications, legal and current code requirements, or restrictions of any kind are specifically excluded as being covered by this inspection. Repair costs vary from one contractor to the next. You should contact several qualified contractors to obtain firm quotes and defined scope of work on each repair item.

On XX/XX/XXXX, Harris Engineering Real Estate Inspections, Inc. performed a limited foundation inspection on the house at XXXX Court, Richmond, Texas. We performed a previous inspection in 1999 at the time of original construction. Since only the foundation and signs of foundation distress were inspected, we make no representation to any other portion of the property. The inspection was performed exclusively for Mr. Foundation Concerns. We make no representation to the use of this report by any other party. The purpose of this report is to discuss the condition of the foundation and to render a subjective opinion as to whether foundation repair was needed at the time of the inspection.



The limited foundation inspection consisted of interior and exterior visual observations as well as floor levelness measurements with a laser level. See drawing D-1. Since no formal engineering analysis or testing was performed, the conclusions of this report are based solely on this engineer's visual impressions as to the performance on this date. Should you desire engineering evaluations such as geotechnical analysis, concrete testing, concrete moisture testing, plumbing testing, or post tension testing (if applicable), please contact this office. No geotechnical study has been made to determine the soil characteristics of this property. However, much of the greater Houston area is known to have an active type soil that can adversely affect the performance of the foundation. No representation is made to the location of any geological faults. For the purpose of this report, the terms front, rear, right, and left are used when viewing the house from the front. No representation is made to any previous or future flooding. The upstairs front left bedroom was not included as a part of the inspection, since these doors were locked. The garage was not included as a part of the inspection.

This is a two story residential structure with a post-tension cable reinforced concrete foundation. Exterior siding is brick veneer and hardboard material. For purposes of this report, front exposure is to the west.

Observations revealed signs of minor to moderate foundation movement. There was a brick veneer crack with approximately  $\frac{1}{8}$ " separation at the left side. The bricklines were straight, as visually observed from the exterior. Front frieze board joints had separated up to  $\frac{3}{8}$ ". There were some brick joints that had separated up to  $\frac{1}{4}$ " at the front. Much of the perimeter of the foundation was not observed due to obstructions. There are trees in the front yard that can continue to affect the performance of the foundation. Interior observations revealed a few drywall cracks. A few of the doors showed signs of misalignment. Inspection of the attic revealed the roof rafter/ridge framing joints were relatively tight. Measurements with the laser level revealed relatively minor floor slopes. The floor unlevelness was most evident at the front of the house. See drawing D-1.



No floor coverings were removed to determine locations of any cracks in the concrete foundation. Most, if not all, concrete foundations experience some cracks. Cracks are not necessarily an indication of a need for foundation repair. Some cracks occur at the time of curing and some are a result of deflection. Cracks can be a source for moisture and insect penetration. Should you desire inspection of the concrete surface, floor coverings would need to be removed.

Based on the limited visual observations and floor levelness measurements, it appeared that this foundation had experienced a minor to moderate amount of movement. It is our opinion that the foundation was performing a reasonable service at the time of the inspection. Foundation movement is within acceptable limits of tilt and deflection. **No representation is made to future performance.**

Although future performance is not predicted, a soil moisture maintenance program is recommended. Signs of distress should be monitored to determine if the maintenance program will be effective. The soil should be kept at a constant moisture content to avoid any inherent shrink/swell characteristics of the soil which can cause differential movement and damage to foundations. This can be achieved by diligent lawn watering. Without specific soil characteristics of this property, the moisture maintenance program will be somewhat by trial and error. Any signs of foundation distress should be closely monitored as inadequate or excessive soil moisture can cause problems under certain conditions. Trees and large shrubs can remove a large amount of soil moisture which can adversely affect the foundation. Tree removal or root pruning with the installation of root barriers would help prevent soil moisture depletion. Areas of large vegetation should be given sufficient water so that they do not deplete the moisture content of the soil. Top soil should be at least four inches below the brick or siding and sloped away from the structure for drainage.

Some of the soil was above the lower brickline. This is a concern for water penetration and wood destroying insects. The grading should be 4" below the brickline and be sloped well away from the structure for drainage.



This report contains the opinions of Harris Engineering Real Estate Inspections, Inc. It is possible that differing conclusions could be obtained from other companies. It is a pleasure to have been of service. Please call should you have any questions or need future inspections.

Harris Engineering  
Real Estate Inspections, Inc.  
F-7281



David Harris, P.E.  
President



(SAMPLE)

RICHMOND, TEXAS



PLAN  
NORTH

FOUNDATION LEVEL SURVEY

APPROX. SCALE: 1" = 10'

\* ADJUSTMENTS  
HAVE BEEN  
MADE FOR  
FLOOR COVERINGS

(D-1)