



TEXAS PROFESSIONAL INSPECTIONS

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FOUNDATION EVALUATION REPORT

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02/11/2026



Inspector

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TREC #7002 MAC #1852 (Exp 04/2026) RAS #1648

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1: INSPECTION DETAILS

Information

SCOPE OF INSPECTION

The following report constitutes the inspector's opinion requested on the foundation of the subject residence. This report has been prepared in general accordance with the requirements of a "Level B" survey as defined by the Texas Chapter of the American Society of Civil Engineers (ASCE) and the Texas Board of Professional Engineers. This report is provided for the exclusive use of the person or persons this report was prepared for as shown above. We have no contractual relationship with, or obligation to, any party other than the party for whom this report was prepared. The purpose of this inspection was to evaluate the foundation and determine what, if any, foundation repairs are necessary. The foundation was visually inspected and a floor elevation survey was performed. The opinions contained herein are based on the experience and judgment of the writer, as well as conditions observed without taking soil samples, performing plumbing leak tests, removing floor or wall coverings, or performing invasive tests or procedures. The opinions offered herein are based solely on the observations made at the time of the inspection, and do not take into consideration any changes in the condition of the foundation after that date. This report does not predict or warrant the future performance of the subject foundation.

2: GRADING AND DRAINAGE

Information

Site Conditions: Notes

Effects of Site Conditions In most cases poor foundation performance can be related to site conditions. Regardless of whether the foundation is sized for the imposed load, site conditions can be the cause a foundation movement. In expansive soils movement of the soil is caused by differential moisture content. The best way to limit differential movement is to maintained a site with adequate run off away from the foundation. The international residential code recommends a fall of 6 inches in the first 10 feet away from the foundation. Underground drainage or swales can also be employed to convey water away from the foundation. Gutters may also be necessary to control rain runoff from the roof.

Large trees adjacent to the foundation can affect soil moisture content significantly. Property owners should maintain the drip line of trees, which is usually consistent with the root system, and can keep the root system from causing foundation issues.

Maintenance of the entire landscape is a good practice for maintaining consistent moisture content in the soil around the perimeter of the structure. Proper landscape maintenance uses vegetation as a natural moisture content indicator, as over or under watering causes distress of the plants.

Underground drainage systems should utilize solid pipe to move rain runoff away from the structure. Perforated pipe used for underground drainage may cause too much water to collect in the soil beds and water distribution is usually uneven.

3: FOUNDATION

Information

Notes

The structural function of a foundation is to support the structure while maintaining the surface levelness within permissible levelness tolerances, so that there is no significant structural damage to the house frame, doors, or windows. It is important to understand that foundations are not designed to eliminate the possibility of cosmetic damage or minor door problems.

A slab on grade foundation is a system of concrete with reinforcement cast on the underlying soils. Typical slabs have a network of stiffening beams and reinforcing steel to resist movement of the expansive clays in the soil.

Future performance of the structure cannot be predicted or warranted.

Evaluation: Elevation Measurements

Elevation measurements can be useful, but should not be relied on as a definitive statement of foundation condition. Elevation is measured against a benchmark, indicated by (0.0)" and indicated at lower (-) or higher (+) than the benchmark. Measurements are in inches.

Deficiencies

3.1.1 Evaluation

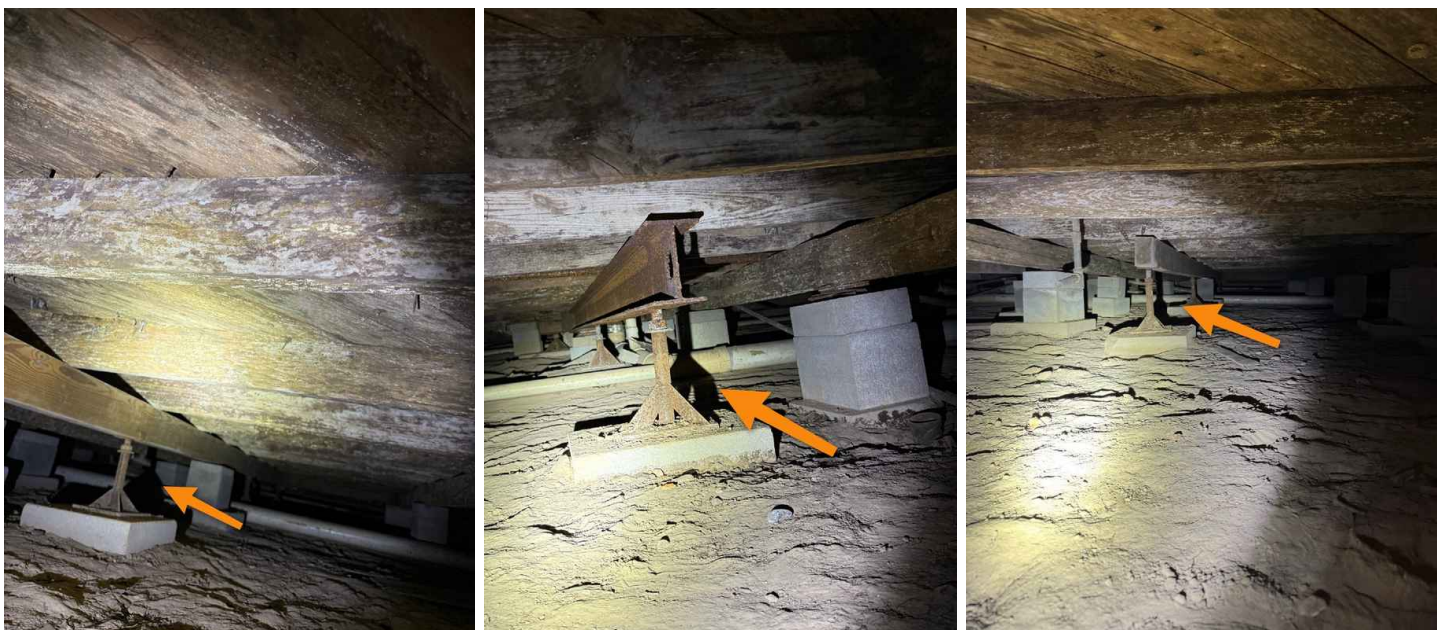
TEMPORARY METAL SUPPORTS



Temporary metal supports in use in various areas of the foundation should be replaced with permanent concrete blocks or other pier material.

Recommendation

Contact a foundation contractor.



3.1.2 Evaluation

CRACKED JOISTS

MIDDLE OF STRUCTURE

Several joists are cracked. Some of the cracking appears to be the result of excessive moisture, weakening the joists.

Recommendation

Contact a foundation contractor.



3.1.3 Evaluation

CRACKED BEAMS

Several beams have large horizontal cracks. These beams need replacement or supplemental support added adjacent.

Recommendation

Contact a foundation contractor.





3.1.4 Evaluation

UNSUPPORTED BEAMS

MIDDLE OF STRUCTURE

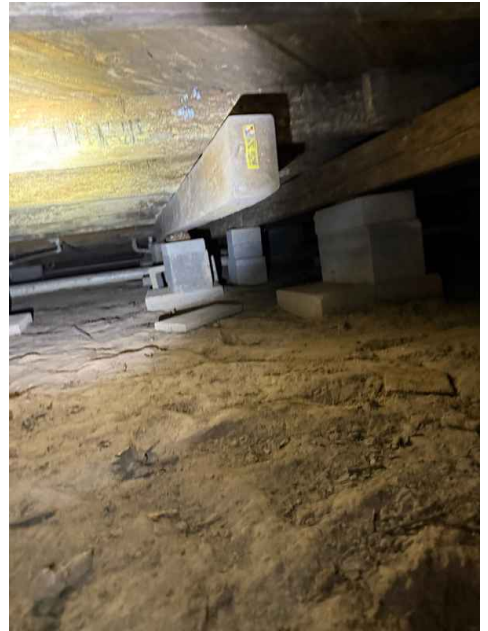
Several beams are cantilevered excessively. Install additional support under the ends of all beams.

Recommendation

Contact a foundation contractor.



Deficiency



3.1.5 Evaluation

DAMAGED SUBFLOORING

Sub flooring is damaged in numerous areas from excessive moisture and will need to be replaced.

Recommendation

Contact a foundation contractor.



Deficiency



3.1.6 Evaluation

TILTED BLOCKS

UNDER MASTER BEDROOM

Several blocks are tilted. This has moved the beam, causing the ends of several joists to move off the beam.

Recommendation

Contact a foundation contractor.



Deficiency

