



**Trinity foundation repair issues a Lifetime Service Agreement starting 02/17/16 to the property at:**

5316 Lazymist Ct, Dickinson TX

**This warranty is transferable to any and all future owners of this home, provided no major structural changes have been made, and no plumbing or drainage issues occur under or near the foundation.**

**Should any adjustments be needed in the future it will be done at a cost of \$75 per existing pier, any additional pier will be at regular price.**

**Trinity is responsible for the foundation alone no other part of the structure, interior, exterior, or cosmetic repair is covered in this agreement**

**Trinity Foundation Repair  
Alex Dela Torre**

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DH

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**Nevins Engineering**

Nevins Engineering, PLLC  
281-723-4220  
blair@nevinsengineering.com

February 15, 2016

For: 5316 Lazymist Ct.  
Dickenson, TX 77539

Re: *Final Foundation Evaluation Conducted on February 15, 2016*

Greetings:

Please see the following final foundation evaluation report for the residence located at 5316 Lazymist Court in Dickenson, TX. Per your request, the purpose of this evaluation was to determine if the recent foundation repair successfully re-leveled the foundation slab. A site visit by Blair Nevins was conducted on February 15, 2016 which included a visual exterior and interior investigation and relative elevation survey of the foundation.

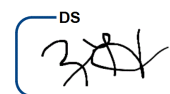
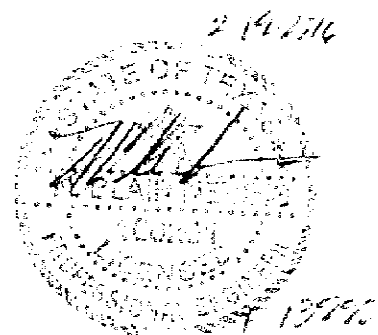
Based on the measured deflections of the foundation and the age of the residence, no follow-up foundation leveling is recommended at this time. The maximum measured deflection was -0.4".

If you have any questions regarding this report, please give me a call at 281-723-4220. We sincerely thank you for your business.

Sincerely,

Nevins Engineering, Inc.

N. Blair Nevins, P.E.



Nevins Engineering, PLLC  
5316 Lazymist Evaluation

February 15, 2016

## LIMITING CONDITIONS

The opinions rendered in this report are based on the analysis of the information provided, the visual evidence observed and the relative elevation survey conducted. The exterior and interior components of the foundation observed and recorded at the time of the site visit represent the general condition of the foundation but do not necessarily represent all defects that may be present and not detected through visual observation. It also must be understood that foundations can move continuously over time due to climate, moisture, vegetation and other factors and, therefore, this report in its entirety is based on the condition of the foundation at the time of the evaluation. The foundation design of the residence was not provided via design drawings or visually accessible during the evaluation. Therefore, our firm does not make any statements regarding the structural design, the quality of materials or the quality of construction regarding this residence. Due to these limitations, we cannot make any predictions or guarantees regarding the future performance of the foundation.

**NOTE:** Foundation underpinning is sometimes required as a remedial solution. However, it must be noted that not all foundation underpinning efforts are successful and not all foundations that have been underpinned are perfectly level. Undetected moisture variation in the soil strata, for example, can negatively impact an underpinning effort. The lifting of the foundation for an underpinning effort may produce cosmetic damage to the brick veneer and interior sheetrock. Damage to plumbing systems may also occur during the foundation lifting/leveling.

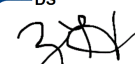
Over time, some cosmetic exterior and interior cracks are normal for homes and buildings located in this area due to the seasonal moisture variations in the soil beneath the foundation. Occasional repair of these cosmetic cracks should be considered normal maintenance and does not necessarily represent a structural problem. An implemented foundation maintenance program that includes watering, landscaping control and effective drainage will help mitigate this type of seasonal foundation movement. (Note: Conversely, the failure to properly maintain a foundation in this area can potentially lead to significant foundation movement, especially during summer drought conditions where the soil can shrink or after heavy rains following a drought where the soil can heave).

This evaluation report is for the exclusive use of the client. Permission to use this report by other persons for any purpose or by the client for any other purpose not specified in this report is denied unless obtained and stated in writing.

Sincerely,

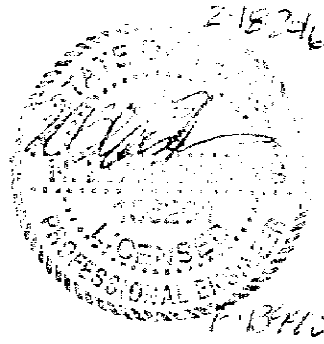
N. Blair Nevins, P.E.

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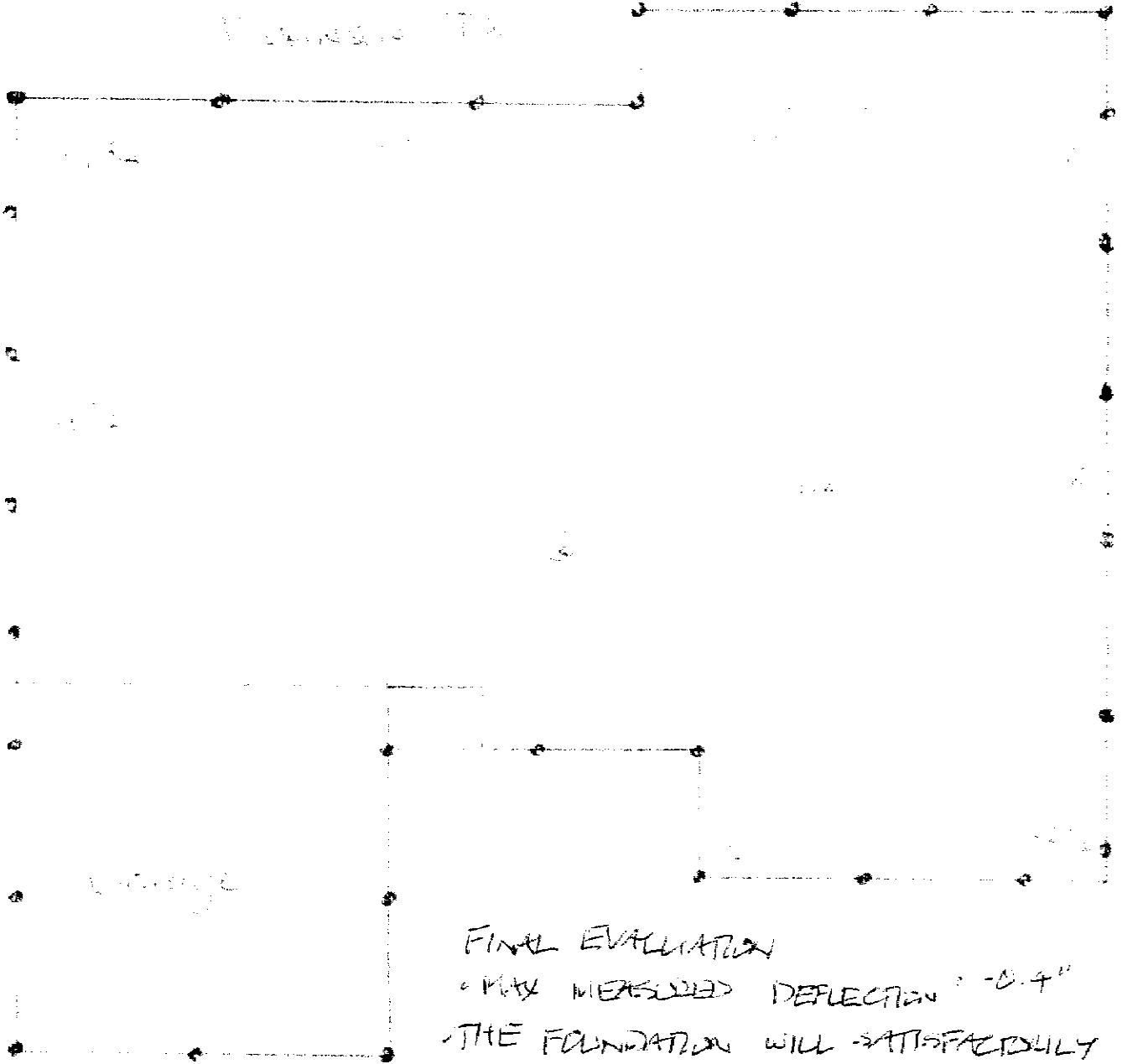
# Foundation Repair

**11151 Huffmeiste rd #113, Houston TX 77065**



11151 Huffmeiste rd

Houston TX



### FINAL EVALUATION

- MAX MEASURED DEFLECTION = -0.4"
- THE FOUNDATION WILL SATISFACTORILY SUPPORT SERVICE LOADS

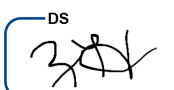
**Tel (281) 221-2166**

**(210)251-5018**

**(972) 375-6067**

**fax (832) 553-2939**

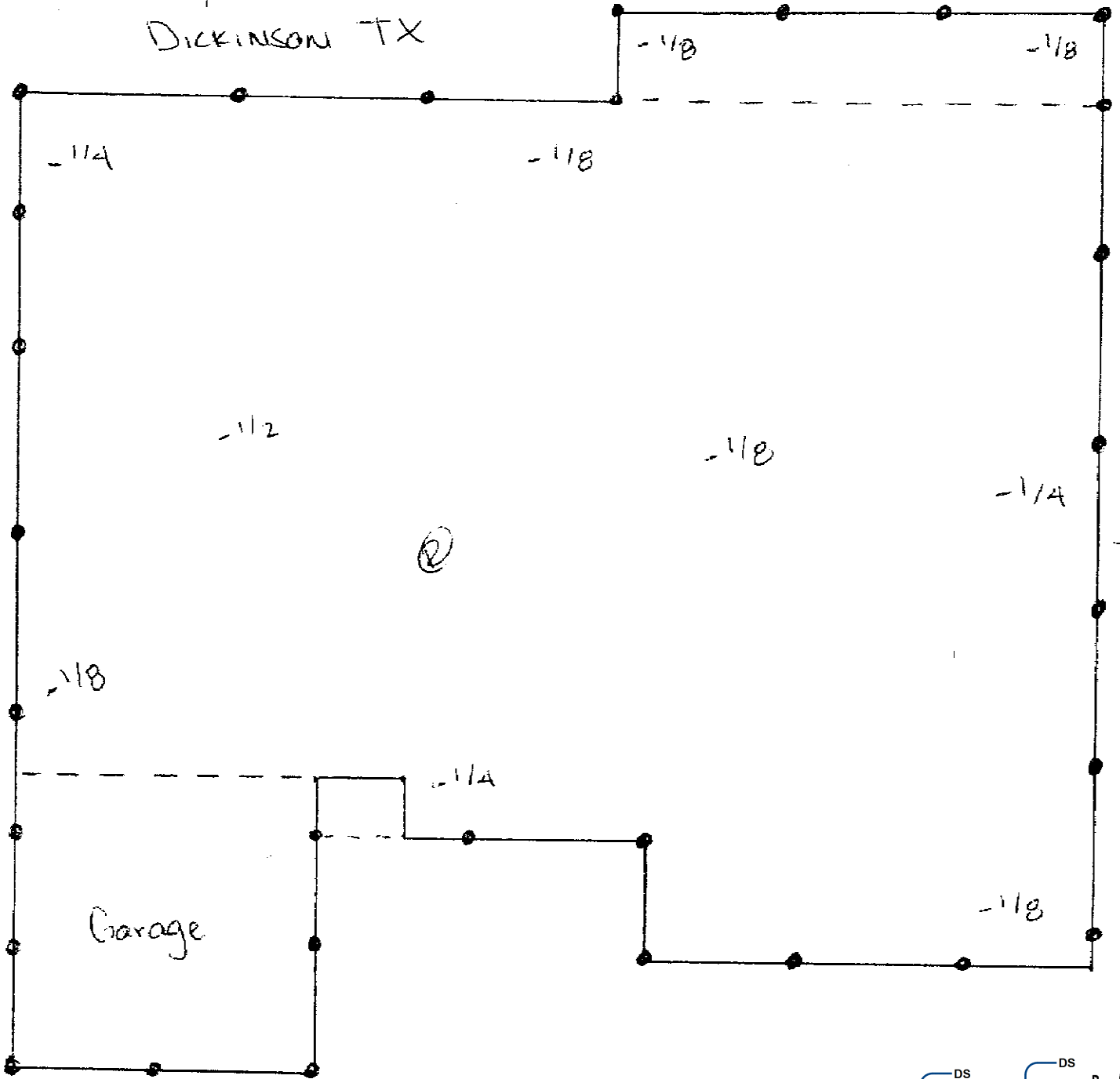
**trinityfoundationrepair@gmail.com**



# Trinity Foundation Repair

1151 Huffmeiste rd #113, Houston TX 77065

5316 Lazymist Ct.  
Dickinson TX



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Tel (281) 221-2166  
fax (832) 553-2939

(210)251-5018 (972) 375-6067  
trinityfoundationrepair@gmail.com



**City of Dickinson**

4403 Highway 3  
Dickinson, TX 77539  
(281) 337-6259 Voice  
(281) 337-6190 Fax

**BUILDING PERMIT (MISC)**

Issue Date: February 10, 2016

PROJECT DESCRIPTION: Foundation repair

**PROJECT #**  
BPM-16-0148

(281) 337-6276  
Inspections

www.mygov.us  
Permits

**LOCATION**

5316 Lazymist Ct.  
Dickinson, TX 77539

**LEGAL**

Briarglen Lot 110  
No. 60Epperson Tr 155  
Abst 60 E P Epperson Abst 155 P G Merritt  
Lot 110 Briar Glen Sec 1 Phase II

**CONTRACTOR**

Trinity Foundation Repair  
14131 Bella Drive  
Cypress, TX 77429  
(281) 221-2166 Phone  
(832) 553-2939 Fax  
(210) 251-5018 Mobile  
trinityfoundationrepair@gmail.net

**OWNER**

John A Conner  
5318 Lazymist CT  
Dickinson, TX 77539

**AVAILABLE INSPECTIONS**

- ▶ Site / Stake Inspection (required)
- ▶ Building Foundation (required)
- ▶ Building Final (required)

**INFORMATION**

Date and Time received back	2/10/16
Date and Time Sent	2/10/16
Valuation	4925.00
Where was it sent	2/10/16

**FEES**

**TOTAL = \$ 136.64**

Building Permit Fee (Misc)	\$ 86.75
Plan Review Fee - Building Permit (Misc)	\$ 43.38
Convenience Fee	\$ 4.34
Convenience Fee	\$ 2.17

**PAYMENTS**

**TOTAL = \$ 136.64**

Trinity Foundation Repair (Alejandro de la Torre) Cc on 02/10/2016	(\$91.09)
Trinity Foundation Repair (Alejandro de la Torre) Cc on 02/10/2016	(\$45.55)

**NOTICES**

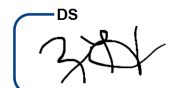
- 1) All work must be done in compliance with the International Residential Code (IRC) and National Electrical Code (NEC).
- 2) A copy of the approved plans must be on site at all times.
- 3) The project address must be clearly posted at the job site.

**READ AND SIGN**

I hereby certify by my signature below that the information provided is true and correct to the best of my knowledge and that the stated value of construction includes all materials, equipment, labor, overhead and profit. I further agree to adhere to all City, State and Federal laws regarding the work to be performed under this permit.

Signature

Date 02-10-16

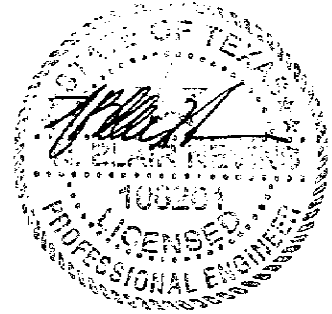




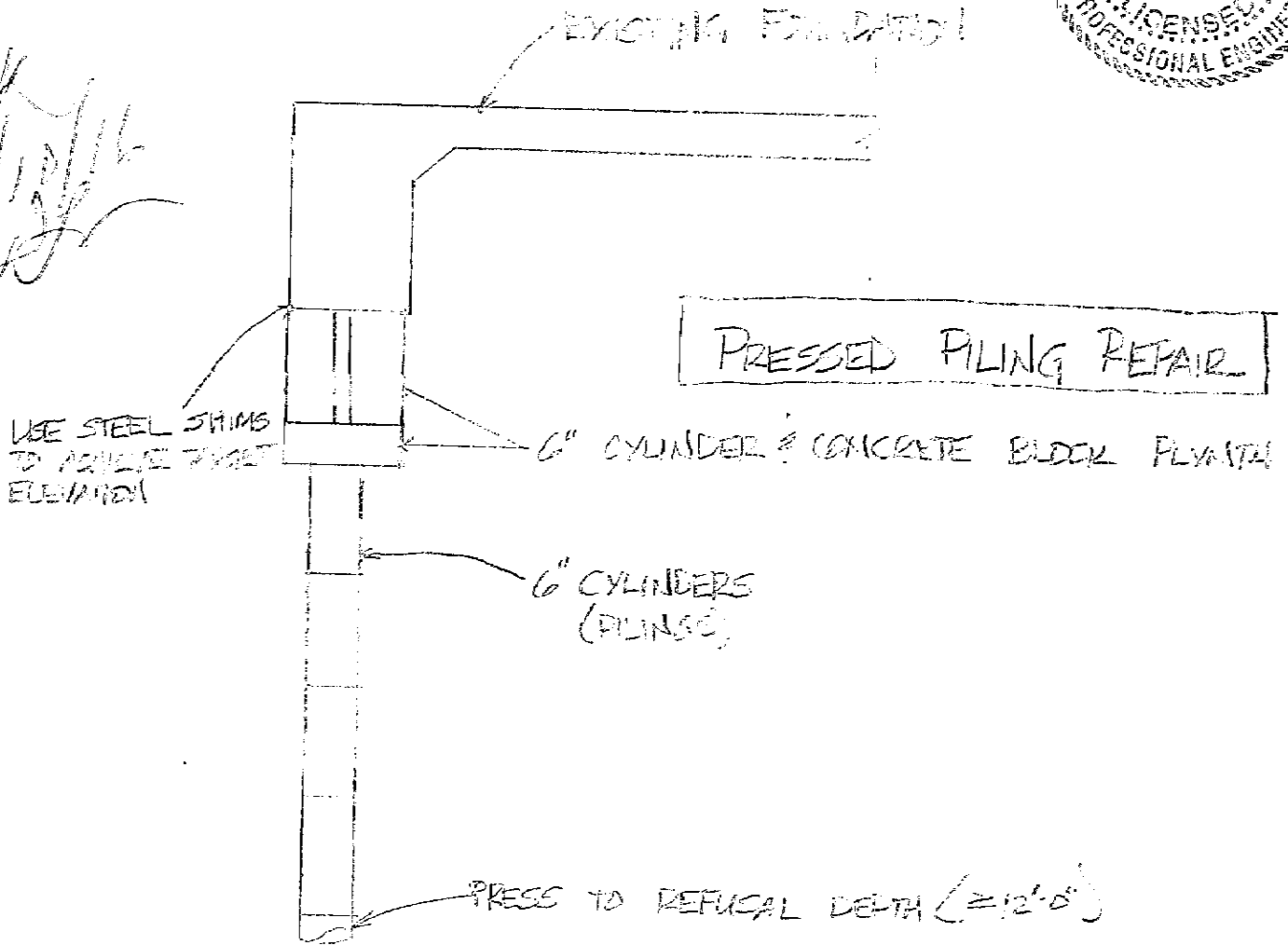
**Nevins Engineering**

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281-723-4220  
blair@nevinsengineering.com

5316 LAZY MIST  
DICKENSON, TX



*OK  
5/12/16  
BJ*



• ALL CONCRETE: 5000 PSI OR GREATER  
PILINGS COMPRESSIVE STRENGTH

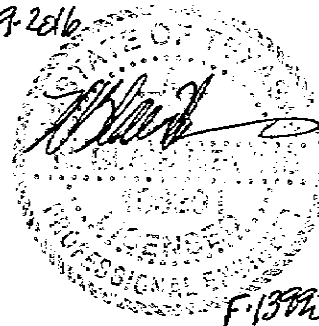
• INTERIOR PILES TO BE SUPPORTED BY  
GRADE BEAM OR USE 4x4x1/2" STEEL  
ANGLE (16" LENGTH) FOR BEARING

• INT. PILES NOT SUPPORTING  
LOAD BEARING WALLS TO  
SUPPORT AT LEAST 1" FROM  
BEARING

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*[Signature]*

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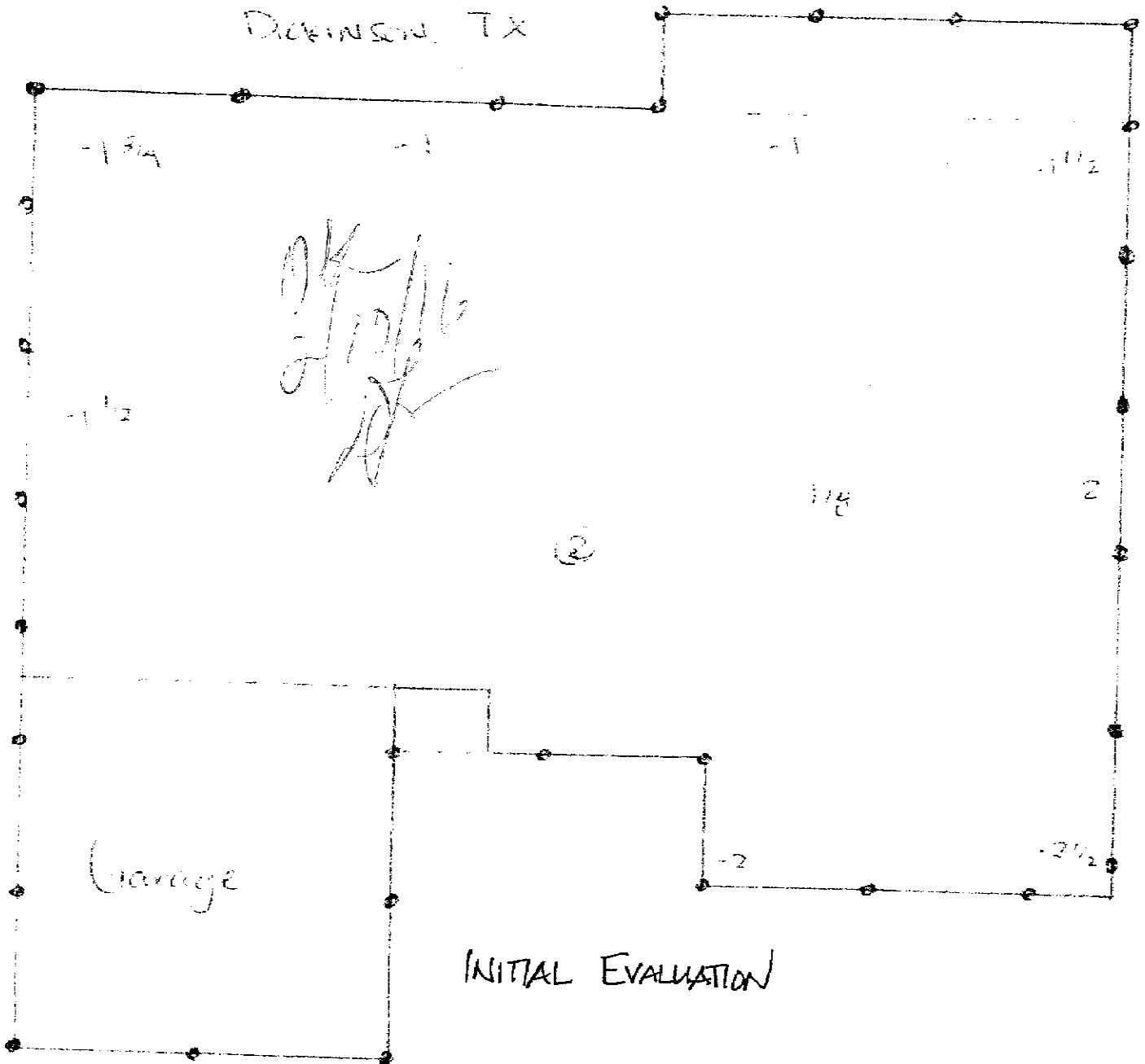


# Foundation Repair

**1151 Huffmeiste rd #113, Houston TX 77065**

5316 Lazymist Ct

DICKINSON, TX



INITIAL EVALUATION

**Tel (281) 221-2166**  
**fax (832) 553-2939**

**(210) 251-5018**

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**trinityfoundationrepair@gmail.com**

DS  
DH

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3/2/11