

Michael Haapaniemi
100 Detering Street 4147
Houston, TX 77007

June 10, 2020

RE: Structural Evaluation - 10252 Rockcrest Road, Houston, TX 77041

BACKGROUND

On May 14th 2020, Coastal Engineering Solutions, Inc. (CES) was requested to review the work completed at the subject property pursuant to the original structural evaluation report dated April 27th, 2020.

CES met onsite with the client and job foreman, and reviewed photographic evidence of work performed. No further evaluation was requested nor conducted at such time of this inspection on the structural framing or concrete foundation with regards to soil subsidence concerns. A foundation elevation survey was not conducted at the time of this inspection nor included in the scope of work.

DISCUSSION

It is apparent through visual observation and photographic evidence that the recommended repairs have been conducted in manner consistent with the recommendations contained within the April 27th, 2020 report, and with standard construction practices.

Items completed: Drywall Repair/Replacement; Framing Replacement (Spot Locations - As needed); Stucco Repairs; Garage Divider Repair; Anchor Bolt & Hold-downs Installed; Shear Wall Installed (Living Room Exterior Wall); Roof Framing Repair/Replacement For Flue Pipe Removal; and, Window & Door Replacement Per MFR Specifications.

Pursuant to the April 27th, 2020 report, CES requested notification of any deficient framing as noted therein upon contractor removal of drywall due to portions of framing being concealed upon initial inspection. CES was not notified by the client of any deficient framing upon drywall removal.

Regards,



Kyle D. Hockersmith, P.E.
Firm Reg. No. F-21062



LIMITATIONS OF LIABILITY

Opinions expressed herein are based on an evaluation of conditions observed at this time and the other information provided to this engineer. Other problems may become evident as the seasons and climatic conditions change. Coastal Engineering Solutions, Inc. (CES) is not responsible for knowledge of concealed cracks or other distress of any type in any other structural elements, such as joists, beams, or slabs. Destructive exploration for such conditions was also not included in this survey. A termite inspection was not performed. Roof or crawl space framing was not inspected unless specifically requested and then only in the area of and adjacent to the access hole and/or exposed framing. Such problems or the advent of additional information may be reason to revise the opinions expressed herein. This report supersedes any prior oral statements. Not all defects are noted herein this report. The decision whether or not to recommend any specific repair is based on the judgment of this engineer as to the relative costs and probable benefits of that repair. The repairs recommended above are not intended to return the foundation or super structure to its original condition. These general comments do not override specific statements above. CES does not perform the repair work recommended and is not affiliated with any of the manufacturers specified herein. This report stands on its own and the exact timing of the repairs, the contractor and the person paying for the repairs are not specified herein. The use of any specific repair contractor is not required by this report. In case of conflicting recommendations in this report, the more stringent recommendation will govern. CES recommends consultation with other professionals about any potential impacts of these recommendations, including realtors and appraisers. If there are concerns about these recommendations, a second engineering opinion is recommended.

REPAIRS

Spot-inspection of all repairs conducted encourages a higher quality of construction by the contractor and provides opportunity to make adjustments to the proposed repair plan if differing conditions are encountered. Full-time inspection is also available at additional cost. The primary responsibility for the proper execution of the work lies with the contractor. Construction inspections require additional engineering fees which may be discussed prior to schedule of inspection. No original structural construction documents were available for review by CES. The opinions expressed and repairs recommended are based on the assumption, except as noted, of acceptable original development and building specifications and construction practices, including proper foundation design, soil compaction, nailing and reinforcement of concrete. Examination for compliance with current Building Codes or other construction specifications was not within the scope of this survey. Any recommended repairs are remedial in nature and intended only to bring the structure up to conditions average for other structures of similar size, age, and location. The repairs are not intended to bring the structure into compliance with current building codes. Some defects will continue to exist after the repairs. This report is provided solely for your use.

This report does not predict or warrant the future performance of the subject property or of any of the repairs or remedial steps recommended herein.