

FOUNDATION  CHECK
INDEPENDENT FOUNDATION EVALUATIONS

October 26, 2020

To: Texas Investment Buyers LLC
6363 Richmond Ave, Ste 502
Houston, TX 77057

Re: Foundation Evaluation
1919 Michele Dr
Missouri City, TX 77489

Dear Texas Investment Buyers LLC,

On October 23, 2020, we conducted a foundation evaluation on the above referenced structure. Our purpose was to determine the extent of movement and to recommend corrective actions, if needed.

Clients Goal/Request:

The client would like to determine if the foundation is performing.

General Property Description

The single-story home can generally be categorized by the following:

Foundation: Reinforced Slab on Grade
Framing: Wood
Exterior: Brick
Roofing: Comp. Shingle
Garage: Attached
Age: 43

Observations

Based on our visual observations and elevation measurements taken at the time of our inspection, the foundation **HAS NOT** experienced movement exceeding generally accepted industry tolerances for residential construction. The items listed below provide visual observations on the condition of the structure, foundation, and property.

- There are large trees on this and the surrounding properties. (Pictures #1, 2, 3 and 4)
- There are no visible signs of structural distress inside of the home. (Pictures #5 and 6)



(Picture #1)



(Picture #2)



(Picture #3)



(Picture #4)



(Picture #5)



(Picture #6)

Other Observations

- The home was vacant at the time of our inspection.
- The home has had recent foundation work completed. When and by whom was unknown at the time of inspection.
- The home appears to be recently remodeled.
- The home sits on a subdivision par lot.

Conclusions and Recommendations

- The foundation **HAS NOT** exceeded generally accepted industry tolerances for residential construction.
- Review and perform our home owner foundation maintenance program.

About the AutoCAD Drawing

The instrument was 'zeroed' near the center of the home. All measurements shown are in reference to that 'zero', with positive numbers being above and negative numbers below the referenced 'zero'.

Agreements and Limitations

Opinions expressed in this report are based upon visual evaluation of conditions at the time we performed the inspection and upon historical performance of the subject structure(s). Shrubbery, carpet, furniture, etc. can hide critical parts of the structure. Our opinions are based upon normal construction practices having been followed. No warranty is expressed or implied as to future performance of this structure. If you have any questions regarding this report or if we can be of further assistance, please call our office.
Sincerely,

Kollin Young
Field Service Technician
Foundation Check Inc.
346-802-3825 (EVAL)

