
ENGINEERING INSPECTION REPORT

**Todd and Carolyn Cast
1843 Willow Point Dr.
Kingwood, Texas 77339**

**November 20, 2020
Rpt #TCC-2220-20202**

**Reference: Engineering Services: Structural Inspection Report
Single Family Residence @:
1843 Willow Point Drive, Kingwood, Texas 77339**

Purpose

An inspection was performed on the single-family residence at the address noted above per the request of Mr. Todd Cast, owner. The first inspection was on April, a second inspection on May 13, 2017, and this inspection on November 20, 2020. The purpose was to inspect the overall structural integrity of the foundation for this owner.

Observations & Recommendations;

Please find the following regarding the inspection. It was noted by the owner that he was told of some concerns regarding a slope in the concrete noted by other inspections. After walking through the entire house, and reviewing the prior inspection reports prepared by the undersigned, it was noted that there did appear to be a slight slope across the slab. It was also noted in the prior reports, by the undersigned, that there had been some minor cracking in the concrete slab, and a few locations in the walls where there was some minor hairline cracks. These cracks in the walls had apparently been repaired at the time of this inspection, and the floors were covered with new flooring, therefore no concrete was exposed at the time of this inspection. There were no signs of any cracks in the walls noted at the time of this inspection.

As noted in the previous reports, the houses in the Kingwood area are built on expansive clay subsoil, and at the time of the construction of this house being in late 1977, minor movement of the slab is very common. The sloping of the floor slab could be the result of workmanship at the time the foundation was poured, or the result of slight settlement, which is also very common.

It is still the opinion of the undersigned that this foundation and superstructure is still serving it's intended purpose, and is considered to be structurally sound.

Summary

In summary, it is the opinion of the undersigned that the subject foundation and wood framed superstructure has experienced some minor movement in the over forty years of its existence. It is the opinion that this movement is very minor and not the result of a major structural defect in this foundation or the wood framed superstructure. It is the opinion of the undersigned that the foundation and wood framed superstructure is serving it's intended purpose for this residential structure.

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Please note that this inspection report is based on a visual inspection of the stated property on the dates given in this report. Any items or areas absent from this report shall not be considered as part of this report. No warranty or responsibility for conditions not detectable by visual inspection or events following this inspection is hereby expressed or implied. If there are any questions and/or need of further information, please contact the undersigned at your earliest convenience.

Yours truly,



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