

J. T. Engineering, Inc.

Foundation Design & Inspection • Structural Evaluation

DS
JPB

John B. Thornton, P.E.

July 3, 2014

Michael Cooper
Texas Best Holdings LLC
2611 Kings Forest Drive
Kingwood, TX 77347

REFERENCE: CONTRACTOR PERFORMANCE INSPECTION

1714 Seven Maples

The property at 1714 Seven Maples was repaired by Medrano Foundation and supervised by John B Thornton, a Registered Professional Engineer, and Allen Thornton, Engineering Assistant on July 1, 2, and 3, 2014. Mr. Michael Cooper of Texas Best Holdings LLC was present.

Medrano Foundation probed the ground to find the location of the existing piers. Thirty-five piers were located. Each pier was excavated so the vertical blocks and the transition block were exposed. The presence of pushed piers was documented. Their locations are on Drawing 2. There is a significant void under the house. A drain line from the center of the house is to be installed.

Two piers, one on the front right corner (A on the Drawing 2) and the other at the rear left of the garage (B on the Drawing 2) were excavated to find the depth of the penetration of the pushed piles. The soil at the front excavation was a very stiff grey clay. The rear however had softer clay stiff gray clay. At both locations there were three

concrete pushed cylinders for a total penetration of 4'8" A twenty ton hydraulic jack was installed and pressure applied to see if the house would move upward at that penetration. The front right pushed up holding the load. The rear garage did not. Additional piers were pushed till refusal of the jack to push any further in and the house would rise. The number of cylinders added and the hydraulic jack pressure reading at refusal is shown on Drawing 2. Upon re-driving a new transition block was added because the existing ones were not acceptable and two cylinders were added above the transition block (the previous foundation installation had only one which is not acceptable. Two new piers were installed under the two columns on the front porch.

The concrete slab was level as close to level as the structure of the house would permit. This has reduced the stress on the superstructure. The house is now structurally sound. Final slope readings are shown on Drawing 2 and are within acceptable tolerances

Photos 1 and 2 shows the collar beams that were installed to return the structural integrity of the roof structure. Photos 3 and 4 shows where sheetrock cracks had been taped and floated. The void under the house was drained by installing a 4" drain line from the center of the house, under the lawn, and to the street

The repairs to the structure including foundation, roof structure, and sheetrock have been successfully completed in accordance with the engineers directives.

TERMS AND CONDITIONS

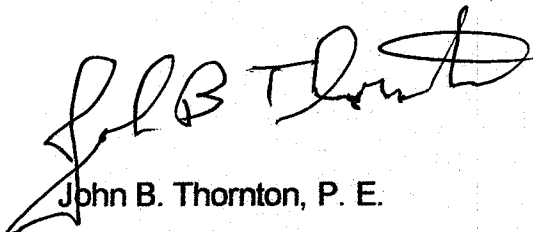
This Inspection Report reflects only the items listed and only the condition of those items at the time and date of inspection. This Report reflects only if the items inspected are observed to be "functional" or "nonfunctional" at the time of the inspection, that is, whether such items at this time are observed to serve the purpose for which they are ordinarily intended. This Report reflects only those items that are reasonably observable at the time of inspection. NO REPRESENTATION OR COMMENT is made concerning any latent defects or defects not reasonably observable at the time of the inspection or of

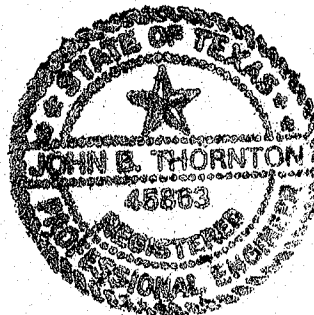
items which require the removal of major or permanent coverings. For example, but without limitation, recent repairs, painting or covering may conceal prior or present damage, which is not reasonably observable by the inspection, and no representation or comment can be made. **NO REPRESENTATION IS MADE CONCERNING ANY OTHER CONDITION OR THE FUTURE PERFORMANCE OF ANY ITEM. NO REPRESENTATION IS MADE AS TO ITEMS NOT SPECIFICALLY COMMENTED UPON. ALL WARRANTIES EXPRESSED OR IMPLIED ARE EXCLUDED.** Client must notify our Company in writing of any complaints or misunderstandings within seven (7) days of the date of inspection and must thereafter allow prompt reinspection of the item in question; otherwise, all claims arising out of such complaint are waived by Client. If Client institutes any legal action concerning this inspection, and fails to prevail on all of the causes of action alleged, Client shall be liable to our Company for all of its attorneys' fees incurred in such action. Actual damages for any breach of contract, negligence or otherwise is limited to the amount of the inspection fee shown hereon. Client, by accepting the Report, or relying upon it in any way, expressly agrees to these Terms and Conditions. Opinions related to the compliance with specifications, legal and current code requirements, or restrictions of any kind are specifically excluded as being covered by this inspection. Estimates are given as a courtesy only and are approximations. Actual costs vary from one Service Company to the next. This is no bid to perform work. Appropriate qualified craftsmen are to be contacted for firm bids to perform desired repairs.

I appreciate the opportunity to be of service to you. Please call me if I can be of further assistance. Thank you.

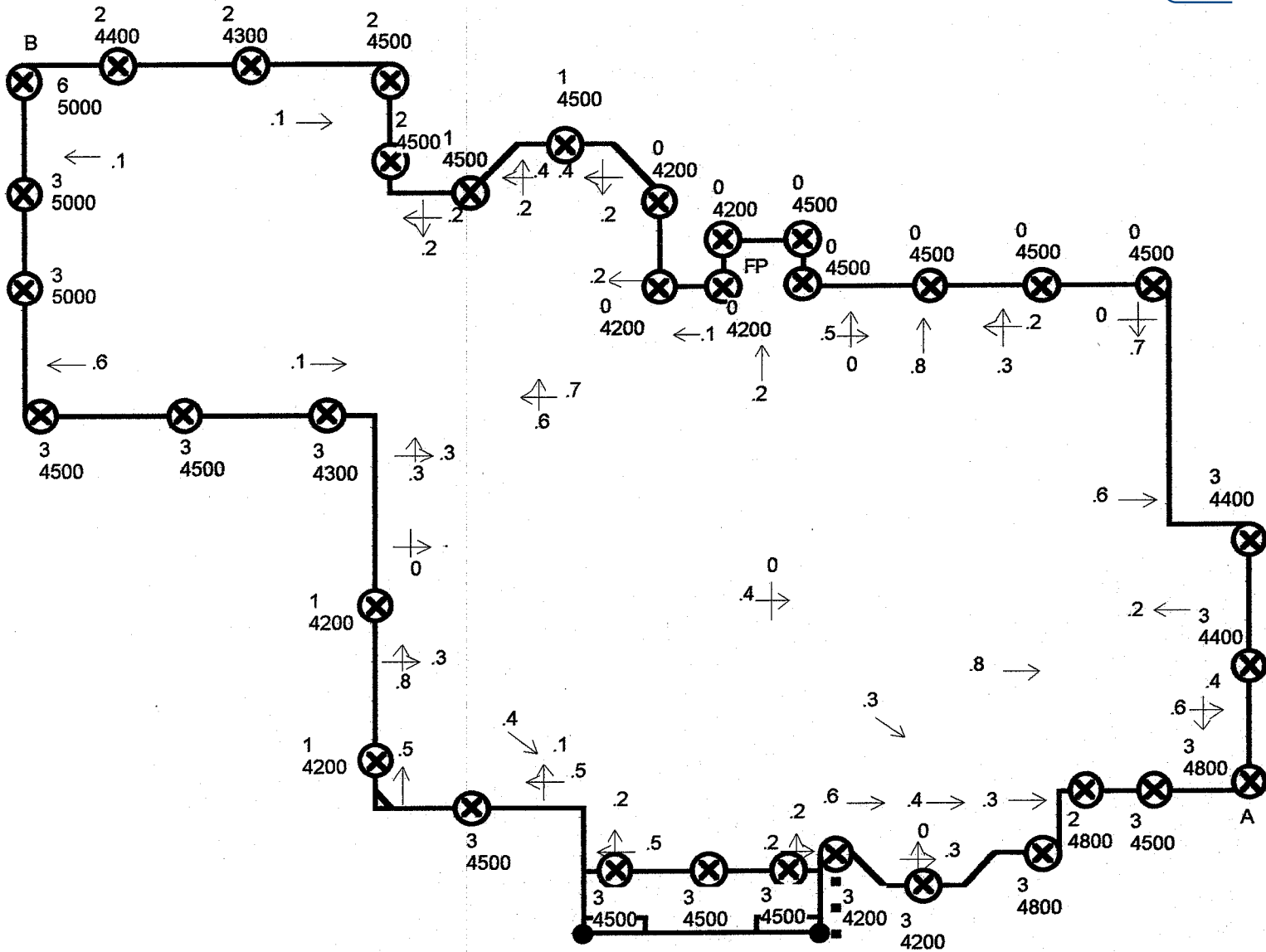
Very truly yours,

J. T. ENGINEERING, INC.


John B. Thornton, P. E.

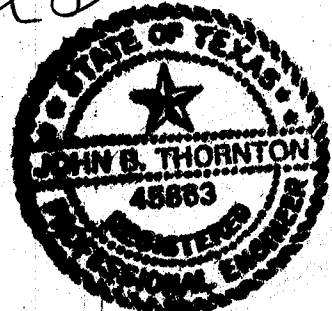


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3 CYLINDERS
4500 PSI

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July 23, 14

- DIRECTION OF DIFFERENTIAL SETTLEMENT
- PIERS
- ⊗ ADJUSTED PIERS
- WSEP WINDOW SEPARATION
- BC BRICK CRACKS
- ⊙ SIGNIFICANT BRICK CRACKS
- GBC GRADE BEAM CRACK

DRAIN LINE

NOTE: THIS DIAGRAM IS DRAWN FOR THE SOLE PURPOSE OF SHOWING APPROXIMATE OUT LINES OF THE RESIDENCE AND ITS SURROUNDINGS, AND IS NOT PRESENTED AS BEING A TRUE AND ACCURATE COPY OF THIS RESIDENCE.

J.T. ENGINEERING		
SCALE: 1"=10'	APPROVED BY:	DRAWN BY: AT
DATE: 7/3/2014		REVISED:
1714 SEVEN MAPLES DR.		
PIER DIAGRAM	DRAWING NUMBER : 2	

1714 SEVEN MAPLES

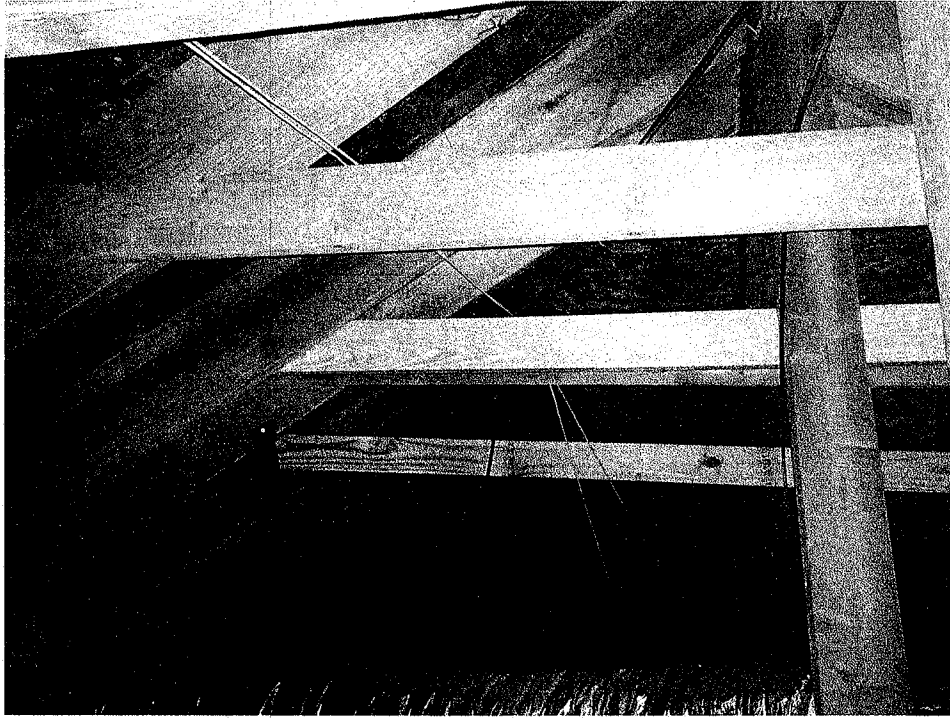


Photo 1: New Collar Beams Installed.

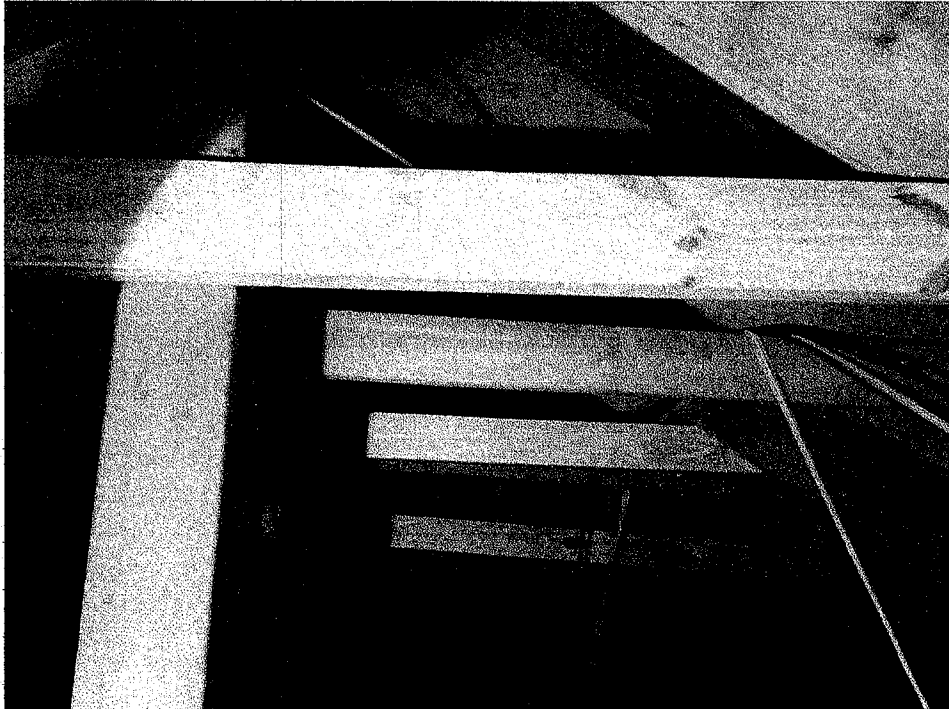


Photo 2: New Collar Beams Installed.

1714 SEVEN MAPLES

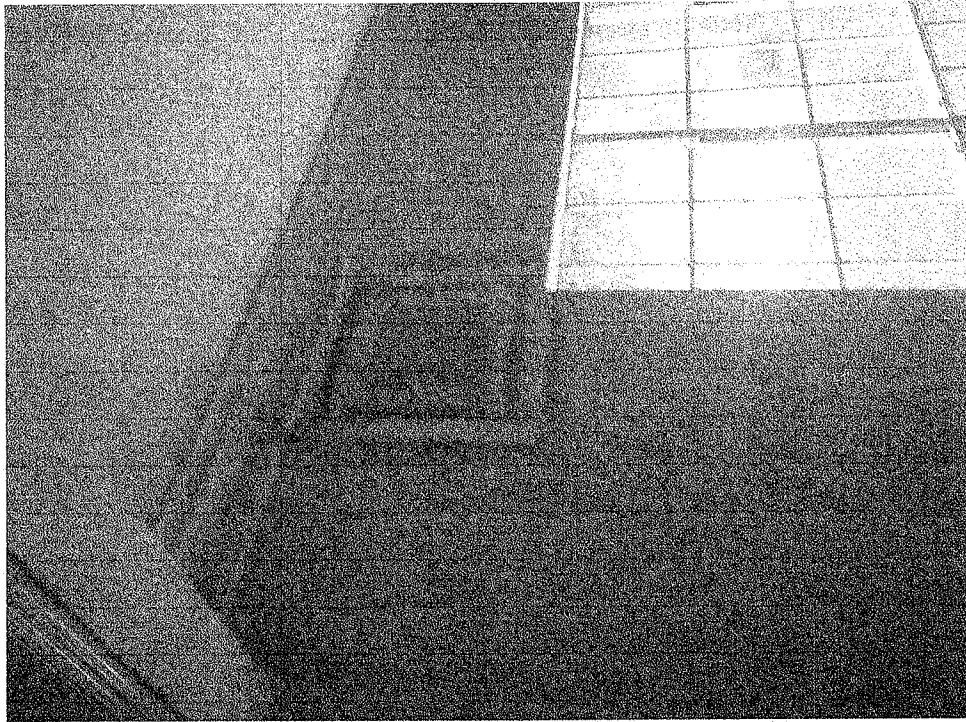


Photo 3: New Tape and Floating of Sheetrock.



Photo 4: New Tape and Floating of Sheetrock