

# FOUNDATION



## Inspection Report

**Texas Real Estate Inspection Services, Inc**  
Jonathan E Lang TREC 9213  
8307 Lime Springs Dr  
Houston TX 77095  
281-300-9276



**REPORT PREPARED FOR:**  
Thomas Broussard

**INSPECTED PROPERTY ADDRESS:**  
25 Rockfern Ct  
Spring TX 77380

<b>Date:</b> 8/27/2021	<b>Time:</b> 01:30 PM	<b>Report ID:</b> 082720210130P
<b>Property:</b> 25 Rockfern Ct Spring TX 77380	<b>Customer:</b> Thomas Broussard	<b>Real Estate Professional:</b> Jeannine Ducommun Remax Woodlands

**THIS REPORT COVERS ONLY THE VISUAL ASPECTS AND MEASUREMENTS OF THE FOUNDATIONS ELEVATION**

The following report covers observations made on the foundation at the above address. This report is not an engineering report and was not created by an engineer or an engineering firm. This report is intended to relate the observations and opinions on the foundation in question in an attempt to determine the settlement aspects of said foundation. In the Southeast Texas area, foundations undergo movement due to the expansive clay soils in this area. This movement is constant and changes based upon several variables. Environmental variables, including heat, humidity and rain fall or a lack thereof, have an effect on the expansion and contraction of the soil, therefore effecting settlement rates. The structure of the foundation, including the depth of the footings, placement of interior grade beams and the thickness of the slab, will also have an effect on the foundations performance. Trees and other plants also have an effect on the settlement rate of the structure as they remove moisture from the soil at various rates. As this firm was not present at the time of the construction of this home and has had no access to engineering diagrams of the home, we cannot determine the intention of the designers or the internal structural aspects of the foundation in question. The following report will offer data that will show settlement rates at the time of inspection and to offer an opinion on the foundations performance. As influences on the foundation in question will change over time, this report should not be construed as a guarantee of performance now or into the future. No warranties, expressed or implied are offered on the future performance of this structures foundation. If further investigation is felt to be necessary, a qualified engineering firm should be sought to provide that information.

**Comment Key or Definitions**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit *and if no other comments were made* then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building. Not Present items will be noted only in the Report and will NOT be in the Summary. Please read the entire report and consider items or components that are not present.

**Deficient(D)** = The item, component or unit is not functioning as intended, is deficient in its functionality or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**Investigate** = refers to a system or component that needs additional investigation by a specialist to determine if repairs are needed.

**In Attendance:**

Customer

**Type of building:**

Single Family (1 story)

**Approximate age of building:**

Over 10 Years

**Temperature:**

Over 65

**Weather:**

Cloudy

**Ground/Soil surface condition:**

Damp

**Rain in last 3 days:**

Yes

**1. Foundation Components****Styles & Materials**

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<b>Foundation:</b> Brick Poured concrete	<b>Method used to observe Crawlspace:</b> No crawlspace	<b>Floor Structure:</b> Slab
<b>Wall Structure:</b> 2 X 4 Wood	<b>Ceiling Structure:</b> 2X8	<b>Roof-Type:</b> Gable Shed

**Items**

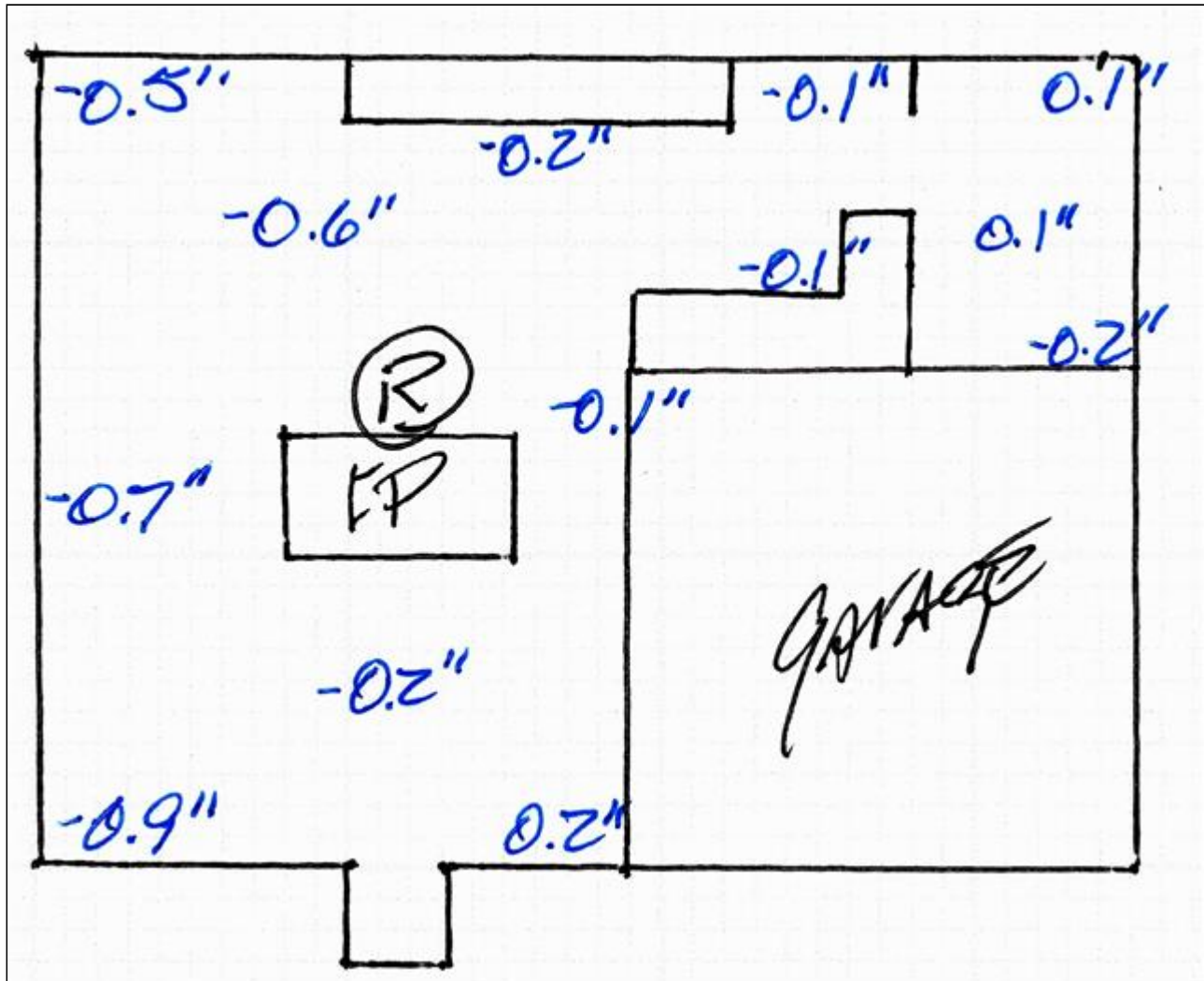
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**1.0 FOUNDATIONS AND CRAWLSPACES (Signs of abnormal settlement or structural damage)**

**Comments:** Inspected

(1) The foundation in question was observed visually and with the use of a Zip Level Pro 2000 altimeter. The level readings were taken at various points. A central reference point is taken as a point of comparison. The reference point was taken behind the fireplace structure and is indicated on the diagram by an 'R'.

The overall level of the foundation is consistent. However, the left side does show some decrease in elevation with respect to the remaining portions of the slab on grade structure. This decrease in elevation ranges from 0.5" at the left rear corner to 0.9" at the left front corner. While there are decreases in elevation, these decreases are not extreme and do not indicate a need for mechanical leveling. Maintain even moisture levels around the entire structure, this will help to maintain an even settlement.



1.0 Item 1(Picture)

(2) A visual inspection of all above grade portions of the slab on grade foundation of this structure indicates that this foundation, in my opinion, is performing as designed. No visible defects in the form of cracks or other defects were found during this inspection.

#### 1.1 CABLES OR REINFORCING STEEL

**Comments:** Inspected, DEFICIENT

🔧 Cable ends are exposed at the left side and rear of the structure. Recommend patching these areas to prevent deterioration.



1.1 Item 1(Picture)



1.1 Item 2(Picture)

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The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 2. Exterior

### Styles & Materials

**Siding Style:**

Brick Veneer  
Lap

**Siding Material:**

Brick  
Cement-Fiber

**Exterior Entry Doors:**

Fiberglass

**Appurtenance:**

Porch  
Sidewalk  
Patio

**Driveway:**

Concrete

**Garage Door Type:**

Two automatic

**Garage Door Material:**

Metal

### Items

#### 2.0 WALL CLADDING AND TRIM (Explain signs of Damage from Settlement)

**Comments:** Inspected

No visible evidence of cracking or separation from differential settlement was found in the exterior cladding and trim of this structure.

#### 2.1 VEGETATION, GRADING, DRAINAGE (With respect to their effect on the condition of the building)

**Comments:** Inspected

(1) Grading, while reduced, is still generally positive. No Standing water from recent rains is present.

(2) Large pine trees are within 30' of the slab on grade structure. While not ideal, we do not recommend removal. Established trees, with established root systems should be maintained by watering and pruning. Unless the tree is deteriorating and a threat to the structure, removal may do more harm than good. This is due to the fact that once the tree is removed, the roots will remain in place. These roots will deteriorate, leaving voids in the soil. These voids will collapse and may cause additional, abrupt settlement to occur. Keep the trees well watered and healthy.

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**4. Interiors****Styles & Materials****Ceiling Materials:**

Drywall  
Wood

**Wall Material:**

Drywall  
Wood

**Floor Covering(s):**

Tile

**Interior Doors:**

Hollow core

**Items****4.0 CEILINGS**

**Comments:** Inspected

No defects related to differential settlement were present in the ceiling surfaces of this structure.

**4.1 WALLS**

**Comments:** Inspected

No defects related to differential settlement were present in the wall surfaces of this structure.

**4.2 FLOORS**

**Comments:** Inspected

All floor surfaces were viewed. No visible defects were found within these structures.

**4.3 DOORS (REPRESENTATIVE NUMBER)**

**Comments:** Inspected, DEFICIENT

🔧 (1) The door to the upstairs left bedroom rubs at the jamb. Adjust as needed to close properly. This is a small repair.



4.3 Item 1(Picture)

- 🔧 (2) The door at the upstairs left private bath will not latch properly. Adjust as needed to allow for proper closure. This is a small repair.



4.3 Item 2(Picture)

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The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



## Repair



**Texas Real Estate Inspection Services, Inc**

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**Customer**  
Thomas Broussard


**Address**  
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The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. As used in the Summary, "Repair" refers to a system or component that is not functioning as intended and is in need of Repair or Replacement; and "Investigate" refers to a system or component that needs additional investigation by a specialist to determine if repairs are needed. ***This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.***

### 1. Foundation Components

#### 1.1 CABLES OR REINFORCING STEEL



**Inspected, DEFICIENT**

-  Cable ends are exposed at the left side and rear of the structure. Recommend patching these areas to prevent deterioration.

### 4. Interiors

#### 4.3 DOORS (REPRESENTATIVE NUMBER)

**Inspected, DEFICIENT**

-  (1) The door to the upstairs left bedroom rubs at the jamb. Adjust as needed to close properly. This is a small repair.
-  (2) The door at the upstairs left private bath will not latch properly. Adjust as needed to allow for proper closure. This is a small repair.

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Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic

items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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