



**BMH Engineering** Firm: 13376  
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September 9, 2021

Gabriel and Betsy Gelb  
119 Sage Road  
Houston, TX 77056

Reference: 119 Sage Road, Houston Texas, 77056  
Foundation Performance Review

Gabriel and Betsy Gelb,

Per your request, on August 27, 2021, I performed a structural investigation of the foundation at the above referenced residence. The purpose of this investigation was to determine the current condition of the foundation. The structure is a two-story wood framed stucco veneer single family residence with a split-level entry which includes the foyer and garage. The home is supported with an elevated pier and beam foundation.

Foundation elevations were recorded in the home and the magnitude of dis-elevation was measured to be less than 1.0 inch. It is common for some foundation dis-elevation to be built in due to construction and material imperfections. This condition does not represent a structural deficiency and does not affect the structural integrity of the foundation system.

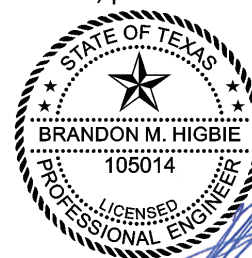
The foundation of the home has not failed to support the structure and no foundation repairs are recommended for structural purposes. The deflection resulting from the foundation movement was measured to be within the code-imposed design deflection of L/360 and the slope was measured to be within the accepted limit of one percent.

This inspection is limited to the conditions that relate to the purpose of the inspection as stated above. Not all the observations made at the time of the inspection will necessarily be listed in this letter. Opinions and comments stated in this letter are based upon the apparent performance of the structure at the time of the investigation and the knowledge and experience of the inspecting engineer. No guarantee or warranty as to the future life or performance of the structure or any component thereof is intended or implied.

If you have any questions or if I may be of further service in this matter, please contact this office.

Respectfully,

Brandon M. Higbie, P. E.  
BMH Engineering



09-09-2021