



Her luxury house

Structural Engineering Services

July 12, 2019

This letter summarizes the results of my structural and foundation inspection and assessment for a single family home located at 508 Pine Rd, Clear Lake Shores, TX, 77565, subject to a planned purchase. The objective of this inspection was to verify the structural and foundation safety and integrity, especially regarding the foundation in this elevated home.

I was able to visit and inspect the property on July 10th, 2019.



Inspections of the house did not suggest any immediate risks to the building and its residents. I especially measured the settlements in the foundation slab and the floor of the house. The maximum settlements remained under 0.25" on the slab and lower in the house floor, which are good numbers for this house (with slab and floor dimensions measured at of 33' and 58'). It is worth mentioning that the concrete slab does not serve as a critical part of the foundation as the house is built on 28 deep piers directly under the timber columns, per information provided by the real estate agent.



One issue I noticed during the visit was some longitudinal cracks on the wood columns. The cracks were visible on several of them. The width of these cracks were more and larger than those observed in another home built nextdoor, apparatntly at the same time and with the same exact properties. Hence, I conducted some research to see if there is any report about history of such cracks being an issues in the area or alarming guidelines by FEMA or other relevant authorities. My research did not find any concerning information. Given that the widths of these cracks (usually very small and at most around 1/8") and that the material type (timber) is crack-friendly and is known to perform well with cracks, my opinion is that they don't serve as a threat to the performance of the structural components.

Inspection of the internal and external walls if the house and did not find any sign of worrying cracks or structural malfunction.

In summary, it is my opinion that the structure has a high integrity and is structurally in a good and healthy condition.

Best regards,

Dr. Emad Mousavi, PE



Emad
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