

# Central Texas Consulting

Roofing, Steel and Concrete Structures, Computer Drafting, Firm # 1735

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**Date:** October 30, 2015  
**Inspection Date:** October 20, 2015  
**Project:** Structural Inspection of Residence  
**Location:** 7547 CR 401, Anderson, Texas  
**Authorization:** Connie Hass

**Description:** Single-story conventional wood frame construction on a beam stiffened reinforced concrete foundation on grade. Exterior walls are brick veneer; interior walls and ceilings are sheetrock.

**Observations:** No structural cracks were discovered in the exposed foundation. There are a number of small brick veneer crack and separations from the window frames noted on the drawing. Leveling the floors may affect a few but most will be unchanged. These minor damages will not affect the structural integrity of the brick structures. Some of the sheetrock damages may require sanding, floating and repainting to properly restore aesthetics.

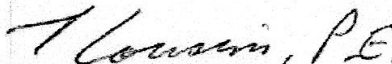
The master bedroom area is an addition constructed several years ago and had piers added sometime later to correct settlement problems. Number of piers and locations are unknown but they have performed as expected.

Floors measured level or well within normal levelness tolerances throughout the house.

**Recommendations:** Since floors are so nearly level there is not any benefit to install piers to attempt closing the few cracks and separations that may be close without over-lifting the floors.

My recommendation is to leave brick veneer crack alone. There may be some separations beside window frames that can be caulked. In other words there is very little work needed to be done to this residence.

**Comments:** I appreciate the opportunity to be of service. Please let me know of any questions.

**Signature:**   
True Cousins, P.E.