

November 3, 2023

Stacy Lynch

2219 Leisure Lane Richmond, TX 77406

Dear Mrs. Lynch, and all Interested Parties

Per your request, we inspected the above referenced property on **11/3/23**. Relative foundation readings were obtained using Technidea Pro-Level 2000. Adjustments were made to accommodate changes in floor coverings and other built invariances. Cosmetic distress was noted on the exterior and interior of the home. Relative elevation measurements ranged from **(+2.5in.)** and **(-0.0in.)** The current maximum differential elevation recorded across the interior floor is **(2.5in.)**

Currently, we do not recommend any repairs to the property. Although that seems like a drastic change over the house, due to the lack of stress on both the interior and exterior of the home, we do not believe any repairs are necessary. We do suggest a reinspection of the home in 9-12 months if you feel the home is moving in any way.

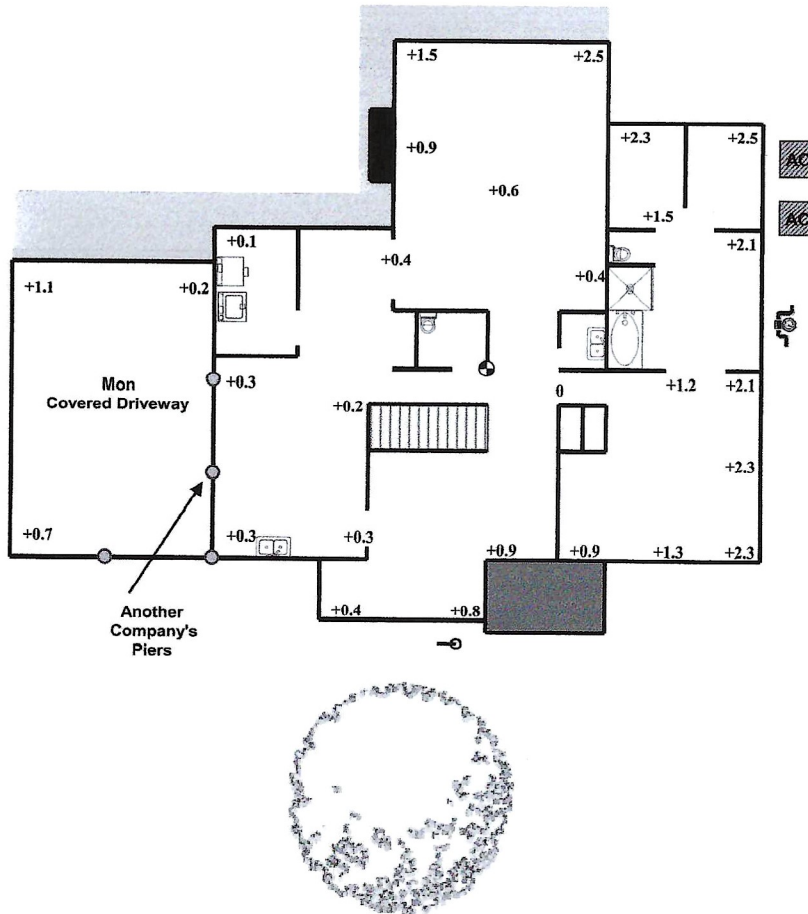
It is very important to maintain soil balance with a regimented watering schedule. This will help minimize seasonal movement in the foundation. Particular attention should be given to areas with vegetation and shrubbery. Areas that are less shaded will also require more water. It is important to monitor the foundation and contact us if any new excessive movement is observed.

If I can be of further assistance, please contact me.

Sincerely,

Mitch Murphy
Foundation Evaluator
Mitchell.Murphy@permapier.com
713-397-9937

*This report does not constitute a warranty of any kind, expressed or implied. If there are any concerns about the contents of this report a professional licensed engineer should be consulted.



Front

Evaluated: Mitch Murphy
Inspection Date: 11/3/23

LEGEND

- Reference Point
- Composite Pier
- Cable Anchored, Steel Pier
- Drilled Pier
- Concrete Pressed Pier
- Existing Pier by PermaPier
- Existing Pier Other Company
- Warranty Adjustment
- Sonotube
- ⊗ Composite Pier w/ Breakout
- ⊗ Steel Pier w/ Breakout
- ⊗ Drilled Pier w/ Breakout
- Concrete Pier w/ Breakout
- ⊗ Other Company w/ Breakout
- Warranty w/ Breakout
- Concrete Pad/ Pad and Block
- Column

- Soil Injections
- Beams
- Joist / Sill Plate
- Mud jacking / Void Fill
- Lowering Excavation
- Foam Fill
- Foundation Tunneling
- Plumbing Tunneling

- Sump Pump
- Curtain Drain
- Downspout
- Surface Drain/Catch Basin
- French Drain
- Solid Wall PVC
- Swales
- Moisture Barrier
- Root Barrier
- Subsurface Plumbing Lines

- Water Flow in Drainage
- Surface Water Flow
- Clean-out
- ⊗ Utilities
- ⊗ Outdoor Faucet
- △ Erosion
- Standing Water
- ⊗ Photo Call-out

DISTRESS ABBREVIATIONS

- ejs expansion joint separation
- ws window separation
- gd ghost door
- nsd non striking door
- sc slab crack
- gbf grade beam fracture
- ds door separation
- fs fascia separation
- ts trim separation
- src sheet rock crack
- ss stair step brick crack
- hbc horizontal brick crack
- vbc vertical brick crack
- wi walkability issue
- fs freeze board separation

Mitchell Murphy
Perma-Pier Foundation Repair of Texas
11/3/2023 | 22 Photos



2219 Leisure Ln • Richmond, TX 77406

Section 1

1



Project: 2219 Leisure Ln
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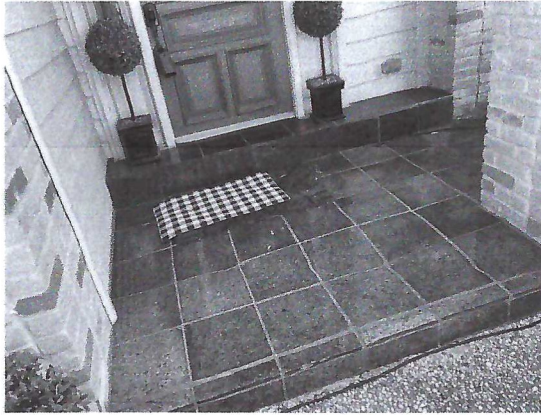
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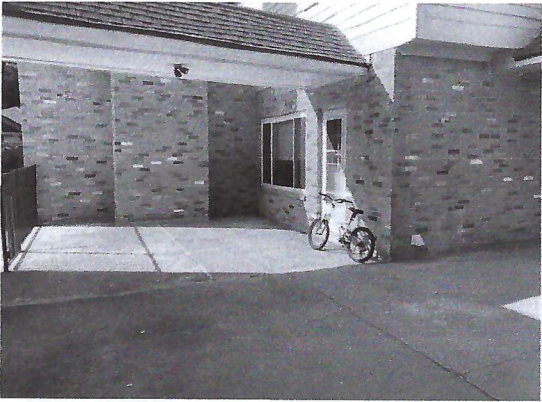
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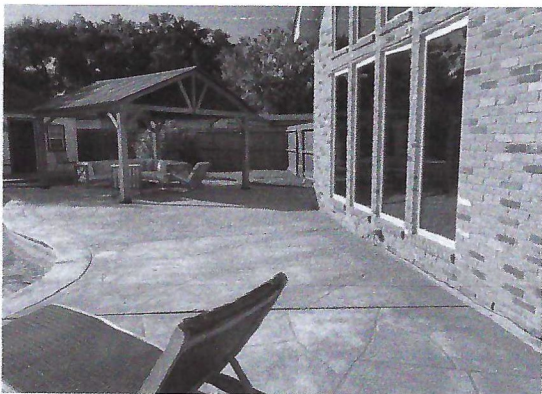
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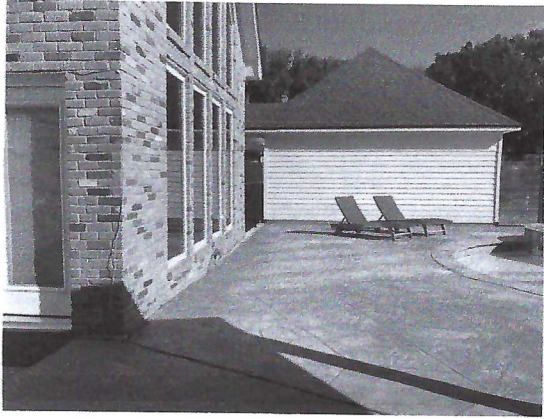
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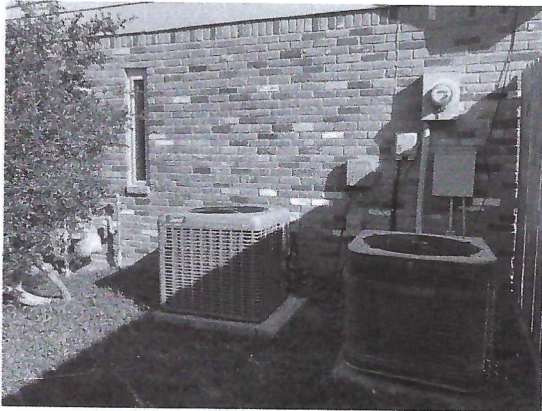
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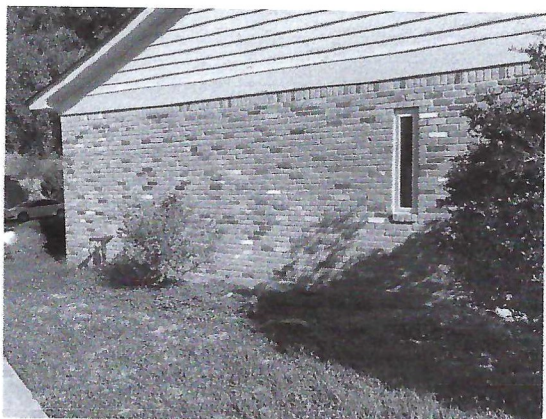
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Project: 2219 Leisure Ln
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July 7, 2022

Subject Property: 2219 Leisure Lane, Richmond, TX 77406

Jericho Foundation Repairs was founded upon a belief that honesty, integrity and hard work would help establish and build a good reputation for our company. We are proud to confirm that after over 25 years of doing business in the greater Houston area and Fort Bend County, people call Jericho because they trust us.

Many times we visit homes that do not warrant foundation repair procedures. Such was the case when I visited the subject property. Elevations were taken and very little sloping or minor movement was noted at the residence.

It is my professional opinion that foundation repair or underpinning is not necessary at this time. This opinion would not be applicable to future changing conditions, as no accurate prediction can be made of future movement. If the evidence and the consequences of foundation movement become significantly more pronounced, repairs may become necessary. It is always helpful to water your foundation, especially during periods of extreme dryness.

Should you have any questions, please give me a call.

Sincerely,

A handwritten signature in black ink, appearing to read "Tim P. Duff". Below the signature is a circular stamp or mark.

A handwritten signature in black ink, appearing to read "Tim T. Duff".

