



EVALUATION SUMMARY
GMS Home/Commercial Inspection Service, LLC
281-413-1511
28342 Emerald Oaks
Magnolia, TX 77355

Job #

Date: Weather/Temp:

Pass / Fail - Reinspect Required Yes / No - Correct and Proceed Yes / No

Address:

Inspection For:

Type Of Inspection:

Qualified Inspector:

Plans On Site: Engineer:

A qualified inspector: Currently code certified in International Residential Code as a combination Inspector and holds a current Apprentice, Real Estate or Professional Inspectors License for the State of Texas. This report was prepared with the client's requirements. The purpose of this evaluation is to visually survey components at this property and identify to the client any indication of non-compliance or need of repair. The report addresses a single system or component and is not intended as a substitute for a complete standard inspection report. This survey is limited to those components readily visible. This survey report is confidential It cannot be relied on by third parties.

Notes/Deficiencies:

As requested a review of the foundation system was performed on 12/26/24. The home is a two story wood frame home approximately 3387 sq ft with a brick and siding exterior. The foundation system type is a conventional rebar floating slab.

The home is built on a floating concrete slab movement and settlement is expected and considered normal. Some minor cracking/seperation in the exterior brick was found. This condition is considered normal. Brick is a non structural component of the home. See pictures on page 4 and 5. No excessive movement in the exterior was noted.

Some minor cracking on the interior walls and ceilings. This is expected and considered normal. Doors and windows were found to be operable. No signs of excessive movement.

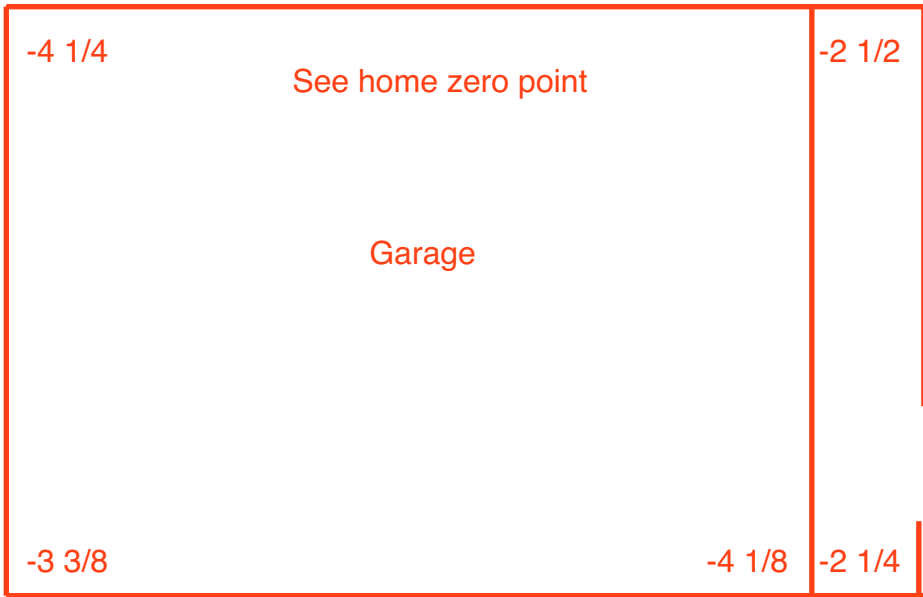
Exposed rebar was found on the left side. No action is necessary.

Conclusion:
The foundation system appears to be performing as intended.

Elevation variation of up to a 1 1/2" variance was found. See elevation measurements on the attached pages. No structural failure was observed. This is not excessive and considered normal and expected.

Variations in elevation levelness will change due to exterior atmospheric changes with the 4 seasons. Proper drainage around the slab and consistent watering will minimize the movement.

No action or repairs is necessary at this time.



Home



