

Wilson Residence

23002 Greystone Heritage Lane
Foundation Inspection #2

Katy, TX 77493
12-23-2024
p1 of 4

Stephen M. Schilder, P. E., Consultant

SMS Engineering, LLC

P.O. Box 927
Katy, Texas 77492

December 23, 2024

REPORT OF FINDINGS #2

**RESIDENTIAL INSPECTION
23002 GREYSTONE HERITAGE LANE
KATY, TEXAS 77493**



Prepared for:

**CLIENT: KAREN & DANIEL WILSON
23002 GREYSTONE HERITAGE LANE
KATY, TEXAS 77493**

A handwritten signature in blue ink that reads "S. M. Schilder, P.E.".

S. M. Schilder, P.E.
Texas Reg. No. 67203

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Attn: Karen and Daniel Wilson
23002 Greystone Heritage Lane
Katy, Texas 77493

Re: 23002 Greystone Heritage Lane
Katy, Texas 77493

Subject: Foundation Inspection #2

Dear Karen and Daniel:

At your request, I performed a follow up inspection of the residence located at 23002 Greystone Heritage Lane in Katy, Texas on 12-23-2024.

The purpose of the inspection was to reassess the condition of the foundation relative to my earlier report dated 02-26-21. This document will address the opinions and conditions noted in the first report.

No testing was performed as part of this investigation. This document will not reflect all conditions in and around the residence but will demonstrate typical conditions observed.

The opinions contained in this report are based on my onsite observations, my education as an architectural engineer, my analysis of onsite readings, and my experience and training as a licensed structural engineer.

For the purposes of this report, the residence faces south.

SUMMARY

It is my opinion that the structural integrity of this foundation is sound.

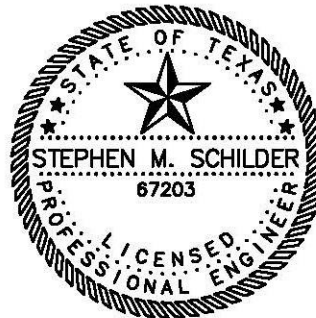
The following comments address items noted in the report dated 02-26-24:

1. The suggestion that a sanitary sewer leak test should be considered was precautionary only. Based on the current observations and the information noted below, the leak test was not needed and is not required.
2. Currently, the interior of the residence is still pristine and in excellent condition without any observed evidence of differential movement.
3. The masonry expansion joint near the center line at the east brick veneer is now uniform top to bottom and is no longer indicating any evidence of movement. This suggests that the earlier observations were most likely due to the new foundation "settling in" as a result of gravity loads.
4. The vertical crack in the west brick veneer is relatively unchanged from 2021. This indicates that this crack is related to shrinkage and possibly some "settling in" movement of the foundation due to gravity loads.
5. A similar vertical hairline crack was observed at the bottom of the bathroom window at the east elevation. This crack was not noted on the initial report, is typical of masonry shrinkage, and is not related to foundation movement.

In summary, it is my opinion that this house overall is in excellent condition.

Should you have any questions or need any additional information, please feel free to call.

Sincerely



Steve Schilder, PE

DISCLAIMER

The above-submitted analysis and opinions are based on information provided by others, our visual observations, applicable scientific criteria, generally accepted engineering principles, and the personal and professional knowledge and experience of the engineer in the forensic analysis of foundations, building components, and systems of residential structures. Such an inspection cannot detect all existing or potential defects and it should therefore be understood that future conditions affecting items discussed in this report cannot be predicted since they are all subject to change. Testing would be required to determine if other factors play a role in the movement below this foundation. The scope of this report extends only to items related to the foundation of the residence. Further, this engineering report should not be considered a warranty or guarantee of any kind.

This inspection was performed following generally accepted engineering principles, practices and guidelines. Conclusions presented in this report are based on information provided by the client, by visual observations, and by other sources. Because of the limited nature of this inspection, SMS Engineering can make no representation regarding the possibility of concealed defects. This report is based upon information available to us at this time. Should additional information be presented or discovered, we reserve the right to review, and, if necessary, revise this report and our conclusions in light of the new information. No testing has been performed as a part of this inspection. Only visual observations have been made at this time.

General dimensions and photographs were taken to document our observations. All photographs are available for review. Access to certain features was limited.

This report was prepared for the exclusive use of the client and is not intended for any other purpose. SMS Engineering assumes no responsibility whatsoever for the unauthorized use of this report by a third party.