



Nevins Engineering

Nevins Engineering, PLLC
281-723-4220
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May 3, 2020

Mr. Francisco Alvarado
For: 4707 Castleman Drive
Austin, TX 78725

Re: Final Foundation Evaluation

Dear Mr. Alvarado:

Please see the following final foundation evaluation report for the residence located at 4707 Castleman Drive in Austin, TX. Per your request, the purpose of this evaluation was to determine if the recent foundation repair (pressed pilings) successfully re-leveled and stabilized the foundation slab.

Based on the remedial repairs (concrete press pilings), the measured deflections of the foundation and the age of the residence, no follow-up foundation leveling is recommended at this time. The foundation is within maximum acceptable deflection tolerance and will satisfactorily support service loads. A follow-up evaluation survey is also recommended within the next 12 to 18 months to monitor future foundation movement.

If you have any questions regarding this report, please give me a call at 281-723-4220. We sincerely thank you for your business.

Sincerely,
Nevins Engineering, Inc.
N. Blair Nevins, P.E.



LIMITING CONDITIONS

The opinions rendered in this report are based on the analysis of the information provided, the visual evidence observed and the relative elevation survey conducted. The exterior and interior components of the foundation observed and recorded at the time of the site visit represent the general condition of the foundation but do not necessarily represent all defects that may be present and not detected through visual observation. It also must be understood that foundations can move continuously over time due to climate, moisture, vegetation and other factors and, therefore, this report in its entirety is based on the condition of the foundation at the time of the evaluation.

The foundation design of the residence was not provided via design drawings or completely visually accessible during the evaluation. Therefore, our firm does not make any statements regarding the structural design, the quality of materials or the quality of construction regarding this residence. Due to these limitations, we cannot make any predictions or guarantees regarding the future performance of the foundation.

NOTE: Foundation re-leveling is sometimes required as a remedial solution. However, it must be noted that not all foundation re-leveling efforts are successful and not all foundations that have been underpinned are perfectly level. Undetected moisture variation in the soil strata, for example, can negatively impact a re-leveling effort. The lifting of the foundation for a re-leveling effort may produce cosmetic damage to the brick veneer and interior sheetrock. Damage to plumbing systems may also occur during the foundation lifting/leveling.

Over time, some cosmetic exterior and interior cracks are normal for homes and buildings located in this area due to the seasonal moisture variations in the soil beneath the foundation. Occasional repair of these cosmetic cracks should be considered normal maintenance and does not necessarily represent a structural problem. An implemented foundation maintenance program that includes watering, landscaping control and effective drainage will help mitigate this type of seasonal foundation movement. (Note: Conversely, the failure to properly maintain a foundation in this area can potentially lead to significant foundation movement, especially during summer drought conditions where the soil can shrink or after heavy rains following a drought where the soil can heave).

This evaluation report is for the exclusive use of the client. Permission to use this report by other persons for any purpose or by the client for any other purpose not specified in this report is denied unless obtained and stated in writing.

Sincerely,

N. Blair Nevins, P.E.