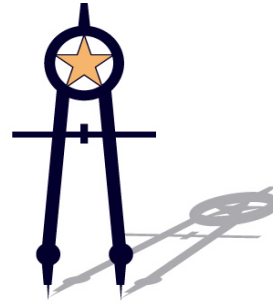


September 6, 2024

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**LAKE**  
FOUNDATION ENGINEERS & CONSTRUCTORS, INC.

**F- 7382**

**Subject: Level A investigation of a structure located at 2001 Faro Drive #13, Austin, Texas**

I inspected the foundation of the above referenced home on 9/6/2024 and have the following comments:

1. House is built on a relatively flat area of lot with a small slope off in the backyard. Local topology is rolling. Geology of the area has some expansive clay soil.
2. The foundation is post tension cable slab on grade. We did previous foundation evaluation in 2019 and 2021. Owner did corrective drainage control that has keep the foundation stable.
3. Structure is two story wood frame house.
4. Landscaping and proper drainage is good for moisture control and foundation stability. Areas should not pool next to the foundation. Landscaping is predominantly adequate around the perimeter with need to keep gaps between soil and the house back filled. Moisture control can be used to minimize foundation movement.
5. Gutters help control soil moisture variation. Downspouts extensions that empty away from the slab perimeter prevent excessive moisture next to the slab. Gutters facilitate water drainage away from the house and should be maintained.
6. Exterior masonry and underpinning show minimal foundation movement indicators.
7. Interior walls and ceiling have minimal sheet rock cracks and movement indicators.
8. Interior floors have minimal movement indication.
9. Window and door alignment show minimal foundation movement.
10. Elevation measurements taken on the floor show interior floor elevations within guidelines for negative deflection. The back left corner is close to guideline for heave and front entry is a little elevated. The positive elevated areas are stable compared to readings taken over 5 years ago.

**The overall condition of the foundation is structurally sound and safe, supporting the super-structure as intended. The structure does not need foundation repair but should have ongoing landscape maintenance.**

Uniform slab slope guideline is 1% over length measured. By and large, the limits for settlement are 1/8" per foot of run. The general rule of deflection equates to the allowable differential of 1.0" over a 30' distance as per the "L/360" calculation found in the International Residential Code (IRC) guidelines for new construction. It also considers the acceptance of "noise" over shorter distance, minimal differentials created by uneven pours, carpet pads and other building floor component items.

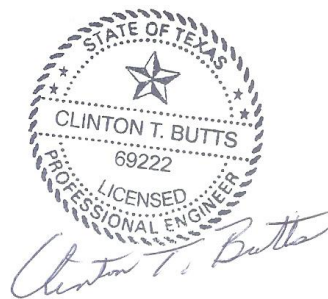
Expansion and contraction of the soils as moisture is introduced through rain or lost through evaporation causes movement and settlement of the structure. The settlement occurs over a long period of time. The drainage should be kept so water runs away from the structure. The base of the foundation should not be exposed. A good watering program should be maintained to avoid excessive movement of the structure between wet and dry periods. Typically, watering to the equivalent of one inch of rain per week, out five to six feet from the perimeter is sufficient to minimize movement. During the hot season, additional watering may be required. Any areas developing poor drainage should have improvement to get water away from the foundation.

This inspection is a Level A type only. The conclusions drawn from the observations made at time of the inspection were made from visual observation only, and do not involve any exploratory testing of any nature. The selection of a visual inspection over an exploratory inspection is based on economics and does not preclude that the conclusions drawn from this inspection would not agree with an exploratory type inspection. In the event any information arises from any overlooked areas, the engineer reserves the right to revise his opinion. The opinions expressed herein are of the date hereof and this report is issued with the understanding that all parties will be furnished a copy of the same and with the understanding that all parties are aware that future changes in soil moisture beneath the structure either from natural or man-made causes can produce future damage to the foundation and the superstructure and no opinions are implied or should be inferred that such future damage cannot or will not occur. Consequently, agents, employees, and representatives of Lake Engineers and Constructors, Inc. do not warrant that future foundation movement cannot or will not occur. This report is valid as of the date of our investigation and excludes any development thereafter.

9/6/2024

Sincerely yours,

*Clinton T. Butts, P.E.*



Clinton T. Butts, P.E.

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