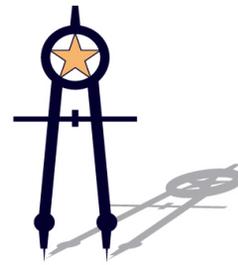


January 21, 2022

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LAKE
FOUNDATION ENGINEERS & CONSTRUCTORS, INC.

Subject: Level A investigation of a residence located at 11207 Sage Hollow Drive, Austin, Texas 78758

I inspected the structure of the above referenced address and have the following observation and comments:

1. The foundation is a slab on grade, post tension cable, one story, wood frame construction. Previous foundation work was done and is performing but no documentation obtained.
2. Geology of the area has some expansive clay soil. The area around the house is relatively flat with local topology flat to rolling.
3. Landscaping and drainage is adequate for moisture control. Areas should not pool next to the foundation. Landscaping needs ongoing drainage maintenance to keep drainage away from the perimeter.
4. Gutters help control soil moisture variation. Downspouts should empty away from the slab perimeter to prevent excessive moisture next to the house. Gutters in conjunction with good landscape minimizes house movement by keeping moisture away from the house perimeter. Gutters can minimize seasonal movement. Gutters should be installed to drain rain from perimeter of the house.
5. The masonry and underpinning show minimal movement.
6. Interior flooring shows minimal movement indicators such as cracked slab which was visible due to remodel.
7. The interior walls have minimal sheet rock cracks indicating no recent movement, but house was under remodel.
8. Window and door alignment show no foundation movement.
9. Measurements taken on the floor show elevations in the living area within guidelines for perimeter settlement and uniform slab slope.

The overall condition of the living area foundation is structurally sound and supporting the structure as intended.

Generally, the limits for perimeter settlement are 1/8" per foot of run with a maximum of 1.0" differential in a 10' run. The general rule equates to the allowable differential of 1.5 inches over

a 45 foot 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, that is, the minimal differentials created by uneven pours, carpet pads and other building floor component items. Uniform slab slope guideline is 1% over the length of the slope.

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 causes or man-made causes can cause 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.

1/21/2022

Sincerely yours,

Clinton T. Butts, P.E.

Clinton T. Butts, P.E.



Clinton T. Butts