

Greg A. Brooks, P.E.
PO Box 2373
Freeport, TX 77542

May 24, 2026
979-229-0068

FOUNDATION INSPECTION REPORT

LOCATION: 3743 Don Giovanni Pl
Park Row, TX (Katy)

**DATE OF
INSPECTION:** May 22, 2026

OBSERVATIONS:

The subject property consists of a two-story wood frame brick veneer structure constructed on a conventional slab foundation. Based on realty records, the structure contains 2721 ft² of living area and was constructed in 2018. Refer to this write-up and the attached drawing for a list of notable deficiencies and future work needed. This report is to address issues and concerns that were discussed with the homeowner. It is not to be used by another party who may have a different intent or need with the property.

CONCLUSIONS:

The structure shows minor to moderate settlement along the back half of the structure. Zip level readings only show up to 1" of settlement along the back perimeter when compared with the center of the structure. However, the settlement is significant enough to cause tile cracks with separation at the fault line as well as window separation from the brick veneer and expansion joint separation in the top section along the right perimeter of the structure. The settlement is extensive enough to cause multiple vertical brick cracks as well as expansion joint separation along both side perimeter walls. This has also led to multiple sheetrock cracks along the interior of the structure. The foundation movement is most likely due to seasonal moisture changes in the expansive clay soil. This repair plan serves to stabilize the foundation and to aid the house in bearing in a soil zone of constant moisture and firmer stratum of soil in the area of concern.

RECOMMENDATIONS:

I recommend the installation of 14 perimeter piles. Pier locations should be added as noted on the attached drawing. All work should be in accordance with the details and specifications shown on the attached drawing. These repairs should stabilize this part of the foundation for the remaining life of the house. The engineer will not assume any liability for any cracks created during leveling or for any new cracks or damage to the structure which may appear during the leveling procedure. Please note that I shall not control or have charge of, and shall not be responsible for, construction means, methods, techniques, sequences, procedure of repair, health or safety programs or precautions contained with the work and shall not manage, supervise, control, or oversee construction. Further, I shall not be responsible for the acts or omissions of the contractor or other parties on the project. I have provided the service in a professional manner that meets generally accepted practices in residential construction. My entire warranty and liability will be limited to the payment received for my work performed.

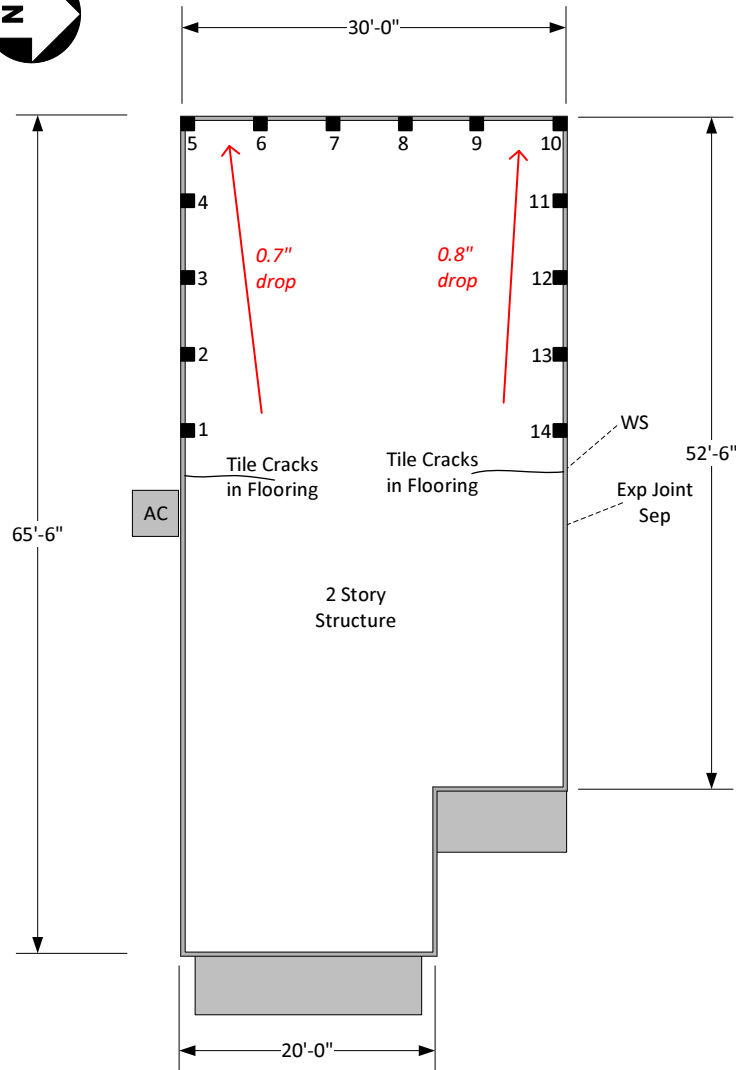
Respectfully submitted,



Greg A. Brooks, P.E. #114197
F-15269

05-24-2026





■ Proposed Pressed Piles

Exterior Deficiencies

WS – Window Separation
Exp Joint Sep– Expansion Joint Separation

Proposed Pile Placement

Piles 1-14 placed as shown on drawing, do not exceed 6'-0" foot spacing between pilings.

5/23/2026



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G A BrooksENGINEERING LLC

3743 Don Giovanni
Katy (Park Row), TX

PO Box 2373
Freeport, TX 77542

SIZE
L

JOB NO

DWG NO

REV

Foundation

0

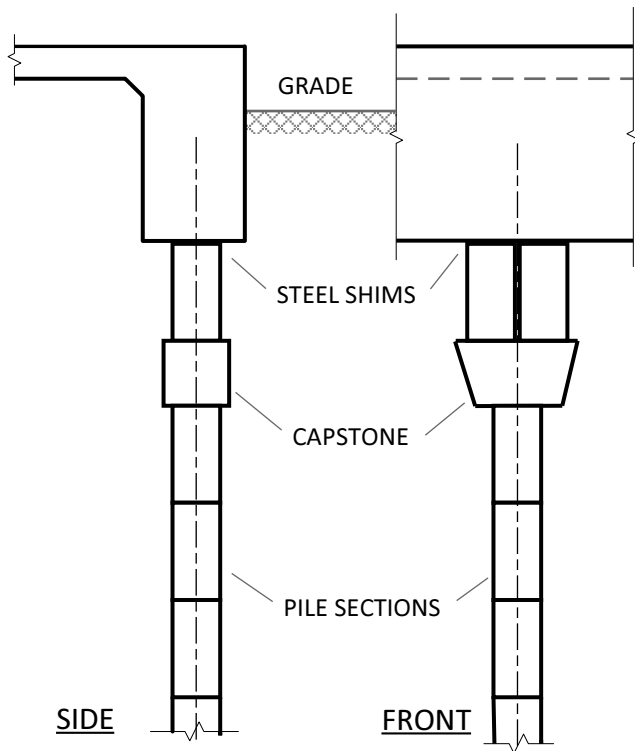
gregbrookspe@yahoo.com
(979)229-0068

SCALE

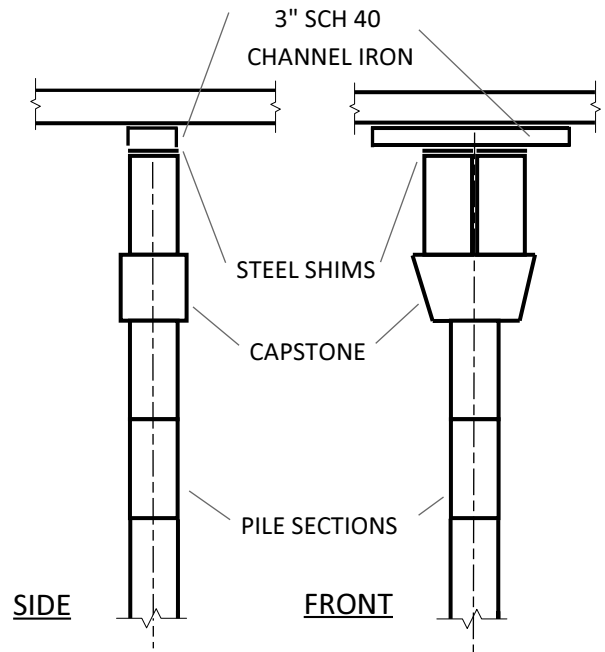
1in = 15ft.
0in.

SHEET

1 of 2



SLABS WITH GRADE BEAM



SLABS WITH NO GRADE BEAM

NOTES:

1. Piles shall be placed at a maximum of 8'-0" in single story areas, 6' 0" in two story areas.
2. Pile sections shall consist of 6" diameter x 12" long cylinders. Square or rectangular blocks will not be permitted for use as pile sections.
3. Pile sections shall be installed by jack or hydraulic ram using the weight of the structure to provide the driving load.
4. Piles shall be driven until the foundation starts to lift or the driving load exceeds 6,500 psig
5. Elevate foundation on hydraulic jacks, hold in place with steel shims placed on top of 6" diameter cylinders placed on top of a rectangular solid 6"x6"x12" concrete capstone
5. Contractor to verify underground obstructions, and obtain required permits before beginning job.
6. After leveling, fill voids created, backfill holes and replant where applicable



5/23/2026

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SIZE L	JOB NO	DWG NO Pier Detail	REV 0
gregbrookspe@yahoo.com (979)229-0068		SCALE 1in = 15ft. 0in.	SHEET 2 of 2