



HEDDERMAN SERVICES

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<https://hedderman.com/>



FOUNDATION INSPECTION

5407 Fleming Rock Ln
Fulshear, TX 77441

Rod Schrock

08/04/2026



Inspector

Eddy Rodriguez

Engineer & TREC#23614

281-355-9911

office@hedderman.com

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1: COVER LETTER

Information

**HEDDERMAN ENGINEERING, INC.**

www.heddermanengineering.com Office 281-355-9911 Fax 281-355-9903 office@heddermanengineering.com

08/04/2026

TO: Rod Schrock

REF: CONDITION OF PROPERTY SURVEY

Dear Rod Schrock:

At your request, a visual survey of the house located at 5407 Fleming Rock Ln, Fulshear, TX 77441, was made by Eddy Rodriguez.

Transmitted herewith is the inspection report stating my professional opinion on whether the foundation is functional or is in need of repair. The scope of our inspection and other important information, particularly in the area of dispute resolution should a question arise, is contained in our Service Agreement, which has been included at the end of this report.

Thank you for asking HEDDERMAN ENGINEERING, INC. to perform this important inspection work for you. If you have any questions after reviewing this report, please feel free to call me at my office.

At your service,

HEDDERMAN ENGINEERING, INC.

Tim Hedderman, President

2: PURPOSE/SCOPE

Information

INTRODUCTION

PURPOSE

The purpose of the inspection was to view the evidences of differential movement of the foundation, and give our professional opinion on whether or not the foundation was functional at the time of the inspection, or was in need of repair. It is pointed out that, due to the subjective nature of interpretation of the evidences of foundation movement, it is possible for other professionals to have a differing opinion. This report is provided for the use of the person to whom this report is addressed, and is in no way intended to be used by a third party, who may have different requirements. It is our purpose to provide information on the condition of the foundation on the day of the inspection, and not to provide discussions or recommendations concerning the future maintenance of the foundation. Items that we find that in our opinion are in need of repair will typically include the recommendation to **Obtain a Cost Estimate**. The scope and cost of the actual repairs can vary significantly from company to company, and it is your responsibility to see that the scope of work needed and actual cost of repairs is confirmed by one or more qualified service companies.

SCOPE

The scope of the inspection included limited, visual observations at the interior and exterior of the structure. Only those items readily visible and accessible at the time of the inspection were viewed, and any items causing visual obstruction, including, but not limited to, furniture, furnishings, floor or wall coverings, foliage, soil, appliances, insulation, etc., were not moved. Also excluded from the scope of this inspection is any discussion of or condition relating to geological faults and/or subsidence. The basis of our opinions will be the apparent performance of that portion of the house readily visible at the time of the inspection. Disassembly or removal of any portion of the structure is beyond the scope of this inspection. We make no representation regarding the condition of this property other than as contained in this written report. Any verbal discussions concerning this property that were made at the time of the inspection, and not contained in this written report, are not to be relied upon. There is no warranty or guarantee, either expressed or implied, regarding the habitability, future performance, life, insurability, merchantability, workmanship, and/or need for repair of any item inspected.

3: SITE CONDITIONS

Information

In Attendance

Structural Inspector, Sellers Agent,
Owner

Weather

Clear, Temperature - 80-90
degrees

Occupancy

Occupied

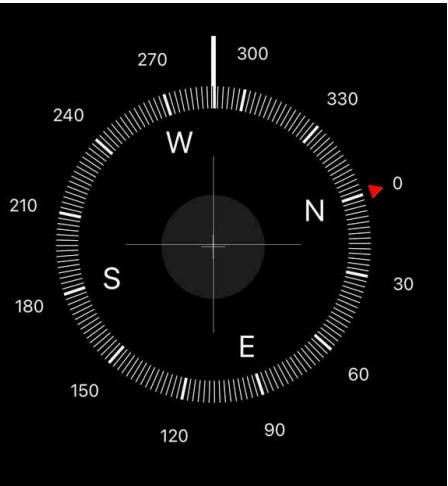
Age of Home - Available public records

According to available public records, the house was built in 2014.



North-Right

For the purpose of the inspection and report, NORTH will be assumed to be from the left side of the house towards the right, when facing the house from the front.



Note when reviewing the report

It is pointed out that when reviewing the report, the reader should be aware that photos and comments regarding specific issues are typically a **REPRESENTATIVE SAMPLE** of what we observed at the time of the inspection, and are not necessarily an exhaustive list of all instances of that item/condition on the property.

4: FOUNDATION

Information

Description: FOUNDATION OBSERVATIONS AND CONCLUSIONS:

The following items were inspected, with our Observations and Conclusions noted.

Description: Concrete PT slab

The foundation was a concrete slab on grade, and was reinforced with post tensioned cables.



Differential Movement: Reference point

See our field sketch below showing the elevation readings for this structure. Note that the **R=0** on the sketch is our randomly chosen starting reference point, where the elevation is 0.0, and all other elevation readings are taken relative to the reference point, and are measured in inches to the nearest 1/10 inch. If there is a step up or a step down into an area such as a garage, sunken room, balcony/patio area, or raised rooms, the elevation readings will have larger numbers due to the amount of the step.

We typically point out that foundations are rarely constructed perfectly level, so most properties have some unlevelness (typically ¾ to 1-1/2 inches) built into the foundation as part of original construction. We have no knowledge as to how much unlevelness was built into this house foundation during original construction.

Note that it is not the purpose of HEI to exhaustively document each and every evidence that may be related to foundation movement, but rather to document a representative sample and/or the most significant evidences of movement upon which we base our overall opinion on the condition of the foundation.

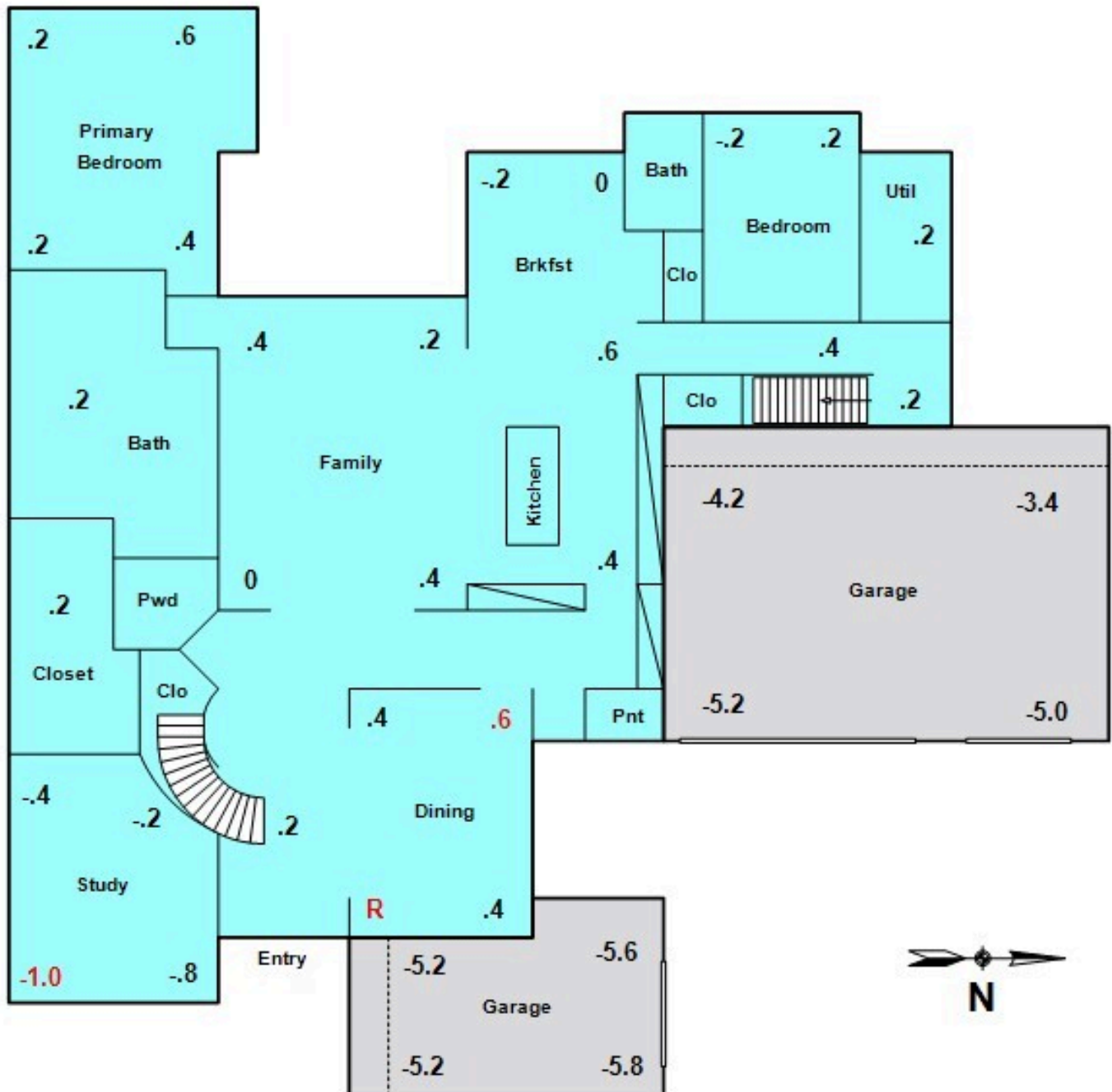
Differential Movement: Levelness - Some Sloping

The floors were checked with an electronic level, and were observed to be sloping towards the southeast side of the house. The difference in elevation between the high point and low point was 1.6 inches. The high point was located at the dining room, and the low point was located at the study. The unlevelness takes place over a horizontal distance of approximately 40-45 feet.

8.4.26

HEI

Schrock



Elevations Readings 5407 Fleming Rock Lane

Differential Movement: Horizontal surfaces - Relatively level

Normally horizontal surfaces (countertops, door frames, etc.) were observed to be generally level



Differential Movement: Veneer Cracks - Minimal

South

We observed that cracks in the exterior veneer were minimal in number and degree at the time of the inspection.



Differential Movement: Sheetrock Cracks - Minimal

We observed that sheetrock cracks were minimal in number and degree at the time of the inspection.

Differential Movement: Concrete Cracks - Garage

Cracking of the foundation concrete exists in virtually all foundations. It is pointed out that cracking is a normal property of concrete and other brittle materials, and Hedderman Engineering, Inc. assumes no responsibility should cracks be found that are not mentioned in this report. Some cracking was observed in this concrete foundation, including at the garage floor.



Differential Movement: Concrete Cracks - Observed

South

The foundation concrete was observed to have hairline cracks, including at the above locations.



Differential Movement: Corner Chipped

Southwest

The corner of the foundation was observed to be chipped at the above locations. This condition is typically caused by differences in thermal expansion between the brick veneer and the concrete foundation. Also, this condition can be caused by a lack of reinforcement in the corner of the foundation during original construction. In our opinion, this condition does not affect the overall structural integrity of the foundation.



Differential Movement: Slab not Visible - Patio

It is pointed out that a portion of the foundation concrete could not be viewed due to the concrete patio that adjoined the foundation.



Separation of Materials: Frieze board

front

The frieze board was separated at the roof soffit, apparently due to movement of the foundation.



Separation of Materials:

Expansion Joint

South

We observed separations at the expansion joint.



Separation of Materials: Sticking doors

2nd Floor West Bathroom

Doors that were sticking due to movement of the house were observed at the time of the inspection.

Separation of Materials: "Ghost" doors

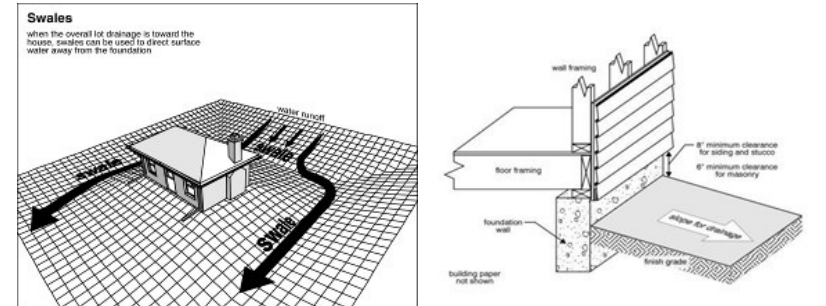
1st Floor Bedroom Utility Room

"Ghost" doors, where the door swings open and/or shut by itself due to unlevelness were observed.

Perimeter Grading/Drainage: FLOOD PLAIN

100 Year Floor Plain

This inspection does not include determining if the property is in the 100 year flood plain. For further information regarding the elevation of this lot, check with your survey and/or a land surveyor.



Perimeter Grading/Drainage: Appeared Adequate

The perimeter drainage around the property appeared to generally be adequate. It could not be determined with certainty if water would pool at any localized low areas around the property. Further investigation with the homeowner is recommended to determine if there are any drainage problems or water that ponds on the property after a rain.

R401.3

Observations

4.4.1 Other Observations

TREES AND/OR FOLIAGE

Trees and/or foliage were observed in the vicinity of the house which can contribute significantly to differential movement of the house foundation. Care should be taken to prevent the trees and foliage from removing an excessive amount of water from near the foundation of the house.

Recommendation

Contact a qualified professional.



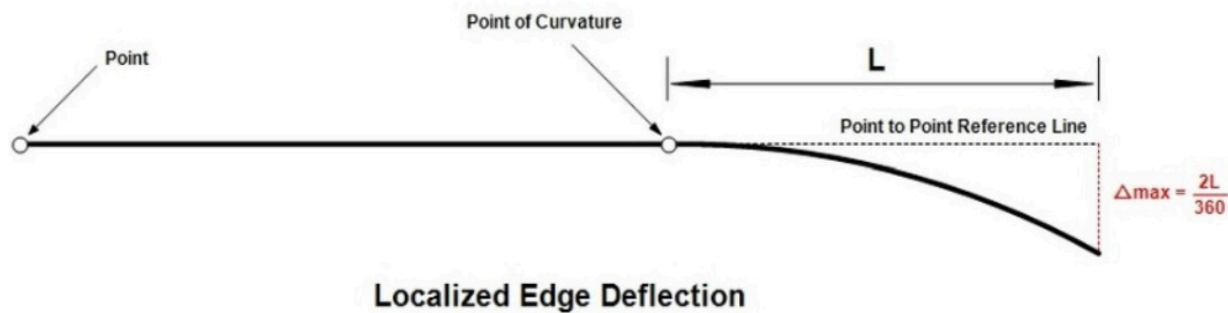
5: FOUNDATION ANALYSIS

Information

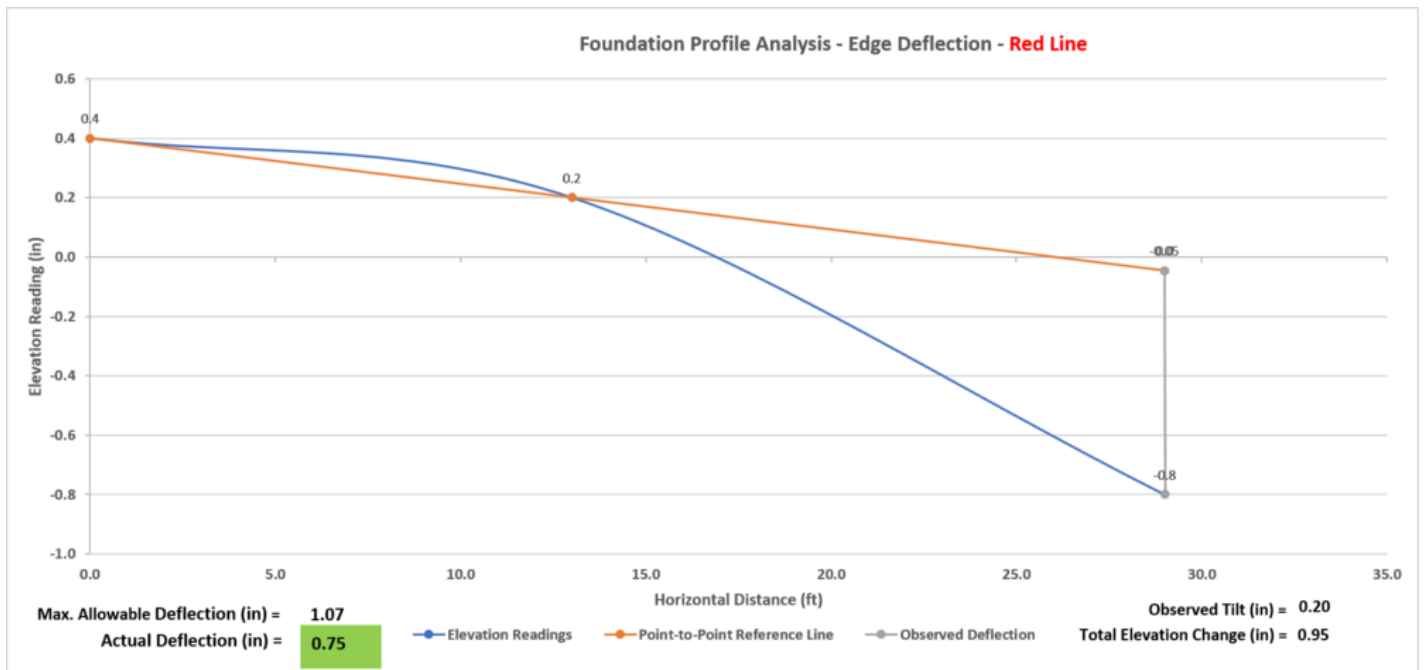
Foundation Deflection Analysis - Single: Edge Deflection Analysis - Some Deflection - OK

In accordance with the "Guidelines for the Evaluation and Repair of Residential Foundations" Version 3 by the Texas Section of the American Society of Civil Engineers (ASCE), we looked at our graphs of the actual shape of the foundation and determined that the deflection curve of the foundation most closely resembles the localized edge-condition deflection described in the ASCE Guidelines rather than overall deflection or tilt deflection. Therefore, our analysis of this foundation will use the recommended Guidelines for localized edge-condition deflection.

According to the ASCE Guidelines, the evaluation of localized **localized edge-condition deflections** shall be evaluated as a cantilevered member (allowable deflection = one inch deflection in a 15-foot horizontal distance ($2L/\Delta = 360$ per the building code)).



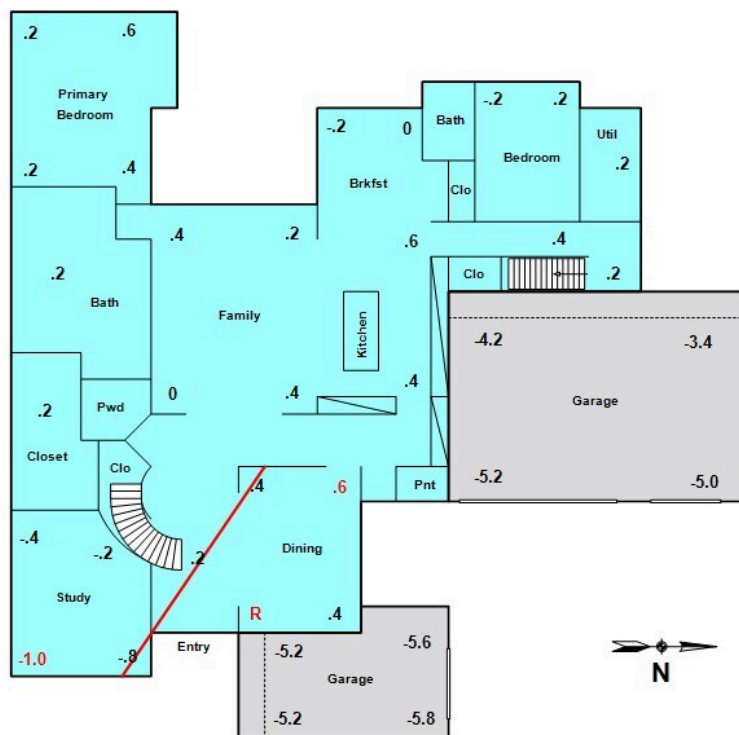
From the point of curvature located at the foyer to the study ($L = 16$ feet), the maximum allowable deflection is 1.07 inches. We calculated a deflection of 0.75 of an inch at the time of inspection across this span, which is **less than the maximum allowable deflection, and is acceptable**. This observation can be observed along the **Red Line** in the sketch below.



8.4.26

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Schrock



FOUNDATION CONCLUSIONS: Moderate Movement

Most of the structures previously inspected by this firm have experienced some degree of differential foundation movement, and this structure was no exception. After careful examination, it is our opinion that the evidences of movement observed do not indicate excessive or unusual foundation movement. However, the foundation showed evidences of some differential movement at the southeast side of the house.

After careful examination, it is our opinion that the overall degree of the existing foundation movement for this structure is moderate, and is acceptable for a house of this age and type construction. The foundation is, in our opinion, functional and is not in need of releveling.

As a routine recommendation, it is recommended that the evidences of differential movement be monitored in the future to determine if the condition is stabilized, or if the foundation is continuing to settle. It is pointed out for your information that, due to the nature of the soils in this area, it is reasonable to expect that some movement of the foundation will happen in the future. It is also recommended that the soil around the foundation be kept moist by a regular watering program as the condition of the soil indicates.

6: CLOSE

Information

CLOSE

Opinions and comments stated in this report are based on the apparent performance of the items included within the scope of the inspection, at the time of the inspection. Performance standards are based on the knowledge gained through the experience and professional studies of the inspector. There is no warranty or guarantee, either expressed or implied, regarding the habitability, future performance, life, merchantability, and/or need for repair of any item inspected.

As an additional service, we recommend using a new tool we have on our website that can quickly turn your inspection report into an easy-to-read estimate of repairs for a nominal fee. These pricing reports from a third party company called **RepairPricer** not only make the inspection report easy to understand in terms of dollars and cents, but they are also useful negotiation tools. Just visit the page below on our website and upload your report into **RepairPricer**. If you have any questions when you receive your report, you can contact them at info@repairpricer.com

<http://www.heddermanengineering.com/repair-cost-estimates>

Thank you again for asking HEDDERMAN ENGINEERING, INC. to perform this inspection for you. If you have any questions after reviewing this report, please feel free to call the office. It is emphasized that the executed Service Agreement contract, which has been included at the end of this report, contains a provision under "Dispute Resolution" for you to contact HEI to resolve any disputes.

At your service,

Kyle Kuhl

Texas Licensed Professional Engineer #141672

Texas Firm Number: 7942



7: RECEIPT

Information

**HEDDERMAN ENGINEERING, INC.**

www.heddermanengineering.com Office 281-355-9911 Fax 281-355-9903 office@heddermanengineering.com

08/04/2026

TO: Rod Schrock

REF: Inspection of the property at 5407 Fleming Rock Ln, Fulshear, TX 77441.

Total cost of inspection: \$750.00

Total Paid: \$750.00

Total Due: - 0 -

8: SERVICE AGREEMENT

Information

For your records, following is the Service Agreement that you executed for this inspection.

HEDDERMAN ENGINEERING, INC.

Office: 281-355-9911 Fax: 281-355-9903

office@heddermanengineering.com www.heddermanengineering.com

Real Estate Inspection Service Agreement

NOTICE: THIS AGREEMENT IS INTENDED TO BE A LEGALLY BINDING CONTRACT - PLEASE READ IT CAREFULLY

NAME OF CLIENT(S): Rod Schrock

DATE OF INSPECTION: 08/04/2026

PROPERTY ADDRESS: 5407 Fleming Rock Ln, Fulshear, TX 77441

Purpose of inspection

The purpose of the inspection is to view selected accessible components and/or systems, and to inform you, our client, of our observations and professional opinions from a NON-INVASIVE VISUAL SURVEY on whether or not those selected components and/or systems appear to be functioning on the day of the inspection, or appear to be in need of repair. Although this report may include observations of some building code violations, total compliance with structural, mechanical, plumbing, electrical codes, specifications, and/or legal requirements is specifically excluded. HEI does not perform Code inspections. Since building codes change every few years, our inspections are not done with the intention of bringing every item in the house into compliance with current code requirements. Rather, the standard of our inspections is a **PERFORMANCE STANDARD to determine if the items inspected in the opinion of HEI appear to be functioning at the time of the inspection, or are in need of repair**. It is pointed out that other engineers/inspectors/contractors may have different opinions to those given in this report. It is also not our purpose to verify the adequacy and/or design of any component of the house.

IT IS POINTED OUT THAT OUR STRUCTURAL/FOUNDATION INSPECTIONS TYPICALLY INCLUDE AN ENGINEER TO PERFORM THE INSPECTION, AND THE STRUCTURAL/FOUNDATION REPORT WILL BE PRESENTED IN A NARRATIVE STYLE REPORT FORMAT.

It is also not within the purpose and/or scope of this report to determine the insurability, habitability, merchantability, future performance, suitability of use, economic life span, or deferred maintenance issues, and/or issues unnamed in this report. This report is not an insurance policy, neither is it an express or implied warranty or guarantee as to future life and/or continued performance of the items inspected. Our inspection and report are intended to express HEI's perceived impression of the apparent performance of the inspected components and systems viewed on the date of the inspection. HEI's intent is to reduce your risk associated with this transaction, however we cannot eliminate all risk, nor assume your risk. Any items pointed out as in need of repair or further investigation should be evaluated by a qualified repair specialist or service company who should provide estimated repair costs **PRIOR TO CLOSING ON THE PROPERTY**.

By accepting this agreement, the Client understands that the services provided by HEI are the types of services described in the Professional Services Exemption of the Texas Deceptive Trade Practices-Consumer Protection Act ("DTPA") and agrees that no cause of action exists under the DTPA related to the services provided.

It is recommended that you obtain as much history as is available concerning this property. This historical information may include copies of any seller's disclosures, previous inspection or engineering reports, building drawings and/or specifications, bids to perform repair work on the property, receipts from repair work that has been performed, reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should attempt to determine whether repairs, renovations, remodeling, additions or other such activities have taken place at this property.

Scope of inspection

The scope of the inspection includes limited, visual observations at the interior and exterior of the structure, the attic (if applicable) as viewed from the areas determined by the inspector to be safely accessible, and the underside of the house (if applicable) as viewed **only if there is an adequate access opening (18" x 24" per the International Residential Code)** and then only from the crawlspace areas determined by the inspector to be safely accessible. Only those items **readily** accessible and visible at the time of the inspection will be viewed and included in this report. Any items causing visual obstruction, including, but not limited to, furniture, furnishings, floor or wall coverings, registers and grills on HVAC ductwork, foliage, soil, appliances, stored items, insulation, etc., will not be moved or removed.

Disassembly or removal of any portion of the structure, mechanical equipment, plumbing equipment, or electrical equipment is beyond the scope of this inspection.

The components of the property included, if applicable, in the scope of the inspection:

Foundation: Foundation Investigation including elevation survey with sketch of house and elevation readings.

Limitations of Inspection

A visual inspection method will generally produce a competent first impression assessment of the apparent performance of the structural, mechanical, plumbing, and electrical components, provided repairs have not been performed which would cover distress patterns normally produced by problems. Because the inspection procedure is visual only, and is not intended to be diagnostic and/or technically exhaustive, an inherent residual risk remains that undiscovered problems exist and/or future problems will develop.

This report is provided solely for the use of the person to whom this report is addressed, and is in no way intended or authorized to be used by a third party, who may have different requirements, and to whom we have not contracted with to perform an inspection. If a third party chooses to use this inspection report, they do so without HEI's permission or authorization, and they do so at their own risk.

Reinspections:

HEI typically does not perform reinspections on the property. However, if we agree to return to the property, it is with the understanding that we are not certifying the adequacy of any repair work that has been done, and there will be an additional fee charged. This is also true for conditions that are beyond the control of the inspector and hinder the inspector during the inspection, such as inclement weather, lack of adequate access to attics, crawlspaces, or other areas, utilities that are off, non-functional equipment, etc. If a return trip to the house is requested to finish items that were not able to be completed at the time of the originally scheduled inspection, then an additional fee will be charged.

Limitations of Inspection

A visual inspection method will generally produce a competent first impression assessment of the apparent performance of the structural, mechanical, plumbing, and electrical components, provided repairs have not been performed which would cover distress patterns normally produced by problems. Because the inspection procedure is visual only, and is not intended to be diagnostic and/or technically exhaustive, an inherent residual risk remains that undiscovered problems exist and/or future problems will develop.

This report is provided solely for the use of the person to whom this report is addressed, and is in no way intended or authorized to be used by a third party, who may have different requirements, and to whom we have not contracted with to perform an inspection. If a third party chooses to use this inspection report, they do so without HEI's permission or authorization, and they do so at their own risk.

Dispute Resolution

In the event of a complaint concerning the inspection services provided pursuant to this agreement, Client must notify HEI in writing of such complaint within ten (10) business days of the date of Client's actual discovery and thereafter allow a prompt re-inspection of the item relating to the claimed condition. Client further agrees that client and he/she/it's agents, employees or independent contractors **will make no alterations, repairs or replacements to the item complained about prior to a re-inspection by HEI as agreed above.** You agree that failure to comply with this procedure shall result in your express release of all claims Client may have against HEI, known and unknown, related to the item complained about and any related alleged act or omission by HEI.

LIMITATION OF LIABILITY:

In any event the inspector fails to fulfill the obligations under this agreement, CLIENTS EXCLUSIVE REMEDY AT LAW OR IN EQUITY AGAINST INSPECTOR IS LIMITED TO A MAXIMUM RECOVERY OF DAMAGES EQUAL TO THE INSPECTION FEE PAID HEREIN. CLIENT VOLUNTARILY AGREES TO WAIVE THEIR RIGHTS UNDER THE DECEPTIVE TRADE PRACTICES-CONSUMER PROTECTION ACT, SECTION 17.41 ET SEQ. BUSINESS & COMMERCE CODE. This limitation of liability applies to anyone, including client, who is damaged or has to pay expenses of any kind, including attorney fees and costs. Client assumes the risk of losses greater than the refund of the fee paid herein. Client acknowledges that this limitation of liability is reasonable in view of the relatively small fee that inspector charges for making the inspections when compared with the potential of exposure that inspector might otherwise incur in the absence of such limitation of liability, and that a much higher fee would be charged if the inspector were subject to greater liability.

In any event the Client fails to fulfill their due diligence obligations under this agreement, particularly as related to their responsibility to do further investigations with service companies and contractors when recommended in the report, Client understands and accepts that Client may not obtain the further information needed to have a complete body of knowledge to reveal the total condition of the property, Client agrees that failure to comply with this procedure shall result in your express release of all claims Client may have against HEI and/or our affiliates HPC and HSA, known and unknown, related to the item complained about and any related alleged act or omission by HEI or its affiliates. Client acknowledges that this limitation of liability is reasonable in view of the fact that inspectors are guests on a property and have no authority to deface any portion of the structure, equipment or systems and that inspections are necessarily limited in scope and must be supplemented when recommended by further investigations as described above. Further, in the event of any legal proceedings related to this contract, if HEI prevails, it is entitled to recover reasonable attorney's fees and all costs of such proceedings.

Statute of Limitations

The parties agree that no claim, demand, or action, whether sounding in contract or in tort, may be brought to recover damages against HEI, or its officers, agents, or employees MORE THAN TWO YEARS AND ONE DAY AFTER THE DATE OF THE INSPECTION OR THE DATE ANY PURPORTED CAUSE OF ACTION ARISING OUT OF THE INSPECTION ACCRUES. TIME IS EXPRESSLY OF THE ESSENCE HEREIN. Client understands that this time period may be shorter than otherwise provided by law.

Acceptance of Report

By executing this agreement, I/we confirm that I/we have read, understood, and agree to the above preinspection service agreement, and that I/we agree to be bound by these terms and conditions. In addition, should the need arise to make minor modifications and/or corrections to this service agreement including but not limited to, price adjustments, inaccurate information regarding the home upon which we based our original price, and/or name and address corrections, client(s) agrees that a new service agreement is not necessary. In the absence of Client(s) to sign this service agreement prior to or at the time of the inspection, then acceptance of the report and/or payment for the inspection shall constitute agreement of Client(s) with all of the terms of this agreement. The report(s) to be prepared by the inspector(s) shall be considered the final and exclusive findings of the inspector regarding the inspection of the property. Client(s) shall not rely on any oral statements made by the inspector(s) prior to issuance of the report. Note that HEI will only provide an electronic copy of the report(s), not a printed copy.

NOTE: IF THE INSPECTION IS CANCELLED LESS THAN ONE FULL BUSINESS DAY (Monday-Friday) BEFORE THE SCHEDULED TIME, INCLUDING SATURDAYS, SUNDAYS, AND/OR HOLIDAYS, THE CLIENT WILL BE CHARGED ½ OF THE ORIGINAL INSPECTION FEE AND AGREES TO PAY SUCH PENALTY FEE. IF THE INSPECTION IS CANCELLED LESS THAN ONE HOUR BEFORE THE SCHEDULED TIME OF THE INSPECTION, THE CLIENT WILL BE CHARGED THE FULL INSPECTION FEE.



I HAVE READ AND ACCEPT THIS AGREEMENT