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19 September 2025

L and D Best Foundation
P.O. Box 1641
Groves, Texas

REFERENCE: FOUNDATION REPAIR INSPECTION

SITE: 3895 Bristol
Beaumont, Texas

Dear Sir or Madam:

Proceeding with your request, I made a visual inspection of the site. Following in this report are my findings, discussion, conclusions, recommendations, and maintenance considerations where applicable.

SCOPE OF INSPECTION

Perform a visual inspection of the foundation repairs at the site. L & D Foundation Installed fourteen (14) piers along the middle/left front, left, and middle/left rear portions of the residence.

SITE DESCRIPTION

The residence is of frame construction and has a concrete slab on grade type foundation system.

DISCUSSION

During the year, seasonal changes occur. Southeast Texas is home to a particular type of soil that is greatly affected by moisture content. This soil's volume shrinks during dry conditions and swells during wet conditions. This soil's volume change generates pressures that will move the foundation with it. The exposure of the foundation, location of trees and their type, and other unseen variables will greatly contribute to the rate that the soil dries and changes in volume. These differences in shrinking and swelling around the foundation create differential movement that will flex the foundation, sometimes to the point of failure.

By controlling the moisture content of the soil of the foundation, it is possible to limit the degree of differential change and therefore limit the flexure. How many times the foundation can flex depends on its strength, construction quality and other unknown variables. Foundations of considerable age have more opportunities for these changes and therefore a higher probability for foundation problems or failures. A well-maintained foundation can withstand all these problems and provide long use.

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CONCLUSIONS

Based upon the visual inspection and indicators listed above, I have come to the following conclusions. The foundation leveling and replacement repairs were installed properly stabilizing the foundation at the designated locations. The repair system furnished by L & D Best Foundation meets the specifications necessary for the repairs.

RECOMMENDATIONS

Maintenance of a foundation is a sensible method of minimizing foundation movement due to shrinking and swelling soils. According to the best information available, these maintenance considerations will aid in controlling the soil's moisture content and minimizing differential movement. However, these suggestions do not guarantee or provide a warranty against future foundation-related problems.

MAINTENANCE CONSIDERATIONS

By following these suggestions as well as using good sense it is possible to maintain a foundation for extended use.

- ◆ Good and uniform drainage around the foundation should be supplied. This will aid in controlling the rate the soil dries. However, do not let the soil completely dry out. The soil should remain moist just below the surface. Uniform drying limits differential movement therefore limiting foundation flexure. Protect against standing water at any location around the foundation.
- ◆ Do not plant trees too close to the perimeter of the foundation, especially ones that will grow large. Oak trees especially should not be planted close to foundations. Generally, the roots will extend out as far as the limbs. If trees are too close to the foundation, their roots will grow under and sometimes through the foundation. The roots will pull moisture from beneath the foundation, changing the soil's volume and creating differential movement. Trees have been known to destroy foundations. Root barriers are available to help in protecting the foundation. If an existing tree is already too close, its removal would greatly increase the chances against future foundation related problems.
- ◆ Exposure also plays a role in foundation related problems. There are many variables that can contribute to non-uniform drying and ultimately differential movement. A few variables that one can be aware of are shading from trees, direct sunlight, patio paving, driveways, landscaping, and downspouts.

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LIMITATIONS

This report and opinions cover existing conditions as observed during a site visit. No responsibility is taken for unseen defects. This report is not a guarantee or warranty of the foundation, its design, or soil conditions. No person outside this office had any influence on opinions made during this report and our maximum liability is limited to the fee paid. Contact our office if these limitations are not acceptable.

I appreciate the opportunity to be of service to you. If any questions arise, please do not hesitate to contact me.

Sincerely,

Ted B. Harp Jr., P.E., RPLS

