

Final Evaluation Report for Foundation Repair

Date: January 13, 2017
Attention: The Client
Subject: Foundation Review
123 Sample St., Fort Worth, Texas

Authorization and Scope:

Nortier Engineering Consultants, LLC (NEC) has been retained by the Client to perform an evaluation of the slab on grade foundation for a 1 story residential home located at the subject address in conjunction with foundation repairs performed by the foundation repair Contractor. This report serves as confirmation that repairs have been done, provides information on the post-lift condition of the foundation, and provides our reasonable professional opinion on the repair measures taken to improve the foundation performance.

This report does not take into consideration any changes to the condition of the foundation or the surrounding soils after the date the evaluation was performed.

Foundation Repair Details:

The Contractor installed concrete piers to which the purpose of the installed piers is to improve the performance of the foundation by providing support at the pried locations in an effort to achieve relative levelness of the slab. **The repairs performed conform to the 2015 version of the International Residential Code.** It is understood that absolute levelness may not be achievable after repairs.

Data and Observations:

NEC performed a visual examination of the foundation for the subject property on 1/13/2017. NEC also performed a floor survey using a Zip-level Pro-2000 series, collecting relative floor elevations, to aid in surface topography mapping of the floor(s). Elevations shown are adjusted for the type of flooring encountered to reflect a consistent measuring plane. The map of the post-lift floor elevations can be seen in the figure attached to this report.

Based on the data gathered and our professional engineering opinion, the repairs performed by the Contractor have improved the foundation to be within slope tolerances generally accepted as industry standards.

Therefore, no further repairs are currently necessary and the foundation may be considered stable and fit for service and/or recommended for selling purposes.

General Recommendations:

It is recommended that a watering system be utilized around the perimeter of the house. Fluctuations in moisture content of the soils near the foundation of the house can cause differential settlement. If the moisture content is kept consistent, the potential for differential movement is mitigated.

It is also recommended that the plumbing systems be checked after repair of the foundation has been completed. Vertical movement of the foundation system can impose stresses on the plumbing infrastructure and cause leaks.

Furthermore, grading around the perimeter of the building should be maintained as sloping away from the foundation at a minimum of 6 inches fall within the first 10 feet from the foundation. This grading configuration should prevent localized water accumulating around areas of the foundation. Saturated soils decline in bearing capacity and can result in differential settlement of the foundation.

Limitations:

This report is intended for information purposes only, and the sole use of the client and/or homeowner. The scope of this report is limited to the items related to the foundation system only, and it is understood that detection of all existing or potential defects is not feasible for this type of evaluation. The intent of the work provided does not include judgment on any of the superstructure, detached buildings, retaining or privacy walls, concrete reinforcement, and/or site drainage. In addition, material and soil sampling/testing, procedures were not performed. The report is not to be used by others for any purpose without our written consent. Compliance with any code or specification other than as expressly noted in this report is specifically excluded. It is the responsibility of the Contractor to adhere to any other applicable codes or specifications.

No warranty for any repairs, future foundation performance, structure, vegetation, or soils at the subject property are offered by this report, nor does this report imply any liability to NEC, nor Daneel Nortier, PE for any work to be performed as a result of this report. It is understood that soils in this area experience movement due to moisture fluctuations. Such soil movement could cause the foundation to move after the recommended repairs have been made. Any provided floor elevation data and recommended actions (if any) are based on soil conditions as they exist at the time of the evaluation. NEC does not warrant or imply that other problems may not occur in the future. No warranty, expressed or implied, is made or intended and the limit of liability shall be limited to the fee paid for this report at the time of evaluation.

Report Prepared by,
Nortier Engineering Consultants LLC
Texas Engineering Firm (F-16800)

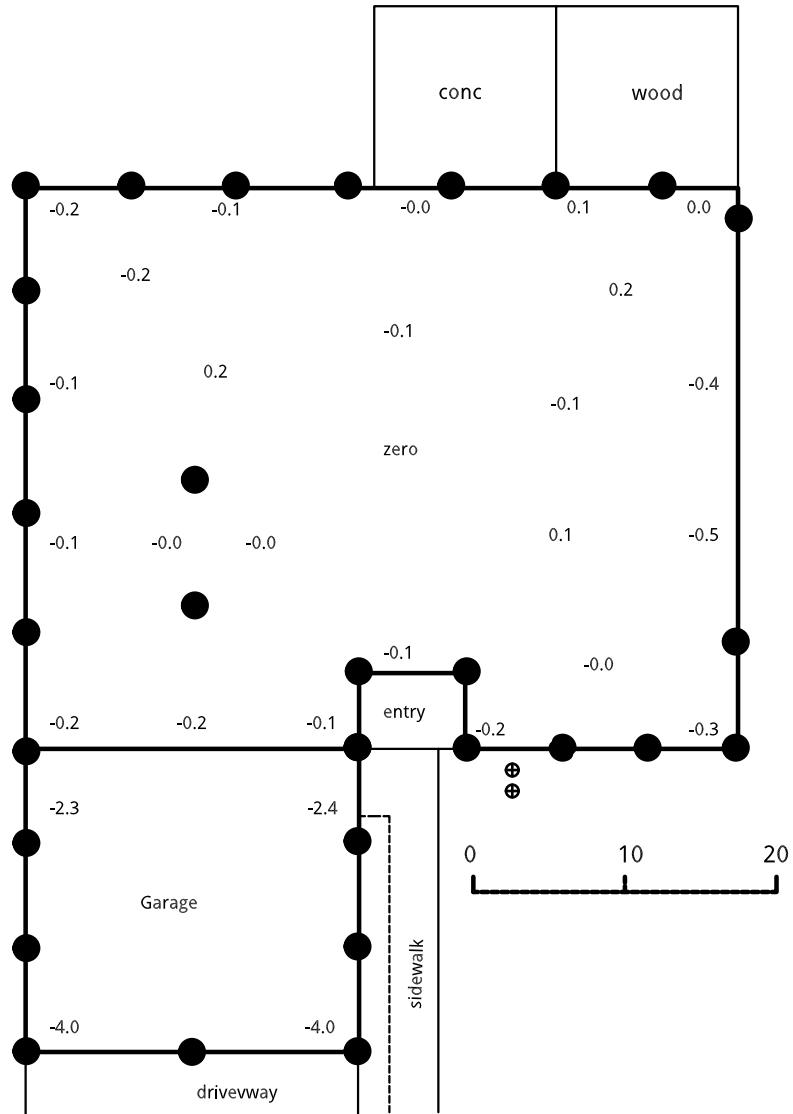
1/13/2017
Daneel Nortier, P.E.
Professional Engineer
(TX #113157)

Engineers Seal

- ⊕ cleanout
- Existing Pier
- Proposed Pier

elevations shown in tenths of an inch

Engineers SEAL



9/9/2016
Firm # - 16800

123 Sample Street
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