

1234 Someplace St
Houston, TX 12245

Foundation Evaluation Date:
09/06/2026

Prepared for:

Client

Prepared By:

Firm Foundation Independent Evaluations, LLC

(832) 949-4850

firmfoundationeval@gmail.com

MPH Real Estate Inspections

INVOICE

Kingwood, TX 77339

Phone (832) 986-9789

SOLD TO:

Client
1234 Someplace St
Houston, TX 12245

INVOICE NUMBER 20260906-01
INVOICE DATE 09/06/2026

LOCATION 1234 Someplace St

REALTOR

DESCRIPTION	PRICE	AMOUNT
Inspection Fee	$450.00	$450.00
9/20/2026 Paid	($450.00)	($450.00)
	SUBTOTAL	$450.00
	TAX	$0.00
	TOTAL	$450.00
	BALANCE DUE	**$0.00**

THANK YOU FOR YOUR BUSINESS!

FOUNDATION EVALUATION

Client	09/06/2026
Name of Client	*Date of Inspection*
1234 Someplace St, Houston, TX 12245	
Address of Inspected Property	
Mike Hartley	
Name of Inspector	

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Scope of evaluation:

This foundation evaluation report has been prepared in general accordance with the requirements of a “Level B” survey as defined by the Texas Chapter of the American Society of Civil Engineers (ASCE) and the Texas Board of Professional Engineers (http://texasce.affiniscape.com/associations/10803/files/RepairGuidelines.pdf). Observations of the interior and exterior were made for signs of foundation distress and drainage issues. An interior elevation survey shown below was performed.

This report is the professional opinion of Firm Foundation Independent Evaluations and is based upon a limited evaluation of the property. This report does not constitute a structural warranty or performance contract with the purchaser of this report or with any other party. The purpose of this evaluation was to evaluate the foundation and determine if any foundation repairs are necessary at the time of the inspection.

Evaluation methodology:

The foundation was visually inspected and a floor elevation survey completed using a SmartLevel precision construction altimeter. Elevations were recorded to the nearest 0.1-inch throughout the home, the SmartLevel was calibrated and measures 1/16" of an inch. A benchmark of 0.0 was established near the center of the home and is shown on the 2D topographic map shown in the "Foundations" section below. An adjustment was made for floor coverings if they were a different elevation than the floor covering at the benchmark location.

All measurements were taken from the top of the floor coverings as there is no practical way to measure or view the concrete slab directly.

The opinions contained herein are based on the experience and judgment of the inspector, as well as conditions observed without taking soil samples, performing plumbing leak tests, removing floor or wall coverings, or performing invasive tests or procedures. This report cannot predict or warrant the future performance of the subject foundation.

As discussed, soil samples can be taken if requested as well as further tests for compaction rates.

The evaluation of the property included a visual examination of the exposed interior and exterior finishes of the structure and the ground surfaces adjacent to the structure. Determination of construction to Building Code is best done during the original construction and is not a part of this evaluation. It is possible that future repairs could be required for the subject foundation.

Firm Foundation Independent Evaluations does not offer or imply any warranty for the repairs or for the repair company’s acts or omissions or for any other person conducting the repairs. The fee collected is for this inspection only. A Professional Engineer is available to review and stamp the results of the evaluation if requested for an additional fee.

Reference Standards:

- **FPA-SC-13-0:** Guidelines for the Evaluation of Foundation Movement for Residential and Other Low-Rise Buildings
- **IBC:** International Building Code - Section 1810 Foundation and Foundation Walls
- **ACI 318:** Building Code Requirements for Structural Concrete
- **ASCE 7:** Minimum Design Loads for Buildings and Other Structures

Industry Standards & Acceptance Criteria

Deflection Standard	Tilt Standard
L/360	**1.0%**
Foundation length divided by 360. For example, a 100-foot foundation should not deflect more than 100×12/360 = 3.33 inches.	Maximum allowable slope. This means no more than 1 foot of elevation change per 100 feet of horizontal distance.

Analysis Range	Point Spacing
25-150 feet	**8-10 points**
Foundation analysis is typically performed on lines between 25 and 150 feet in length for meaningful structural assessment.	Analysis lines are typically divided into 8-10 measurement points for adequate resolution of foundation behavior.

Observations:

This structure is a one-story wood framed structure with brick veneer and siding on the exterior. The interior walls are drywall.

Foundation type: Slab on grade

State of Occupancy: Occupied

Building Type: Single Family Residence
4 Bedrooms, 4 Bathrooms

Weather Conditions: Temp: 93°



Recent Rain: Yes

Ground Cover: Dry

Approximate Age: 2024

Sq/ft: 4,185

Utilities On: ☑ Yes ☐ No Water ☐ No Electricity ☐ No Gas

INACCESSIBLE OR OBSTRUCTED AREAS

The inspector WILL NOT move any of the owner's belongings including furniture, rugs, wall coverings, personal items, stored items etc without the written consent of the owner.

☑ Sub Flooring
☑ Floors Covered
☑ Behind/Under Furniture and/or Stored Items
☑ Plumbing Areas - Only Visible Plumbing Inspected
☑ Siding Over Older Existing Siding
☑ Walls/Ceilings Covered or Freshly Painted
☐ Crawl Space is limited - Viewed From Accessible Areas
☑ Mold/Mildew investigations are NOT included with this report; it is beyond the scope of this inspection at the present time. Any reference of water intrusion is recommended that a professional investigation be obtained.

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D

☑ ☐ ☐ ☐ **A. Foundations**

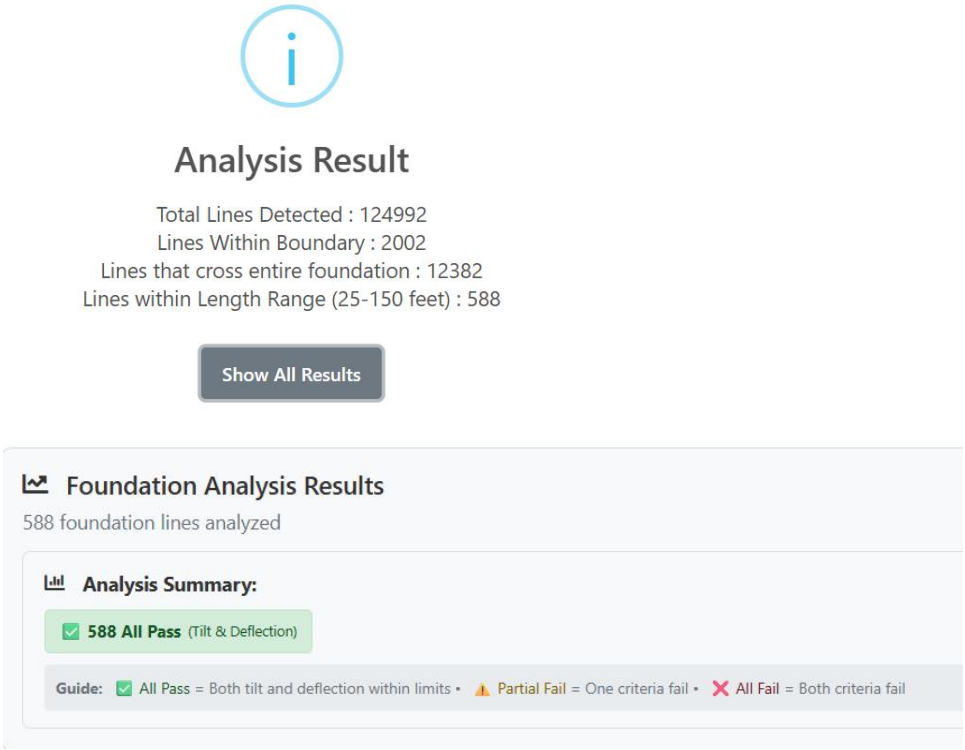
Type of Foundation(s): Slab on Grade

Comments:

A representative of Firm Foundation Independent Evaluations, LLC physically inspected the above referenced residence to make an evaluation of the current foundation performance and determine if repair is recommended.

Performance Opinion:

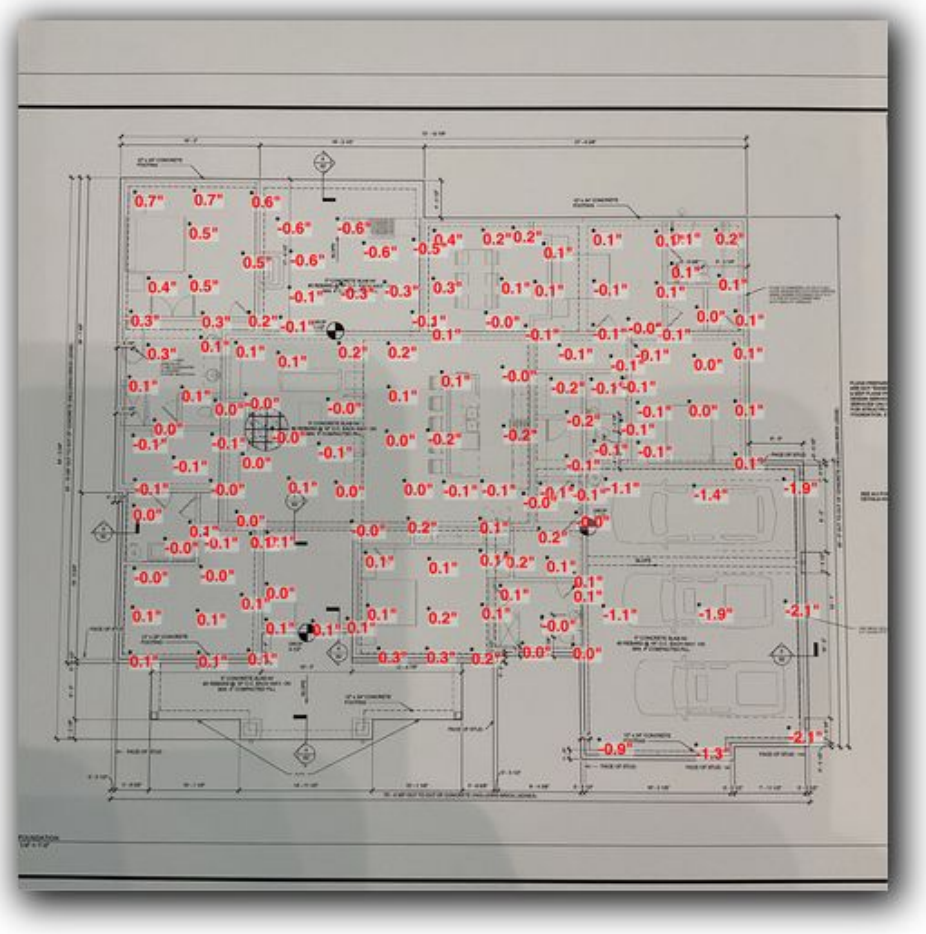
Repairs that were performed have brought the structure into compliance with the ASCE "Level B" standards, no additional repairs are recommended at this time.



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Elevations:

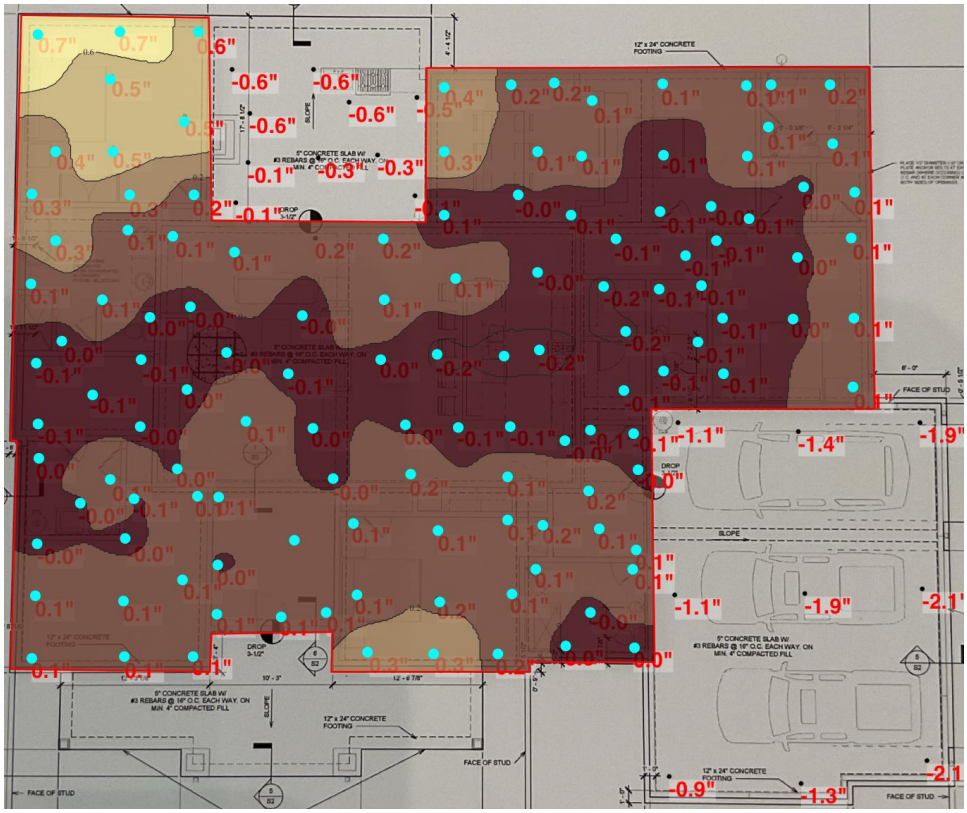


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Topographical Results:

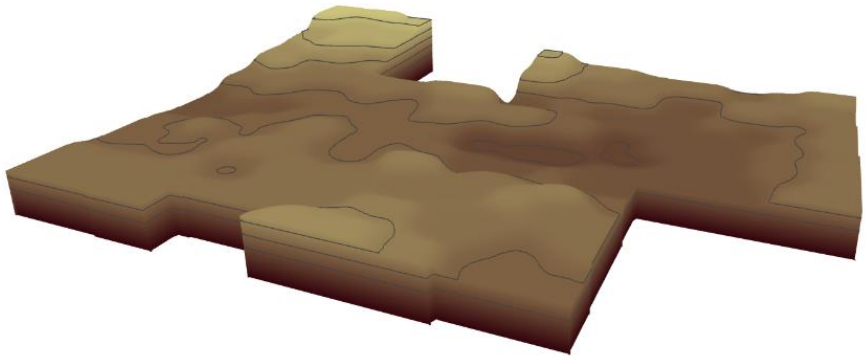
The front and back porches and garage were intentionally not included in the results shown below. They are intentionally sloped to move water away from the house and will not give a realistic overview of the living space.



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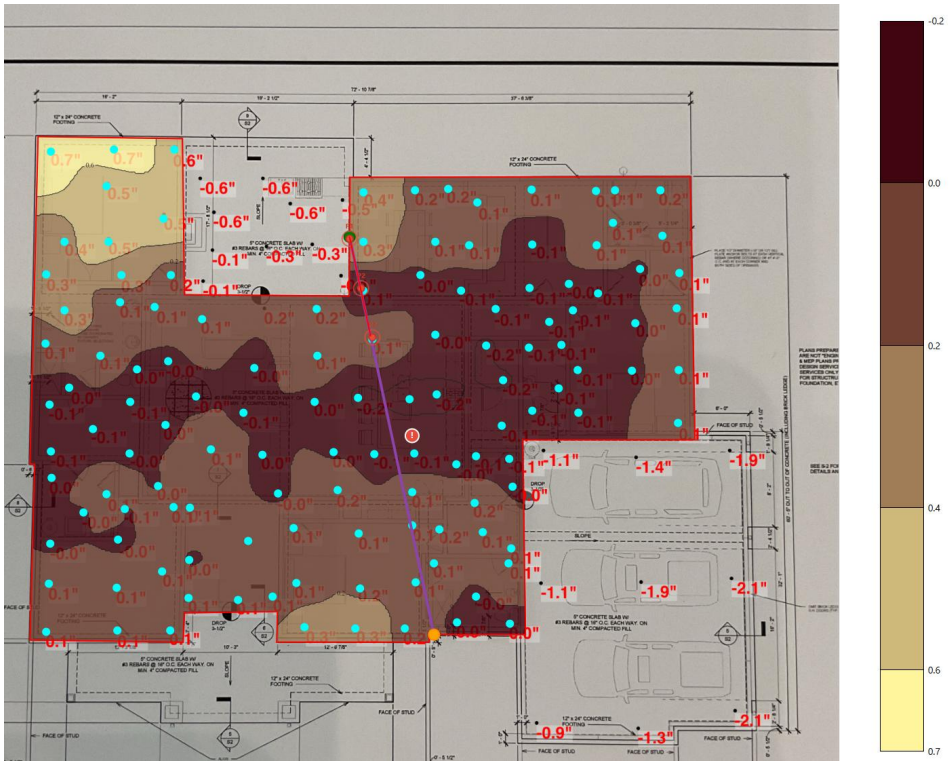
3D View:



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I	NI	NP	D

Line #1 results:



I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

Line #1 Deflection Charts:

Foundation Analysis Report

Discover the graphical results by scrolling up!

Previous Line | Line 1 of 588 | Next Line > | View All

Foundation Line 1 Analysis

Detailed structural analysis and measurements for the currently selected line.

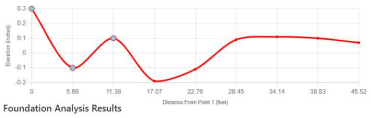
View Formulas & Calculations | Show Detailed Analysis

Use Previous/Next buttons above to view other foundation lines

Foundation Analysis Input Data

PROFILE INPUT		*Length		45.52 ft		*Width		0.0 (ft)	
	Point 1	Point 2	Point 3	Point 4	Point 5	Point 6	Point 7	Point 8	Point 9
L (ft)	0	5.69	11.38	17.07	22.76	28.45	34.14	39.83	45.52
Y (in)	0.30	-0.10	0.10	-0.19	-0.11	0.09	0.11	0.10	0.07

Elevation Profile Chart



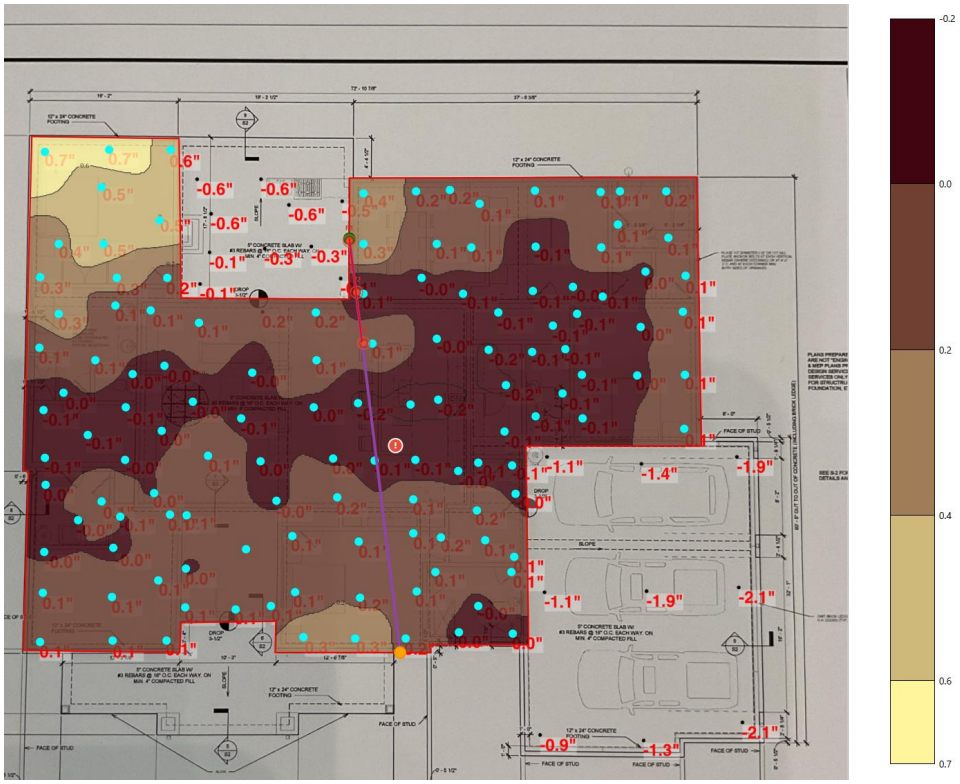
Foundation Analysis Results

OUTPUT ANALYSIS			
Parameter	ACTUAL	ALLOWABLE	PASS/FAIL
Deflection Formula	L / 455	L / 360	PASS
Tilt Formula	0.04%	1.0%	PASS

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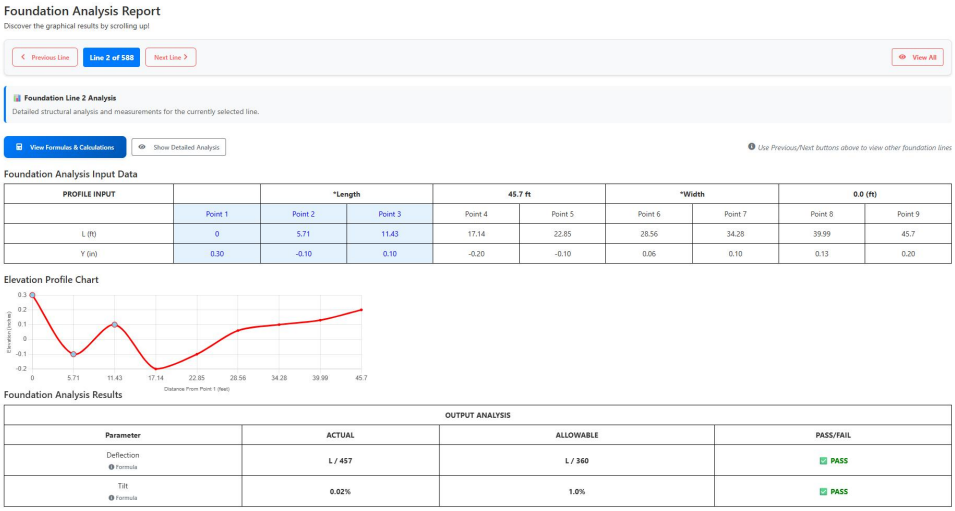
Line #2 results:



I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D

Line #2 Deflection Charts:



Foundation Analysis Report

Discover the graphical results by scrolling up!

Previous Line | Line 2 of 588 | Next Line | View All

Foundation Line 2 Analysis

Detailed structural analysis and measurements for the currently selected line.

View Formulas & Calculations | Show Detailed Analysis

Use Previous/Next buttons above to view other foundation lines

Foundation Analysis Input Data

PROFILE INPUT		*Length		45.7 ft		*Width		0.0 (ft)	
	Point 1	Point 2	Point 3	Point 4	Point 5	Point 6	Point 7	Point 8	Point 9
L (ft)	0	5.71	11.43	17.14	22.85	28.56	34.28	39.99	45.7
Y (in)	0.30	-0.10	0.10	-0.20	-0.10	0.06	0.10	0.13	0.20

Elevation Profile Chart

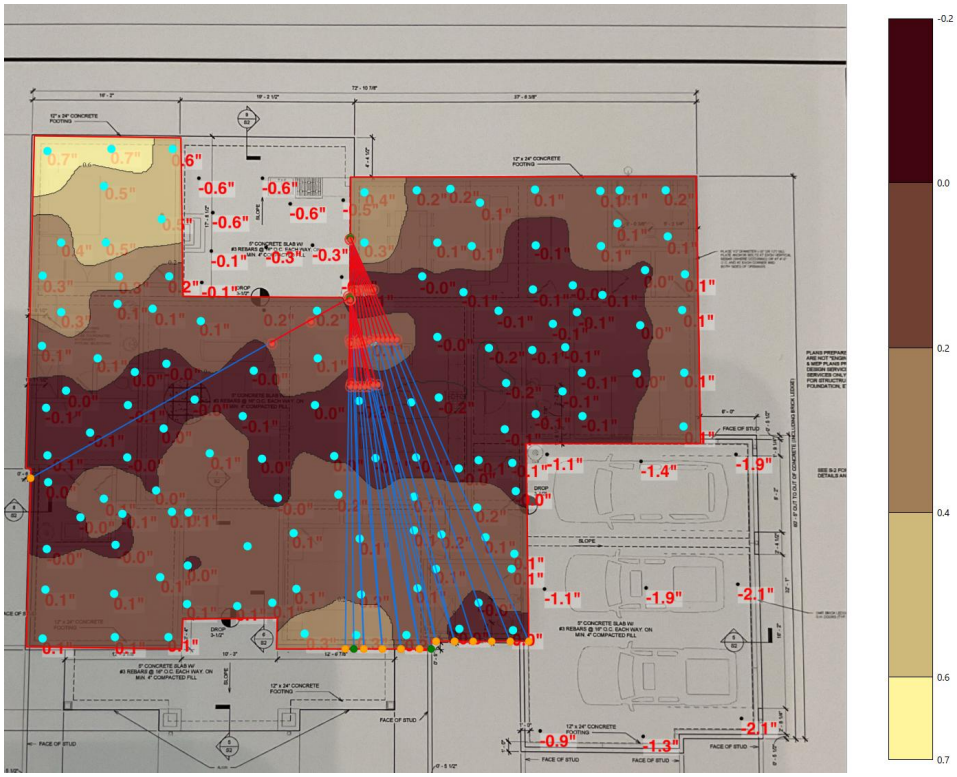
Foundation Analysis Results

OUTPUT ANALYSIS			
Parameter	ACTUAL	ALLOWABLE	PASS/FAIL
Deflection	L / 457	L / 360	PASS
Tilt	0.02%	1.0%	PASS

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D

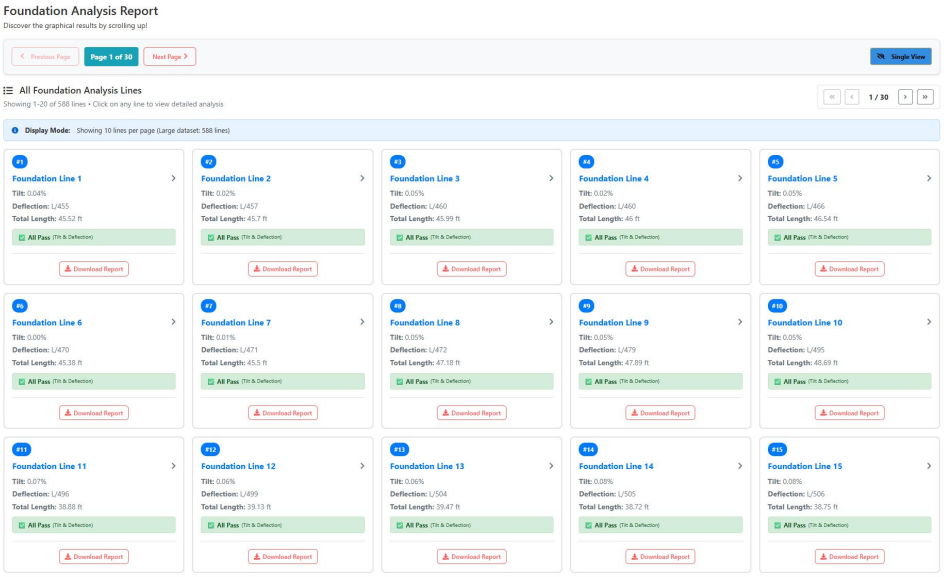
Multiple Lines:



I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

Lines #1-15 Deflection Charts:



I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D

Observations and Discussions:

This inspection was performed for the current homeowners who have concerned of the overall foundation performance.

Areas of concern noted:

Previous foundation repairs: ☑ Yes ☐ No








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I	NI	NP	D









Sloping floors: ☐ Yes ☑ No

Exterior wall cracks: ☑ Yes ☐ No

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D



Interior wall cracks: ☑ Yes ☐ No













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I	NI	NP	D



I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D





Interior ceiling cracks: ☑ Yes ☐ No




Frieze boards showing signs of uphevel or settlement: ☑ Yes ☐ No




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I	NI	NP	D







Non-latching doors: ☑ Yes ☐ No




I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D



Doors out of alignment: ☑ Yes ☐ No



Broken window: ☑ Yes ☐ No



Sloping floors: ☐ Yes ☑ No

Trees: ☐ Yes ☑ No

Flatwork showing signs of uphevel or settlement: ☐ Yes ☑ No

Further comments and Suggested General Foundation Maintenance and Care:

Expansive soil conditions are common in the Houston and Gulf Coast areas. When the load bearing soil is wet it swells, when it is dry it shrinks. Movement of the foundation is to be expected at various times of the year. Drought conditions were present when these measurements were

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I	NI	NP	D

taken, as the cooler and wet conditions return the soil will expand.

Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements may occur. The inspectors opinion is based on measurements taken and visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted.

☑ ☐ ☐ ☐ **B. Grading and Drainage**

Comments:

Grading and Drainage:

Grading slopes away from the house as discussed. Drainage appeared to be adequate around the sides and front of the house.

Any area where the ground or grade does not slope away from the structure is to be considered an area of improper drainage. Six inches per 10 feet.

Recommend monitoring during the next rainstorm. Water should dissipate within 24-48 hours.

Gutters: ☑ Yes ☐ No









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I	NI	NP	D








Downspout Extensions: ☑ Yes ☐ No

French drains should be monitored and cleaned as necessary. No current issues noted.




I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D










I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D



Pool Drainage: ☑ Yes ☐ No





Further comments and Suggested General Foundation Maintenance and Care:

Please note that an accurate assessment may not be possible during periods of drought.

The inspector will report as deficient:

(A) drainage around the foundation that is not performing;
(B) deficiencies in grade levels around the foundation; and
(C) deficiencies in installed gutter and downspout systems.

The inspector will not report as deficient:

(A) inspect flatwork or detention/retention ponds (except as related to slope and drainage);
(B) determine area hydrology or the presence of underground water; or
(C) determine the efficiency or performance of underground or surface drainage systems.

Recommend ensuring proper drainage and moisture maintenance to all types of foundations. Drainage should be directed away from all sides of the foundation with grade slopes and, if present, downspout extensions.

During drought situations the owner is encouraged to maintain a “more than normal” watering program in the dry months of the year to prevent the soil around the home from drying and cracking. If soaker hoses are used, place the soaker hoses 1’– 2’ away from the foundation and run for 30 60 minutes every other day as needed. Do not over water the foundation; this can be as detrimental as under watering.

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☐	☑	☑	☐

C. Other

Comments:

☑ Not present, no comments.

Summary