



HEDDERMAN ENGINEERING. INC.

281-355-9911

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<https://hedderman.com/>



## FOUNDATION INSPECTION

6115 Lymbar Dr  
Houston, TX 77096

Greg Whitaker

09/23/2025



Inspector

**Eddy Rodriguez**

Engineer & TREC#23614

281-355-9911

[office@hedderman.com](mailto:office@hedderman.com)

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# 1: COVER LETTER

## Information

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### **HEDDERMAN ENGINEERING, INC.**

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

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09/23/2025

TO: Greg Whitaker

REF: CONDITION OF PROPERTY SURVEY

Dear Greg Whitaker:

At your request, a visual survey of the house located at 6115 Lymbar Dr, Houston, TX 77096, 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

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#### 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 nor to verify the adequacy and/or design of any component of the house. It is pointed out that other engineers/inspectors may have contrasting opinions to those given in this report. 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 before your option period ends or before closing on the property. This report may also contain informational items which are included as a courtesy to help you become more aware of the condition of the house.

#### 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. It is recommended that you obtain as much history as is available concerning this house. 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 house, knowledge of any drainage problems, 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, renovation, remodeling, additions or other such activities have taken place at this house.

## 3: SITE CONDITIONS

### Information

#### In Attendance

Structural Inspector, None

#### Weather

Clear, Temperature - 80-90 degrees



#### Occupancy

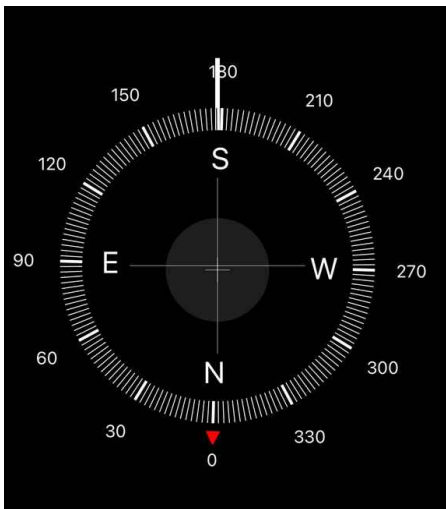
Vacant

#### Age of Home - Available public records

According to available public records, the house was built in 1964.

#### North-Front

For the purpose of the inspection and report, NORTH will be assumed to be from the rear of the house towards 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

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#### **Description: FOUNDATION OBSERVATIONS AND CONCLUSIONS:**

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

#### **Description: Concrete Rebar slab**

The foundation was a concrete slab on grade, and appeared to be reinforced with steel reinforcing rods (rebar).

#### **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 HEI's purpose 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 opinion on the condition of the foundation.

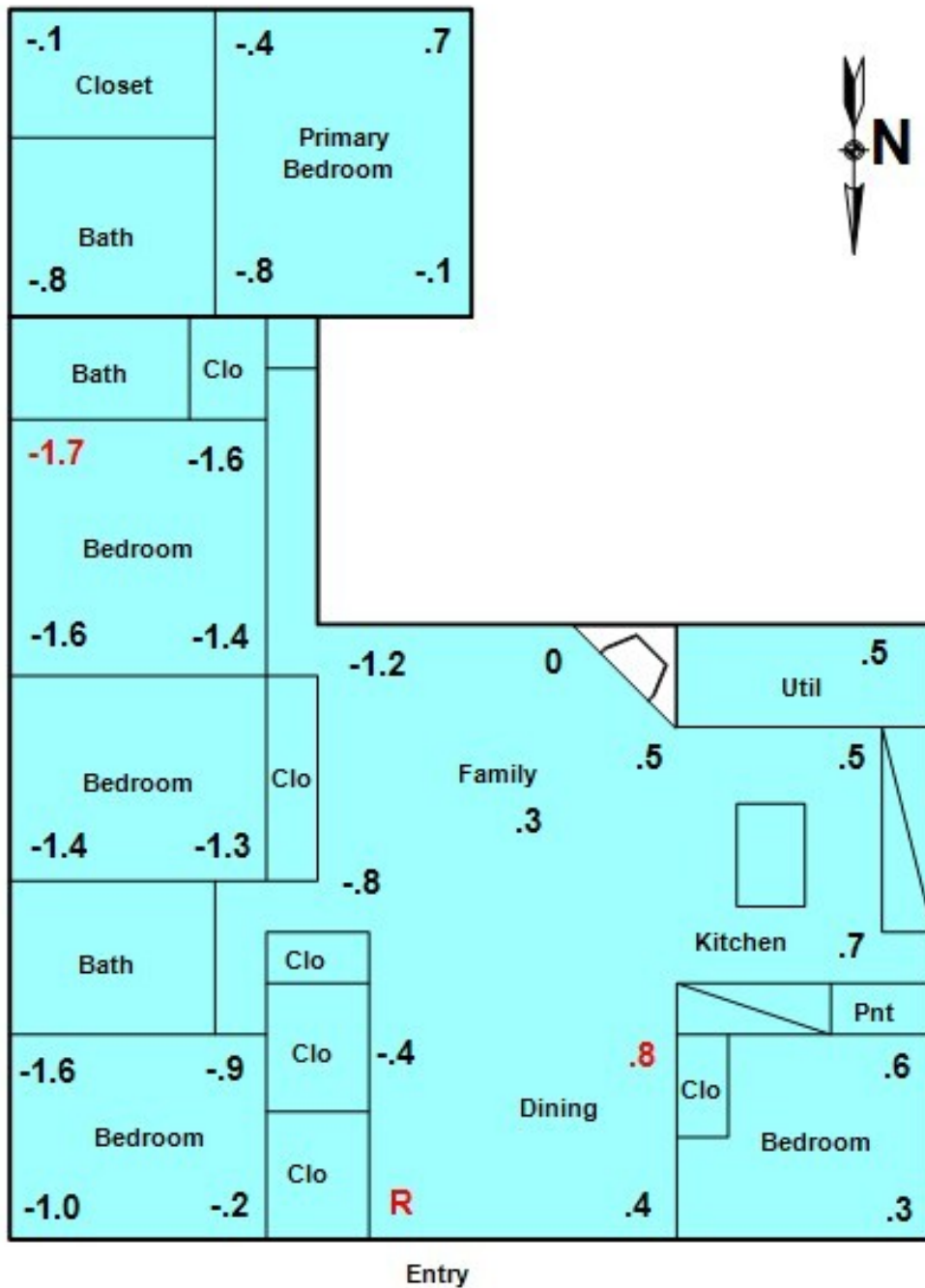
#### **Differential Movement: Levelness - Some Sloping**

The floors were checked with an electronic level, and were observed to be sloping towards the east side of the house. The difference in elevation between the high point and low point was 2.5 inches. The high point was located at the dining room, and the low point was located at the south bedroom. The unlevelness takes place over a horizontal distance of approximately 50-55 feet.

9.23.25

HEI

Whitaker



**Elevations Readings  
6115 Lymbar Drive**

**Differential Movement:** Horizontal surfaces - Relatively level

Hallway Bathroom

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



**Differential Movement: Horizontal surfaces out of level**

Kitchen

Horizontal surfaces (countertops, door frames, etc.) were out of level in the direction of the foundation movement.

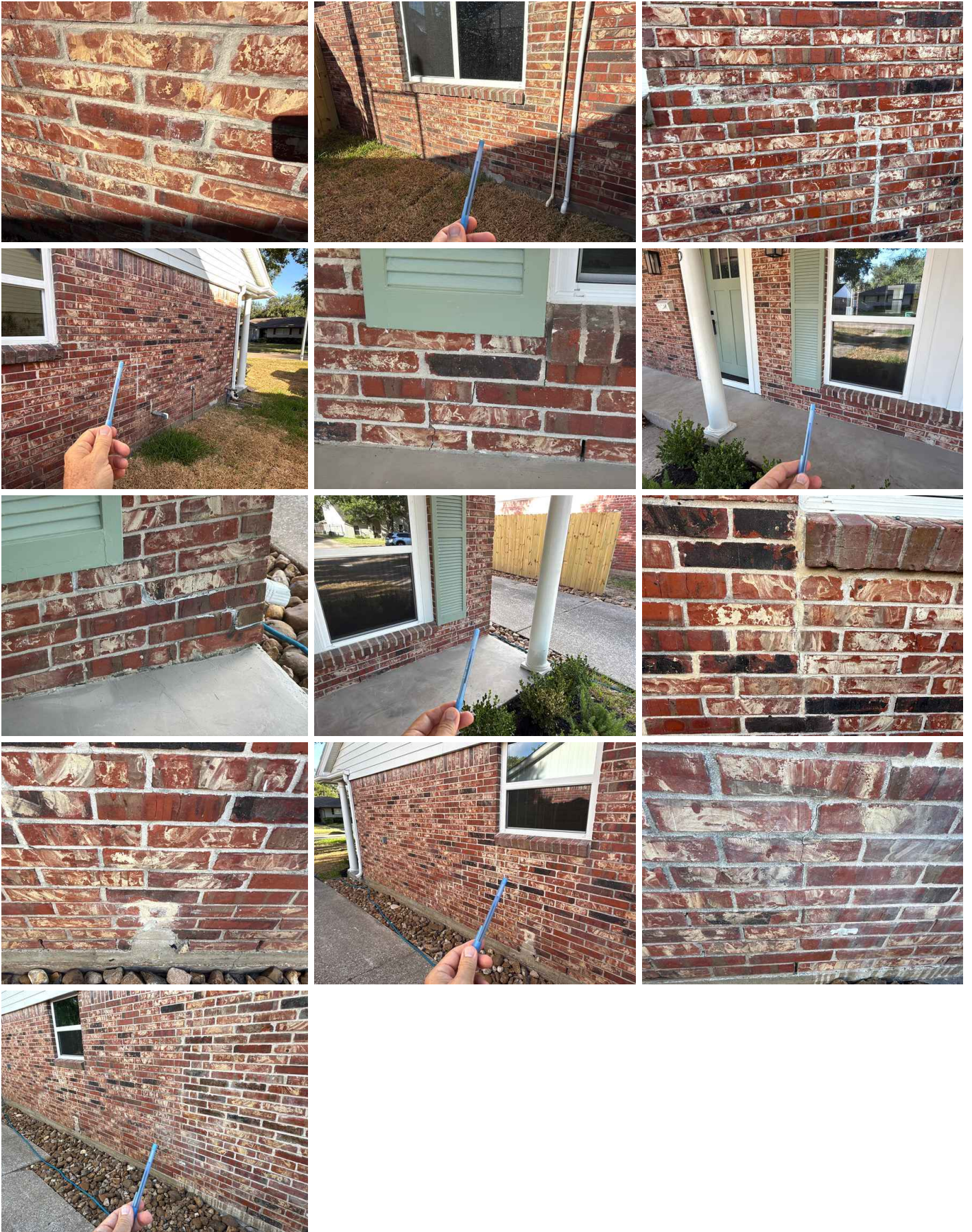


**Differential Movement: Veneer - Cracks/Patches**

Throughout the house

Cracks and/or patches were observed in the exterior veneer at the time of the inspection, including at the locations shown in the photos.

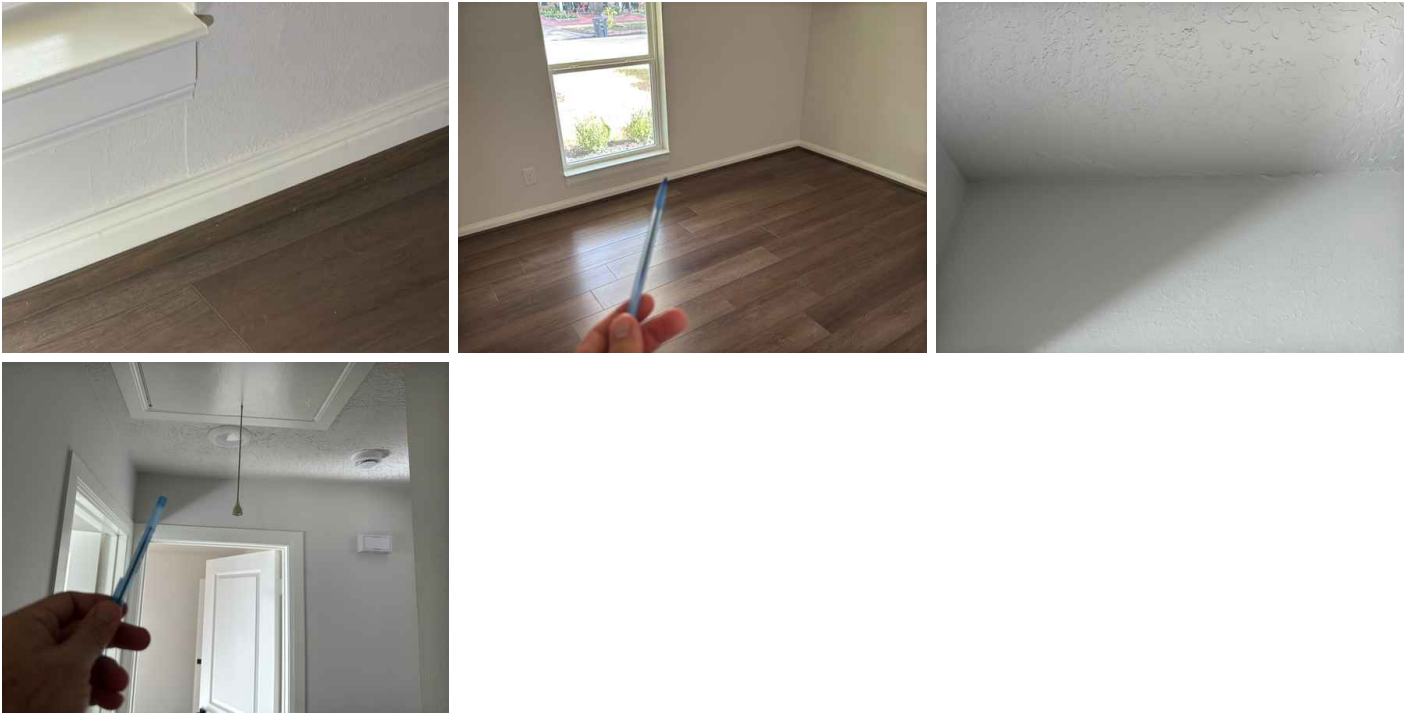




**Differential Movement: Sheetrock Cracks/Patches/Compression ridges**

Northeast Bedroom Hallway

Sheetrock cracks, patches, and/or compression ridges were observed in the house during the inspection, including at the above locations.



**Differential Movement: Concrete Cracks - Observed**

East West

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



**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: Non latching doors

Utility Room Northeast Bedroom Closet South Bedroom Closet

Doors that would not latch due to misalignment of the striker plate and the locking mechanism were observed.

### Separation of Materials: Rafter separation

east

One or more rafters were observed to be separated from the ridge beam in the attic, which can be an evidence of movement.



### Other Observations: Cold Joint

East

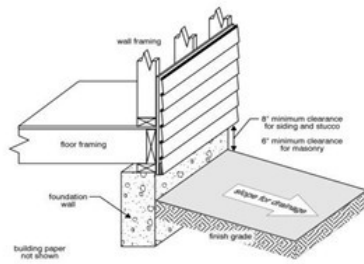
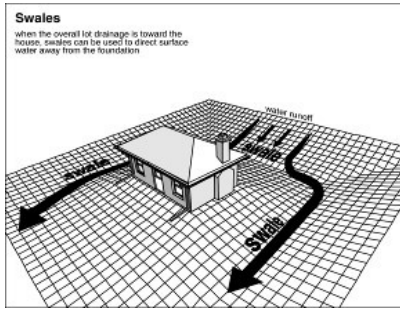
A cold joint was observed in the foundation as shown below in the photo(s). The presence of a cold joint is an indication of an addition being constructed at some point in the past. It is noted that the separate slabs can move independently from one another.



### 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.



## 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.



### 4.6.1 Perimeter Grading/Drainage

#### **GRADING FLAT, FURTHER INVESTIGATION RECOMMENDED**

The grade was essentially flat, and it appears that water may pool at some areas after a rain. Further investigation with the homeowner is recommended to determine if water pools for a significant time after a rain. If so, an underground drainage system may need to be installed, and you should contact a company specializing in underground drainage system for a cost estimate.

**R401.3**

#### **Obtain Cost Estimate**

Recommendation

Contact a qualified professional.

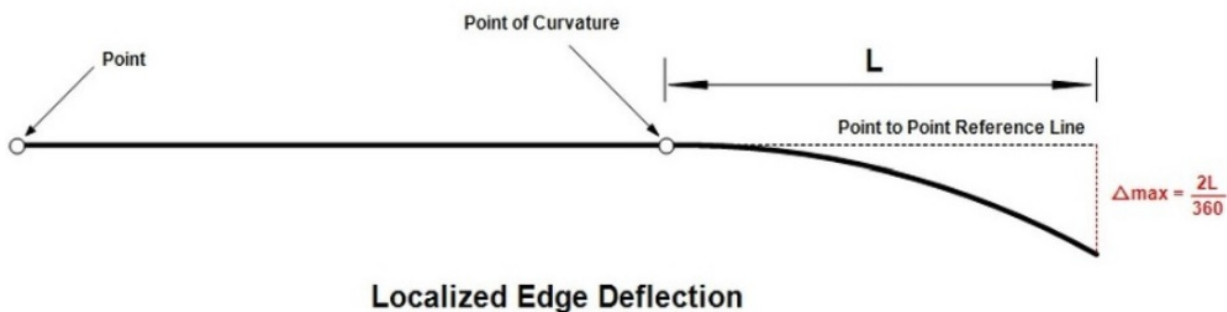
## 5: FOUNDATION ANALYSIS

### Information

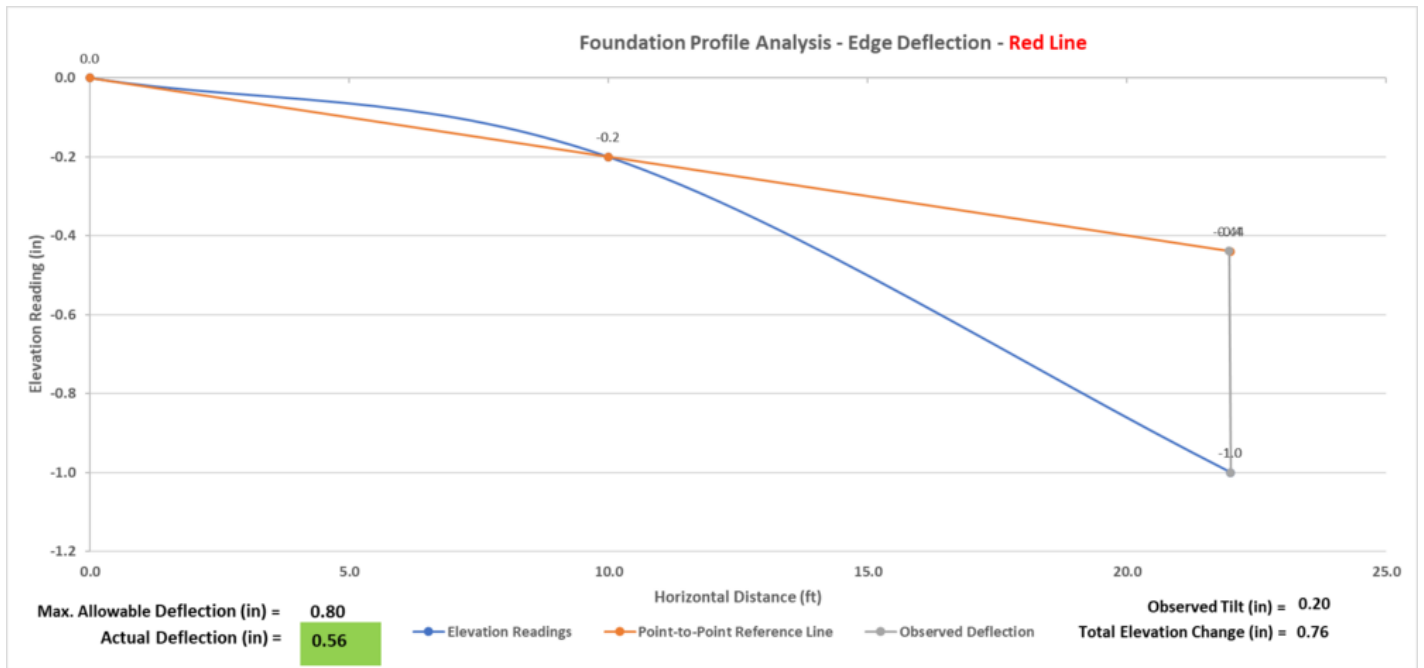
#### Foundation Deflection Analysis - Single: Edge Deflection Analysis - Some Deflection - OK

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)).



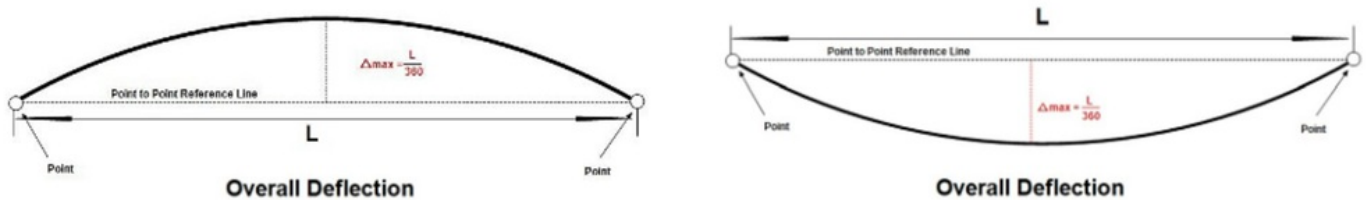
From the point of curvature located at the northeast bedroom (west) to the northeast bedroom (east) ( $L = 12$  feet), the maximum allowable deflection is 0.80 of an inch. We calculated a deflection of 0.56 of an inch at the time of inspection across this span, which is **less than the maximum allowable deflection, and is acceptable**. This observation can be observed along the **Red Line** in the sketch below.



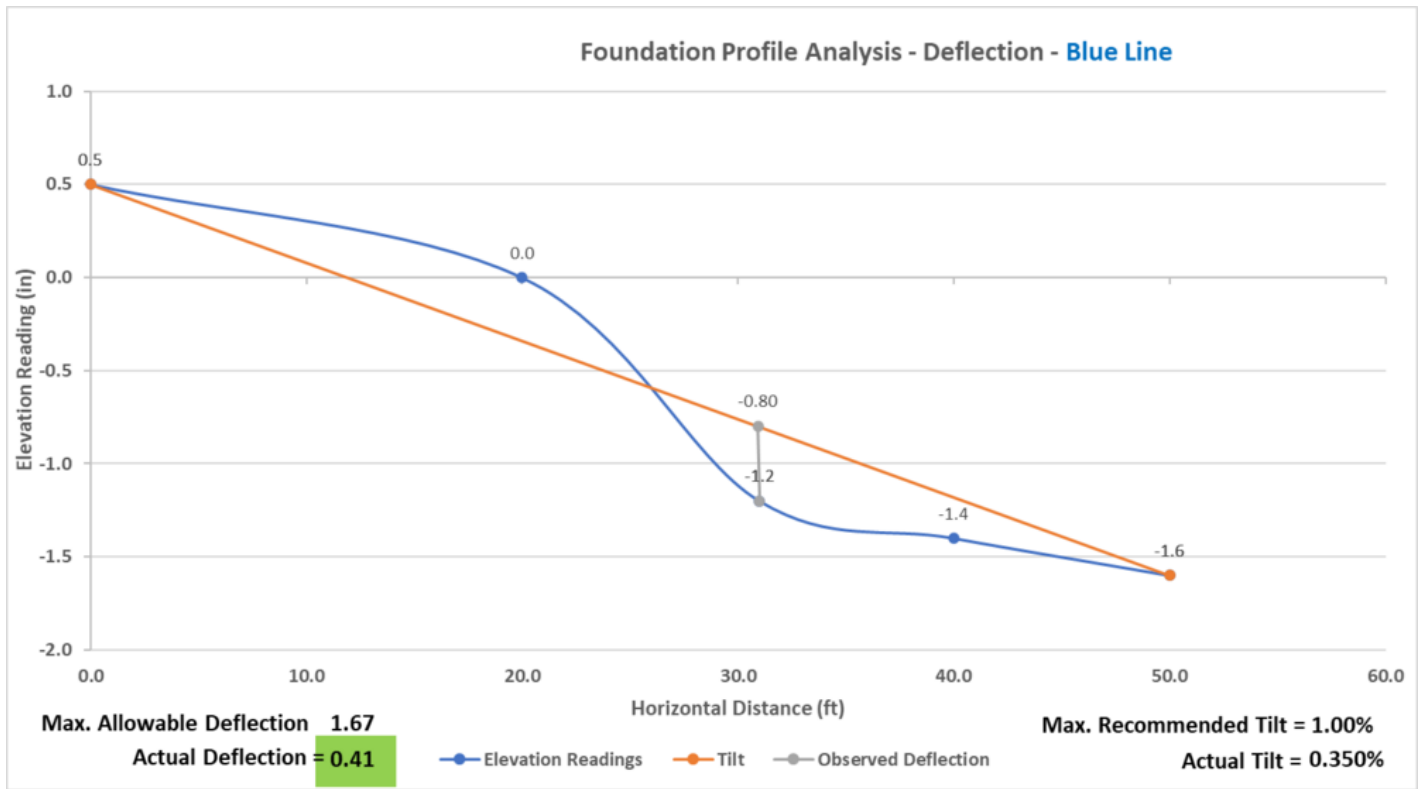
**Foundation Deflection Analysis - Single: Overall Deflection Analysis - Some Deflection - OK**

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 overall deflection described in the ASCE Guidelines rather than localized edge deflection or tilt deflection. Therefore, our analysis of this foundation will use the recommended Guidelines for overall deflection.

According to the ASCE Guidelines, the evaluation of overall deflections shall have a maximum deflection of  $L/360$ .



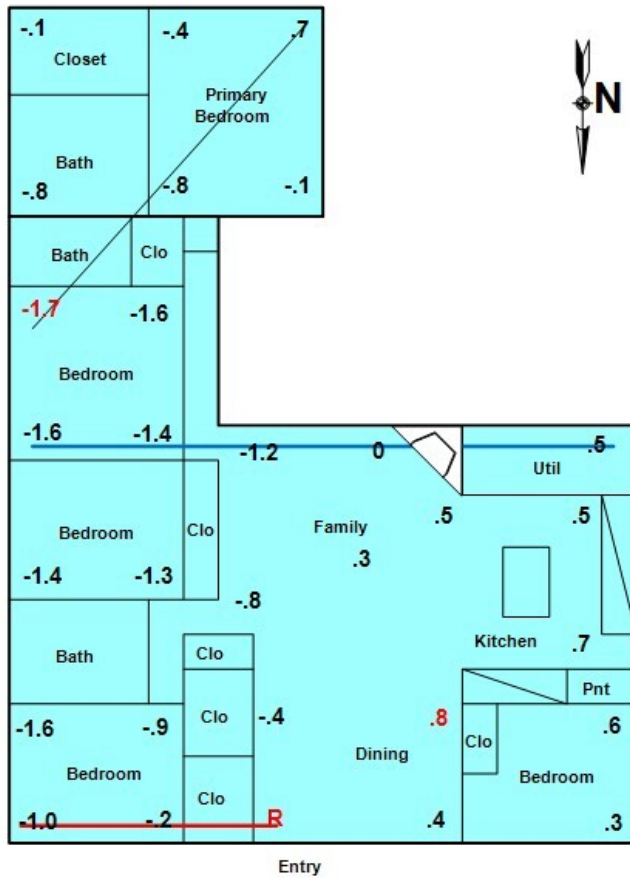
From the utility room to the south bedroom (L = 50 feet), the maximum allowable deflection is 1.67 inches. We calculated a deflection of 0.41 of an inch at the time of inspection across this span, which is **less than the maximum allowable deflection, and is acceptable**. This observation can be observed along the Blue Line in the sketch below.



9.23.25

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Whitaker



**Elevations Readings  
6115 Lymbar Drive**

**FOUNDATION CONCLUSIONS: Marginal**

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 degree of the foundation movement is such that the condition of the foundation can still be considered as acceptable, yet marginally so. It is recommended that the evidences of differential movement be monitored in the future to determine if the condition has stabilized, or if the foundation is continuing to move. It is emphasized that repairs could become necessary in the future should the foundation continue to move, particularly in the areas outlined above. 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.

**Observations**

## 5.4.1 FOUNDATION CONCLUSIONS

**RECOMMEND SEWER LEAK TEST**

It is recommended that a plumber be contacted to perform camera observation or leak testing on the underground sewer piping to determine if the underground piping is leaking. A leaking sewer pipe can contribute significantly to the instability of the supporting soils by introducing excessive moisture into the soils, thus weakening them, resulting in foundation settlement.

**Obtain Cost Estimate**

## Recommendation

Contact a qualified professional.

# 6: CLOSE

## Information

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### 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](mailto: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

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### **HEDDERMAN ENGINEERING, INC.**

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

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09/23/2025

TO: Greg Whitaker

REF: Inspection of the property at 6115 Lymbar Dr, Houston, TX 77096.

Total cost of inspection: \$450.00

Total Paid: \$450.00

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](mailto:office@heddermanengineering.com) [www.heddermanengineering.com](http://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):** Greg Whitaker

**DATE OF INSPECTION:** 09/23/2025

**PROPERTY ADDRESS:** 6115 Lymbar Dr, Houston, TX 77096

#### 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 appear to be in need of repair. It is pointed out that other engineers/inspectors 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 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 only from the areas determined by the inspector to be safely accessible, and the underside of the house (if applicable) as viewed 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.

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 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.

**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.**

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.

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 that otherwise provided by law.

Acceptance of Report

By signing I confirm that I have read, understood, and agree to the above pre-inspection service agreement, and that I agree to be bound by these terms and conditions. In the absence of Client signing 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 with all of the terms of this agreement. The report to be prepared by HEI shall be considered the final and exclusive findings of HEI regarding the inspection of the property which is the subject of this agreement. Client shall not rely on any oral statements made by HEI or its representatives prior to issuance of the printed report.

**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**