

Greg A. Brooks, P.E.
PO Box 2373
Freeport, TX 77542

Dec 23, 2025
979-229-0068

FOUNDATION INSPECTION REPORT

LOCATION: 51 Orchid Ct
Lake Jackson, TX

DATE OF INSPECTION: Dec 22, 2025

OBSERVATIONS:

The subject property is a two-story, wood-framed residence with brick veneer construction supported by a conventional slab-on-grade foundation. The exterior siding has been recently replaced and repainted, and much of the interior has been remodeled since the original construction. Refer to this report and the attached drawing for identified deficiencies and recommended corrective actions.

CONCLUSIONS:

Moderate foundation settlement is present along the west perimeter of the structure. Laser level measurements indicate approximately 2.0 to 3.0 inches of settlement in this area. Based on the magnitude of elevation change relative to observed distress, it is likely that a portion of this settlement occurred prior to framing. However, door misalignment and separation at kitchen cabinets indicate that additional movement has occurred since construction. Stabilization of the west perimeter is recommended.

The east perimeter exhibits approximately 1.0 to 2.0 inches of elevation difference relative to the center of the structure; however, no significant door misalignment or related structural deficiencies were observed. Stabilization of this area is not warranted at this time.

Overall, the foundation likely had pre-existing slope deviation prior to construction, with additional movement occurring over time, particularly along the west perimeter. The more recent movement is consistent with seasonal moisture fluctuations commonly associated with expansive clay soils. The proposed repair plan is intended to stabilize the west perimeter by transferring structural loads to deeper soils with more uniform moisture content and improved bearing capacity.

RECOMMENDATIONS:

Install eight (8) perimeter pressed piles at the locations shown on the attached drawing. Lifting of the structure is not recommended due to recent remodeling. All work shall be performed in accordance with the details and specifications provided in the attached drawing. These repairs are expected to stabilize the affected portion of the foundation for the remaining service life of the structure.

The engineer assumes no responsibility for cracks or damage that may occur during or after leveling. The engineer is not responsible for construction means, methods, sequencing, safety procedures, or contractor performance. Engineering services were provided in accordance with generally accepted residential engineering practices, and liability is limited to the fee paid for the services rendered.

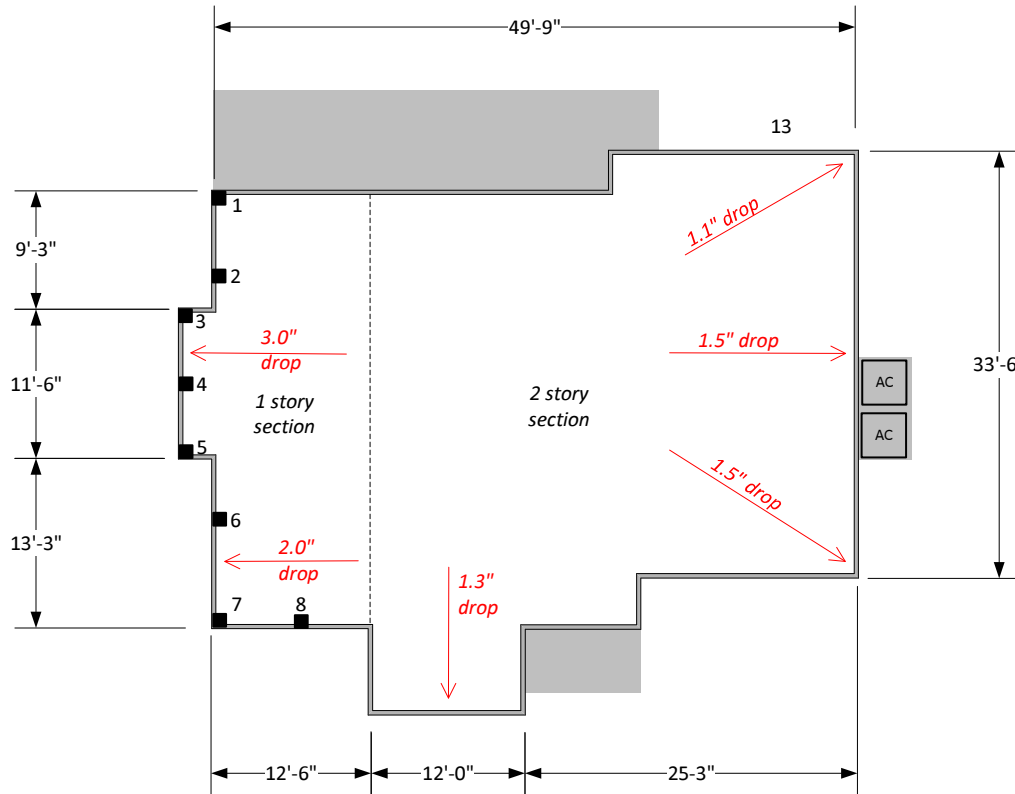
Respectfully submitted,



Greg A. Brooks, P.E. #114197
F-15269

12-23-2025

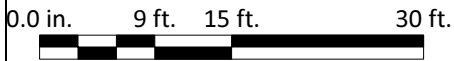




■ Proposed Pressed Piles

Proposed Pile Placement

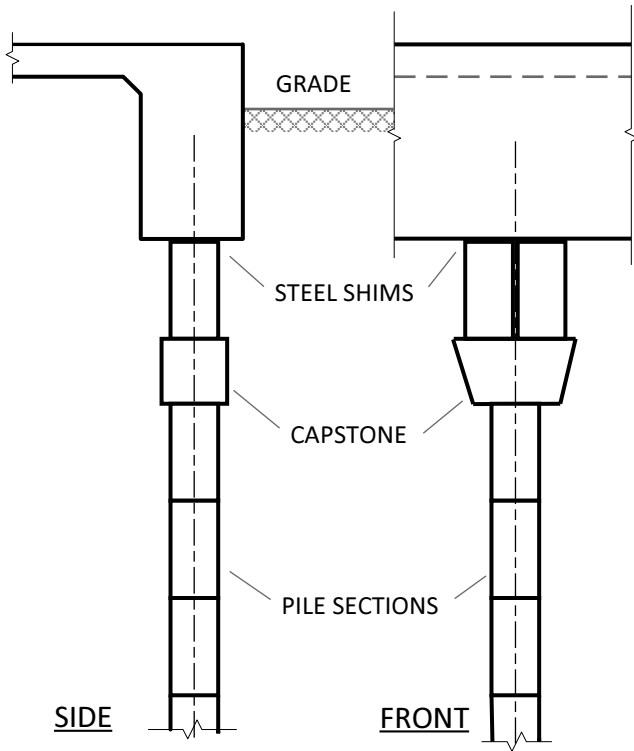
Piles 1-8 placed as shown on drawing, do not exceed 8'-0" foot spacing between pilings.



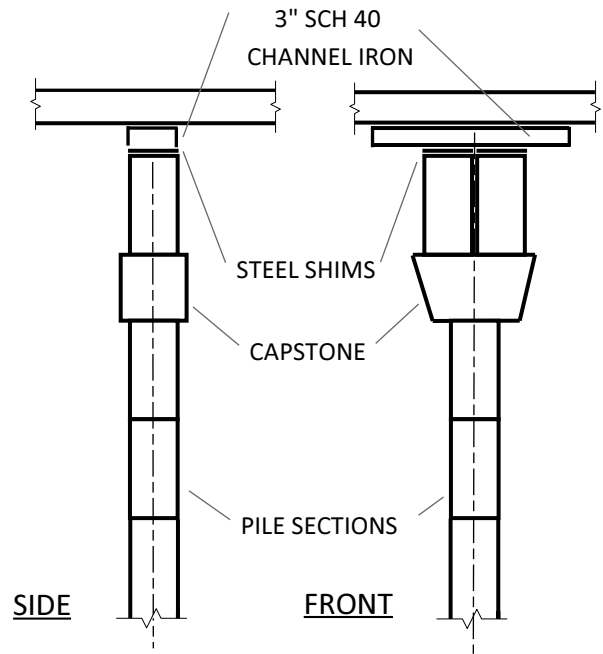
12/23/2025



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PO Box 2373 Freeport, TX 77542		51 Orchid Ct Lake Jackson, TX	
SIZE	JOB NO	DWG NO	REV
L		Foundation	0
SCALE	1in = 15ft. 0in.	SHEET	1 of 2



SLABS WITH GRADE BEAM



SLABS WITH NO GRADE BEAM

NOTES:

1. Piles shall be placed at a maximum of 8'-0" in single story areas, 6' 0" in two story areas.
2. Pile sections shall consist of 6" diameter x 12" long cylinders. Square or rectangular blocks will not be permitted for use as pile sections.
3. Pile sections shall be installed by jack or hydraulic ram using the weight of the structure to provide the driving load.
4. Piles shall be driven until the foundation starts to lift or the driving load exceeds 6,500 psig
5. Elevate foundation on hydraulic jacks, hold in place with steel shims placed on top of 6" diameter cylinders placed on top of a rectangular solid 6"x6"x12" concrete capstone
5. Contractor to verify underground obstructions, and obtain required permits before beginning job.
6. After leveling, fill voids created, backfill holes and replant where applicable



12/23/2025

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SIZE	JOB NO	DWG NO	REV
L		Pier Detail	0
SCALE	1in = 15ft. 0in.	SHEET	2 of 2