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HOME INSPECTION SERVICES

February 18, 2026

A slab on grade foundation check was conducted on the home property at 11533 Sandy Loam Trail, Austin, TX, 78750. This is an onsite foundation evaluation only and does not take the place of a full home inspection report as it only addresses the foundation of the home. No baseline foundation elevation report was available at the time of this inspection to verify how the foundation was performing when new or what the original elevation of the home was after construction.

This current foundation shows minimal effects of deflection / movement and is currently performing as intended. A Bosch Laser Level and a Technidia Pro-2000 computer / digital ZIP level were used to measure the foundation elevations. These showed no more than .60" deflection at any point as measured along 12 separate locations throughout the home. A Zero reference point was taken at the near center of the home and measured clockwise. These are common measurements for a home of this size and in this type of soil. There were hairline cracks at the foundation beam along the center right side of the home common to normal movement. All exterior foundation beams were fully in tack with no significant cracks. Common corner cracks are deemed normal.

In the opinion of the inspector, this movement is deemed common for a home of this age in this area. No repair of the foundation is recommended at this time. If desired, client may make any cosmetic repairs as needed at interior drywall or floor tiles. For general reference, it is common for brand new homes to have movement or measurements of up to 1.5" and still be within a normal range of movement. Please note: It is not possible to determine future performance of any foundation as soil movement is common if homes are not properly maintained.

This was a visual inspection only and no soil sampling, destructive testing, or removal of wall or flooring sections was accomplished. This is a report of first impression of what was visible and available at the time of inspection only. An opinion on the overall future performance of the foundation cannot feasibly be made on a one-time examination of the structure. Inspectors cannot predict the possibility or potential for future foundation movement or damage. Texas soils are deemed to be unstable and may cause foundation movement or damage at any time.

Please note that there are no generally accepted and purely objective standards for determining foundation failure or subsequent repairs. The determination of foundation performance is a "subjective opinion" based on the knowledge and experience of the inspecting parties coupled with quantitative measurements, visual observations, and the functional aspects of the structure and may vary with the opinions of other professionals. Slab-on-grade foundations are the most common types of foundations in the Central Texas area for residential construction. When supported by active or expansive soils, this type of foundation will frequently deflect enough to result in some cosmetic damage (usually sheetrock, exterior veneers, door frames, etc) and possibly some minor functional problems such as sticking doors or damaged plumbing lines under the home. Any owner of a dwelling supported by a slab-on-grade foundation should be prepared to accept a degree of cosmetic distress and minor functional problems due to foundation movement / settlement.

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Photo sampling shown below.









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Soils throughout Central Texas

Most of the soil structures in this area are better suited to crop production than to urban development.
The problem is in the shrink/swell potential. For the most part the area's soils tend to shrink when dry and swell when wet. This requires engineers to design structures that will remain stable while being supported by a constantly moving base. This movement is considerable in much of the area. Without going into great detail, let us just say that a stable soil has a PI (plasticity index) reading of 12-15. Most of the Central Texas soils weigh in at about 25-30.

Foundation Care and Maintenance

Preventing a problem is always more desirable than having to cure one. Certain maintenance procedures can help prevent or arrest foundation problems if initiated at the proper time and carried out diligently. The following are specific suggestions that help encourage foundation stability.

Watering

In dry periods, summer or winter, water the soil adjacent to the foundation to help maintain constant moisture. Proper watering is the key. When cracks appear between the soil and foundation, the soil moisture is low and watering is in order. On the other hand, water should not be allowed to stand in pools against the foundation. Watering should be uniform and preferably should cover long areas at each setting, ideally 50 to 100 lin. ft.

Too little moisture causes the soil to shrink and the foundation to settle. Too much water - an excessive moisture differential— can cause the soil to swell and heave the foundation. Along these lines, never attempt to water the foundation with a root feeder or by placing a running garden hose adjacent to the foundation beam. Clients are advised NOT to attempt the use of a soaker hose near the foundation beam without first consulting a qualified foundation repair company or engineer as serious foundation damage may occur if hoses are placed too close to the foundation or if the area around the foundation is over watered. Consult a qualified professional landscaper or engineer for detailed recommendations.

Invoice:

$375.00 Due upon receipt.

VENMO Payment Account address is shown below:

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