

**Gene Po Wong, P.E.
Engineering & Inspections
541 West Dana Lane
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August 5, 2026

Mr. William Chao
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Re: Foundation/Structural Inspection
Property Address: 2339 Bent River Dr., Sugar Land, TX 77479

As requested, a visual foundation/structural inspection was performed on the single-family residence located at 2339 Bent River Dr., Sugar Land, TX 77479, on August 5, 2026

The south-facing house is a wood-frame structure with a brick-veneer exterior and minor siding, supported on a concrete slab-on-grade foundation. The roof is finished with asphalt composition shingles.

I. Description of Structural Inspection

Purpose: The purpose of this inspection is to conduct a limited visual, on-site observation of the primary structural elements and provide an engineering opinion regarding whether the structural components—including the foundation, load-bearing walls, primary framing, and roof framing—are performing their intended structural functions or require repair or replacement.

Scope: The scope of this evaluation is strictly limited to the visual observation of accessible structural components that were readily visible without moving, removing, or disturbing items that caused physical or visual obstruction.

Limitations: Opinions and comments expressed within this report are based solely on the visual evidence of apparent structural performance at the time of the inspection. No guarantee or warranty—expressed or implied—regarding the future performance or remaining useful life of any structural element is intended or should be assumed.

II. Foundation

Exterior Masonry: The expansion joint at the top center of the front entry arch is wider than standard expansion joints and has been caulked and sealed. Additionally, the vertical sealant along the west front window frame exhibits minor cracking.

Grade Beams: Two fine cracks were observed on the west side perimeter grade beam. At the southwest corner, two additional cracks were noted on the grade beam—one on the south (front) face and one on the west face.

Interior Flooring: Preliminary measurements indicate that the interior flooring is relatively level overall.

Historical Context: Foundation repairs were previously performed in 2017.

III. Basic Structural Framing

Interior Drywall: An uneven wall patch was noted on the upstairs drywall along the edge of the fireplace.

Countertops: The kitchen countertops are level and properly supported.

Trim & Fascia: Exterior wood trim (fascia and frieze boards) and interior trim (baseboards and molding) remain intact and secured.

Exterior Siding: The joint edges are separated on a few siding pieces near the rear vent outlets

Roof Framing: Evaluation of the attic roof structures verified that all rafters maintain secure connections to the ridge board.

IV. Conclusions

Exterior Brick Veneer: No stress cracks were observed on the exterior brick veneer wall, and expansion joint openings remain relatively uniform. Minor cracking in the caulk lines at the window-to-brick interfaces is consistent with typical thermal expansion and contraction. Given the overall level condition of the floor, any ongoing differential foundation movement appears to be minimal.

Perimeter Grade Beam: The very fine cracks observed along the grade beam, including those at the southwest corner, likely stem from small voids during original concrete placement. These are structural non-factors, and minor spalling or cracking at grade beam corners is a standard observation.

Interior Drywall: The patch on the crack line is uneven at the edge along the fireplace upstairs. Thermal effects on the wood framing may cause this crack.

V. Recommendations:

Exterior Maintenance: Periodically inspect and re-caulk sealant joints along the exterior brick veneer, window perimeters, and siding connections to prevent moisture intrusion.

Drainage & Site Maintenance: Maintaining proper drainage around the structure is strongly recommended to minimize future differential movement. Consistent soil moisture levels must be maintained around the foundation slab by regrading localized low spots to ensure surface water drains effectively away from the foundation.

Very truly yours,



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Consulting Structural Engineer
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