

TED B. HARP JR.
ENGINEERING & SURVEYING
P. O. BOX 12548
BEAUMONT, TX 77726

(409) 893-2119 CELL

(409) 924-8079 FAX

22 January 2026

Estrada House Leveling
5295 Margo Lane
Beaumont, TX 77708

REFERENCE: FOUNDATION REPAIR INSPECTION

SITE: 1716 Avenue E
Nederland, Texas

Dear Sir or Madam:

Proceeding with your request, I, or someone under my direct supervision, made a visual inspection of the site. Following in this report are my findings, discussion, conclusions, recommendations, and maintenance considerations where applicable.

SCOPE OF INSPECTION

Perform a visual inspection of the foundation repairs at the site. Estrada House Leveling installed twenty-nine (29) footings along the left front, left, right side rear, and middle interior portions of the residence.

SITE DESCRIPTION

The residence has a concrete slab on grade type foundation system of frame construction and has an ordinary slab on grade.

DISCUSSION

During the year, seasonal changes occur. Southeast Texas is home to a particular type of soil that is greatly affected by moisture content. This soil's volume shrinks during dry conditions and swells during wet conditions. This soil's volume change generates pressures that will move the foundation with it. The exposure of the foundation, location of trees and their type, and other unseen variables will greatly contribute to the rate that the soil dries and changes in volume. These differences in shrinking and swelling around the foundation create differential movement that will flex the foundation, sometimes to the point of failure.

By controlling the moisture content of the soil of the foundation, it is possible to limit the degree of differential change and therefore limit the flexure. How many times the foundation can flex depends on its strength, construction quality and other unknown variables. Foundations of considerable age have more opportunities for these changes and therefore a higher probability for foundation problems or failures. A well-maintained foundation can withstand all these problems and provide long use.

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CONCLUSIONS

Based upon the visual inspection and indicators listed above, I have come to the following conclusions. The foundation piers were installed properly stabilizing the foundation at the designated locations. The repair system furnished by Estrada House Leveling meets the specifications necessary for the repairs. The pier location was determined by Estrada House Leveling.

RECOMMENDATIONS

Maintenance of a foundation is a sensible method of minimizing foundation movement due to shrinking and swelling soils. According to the best information available, these maintenance considerations will aid in controlling the soil's moisture content and minimizing differential movement. However, these suggestions do not guarantee or provide a warranty against future foundation-related problems. It is my opinion that drilled shafts or bell footings could be required in the future for the remainder of the foundation, but not at the time of this report.

MAINTENANCE CONSIDERATIONS

By following these suggestions as well as using good sense it is possible to maintain a foundation for extended use.

- ♦ Good and uniform drainage around the foundation should be supplied. This will aid in controlling the rate the soil dries. However, do not let the soil completely dry out. The soil should remain moist just below the surface. Uniform drying limits differential movement therefore limiting foundation flexure. Protect standing water at any location around the foundation.
- ♦ Do not plant trees too close to the perimeter of the foundation, especially ones that will grow large. Oak trees especially should not be planted close to foundations. Generally, the roots will extend out as far as the limbs. If trees are too close to the foundation, their roots will grow under and sometimes through the foundation. The roots will pull moisture from beneath the foundation, changing the soil's volume and creating differential movement. Trees have been known to destroy foundations. Root barriers are available to aid in protecting the foundation. If an existing tree is already too close, its removal would greatly increase the chances against future foundation related problems.

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- ◆ Exposure also plays a role in foundation related problems. There are many variables that can contribute to non-uniform drying and ultimately differential movement. A few variables that one can be aware of are shading from trees, direct sunlight, patio paving, driveways, landscaping, and downspouts.

LIMITATIONS

This report and opinions cover existing conditions as observed during a site visit. No responsibility is taken for unseen defects. This report is not a guarantee or warranty of the foundation, its design, or soil conditions. No person outside this office had any influence on opinions expressed in this report and our maximum liability is limited to the fee paid. Contact our office if these limitations are not acceptable.

I appreciate the opportunity to be of service to you. If any questions arise, please do not hesitate to contact me.

Sincerely,

Ted B. Harp Jr., P.E., RPLS



1/22/26

ESTRADA'S HOUSE LEVELING

5295 Margo Lane Beaumont TX. 77708

409-225-0431

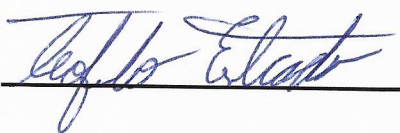
Guarantee document start date 01/23/26 to end date 01/23/36 to whom it may concern.

1716 Avenue E. Nederland TX. 77627

To avoid losing the warranty for this foundation work done by Estrada's house leveling, foundation repair was done at the back right side of the house, the left side of the house, and the middle it is recommended that the owners of this residence take steps to prevent the loss of the guarantee.

It is recommended that the owners of this property install a root barrier 15ft away from the house, and around the house.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Tony Estrada', is written over a horizontal line.

ESTRADA'S HOUSE LEVELING

409-225-0431

Upon completion of all repairs, Estrada foundation services will clean property as follows: All excess dirt and debris will be removed, and the yard brought to as near original states as possible.

Total Construction cost: \$23,300 Additional \$500 for extra 2 piers

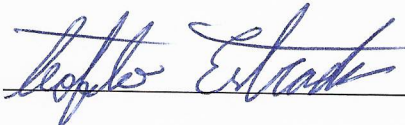
Total Amount: \$23,800

Minus 3 payments of \$5,750

The new balance would be \$6,250

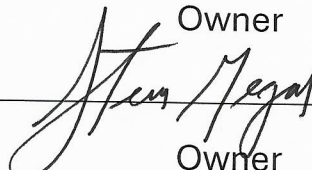
The final payment made to Estrada foundation services will signify that the owner(s) of the property is of total satisfaction with all work performed and in full acceptance of this contract.

Respectfully submitted:



01-23-2026

Date

Owner

Owner

ESTRADA'S HOUSE LEVELING

409-225-0431

Owner: Athena Property

Phone: (409)291-47773

Address: 1716 Ave E Nederland Tx

Date: 12/17/25

We, Estrada's foundation services, do hereby submit specifications and estimates to furnish permits, labor, equipment, and materials to perform the following.

Proceeding with you request someone under my direct supervision made a visual inspection of the site. Following in this report my findings, discussion, conclusions, recommendations, and maintenance considerations where applicable.

Job description slab foundation repair

1. Excavate 28 holes to install press piers.
2. Install concrete cylinders 6"x12" as needed
3. Install concrete blocks 8"x8"x12" solid as needed.
4. Foundation repair in the house prices \$16,800.
5. Breakout garage area located on the left side of the house is approximately 230 SQ Ft. pour concrete 3,000 PSI In the garage area Prices \$6,500
6. Level the house much as possible.

We will level the affected areas as much as practical or to an extent that we believe the structure will permit. Our main intent will be to raise the house enough to help eliminate the stress caused by differential movement within the affected areas. Estrada foundations Services have the right to determine the final elevation. If the homeowner wants to raise the house beyond the suggested elevation, we are not responsible for the damage to the home or the roof. Estrada's Foundation services are not responsible for any damage to the interior or exterior repairs or installations done by the leveling process. The owner herein acknowledges that Estrada's foundation services has been retained to perform the services as herein described according to the terms and conditions as set forth herein and Estrada foundation services has no obligation as above described other than those found in this contract. Estrada Foundation services shall not undertake any additional work beyond the scope of this proposal and contract, unless the parties agree to the scope of any additional work, its extra cost, and the parties sign a written change order for such additional work estimates are effective for 90 days from the date of inspection. It is understood that during the leveling process the structure shall be subjected to various amounts of stress. By your signature below we cannot and will not be held liable or responsible, whatsoever, for damages caused by the raising procedure to the floor, floor support system, floor covering, sheetrock, paneling, wall fascia, doors and frames, windows and frames, upper structure, roof structure, roof, patios, decks, plumbing, electrical and/or any other interior or exterior consequential damages.

ESTRADA'S HOUSE LEVELING

409-225-0431

Upon completion of all repairs, Estrada foundation services will clean property as follows: All excess dirt and debris will be removed, and the yard brought to as near original states as possible.

Total Construction cost: \$23,300

First payment: \$5,750

Second payment: \$5,750

Third payment: \$5,750

Final payment: \$5,750

The final payment made to Estrada foundation services will signify that the owner(s) of the property is of total satisfaction with all work performed and in full acceptance of this contract.

Respectfully submitted:



Acceptance

You authorized us to furnish all materials and labor required to complete the work.

Mentioned in the above agreement, for which I, STEVE MEGAS

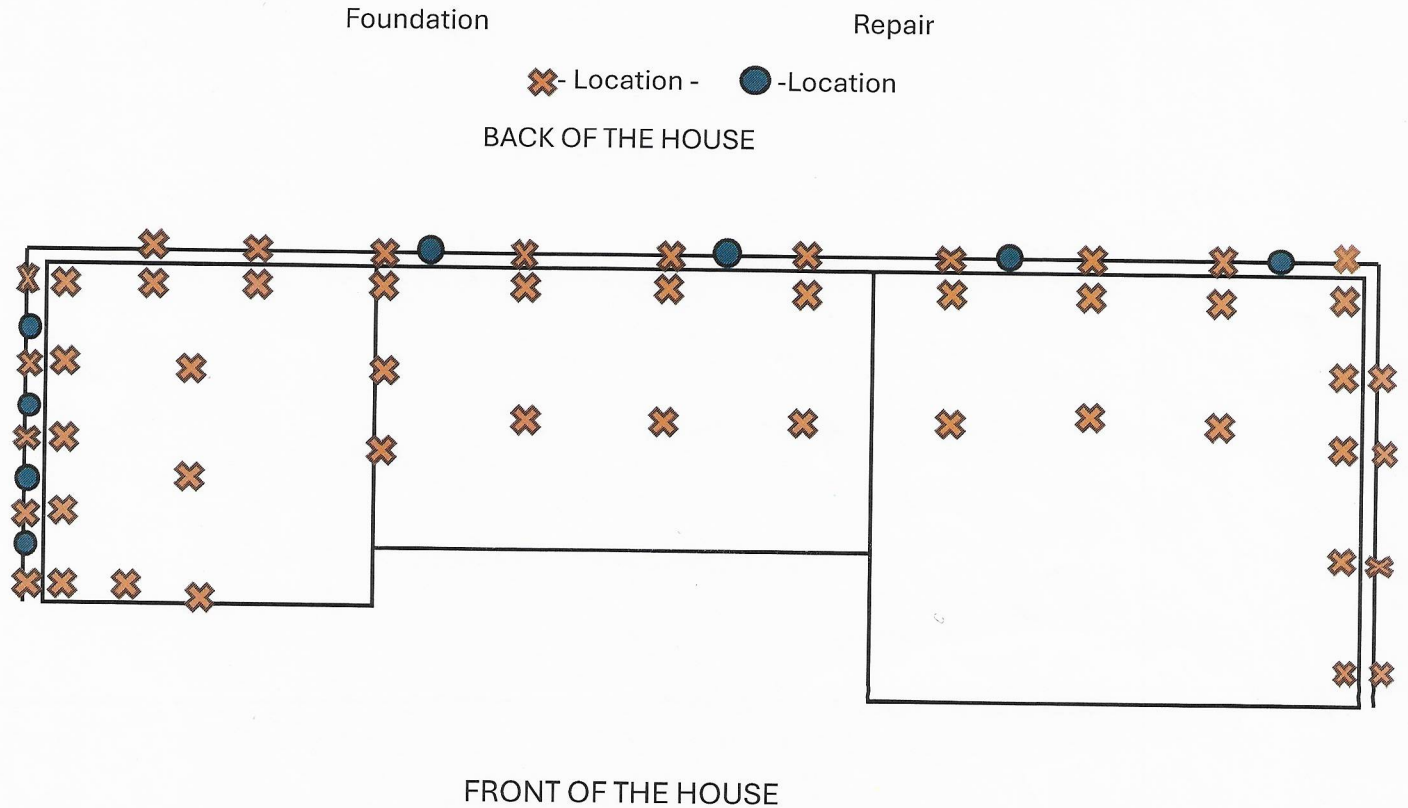

Owner

1/7/26
Date

Owner

ESTRADA'S HOUSE LEVELING

409-225-0431



1716 Ave E Nederland Tx