

American Energy and Environmental Engineering, Inc.
Registration Number F-3516
P. O. Box 1179
Ennis, Texas 75120
Office (972) 878-4500 Fax (972) 875-8026

October 22, 2010

An on-site visual inspection of the referenced property was made to determine the structural integrity of the foundation and render an opinion of its performance. Measurements to determine the degree of differential settlement of the subject foundation were obtained utilizing the Technidea Pro 2000 Zip Level. The Zip level enables differential settlement measurements to be taken within the interior of the structure as well as around the perimeter beam of the structure. Site-specific soil samples were not obtained. Concrete core samples were not drilled or analyzed and the concrete was not x-rayed for steel content. The conclusions are based on past performances of like foundations, under similar circumstances in the region.

The recommendations are based on procedures and methods developed by a consortium of local colleges and industry leaders.

OBSERVATIONS: The referenced property are condos with slab on grade foundations. The foundations (consisting of poured concrete) and the perimeter of the condos appear to have experienced a notable amount of differential settlement.

CONCLUSIONS: The notable amount of differential settlement to the structural foundation is beyond allowable industry standards. Repair to correct stability and improve future performance, which is largely due to the influence of maintenance, drainage and unknown underground conditions, is needed. A reasonable performance of the foundation is expected if the following recommendations are adhered to:

RECOMMENDATIONS: The enclosed foundation repair plan meets standard accepted engineering practices for structural foundation repair of this type located in this region. A reasonable performance of the foundation is expected if the following suggestions are adhered to.

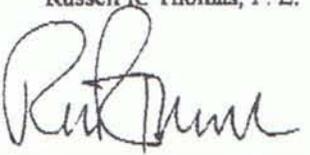
- 1 It is recommended that 7 exterior holes with 14 piers be installed under the perimeter foundation beam.

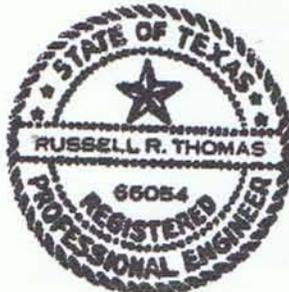
To enhance the service of the referenced structural foundation and minimize future differential settling, please refer to the "National Concrete Institute Design Manual", which explains the importance of soil integrity adjacent and under structural foundations.

This work plan meets 2006 IRC (International Residence Code) for this kind of structure located in this region.

DISCLAIMER: This inspection consisted of visual observations only. No warranty is expressed or implied as to the performance of the foundation or the recommended enhancements.

Sincerely,
Russell R. Thomas, P. E.


10/26/10



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P.O. Box 1179
Ennis, TX 75119
972-875-4500 Fax 972-875-8026

Final Inspection

November 2, 2010

Re: A-CUSTOM FOUNDATION REPAIR
344 SW Wilshire Blvd. Suite 103
Burleson, TX, 76028

Conclusion:

A final inspection of the work contracted at the above referenced property was performed as per your request. The following observations were noted.

15 holes and 30 piers were installed using dual pier system. At the time of the inspection, the work pertaining to the leveling and repairing of the foundation, and the back filling of the soil along the perimeter of the building was complete. In my opinion, the work performed by A-Custom Foundation Repair was satisfactory and it has been completed in accordance with the recommendations made in the initial detailed report. This work meets 2006 IRC (International Residential Code) for this type of structure located in this region.

Recommendations:

It is very important to follow any maintenance schedule provided by the foundation company to maintain the integrity of the installed piers. This will help prevent movement due to excessive drought and rainfall events.

Disclaimer:

This inspection consisted of visual observations only to verify the foundation work performed by A-Custom Foundation Repair. This is a final inspection of only the work performed. The limit of liability shall be the fee paid for this report.

Sincerely,
Russell R. Thomas, P. E.

Russell R. Thomas
11/2/10

