hollingsworth pack | san antonio
construction testing
construction inspection
structural engineering

Superior Foundation Repair
7502 Wells Trace
Manor, TX 78653

Project: 50-118565
11815 Garden Gate
San Antonio, TX 78213

2026.08.28

Engineer's Completion Report
Adjustment of stiffened slab-on-grade foundation
11815 Garden Gate, San Antonio, TX 78213

On 2026.08.28, Hollingsworth Pack performed a construction observation at the subject property to monitor the foundation repairs. The property owner and contractor agreed upon a plan of repair, and the contractor informed Hollingsworth Pack that this included the following scope of work:

110 east houston street, 7th floor
san antonio, texas 78205
t +1 (210) 610 2564

A. Building Summary

Building description:	1-story, single-family residence
Superstructure:	wood
Roof type:	comp shingle
Exterior Wall Cover:	stucco, siding
Foundation:	stiffened slab-on-grade

B. Foundation Repair Summary

Quantity of piles:	*Description and Location:*
(10)	segmental steel pressed pile below foundation beams

Based upon our visual observations, each of the new segmental steel pressed piles were driven to the depth necessary for refusal into the subgrade soils. After driving each pile to its required depth, the hydraulic jacks were operated in a synchronous manner to achieve lift of the localized foundation area and integral floor surface. The piles beneath the concrete foundation beams were driven to an average depth of 16 feet below the existing ground surface. The maximum hydraulic pump pressure required to drive the piles was recorded at 10,000 PSI. After the contractor adjusted the foundation elevations as agreed with the property owner, each pile was fixed in place to the adjacent foundation and the hydraulic jacks removed. All excavations should be properly backfilled and construction debris removed from the worksite prior to demobilization.

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Upon completing the foundation adjustment, no visible evidence was found of any structurally significant damage to the building as a result of the subject construction. It is our opinion that the foundation repairs are adequate to stabilize the foundation of the subject building from future excessive movement in only the areas supported by new piers.

Hollingsworth Pack representatives did not witness plumbing tests of the water and sewer pipes for possible occurrence of sub-floor plumbing leaks. However, it is our recommendation that a hydrostatic pressure test should be performed after completion of the foundation repair work by a licensed plumbing contractor. Plumbing leaks below foundations are a primary cause of foundation movement and distress to interior and exterior building finishes.

C. Limits of Investigation

It should be noted that the findings, opinions, and conclusions of this report are based upon visual observations and reflect only the accessible features of the property. Observation of the attic space above the interior ceiling finish was not performed. A structural assessment of the framing was not conducted by our office. Hollingsworth Pack has not performed any testing or structural analysis of the building or soils at the site which could potentially reveal deficiencies that are not visible. Neither the original construction documents nor a site-specific geotechnical report were provided to Hollingsworth Pack.

Hollingsworth Pack did not evaluate the interior floor slab; however, this can be performed as an additional service upon request. If lifting was requested and performed by the contractor, gaps may develop between the interior floor slab and the supporting soil below. Because the slab's original construction details—such as its thickness, reinforcement, and concrete properties—are not documented or available for review, we did not evaluate the structural capacity of the floor slab to span these areas. This evaluation is outside the scope of this report. As an optional precautionary measure, a structural, load-bearing polyurethane foam may be injected beneath the slab to restore uniform support.

Hollingsworth Pack has performed a third-party review for the foundation repair contractor, and does not provide any warranty or guarantee for the work performed. Any such warranty or guarantee shall be provided solely by the foundation repair contractor.

In accepting and utilizing this document and others produced by Hollingsworth Pack for the subject project, and in consideration of our fee relative to the overall economic value of the project, the Client agrees to limit Hollingsworth Pack’s financial liability for any claims, losses, damages, and expenses from the work performed to an amount that shall not exceed Hollingsworth Pack’s total fee for this project. Use of this document shall constitute prima facie evidence of acceptance of this agreement.

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D. Certification

Hollingsworth Pack certifies that the visually observed foundation repair construction at the time of our visit, is in general conformance with the 2024 International Residential Code. Qualified individuals from this office visited the site to check the construction stated above for general conformance with the contractor provided plan of repair and field-approved modifications.

The property owner shall be informed that future changes in soil moisture beneath this structure either from natural or manmade events can cause movement in the foundation and/or of the superstructure. Furthermore, movement in areas of the foundation which were not repaired will continue. In instances where a limited scope of foundation underpinning is performed, meaning the entire foundation has not been repaired, differential foundation movement is likely to occur between the supplemented and non-supplemented areas of foundation. This differential foundation movement will be minimized if near uniform soil moisture is maintained around the foundation.

Achieving uniform soil moisture around the foundation requires on-going maintenance. The ground surface adjacent to the foundation perimeter, shall be maintained and adequately graded for positive surface water runoff away from the structure as specified in the locally adopted building code. Plumbing breaks within sanitary sewer, water, and irrigation lines should be repaired immediately upon completion of the foundation repair. Hollingsworth Pack, its employees, and representatives do not represent or warrant that future foundation movement and damage cannot or will not occur.

As denoted by the engineering seal on this letter, we believe we have fulfilled our obligations as an engineer under the Texas Engineering Practice Act pursuant to its requirements to protect the public health, safety, and welfare in the practice of engineering.

If you have any questions regarding the matters addressed, or if additional information is required, please do not hesitate to contact us.

Respectfully Submitted,

Pratik V Khivansara

STATE OF TEXAS
PRATIK KHIVANSARA
145392
LICENSED
PROFESSIONAL ENGINEER

Pratik V Khivansara, PE.
Structural Engineer

Alex T. Mireles
Associate Inspections Consultant

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Engineer's Review Letter, stiffened slab-on-grade

Your construction of the foundation repair for the building located at the above referenced address was visually observed and work completed at the time of our visit approved by our office. The Engineer of Record for the foundation repair is Mr. Pratik Khivansara, PE having Texas Professional Engineer License No. 145392.

Check One:

☒ Foundation repair construction documents were provided by the contractor, containing the following scope of work:

☐ Construction documents were not prepared by the contractor. The following is a description of the scope of foundation repair work we observed:

> A total of (10) segmental steel pressed piles were installed below the foundation beams. The piles were driven to an average depth of (16) feet.

As an engineer licensed in the State of Texas, I have personally or with the assistance of qualified individuals(s) under my supervision visually assessed the construction stated above for general conformance with our design/construction documents OR the **2024 International Residential Code**.

In my opinion, stated construction that we observed is in general conformance with the **2024 International Residential Code**.

As denoted by the engineering seal on any construction documents and on this letter, we believe we have fulfilled our obligations as an engineer under the Texas Engineering Practice Act pursuant to its requirements to protect the public health, safety, and welfare in the practice of engineering.

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Hollingsworth Pack has performed a third-party review for the foundation repair contractor, and does not provide any warranty or guarantee by Hollingsworth Pack for the work performed. Any such warranty or guarantee shall be provided solely by the foundation repair contractor.

Respectfully Submitted,



Pratik V Khivansara, PE.
Structural Engineer

Alex T. Mireles
Associate Inspections Consultant