hollingsworth pack | san antonio
construction testing
construction inspection
structural engineering

Baird Foundation Repair
726 Hot Wells Boulevard
San Antonio, TX 78223

Project: 50-116994
1143 Cody Lane
Marion, TX 78124

2026.04.30

Engineer's Completion Report
Adjustment of stiffened slab-on-grade foundation
1143 Cody Lane, Marion, TX 78124

On 2026.04.29, 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:

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A. Building Summary

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

B. Foundation Repair Summary

Quantity of piles:	*Description and Location:*
(13)	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 pier to its required depth, all new piers were fixed in place to minimize future vertical movement of the localized foundation area and integral floor surface. The existing foundation was not lifted and remained in contact with the supporting soils. The piles beneath the concrete foundation beams were driven to an average depth of 31 feet below the existing ground surface. The maximum hydraulic pump pressure required to drive the piles was recorded at 4,000 PSI. After the contractor adjusted the foundation

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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. If the foundation was lifted to recover elevation, then we recommend a structural load-bearing polyurethane foam be injected below the slab to fill all voids.

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 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.

D. Certification

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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. 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

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PRATIK KHIVANSARA
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LICENSED
PROFESSIONAL ENGINEER

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