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October 19, 2026

Ilai Shvika

Subject: Report of Structural Evaluation
Home at 13410 Coram Peak Street
San Antonio, Texas
TBPE Registration Number: F-490
Project Number: 26584

On October 19, 2026, we observed the home at 13410 Coram Peak Street in San Antonio, Texas to evaluate the structure and foundation. Relative floor elevations were measured and published geologic and subsoil information were consulted. The roof and the plumbing, electrical and mechanical systems were not included in the evaluation. Our observations and evaluation are summarized in this report.

Description

The home, constructed in 1983, is a one-story, wood-frame structure with stone and siding on the exterior finishes. It is supported on a slab-on-grade foundation on a lot slightly sloping toward the bedroom side. Medium sized tree is in the front yard. Dry, cracked soils were evident at the front. Photograph #1 is a view of the front of the house.



Photograph #1 – Front view of the house.

Observations

Moderately light distress was found on the exterior and in the interior of the house that could be attributed to foundation movements. The more significant distress is described below.

Exterior

- ❑ Patched mortar was noted on the garage side and back. Thin foundation cracks were noted on the side perimeter beam.

Interior

- Tile cracks were seen in the hallway and dining room. Cracks were observed in the dining room and hallway. Reopened mortar cracks were noted in the fireplace. The garage door does not close and concrete cracks and seam separations were noted. Seams are separating int eh dining room and garage.

Elevation Measurements

Relative elevation measurements were made at points throughout the living area using a Sokkia C31 automatic, optical level and differential leveling methods. Elevations were referenced to a common plane by adjusting for variations in floor covering thicknesses.

Measurements show the floor to be higher in the hallway and master bedroom. The floor then slopes toward the lower elevations in the front and kitchen exterior side. Elevation change from the highest to lowest points is 4-3/8 inches (0.37 feet). Elevations are shown in the attached sketch.

Soil Condition

The *Geologic Atlas of Texas, San Antonio Sheet* shows the project area to be underlain by the Cretaceous Period and the Eagle Ford Group. The upper part of the formation, about 30 to 75 feet thick, is composed of limestone, shale, and siltstone. Soils are fine-grained and light yellow to gray.

Evaluation

Differential soil movements occur seasonally as soil moisture varies with changing climatic conditions. Swelling is less than shrinkage due to foundation loads and overburden soil pressure and after a few years, foundations may develop domed shapes with the interiors high and the perimeters, particularly the corners, lower. Soil characteristics and foundation stiffness more often cause foundations to tilt while remaining plane or to develop combinations of curved and plane surfaces. Movements are largest in the years immediately following construction and, after 15 to 20 years, become small or sometimes cease completely. Drought conditions cause foundation movements to occur in homes that have been stable for some time.

Slab-on-grade foundations are designed to limit differential movement of the superstructure resulting from foundation movements to a magnitude that will not damage the structure, usually one to 1-1/2 inches. Often, however, movements are larger than normal and cause cracking of sheetrock and brick, stone or stucco exterior finishes. In this house, differential slab movements are well above the range considered normal with moderately light distress attributable to foundation movements.

Weather conditions cause foundation movements to occur in homes, especially dry weather conditions as seen in south Texas. Based upon the age of the structure, elevation measurements, and our observations, it is our opinion that this house and its foundation are structurally sound and performing adequately, although it is out of level. Most of the largest movements occur in the early stages of construction. Small differential foundation movements may continue seasonally and light distress may develop. Do not allow soils to dry, crack, or separate along the foundation. Maintaining well established lawns is beneficial. Foundation underpinning or other foundation repairs are not recommended, although the foundation is out of level. Even with foundation underpinning, due to the limited lifting, the foundation would remain out of level. Distress is cosmetic.

We appreciate this opportunity to be of assistance. This report has been prepared for the exclusive use of Ilai Shvika for the home at 13410 Coram Peak Street in San Antonio, Texas, and may not be relied upon by other parties without authorization from Geotechnical Consultants, Inc. Our observations, measurements, and opinions follow current, local engineering practices. No other warranty, expressed or implied, is made. Please call if there are any questions or if we may be of further service.

Very truly yours,
GEOTECHNICAL CONSULTANTS, INC.

Sarah S. Hancock-Gamez, P. E.



Attachments: Elevation Measurements Plan

Copies Submitted: 1 – File/ 1- Client email