

THE MOORE GROUP
ENGINEERING, SURVEYING, PLANNING & CONSTRUCTION
1000 CUERNAVACA DRIVE
AUSTIN, TEXAS 78733

To: **Level Smart Foundation Repair**

Re: **12515 Fallen Tower Lane**
Austin, TX 78753

Engineer's Completion Certification of Foundation Repairs

Maintenance Measures

Date: **11/17/2025**

This report describes the nature of foundation repair work recently completed at the referenced property. An independent, limited visual on-site observation was performed at the subject property or through the use of photographs, the engineer or his representative verifies completion and location of repairs proposed by Level Smart Foundation Repair.

The following on-site observations of the work were made:

The foundation of this structure is a slab on grade foundation. Level Smart Foundation Repair recommended that concrete press piling piers be installed to repair the foundation. The repairs included:

- 18 total press piling piers were installed. All 18 were installed along the perimeter beam of the slab. In order to install all of the pilings, in two locations it was necessary to break through and patch concrete.
- An average of 3 concrete cylinders were pressed at each location and the average pressure was 10,000 psi at each location.

The 18 press pilings were installed per the repair plan by Level Smart. The proposed foundation repairs were made and structure was leveled to the extent of structural tolerances.

The repairs were done according to accepted standards, however, Central Texas soils usually include expansive clays which shrink when drying and swell when becoming wetter. Although the foundation has been made more stable by the repairs, it is still possible that conditions such as changes in moisture content of the soil could cause the foundation to move.

RECOMMENDATIONS

- The foundation must be maintained. Some procedures for foundation maintenance are suggested on the attached Maintenance Measures sheet.

No warranty is expressed or implied by Edward C. Moore, P.E. or The Moore Group as to the adequacy of the repairs or the performance of this foundation. This certification does not certify the foundation against future movement due to soil conditions, drainage, the effect of water or other causes unknown at this time. The opinion provided in this report applies to the condition of the foundation at the time the work was done and does not apply to future conditions.

The only purpose of this report is to provide my opinion that the recent foundation repair work was done according to the repair plan to the best of my knowledge. The engineer or his representative performed a non-invasive visual observation, or where necessary observed using photos and did not inspect or evaluate any other condition of the structure. I was able to see representative piers being serviced, but due to underground location and timing of the work, I could not see every pier, though I saw evidence of those piers being serviced. Neither this report, nor the engineer, warrants the performance of the foundation or predicts the future performance of the foundation. The contractor normally provides warranties or guarantees for foundation repairs.

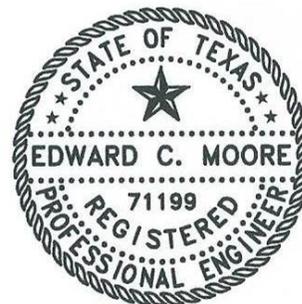
CERTIFICATION

As an independent, professional engineer, licensed in the State of Texas, I hereby certify that the foundation repair work at the subject property performed by Level Smart Foundation Repair has been completed per the repair plan.

Signed,

Edward C. Moore

Edward C. Moore, P.E. 71199
The Moore Group, Firm # 249, State of Texas



Attachments:
Maintenance Measures

Disclosure & Disclaimer

The above referenced observation was completed to provide an opinion. The liability of The Moore Group and Edward Moore, P.E., is limited to the fee paid for this opinion. No further agreement shall be made, altered, or varied except by written instrument. Neither The Moore Group nor Edward Moore, P.E., shall incur liability to the owner or others for acts or omissions of the contractors or for the construction means, methods, techniques, sequences, procedures or the safety precautions used.

MAINTENANCE MEASURES FOR FOUNDATIONS

Foundation problems usually develop when the amount of water in the soil changes non-uniformly under the foundation structure. Changes in moisture in clay soils cause the soil to shrink when dry and swell when wet, resulting in up-and-down movement of the house. If this occurs unevenly (one area of the soil beneath the house gets more water or dries out faster), the house may become twisted, strained and damaged.

Foundation maintenance, in general, consists of one major concept:

The moisture in the soil under the entire area covered by the house should be as consistent and uniform as possible at all times. Some measures which will help accomplish this are:

1. Keep a healthy lawn. This prevents evaporation of moisture from the soil in the summer and helps maintain uniform levels in the winter.
2. Water the lawn and flowerbeds around the perimeter of the house consistently and evenly. Of course, the frequency of watering will be determined by the amount of rainfall. During dry periods, the entire perimeter should be frequently and thoroughly soaked, but not excessively. Certain sides of the house will require more water. This may be due to more abundant shrubbery or plants in a favorite location. More often, it is because the south and west sides of the house are more exposed to sunlight, resulting in more rapid evaporation than experienced in the shaded areas. The vital issue is to maintain uniform moisture levels around the house.
3. Examine gutters and downspouts to be sure they empty onto a splash block and directed away from the house so that excessive amounts of water will not be fed into the soil under the house. Make sure there is no standing water around the house.
4. Most flowers and low shrubs do not cause problems. However, trees can have adverse effects on foundations. Their substantial root systems adsorb large quantities of water, extracting moisture from the soil in a wide area under the house and at the perimeter. The soil on the side of the house near a large tree may be completely parched, while other places remain saturated. Ideally, trees should be located at a distance from the house equal to their measure in height. New trees can be planted to this "rule of thumb." But existing trees may be too close. Trees which are already too close should be pruned regularly to prevent excessive size and interference with moisture levels in the soil underneath the house.

Properly maintained foundation supporting soil can prevent most differential movements, minimizing twists and strains on the house structure, thus extending satisfactory performance and preservation of the home.