Authentisign ID: 18A662F5-075A-F111-8FCA-002248359474

TUCKER engineering

From
Tucker Engineering, Inc.
1311 Chisholm Trail, Ste 303
Round Rock, Texas 78681
Registration F-8611

To
Erin Dunnigan

Regarding
Reference Number 43070
Issued May 22, 2026
Inspected May 19, 2026
1006 Shelley Avenue
Austin, Texas 78703

Structural Inspection Report

Type of Structure

This is a two-story, wood frame, single family house with horizontally lapped siding around the exterior. The foundation is a pier and beam on cedar trunks. The roof structure is conventionally framed in gable and hip configurations and is covered with asphalt shingles. The lot is fairly level.

Observations

Foundation

The pier and beam foundation / floor system was constructed with 2x10 joists at 24 inches on-center, spanning front to rear underneath the main rooms. The central hallway is supported by 2x6 joists, spanning left to right. The joists were supported by 4x6 beams which were themselves supported by a combination of cedar tree trunks and grouted cinderblock piers located at roughly 5-foot on-center. The components of the foundation were generally in good condition.

There was a dry-stacked cinderblock pier at the front-right corner of the porch which was precariously stacked.

Damages were observed around the house as follows:

1. Interior
    a. Foyer
        i. A 1/32-inch sheetrock crack above the opening to the office.

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b. Office
    i. The door is out of plumb.
    ii. Multiple hairline sheet rock cracks in the ceiling.

Measurements were taken inside the house as shown in the enclosed diagram. It was determined that the foundation had significant humps and dips throughout. Cross sections of the foundation were analyzed as shown in the enclosed diagrams. The utility was originally constructed as exterior space with a slope built into the floor and was excluded from the elevation readings.

The soil on this lot was expansive clay.

Drainage

The drainage patterns around the house appeared to be satisfactory.

Superstructure

No excessive movements, deflections or any other evidence which would indicate a structural problem with the roof or wall framing of this house were observed.

Conclusions and Recommendations

Foundation

The foundation has experienced movements with deflections and damages as previously described. The magnitudes of the deformations are somewhat beyond allowable tolerances. However, the foundation is structurally intact and the house is safe and livable.

The beams and floor systems may be lifted off the existing piers and fixed in a more level position.

I recommend that the dry-stacked cinderblock pier be replaced with a new spread footing constructed as shown in the enclosed details. I also recommend that the beams be positively anchored to the grouted cinderblock piers as shown in the enclosed details.

The central Texas area has clay soil, which shrinks and swells with variations in the moisture content. This phenomenon can cause foundations to move and cracks to occur. Periodic adjustments will be necessary to maintain a level condition.

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The cedar tree trunk piers have been supporting the structure for over 100 years and still appear to be in generally good condition. However, they will continue to rot from the bottom and slowly sink into the ground. The cedar trunks should be inspected periodically and reinforced with new concrete footings as necessary.

Drainage

No remedial work necessary.

It was dry during the time of the inspection and pooling of water and/or flow of water, which is not apparent at this time, may occur during heavy rains.

Superstructure

No remedial work necessary.

I certify that I (or my representative) made this inspection and have no interest, present or prospective, in this property or anyone involved with this property. I warrant that I (or my representative) visually inspected the components of this property as addressed in this report in a diligent manner and have honestly reported the findings of existing conditions and have made recommendations based on my experience and opinion. Neither Tucker Engineering nor I express or imply any guarantee of specific future structural performance with the limited scope of this inspection; rather, this is my best effort to interpret my observations and develop an opinion as to structural significance. There may be rotten or termite damaged wood that is not visible without destructive investigation. The conditions of the various components of this property described in this report are true as of the date of inspection. Changes may occur in this property after the inspection date, which could make null and void the contents of this report. No other warranty, either expressed or implied, is hereby made.

Matthew Solum, P.E.
Structural Engineer



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REAR

SPOT ELEVATION MEASUREMENT (IN.)

DIRECTION OF WALL LEAN

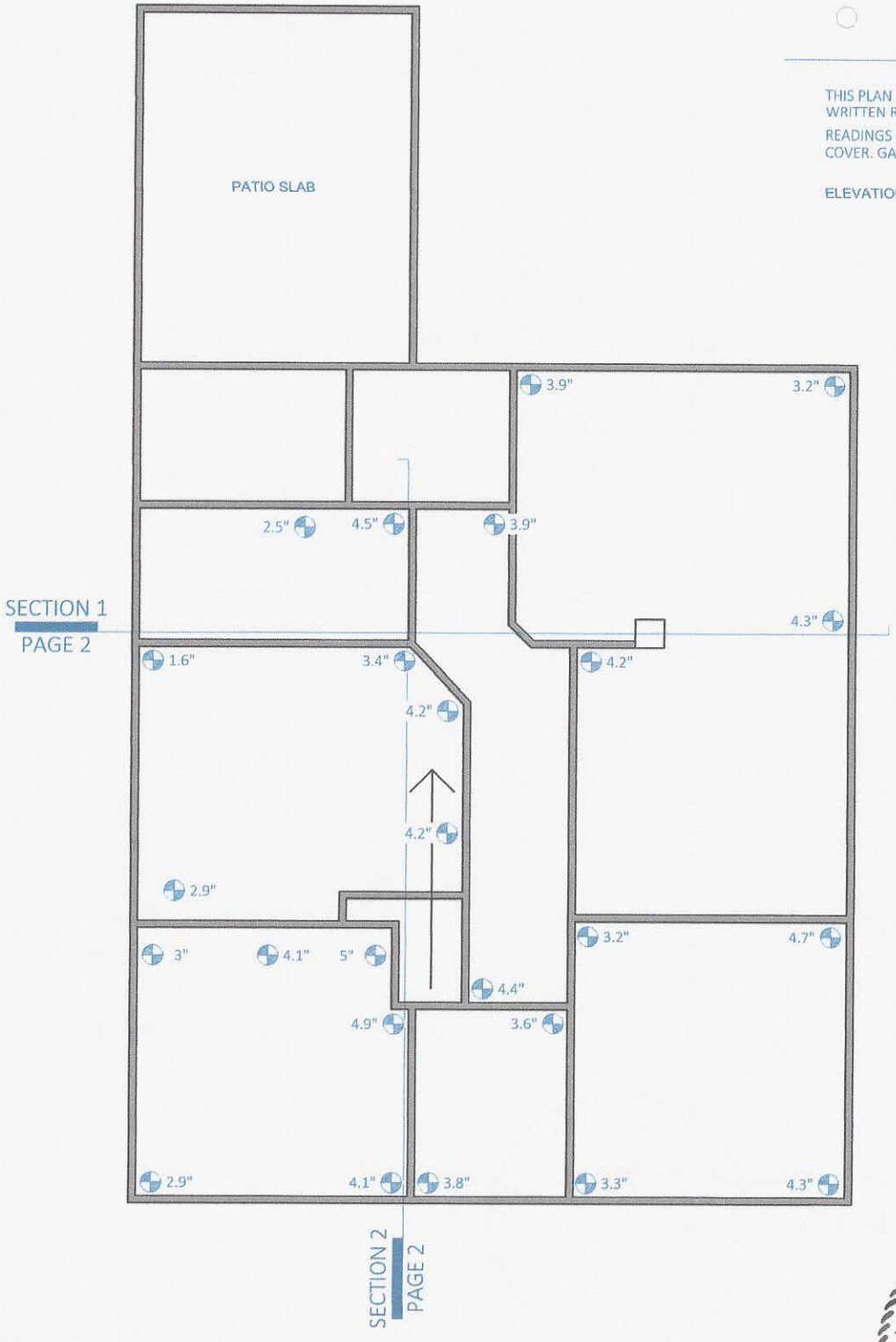
PROPOSED PIER OR PILE LOCATION

EXISTING PIER OR PILE LOCATION

THIS PLAN IS DELIVERED IN CONJUNCTION WITH A WRITTEN REPORT AND IS INCOMPLETE WITHOUT IT.

READINGS HAVE BEEN ADJUSTED FOR FLOOR COVER. GARAGE READINGS TAKEN ON CEILING.

ELEVATION READINGS WERE TAKEN 05/19/2026.



FRONT

STATE OF TEXAS
MATTHEW SOLUM
129777
LICENSED
PROFESSIONAL ENGINEER

TUCKER engineering

1006 Shelley Ave, Austin, TX 78703

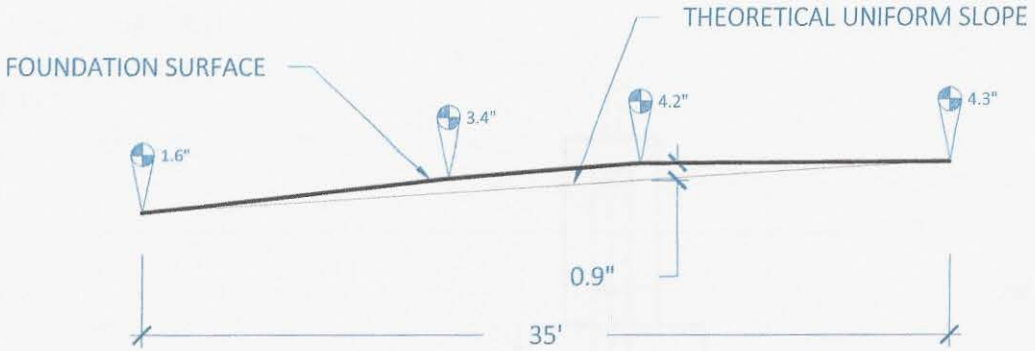
Elevation Readings

Page: 1

Scale: 1/8" = 1'-0"

Date Issued: 5/21/2026

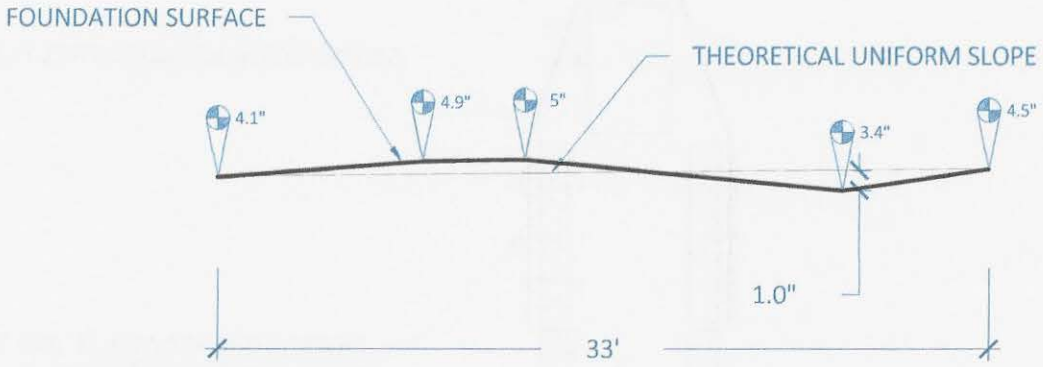
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1 FOUNDATION CROSS SECTION

SCALE: 1/8" = 1'-0"

NOTES:		
	MEASURED UNIFORM SLOPE:	2.7"
	ALLOWABLE UNIFORM SLOPE (1%):	4.2"
	MEASURED BENDING DEFLECTION:	0.9"
	ALLOWABLE BENDING DEFLECTION (L/360):	1.2"



2 FOUNDATION CROSS SECTION

SCALE: 1/8" = 1'-0"

NOTES:		
	MEASURED UNIFORM SLOPE:	0.4"
	ALLOWABLE UNIFORM SLOPE (1%):	4.0"
	MEASURED BENDING DEFLECTION:	1.0"
	ALLOWABLE BENDING DEFLECTION (L/360):	1.1"

STATE OF TEXAS
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129777
LICENSED
PROFESSIONAL ENGINEER

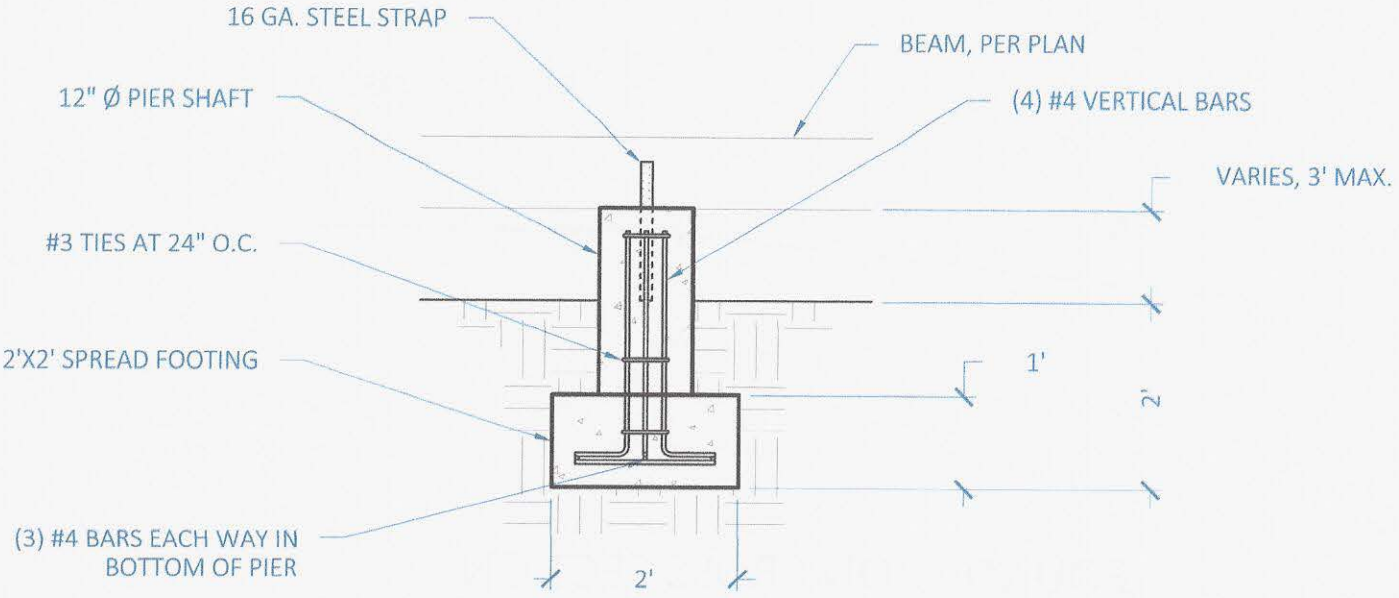
TUCKER engineering

1006 Shelley Ave, Austin, TX 78703

Foundation Cross Sections

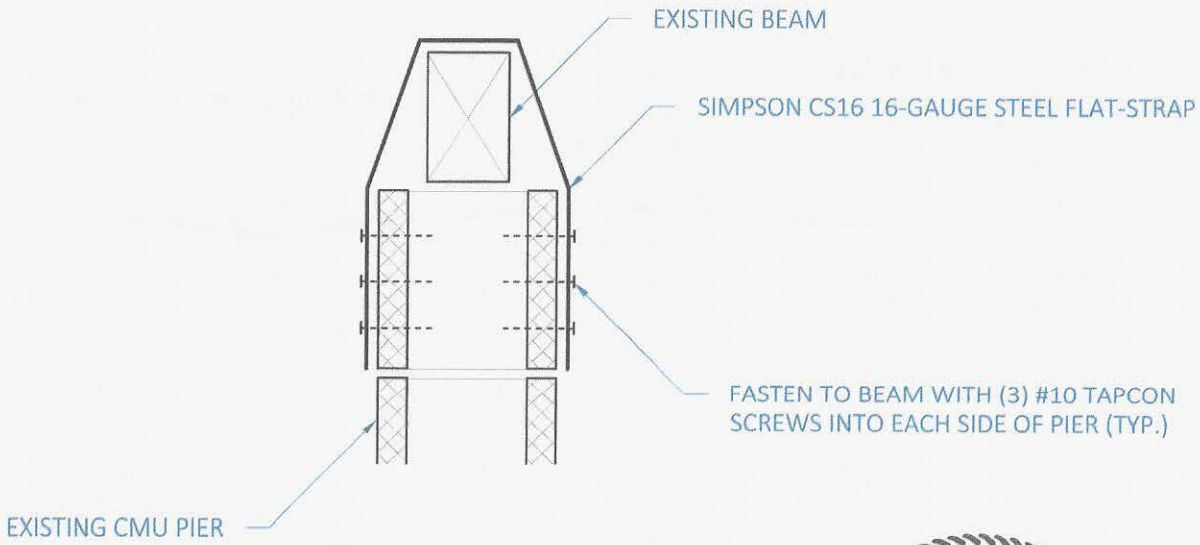
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1 SPREAD FOOTING / PIER DETAIL

SCALE: NOT TO SCALE
NOTES: THESE PIERS IN CLAY SOIL MAY EXPERIENCE MOVEMENT DUE TO MOISTURE CHANGES RESULTING IN CRACKS AND STICKING DOORS. ADJUSTMENTS MAY NEED TO BE MADE PERIODICALLY.



2 RETROFIT STRAP DETAIL

SCALE: NOT TO SCALE
NOTES:

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LICENSED PROFESSIONAL ENGINEER

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1006 Shelley – Bat Foundation Quote for Repairs Recommended by Engineer



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Bats Foundation Repair

www.batsfoundationrepair.com/
(512) 584-6557
18414 N Heatherwilde Blvd (512) 584-6557
Pflugerville , Texas 78660

Date 05-23-2026

Site Address 1006 Shelley Avenue, Austin, TX 78703

Client Details
Erin Dunnigan
(512) 919-0653
erin@teamprice.com
1006 Shelley Avenue
Austin, , TX 78703

Sales Representative
Calvin Burnett
calvin@batsfoundationrepair.com

Product List

Description	Quantity	Amount
Reshim Charge	1,736.66 sq ft	**$7,597.89**
Engineered Block & Pad	1	**$375.00**
Engineer Certification Engineer Certification	1	**$695.00**
	Subtotal	$8,667.89
	Total	**$8,667.89**

Payment

Deposit **$4,333.94**
Balance **$4,333.95**

Payment Terms:
Payment Upon Completion

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- **This proposal may be withdrawn by Bats Foundation Repairs, LLC if not accepted within thirty (30) days of the above date.**
- **Customer is aware that proper maintenance, Gutters and Drainage, is required through the life of the structure. Customer understands and agrees that Bats Foundation Repair, LLC shall not be responsible for any damage caused by any lack of proper maintenance on the premises.**
- **Bats Foundation Repair has inspected the structure and determined the scope of repairs based on the structure being built to code. We are not responsible for structures that are not built to code.**
- **Customer understands final payment is paid to foreman with check or cash. If paying with credit card an additional 3% will be added and payment will be taken over the phone with the office.**

Engineer Report (if included) will be provided to client after final payment has been received.

Additional Information

Did you add the Engineer Certification product?	Yes
Type of Foundation:	
Pier and Beam - Reshim	Yes

Reshim comes with a one year warranty for adjustments. Warranty is transferable. See warranty obligations.

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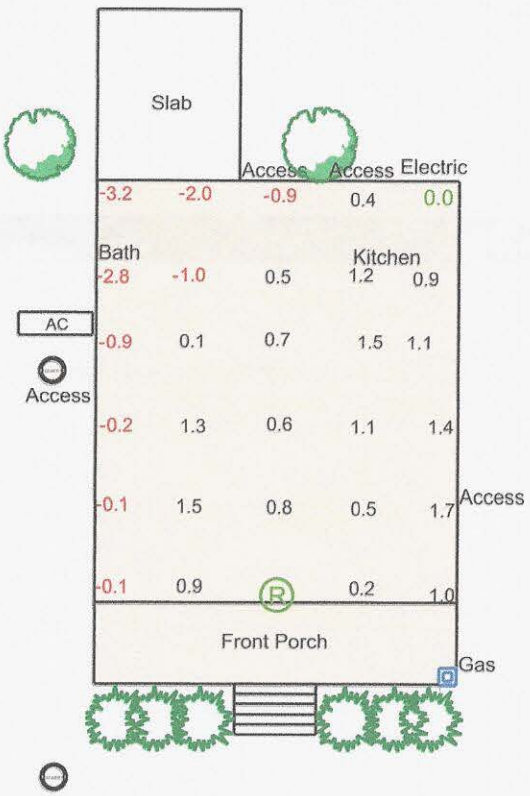
Bats FOUNDATION REPAIR

Erin Dunnigan
1006 Shelley Avenue
Austin, TX, 78703
erin@teamprice.com
(512) 919-0653
May 23, 2026

Based on Tucker Engineering Report

Legend	
Engineered Block & Pad	Reshim Charge

Use straps to attach any existing blocks to beams

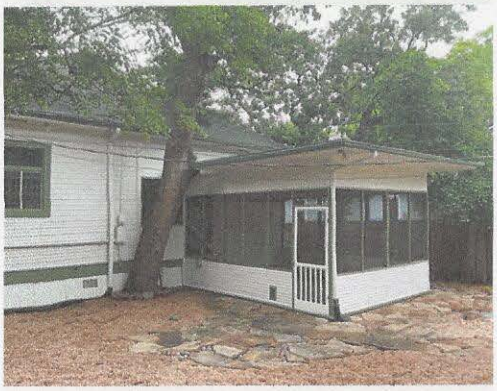


Two Story
Stucco Siding
3-4 Feet of Crawlspace
Cedar Post/Cinder Block/Sonotube
4x6 Beams

Additional Joist replacement charged at $35/foot if needed
Additional Beam replacement charged at $40/foot if needed
Sonotube Pier $650 each if needed
Engineered Block and Pad $375 each if needed

Reshim Charge	1,736.66 sq ft	#SEQ#	Engineered Block & Pad	1

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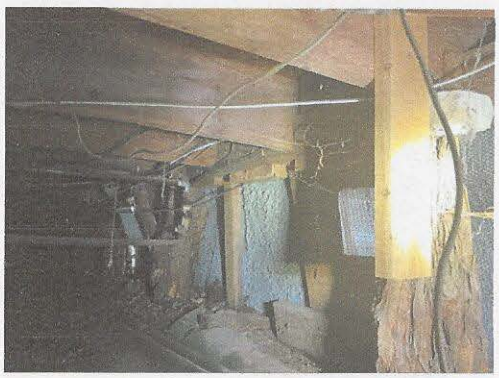
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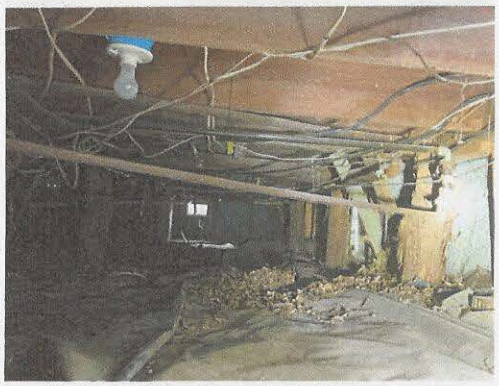


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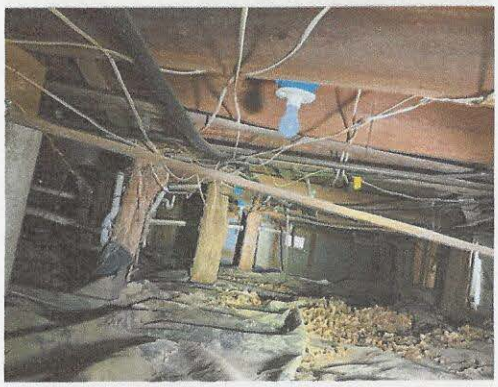


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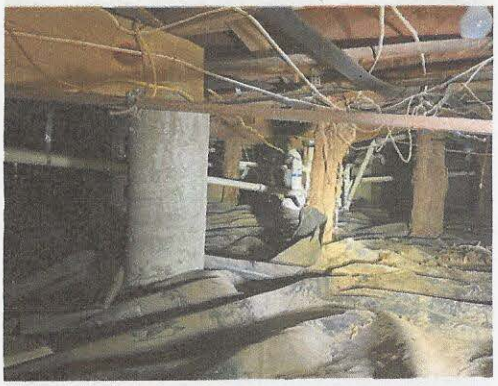
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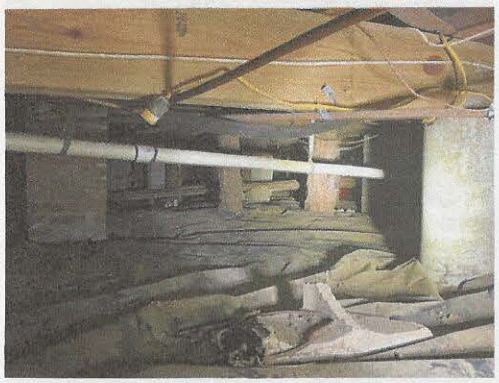
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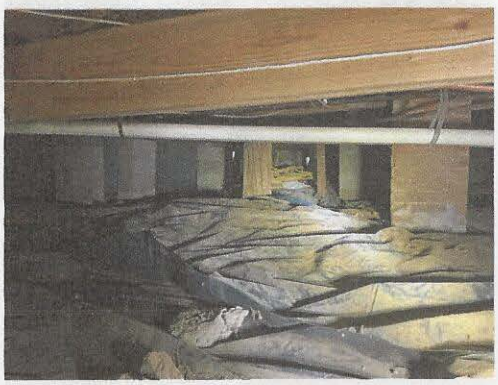
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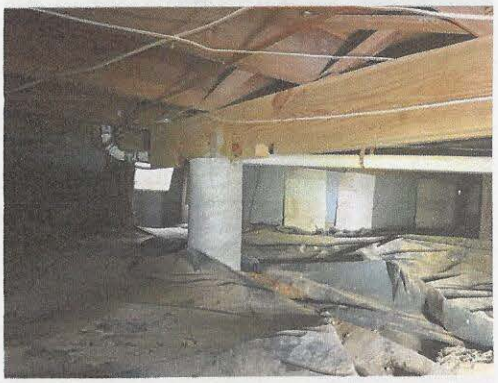
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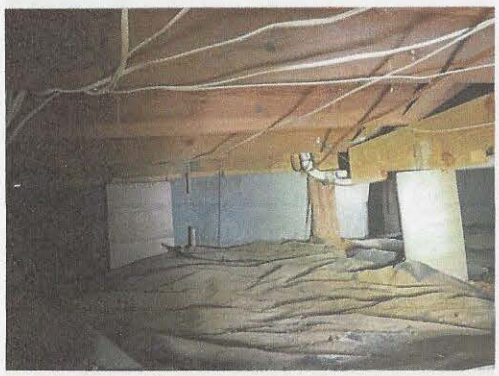
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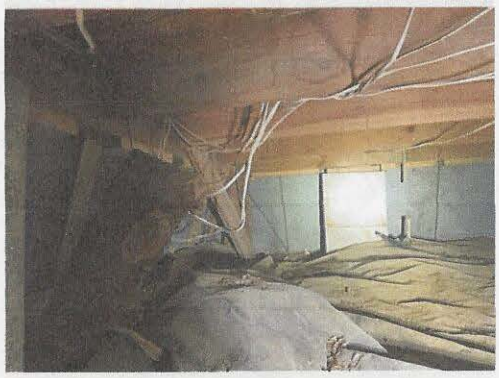
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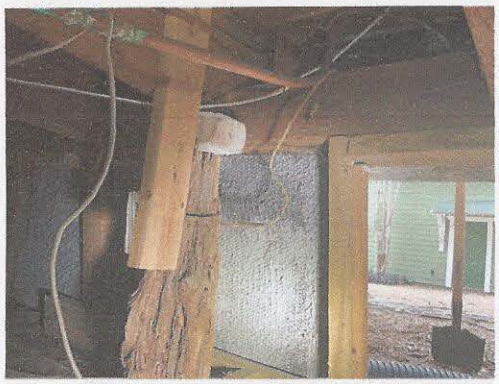


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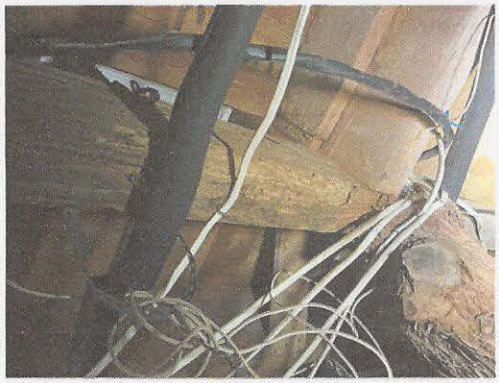


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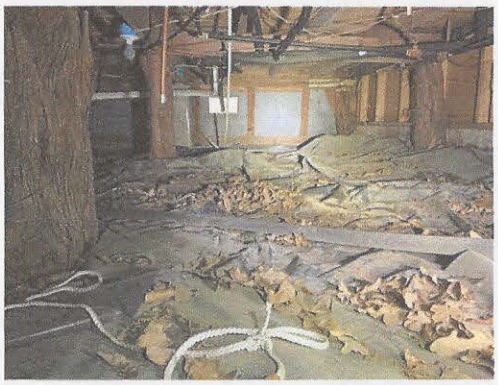
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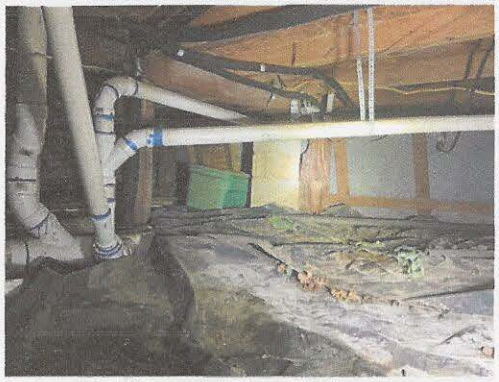
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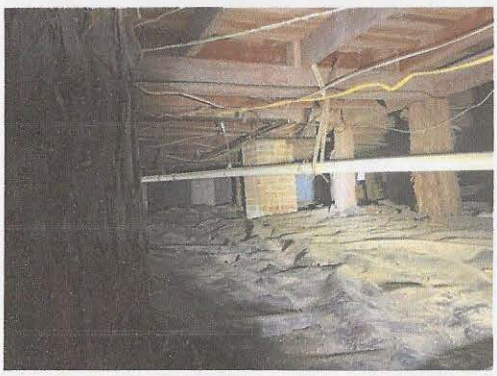
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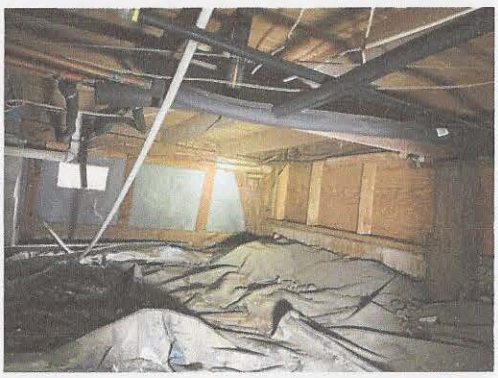
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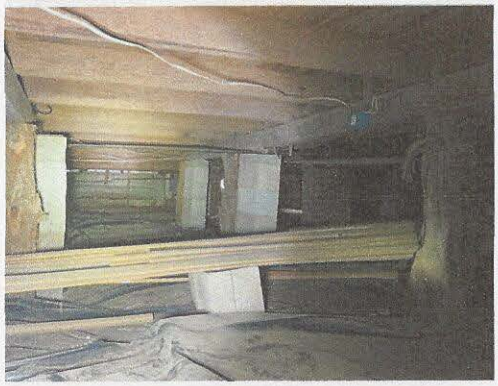


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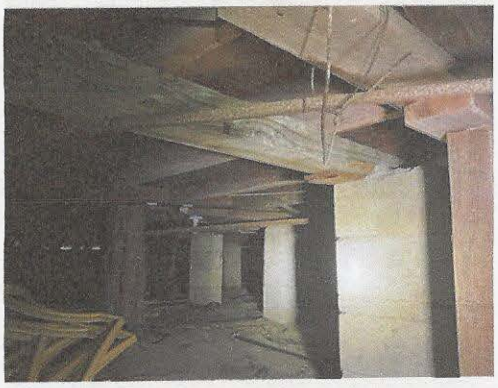
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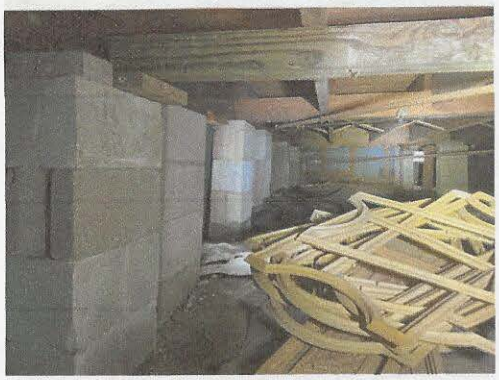
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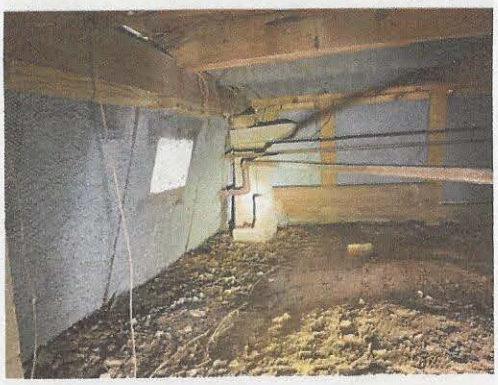
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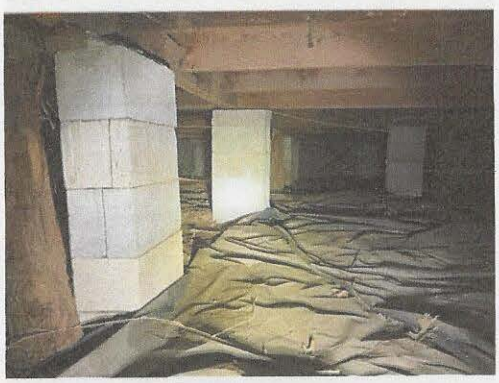
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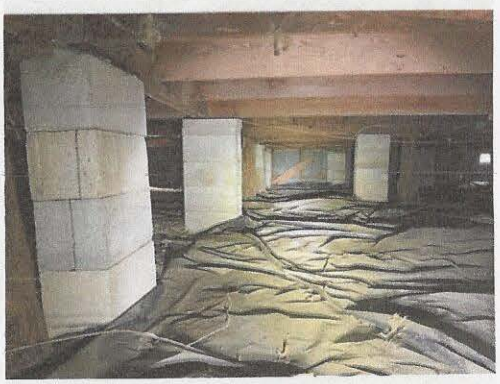
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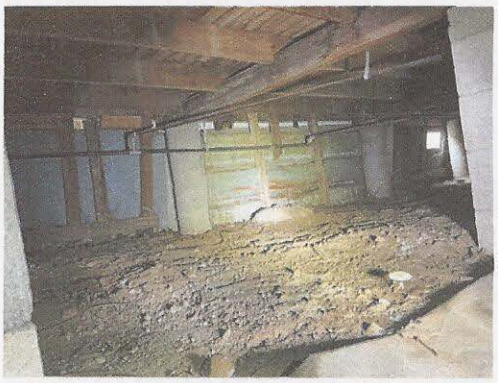


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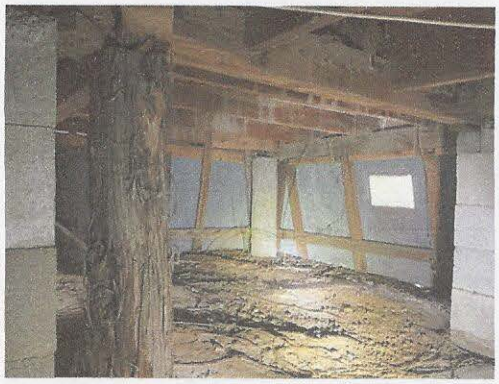
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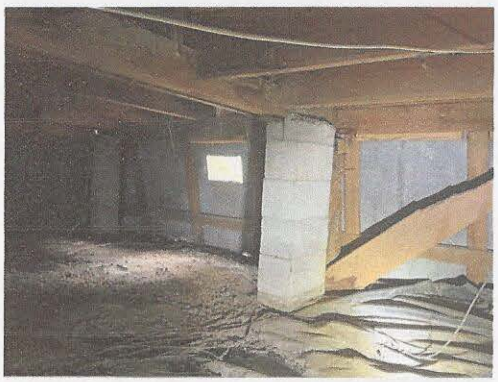
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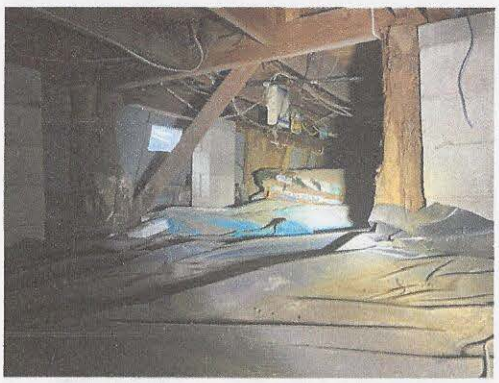
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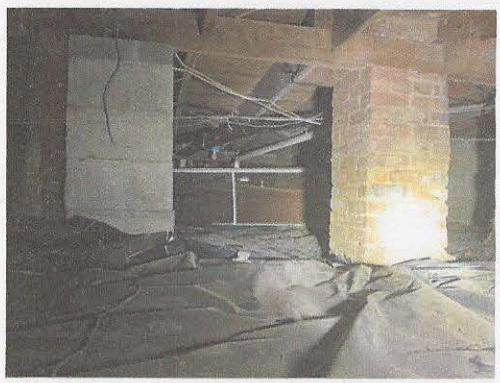
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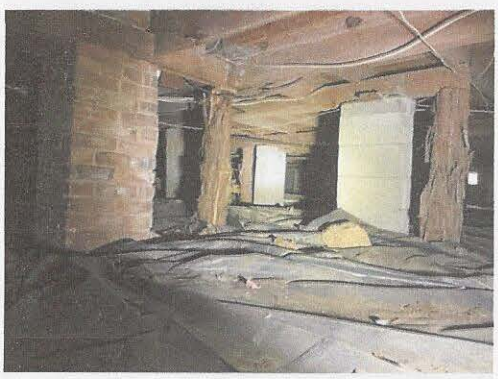
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