

8/23/2026

Client: [REDACTED]
[REDACTED]



Engineer: Philip W. Bullock Jr., M.E., M.B.A., P.E. (TX)

TBPE #114841 | Firm #21369

Noble Engineering Services, LLC (TX) (Subconsultant to TexCasa Home Inspections)

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In partnership with:



Inspector: Domingo Flores (TREC #27075)

TexCasa Home Inspections

P: (210) 701-1637

E: texcasahi@gmail.com

Reviewer: Amanda Bullock

Noble Engineering Services, LLC

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Engineer's Opinion

Report V1.0

On 8/21/2026 a truss evaluation was performed at the property located at address [REDACTED] Cibolo, TX, 78108, which consists of a 1681 square-foot single family attached structure built in 2015 (11 years old) with a slab on grade foundation.

1.0 - Observations and Conclusion

Modifications to portions of the roof truss framing were noted where members appear to have been altered to provide clearance for the HVAC equipment and associated installation. The documented modifications appear localized in nature, and certain repairs or supplemental framing measures appear to have been installed to restore the intended support and performance of the affected truss members. No significant displacement, loss of support, or other visible indication of substantial structural distress was observed at the modified areas.

Minor cracking or checking was observed at various locations within the roof and truss framing members. These conditions are commonly associated with normal wood shrinkage, seasoning, and dimensional changes resulting from fluctuations in attic temperature and moisture conditions over time. Although this type of cracking is not ideal, isolated occurrences generally do not represent a significant structural concern unless they become widespread, are accompanied by displacement or separation, or affect a substantial number of framing members. Wood roof framing and truss systems are also designed with inherent safety factors that provide reserve capacity beyond normal service loads.

Based on the documented conditions, the observed truss modifications appear localized and certain supplemental framing measures appear to restore the intended support and performance of the affected members. The minor cracking or checking observed within various roof and truss framing members is consistent with normal wood shrinkage, seasoning, and dimensional changes associated with attic temperature and moisture fluctuations, and no significant structural distress was documented. These areas should be monitored as part of routine roof and attic maintenance for any widening, displacement, separation, or increase in the number of affected members. Based on the conditions presently documented, no structural corrective action is considered necessary at this time.

2.0 - Limitations

This report has been assembled by a team, each member bringing specialized expertise to ensure a comprehensive evaluation within the scope of our project. The team comprises a field-experienced home inspector, responsible for conducting thorough on-site examinations; a reviewer, who reviews and consolidates the findings; and a skilled engineer, who applies a desktop evaluation and calculations to the field data collected. The structuring of our team and the distribution of roles have been strategically designed to optimize both the quality and cost-efficiency of the provided services. The team may (or may not) be comprised of individuals working for different companies.

Verification of permitted construction activities through the correct jurisdictional authority is not part of the scope of this report. Photos here of permit-related documents and stickers are for informational purposes only.

3.0 - Liability

The contents of this report supersede any verbal communication regarding the subject engineering issue during or after the inspection. This report was prepared for the exclusive use of the client listed above. There is no obligation or contractual relationship to any party other than our client and their agents in regards to the subject property. The opinions and recommendations contained in this report are based on the visual observation of the then current conditions of the structure and the knowledge and experience of the inspector/engineer.

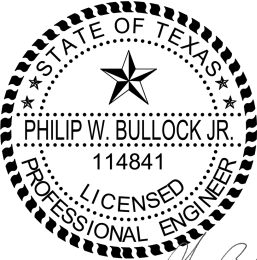
The company is not responsible for knowledge of specific subsurface conditions at the subject property. This report is only an engineering statement of opinion and report of findings based on the information available at the time of inspection. It does not provide any guarantee or warranty to the current state of the structure. The report was based on the information that was available at the time. Should additional information become available, the engineer/inspector reserves the right to determine the impact, if any, the new information may have on the opinions contained herein and revise conclusions and opinions as necessary and warranted.

Engineer/inspector is not responsible for concealed conditions where a visual observation was not possible or any other areas that are not readily available to the engineer or inspector for evaluation during the site visit. The evaluation was limited to visual observations and areas not visible, accessible, or hidden behind furniture and appliances were not included in the evaluation. The evaluation did not include any soil sampling or testing, nor any assessment of the plumbing or auxiliary structures and no implication is made on the compliance or non-compliance of the structure with old or current building codes. No verification was made of the existing concrete strength, thickness, location of interior grade beams, reinforcement, nor capacity to support any load.

Limits of liability for any claims with respect to this report is limited to the fees paid for services and anyone relying on the content of this report agrees to indemnify the company for all costs exceeding the fee paid.

Engineer's Seal:

Philip W. Bullock Jr., M.E., M.B.A., P.E. (TX)
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[Signature]

Sealed:
8/23/2026

Attachments:

√ - Provided	Appendix A	On-Site Inspection Report with Photos Dated 8/21/2026
X - Not Provided	Appendix B	Other Pertinent Documents



Appendix A

On-Site Inspection Report with Photos Dated 8/21/2026



The on-site inspection report may be too lengthy to include in the Appendix A herein. This can occur with lengthy reports, particularly if they contain other specialties. If a full copy is not here, we recommend contacting the inspector.

Inspector: Domingo Flores (TREC #27075)

TexCasa Home Inspections

P: (210) 701-1637

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Site Assessment for:
Damaged Truss Evaluation Inspection

Prepared by TexCasa Home Inspections



[REDACTED]
Cibolo, TX 78108

Client

Agent

Date

N/A

August 21, 2026

Inspector

Domingo Flores

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PROJECT INFORMATION

Project ID	3623
Property Address	
Client Name	
Agent Name	N/A
Inspector Name	Domingo Flores
Year Built	2015
Square Feet	1681
Type of Building	Single Family Attached
Building Style	Traditional

SERVICE & INSPECTION DETAILS

Date of Inspection	August 21, 2026
Weather Conditions	Clear
Outdoor Temperature	90°F to 100°F
In Attendance	None
Occupancy/Furnishings	Furnished
Primary Foundation Type	Slab on Grade
Owner/Occupant Interview	Owner/occupant unaware of any previous foundation work

Visual Condition Assessment

TARGET DAMAGE

COMMENTS

Target damage location

Target damage location

Attic

Structure's foundation type

Slab on Grade

Target damage location

Target damage location

Attic

Purpose

Determine Severity, Determine a Resolution

Type of damage

Truss Damage

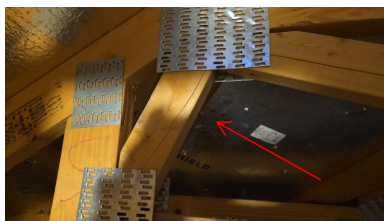
Amount of damage

Amount of damage

Multi-Member

Photo(s) of damage

General photo(s) of the damaged member areas well-documenting general area of concern and the specific problem.







Modified truss

Modified Truss



Multiple roof truss framing members were observed to be damaged/split.

Multiple roof truss framing members were observed with damage/splitting. The affected members were not concentrated in one specific area but were observed at various locations throughout the attic. No excessive movement or conditions that appeared immediately unsafe were observed when accessible framing members were checked using light manual pressure.

CONCLUSION

COMMENTS

Inspector's conclusion: Engineer to verify

Inspector's conclusion is considered inconclusive until the Engineer has reviewed the findings and provided a separate opinion.

Multiple roof truss members were observed with significant longitudinal splitting/cracking extending along substantial portions of the members. The affected trusses require repair.