



8010 GREENSLOPE DRIVE
AUSTIN, TEXAS 78759
(512) 345-6620 FAX (512) 452-1382
WWW.BUILDINGINSPECTIONAUSTIN.COM

Engineering Report

Inspect Structural Condition
at
509 East Live Oak, Austin, TX

Prepared for:

Jenny Clark

Transmitted via Email at Client's Request

William Marc Arnold, P.E.
Project Consultant
Texas Registration F-2807
22 February 2017



22 Feb. 2017

Jenny Clark
500 Lone Oak Drive
Austin, Texas 78704

Subject: Inspect Structural Condition at 509 East Live Oak, Austin, Texas 78704

Persons Present: Joe Bryson, Jenny Clark and Architects of Record

Dear Ms. Clark:

Purpose and Scope:

At your request in August 2016 I inspected the subject property. The findings resulting from the inspection on 01 September 2016 follow. The purpose of the inspection is to observe the structure and is to report the structural condition of the same as of the date of the inspection. The scope of the work includes a facilities inspection via routine visual means and is considered a **Level A** structural inspection per the National Academy of Building Inspection Engineers effective 01 March 2012. Additional information regarding guidelines established in Texas for conducting residential foundation structural inspections may be reviewed at: www.nabie.org. All findings and conclusions were drawn from this type work. Utilities and non-structural elements (such as interior and exterior trim, finishes and coverage's) were not evaluated.

Site Description:

The building is a single-story residence with an attached front wood deck. The building has a pier-and-beam type foundation, constructed over unknown fill; a wood frame wall system covered with wood siding; and a wood frame roof system with composition shingles. The lot slopes gently toward the street. The USDA/NCRS soil survey indicates the soils in the area consist of the Urban land to typically include clay soil. Typically soils in the area are considered expansive subject to volumetric changes caused by changes in the moisture content, i.e., are subject to shrink - swell as largely weather dependent.

Historical Background:

The structure appears to have been constructed early the last century.

Findings:

Findings include but are not necessarily limited to, those listed below. For the purposes of this report the front of the building faces north.

Observations of the roof structure indicate structural over-span conditions and a significantly sagging roof structure. Please reference photographs 3 and 9. Observations of the foundation indicate the original cedar (tree trunk) piers to remain with hybridized support means and methods. Please reference photographs 10 thru 12. Based on these observations this building is structurally unsound. The structural condition is beyond any reasonable means of rehabilitation hence demolition of this building from the site is advised.

Other:

I certify that I made this inspection as a professional engineer registered in the State of Texas, that I have no personal interest in the property inspected or anyone involved in the property, and this inspection was performed in a diligent manner in order to accurately represent the conditions on the date of the inspection. Various wall, floor, ceiling coverage's precluded a detailed inspection of some surfaces. Because of this, discrepancies that were concealed may have limited the accuracy of this evaluation. There was no geotechnical soils analysis available for review in preparing this report.

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Please contact us if additional information becomes available for analysis, or if you have any questions.

WMA/tmg

Enclosures: Photos 1 thru 12.

AIE, INC.

ARNOLD INVESTIGATIVE ENGINEERING, INC.

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Austin, TX 78759

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22 February 2017

AIE Inv. No.: 16214

AIE Fed. I.D.: 74-2684677

Jenny Clark
500 Lone Oak Drive
Austin, Texas 78704

Property Inspection Survey & Report, per your request,
509 East Live Oak Drive, Austin, Texas 78704

\$150.00

Due upon Receipt payable to:
AIE, Inc. =

\$ 150.00

Thank you for your business,

William Marc Arnold, P.E.
Consulting Engineer

WMA/sot

Texas Registration F-2807