



May 10, 2018

Mr. Victor Daniello
Loved Homes of 1408 E. 2nd Street
4808 Senora Creek Ct.
Austin, Texas 78735

RE: 1408 E. 2nd Street – Structural Summary

Dear Mr. Daniello:

The following serves to summarize my finding regarding the structural nature of the existing house located at 1408 E. 2nd Street in east Austin Texas.

This observation is not a full code or compliance inspection. This office has performed a visual, practical and non-destructive observation of the properties present condition and provides in this report a summary of observed items. Any area that was not readily accessible or visible is not included in this report. Our office representative is not required to move such items as, but not limited to, panels, furniture, carpeting, siding, personal belongings, etc. in order to perform this observation. This observation does not cover items or conditions that may be discovered only by invasive methods. It is not intended to be technically exhaustive, nor is it intended to reveal all existing or potential defects. No removal of materials or dismantling of systems was performed under this observation.

The residence is a two level conventionally framed structure supported by a pier and beam foundation. The residence was built in the early 1900's.

A walkthrough of the residence revealed the building to be in an extreme level of neglect and disrepair. Large portions of the roof framing lay exposed to the elements leaving the structural support dramatically insufficient. Additional damage has occurred to the upper level floor framing as a result of water infiltration. Extensive wood rot was observed in floor, wall and roof framing components.

Extensive differential movement was noted in both the upper and main floor level. This is a result of the inadequate foundation system currently in place. The foundation is comprised of a myriad of supports ranging from the original cedar posts, to stacked CMU blocks to conventional wooden posts. An entirely new foundation will be required of the residence.

The exterior veneer is a vinyl siding which, I assume covers the original wooden veneer. It can only be assumed that the entire exterior of the residence will require replacement.

Based on our observation and the amount of repair and replacement of structural components required, there isn't much of the original structure that can remain.

It is the opinion of this office that the residence in its current state is structurally unfit for occupancy. Considering the extensive degree of repairs required, we feel that the cost of repairs would be unreasonable to satisfy the required structural standards of the building. Although not under the scope of this evaluation, a mold inspection is recommended to further assess the level of deterioration of the structure.

The assessment consisted of a one-time visual observation only. Neither the assessment nor this report is intended to cover mechanical, electrical or architectural features.

Furthermore, the owner agrees to limit Structures PE, LLP's (Design Professional) liability to the owner due to the opinion such that the total aggregate liability of each Design Professional's liability to all those named shall not exceed the Design Professional's total fee for services rendered on this project.

If you have any questions, please feel free to contact this office at 512-499-0919.

Sincerely,


Jerry Garcia P.E.
License #67435

