

Mr Neema Amini
Amini & Conant
408 W. 11th Street 5th Floor
Austin, TX 78701
(512)222-6883

RE: 1119 E. 11th St. –Austin, Texas 78702

Dear Mr Amini,

INTRODUCTION

As requested, I made site visit and at the referenced address for the purpose of performing a structural condition assessment of the existing single-family residence at that address. I was not involved with the design or construction of the residence and no plans we're available for review. The following is a summary of my finding and associated recommendations.

DESCRIPTION

The residence is a one- story single family bungalow residence with a pitched roof system which was built in 1916. For reference purposes the front of the house faces North. There is a wrap- around covered porch at the north and east side of the house and there are lean-to additions at the rear of the house. The structural system consists of a wood framed structure supported by a "pier and beam" foundation system. Finishes consist of wood siding at the exterior and sheetrock wall and ceiling finishes at the interior and flooring consist of wood flooring covered with carpet There is also a detached shed structure behind the house. Generally, the house and detached shed are very dilapidated and in a severe state of disrepair due to a lack of maintenance. The following are my observations of the residence.

Roof System

The roof system consists of a pitch roof with deteriorated composition shingles supported by a "stick frame" wood roof structure of 2x4 rafters and ceiling joists spaced at 24 on center. These framing members are undersized and do not meet the structural building code and exhibit excessive deflection (sagging) and rot due to water infiltrating into the roofing system combined with the fact that they are undersized and needs to be replaced along with the roofing and roof deck. In other words, the roof system should be entirely replaced.

Wall System

The wall systems consist of a 2x4 stud wall framing with a variety of wood siding (original and updated) nailed directly to the studs. The studs and exterior siding and interior sheetrock is compromised due to rot and water damage. There is no sheathing and no vapor barrier on the exterior face of the wall studs. The sheetrock is nailed to the inside face of the studs. This wall section is compromised and represents a defective building envelope which does not meet building code or industry standard construction and needs to be replaced.

Foundation System

The foundation system consists of a "pier and beam" construction with wood flooring over a 2x6 floor joist system with 4x6 beams supported by the original cedar stump posts and stacked CMU block at various locations. The CMU blocks were installed at a later date to replace some of the original rotted cedar stump posts and in other locations in an attempt to address sagging areas of the floor system and do not meet building code or industry standard construction. The condition of this floor system is rotted throughout, compromised and structurally unsound and needs to be replaced.

Recommendations

Based on my observations it is my professional opinion that the building envelope and structural systems including the foundation of both the residence and detached shed are defective, compromised and beyond repair. City of Austin code enforcement officers and the Building Standards board typically recommend that buildings in this dilapidated state be razed since they represent a public safety hazard. Therefore, I recommend that the house be demolished in order to address public safety issues.

Closure

The review consisted of an on-site review only and is intended to cover only the aforementioned items. Neither the review nor the report is intended to cover comprehensive architectural, structural, mechanical or electrical issues. Furthermore, the client shall agree to limit LOC Consultants' liability to the client and to all parties involved with the referenced project due to hidden conditions, opinions, except for negligent acts due to Professional Engineer's errors, omissions and opinions, such that the total aggregate liability to all those named shall not exceed the professional Engineer's total fee for service rendered on this review.

Please notify LOC by registered letter within two weeks of this date stating objection to or questions regarding the information contained in this letter. If none are received, it is concluded that no exceptions are taken regarding the professional opinion rendered or the liability statement. If there are any questions or if I can be of further assistance, please feel free to call me.

Respectfully submitted,

Terrence Ortiz, P.E.
President
LOC Structural Division Inc.

