



MANNA CUSTOM

DESIGN-BUILD

111 E 17th ST, #12234 | Austin, TX 78701

Deficiencies Observed - Existing Structure at 1001 Lott AVE

- Site is overgrown and unmaintained;
- Fences are leaning and rotted in multiple locations and in need of replacement;
- Black top is in a state of disrepair and has sustained multiple large cracks on parking area;
- Impervious coverage of lot exceeds allowable by significant margin and there is a camper and covered shed at the rear of the property that were added as well;
- Multiple electrical safety issues - conductor lines run outside of exterior walls and from light pole and not properly sheathed in conduit;
- Framing members of roof and covered porch areas exhibit sagging or leaning - not properly braced or supported for adequate span;
- Life-Safety Issue--Light pole on south side of property is leaning >30-degrees;
- General state of disrepair consistent throughout property;
- Foundation does not have adequate exposure above existing grade and brick landings do not have proper weep holes exposed - likely foundation settling and damage has occurred and/or is occurring. Interior wall sections also likely to have sustained moisture damage as noted in multiple stress fractures along vertical brick joints;
- Plumbing drain lines are outboard of wall in multiple locations and not properly protected from UV exposure per code;
- Metal gas line is terminated over one window pictured and not capped. Exigent line is not in use (likely) and/or is shut off via a valve somewhere upstream of termination point, but needs removed;
- Interior moisture damage can be noted from windows on exterior and windows/doors are boarded up;
- Gas meter stubbed out in a walkway and concrete poured around the stub-outs, thus not providing adequate access in the case of emergency main line maintenance;
- Porch areas not framed per code and inadequately size rafters used; ledger blocking used (no longer allowed per current code); rotting in multiple locations;
- Camper at back is covered with tarp, presumably because roofing system has failed;

- ❑ Camper at rear was found with tripod camera set-up, clothes, and cardboard mat on the ground. No drug paraphernalia was found, but likely this was used by squatters for illicit activity.
- ❑ Termination and re-entry of plumbing lines at rear of home, not to code;
- ❑ Further evidence of foundation settling and/or failure at rear of home where existing siding is settled to ~1/2" below existing grade.