

October 21, 2020

Mr Josh Wilson
4714 Rowena Avenue
Austin, Texas 78751
(512)468-7132

Re: 4714 Rowena Avenue - Austin, Texas 78751

Dear Mr Wilson,

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 the referenced 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 findings and associated recommendations.

DESCRIPTION

The residence is a two story bungalow with a pitched roof system which was built in the 1920's. For reference purposes the front of the house faces East. There is a partial basement at the rear portion of the house and a rear wood deck addition. The structural system consists of a wood framed structure supported by a "pier and beam" foundation system. Finishes consist of stucco at the exterior and sheetrock wall and ceiling finishes at the interior and flooring consists of hard wood flooring with no subfloor. Generally, the house is very dilapidated and in a severe state of disrepair due to a lack of maintenance. The following are my observations of the residence.

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Roof System

The roof system consists of a pitch roof with a metal panel roof on wood sleepers supported by a “stick frame” wood roof structure of 2x4 rafters and ceiling joists spaced at 24 inches on center. These framing members are undersized and do not meet the structural building code and exhibit excessive deflection (sagging) and some rot due to water infiltrating into the roofing system combined with the fact that they are undersized and need to be replaced or upgraded. In other words, the roof system should be extensively repaired or could be entirely replaced to achieve a code compliant roof system.

Wall System

The wall system consists of a 2x4 stud wall framing with an exterior stucco finish which is cracked at various locations around the exterior. It is probable the studs and interior sheetrock is compromised due to rot and water damage, and there probably is 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 should be extensively repaired or could be replaced.

Foundation System

The foundation system consists of “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 concrete piers at various locations. The concrete piers were installed at a later date to replace the 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, out of level, compromised and structurally unsound and needs to be extensively repaired or could be replaced.

The partial basement at the rear of the house is surrounded by concrete basement walls which are leaning inward and are braced with a steel angle system to prevent failure. These basement walls are structurally inadequate and do not meet code and should be extensively repaired or could be replaced.

Recommendations

Based on my observations it is my professional opinion that the building envelope and structural systems including the foundation of the residence are defective, compromised and require extensive repair and upgrades or replacement. City of Austin code enforcement officers and the Building Standards board typically recommend that buildings in this dilapidated state be razed in lieu of repair in order to achieve code compliance. It was also brought to my attention by the current owner that the house was condemned in 1995 and code enforcement recommended demolition. Therefore, it is not unreasonable to consider demolition in lieu of repair and maintenance.

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, site, structural, mechanical or electrical systems. 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 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 objections 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 call.

Respectfully Submitted,

Terrence Ortiz
President
LOC Structural Division, Inc

