



Engineer's Report

SUBJECT:

Follow up to report from May 22, 2014
5201 Tortuga Trail, Austin, Texas

JOB NUMBER:

13117

DATE:

May 6, 2014

To follow up on my previous report dated May 22, 2013, I reviewed photos from homeowners Rob and Lama Turner of termite damage and mold in the vicinity of the southeast corner of the house. The damage appears extensive enough to warrant replacement of the affected framing, but more importantly it demonstrates the validity of the conclusions in my previous report.

The termite infestation and water penetration are the result of top of slab being too low to allow proper clearances and drainage required by the Building Code. Rebuilding the framing without raising the foundation will not correct the problem and will violate the Building Code.

Further, the geotechnical report by MLA Labs completed since my May 22, 2013 confirms the need for foundation improvements. The report recommends supporting a new slab at a higher elevation on new driven steel piles.

Raising the slab elevation to correct drainage and allow for a pile supported foundation are structural improvements that are necessary to comply with the Building Code and the recommendations of the Geotechnical Engineer.

Please call with any questions.

SIGNED:

Dennis Duffy, PE

**DISTRIBUTION:**

Rob and Lama Turner