



**GreenEarth Engineering, Inc.**

Consulting Structural Engineers

2500 W. William Cannon Dr, Suite 201

Austin, TX 78745

Ph: 512.289.8086

Fax: 512.462.0800

[www.ge-eng.com](http://www.ge-eng.com)

*Let's leave for our children -  
An earth clean and green*

June 9, 2015

Ed Sumner  
Paradisa Homes

Re: Structural Observation  
715 West Johnna St  
Austin, Texas

Dear Mr. Sumner,

On June 9, 2015, I performed on-site structural observation of the above referenced property. The purpose of our observation was to assess the general condition of the structural system. The followings are our findings and recommendations:

1. The piers are cedar piers which were likely built in 1940s or 1950s. The bottom of the piers are decayed after experiencing many cycles of dry and wet soil conditions during these years.
2. The wood beams between the piers are 4x4s which is substantially smaller than today's standard. By the 2012 IRC code, the beams would need to be 3-2X8.
3. The perimeter footing was built of stone which doesn't meet today's code. It needs to be reinforced concrete footing or perimeter pier-beams.

Overall, this foundation is in extremely poor condition. It's in danger of structural failure and it's NOT practical to try to keep this house or any portion of it. In order to keep this house, the entire foundation would have to be rebuilt and this has risk involved. The exterior wall structure would likely be twisted or drifted during the temporary shoring process while the new foundation is being built. Obviously, the movement of the exterior wall will badly crack the exterior stone veneer. And the integrity of the roof structure will likely be compromised as well.

Please feel free to call me at (512) 289-8086 should you have any questions.

Sincerely,

Tim (Zhigang) Zhang, PE

*Tim Zhang*  
*06/09/2015*

