

TK CONSULTING ENGINEERS
7621 SPICEWOOD SPRINGS ROAD
AUSTIN, TEXAS 78759
512-219-1574
tom@tkaustin.com

Bart Sherman

December 4, 2015

Re: 3108 Grandview / TK # 15215

Dear Bart,

Per your request I visited this site on December 3, 2015 in order to determine the adequacy of the existing structure / building. I made the following Observations:

I measured the Floor Elevations and noted the floor is 2.40 " out of level. Remedial Foundation work is required to relevel the floor.

Deterioration of the wood framing and wood flooring from insect infiltration and "rot" was observed at multiple locations.

Several of the walls are constructed with "rubble" brick masonry and a lime rich mortar. Numerous cracks were observed. At one location a steel rod had been previously installed between masonry walls near a corner to keep the walls from separating totally from the building.

The site slopes downward from the front to the back. The lower level is mostly below grade. Evidence of significant / consistent water infiltration was observed in the lower level floor and walls below grade.

The exterior wall finish is a cement based stucco with numerous cracks which have allowed water to infiltrate the perimeter walls. The presence of mold growth within the exterior walls is high.

All secondary features such as windows, insulation, mechanical, electrical, and plumbing do not meet current codes.

Based on all the above issues, it is our professional recommendation to entirely remove the existing building and reconstruct a completely new building to current codes.

Please call if you have any questions.

Sincerely,



Thomas W. Kam P.E.

Note: This report is based on and limited to the Observations noted. This is "not" a guarantee. Additional deficiencies may exist which may require remedial work in the future.



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DEC 9, 2015