April 19, 2016

Austin Historic Preservation Office
Planning and Development Review Department
P.O. Box 1088
Austin, Texas 78767

**RE: 812 Theresa Avenue – Structural Evaluation**

To Whom It May Concern:

At the request of Mr. Thomas Joseph, on March 23rd, representatives of this office visited the above mentioned residence to provide a structural assessment of the existing structure. The residence can be described as a two level conventionally framed structure built approximately in the 1930's.
The following serves to describe notable items that may or may not be a result of structural performance. Items will be described and commented upon. For purposes of description, the left side of the building when faced from Theresa Avenue is considered the south side of the residence.

This observation is not a full code or compliance inspection. This office has performed a visual, practical and non-destructive observation of the properties present condition and provides in this report a summary of observed items. Any area that was not readily accessible or visible is not included in this report. Our office representative is not required to move such items as, but not limited to, panels, furniture, carpeting, siding, personal belongings, etc. in order to perform this observation. This observation does not cover items or conditions that may be discovered only by invasive methods. It is not intended to be technically exhaustive, nor is it intended to reveal all existing or potential defects. No removal of materials or dismantling of systems was performed under this observation.

**UPPER LEVEL**

An observation of the upper level revealed the structure to be experiencing differential vertical movement throughout. The roof ridge line appears to have some undulation and the roof rafters are showing noticeable sag in various areas. Most of the wooden corbel brackets along the gables are showing signs of wood rot and excessive deterioration. Deflections in the 2nd level floor framing were apparent with the most noticeable visible deflections located along the perimeter walls and at room door jambs. Various areas of the interior walls have large holes in the gypsum board finishes revealing no shiplap sheathing is present for lateral resistance which is typically found for this era of construction. Some upper level windows were open at the time of observation and appear to have remained open for an extended period of time allowing moisture, rodents and other wildlife to infiltrate. Mold and other possible health hazards are of great concern within the framed cavity walls throughout the structure.

**LOWER LEVEL**

The first level was noted to be undergoing dramatic foundation movement. The structure's foundation is a pier and beam type system with the wood floor joist and beams being supported on cedar post as observed from the crawl space access hatch. The southwest corner of the residence has experience differential settlement to the point where crawl space vents are at or below grade and the rim joist


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running along the back of the house was observed to be in a very dilapidated condition. The existing front porch at the east side of the residence has experienced dramatic deterioration over the years particularly below existing column support locations. Extensive dilapidation was observed along areas of the front porch roof at the southeast perimeter drop beam supporting roof rafters, the fascia board, side corbel brackets and at the rear porch eave. An area of interior ceiling gypsum board finishes showed signs of discoloration and sagging which appeared to be caused by water intrusions fresh from a recent rainfall episode. The area in question is in a central portion of the house therefore one can deduce that this water is not being introduced from an open window above but most likely originating from a leak in the upper roof.

It is the opinion of this office that the residence in its current state is structurally unfit for occupancy. Considering the extensive degree of repairs required, we feel that the cost of repairs would be unreasonable to satisfy the required structural standards of the building. Although not under the scope of this evaluation, it is recommended that a plumbing evaluation as well as a mold inspection be provided to further assess the level of deterioration of the structure. Extensive site management efforts will be required in order to ensure that water is not being introduced into the crawl space of the residence.

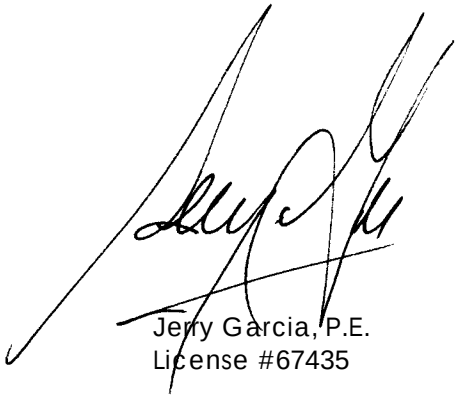
The assessment consisted of a one-time visual observation only. Neither the assessment nor this report is intended to cover mechanical, electrical or architectural features.
Furthermore, the owner agrees to limit Structures PE, LLP's (Design Professional) liability to the owner due to the opinion such that the total aggregate liability of each Design Professional's liability to all those named shall not exceed the Design Professional's total fee for services rendered on this project.

Please notify this office 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 this liability limitation statement.

I appreciate the opportunity to assist you with this matter. Please contact this office should you have questions regarding the above mentioned observation at 512-499-0919.

Sincerely,

Hector Ortiz
E.I.T #42989



Jerry Garcia, P.E.
License #67435

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## Existing Structure Photographs


**Photo 1:** Front of house

**Photo 2:** Rotted porch fascia board & corbel bracket (southeast corner of house)



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**Photo 3:** Rotting roof corbel at ridge line

**Photo 4:** Rear porch eave dilapidation



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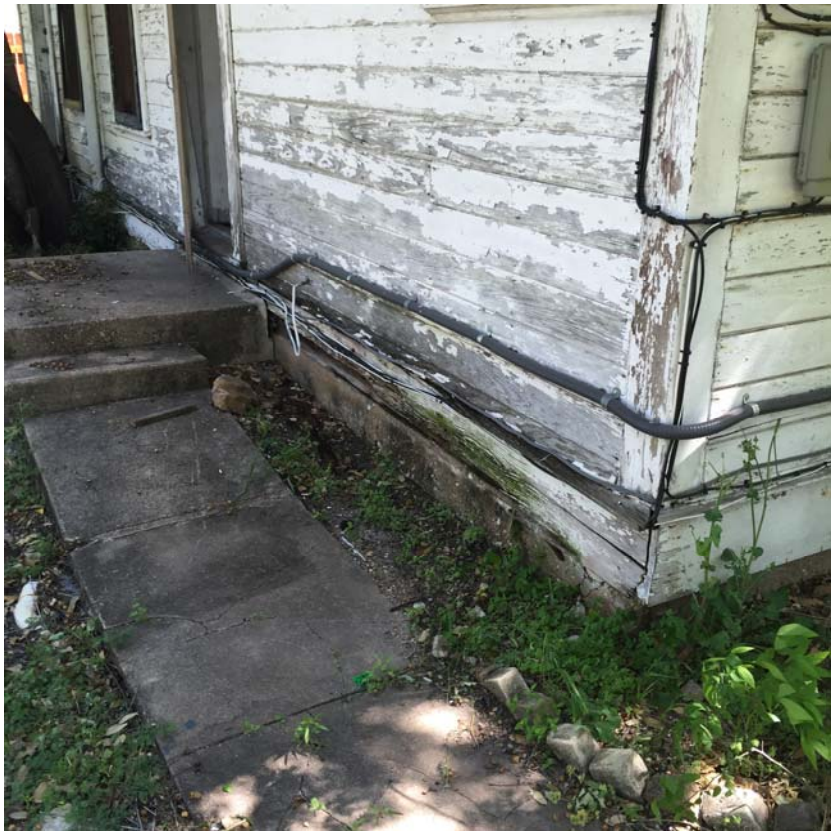

**Photo 5:** Dilapidated rim joist

**Photo 6:** Central area of interior ceiling finishes showing signs of water intrusions



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**Photo 7:** Cedar post pier supports


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