

1715 Summit View Place

TABLE OF CONTENTS:

- Capital Foundations Evaluation
- Austin Air Biology Mold Report
- Terminix Wood Destroying Insect Report
- Koch Construction foundation costs
- Code Violations
- Hugo Franz Kuehne's 1920s work and design principals
- Structural Report
- Soil Report
- Ty Lawrence Insurance Evaluation
- Proposed Poet's Corner in honor of Jenny Lind Porter
- Proposed Construction



THE UNIVERSITY OF CHICAGO

LIBRARY

1967

1967



1967

1967

1967

1967



Jennifer Marsh
2408 Windsor Road
Austin, TX 78703
(512)567-0889

Jennifer,

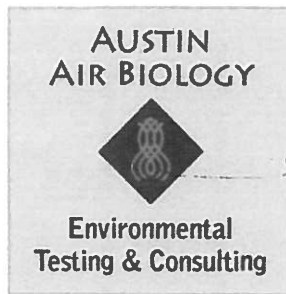
I'm writing to explain the discussion we had at 1715 Summit View Place on July 6th. After seeing the condition of the existing house I believe it is not feasible to proceed with drilling 22" deep piers under the existing structure at 1715 Summit View Place.

Due to mold and extensive wood decay the house would not be safe for my crew. Given the extensive amount of rebuilding, repairs and remediation that need to be completed, I don't believe that there would be enough of the structure left to justify the cost or effort by my crew.

Sincerely,



Greg Okorn



July 19th, 2016

Mr. Jonathan Sands

Re: Mold Inspection and Assessment

1715 Summit View Place
Austin, Texas 78703
AAB Project #: 216-11-106

Mr. Sands,

As per your request, Austin Air Biology ("AAB") has performed a Mold Inspection and Assessment at the above referenced property. The purpose of the assessment was to determine the existence and, if possible, the cause of fungi growth within the structure. The following paragraphs outline the findings of our assessment.

Visual Assessment & Event History:

Austin Air Biology staff performed the inspection and testing on July 12th, 2016. The following summarizes the results of the inspection.

1. Stucco: Cracks/unsealed stucco was observed on all sides of structure. This issue is allowing significant amounts of moisture into the interior walls. In most cases, the sheathing located behind the stucco is rotten.
2. Windows: Improperly flashed and in many cases rotten exterior window trim was observed throughout the structure. This issue is allowing significant amounts of moisture into the interior walls.
3. Doorways: Improperly flashed and in many cases rotten exterior doorway trim was observed throughout the structure. This issue is allowing significant amounts of moisture into the interior walls.
4. Interior: Significant mold growth/water damaged was observed at approximately 40% of the interior wall/ceiling materials and within the HVAC ductwork. The most likely cause of the observed damage is roof/siding leaks located throughout the structure.

Sampling & Results:

A total of three (3) spore trap cassettes and one (1) surface sample was collected within and outside the structure. One spore trap cassette sample was collected outside the structure to determine the naturally occurring background fungi concentrations. The remaining samples were collected within the structure. The samples were transported to EMSL of Houston, Texas for analysis under strict chain-of-custody procedures.

Air Samples Results:

According to the analysis, the total fungi count in the outside air at the time of the inspection was 5,210 spores per cubic meter ("S/m³") of air. The inside total fungi spore counts fell within a range of 3,445,170 to 15,962,900 S/m³ of air.

Individual fungi types were also reviewed, elevated spore counts of *Aspergillus*/*Penicillium* and *Stachybotrys* were reported in the samples collected within the structure.

Surface Sample Results:

Type: Swab

Location: HVAC Closet

Results: *Cheatomium*, *Cladosporium*, *Stachybotrys**, *Aspergillus**

* Active growth structures reported

Conclusions:

In general, the industry standard calls for total fungi counts within structures to be one-half to one-third the counts outside the structure. Using this standard, based on the outside total and genus spore counts, the air quality within the structure **does not falls within a normal range.**

The most likely cause of the elevated spore counts is the extensive mold growth observed throughout the structure.

Recommendations:

- Remove all of the HVAC ductwork.
- Remove the stucco and inspect the newly exposed sheathing for rotten materials. Remove all rotten sheathing. Clean and treat all remaining sheathing.
- Remove all mold affected wall and ceiling sheet rock within the structure (approximately 40% to 50% of all surfaces – see floor plan for damaged areas).
- Remove all mold affected cabinetry – Kitchen and bathrooms.
- Remove all rotten studs and ceiling joists. Clean and treat all remaining structural materials.
- In order to obtain a CMR – “Certificate of Mold Damage Remediation” all remedial actions are required to be performed by a Texas licensed mold remediation contractor.
- A licensed mold assessment consult is also required to perform a final inspection prior to the rebuild process.

Upon review of the report, please feel free to contact us should you have any questions and/or comments. We appreciate this opportunity to provide services on your project.

Best Regards,



David M. Stegmann
Texas Mold Assessment Consultant License # 0236
Expires: 01/20/18

Attachments

- Attachment 1 - Lab Reports/Floor Plan
- Attachment 2 - Photos

Attachment 1

Lab Reports/Floor Plan



EMSL Analytical, Inc.

5950 Fairbanks N. Houston Rd. Houston, TX 77040

Phone/Fax: (713) 686-3635 / (713) 686-3645

<http://www.EMSL.com> / houstonlab@emsl.com

Order ID: 151605005
Customer ID: ANAB25
Customer PC:
Project ID:

Attn: David Stegmann
Austin Air Biology
PO Box 50373
Austin, TX 78763

Phone: (512) 323-2246
Fax:
Collected: 07/12/2016
Received: 07/13/2016
Analyzed: 07/14/2016

Proj: 216-11-106

Test Report: Allergenco-D(™) Analysis of Fungal Spores & Particulates by Optical Microscopy (Methods EMSL 01-TP-003, ASTM D7391)

Lab Sample Number:	151605005-0001			151605005-0002			151605005-0003		
Client Sample ID:	AC01			AC2			AC3		
Volume (L):	75			75			75		
Sample Location:	Outside			Family Room			Upstair Landing		
Spore Types	Raw Count	Count/m ³	% of Total	Raw Count	Count/m ³	% of Total	Raw Count	Count/m ³	% of Total
Alternaria	2*	30*	0.6	-	-	-	-	-	-
Ascospores	17	760	14.6	-	-	-	-	-	-
Aspergillus/Penicillium	26	1200	23	357000	15900000	99.6	71500	3180000	92.3
Basidiospores	8	400	7.7	-	-	-	1	40	0
Bipolaris++	1	40	0.8	-	-	-	-	-	-
Chaetomium	1	40	0.8	7	300	0	2	90	0
Cladosporium	42	1900	36.5	-	-	-	2810	125000	3.6
Curvularia	1	40	0.8	-	-	-	2*	30*	0
Epicoccum	-	-	-	-	-	-	-	-	-
Fusarium	1	40	0.8	-	-	-	-	-	-
Ganoderma	1	40	0.8	-	-	-	-	-	-
Myxomycetes++	11	490	9.4	-	-	-	-	-	-
Pithomyces	-	-	-	-	-	-	-	-	-
Rust	1*	10*	0.2	-	-	-	-	-	-
Scopulariopsis	-	-	-	-	-	-	-	-	-
Stachybotrys	2*	30*	0.6	9	400	0	3140	140000	4.1
Torula	-	-	-	-	-	-	-	-	-
Ulocladium	-	-	-	-	-	-	-	-	-
Unidentifiable Spores	-	-	-	-	-	-	-	-	-
Cercospora	2	90	1.7	-	-	-	1*	10*	0
Memnoniella	-	-	-	1400	62200	0.4	-	-	-
Nigrospora	2	90	1.7	-	-	-	-	-	-
Oidium	1*	10*	0.2	-	-	-	-	-	-
Total Fungi	119	5210	100	358416	15962900	100	77456	3445170	100
Hyphal Fragment	3	100	-	20	890	-	318	14100	-
Insect Fragment	1*	10*	-	-	-	-	-	-	-
Pollen	-	-	-	-	-	-	1	40	-
Analyt. Sensitivity 600x	-	44	-	-	44	-	-	44	-
Analyt. Sensitivity 300x	-	13*	-	-	13*	-	-	13*	-
Skin Fragments (1-4)	-	1	-	-	1	-	-	1	-
Fibrous Particulate (1-4)	-	1	-	-	1	-	-	1	-
Background (1-5)	-	2	-	-	4	-	-	4	-

Bipolaris++ = Bipolaris/Drechslera/Exserohilum
Myxomycetes++ = Myxomycetes/Periconia/Smut

No discernable field blank was submitted with this group of samples.

Melanie Rech

Melanie Rech, Lab Manager
or Other Approved Signatory

High levels of background particulate can obscure spores and other particulates leading to underestimation. Background levels of 5 indicate an overloading of background particulates, prohibiting accurate detection and quantification. Present = Spores detected on overloaded samples. Results are not blank corrected unless otherwise noted. The detection limit is equal to one fungal spore, structure, pollen, fiber particle or insect fragment. *** Denotes particles found at 300X. * denotes not detected. EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported above and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. Samples received in good condition unless otherwise noted.

Samples analyzed by EMSL Analytical, Inc. Houston, TX AIHA-LAP, LLC-EMLAP Accredited #102575

Initial report from: 07/14/2016 12:41:42

For Information on the fungi listed in this report please visit the Resources section at www.emsl.com



EMSL Analytical, Inc.

5950 Fairbanks N. Houston Rd. Houston, TX 77040

Phone/Fax: (713) 686-3635 / (713) 686-3645

<http://www.EMSL.com> / houstonlab@emsl.com

Order ID: 151605005
Customer ID: ANAB25
Customer PO:
Project ID:

Attn: David Stegmann
Austin Air Biology
PO Box 50373
Austin, TX 78763

Phone: (512) 323-2246
Fax:
Collected: 07/12/2016
Received: 07/13/2016
Analyzed: 07/14/2016

Proj: 216-11-106

Test Report: Microscopic Examination of Fungal Spores, Fungal Structures, Hyphae, and Other Particulates from Swab Samples (EMSL Method: M041)

Lab Sample Number:	151605005-0004				
Client Sample ID:	SW1				
Sample Location:	HVAC Closet				
Spore Types	Category	-	-	-	-
Agrocybe/Coprinus	-	-	-	-	-
Alternaria	-	-	-	-	-
Ascospores	-	-	-	-	-
Aspergillus/Penicillium	-	-	-	-	-
Basidiospores	-	-	-	-	-
Bipolaris++	-	-	-	-	-
Chaetomium	Medium	-	-	-	-
Cladosporium	Medium	-	-	-	-
Curvularia	-	-	-	-	-
Epicoccum	-	-	-	-	-
Fusarium	-	-	-	-	-
Ganoderma	-	-	-	-	-
Myxomycetes++	-	-	-	-	-
Paecilomyces	-	-	-	-	-
Rust	-	-	-	-	-
Scopulariopsis	-	-	-	-	-
Stachybotrys	*High*	-	-	-	-
Torula	-	-	-	-	-
Ulocladium	-	-	-	-	-
Unidentifiable Spores	-	-	-	-	-
Zygomycetes	-	-	-	-	-
Aspergillus	*High*	-	-	-	-
Fibrous Particulate	Rare	-	-	-	-
Hyphal Fragment	-	-	-	-	-
Insect Fragment	Rare	-	-	-	-
Pollen	-	-	-	-	-

Category: Count/per area analyzed
Rare: 1 to 10 Low: 11 to 100 Medium: 101 to 1000 High: >1000

Bipolaris++ = Bipolaris/Dreschlera/Exserohilum Myxomycetes++ = Myxomycetes/Periconia/Smut
* = Sample contains fruiting structures and/or hyphae associated with the spores.

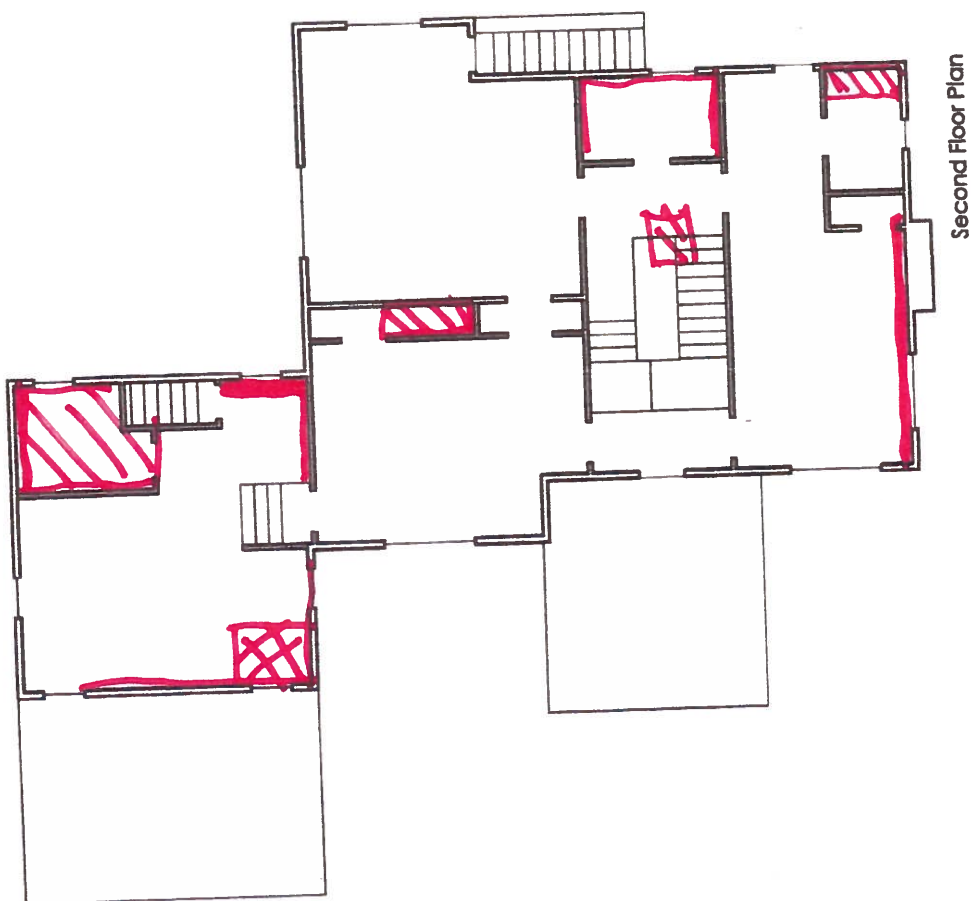
No discernable field blank was submitted with this group of samples.

EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported above and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation of the data contained in this report is the responsibility of the client. Samples received in good condition unless otherwise noted.

Samples analyzed by EMSL Analytical, Inc. Houston, TX AIHA-LAP, LLC—EMLAP Accredited #102575, Texas Mold LAB0105

Initial report from: 07/14/2016 12:41:42

For Information on the fungi listed in this report please visit the Resources section at www.emsl.com



— MOLD DAMAGE

Attachment 2

Photos



Damaged Exterior Stucco



Damaged Exterior Stucco



Damaged Exterior Stucco



Damaged Exterior Stucco



Damaged Exterior Stucco



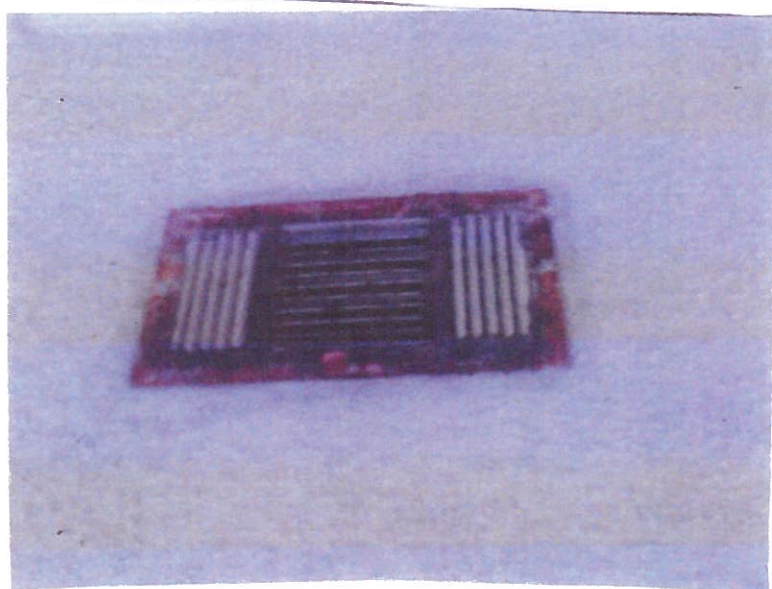
Damaged Exterior Stucco



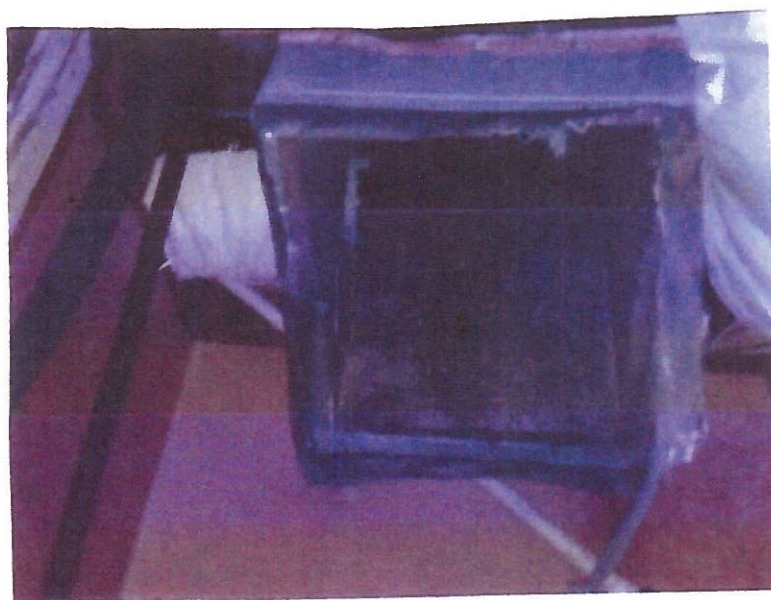
Damaged Exterior Stucco



Damaged Cabinetry – Upstairs Bathroom



Mold Affected Ductwork



Mold Affected Ductwork



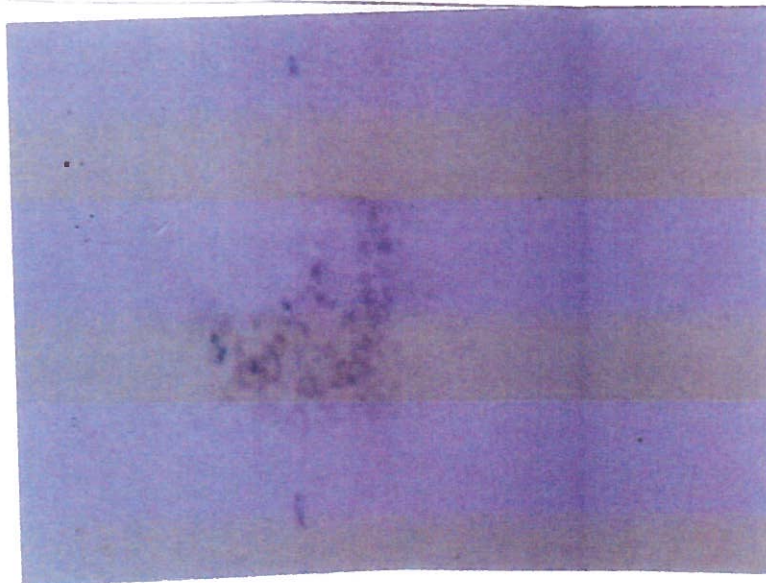
Typical Mold Damage



Typical Mold Damage



Typical Mold Damage



Typical Mold Damage



TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

The conditions conducive to insect infestation reported in 7A & 7B:

9 Will be or has been mechanically corrected by inspecting company?
If "Yes" specify corrections: _____

Yes ☐ No ☒

9A Corrective treatment recommended for active infestation or evidence of previous infestation with no prior treatment as identified in Section 8.
(Refer to Part G, H, and I Scope of inspection)

9B A preventive treatment and/or correction of conducive conditions as identified in 7A & 7B is recommended as follows: conventional
Specify reason: Active Sub-termites and
Refer to Scope of inspection Part J: No previous treatment boiling system w/ supplemental liquid spot treatment

Yes ☒ No ☐

10A This company has treated or is treating the structure for the following wood destroying insects:

If treating for subterranean termites, the treatment was:

If treating for drywood termites or related insects, the treatment was:

Partial ☐
Full ☐

Spot ☐
Limited ☐

Yes ☐

No ☒

Bait ☐

Other ☐

10B

Date of Treatment by Inspecting Company

Common Name of insect

Name of Pesticide, Bait or Other Method

This company has a contract or warranty in effect for control of the following wood destroying insects: NO

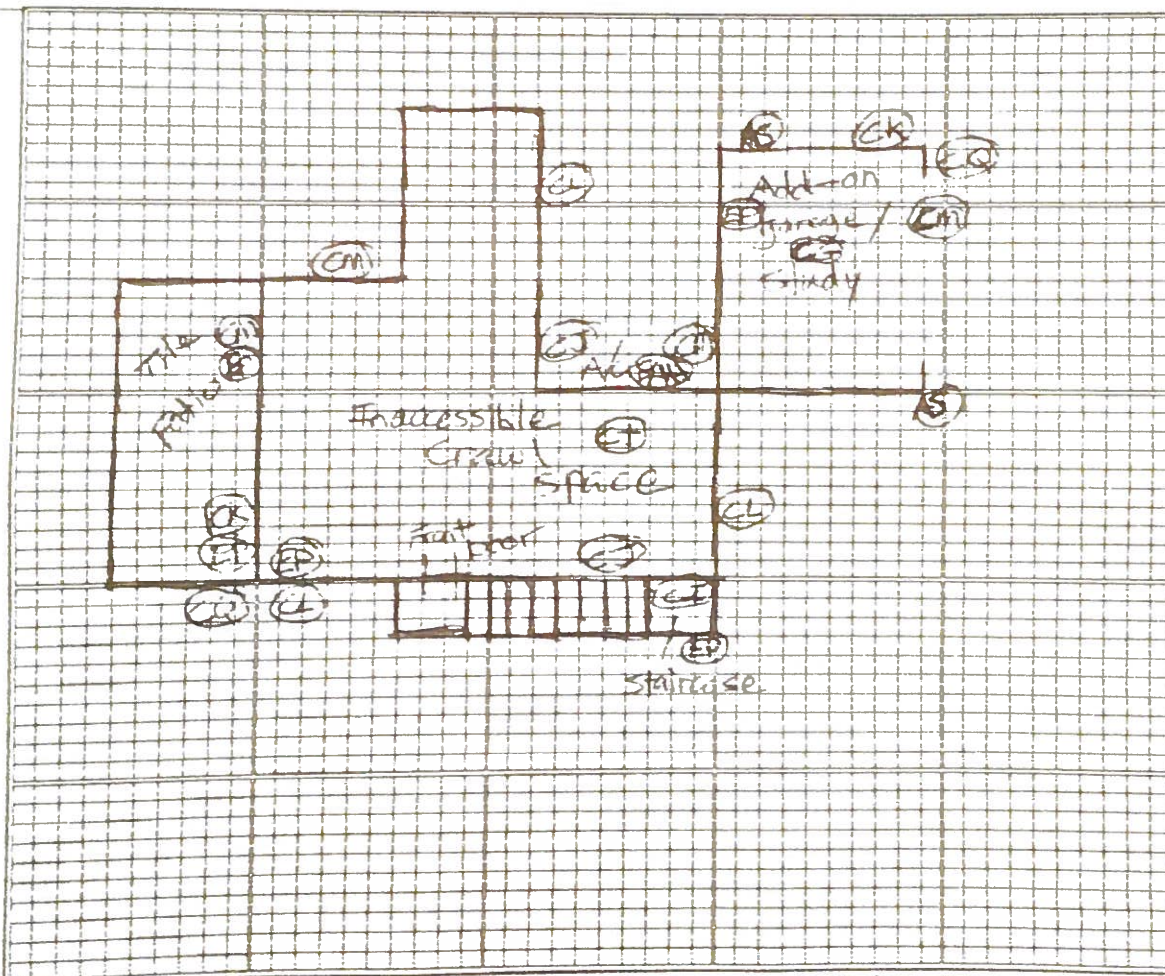
List insects:

Yes ☐ No ☒

If "Yes", copy(ies) of warranty and treatment diagram must be attached.

Diagram of Structure(s) Inspected

The inspector must draw a diagram including approximate perimeter measurements and indicate active or previous infestation and type of insect by using the following codes:
E - Evidence of Infestation A - Active, P - Previous, D - Drywood Termites, S - Subterranean Termites, F - Formosan Termites, C - Conducive Conditions B - Wood Boring Beetles;
H - Carpenter Ants, Others - Specify _____



Additional Comments: Attic and crawlspace not accessible, damage to studs and joists in multiple areas with possible hidden damage throughout entire structure

Neither I nor the company for which I am acting have had, presently have, or contemplate having any interest in the property. I do further state that neither I nor the company for which I am acting is associated in any way with any party in this transaction.

Signatures

11A

Inspector

Approved

11B

Certified Applicator and Certified Applicator License Number

Notice of Inspection Was Posted At or Near

12A Electric Breaker Box ☒

Water Heater Closet ☐

Bath Trap Access ☐

Beneath the Kitchen Sink ☐

12B Date Posted

7-5-16

Date

Statement of Purchaser

I have received the original or a legible copy of this form. I have read and understand any recommendations made. I have also read and understand the "Scope of Inspection." I understand that my inspector may provide additional information as an addendum to this report.
If additional information is attached, list number of pages: _____

Signature of Purchaser or their Designee

Date

1715 Summit View Pl
Inspected Address

Austin, TX
City

78703
Zip Code

Scope of Inspection

- A. This inspection covers only the multi-family structure, primary dwelling or place of business. Sheds, detached garages, lean-tos, fences, guest houses or any other structure will not be included in this inspection report unless specifically noted in Section 3 of this report.
- B. This inspection is limited to those parts of the structure(s) that are visible and accessible at the time of the inspection. Examples of inaccessible areas include but are not limited to (1) areas concealed by wall coverings, furniture, equipment and stored articles and (2) any portion of the structure in which inspection would necessitate removing or detaching any part of the structure(s) including the surface appearance of the structure. Inspection does not cover any condition or damage which was not visible in or on the structure(s) at time of inspection but which may be revealed in the course of repair or replacement work.
- C. Due to the characteristics and behavior of various wood destroying insects, it may not always be possible to determine the presence of infestation without defacing or removing parts of the structure being inspected. Previous damage to trim, wall surface, etc., is frequently repaired prior to the inspection with putty, spackling, tape or other decorative devices. Damage that has been concealed or repaired may not be visible except by defacing the surface appearance. The WDI inspecting company cannot guarantee or determine that work performed by a previous pest control company, as indicated by visual evidence of previous treatment, has rendered the pest(s) inactive.
- D. If visible evidence of active or previous infestation of listed wood destroying insects is reported, it should be assumed that some degree of damage is present.
- E. If visible evidence is reported, it does not imply that damage should be repaired or replaced. Inspectors of the inspection company usually are not engineers or builders qualified to give an opinion regarding the degree of structural damage. Evaluation of damage and any corrective action should be performed by a qualified expert.
- F. THIS IS NOT A STRUCTURAL DAMAGE REPORT OR A WARRANTY AS TO THE ABSENCE OF WOOD DESTROYING INSECTS.
- G. If termite treatment (including pesticides, baits or other methods) has been recommended, the treating company must provide a diagram of the structure(s) inspected and proposed for treatment, label of pesticides to be used and complete details of warranty (if any). At a minimum, the warranty must specify which areas of the structure(s) are covered by warranty, renewal options and approval by a certified applicator in the termite category. Information regarding treatment and any warranties should be provided by the party contracting for such services to any prospective buyers of the property. The inspecting company has no duty to provide such information to any person other than the contracting party.
- H. There are a variety of termite control options offered by pest control companies. These options will vary in cost, efficacy, areas treated, warranties, treatment techniques and renewal options.
- I. There are some specific guidelines as to when it is appropriate for corrective treatment to be recommended. Corrective treatment may only be recommended if (1) there is visible evidence of an active infestation in or on the structure, (2) there is visible evidence of a previous infestation with no evidence of a prior treatment.
- J. If treatment is recommended based solely on the presence of conducive conditions, a preventive treatment or correction of conducive conditions may be recommended. The buyer and seller should be aware that there may be a variety of different strategies to correct the conducive condition(s). These corrective measures can vary greatly in cost and effectiveness and may or may not require the services of a licensed pest control operator. There may be instances where the inspector will recommend correction of the conducive conditions by either mechanical alteration or cultural changes. Mechanical alteration may be in some instances the most economical method to correct conducive conditions. If this inspection report recommends any type of treatment and you have any questions about this, you may contact the inspector involved, another licensed pest control operator for a second opinion, and/or the Structural Pest Control Service of the Texas Department of Agriculture.

1A. Terminix
Name of Inspection Company

1B. ID
SPCS Business License Number

1C. 1826A Kramer Ln STE F
Address of Inspection Company

Austin
City

TX
State

78703
Zip

5124903050
Telephone No

1D. Patrick Lewis
Name of Inspector (Please Print)

1E. Certified Applicator
Technician ☒ (check one)

2. N/A
Case Number (NA/FHA/Other)

3. N/A
Inspection Date

4A. Jennifer Marsh
Name of Person Purchasing Inspection

4B. Jennifer Marsh
Owner/Seller

4C. REPORT FORWARDED TO: Title Company or Mortgage ☐ Purchaser of Service ☒ Seller ☐ Agent ☐ Buyer ☐
(Under the Structural Pest Control regulations only the purchaser of the service is required to receive a copy)

The structure(s) listed below were inspected in accordance with the official inspection procedures adopted by the Texas Department of Agriculture Structural Pest Control Service. This report is made subject to the conditions listed under the Scope of Inspection. A diagram must be attached including all structures inspected.

4. House, Add-on Room/Garage
List structure(s) inspected that may include residence, detached garages and other structures on the property. (Refer to Part A, Scope of Inspection)

6A. Were any areas of the property obstructed or inaccessible? Yes ☒ No ☐
(Refer to Part B & C, Scope of Inspection) If "Yes" specify in 6B.

6B. The obstructed or inaccessible areas include but are not limited to the following:

Attic <input checked="" type="checkbox"/>	Insulated area of attic <input checked="" type="checkbox"/>	Plumbing Areas <input checked="" type="checkbox"/>	Planter box abutting structure <input checked="" type="checkbox"/>
Deck <input checked="" type="checkbox"/>	Sub Floors <input checked="" type="checkbox"/>	Slab Joints <input checked="" type="checkbox"/>	Crawl Space <input checked="" type="checkbox"/>
Soil Grade Too High <input checked="" type="checkbox"/>	Heavy Foliage <input checked="" type="checkbox"/>	Eaves <input checked="" type="checkbox"/>	Weepholes <input checked="" type="checkbox"/>
Other <input type="checkbox"/>	Specify: _____		

7A. Conditions conducive to wood destroying insect infestation: Yes ☒ No ☐
(Refer to Part J, Scope of Inspection) If "Yes" specify in 7B.

7B. Conducive Conditions include but are not limited to:

Wood to Ground Contact (G) <input checked="" type="checkbox"/>	Formboards left in place (F) <input checked="" type="checkbox"/>	Excessive Moisture (J) <input checked="" type="checkbox"/>	Heavy Foliage (H) <input type="checkbox"/>
Debris under or around structure (D) <input checked="" type="checkbox"/>	Footings too low or soil line too high (L) <input checked="" type="checkbox"/>	Wood Rot (M) <input checked="" type="checkbox"/>	
Planter box abutting structure (P) <input checked="" type="checkbox"/>	Wood Pile in Contact with Structure (U) <input checked="" type="checkbox"/>	Wooden Fence in Contact with the Structure (R) <input type="checkbox"/>	
Insufficient ventilation (V) <input checked="" type="checkbox"/>	Other (C) <input type="checkbox"/>	Specify: _____	

8. Inspection Reveals Visible Evidence in or on the structure:

	Active Infestation	Previous Infestation	Previous Treatment
8A. Subterranean Termites	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
8B. Drywood Termites	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
8C. Formosan Termites	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
8D. Carpenter Ants	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
8E. Other Wood Destroying Insects	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Specify: _____

8F. Explanation of signs of previous treatment (including pesticides, baits, existing treatment stickers or other methods) identified: None

8G. Visible evidence of Sub-Termite, Carpenter Ant has been observed in the following areas: Storage add-on, studs, Door Frames

If there is visible evidence of active or previous infestation, it must be noted. The type of insect(s) must be listed in the first blank and all identified infested areas of the property inspected must be noted in the second blank. (Refer to Part D, E & F, Scope of Inspection)

Koch Construction
1513 Woodlawn Blvd. (under construction)

I pulled our last draw to see what exactly we paid for foundation.

Under the itemized list, here are the numbers:

Underpinning/Parging: 2500
Subcontractor TX Pile: 49540
Concrete Foundation: 10530
Subcontractor Mendoza: 129427
Termite Treatment: 940

For a grand total of 192,937

Main house 1st floor sq footage is 1,666
Office/guest/carport/workshop is 512
Screen porch under roof is 221 sq ft

Total 2399 sq ft. (of course this number doesn't include the 2nd and 3rd stories)

So there you go! 2400 sq ft of foundation, roughly 190K or \$80/sq ft





City of Austin

P.O. Box 1088, Austin, TX, 78767

AUSTINCODE DEPARTMENT

NOTICE OF VIOLATION

Case Number: CV-2015-086588

Via Certified Mail #7014 2120 0003 4985 7081

January 12, 2016

Rishermartin LLC
1715 Summit View
Austin, TX 78703

RE: 1715 SUMMIT VIEW AUSTIN TX 78703
Legally described as LOT 82 * & W 4 FT OF LOT 81 ENFIELD C
Zoned as MF-3
Parcel Number 0112020701

Dear Rishermartin LLC:

The City of Austin Code Department investigated the property described above. Austin City Code violations were found that require your immediate attention. A description of the violation(s) and compliance timeframe(s) are provided in the attached violation report.

After receipt of this Notice, and until compliance is attained, the Austin City Code prohibits the sale, lease, or transfer of this property unless:

- You provide the buyer, lessee, or other transferee a copy of this Notice of Violation; and
- You provide the name and address of the buyer, lessee, or other transferee to the Code Official.

For additional information, I can be reached at 512-974-2596 or Kenneth.Nettle@austintexas.gov. Please reference case number CV-2015-086588. Hours of operation are: Monday – Friday, 7:30 a.m. - 4:00 p.m.

Para obtener más información, llame al 512-974-2596 o envíe un correo electrónico a Kenneth.Nettle@austintexas.gov. Por favor, consulte caso número CV-2015-086588. El horario de atención es: lunes a viernes, 7:30 a.m. - 4:00 p.m.

Sincerely,

Kenneth Nettle, Austin Code Officer
City of Austin Code Department

VIOLATION REPORT

Date of Notice: January 12, 2016

Code Officer: Kenneth Nettle

Case Number: CV-2015-086588

Property Address: 1715 SUMMIT VW AUSTIN TX 78703
Locally known as 1715 SUMMIT VW AUSTIN TX 78703
Zoned as MF-3

The items listed below are violations of the Austin City Code, and require your immediate attention. If the violations are not brought into compliance within the timeframes listed in this report, enforcement action may be taken. Timeframes start from the Date of Notice.

Violation Type: STRUCTURE MAINTENANCE

Austin City Code Section: Smoke alarms (§704.2)

Description of Violation: Smoke detectors need to be installed per code.

Date Observed: 07/17/2015

Timeframe to Comply: 3 Day(s)

Recommended Resolution: Single or multiple station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4 and in dwellings not regulated in Group R occupancies, regardless of occupant load at all of the following locations:

1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
2. In each room used for sleeping purposes.
3. In each story within a dwelling unit, including basements and cellars but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
4. Single- or multiple station smoke alarms shall be installed and maintained in other groups in accordance with the Fire Code.

Austin City Code Section: General (§504.1)

Description of Violation: Repair or replace upstairs toilets. Toilets are not functioning properly and are unsanitary.

Date Observed: 07/17/2015

Timeframe to Comply: 7 Day(s)

Recommended Resolution: All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.

Austin City Code Section: Supply (§505.3)

Description of Violation: Exterior water on right side front of lawn is leaking from pipe, remove or repair water line to keep from leaking.

Date Observed: 07/17/2015

Timeframe to Comply: 7 Day(s)

Recommended Resolution: The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks.

Austin City Code Section: Roofs and Drainage (§304.7)

Description of Violation: Repair flashing and roof from leaking.

Date Observed: 07/17/2015

Timeframe to Comply: 30 Day(s)

Recommended Resolution: The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

Austin City Code Section: Doors (§304.15)

Description of Violation: Exterior front door hardware is substandard and door hard to open and close. This is a safety issue. Door needs to be able to open easily.

Date Observed: 07/17/2015

Timeframe to Comply: 30 Day(s)

Recommended Resolution: All exterior doors, door assemblies, operator systems if provided, and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3.

Austin City Code Section: Chimney and Towers (§304.11)

Description of Violation: Chimney flashing appears to be leaking and cracks in plaster of the chimney. Flashing and plaster needs to be replaced or repaired.

Date Observed: 07/17/2015

Timeframe to Comply: 30 Day(s)

Recommended Resolution: All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather coating materials, such as paint or similar surface treatment.

Austin City Code Section: Interior surfaces (§305.3)

Description of Violation: Repair ceiling drywall and repair all areas that are leaking and rotted will need to be repaired.

Date Observed: 07/17/2015

Timeframe to Comply: 30 Day(s)

Recommended Resolution: All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.

Notes: If the corrective action requires a permit or demolition, please contact the Development Services Department at 512-978-4000. You can also visit <http://www.austintexas.gov/department/planning> for more information.

In order to close the above code violation(s), an inspection will need to be conducted. Please contact Austin Code Department Officer Kenneth Nettle at 512-974-2596 or Kenneth.Nettle@austintexas.gov to schedule an inspection.

Si no puede leer esta notificación en inglés, pida una traducción en español.

Appeal: Any structure maintenance issue indicated in this report may be appealed to the Building and Standards Commission. The appeal must be filed no later than **20 days** after the date of this notice and contain all of the following information:

- a brief statement as to why the violation is being appealed
- any facts that support the appeal
- a description of the relief sought
- the reasons why the appealed notice or action should be reversed, changed, or set aside
- the name and address of the appellant

An appeal may be delivered in person to our office located at 1520 Rutherford Lane or mailed to:
Building and Standards Commission, c/o Austin Code Department, P.O. Box 1088 Austin, Texas 78767. IMPORTANT INFORMATION

Failure to Correct

If the violations are not brought into compliance within the timeframes listed in the violation report, enforcement action may include:

- Criminal charges in the City of Austin Municipal Court subjecting you to fines of up to \$2,000 per violation, per day.
- Civil penalties in an Administrative Hearing subjecting you to fines of up to \$1,000 per violation, per day, along with additional fees.
- Suspension or cancelation of existing site plan, permit or certificate of occupancy. If the site plan, permit or certificate of occupancy is suspended or revoked, the utility service to this property may be disconnected.
- Civil injunctions or penalties in State court.
- For dangerous or substandard buildings, the City of Austin may also take action with the Building and Standards Commission (BSC) to order the vacation, relocation of occupants, securing, repair, removal or demolition of a building, and civil penalties.

Ownership Information

According to the records of the County, you own the property described in this notice. If this property has other owners, please provide me with this information. If you no longer own this property, you must execute an affidavit form provided by our office. This form should state that you no longer own the property, the name of the new owner, and their last known address. The affidavit must be delivered in person or by certified mail, with return receipt requested, to the Austin Code Department office no later than 20 days after you receive this notice. If you do not submit an affidavit, it will be presumed that you own the property described in this notice.

An affidavit form is available at www.austintexas.gov/code-resources, or at the Austin Code Department office at 1520 Rutherford Lane. The completed affidavit should be mailed to: **City of Austin Code Department, P.O. Box 1088, Austin, Texas 78767.**

Appeals and Complaints

You may file a written appeal of this Notice of Violation to the Austin Code Department. Refer to the **Violation Report** attached to review the appeal process as it relates to the specific violation noted. Please reference your case number and how the property is now in compliance with the Austin City Code. An appeal may be delivered in person to our office located at 1520 Rutherford Lane or mailed to: **City of Austin Code Department, ATTN: Code Official, P.O. Box 1088, Austin, Texas 78767.**

You may file a written complaint or commendation regarding an Austin Code Department Officer no later than 3 days after you receive this notice. Please reference your case number. The complaint or commendation should be mailed to: **City of Austin Code Department, ATTN: Code Official, P.O. Box 1088, Austin, Texas 78767.**

Hugo Franz Kuehne Design Education and Practice

Degree from UT in Civil Engineering

Civil engineering is a professional engineering discipline that deals with the design, construction, and maintenance of the physical and naturally built environment, including works like buildings, bridges, canals, dams, and roads.

Degree in Architecture from MIT

Practiced in Beaux Arts style while with firm in Boston

Started the UT School of Architecture out of School of Engineering

Standard to his work in the 1920s-1930s:

- Neo-Classical adherence to RIGID SYMMETRY
- Application of Beaux Arts & Neo Classical design principals
 - covered and elevated entries
 - formal and elaborate exterior trim
 - divided light windows
 - decorative downspouts
- Use of best construction practices
 - deep-set windows with sills
 - extensive flashing
- Careful control of drainage
 - heavy-duty downspouts carried roof drainage away from foundation
 - careful attention to grading to shed water away from structure
- Solid foundations with virtually no movement 80 to 90 years later
- High quality craftsmanship, materials and detailing that have stood the test of time



1923 - Elgin National Bank



1933 – Austin Public Library

Hugo Franz Kuehne Houses from the 1920s



1928 - 720 E 32nd Street



1927 - 1400 Lorrain



1925 - 500 E 32nd Street



1922 - 3215 Duval Street



covered and elevated entry, formal and elaborate exterior trim standard



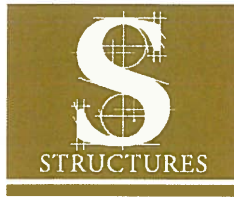
deep-set windows with sills standard, divided light windows standard



heavy-duty, decorative downspouts and careful site drainage standard



gutters (some integrated) standard



June 3, 2016

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

RE: 1715 Summit View Place – Structural Evaluation

To Whom It May Concern:

At the request of Ms. Jennifer Marsh, on April 13th, a representative of this office visited the above mentioned residence to observe existing conditions and provide a structural assessment of the existing structure. The residence can be described as a two level conventionally framed structure with a clay tile roof supported on a structurally elevated floor system with a crawl space beneath built in 1932 according to Travis County appraisal records. The foundation is comprised of wood floor joist supported by wood beams that bear directly on a variety of built up CMU blocks, square concrete plinths and a board formed concrete wall with assumed strip footing along the perimeter seated at an unknown depth below grade. The entire residence is clad with an exterior stucco façade. Our investigation included visual observations of the exterior perimeter of the building from grade level, primarily the stucco façade, visible roof lines, exposed dilapidated portions of the perimeter foundation elements such as rim joist or sill beams, visual observations of a portion of the crawlspace below the building and visual observations of the wall board and ceiling finishes on the building's interior. Ms. Jennifer Marsh has also provided *Structures* with a subsurface investigation report from *Holt Engineering* to assist in our investigation.

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.

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 right side of the building when faced from Summit View is considered the west side of the residence.

UPPER LEVEL

An observation of the upper level revealed the structure to be experiencing differential vertical movement throughout visually evident by cracks in the interior gypsum board finishes around doorways and windows. Various exterior doorways and windows also show signs of extensive water damage in conjunction with distress cracks in the gypsum board finishes. The roof ridge line appears to be deflecting at the ends yet straight along the interior span. Minor undulation of the roof rafters were observed in various areas which may be attributed to the differential movement experienced at the

foundation or shortcomings in the structural capacity of the framing. Water damage and apparent mold spots in the gypsum wall board finishes were observed along perimeter walls but not in any interior partition walls upstairs. It appears that water is being introduced by means of the cracks in exterior stucco façade and migrating between the cavities in the wood framing. Several areas of the ceiling gypsum board finishes have separated from the wood framing or have fallen down completely due to water intrusions. Water staining and wood rot at the masonry chimney stack as observed from the bedroom above the garage may be caused by deficiencies in the rear apron, back gutter or inadequate flashing at the roof level. Mold and other possible health hazards are of great concern within the framed cavity walls throughout the structure. With the exception of the differential settlement and water damaged wall board finishes along the perimeter, the upper level was structurally unremarkable.

LOWER LEVEL

The first level was noted to be undergoing differential foundation movement mainly along the perimeter. The structure's foundation is a pier and beam type system with the wood floor joist and beams being supported on a variety of foundation elements including CMU blocks, square concrete plinths, board formed concrete wall (at perimeter) and wood timbers stacked up on grade as observed from the crawl space access below the stairs. It appears that over time measures were taken to shore up areas of the floor that were experiencing deflections by introducing stacks of CMU blocks as needed. The square concrete plinths and concrete board formed wall elements are indications of a more substantial attempt to stabilize the structure but these elements were either not seated at a proper depth below the crawl space grade or poor site maintenance allowed for water to infiltrate the foundation perimeter activating the clay soils below which reduces the carrying capacity and promotes settlement. The majority of the residence has experience differential settlement to the point where the floor framing rim joist and sill beams have significant deterioration due to its proximity to grade. Although I could not verify that this deterioration has extended up into the bottom of the stud framing for the walls, it is very likely that a number of studs have been damaged near the bottom of the perimeter walls. A significant amount of ponding water was observed in the crawl space which is being introduced by means of voids in the wood framing and stucco façade at grade level along the perimeter in a few areas. The elevation of the building as a whole will need to be raised substantially to achieve proper clearance of the wood framing from grade and to provide ample ventilation of the crawl space per the requirements stated in the 2012 edition of the International Residential Code. Although bearing depths of existing foundation elements were not verified, it does not appear that a deep foundation system is currently in place. According to the subsurface investigation performed by *Holt Engineering*, the underlying existing soils are comprised of brown fat clay, greenish tan clay and gray fat clay which are all consistent with the "Del Rio" geological formation which are highly expansive soils that will undergo large volume changes with changes in soil moisture. Although we have not verified the bearing depth of the existing foundation elements, we are certain that the current system is seated within the top six to ten feet from existing grade which according to the geotechnical report consist of residual soils. In general, residual soils will show considerable variation of engineering properties from top layer to bottom layer and this is what we believe is the cause for differential movement, especially across the perimeter of the foundation. The foundation recommendations contained in the geotechnical report specify that all structural loads should be carried on drilled under-reamed piers seated at a minimum depth of 22'-0" below existing grade to limit the differential movement to one inch or less. Given the vintage of the existing residence and the requirements suggested by the geotechnical investigation, we believe that preparing the existing wood framing portion of the foundation to be elevated and shored up for installation of deep support piers would be a monumental task if at all possible. Although plausible that this may be achieved along the perimeter of the existing residence, it is not feasible to suggest that the interior support points can be replaced with a deep drilled pier element due to the limitations of the crawl space.

It is the opinion of this office that the residence in its current state is structurally unfit for occupancy. The structural soundness of this residence in its current state may not be the most significant cost in the overall picture of restoring this property. Other factors that should be evaluated but are not in our realm of expertise include, plumbing, electrical, site drainage, waterproofing and roof coverings. Given the

aforementioned conditions contained in this report, a portion of the residence' structural elements remain salvageable and repairable but there remains a substantial amount of required structural repair. Raising the existing elevation of the structure to the proper level above grade per code and leveling the foundation elements will require substantial jacking of the structure and may be an unreasonable consideration. This will most likely result in significant shifts in the wall finishes on the interior and exterior, distortion of window and door openings that may have been adjusted over the years to accommodate the foundation movement, and perhaps breeches in the roofing membrane at various locations where planes intersect. 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 mold inspection be provided to further assess the level of deterioration of the structure due to pervasive indicators along the perimeter walls and ceiling finishes. Extensive site management efforts will be required in order to ensure that water will not continue to be 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.

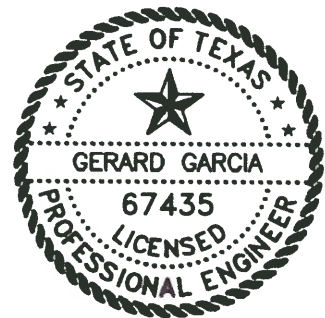
Sincerely,



Hector Ortiz
E.I.T #42989



Jerry Garcia, P.E.
License #67435



Existing Structure Photographs



Photo 1: Front of house (viewing from Summit View Place)



Photo 2: Back of house



Photo 3: Potentially water damaged floor joist



Photo 4: Stacked wood as foundation support; Listing concrete plinth not in contact w/ framing



Photo 5: Board formed concrete wall along perimeter



Photo 6: Damaged square concrete plinth with inadequate bearing surface



Photo 7: Ponding water observed in crawl space



Photo 8: CMU blocks and concrete plinth supporting wood framing



Photo 9: Void in stucco façade and dilapidated rim joist



Photo 10: Void in stucco façade and perimeter rim joist at back of house near water faucet



Photo 11: Water damage at wall and ceiling finishes



Photo 12: Large separation crack at connection of drop beam to wall column



Photo 13: Water damage stains in gypsum wall finishes



Photo 14: Water damage at chimney stack base



Photo 15: Water damage at ceiling line of chimney stack



Photo 16: Large crack at door jamb adjacent to perimeter wall



Photo 17: Distress cracks in finishes around door jamb



Photo 18: Distress cracks in finishes around door jamb



Photo 19: Water damage at semicircular window finishes and ceiling



Photo 20: Foundation heave at midspan of door threshold



Photo 21: Potential mold colony within wall cavity



Photo 22: Ceiling finishes that have separated from wood framing due to water intrusions



Photo 23: Water damage to ceiling and built-in cabinets being introduced from roof deck above



Photo 24: Potential mold colony within wall cavity



Photo 25: Door jamb separating from wall



Photo 26: Rotting wood at door header



Photo 27: Water intrusions at perimeter corner wall



Photo 28: Extensive cracks in garage foundation



Photo 29: Void in stucco façade at grade level



Photo 30: Dilapidated rim joist at grade level

SUBSURFACE INVESTIGATION
AND
FOUNDATION RECOMMENDATIONS

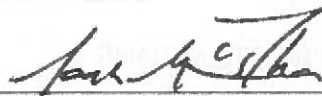
FOR

SANDS RESIDENCE
1715 SUMMIT VIEW PLACE
AUSTIN, TEXAS

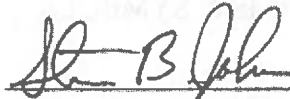
REPORT FOR:

MR. JONATHAN SANDS
20 WEST 55TH STREET, 11TH FLOOR
NEW YORK, NEW YORK 10019

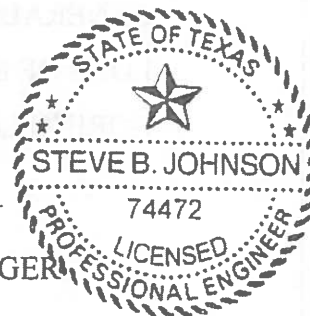
PREPARED BY:



NOAH MCILHON, E.I.T.
GRADUATE ENGINEER



STEVE B. JOHNSON, P. E.
GEOTECHNICAL DIVISION MANAGER



HOLT ENGINEERING, INC.
TBPE FIRM REGISTRATION NO. F-430

FILE NO. 05-17516
1 JUNE 2016

TABLE OF CONTENTS

	PAGE
INTRODUCTION	1
SCOPE	1
SITE DESCRIPTION	2
LABORATORY TESTS	2
SUBSURFACE CONDITIONS	2
POTENTIAL VERTICAL MOVEMENT	3
DISCUSSION AND RECOMMENDATIONS	3
FOUNDATION RECOMMENDATIONS	5
QUALITY CONTROL PROGRAM	7
LIMITATIONS	8

APPENDIX

SELECT FILL SPECIFICATIONS
GENERALIZED BORING LOCATION PLAN
LOGS OF BORINGS (4)
BORING LOGS – TERMS & SYMBOLS

SUBSURFACE INVESTIGATION
AND
FOUNDATION RECOMMENDATIONS
FOR
SANDS RESIDENCE
1715 SUMMIT VIEW PLACE
AUSTIN, TEXAS

INTRODUCTION

An exploration of subsurface soil conditions was performed for the proposed new residence to be located at 1715 Summit View Place in Austin, Texas. Mr. Jonathan Sands, Owner, authorized the investigation on 26 April 2016 in accordance with our proposal. The purpose of this investigation is to determine subsurface soil conditions and materials at the site in order to establish design and construction recommendations for the project's foundation system.

SCOPE

Our investigation consisted of the following:

- A. Laying out and drilling four soil borings to depths of 25 to 30 feet below existing grade.
- B. Logging the borings in the field and a visual reconnaissance of the area's terrain.
- C. Taking samples of selected subsurface soils for laboratory tests.
- D. Performing field tests.
- E. Making recommendations based on engineering analysis of field notes and laboratory test results.

SITE DESCRIPTION

The proposed new residence is to be located at 1715 Summit View Place in Austin, Texas. The property consists of a residential lot with an existing residence that will be demolished. The surrounding area is covered in grass lawn with a few medium to large trees. The terrain is relatively level with a moderate slope to the west towards Hartford Road.

LABORATORY TESTS

The following laboratory tests were run on selected samples:

1. Moisture Content (ASTM D2216)
2. Minus 200-Mesh Sieve (ASTM D422)
3. Atterberg Limits (ASTM D4318)

These tests were performed together with visually inspecting and classifying the soils in general accordance with ASTM D2487 and described as recommended in ASTM D2488. Results of these tests were used to determine the foundation design criteria such as bearing capacity and the potential for settlement or heave.

SUBSURFACE CONDITIONS

Based on the "*Geological Map of the Austin Area, Texas*," published by the Bureau of Economic Geology, the site is located in the Del Rio (Kdr) geological formation. The Del Rio Formation consists of dark gray to olive (greenish tan) brown calcareous clay. The Del Rio clay soils are high in plasticity and will undergo large volume changes with changes in soil moisture from wet and dry periods. These soils can also develop high swell pressures.

The soils encountered in our borings generally correspond with the above geological description. A general description of the soil conditions is given below. A detailed description of the soil conditions is given in the Logs of Borings found in the Appendix.

In general, residual soils are found in our borings consisting of brown, tan, and tan and light brown fat clays that extend to depths ranging from 6 feet to 10.5 feet and

overlie a formation of greenish tan and gray fat clay (Del Rio Formation). In borings B-03 and B-04, fill material is found at the surface that extends to depths ranging from 5 inches to one foot and overlies the residual soils mentioned above. The greenish tan and gray fat clay extends to the termination of all borings at a depths ranging from 25 feet to 30 feet below existing grade.

The fill material consists of unclassified brown and light brown sandy silty clay. The brown, tan, and tan and light brown fat clays are high in plasticity with plasticity indices (P.I.'s) ranging from 31 to 34 and contain various amounts of small to medium sized gravel, concretion layers, and calcareous deposits. The greenish tan and gray fat clay (Del Rio Formation) is high in plasticity with a P.I.'s ranging from 42 to 53, contains calcite and ferrous deposits, and is stiff.

Groundwater was not encountered in our borings. The Del Rio formation is typically dry or produces minimal groundwater seepage. The amount of seepage will be highly dependent on rainfall conditions in the weeks and months prior to construction.

POTENTIAL VERTICAL MOVEMENT

The potential vertical movement for the underlying clay soils at this site has been estimated using the general guidelines presented in the Texas Department of Transportation (TxDOT) test method TEX-124-E. The Texas Department of Transportation method utilizes the liquid limits and plasticity indices for soils in the seasonally active zone, estimated to be about 12 feet in the project area.

The estimated potential vertical movement value provided is based on the proposed floor system applying a sustained surcharge load of approximately 1.0 lb. per square inch on the subgrade materials. Potential vertical movement of approximately 3.5 inches was estimated for the soil conditions encountered at this site. The PVR value is based on the current site grades. Higher PVR values than the above mentioned value will occur in areas where water is allowed to pond for extended periods.

DISCUSSION AND RECOMMENDATIONS

It is our understanding a new custom residence is planned for the site. It is further our understanding the residence will be wood frame with masonry veneer. No finished

floor elevation was determined at the time of this report; however, based on the plans provided, we expect less than 3 feet of fill material would be needed to level the building pad.

The primary concern for the foundation is the upper layer of brown fat clay and the underlying expansive greenish tan and gray fat clays (Del Rio Formation). These soils are highly plastic and will undergo large volume changes with changes in soil moisture from seasonal rainfall conditions. The amount of differential uplift on a shallow foundation would be considered, in our opinion, unacceptable. We are, therefore, recommending a foundation system consisting of drilled under-reamed piers with a structural floor system free of grade with a crawlspace. This type of foundation is necessary to ensure the floor slab and beams are not subjected to the high uplift pressures of the clay soils.

All structural loads should be carried on drilled under-reamed piers seated at a minimum depth of 22 feet below existing grade and sized for an allowable bearing value of 6,000 PSF. The bell of the pier should be 2 times the shaft diameter. All pier holes must be inspected by the soils engineer or qualified technician during the drilling operation to verify proper bearing strata, depth, plumbness, cleanliness of hole and proper belling. The floor system may consist of a wood or steel frame suspended from grade with a crawl space. Concrete perimeter beams may be used but must be hard formed. Perimeter beams should be voided of grade a minimum of 8 inches and soil retainers installed beside the beams to prevent encroachment of soil below the beams. Cardboard forms may be used but must be inspected for collapsing. Trapezoidal carton forms below the beams are not acceptable.

Careful consideration must be given to designing sidewalks, porches, patios and all flat work. All entities supported on grade must be completely separated from the structural framing system supported by piers. Concrete flat work should be designed for differential movement up to approximately 3 inches. Flexibility must also be allowed for all utility penetrations. Particular attention must be given to plumbing, water and wastewater lines as well as gas lines. Utility lines in the crawl space should be hung from framing with a minimum of 8 inches of ground clearance. Penetration through concrete beams should be sleeved or run under the void space below the beam with a minimum of 8 inches of clearance below the beam.

Landscaping and drainage conditions must also be given careful consideration. The yard should be sloped for positive drainage away from the foundation. Sprinkler systems near the foundation should be avoided. Gutters and downspouts should be installed where necessary to prevent ponding near the foundation. Maintaining the soil moisture around the foundation to uniform moisture condition is essential for a stable foundation system.

Groundwater was not encountered in our borings. The Del Rio Formation typically does not produce significant amounts of groundwater; however, perched water may be found in the formation or seasonal seepage may be found in below-grade cuts. Provisions for pumping of pier holes should be included in the bid documents. If excessive sloughing occurs, then casing of pier holes will be necessary.

FOUNDATION RECOMMENDATIONS

Drilled Piers With A Structural Floor System:

This foundation system consists of all foundation loads supported on drilled under-reamed piers with a suspended structural floor.

1. Bearing Capacity and Seating Depth – Drilled reinforced belled piers should be seated at a minimum depth of 22 feet below the existing ground surface and sized for an allowable bearing value of 6,000 PSF.
2. Pier Construction – Reinforcing steel should be a minimum of 1.5% of shaft area and cage steel should be blocked to provide proper sidewall clearance. The bell of the pier should be a minimum of two times the shaft diameter. Piers should be poured the same day they are drilled.
3. Inspection – All pier holes should be inspected and seated by the soils Engineer to verify bearing strata, depth, reinforcement, plumbness, cleanliness of hole and proper bell size.
4. Structural Floor – The structural floor system may consist of wood or steel frame suspended from grade. Untreated wood should have 18 inches of clearance above grade. Concrete perimeter beams

should be hard formed and voided of grade a minimum of 8 inches. Cardboard cartons may be used but must be inspected for collapsing. Concrete or other approved retainers must be used to prevent encroachment of soil below beams. Trapezoidal cardboard forms in lieu of retainers are not acceptable. Soil retainers should be concrete block or other engineer approved products. Retainers should extend 8 inches above the voids. Void cartons should be inspected by the engineer prior to reinforcement placement. Cartons should not be placed in trenches with standing water or wet or damp soils. Beam trenches must be well drained. Any cartons that become wet must be removed and replaced prior to concrete placement. Cartons must fit tight to beam trenches. Overspill beside cartons is not acceptable. The contractor should verify cardboard carton forms will support the perimeter beam loads during placement.

5. Ventilation – Crawl space ventilation should be designed in accordance with the International Residential Code (IRC). Vents should be placed on all sides of the foundation to provide for good cross-through air flow.
6. Pumping and Casing – Groundwater was not encountered in our borings; however, water may be encountered during pier drilling. Pumping of pier holes may be necessary. If sloughing is excessive, then casing of the pier holes will be required. Provisions for pumping and casing should be in the bid documents.
7. Flexibility – All buildings entities unsupported by piers such as walks, porches, stairs, planters, etc. should not be directly attached to the building. Flexibility should be provided for all utility penetration points. Utilities in the crawl space should be suspended from the framing with a minimum of 8 inches of clearance from the ground. Utilities penetrating perimeter beams should be sleeved to allow for movement or placed under the beam

From: **Ed Hindsman** ed@tylawrenceinsurance.com
Subject: 1715 Summit View
Date: July 7, 2016 at 10:41 AM
To: Jennifer Marsh jennifer@designhouse-tx.com

EH

Hi Jennifer, as independent agents we have access to many markets for Homeowners and Dwelling Fire Insurance. I have pursued all available options to acquire coverage for Jonathan Sands' recently purchased property at 1715 Summit View, Austin TX 78703, and unfortunately no companies are willing to take on this risk. The home was originally built in 1932, which would mean interior inspections would be required. This dwelling fails the insurability test on multiple levels. Vacancy, a failing foundation, chronic water damage from failing pipes, extensive termite damage as well as mold are present in this home. Any one of these issues is typically enough for a company to decline coverage.

In this particular instance we have them all, which means this dwelling is utterly uninsurable. Please let me know if you have any questions.

Regards,

Ed Hindsman
Ty Lawrence Insurance
www.tylawrenceinsurance.com



POET'S CORNER – 51 SUMMIT VIEW PLACE

Free lending library with Jenny Lind Porter's complete works to be erected at the corner of Summit View and Hartford Road.

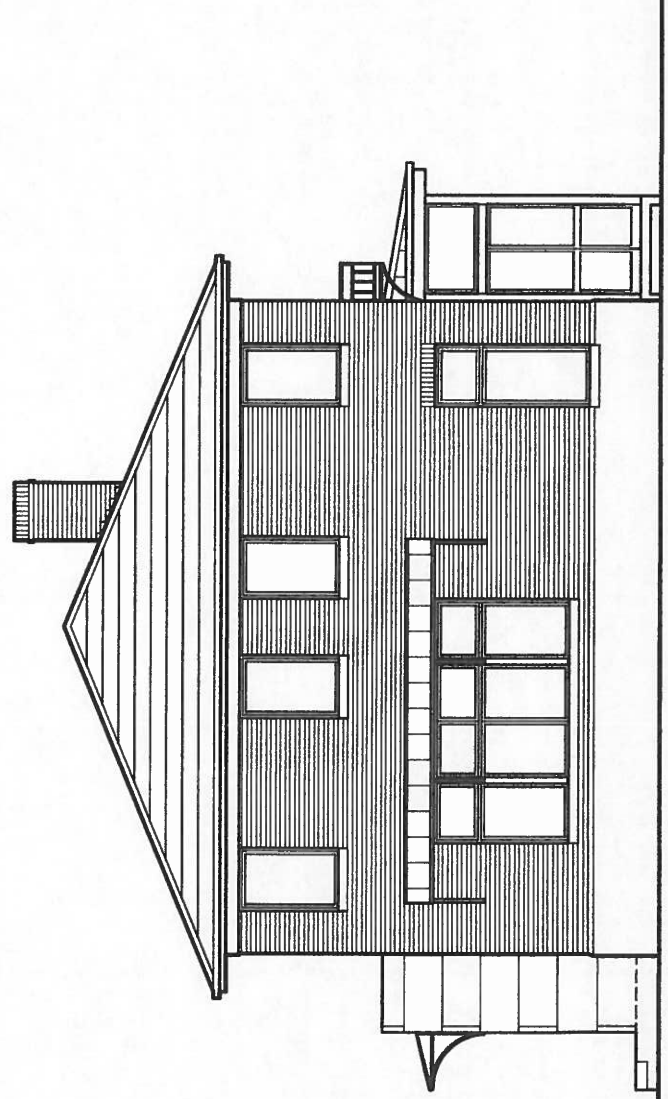


The Library box could be a replica of the 1928 structure to ensure the memory of Jenny Lind Porter's home is maintained.



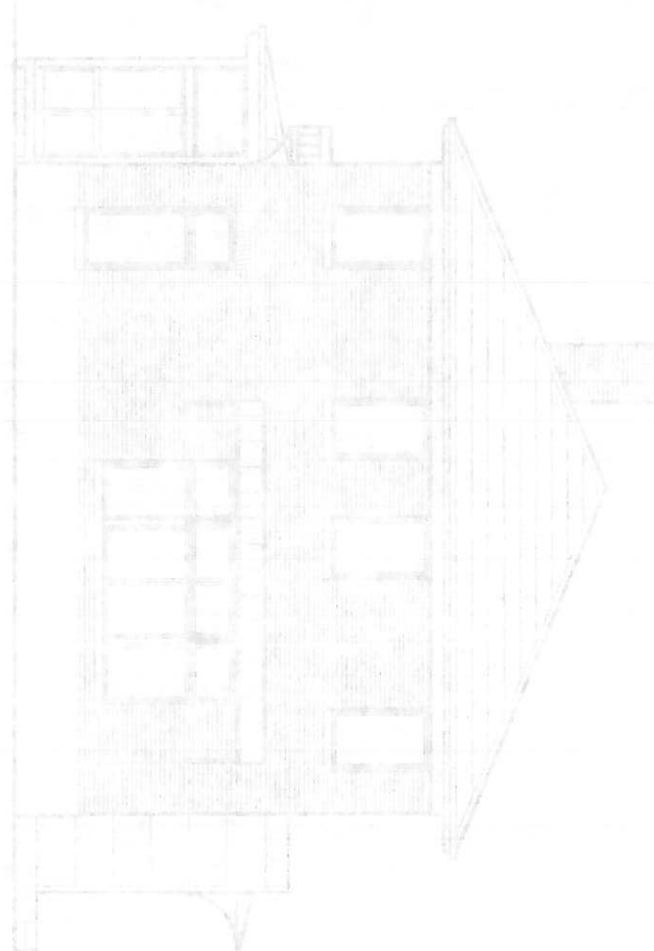


Proposed North Elevation



Proposed West Elevation

Proposed West Elevation

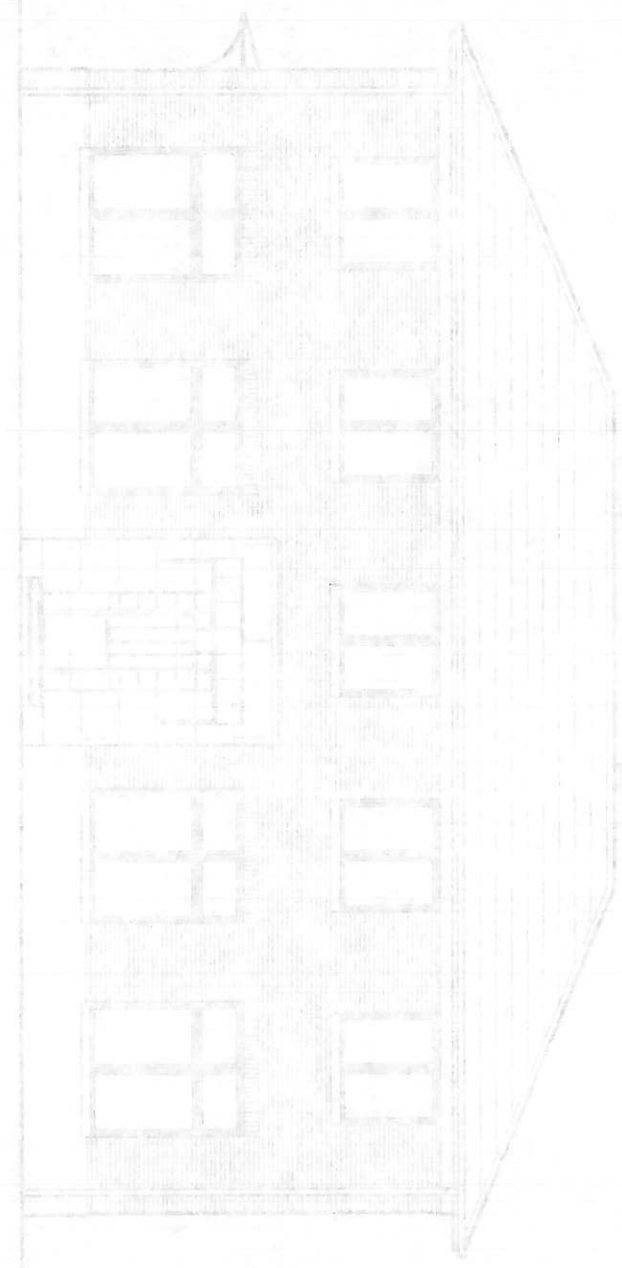


AS.1

2 AND 2 RESIDENCE

10/10/2018

Proposed North Elevation



2 AND 2 RESIDENCE
10/10/2018
10/10/2018