

TITAN ENGINEERING CONSULTANTS, LLC

F16703

Jay V. Hamm PE
5114 Balcones Woods Drive, Suite 307
Austin, TX 78759
(512) 657-0950 fax (512) 338-4308

ENGINEERING REPORT

DATE: November 16, 2016

RE: Engineering Foundation Inspection @ 1808 Treadwell--Austin, Texas 78704

On this date, I performed an on-site visual, noninvasive evaluation of the foundation for the subject property.

The house is a single-story residence constructed circa 1950 with exterior stone surfaces and a non-integral garage slab. The foundation of the house is a concrete slab-on-grade type (reinforcement and grade beams not evident). The house is situated on surface soils with underlying limestone formations with apparent subsurface caverns and vertical fissures.

OBSERVATIONS:

On the exterior, there were no apparent signs of distress.

Inside the house, there are wall cracks on finished surfaces and are in deteriorated condition. There are signs of termite or carpenter ant trails through slab cracks and into interior walls. There are vertical offsets and fractures in the slab

Interior structural floor areas have a noticeable deflection across the floor area. There is a maximum deflection differential of almost 3-inches measured across the slab.

The property owner reports to be original owner and thru slab plumbing repairs were performed in the kitchen and no re-bar was encountered and slab thickness was 3-inches. A sub-surface void was reported beneath the property but of unknown extent and caverns exist in the area with an entrance that has been closed by city officials.

CONCLUSIONS:

At the time of this inspection there is structural distress apparent on finished wall and slab floor surfaces. The foundation structure shows to have an excessive deflection across the slab and the structural performance has deteriorated. Area subsurface soils are generally a weathered limestone substratum that are usually stable relative to deep clays found in other areas of the city, however the foundation structure of this house has not performed as intended due to apparent substandard construction of the foundation slab and probable instability of subterranean limestone formations consisting of caves and fissures that have caused subsurface voids and gradual subsidence of supporting soils.

It is apparent that the structural performance of the foundation has experienced structural failure and an excessive slab deformation and deflection. The contour of the foundation slab is not within margins related to L/360 deflection and 1% tilt parameters of slope and deflection criteria as defined by the Texas Section of the American Society of Civil Engineers (ASCE) in Guidelines for the Evaluation and Repair of Residential Foundations.

The foundation support system has failed, is not structurally stable, and may continue to subside from slow collapse of subsurface voids similar to the effect of sinkholes. The foundation structure was not constructed with sufficient stiffness and lacks the structural integrity to withstand leveling procedures which would not be practical with continuing subsidence of the subterranean structure. In my opinion, the foundation structure and likely the house superstructure should be demoed. New building construction on this site could be possible with extensive subsurface geotechnical exploration and engineered with an appropriate design to accommodate subsurface conditions.

RECOMMENDATIONS:

(See above)

No warranty is expressed or implied as to the performance of this foundation.

AGREEMENTS:

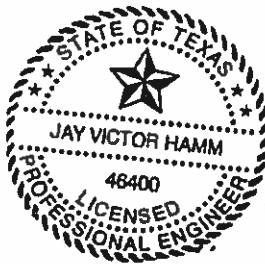
This report was based on an on-site non-invasive visual inspection. Opinions expressed in this report are based on sound engineering judgment and evaluation regarding past performance of the property inspected on the day of this inspection and expected safety and welfare of the occupants.

This report also gives engineering advice regarding the best and most economical method to stabilize and maintain the property if possible. This advice assumes normally expected subsurface conditions and conventional construction methods. This engineer or this report does not warrant or predict the future performance of the structure of the foundation repairs. The contractor normally offers warranties.

Opinions and conclusions expressed in this report are based on information available to the engineer on the date of this report and should additional information become available, the engineer reserves the right to reassess evaluations and conclusions provided and make appropriate revisions to this report. Information provided in this report is intended for the private use of our client. If you have any questions, comments or additional pertinent information regarding this report or if I can be of further assistance, please call.



Jay V. Hamm
Registered Professional Engineer
State of Texas
No. 46400

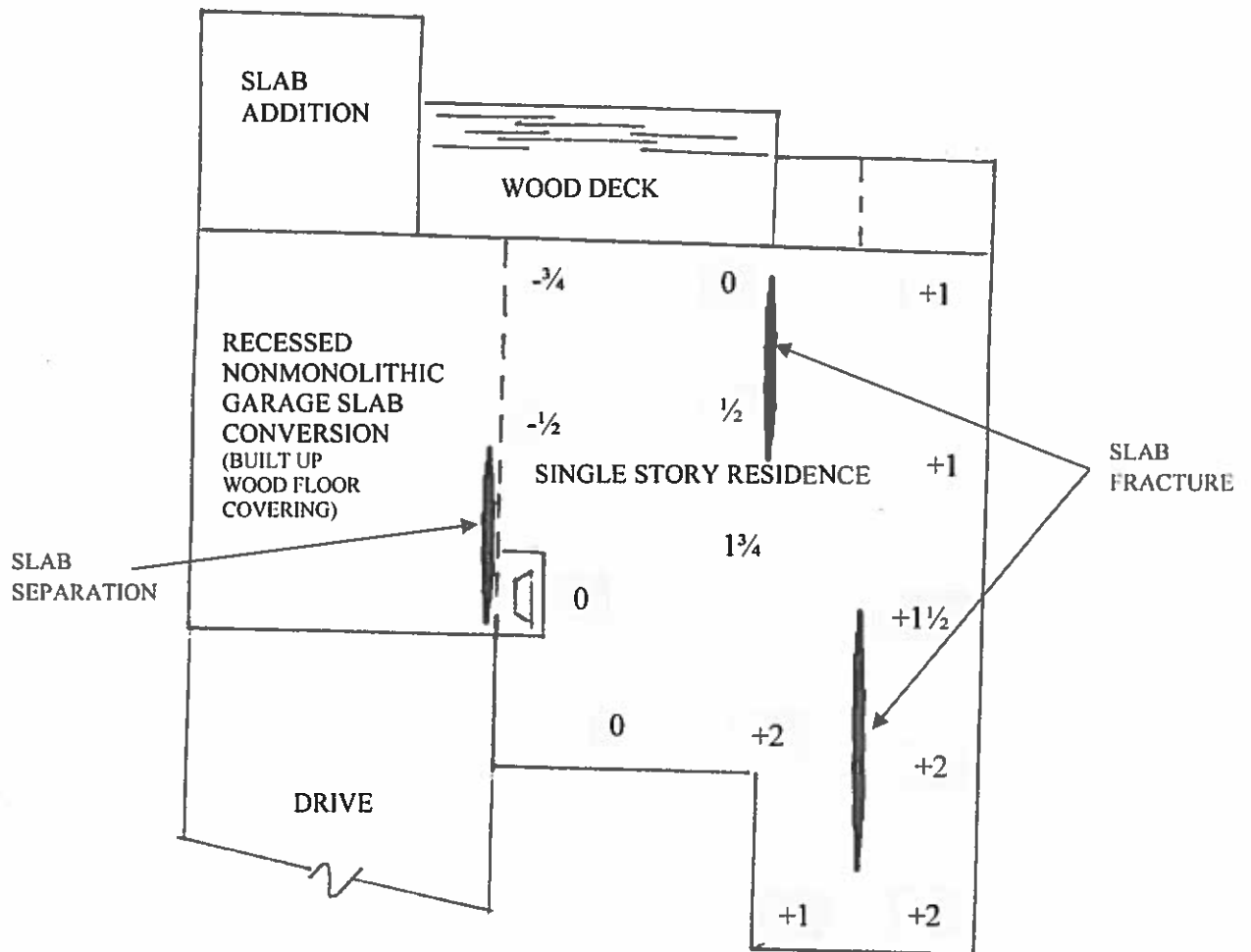


Attachments: elevations
T111616

TITAN ENGINEERING CONSULTANTS, LLC

F-16703

1808 Treadwell
Austin, TX 78704



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Jay V. Hamm PE F-16703
5114 Balcones Woods Drive, Suite 307
Austin, TX 78759
(512) 657-0950 fax (512) 338-4308

INVOICE

November 16, 2016

TO: Mr. Charles Rudolph
Austin, TX

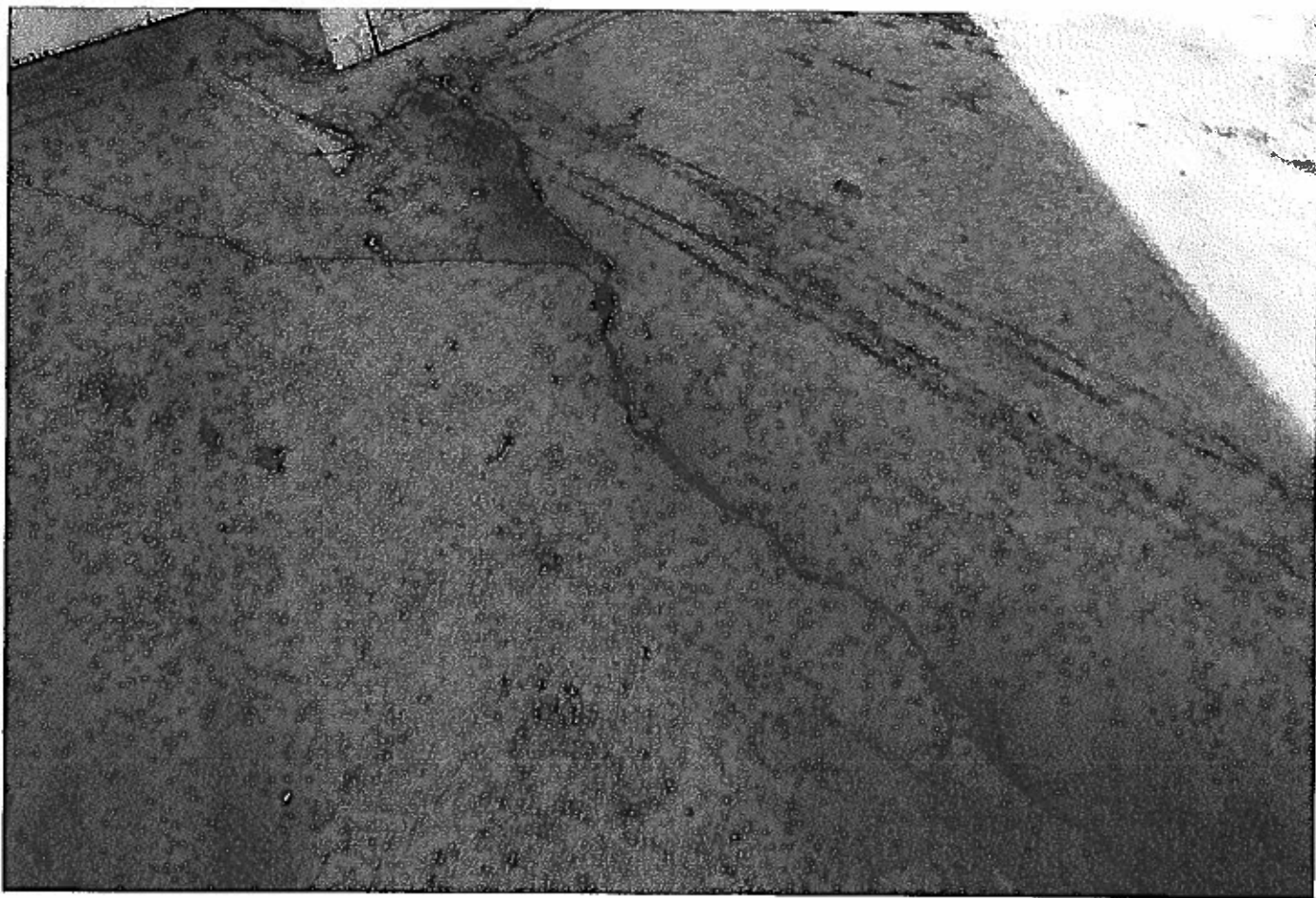
FROM: Jay Victor Hamm PE
PMB 284
5114 Balcones Woods Drive, Suite 307
Austin, TX 78759
(512) 657-0950

<u>Property Address</u>	<u>DATE</u>	<u>AMOUNT</u>
1808 Treadwell Austin, TX 78704	11/16/16	\$ 725.00
		<hr/>
Amount Paid		\$ 725.00

Invoice # T111616

THANK YOU.



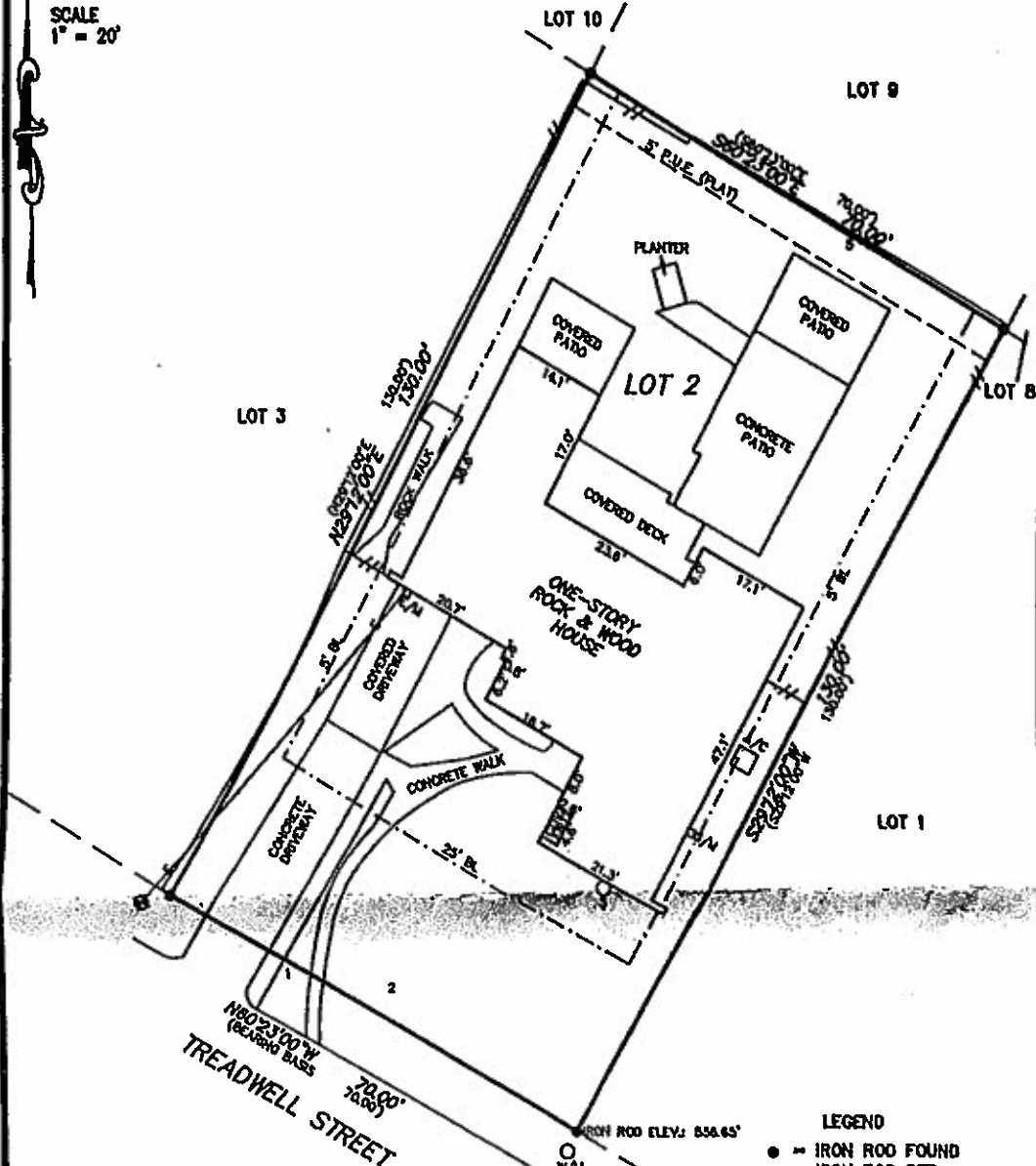


CELCO SURVEYING
REG. # 10163073
TEL: 830-214-5109
FAX: 855-571-5323

SURVEY PLAT

2205 STONECREST PATH
NEW BRAUNFELS, TEXAS 78130
eddie@celcosurveying.com

SCALE
1" = 20'



LEGEND

- = IRON ROD FOUND
- = IRON ROD SET
- "X" IN CONCRETE
- △ = CALC. PROP. COR.
- () = RECORD PER PLAT
- = WOOD FENCE
- PUE = PUBLIC UTILITY EASEMENT
- DE = DRAINAGE EASEMENT
- BL = BUILDING LINE
- W/M = WATER METER
- A/C = AIR CONDITIONER
- G/M = GAS METER
- E/M = ELECTRIC METER
- ⚡ = POWER POLE

RESTRICTIVE COVENANTS OF RECORD
AS ITERATED HEREIN: VOLUME 8,
PAGE 83, PLAT RECORDS, AND
VOLUME 1303, PAGE 378 AND
VOLUME 1341, PAGE 327, DEED
RECORDS, TRAVIS COUNTY, TEXAS.
(DOES AFFECT THIS TRACT)

- 1 PECAN 18"
- 2 MESQUITE 13", 13.8"
- 3 PECAN 12"
- 4 MESQUITE CLUSTER 12"

ADDRESS: 1808 TREADWELL STREET, AUSTIN, TEXAS

LEGAL DESCRIPTION: LOT 2, BLOCK 0, SOUTH LUND PARK SECTION 1, A SUBDIVISION IN TRAVIS COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 8, PAGE 83, PLAT RECORDS OF TRAVIS
COUNTY, TEXAS.

CERTIFICATION

THE UNDERSIGNED DOES HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS
PLAT CORRECTLY REPRESENTS A SURVEY MADE UPON THE GROUND OF THE PROPERTY
SHOWN HEREON, AND THAT THERE ARE NO ENCROACHMENTS OF VISIBLE IMPROVEMENTS,
EXCEPT AS SHOWN HEREON, AND THAT THIS PROPERTY HAS ACCESS TO A PUBLIC ROADWAY,
EXCEPT AS SHOWN HEREON.

BUYER: MICHAEL B. RUSSIN
TITLE CO: INDEPENDENCE TITLE COMPANY
G.F.#: 1828787-BOK EFF: JULY 8, 2018

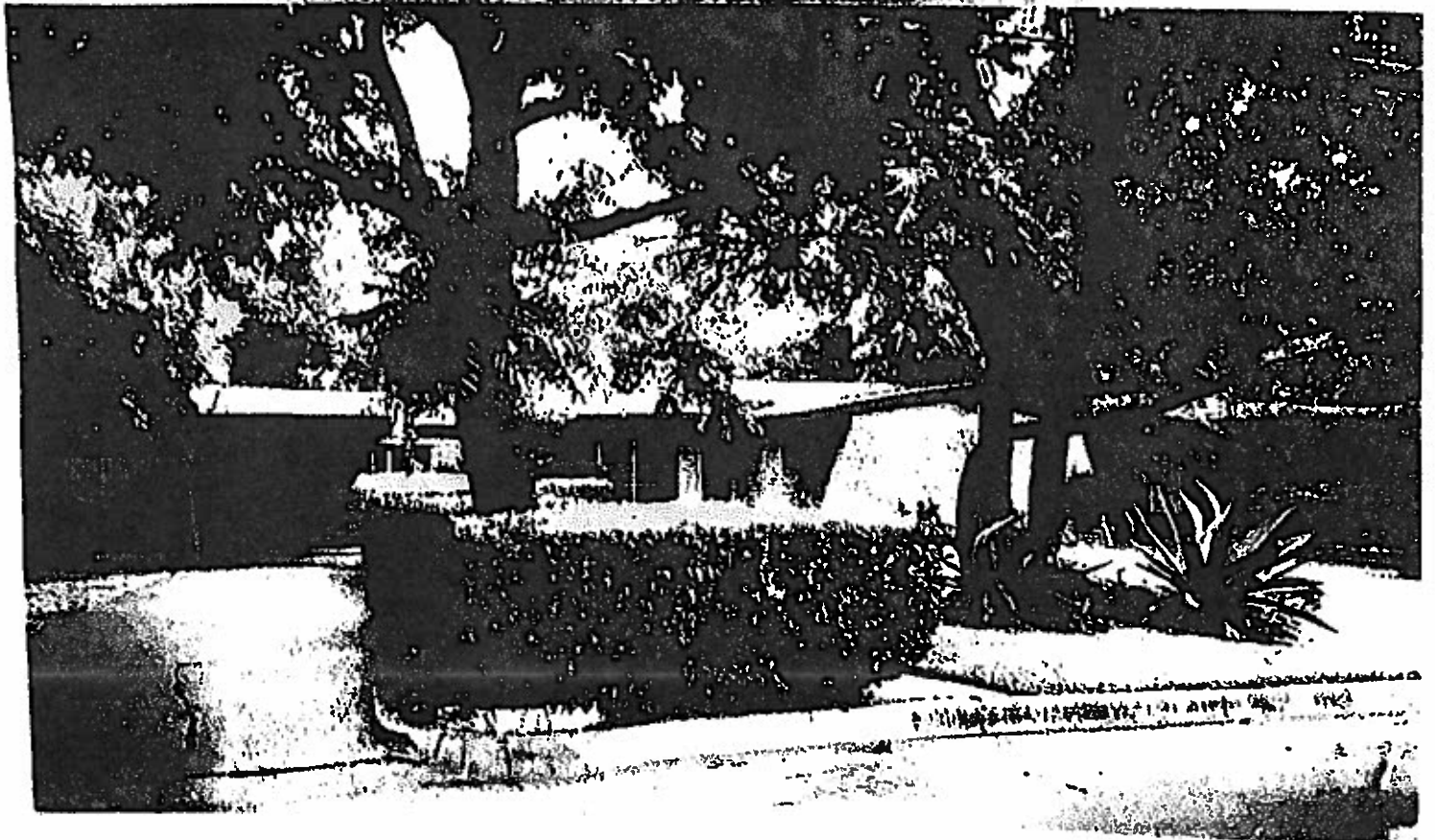
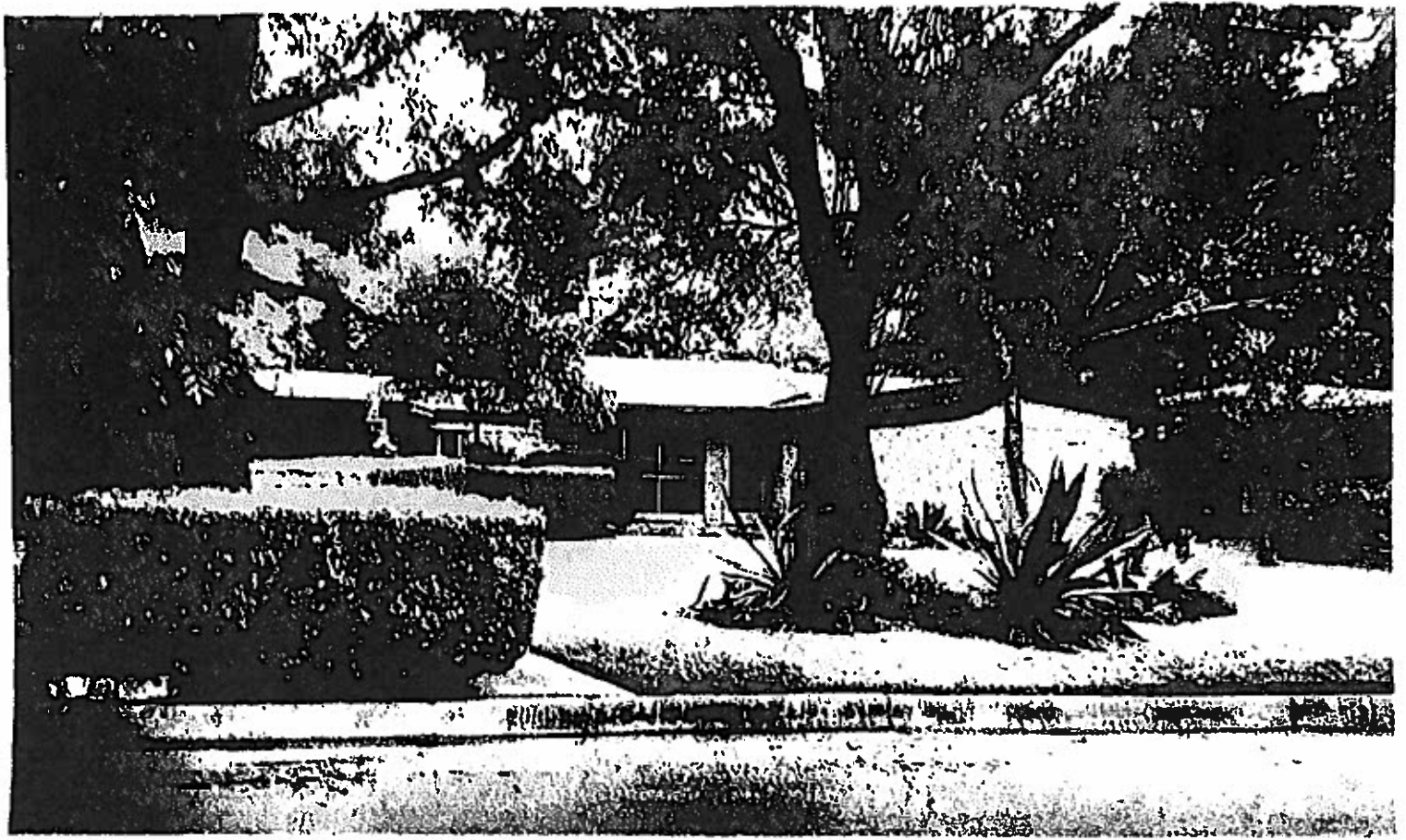
LENDER: N/A

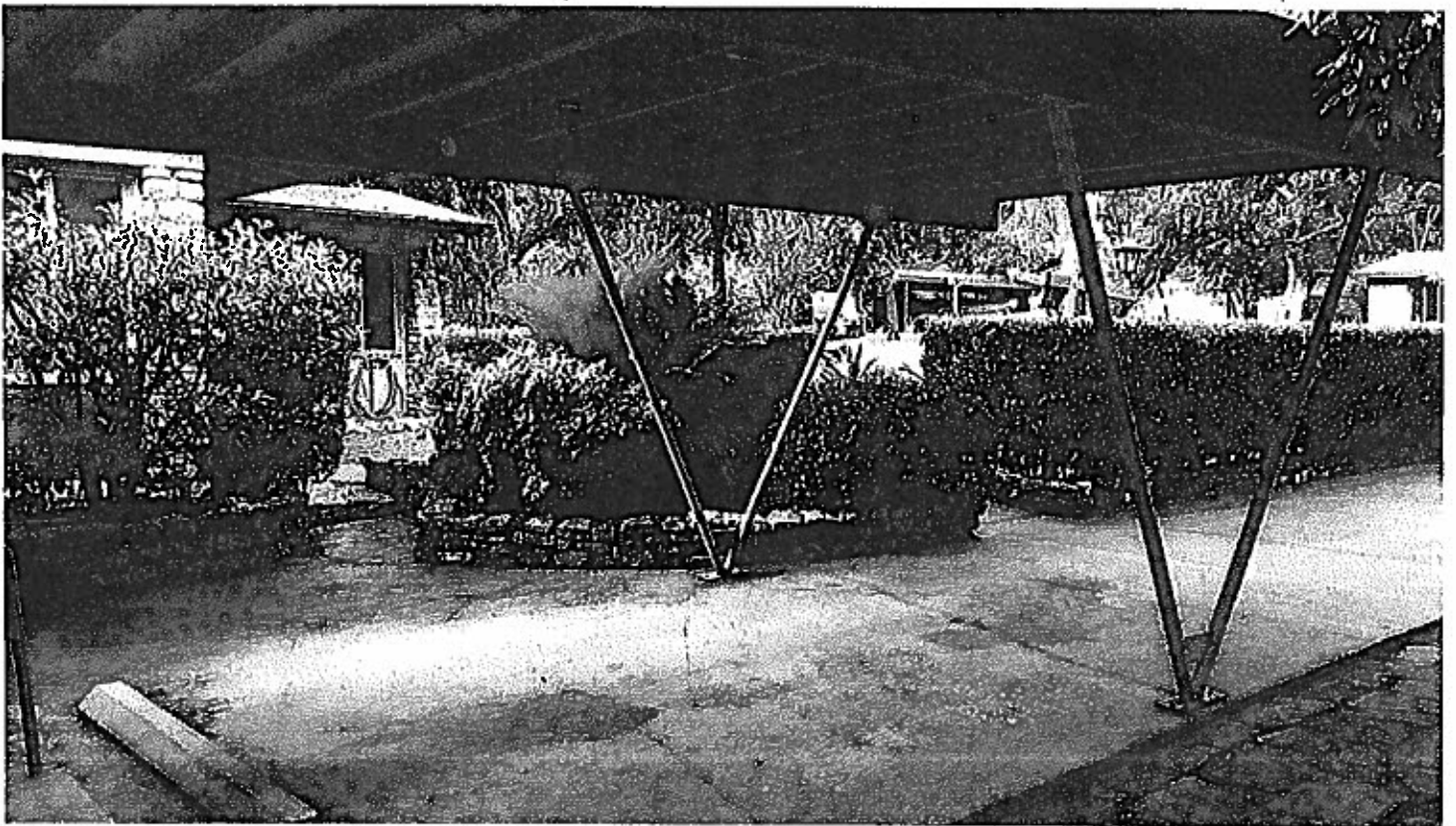
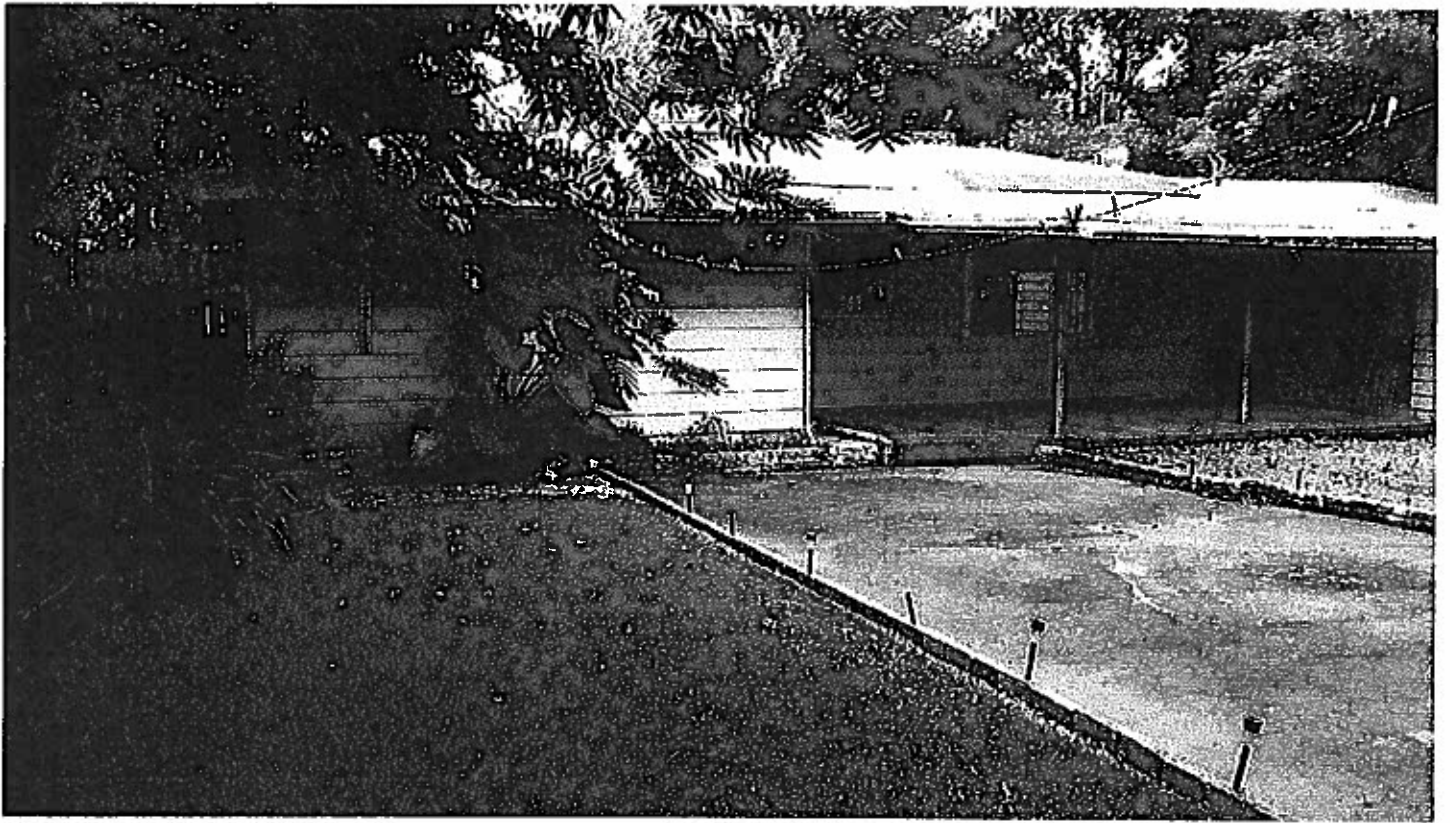
PLAN No.: 2018-1336

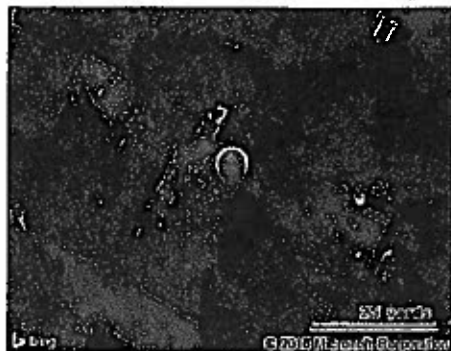
SURVEY DATE: JULY 18, 2018



GEORGE E. LUCAS R.P.L.S. 4180







N/A	1,642	9,078	N/A
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
1	1954	SFR	N/A
Baths	Yr Built	Type	Sale Date

Owner Information

Owner Name:	Rudolph James Robert	Tax Billing Zip:	78704
Tax Billing Address:	1808 Treadwell St	Tax Billing Zip+4:	2148
Tax Billing City & State:	Austin, TX	Owner Occupied:	Yes

Location Information

School District :	01	Mapsco:	209-B2
School District Name:	Austin ISD	MLS Area:	7
Census Tract:	13.03	Zip Code:	78704
Subdivision:	South Lund Park Sec 01	Zip + 4:	2148
6th Grade School District/School Name:	O Henry	Flood Zone Date:	01/06/2016
Elementary School District:	Zilker	Flood Zone Code:	X
Middle School District/School Name:	O Henry	Flood Zone Panel:	48453C0445J
Neighborhood Code:	L2000-L2000	Carrier Route:	C012
High School District/School Name:	Austin		

Tax Information

Property ID 1:	102226	Tax Area (113):	0A
Property ID 2:	01020503150000	Tax Appraisal Area:	0A
Property ID 3:	102226	% Improved:	40%
Legal Description:	LOT 2 BLK C SOUTH LUND PARK SEC 1		
Actual Tax Year:	2015	Block:	C
Actual Tax:	\$4,007	Lot:	2
Exemption(s):	Homestead, Senior		

Assessment & Tax

Assessment Year	2015	2014	2013
Market Value - Total	\$525,727	\$460,588	\$437,464
Market Value - Land	\$313,500	\$313,500	\$313,500
Market Value - Improved	\$212,227	\$147,088	\$123,964
Assessed Value - Total	\$506,647	\$460,588	\$437,464
Assessed Value - Land		\$313,500	\$313,500
Assessed Value - Improved		\$147,088	\$123,964
YOY Assessed Change (\$)	\$46,059	\$23,124	
YOY Assessed Change (%)	10%	5.29%	
Tax Amount - Estimated	Tax Year	Change (\$)	Change (%)
\$10,776	2013		
\$10,961	2014	\$185	1.72%
\$11,633	2015	\$672	6.13%
Jurisdiction	Tax Type	Tax Amount	Tax Rate
Austin ISD	Actual	\$6,089.90	1.202
City Of Austin	Actual	\$2,325.00	.4589

Travis County	Actual	\$2,112.21	.4169
Travis Co Hospital Dist	Actual	\$596.73	.11778
Austin Comm Coll Dist	Actual	\$509.18	.1005
Total Estimated Tax Rate			2.2961

Characteristics

County Use Code:	Single Family Residence	Roof Material:	Built-Up
Land Use:	SFR	Roof Shape:	Gable
Lot Acres:	0.2084	Construction:	Wood
Gross Area:	1,678	Year Built:	1954
Building Sq Ft:	1,642	Foundation:	Slab
Above Gnd Sq Ft:	1,642	# of Buildings:	1
Ground Floor Area:	1,642	Building Type:	Single Family
Garage Type:	Carport	Carport Area:	200
Stories:	1	Fireplace:	Y
Total Baths:	1	Lot Depth:	130
Full Baths:	1	Lot Area:	9,078
Fireplaces:	1	Lot Frontage:	70
Cooling Type:	Central	Parking Type:	Carport
Heat Type:	Central	Num Stories:	1
Roof Type:	Gable	County Use Description:	Single Family Residence-A1

Features

Feature Type	Unit	Size/Qty	Year Built	Value
1st Floor	S	1,642	1954	\$96,107
Carport Att 1st	S	200	1954	\$1,680
Hvac Residential	S	1,642	1954	\$2,833
Bathroom	U	1	1954	
Obs Driveway	U	1	1954	
Fireplace	U	1	1954	\$1,725
Obs Fence	U	1	1954	
Storage Att	S	36	1954	\$239
Masonry Trim Sf	S	500	1954	\$2,479

Estimated Value

RealAVM™ (1):	\$695,317	Confidence Score (2):	73
RealAVM™ Range:	\$584,066 - \$806,568	Forecast Standard Deviation (3):	16
Value As Of:	02/05/2016		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

Last Market Sale & Sales History

Sale/Settlement Date	09/14/1966
Document Number	3185-1602
Document Type	Warranty Deed
Buyer Name	Rudolph James Robert

Courtesy of AUSTIN CENTRAL TX REALTY INFORMATION SVC

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Property Detail

Generated on 02/20/2016

Page 2 of 2



The Rudolph Family

(512) 442-7296 LoriRudolph@mindspring.com

October 3, 2016

Historic Preservation
One Texas Center
505 Barton Springs Road
Austin, TX 78704

To Whom It May Concern:

I'm writing to give our family's blessing over the demolition of our father's house on 1808 Treadmill. Our father passed away at the beginning of 2016 and was the original owner of the property and home. The house is no longer in a condition that can be inhabited and the repairs to fix it supersede the economic value of the house.

selling/closing 10/23/2016

We sold our property to Colin Anawaty, a 16-year Austin resident and native Texan, after speaking to him about the home he'd like to build with his fiancé. We believe it will compliment Austin's culture and provide a model for sustainable, green living homes on the Treadwell block with features like zero-scaped landscaping to minimize water consumption and solar power panels to reduce the carbon footprint. They also plan to keep most of the natural vegetation intact so that their new home is minimally invasive to the surrounding environment.

After speaking with Colin, we felt the property was in the right hands of an owner who understood and respected Austin's culture and would add another layer of history to the 1808 Treadwell lot.

Sincerely yours,

DocuSigned by:
 10/4/2016
Charles Rudolph

Bid#: A99085

Gayla Goertz
1808 Treadwell
Austin, TX 78704
512-892-1600



Page 1 of 3
P: (512) 444-5438
P: (888) 425-5438
F: (512) 371-9551

CENTEX HOUSE LEVELING - AUSTIN, LLC
SLAB FOUNDATION REPAIR AGREEMENT

Scope of Work		Charges	
20	Exterior CENTERBEAM STEEL PIER (TM)	Scope of Work	\$10609.00
1	Remove & Reinstall Existing Wood Deck for Access. Not responsible for damage.	Third Party Fees	\$1400.00
8	Breakout Patch	Discount	
	NO LEVEL	Early Bird Pmts	
	Note: Slab integrity is questionable - leveling not recommended.	Sales Tax	
	Note: Possible existing plumbing leaks.	Total	\$12,009.00
Optional Pier Types		Discounts	
Third Party Services		Special Contract Provisions	
City Permits and Engineering Certification			
Post Level Leak Test by Licensed Plumber (Clean Out Must Be Visible & Accessible or Addtl. Charges Apply)			

Section One: Lifetime Transferrable Warranty

The Lifetime Transferrable Warranty will be applicable and issued only upon (i) completion of the Scope of Work and any Change Order and (ii) payment in full to CenTex House Leveling ("CenTex") by Owner.

Warranty Terms:

- a) If future settlement occurs that can be corrected by adjusting piers previously installed by CenTex, adjustments will be performed at no cost to the Owner, provided all provisions of the Agreement have been met.
- b) The Warranty is limited to the area supported by the pier(s) installed by CenTex. Piering in one area of the structure will not support another part of the foundation.
- c) The Warranty is limited to the area supported by the pier(s) installed by CenTex. Piering in one area of the structure will not provide warranty coverage for this warranty to any other part of the foundation.
- d) Access for warranty adjustments will be performed as called for in this Agreement.
- e) The warranty shall be null and void if:
 - 1) Payment in full is not made within thirty (30) days from date of final invoice. Structure has been damaged, added on to, altered or modified since this Agreement.
 - 2) Structure and/or piers have been affected by plumbing leaks, water intrusion, adverse drainage conditions, soil erosion, heaving or intentional damage.
 - 3) **SLAB ONLY** - Owner does not provide CenTex formal written proof of post repair leak test and/or subsequent completed repairs to remedy all known, or found plumbing leak(s) by licensed Master Plumber.



HELPING MAKE A DIFFERENCE: FOR EVERY JOB WE PERFORM, CENTEX DONATES TO HABITAT FOR HUMANITY. WHEN YOU HIRE CENTEX, YOU HELP MORE THAN JUST YOUR HOME'S FOUNDATION.



X _____
Property Owner Date

X _____
Property Owner Date

Isaac Benavides, Member 8/19/16
Isaac Benavides, Member Date
CenTex House Leveling - Austin, LLC
isaac@welevelit.com
512-658-6925

Name: GINYLA GORTZ
Address: 1808 TREARWELL

Notes: SUB INTEGRITY
QUESTIONABLE
LEVELING
NOT
PERMANENT

