



Existing Conditions Assessment of 1401 E. 3rd Street Austin, TX 78702

1401 E 3rd St, Austin, TX is a single-family home that contains 1,142 sq. ft. and was built in 1935. It contains 3 bedrooms and 1 bathroom.

Construction Type: Cedar Log Pier & Beam, mixed with 4x4 post and concrete columns, Single Wall Construction, No Insulation, Shingle Roof

Foundation: The foundation is made up of multiple materials. There are original cedar tree logs, mixed with newer 4 x 4 treated post and several concrete columns. There has been obvious attempted repair of the wood beams. Shims and 2x material has been used, in an attempt, to level the foundation. There are no signs of proper footings. There is a "basement" area with some stone rock work for walls. Head-height is approximately 52" high. There are signs of water damage to the beams from what appears to be years of leaking plumbing. There is evidence of mold and rot.

The foundation needs to be completely replaced, along with the beams. Proper footings need to be installed and I would recommend eliminating the "Basement area" by properly filling and compacting the void.

Exterior: The exterior of the residence has several different styles of stone, none of which seem to be original the structure. The rock continues and sits directly on the ground and there are no signs of weep holes. There is severe cracking and separation to the mortar due to the failing of the foundation. Windows and Doors are not original and in some areas missing all together.

All fascia boards are rotten or missing and there are signs of water damage. The roof needs to be completely replaced, including the addition of decking. There is no roof flashing visible.

Framing: The house is Single Wall Construction. There are no structural studs in the original structure. There appears to be several additions. Roof framing is unknown.

Insulation: No insulation observed

Interior: Subflooring is deteriorated and all flooring is un-level in several directions, large cracks in drywall, no doors will shut due to settling. Severe odor of mold and moisture. Signs of water damage on ceilings and walls. Plumbing and electrical needs to be completely replaced.

Opinion: It is my opinion that the residence is not salvageable. Once the stone is removed I am not sure that the single wall construction would withstand the complete replacing of the foundation. The cost to renovate and restore this residence will far surpass the cost (time and monetary) to demo and rebuild with proper and current construction methods.

REFER TO ATTACHED PHOTOS:

































