



QUALITY FOUNDATION REPAIR

9906 Gray Blvd

Unit B

Austin, Texas

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5/8/17

RE: Foundation Repair at **1401 East 3rd St, Austin, TX, 78702**

To whom it may concern,

An inspection was carried out at the above address today and the findings were as follows.

The property is a stone perimeter veneer that may or may not be sat on a footing. The interior of the foundation is part excavated to create a basement through a portion of the crawl space. All piers and beams observed are undersized, damaged or in a bad state of repair. My opinion is that the structure was a shack/temporary dwelling that was never intended to be wrapped in stone.

Upon inspection of the stone work itself it is not clear as to whether or not the stone work is tied in to whatever is behind it, this will have massive implications when trying to rectify the foundation both from safety and practical standpoints. Any work carried out on the perimeter stone veneer will require bracing to be added in order to support the stonework from falling over, either into the street or into the lot. I would say that it is not possible to move the perimeter veneer without taking down the stone work and reconstructing it. The measures alone needed to do even remedial work on the structure are grossly unjustified. For every step forward there are 3 steps back when trying to determine a viable course of action regarding this property.

It is my opinion that this structure is not salvageable and that any work minor or major is most likely going to result in the perimeter stone veneer falling from its current position. The only viable option in my opinion is to tear the building down and start again. All sensible notions were explored yesterday at the time of the evaluation, I was lucky enough to have an experienced builder with me at this time. Between us both there was no apparent course of action that could be taken that would not result in major structural or practical shortcomings when considering work needed.

Please feel free to call me with any questions.

Sincerely,

Oliver Johns.