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Reconstruction Strategy:

Foundation Issues: Existing piers are inadequate to support existing floor system and proposed floor loading. Critical load bearing beams are decayed beyond repair.

Foundation Remedy:

Install additional piers per forthcoming engineering recommendation.

Replace rotted beams and floor joists as required.

Install new subfloor.

Install new red oak strip flooring to match original flooring. The original flooring was removed due to it having reached the end of its serviceable life and to provide access to the crawl space for foundation and framing repairs and upgrades.

Roof Framing Issues: The north/south ridge beam was rotted and had sagged to the point of creating roof leaks which lead to further damage to the framing. The porch roof ridge and rafters had rotted to the point that they were a risk to the stability of the structure. These roof sections were removed to ensure structural integrity of the remaining wall framing and to remove any potential collapse hazard. A roof collapse could have damaged the wall framing and the masonry porch columns.

Roof Framing Remedy:

The front ridge and roof slope will be reconstructed to match the original construction. The end rafters will have decorative end cuts matching the original rafters the filed rafters will have 2"x4" nominal tails with plumb cut ends to match the original roof framing.

The front porch will be re-built to match the original porch.

Overhangs shall have exposed ship lap decking.

New composition shingle roof will be installed over the entire project.

Wall Framing and Siding Issues:

The existing siding exhibited extensive dry rot and it was installed directly to the studs without an intervening vapor barrier. The ends of many siding boards had rotted which would necessitate replacement of the full board so as not to have 2' sections of siding. The interior ship lap was removed to facilitate electrical, plumbing and insulation upgrades required by building and energy codes. This material was salvaged and will be used on certain accent walls in the new construction. There were no structural headers above the doors and windows.

The blown in insulation had compacted and settled into the bottom portion of the cavity, providing little or no insulation to the wall system as a whole.

Wall Framing and Siding Remedies:

Any damaged studs, top or sill plates will be repaired or replaced.

Install structural headers above all doors and windows.

New structural wood sheathing will be installed over the existing studs per the building code for shear wall design.

A breathable vapor barrier will be installed over the sheathing.

New 117 pattern, "tear drop", solid wood siding which emulates the original siding on the house will be installed on the front, original portion of the house.

Wood corner boards and trim to match original will be installed. All components should be back primed to insure greater longevity of the new materials.

Wall cavities will be insulated per state energy code.

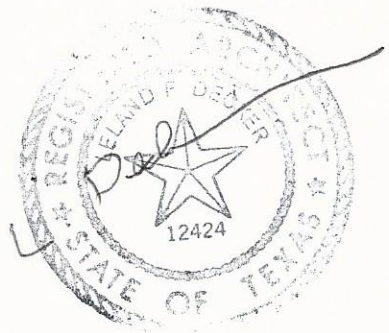
Windows Issues: The original windows were in very poor condition and did not meet current energy codes. The approved plans called for sash replacement kits with insulated low e glazing to be installed in the front portion of the house with the existing wood screens to be reused or remanufactured if re-use was not possible with the sash replacement kits. Upon close inspection the existing jambs, heads and sills were not in good enough condition to accept sash replacement kits; therefore, the window units were removed.

Window Remedies:

Install new Integrity by Marvin or Marvin clad wood windows in place of the windows which were removed. The new windows will match the original size, 1/1 lite configuration and double hung functional configuration of the original windows. These windows will be fully flashed to ensure a water tight installation. Wood window trim to match original will be installed.

Note:

I have extensive photographs and field dimensions of the affected areas which can be used to verify the original construction details for re-construction.



10.17.17