

Metrotech

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May 13, 2019

Mr. Daniel Hampton

RE: Structural Integrity Inspection
1207 E. 9th St.
Austin, Texas 78702

Dear Mr. Hampton:

As requested, I made a site visit on the morning of May 13 at the above referenced property to conduct a visual observation of the foundation and framing members of three single-story residential buildings on the property. The purpose of this inspection is to provide a general assessment of the structural integrity of the building and determine if they are worth salvaging given their current condition.

The main (front) building on the property was built in 1949. It is not clear when both smaller (rear) buildings were constructed. The roof structures of the buildings consist of a combination of metal panels or asphaltic shingles with plywood decks supported on wood rafters that span between the interior and exterior walls. The walls consist of wood studs with sheathing on both sides and sidings on the exterior face. The substructures of the buildings consist of wood floor decks with wood floor joists and beams supported on cinder blocks. The record drawings of the buildings and the geotechnical report of the property was not available for review. According to my experience with projects located in vicinity of this property, the geology of the area generally consists of expansive clayey soil that expand and contract with the variation of subgrade's moisture content.

The following conditions were observed during the site visit:

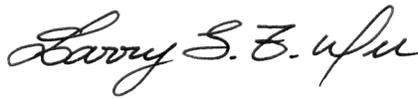
- Large differential settlements were observed throughout the floor systems. The displacements vary between 2" to 3" from the perimeter to the center of the building.
- The foundation system consists of wood floor joists and beams spanning between cinder blocks that were set directly on the soil without and concrete footing or pier. This foundation system is subject to large movements due to moisture variation in the subgrade and is not adequate for sites with expansive clayey soil.
- Gaps were observed around the door and window frames. These gaps will continue to open or close depending on the foundation movement and compromise the efficiency and performance of the HVAC system.

- Most of the walls are out of plumb due to the differential settlements in the floor system. All the door and window frames are out of square which make the doors and windows hard to operate.
- Some of the roof and floor framing members appear to be rotted and require replacement.
- The roof framing consists of 2x4 wood rafters with variable spacing (between 18" to 30") and span (between 10' to 15') that cannot support the required roof dead and live loads as prescribed by the current building code. Many sections of the roof had already collapsed due to their inadequate framing member.

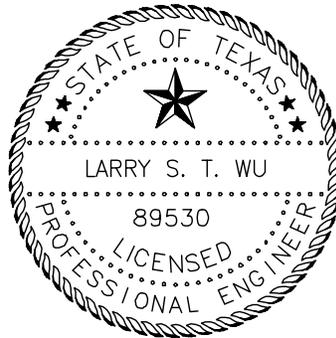
Based on my observations, it is in my opinion that the buildings are not worth salvaging. The foundation systems of the buildings are not adequate for sites with expansive clayey soil. The roof framing members do not meet the current building code. The gaps around the doors and window frames, which will continue to get worse with foundation's differential settlement, makes the building energy inefficient.

Thanks for the opportunity to provide the service. Should you have any questions, please do not hesitate to call.

Sincerely,



Larry S. T. Wu, P.E.
Structural Engineer



Opinions and comments stated in this report are based solely on observation of apparent condition. This report does not provide a prediction or warranty on the future performance and/or the need for repair of the structure and other related items.