

2607 MCCALLUM DRIVE  
OLD WEST AUSTIN

**Historical Landmark Commission Meeting**  
**July 27, 2020**  
**Presented by Permit Partners**



## PER LDC 25-2-352 NON CONTRIBUTING FACTORS

- **ARCHITECTURE** - The house was built in 1941 and although it does meet the criteria for being over 50 years old, the house is in unacceptable conditions per the most recent inspection report. Most notably the house foundation is cracked and needs severe repair and is infested with termites. The house does not display high artistic value in representing ethnic or folk art, architecture, or construction; nor represents a rare example of an architectural style in the
- **HISTORICAL ASSOCIATIONS** - There does not appear to be any historical associations with the house nor significant associations with persons, groups, institutions, businesses, or events of historic importance which contributed significantly to the history of the city, state, or nation, nor represents a significant portrayal of the cultural practices or the way of life of a definable group of people in a historic time.
- **ARCHEOLOGY** - The property was not evaluated for its potential to yield significant data concerning human history or prehistory of the region
- **COMMUNITY VALUE** - The house does not possess a unique community location, physical characteristic, property has a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, a neighborhood, or a particular group.
- **LANDSCAPE FEATURES** - The property does not have significant natural or designed landscape with any value to City of Austin.



# INSPECTION REPORT

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May 7, 2020

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2607 McCallum Drive

Austin, TX 78703

**RE: Structural Evaluation/Assessment - 2607 McCallum Drive, Austin, TX 78703**

Dear Morgan & Andrea (Clients/Buyers),

As per your request, our company was hired to perform a Level "A" & "B" Structural Evaluation/Assessment, Property Inspection, Thermal Imaging Inspection, Wood Destroying Insect Inspection, Mold Inspection & Environmental Inspection at the above-referenced address on May 7, 2020. All of the aforementioned inspections were to be performed according to the standards of practice and code of ethics, dictated by the Texas Real Estate Commission ([www.trec.texas.gov](http://www.trec.texas.gov)), the American Society of Civil Engineers ([www.asce.org](http://www.asce.org)), the National Association of Certified Home Inspectors ([www.nachi.org](http://www.nachi.org)) & the Master Inspector Certification Board ([www.certifiedmasterinspector.org](http://www.certifiedmasterinspector.org)), providing the industry's highest professional standards, inspection procedures and business ethics; however, the above-referenced inspections were terminated during our Structural Evaluation/Assessment, which uncovered an extensive number of structural deficiencies observed throughout the Main Structure, Detached Garage & Pool.





# INSPECTION REPORT

The above-referenced Structure is a Two-Story, Single Family Residence, constructed over unknown fill, with a Pier & Beam Foundation System, a Wood Frame Wall system, a Wood Frame Roof System, with a Composition Shingle Roof. This Structure is approximately {2872} square feet and was originally constructed in {1942}. For the purpose of this Report, as well as a "Point of Reference," the Front, Rear, Left Side & Right Side of this Structure will be addressed as if standing in the Street (McCallum Drive), looking at the Front of the Structure. This Structure faces {NORTH-WEST}. Interior of Structure was "OCCUPIED" at time of evaluation; therefore, visibility was limited in numerous areas throughout Structure, due to storage items, furniture, pictures, floor coverings, clothes in closets, etc.

This report conforms to the standards set forth in "Guidelines for the Evaluation & Repair of Residential Foundations" published by the Texas Section of the American Society of Civil Engineers. Unless otherwise stated, A-PLUS Inspection Services, PLLC, had no access to the original Foundation documents; because we did not witness the original construction of this Structure, we make no statements concerning the structural quality, and make no predictions concerning future Foundation performance. Unless otherwise stated, no intrusive procedures were employed during this Structural Evaluation/Assessment.

According to the Texas Section of the American Society of Civil Engineers (ASCE), a Level "A" Structural Evaluation/Assessment is based upon my first impressions of the performance of the Structural Components and is strictly "visual." According to the Texas Section of the American Society of Civil Engineers (ASCE), during a Level "B" Structural Evaluation/Assessment, in addition to visual observations, a Relative Foundation Elevation Survey is also performed.

The USDA/NCRS soil survey indicates the soils in the area consist of the Urban land, Austin and Whitewright soils to typically include dark colored clay. Typically soils in this area are considered highly expansive subject to volumetric changes caused by changes in the moisture content, i.e., are subject to shrink - swell as largely weather dependent.

This Structural Evaluation/Assessment was "NOT" complete when terminated; however, Buyer/Client requested notes taken from Inspector/Graduate Engineer while on-site. The below-referenced "notes/deficiencies" were taken by Inspector/Graduate Engineer during this Structural Evaluation/Assessment.





# INSPECTION REPORT

In my professional/expert opinion, the structural integrity of the Pier & Beam Foundation System at the Main Structure & the Conventional Concrete Foundation System at the Detached Garage were both highly questionable and have been compromised in an extensive number of areas throughout both Structures at the time of this Structural Evaluation/Assessment. At the time of this Structural Evaluation/Assessment, visible Architectural damage was observed in numerous locations throughout Main Structure & Detached Garage (this type of damage affects the appearance of the Structure). At the time of this Structural Evaluation/Assessment, visible Functional damage was observed in numerous locations throughout Main Structure & Detached Garage (this type of damage affects the use of the Structure). At the time of this Structural Evaluation/Assessment, visible Structural damage was observed in numerous locations throughout Main Structure & Detached Garage (this type of damage affects the stability of the Structure).

At the time of this Structural Evaluation/Assessment, an extensive number of Grading/Drainage/Code deficiencies were observed at the Main Structure & Detached Garage, with evidence of extensive water penetration, rot/damage & environmental growth observed at Pier/Beam Foundation System at the Main Structure & in the Detached Garage.

At the time of this Structural Evaluation/Assessment, an extensive number of Bracing/Framing/Code deficiencies were observed at the Main Structure & Detached Garage, with evidence of an extensive number of stress cracks observed at Walls/Ceilings throughout Interior of Main Structure. Numerous Walls throughout Main Structure & Detached Garage were not plumb/square & have been structurally compromised.

At the time of this Structural Evaluation/Assessment, an extensive number of Electrical/Code deficiencies were observed at the Main Structure & Detached Garage.

At the time of this Structural Evaluation/Assessment, an extensive number of Plumbing/Code deficiencies were observed at the Main Structure & Detached Garage.

At the time of this Structural Evaluation/Assessment, an extensive number of HVAC/Code deficiencies were observed at the Main Structure & Detached Garage.

At the time of this Structural Evaluation/Assessment, an extensive number of Code Violations were observed throughout Main Structure & Detached Garage.

At the time of this Structural Evaluation/Assessment, an extensive number of “conductive” conditions for Wood Destroying Insects were observed at the Main Structure & Detached Garage, with evidence of extensive active & previous Wood Destroying Insect “infestation/damage” observed at the Main Structure & Detached Garage.





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At the time of this Structural Evaluation/Assessment, an extensive number of stress cracks with differential settlement, were observed inside Pool at Plaster/Gunite Finish, with water line inside Pool not square/level, indicating Pool Shell has been significantly compromised. At the time of this Structural Evaluation/Assessment, an extensive number of stress cracks with differential settlement, were observed at Rock Pool Deck & Rock Shrub Bed(s) adjacent to Pool.

Pier & Beam Foundation System at the Main Structure & Conventional Concrete Foundation System at the Detached Garage did not appear to be functioning as intended at the time of this Structural Evaluation/Assessment; based on a visual Level "A" Foundation Evaluation/Assessment. A Foundation System must be designed in such a way that it will resist forces created by problems with the geotechnical aspects of the sub-grade, including settling, heaving and/or uniform tilting. Failure of the Pier & Beam Foundation System at the Main Structure & Conventional Concrete Foundation System at the Detached Garage appears to be a result of alluvial/expansive clay soil conditions and settling/consolidation of non-uniformly compacted support soils. Pier & Beam Foundation System at the Main Structure also appears to have been "added onto" various times, with "additions" settling/heaving independently of one another.

Upon further investigation of the Pier & Beam Foundation System at the Main Structure, a Level "B" Structural Evaluation/Assessment was performed. According to the Texas Section of the American Society of Civil Engineers (ASCE), during a Level "B" Structural Evaluation/Assessment, in addition to visual observations, a Relative Foundation Elevation Survey is performed. Digital readings are taken across the Foundation to determine locations of the Foundation settlement, or upheaval. Foundation Elevation Survey performed at the time of this Evaluation/Assessment, with Technidea ZIP LEVEL PRO-2000, indicated evidence of significant "deflections/deformations" (settling/heaving) in this Pier & Beam Foundation System.

Numerical elevation readings taken at the time of this Evaluation/Assessment detected a maximum "differential/deflection" of ( $\pm 5.2''$ ), in an approximate (24) linear foot span, at the Front Half (Hardwood Flooring Portion) of the Main Structure, which is "NOT" within the "tolerable/acceptable" range for this Pier & Beam Foundation System, according to the "Guidelines for the Evaluation and Repair of Residential Foundations," published by the Texas Section of the American Society of Civil Engineers (ASCE).

Numerical elevation readings taken at the time of this Evaluation/Assessment detected a maximum "differential/deflection" of ( $\pm 4.2''$ ), in an approximate (18) linear foot span, at the Rear Half (Saltillo Tile Flooring Portion) of the Main Structure, which is "NOT" within the "tolerable/acceptable" range for this Pier & Beam Foundation System, according to the "Guidelines for the Evaluation and Repair of Residential Foundations," published by the Texas Section of the American Society of Civil Engineers (ASCE).





# INSPECTION REPORT

The "Guidelines for the Evaluation and Repair of Residential Foundations," published by the Texas Section of the American Society of Civil Engineers, include (2) quantitative standards: (L/360) for deflection & (1%) for tilt. The (ASCE) defines the deflection ratio as the maximum distance from a straight line, drawn between (2) points on the surface of a Foundation. Using the (L/360) criteria over the "global" span of approximately (30) linear feet leads to a "deflection" allowance of (1.0") before the Foundation is considered a problem; however, there is much debate, supported by numerous trade publications on this subject that (L/500) should be considered a threshold point for structural damage, which for a (10) linear foot span would only allow a deflection of (1/4"). A (1%) tilt works out to a slope of (1") every (100" or 8' 4"). The (ASCE) standards allow us to exercise discretion when applying the standards.

My professional/expert performance opinion stated above is limited to visible conditions and circumstances present at the time of this Structural Evaluation/Assessment and does not address future Foundation movement, settlement, upheaval, differential, deflection or deformation. There was no geotechnical soils analysis available for review in preparing this report. In the absence of construction plans showing Foundation levelness at the conclusion of construction, I have assumed that the Foundation likely was "flat/level/plumb" within new construction tolerances. This evaluation was performed in a diligent manner in order to accurately represent the conditions on the date of this evaluation. This evaluation is not exhaustive or destructive in nature, unless specifically noted and is limited to readily visible and observable conditions at the time of this evaluation. As a State-Licensed, Board-Certified, Professional Master Inspector and Graduate Engineer, I hereby certify that I have conducted this Structural Evaluation/Assessment in a fair and unbiased manner. No responsibility is assumed for any events that occur after this evaluation and submission of this report and no warranty, either expressed or implied, is made or given with respect to the suitable purpose of any portion of the subject property, need for repair or future performance of the Foundation, structure, vegetation, and soils at the subject property. Should additional information become available that affects the expert opinions in this report, we reserve the right to review such information and if warranted, to revise our opinions accordingly. I do not have any ownership in this property or personal connection with any of the parties or firms involved.

# INSPECTION REPORT

At A-PLUS Inspection Services, PLLC, we pride ourselves in superior customer service and “service after the sale.” We have had the same phone number for (53) years and offer lifetime consulting to all of our clients. If you ever have any questions/concerns, please do not hesitate to contact us anytime. As we celebrate our 53<sup>rd</sup> year of business in Central Texas, my family and I are grateful for you business, trust & confidence in our Board-Certified, Award-Winning, Professional Inspection Services.

Respectfully submitted,



**Chris Chitsey - M.Engr., CMI, TREC #5011**

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