F O R T
STRUCTURES

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Structural Evaluation Report

1204 East 6th Street.

Austin, Texas 78702

Report Issued: September 23th, 2021

Prepared By:

FORT Structures TBPE#: 18034

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Sept 23rd, 2021

Cater Joseph

Joseph Companies

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Subject: Structural Evaluation Report – 1204 East 6th Street, Austin TX, 78702

Fort Structures PC is pleased to submit the results of the structural evaluation for the above-referenced project. This report briefly presents the findings of the visual study along with our conclusions.

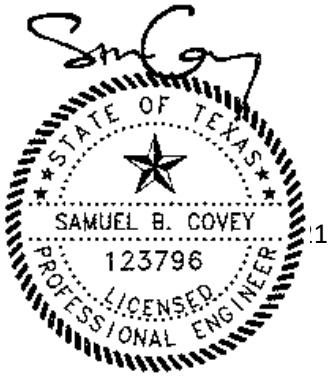
If you have any questions regarding the information in this report, please feel free to contact me at 512-565-7026, or sam@fortstructures.com

Sincerely,

Samuel Covey, P.E.

Principal, TX Reg# 123,796

FORT Structures PC
TBPE Firm# 18034



Note:

I warrant that I visually inspected the components of this property as addressed in this report in a diligent manner and have honestly reported the findings existing conditions and have made recommendations based on my experience and opinion. Fort Structures does not express or imply any guarantee of specific future structural performance with the limited scope of this inspection; rather, this is my best effort to interpret my observations and develop an opinion as to structural significance. There may be other issues affecting the structure that are not visible without destructive investigation. The conditions of the various components of this property described in this report are true as of the date of inspection. Changes may occur in this property after the inspection date, which could make null and void the contents of this report. No other warranty, either expressed or implied, is hereby made.

Fort Structures performed an on-site visual, noninvasive evaluation of the subject property. The structure is a one-story, approximately residence constructed circa 1907. The foundation of the house is a pier and beam construction with piers and dimensional 2x wood floor framing. The walls and roof are framed with dimensional lumber. For the age of construction, our limited investigation revealed that **the building structure is in very poor condition**. The structure appears to be compromised and it is our opinion that **this structure shall be deemed unsafe, dangerous, and substandard construction.**

The following deficiencies were observed:

- **Extremely High levels of floor foundation movement** were recorded throughout the structure. Many of the floors are significantly sloping which indicates **foundation support system has failed, is not structurally stable**, and will likely continue to deteriorate
- The entire structure appears to be distressed due to foundation movement which is evidenced by **widespread cracking and damage.** Glass panes were cracked at the corners of several windows. The widespread damage to the structure's finishes is caused by high differential vertical floor movement due to inadequate and failing foundation elements.
- There is **widespread evidence of water damage** at the building exterior walls. Evidence of water infiltration was observed at windowsills at the building exterior throughout the structure. There are numerous water damaged sheathing and structural studs that compromise the integrity of the structure. There are widespread areas of water staining, chipping/peeling paint Though not directly observed, there is likely widespread framing rot and deterioration at the exterior walls and foundation framing at areas prone to water intrusion.
- Multiple portions of the roof are show signs of **rot and deterioration**
- The screen porch framing at the rear of the structure is **structurally inadequate**. The structure framing is extremely weathered and shows signs of deterioration and does not meet the requirements of the International Residential Code.
- The stairs and guardrails do not meet International Residential Code load requirements and may present as a safety hazard.
- **The current roof and floor structural framing do not meet current building codes** for load capacity. Restoring the structure to meet modern building codes or industry standard construction will require an extensive effort and will likely be cost prohibitive.

Conclusions

In conclusion, the existing house contains significant structural deficiencies and should be demolished. There are multiple structural hazards present and the structure is unsafe for occupancy. The structure does not meet the requirements of the International Residential Code. Every structural item in this house would need to be rebuilt or strengthened to meet the current code requirements, which is not financially feasible. There is no redeeming structural value in this building. Based on the existing condition of the structure and the required amount of effort the restore the structure, it is Fort Structures' professional opinion that the Structure is defective, compromised, and beyond repair.

Appendix B – Photos

Rotted Wood in Contact with Ground

Foundation Crawlspace – Block and Conc Pier

High Levels of Foundation Movement

High Levels of Foundation Movement

Appendix B – Photos

Water Damaged Studs and Sheathing

Water Damaged Studs and Sheathing

Rotted and Damaged Roof Framing

Peeling Pain, Damaged Wood, Ground Contact