



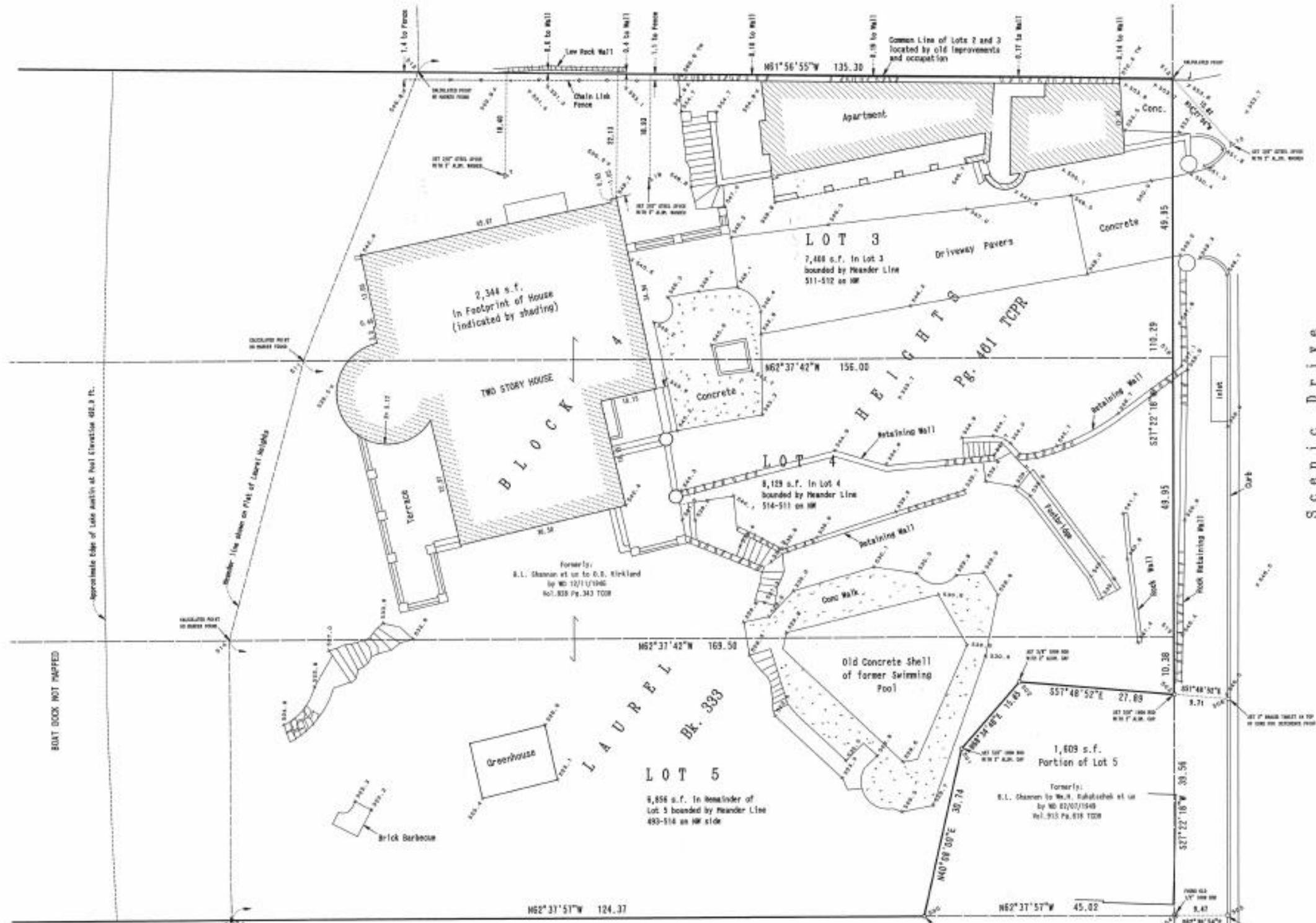
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2002 SCENIC DRIVE RESIDENCE, EXISTING CONDITIONS | JUNE 28, 2022



2002 SCENIC DRIVE
EXISTING CONDITIONS

Lake Austin / Colorado River



JUNE 28, 2022

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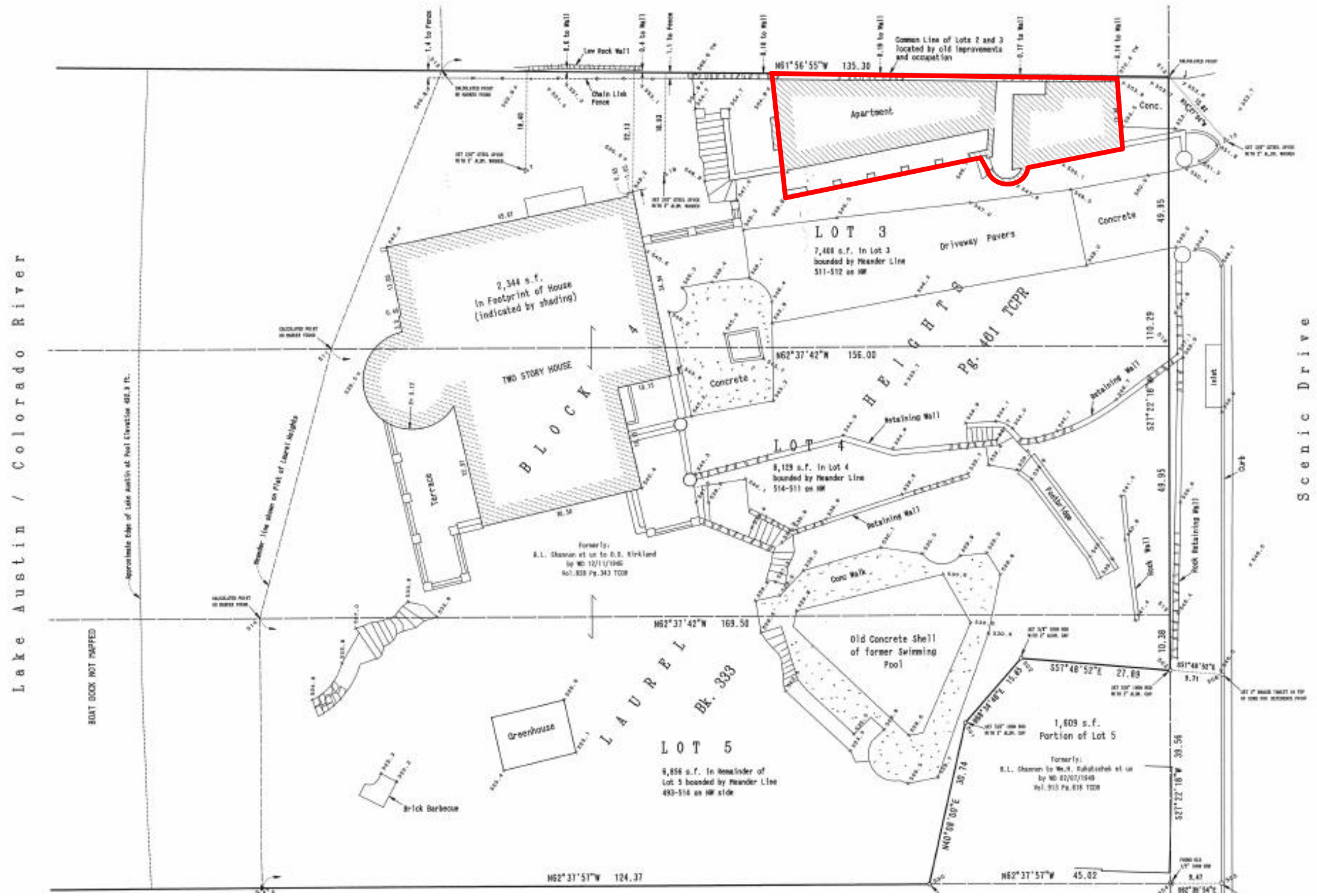
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2002 SCENIC DRIVE RESIDENCE

Site Diagram



A p a r t m e n t



Lake Austin / Colorado River

Scenic Drive



APARTMENT EXTERIOR

1. ROOF DAMAGE INDICATED BY DISPLACED, DAMAGAGED AND MISSING SHINGLES. HOLES IN THE ROOF POINT TO BROAD WATER DAMAGE WITHIN AND POTENTIAL DAMAGE TO STRUCTURE.
2. WOOD WINDOWS - JAMBS, SILLS, AND FRAME ARE ROTTED. BROKEN PANES THROUGHOUT.



1.



2.



APARTMENT EXTERIOR

1. METAL IS RUSTED AND VINES ARE ENTERING INTO APARTMENT.
2. WOOD WINDOWS - JAMBS, SILLS, AND FRAME ARE ROTTED. BROKEN PANES THROUGHOUT. VINES ARE OVERGROWN AND ARE ENTERING INTO THE INTERIOR.



1.



2.



APARTMENT EXTERIOR

1. THE ROOF IS FALLING APART AND IS SHOWING SIGNS OF WATER DAMAGE.
2. THE ROOF IS SLANTING, WHICH IS A SIGN OF STRUCTURAL FAILURE AND MATERIAL DETERIORATION.



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2002 SCENIC DRIVE RESIDENCE
Apartment - Exterior



APARTMENT EXTERIOR

1. THE UNDERSIDE OF THE GARAGE ROCK WALL IS SHOWING SIGNS OF MOLDING.
2. THE ROOF OF THE GARAGE IS MOLDING AND HAS WATER DAMAGE.



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Apartment - Exterior

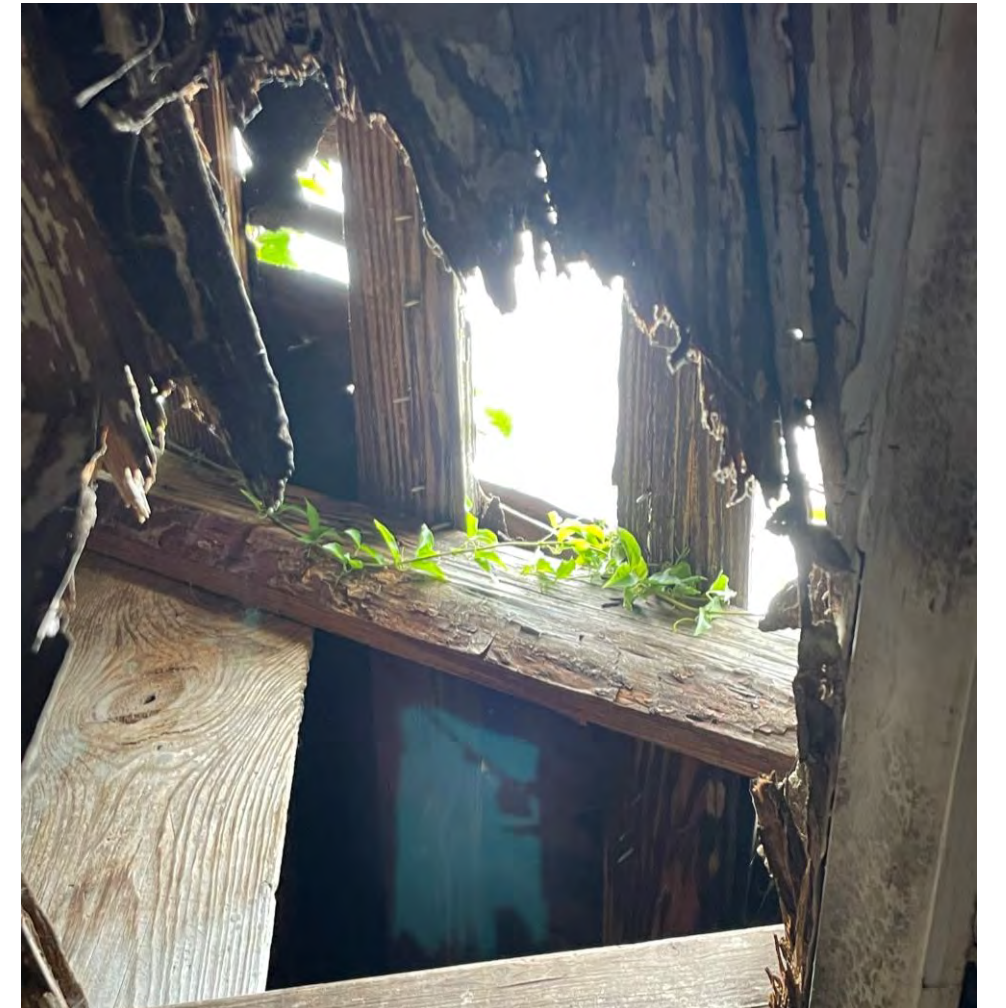


APARTMENT INTERIOR

1. HOLES IN CEILING AND ROOF – SKY VISIBLE THROUGH INTERIOR CEILINGS AND ROOF. VINES HAVE INVADDED STRUCTURE THROUGH BOTH ROOF AND BROKEN WINDOWS.
2. WATER DAMAGE – EVIDENCE OF LONG-TERM WATER DAMAGE APPARENT ON CEILINGS, WALLS, AND FLOORS.



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2.



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2002 SCENIC DRIVE RESIDENCE
Apartment - Interior



APARTMENT INTERIOR

1. DISCOLORATION AND ROT SHOWS SIGNS OF WATER DAMAGE.
2. WATER DAMAGE - DISCOLORATION AND DEBRIS INDICATE LONG-TERM WATER DAMAGE ON CEILINGS, WALLS, AND FLOORS.



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APARTMENT INTERIOR

1. THE CEILING IS BOWED AND SHOWS SIGNS OF WATER DAMAGE AND DETERIORATION.
2. DUE TO THE CEILING FAILURE, DIRT AND DEBRIS ARE COLLECTING ON THE FLOOR BELOW.



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APARTMENT INTERIOR

1. DEBRIS HAS COLLECTED INSIDE THE BATHTUB, SHOWING WATER DAMAGE AND CEILING FAILURE.
2. THE CEILING HAS MOLD GROWING ON THE SURFACE OF THE WOOD, WHICH IS CAUSING FAILURE AND COMPROMISING THE MATERIAL.



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2.



3.



4.

3. THE CEILING IN THE BATHROOM IS DETERIORATING AND MOLDING.
4. THE CEILING OVER THE BATHTUB IS DETERIORATING AND ALLOWING DEBRIS TO COLLECT IN THE TUB.



APARTMENT INTERIOR

1. WOOD CEILING IS ROTTED, FALLING APART, AND SEPERATING.
2. CEILING FAILURE HAS OPENDED THE INTERIOR UP TO EXTERIOR LIGHT, WATER, AND AIR. WATER DAMAGE CAN BE SEEN ON THE WALL AND CEILING.
3. THE KITCHEN CEILING AND STRUCTURE HAS DETERIORATED AND IS FALLING APART.



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APARTMENT INTERIOR

1. CEILING FAILURE HAS ALLOWED DEBRIS AND DIRT TO COLLECT INSIDE THE APARTMENT. THE WOODEN FLOOR IS CRACKING AND DETERIORATING FROM WATER DAMAGE.
2. THE WOODEN FLOOR IS FALLING APART AND SEPERATING FROM THE WALL.



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APARTMENT INTERIOR

1. WATER IS LEAKING THROUGH THE RETAINING WALL AND INTO THE APARTMENT. WATER CAN ACTIVELY BE SEEN DRIPPING DOWN THE ROCK WALL.
2. IN ORDER TO HOLD UP THE SECOND FLOOR, RAILWAY TIES ARE USED AS STEEL BEAMS.
3. WATER IS DRIPPING DOWN THE ROCK AND FINDS ITS WAY TO THE STRUCTURE'S CONCRETE BASE.



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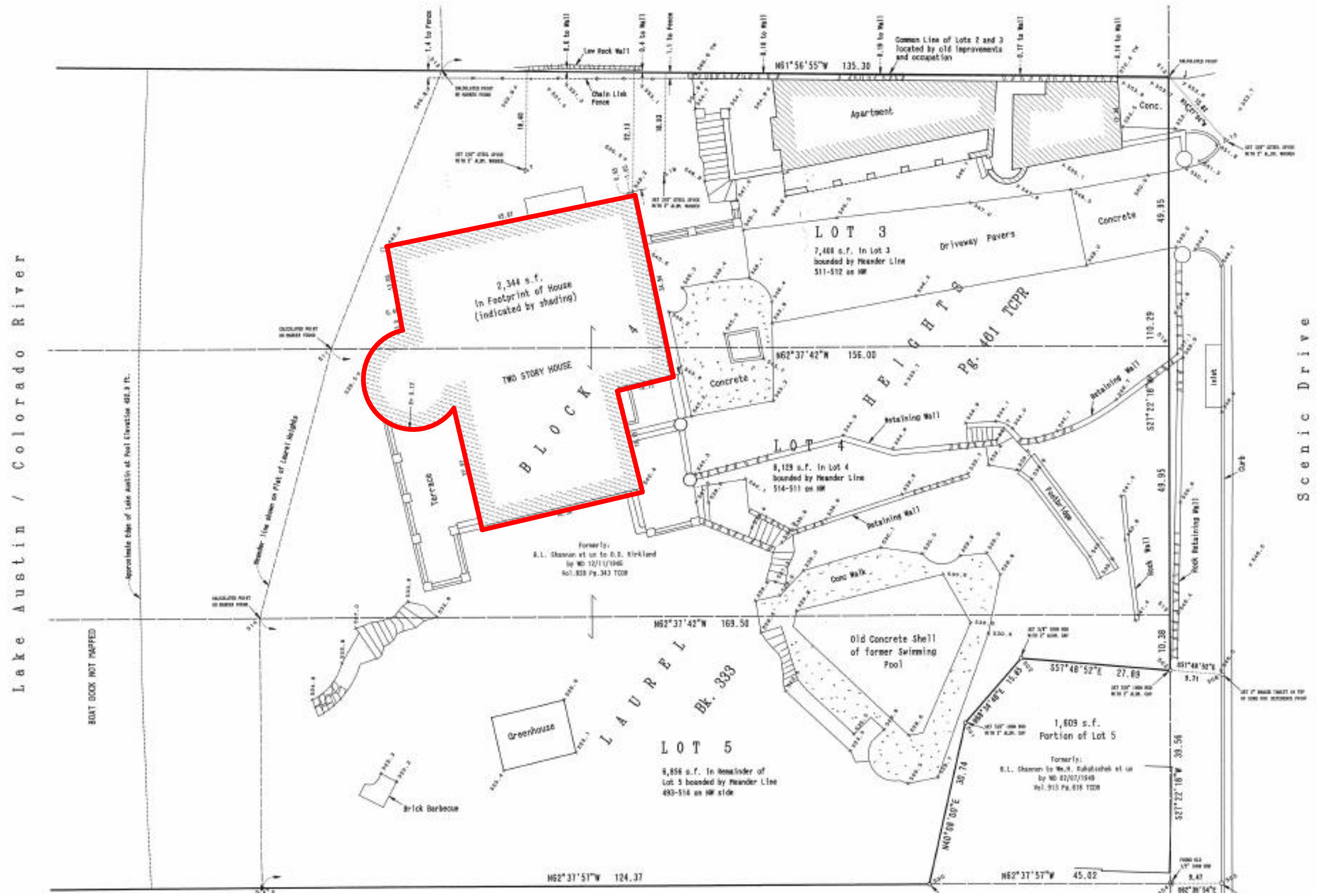


2.





Two Story House





TWO STORY HOUSE EXTERIOR

1. THERE IS A CRACK THAT STARTS AT THE ROOF, GOES THROUGH THE STUCCO SECOND FLOOR, AND CONTINUES THROUGH THE STONE WALL TO THE GROUND. IT HAS BEEN FILLED AND COVERED WITH PLASTER. THE BOTTOM OF THE STONE WALL SHOWS WATER DAMAGE.



1.



TWO STORY HOUSE EXTERIOR

1. THERE IS A CRACK THAT STARTS AT THE STUCCO SECOND FLOOR WALL AND RUNS DOWN FROM THERE.
2. THE CRACK CONTINUES THROUGH THE ROCK FIRST FLOOR WALL. THE WATER DAMAGED STONE CAN BE SEEN AT THE BOTTOM OF THE WALL.



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2.



TWO STORY HOUSE EXTERIOR

1. THE ROOF SOFFIT IS DETERIORATING AND FALLING APART.
2. THE WOOD STRUCTURE WITHIN THE ROOF IS EXPOSED.



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TWO STORY HOUSE INTERIOR

1. A STRUCTURAL ENGINEER HAS INDICATED THAT THESE BEAMS ARE INADEQUATE OF BEING STRUCTURALLY CAPABLE TO HOLD THE LOAD OF THE SECOND FLOOR.



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2002 SCENIC DRIVE RESIDENCE
Two Story House - Interior



TWO STORY HOUSE INTERIOR

1. THE FLOOR IS DAMAGED AND FLAKING. ON THE EXTERIOR, THE HEIGHT OF THE GROUND IS HIGHER THAN THE HEIGHT OF THE WINDOW SILL, ALLOWING WATER TO FLOW INTO THE HOUSE.
2. WATER IS DAMAGING THE CEILING IN LARGE AREAS. BLACK MOLD IS EVIDENT IN MULTIPLE LOCATIONS.
3. IN THIS LOCATION THE WATER DAMAGE IS ESPECIALLY EVIDENT AND DESTRUCTIVE. MOLD IS A POTENTIAL HEALTH HAZARD AND WOULD REQUIRE AN EXTENSIVE MITIGATION EFFORT.



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TWO STORY HOUSE INTERIOR

1. THE PLASTER DRYWALL IS FALLING APART AND CRACKING. THE DOOR IS TOO SMALL AND IS UP AGAINST STONE STAIRS.
2. THE PLASTER IS CRACKED AND FALLING APART.



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TWO STORY HOUSE INTERIOR

1. THE PLASTER AND THE TRIM ARE FALLING APART AND EXPOSING THE WALL BENEATH.
2. THE PLASTER IS CRACKING.



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TWO STORY HOUSE INTERIOR

1. THE WINDOWSILL IS FALLING APART AND IS DROPPING DEBRIS ONTO THE WINDOW SILL AND FLOOR.
2. THE FLOOR IS BOWING DUE TO THE LACK OF STRUCTURAL SUPPORT BELOW.



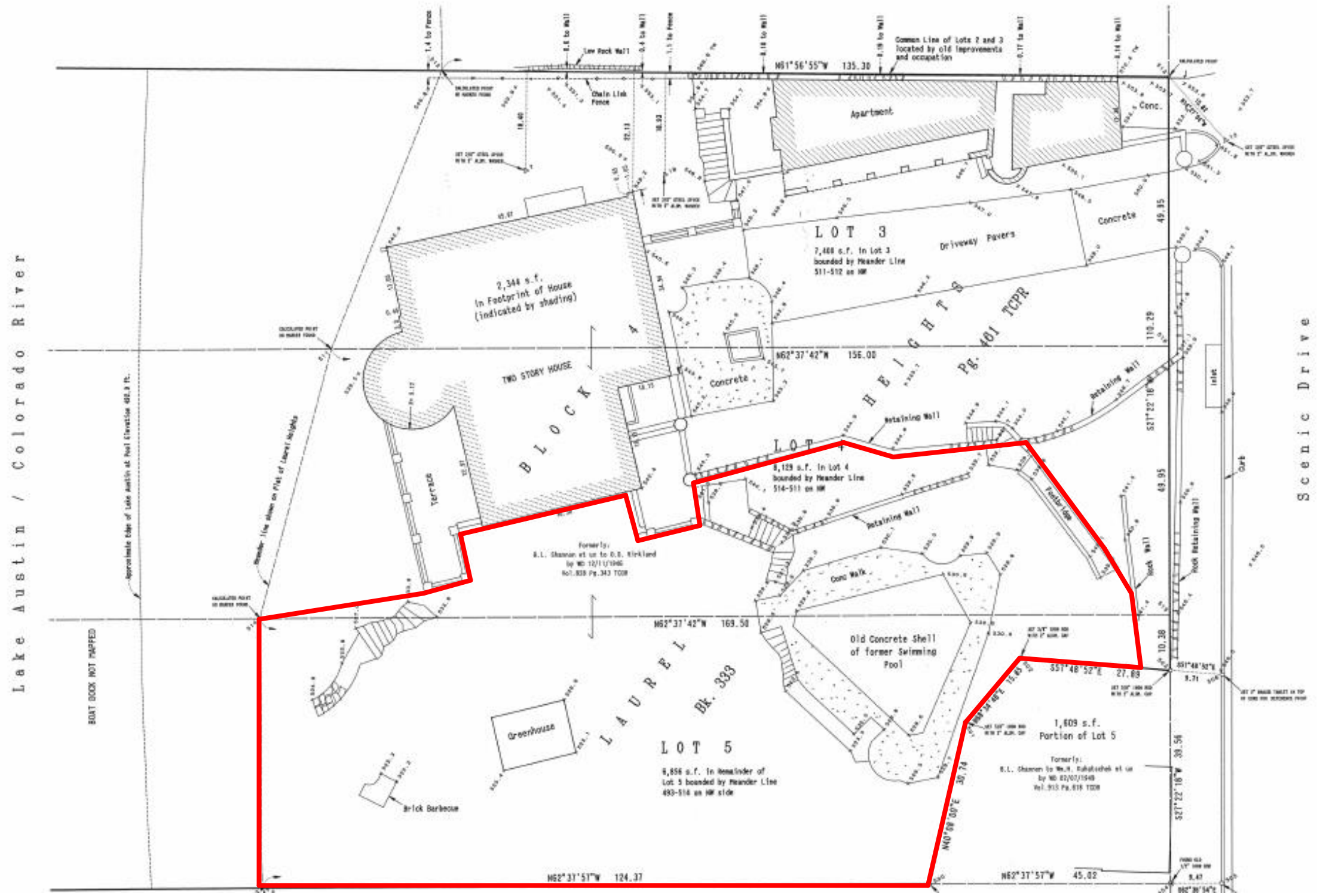
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Pool and Landscape





1.

POOL AND LANDSCAPE EXTERIOR

1. THE POOL'S STONE AND CONCRETE ARE SPLITTING APART AND CRACKING.



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2002 SCENIC DRIVE RESIDENCE
Pool and Landscape- Exterior



POOL AND LANDSCAPE EXTERIOR

1. CHANGING ROOMS - THE CONCRETE WALLS ARE SHOWING SIGNS OF WATER DAMAGE. THE WOOD DOORS ARE FALLING APART.
2. CHANGING ROOMS – ON THE INSIDE OF THE CHANGING ROOMS, THE WALLS ARE CRACKING AND THE FOUNDATION IS DAMAGED. DEBRIS IS COVERING THE FLOOR.



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POOL AND LANDSCAPE EXTERIOR

1. FRONT OF BENCH – THE FINISH OVER THE CONCRETE BENEATH IS PEELING OFF.
2. BACKSIDE OF BENCH – THE BENCH IS CRACKED AND IS IN DISREPAIR.



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2.



1.

POOL AND LANDSCAPE EXTERIOR

1. WALL IS CRACKING AND SPLITTING APART IN THIS LOCATION.



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2002 SCENIC DRIVE RESIDENCE
Pool and Landscape- Exterior



POOL AND LANDSCAPE EXTERIOR

1. THE BRIDGE IS CRACKING AND IS UNSAFE TO WALK OVER.
2. THE WALL IS CRUMBLING APART IN SEVERAL AREAS.



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2.



POOL AND LANDSCAPE EXTERIOR

1. THE CONCRETE STAIRS ARE CONSTRICTING THIS SIGNIFICANT TREE.
2. THE STAIRS ARE CRACKING AND MOVING DUE TO THE TREE'S GROWTH.



1.



2.



THANK YOU