

STRUCTURAL CONDITION ASSESSMENT

for

1403 Cesar Chavez

March 14, 2022

Prepared by:

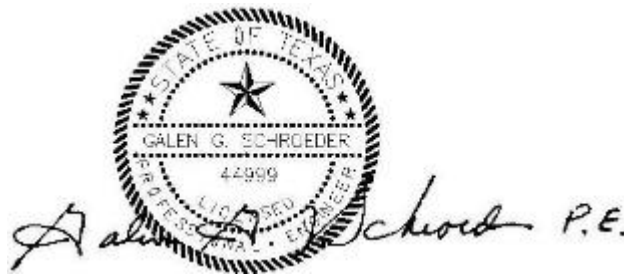
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Datum Registration No. F-2819



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Description of House

I understand the house at 1403 East Cesar Chavez is circa 1920's. The house is framed with 2x wood studs, 2x wood roof joists and 2x wood rafters. The siding is 1x tongue in groove. The floor and ceiling typically have 1x wood decking. Two of the rooms have plywood flooring. The foundation is unknown due to very limited access, but should be wood pier and beam. The foundation support system for the pier and beam is also unknown due to basically no access to the crawlspace. This area of the city is known to be in an expansive clay soil area. Roofing is composite shingles on plywood decking. The front porch is concrete with wood railings and brick pilasters and walls.



OBSERVATIONS



Photo 1



Photo 2

Eaves around the house are severely damaged. Eave fascia boards have wood rot in numerous places and are sagging. The north and south eaves were not built correctly, since they do not have 2x wood outriggers. Instead, the plywood roof decking cantilevers out from the exterior wall and is sagging in numerous places.



Photo 3

The front porch is concrete. It's suspected that the concrete porch is not original and may have been added later. Concrete slab edge has broken off on the west side of the porch. Slab connection at the house appears to have integrity issues.



Photo 4

The floor of the house is on wood pier and beam. The crawl space was not visible and is not large enough to make foundation repairs. Wood siding slopes indicating the foundation is moving by settling and/or rising due to highly expansive clay in this area.



Photo 5



Photo 6

Brick on two sides of the porch is damaged with cracks in several locations. Obvious attempts were made to patch the brick cracks. There are several large trees located too close to the house. The roots are probably under the wall footing causing movement of the brick wall, thus the cracks. Cracks will continue to open as long as the trees exist. The wood railing is also severely damaged and unsupported in some locations.



Photo 7

Parts of the smaller projection on the rear of the house may not be original. The siding is a more recent version of plywood siding. The handicap ramp is likely not original and needs repair due to severe rot.



Photo 8

The roofing of the house has been patched in a number of locations. Wood decking has rotted where the patches were made.



Photo 9



Photo 10

Plumbing leaks have deteriorated the wood floor and wall framing in this kitchen area and in the bathroom. Photo 10 is the closet behind the bathroom sink where the wood is deteriorated due to plumbing leaks. In the kitchen in photo 9 you can see daylight through the wood siding of the house. The siding boards are nailed directly to the wall studs without DensGlass or exterior gypsum sheathing. This means you would not be able to waterproof the exterior of the house. The wall studs will continue to rot over time through gaps in the wood siding.



Photo 11

The wood floor boards have holes in them. The floor is very soft and spongy in numerous locations indicating problems with the support boards under the house. Underfloor joists and beams could be rotting or have termite damage.

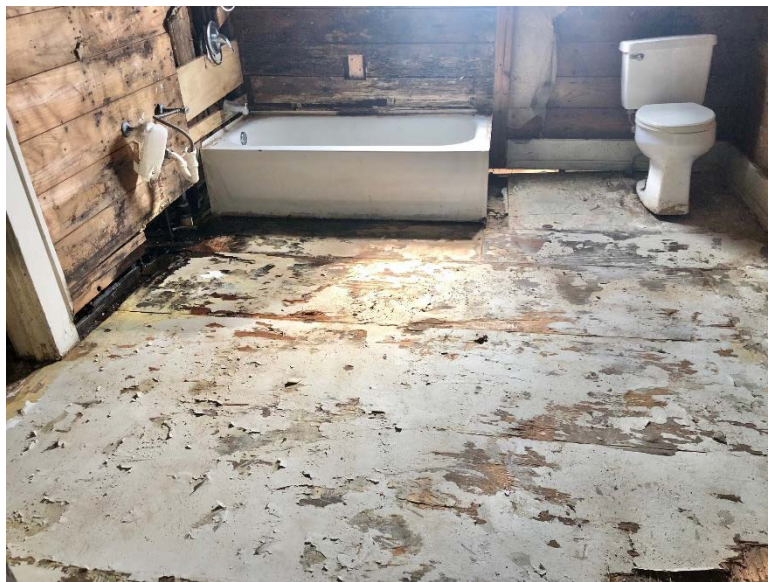


Photo 12

The floor deck in the bathroom and kitchen is plywood which is not consistent with floor boards in the rest of the house.



Photo 13

The interior walls of the house sag and have shifted indicating that the foundation has settled in numerous locations. Repair of the foundation is not feasible since there is not enough clear crawl space to access the foundation.

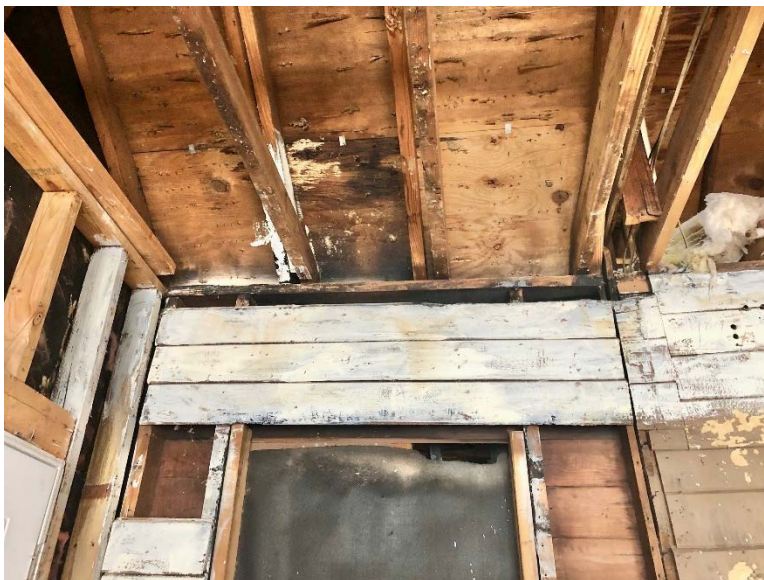


Photo 14

The plywood roof deck has rotted out due to roof leaks and is sagging in a number of locations.



Photo 15

Some of the window sills have severe wood rot and will be hard to repair.

Conclusions

This house is in a severely deteriorated condition, most likely due to lack of repairs and maintenance over the years. The roof eave boards are rotting, have pulled apart and are sagging. The north and south plywood eaves should have been built with 2x wood outriggers. Instead, the plywood roof deck cantilevers out to the eave boards and is severely sagging in places. Plywood roof decking has rotted from roof leaks. Some wall studs are damaged due to rot from water damage. The wood floor decking has holes in it and is soft and spongy which indicates the support system below the floor is weak. Exterior and interior wall boards sag out of alignment indicating foundation movement and potential serious support problems. The crawlspace is minimal and therefore not accessible. We suspect the foundation has severe problems due to wood rot, possible termite damage, and ground movement due to the expansive clays in the area. Numerous floor boards would need to be removed to properly evaluate the condition of the support framing and the foundation.

Daylight can be seen through the wood siding of the house in the kitchen. The siding boards are nailed directly to the wall studs without DensGlass or exterior gypsum sheathing. This means you would not be able to waterproof the exterior of the house. The wall studs may continue to rot over time through gaps in the wood siding.

The front porch is concrete with brick pilasters and partial walls. We suspect this may have been added later in the life of this house. The connection of the concrete porch slab to the house appears to have integrity issue. The projecting area at the rear of the house has a more recent made plywood siding indicating that some portion of the house may have been added later. The two large trees in front and one on the east side are located too close to the house. As a result, the roots have probably spread under the brick foundation pad and has caused severe movement.

Repairs to this house would be very extensive. Due to limited access, foundation repairs could not be made unless most of the floor boards in the house were removed. Even then, the repairs would be very complicated and expensive.