



April 18, 2022

Mr. Brad Harrison
1403 E. Cesar Chavez
Austin, Texas 78702

RE: 1403 E. Cesar Chavez – Initial Structural Assessment

Dear Mr. Harrison:

At your request on April 12th, I visited the above reference residence to observe and to provide a rendered opinion regarding the structural performance of the existing residence. The existing residence is a single level conventionally framed structure supported by a pier and beam foundation system. The structure has an exterior veneer that is wooden with masonry applications at the porch areas. According to tax records the original residence was constructed in 1925. Subsequent additions and remodels have occurred over the years.

A walkthrough of the residence revealed the building to be uninhabited and in an excessive state of neglect and disrepair. Floors have experienced differential movement throughout and a musty odor is quite pronounced throughout the residence.

The residence is situated very low to the ground and does not meet current code requirements for proper clearance. Proper ventilation does not meet current codes. Excessive moisture was noted in the crawl space due to internal leaks or improper site management. It must be noted that the soil conditions in this area of Austin are poor at best. Highly expansive soils are present and if a structure is not properly engineered or if site management efforts are not properly employed significant movement must be expected.

A limited observation of the crawl space revealed the foundation to be a wooden pier and beam assembly supported by cedar post piers. The existing structural floor framing installation is sub-standard and does not satisfy current design requirements. Excessive deflections were noted throughout the building.

An unaddressed history of water infiltration in the crawl space has resulted in structural compromise. To bring the foundation to an appropriate level of performance, the foundation in its entirety would need to be replaced. New piers, new beams and joists would be required. In addition, the foundation would need to be elevated no less than 18" to provide adequate clearance between the framing and the final grade. If indeed the foundation was elevated, the concrete porches would need to be removed and re-built at a proper elevation. New ventilation will be required for the entire crawl space. Existing front porch handrails do not meet code requirements for proper elevation or lateral resistance. With the raising of the foundation, the reconstruction of the porch and handrails as well as the masonry details, the original fabric of the residence is drastically compromised. The roof framing is comprised primarily of 2x4 rafters which does not meet current code standards for structural adequacy. Significant structural framing reinforcement will be required.

There is indeed evidence of neglect throughout the residence. The prominent musty odor is an indication of excessive moisture in the crawl space and perhaps in the wall cavities as well.

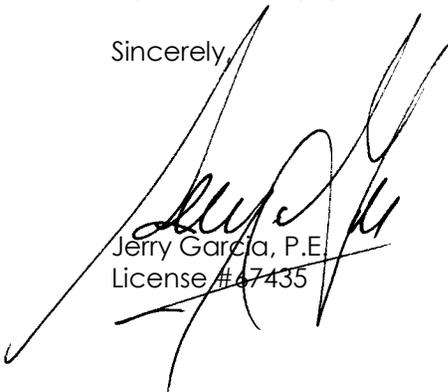
It is the opinion of this office that due to long standing neglect; the residence cannot be properly remediated. The residence has exceeded its life expectancy since proper maintenance efforts were never employed.

The damage addressed in this report was limited to structural systems only. However, given the age of the structure and the long history of neglect, damages most likely extend to electrical and mechanical systems as well. Mold remediation will certainly be required as well as perhaps asbestos abatement.

This report serves as a cursory overview of the structural systems observed. It is an indication that the structure is in dire disrepair. Many more structural discrepancies are anticipated to be in play. We can prepare a more elaborate investigation if you deem it valuable.

If you have any questions, please feel free to contact this office at 512-499-0919.

Sincerely,



Jerry Garcia, P.E.
License # 67435

