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To: Joshua Brunsman
1100 E 2nd St.
Austin TX, 78702

10/02/2023

Building Type: Residential House

Inspection Type: Foundation & Framing

A licensed ICC building inspector under my supervision from Urban Building Services of Texas LLC performed an onsite inspection of the address mentioned above. The inspector performed visual inspections of the property and foundation measurements utilizing a digital altimeter.

Foundation System – this property has portions of the home on a concrete foundation system, and other portions are on a pier and beam foundation system.

1. The home's pier and beam foundation portion has a height differential of 4.5" from the highest to the lowest points, with multiple failed piers, rotten beams, and distressed framing.
2. The home's concrete foundation system has a differential of 3.2", excluding the patio slope.
3. Any attempts to level out the foundation would most likely cause the structure to shift and collapse.

Framing Systems – The home is constructed with 2" x 4" wall systems, 2" x 10" floor framing on the pier and beam portions, 2" x 6" ceiling joists, and 2" x 4" roof framing.

1. The property's wood framed flooring system has considerable damage, wood rot, and signs of WDI in various locations. The carrier beams being supported by the piers have up to 2" of sag between load-bearing points.
2. The home's exterior walls show signs of decay and WDI. These were identified using visual inspection methods and thermal cameras.
3. The structure's ceiling joists system shows signs of deflection but not more than expected in a structure of this age.
4. The roof framing system of this property has considerable signs of damage. The damage includes rotten framing from prior roof leaks, cracked and broken framing members, and excessive deflection in the roof due to foundation failure.

Conclusion – Due to the amount of structural damage to this property caused by the foundation failure, age, water leaks, WDI's, and the condition of other structural components, it is my opinion that this property is past the point of repair.

Ryan Logan PE
Registered Professional Engineer
State of Texas
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Ryan Logan PE, Jonathan Kaplan, Urban Building Services of Texas, and its employees, representatives, and inspectors have made a good-faith effort to ensure that the information herein is reliable and accurate. If other information is found that alters, contradicts, or otherwise materially changes the information contained herein, we reserve the right to amend the contents of this letter.