

JUNE 20, 2024

Meghan Hughes
4200 Wilshire Parkway
Austin, Texas 78722

**Re: Structural Observations of Existing Single-Family Residence
4200 Wilshire Parkway
Austin, Texas 78722**

Dear Meghan,

As per your request, a representative of Fort Structures has reviewed the conditions of the existing residence that was built in approximately 1948. A home inspection report was issued on May 21, 2024 by Hallmark Inspections.

The existing foundation is a concrete slab on grade with shallow perimeter grade beams. The inspection report points out sheetrock cracks, foundation cracks, and exterior veneer cracks, which are indicative of foundation movement. There are many cracked floor finishes, and cracks are visible at the garage floor.

This property is located in an Erosion Hazard Zone (EHZ). An EHZ Analysis was done by Capital Geotechnical Services PLLC on April 18, 2024. The 4:1 incision slope analyzed in the report encompasses the back of the existing house. In the event of a substantial flood, the back of the house would be at risk of being undermined, and could fail. We recommend that any new construction be built on a deep foundation system designed to withstand a potential flood event.

Additionally, there is a vast amount of rotting wood cladding that likely extends into the walls of the structure. Extensive water damage is present in various parts of the ceiling, walls, and floor finishes.

The anticipated lifespan of a single-family residence is 50 years, and this structure has surpassed that by one and a half times. Making repairs to the existing structure would be cumbersome and expensive, and nearly the entire home would end up being rebuilt. Based on the current condition and the proximity to the EHZ, we recommend building a new structure.

If you have any questions regarding the information in this report, please feel free to contact me at 512-817-9264, or [REDACTED]

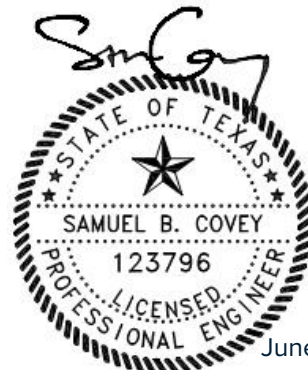
Thank you for your business.

Sincerely,



FORT Structures, Inc
By: Samuel Covey, P.E.
Its: Principal, TX Reg# 123,796

FORT Structures, Inc.
TBPE Firm# 18034



June 20, 2024