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A STRUCTURAL INSPECTION REPORT

FOR

HOUSTON AREA URBAN COMMUNITY DEVELOPMENT CORPORATION

807 15TH AVENUE N

TEXAS CITY, TEXAS



RICHARD H. SEWING, P.E.

STRUCTURAL ENGINEER



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INVOICE

INVOICE NUMBER: 19-16834

INVOICE DATE: July 19, 2019

TO: Houston Area Urban Community Dev. Corp.
Attn: Benny Rodriguez
5330 Griggs Road Ste. A104
Houston, TX 77021

PROFESSIONAL SERVICES RENDERED

A Structural Inspection Report 807 15 th Ave. N Texas City, TX 77590	\$	450.00
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Amount Paid	\$	450.00
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THANK YOU

DIRECTIONS	Facing Property from Ave N Front - Right - Left - Rear
DESCRIPTION OF PROPERTY	807 15 th Ave N Texas City, TX One-Story 3 Bedrooms; 2 Baths No Garage Hardi-Plank and Wood Siding Exterior Composition Shingle Roof Slab-on-Grade Foundation Wood Framed Structure
DATE & TIME OF INSPECTION	July 26, 2019; afternoon
PERSONS PRESENT	Owner's Representative
SOIL & WEATHER CONDITIONS	Expansive soil in the general area. 90° F.; dry
SCOPE OF THIS INSPECTION	A Visual Structural Inspection of the Foundation and Superstructure with Corrective Recommendations of Identified Deficiencies.

EXTERIOR

Drainage

No gutters. Soil is sloped adequately to drain water away from the foundation perimeter. Soil is in contact with siding at the sides and rear.

Slab-on-Ground Foundation

Foundation has been previously repaired evidenced by patched concrete repair holes at the front porch and rear patio (documents not on site). It appears that foundation repair piers have been installed around the exterior perimeter.

Exterior Hardi-Plank and Wood Siding

There is no evidence of excessive movement or settlement on the exterior siding. Siding base areas are open at rear exposing rotted wall studs and bottom plate.

Roof

There is no evidence of excessive movement or settlement on the roof's surface. Several rafter tail ends are rotted at rear cornice.

Front Porch

Porch wood structural support posts are not secure properly at base.

INTERIOR

Floors (Measured with a Zipline &/or 4' Spirit Level)

Floors are generally level (See floor elevation drawing). Floor surface elevation changes on the rear left bedroom carpet, right center bedroom carpet, dining room vinyl and front right bath vinyl (see drawing). Floor surface has fallen in at rear right dining room.

Walls and Ceilings

There is evidence of movement on interior walls and ceilings. There are vertical wallboard joint cracks above and below windows and above doors throughout. There are vertical wall corner and wall – ceiling taped joint cracks as several locations.

Interior Doors

Doors all open and close properly except door sticks in door frame at the left center bedroom entry and door does not fit squarely in door frame at the right bedroom entry.

Attic Area

Wood structural attic area members are installed and braced adequately. There is evidence of additional bracing installed at the wood structural attic area members. Several rafters have separated approximately 1" from ridge board junctions at the front center and have been repaired (spliced).

CONCLUSION

The previous foundation repair appears to have leveled and stabilized adequately the foundation of this house. Floors are generally level and most doors open and close properly. I do not recommend additional foundation repair at this time.

Providing proper drainage around the foundation perimeter during the wet rainy season preventing water from ponding around the foundation perimeter and applying moisture to the soil around the foundation during the dry summer season stabilizes slab-on-grade foundation systems.

RECOMMENDED ITEMS FOR REPAIR

Exterior Hardi-Plank and Wood Siding

- Repair rotted wall studs and bottom plates at rear open wall area.
- Grade soil to slope away from foundation and eliminate wood contact with soil at sides and rear.

Roof

- Repair rotted rafter tail ends at rear cornice as needed.

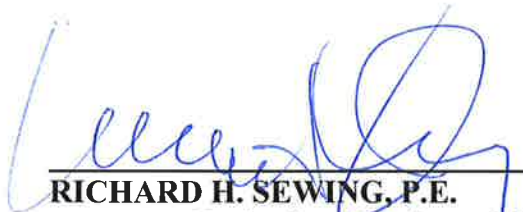
Front Porch

- Secure front porch wood structural support posts properly at base.

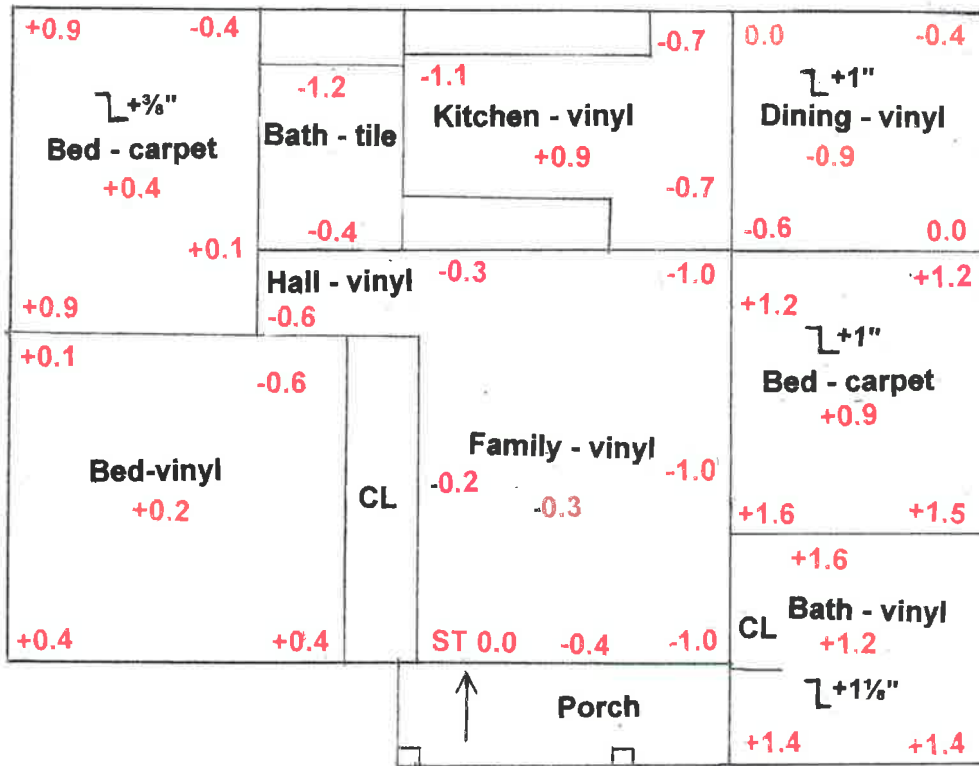
Plumbing Leak Test

- Below ground plumbing leak test should be conducted. If plumbing leaks are identified the plumbing leaks should be repaired.

This inspection addressed only those components and conditions that are present, visible and accessible at the time of the inspection. The inspection cannot anticipate future events or changes in performance due to changes in use or occupancy. Attic and crawl space areas are not fully accessed. Inspection for mold, asbestos and other environmental hazards of any kind were not inspected. Portions of the building concealed or obstructed by personal property were not inspected. Conditions contained inside of walls or buried in the ground were not inspected.


RICHARD H. SEWING, P.E.
Registered Professional Engineer #63786
Firm Registration Number F-5930





807 15TH AVENUE N
 TEXAS CITY, TX

Floor slopes measured with ZipLevel

ST = 0.0 Start Point

\lrcorner - Approximate floor elevation change



1.0 = One Inch Elevation Scale
 Floor Plan No Scale

807 15th AVE. N - PICTURES



Soil is in contact with siding at the sides and rear



Soil is in contact with siding at the sides and rear



Foundation was previously repaired evidenced by patched concrete repair holes at the front porch and rear patio



Foundation was previously repaired evidenced by patched concrete repair holes at the front porch and rear patio

807 15th AVE. N - PICTURES



Siding base areas are open at rear exposing rotted wall studs and bottom plate



Siding base areas are open at rear exposing rotted wall studs and bottom plate



Several rafter tail ends are rotted at rear cornice



Several rafter tail ends are rotted at rear cornice

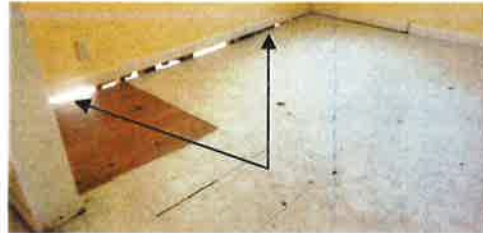
807 15th AVE. N - PICTURES



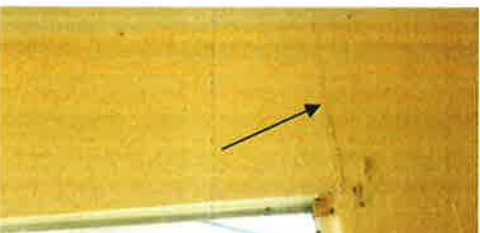
Porch wood structural support posts are not secure properly at base



Location of floor elevation drawing Zipline start point (ST 0.0)

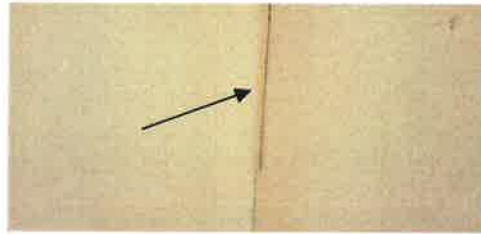
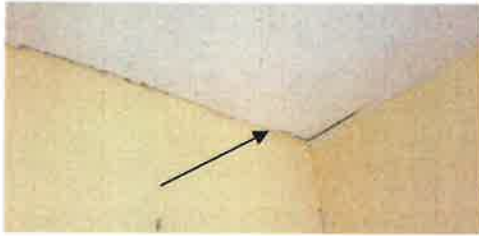


Floor surface has fallen in at rear right dining room



There are vertical wall corner and wall – ceiling taped joint cracks as several locations

807 15th AVE. N - PICTURES



There are vertical wall corner and wall – ceiling taped joint cracks as several locations



Door does not fit squarely in door frame at the right bedroom entry.



There is evidence of additional bracing installed at the wood structural attic area members

Several rafters have separated approximately 1" from ridge board junctions at the front center and have been repaired (spliced)