

Certificate of Compliance WPI-8

Location of Property to be Insured

Street: 1623 WEST 7TH STREET

Block: 169

City: FREEPORT

Lot: 2

Tract or Addition: DOWS 1ST ADDITION

County: BRAZORIA

Inside City Limits

Inland I - INLAND I - 2006 IRC Intl Residential Code

Date of Construction: 04-16-2008

Application ID: 497019

Occupancy Type: Residential

Certificate Number: 438016

Building Type: House

Roof Entire Re-Roof April 24, 2008

This Certificate of Compliance, Form WPI-8, is issued by the Texas Department of Insurance under Insurance Code § 2210.251 and § 2210.2515 and demonstrates that the improvement identified in the certificate complies with the applicable windstorm building code under 28 Texas Administrative Code §§ 5.4007 – 5.4011.

***GA Brooks* ENGINEERING LLC**

Greg A. Brooks, P.E.
2003 Mossy Cup
Lake Jackson, TX 77566

August 15, 2021
(979)229-0068

PRELIMINARY FOUNDATION INSPECTION REPORT: JOB NO. 21-F220

LOCATION: 1623 West 7th
Freeport, TX

DATE OF INSPECTION: August 10, 2021

OBSERVATIONS:

The original structure consists of a single-story single-family house resting on a pier and beam foundation. Post original construction, a portion of the garage was enclosed and added on as living space. Refer to this write up and the attached drawing for a list of notable deficiencies and a recommended repair plan.

CONCLUSIONS:

This structure has severe termite damage on all sides of the structure. The full extent of damage may grow once access under the structure is gained. The observations covered below are based on what could be identified from a one-hour long perimeter inspection and interior walkthrough. Current HUD recommendations on new designs recommend that the structure should have a minimum of 12" of clearance between the perimeter beams and grade. This is not economically feasible for the structure based on the value of the structure vs the lifting cost. Furthermore, it does have enough clearance for ventilation. However, access will be tight. Any siding installed post foundation repair should not extend past the base of the beam. Joists appear to be 2"x6" construction on 16" spacing. Joists on the left front corner have severe termite damage where they rest on the perimeter beam. These joists will have to be sistered with new joists. The remaining joists appear to be in acceptable shape, however additional termite damaged joists are likely to be found once access under the structure is gained. Any joists with greater than 25% of the joists damaged at the joists end or those with excessive deflection should be replaced. The existing beam span in the original structure is aggressive especially to properly level the house. Two stringer beams should be added as noted on the drawing. Approximately 70' of perimeter beam has extreme termite damage and will have to be replaced. Also 50' of perimeter band has severe termite damage and will have to be replaced as well. Total beam length to be added/replaced is approx. 130'. All beams should be a minimum of 4"x6" construction. Perimeter bands should be like for like 2"x6" replacement. The existing pier design for the structure contains a mixture of concrete beam, permanent piers, and surface mounted concrete piers. These may be reused. For the new beam to be added, a 16"x16"x4" concrete pad should be added at grade to support the foundation block and transfer the weight to grade. 16"x8"x8" pier blocks should be placed horizontally on top of each pad. Spacer blocks should be placed on the top of each pad as needed. The perimeter and interior piers for the structure appear to be adequately designed. Perimeter piers should be supported on a maximum span of 6'. Interior piers should be supported on piers on a maximum span of 8'. Surface mounted piers should be added as detailed on the attached drawing. Termite shields should be placed at all pier locations. Once

the repairs are installed, level the pier and beam structure as needed. Deficiencies and a recommended repair plan are detailed on the following drawings.

RECOMMENDATIONS:

Pier and beam recommendations are detailed on the attached drawings. Once level, piers should be shimmed with treated or rot resistant support shims to hold the structure at the proper elevation. All work should be in accordance with the details and specifications shown on the attached drawing. These repairs should restore the floor joists to their intended location. As is customary with pier and beam foundations, this exercise may have to be repeated during the life of the structure.

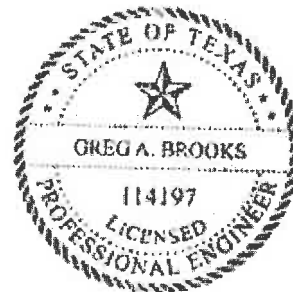
The engineer will not assume any liability for any cracks created during leveling or for any new cracks or damage to flooring or roofing which may appear during the leveling procedure. Please note that I shall not control or have charge of, and shall not be responsible for, construction means, methods, techniques, sequences, procedure of repair, health or safety programs or precautions contained with the work and shall not manage, supervise, control or oversee construction. Further, I shall not be responsible for the acts or omissions of the contractor or other parties on the project. I have provided the service in a professional manner that meets generally accepted practices in residential construction. My entire warranty and liability will be limited to the payment received for my work performed. The engineer will not assume any liability for any cracks created during leveling or for any new cracks or damage to the structure which may appear during the leveling procedure. Safe lifting plans and the understanding of general construction practices are the responsibility of the general contractor executing the work.

Respectfully submitted,



Greg A. Brooks, P.E. #114197
F-15269

8/15/2021



This structure has severe termite damage. The recommendations were made based on what could be observed from the perimeter. The likelihood that additional discovery work is found once access is gained under the structure is high. I recommend a contractor change order be implemented if additional termite damage is identified once access is gained. Large sections are viewable, however it is difficult to view all areas from the perimeter due to the limited clearance between the base of the beam and grade.

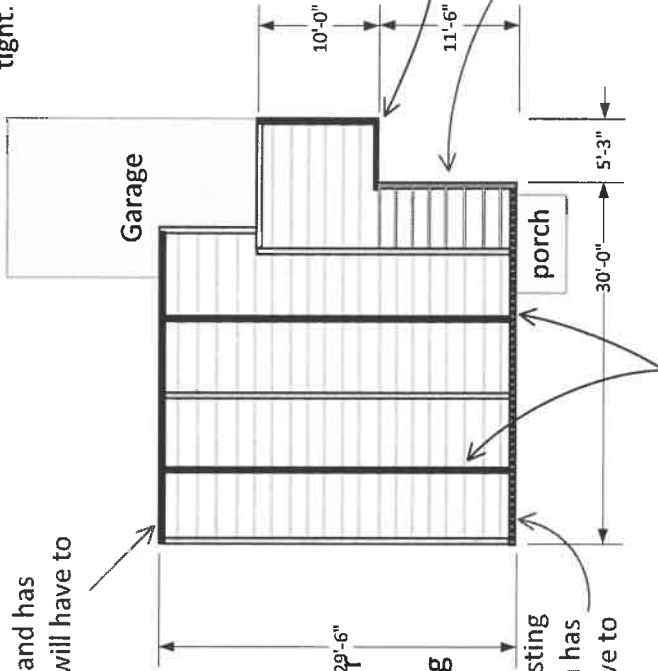


Current HUD recommendations on new designs recommend that the structure should have a minimum of 12" of clearance between the perimeter beams and grade. This is not economically feasible for the structure based on the value of the structure vs the lifting cost. Furthermore, it does have enough clearance for ventilation. However, access will be tight.

4"x6" beam and perimeter band has severe termite damage and will have to be replaced.

Termite shields missing throughout original structure, inadequate pier pads were used and have caused premature settling

4"x6" beam and perimeter band resting on top of concrete perimeter beam has severe termite damage and will have to be replaced.



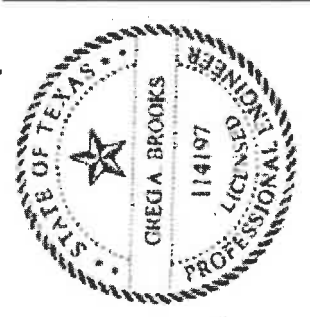
Both beams have severe termite damage and will have to be replaced

Joists have severe termite damage at end that rest on top of beam. Joist will have to be sistered/replaced from perimeter to 1st interior beam.

Two interior stringer beams have been added to allow more interior weight distribution during leveling for the structure

Existing joist layout
 Existing 4"x6" support beams
 4"x6" support beams to be installed

[Handwritten signature]
 8/15/2021



Repair details are located on following page

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2003 Mossy Cup Lake Jackson, TX 77566 gregbrookspe@yahoo.com (979)341-9181	SIZE L	JOB NO 21-F220	DWG NO 21-F220-1
SCALE 1 in = 15 ft.	SHEET 01 of 01	REV 0	SHEET 1 OF 3
Proposed Repair Plan 1623 West 7th Freeport, TX			

Pier and Beam Repair Detail

Foundation Clearance

Current HUD recommendations on new designs recommend that the structure should have a minimum of 12" of clearance between the perimeter beams and grade. This is not economically feasible for the structure based on the value of the structure vs the lifting cost. Furthermore, it does have enough clearance for ventilation. However, access will be tight. Any siding, once installed should not extend past the base of the beam..

Floor Joist

Joists appear to be 2"x6" construction on 16" spacing. Joists on the left front corner have severe termite damage where they rest on the perimeter beam. These joists will have to be sistered with new joists. The remaining joists appear to be in acceptable shape, however additional termite damaged joists are likely to be found once access under the structure is gained. Any joists with greater than 25% of the joists damaged at the joists end or those with excessive deflection should be replaced.

Perimeter & Interior Beams

Existing beam span in the original structure is aggressive especially to properly level the house. Two stringer beams should be added as noted on the drawing. Approximately 70' of perimeter beam has extreme termite damage and will have to be replaced. Also 50' of perimeter band has severe termite damage and will have to be replaced as well. Total beam length to be added/replaced is approx. 130'. All beams should be a minimum of 4"x6" construction. Perimeter bands should be like for like 2"x6" replacement.

Pier Footings

The existing pier design for the structure contains a mixture of concrete beam, permanent piers and surface mounted concrete piers. These may be reused. For the new beam to be added, a 16"x16"x4" concrete pad should be added at grade to support the foundation block and transfer the weight to grade. 16"x8"x8" pier blocks should be placed horizontally on top of each pad. Spacer blocks should be placed on the top of each pad as needed. The perimeter and interior piers for the structure appear to be adequately designed.

Pier Spacing

Perimeter piers should be supported on a maximum span of 6'. Interior piers should be supported on piers on a maximum span of 8'.

Pier Detail

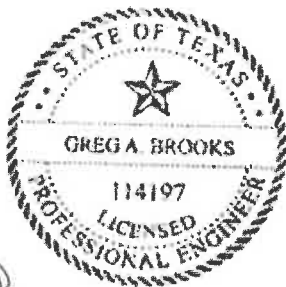
Surface mounted piers should be added as detailed on the attached drawing.

Termite Shields

Termite shields should be placed at all pier locations

Leveling

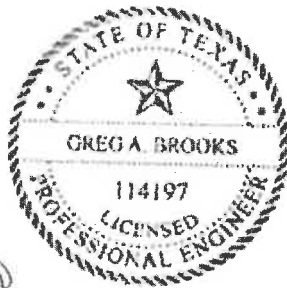
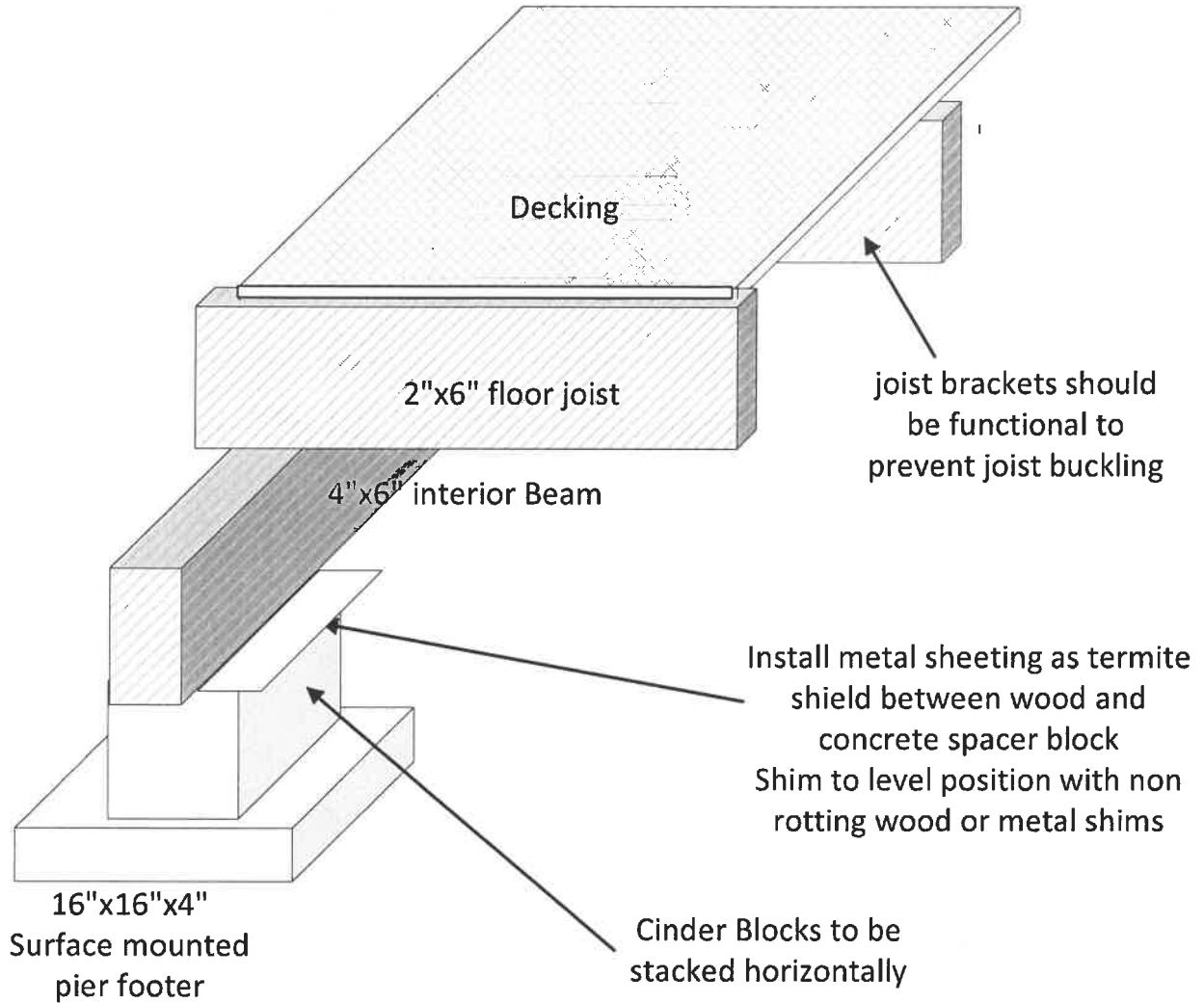
Level pier and beam structure as needed



[Handwritten Signature]
3/5/2020

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Proposed Repair Plan 1623 West 7th Freeport, TX				
2003 Mossy Cup Lake Jackson, TX 77566	SIZE L	JOB NO 21-F220	DWG NO 21-F220-2	REV 0
gregbrookspe@yahoo.com (979)341-9181	SCALE 1in = 15ft. 0in.	SHEET 2 OF 3		

Interior Pier Detail



8/15/2021

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