

Mr. Tim Clark
(512) 803-3583
timclarkg@gmail.com

Project: 50-107162
503 Mary Louise Dr
San Antonio, TX 78201

June 25, 2024

Foundation Assessment Letter

On May 22, 2024, Mr. Mark Uribe, EIT, and Mr. Conan C Bear, PE of Hollingsworth Pack, performed a site observation at the above referenced property to assess the structural condition of the existing Accessory Dwelling Unit (ADU).

110 east houston street, 7th floor
san antonio, texas 78205
t +1 (210) 610 2564

It should be noted that the findings, opinions, and conclusions herein are based upon visual observations and reflect only the accessible features of the property. Hollingsworth Pack has not performed any testing or analysis of the structure or soils at the site which could potentially reveal deficiencies that are not visible. The original construction documents for the building were not available for review. The following conclusions are based on the investigation reported herein.

A. Observations

Background: The ADU is a single story, wood-framed structure, supported on various foundation systems. The interior wall (and ceiling) finishes were textured, and painted gypsum board. The interior ceiling finishes were painted gypsum board and exposed roof framing. The interior floor finishes were concrete and linoleum tile. The exterior cladding was wood paneling.

The homeowner disclosed the following:

1. The ADU has undergone several additions.
2. The ADU is unoccupied.

The interior was inspected, and the distress observed consisted of the following:

1. Cracks in the walls and ceilings.
2. Gaps in the exposed roof framing.
3. Walls visibly racked.
4. Cracks in the exposed concrete slab.

5. Signs of moisture intrusion and damage were observed on the walls and roof framing.

The exterior was inspected, and the following was observed:

1. Gaps and cracks in the exterior cladding.
2. Racking of the exterior walls.
3. Depressions and gaps in the roof and ceramic roofing tiles.
4. Signs of moisture damage were observed on the exterior cladding and framing.
5. Signs of foundation movement were observed on the pier and beam section of the ADU.

B. Conclusions

It is our opinion, based upon the observations and existing conditions, that the overall structure has been compromised to the point beyond repairs. We recommend that the structure remain unoccupied and scheduled for demolition. A piece-meal demolition to recover any salvageable materials can be undertaken, as long as the roof and wall framing are shored and braced for safety. The demolition should be completed by a licensed contractor.

As previously stated, this assessment is limited to the observable structural elements noted above. Our professional services and recommendations are in accordance with generally accepted engineering principles and practices in the local area. We have used our best engineering judgment based upon the information provided to us. Hollingsworth Pack does not provide any warranty or guarantee for any work performed. Any such warranty or guarantee shall be provided solely by the contractor. If you have any questions, or if additional information is required, please do not hesitate to contact us. We appreciate the opportunity to be of service.

Respectfully Submitted,

Conan C. Bear, PE

