

Residence
1614 E Houston St.
San Antonio, TX 78239

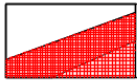
Structural Assessment – Fire Damage Report

Prepared by:

OM Engineering LLC
New Braunfels, TX

Mailing address:
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New Braunfels, TX 78131

omengllc@gmail.com



Date: July 5, 2022

Mrs. Dominique Miles
(313) 727-6414
dommiles@prodigy.net

Roof, Foundation and Framing Inspection, Fire Damage-1614 E. Houston St, San Antonio, TX.

OM Engineering was contracted to conduct a structural assessment for fire damage at the above property. The purpose of the inspection was to make visual observations on the extent of fire damage and to determine if the structure is salvageable. The assessment was conducted on July 1, 2022. The assessment did not include the verification of Insulation, Wind Bracing, Fire or Safety Code Compliance.

Select photographs from the inspection are presented at the end of this report, as well as a sketch with suggested repairs. Mr. William of Done Right Construction was on site.

The following information was provided via text messages and emails:

1. The fire was in 2019.
2. The property is an inheritance from Mary Manning.
3. The owner is Deretha Goforth.

A search of tax records revealed the following:

1. The residence was constructed in 1928.
2. The detached garage was constructed in 1980.

A visual inspection of the interior was conducted with the following observations:

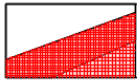
1. The rear walls and ceilings were severely damaged.
2. The damage consisted charring of the shiplap and wood walls studs.
3. The ceiling rafters and wood paneling was charred.
4. The fire damage extended from the rear into the front rooms.
5. The rear walls had collapsed, and the exterior rear wall was missing.
6. The floor deck was charred, buckled and missing sections.

A visual inspection of the exterior revealed the following observations:

1. The exterior cladding was aluminum siding and wood panels.
2. There were signs of damage to the aluminum siding along the east and north elevations.
3. The exterior framing was visibly racked to the west.
4. The roof line was visibly buckled and bowed.
5. The garage showed signs of weathering and age.
6. The garage roof framing was bowed with a hole in the roof deck.

A visual inspection of the attic revealed the following observations:

1. The roof framing consisted of rafter with purling bracing.
2. The rafters and purlin bracing were severely charred and damaged.
3. The rafters had collapsed at the rear and towards the front.
4. The roof deck was severely damaged and charred.



A visual inspection of the crawlspace revealed the following:

1. The foundation consisted of cedar post supporting wood beams and wood joists.
2. The cedar posts were toppled, tilted, or dislodged.
3. The wood beams were dislodged or tilted.
4. The wood joists were buckled and tilted.
5. The floor framing at the rear was severely damaged and charred.
6. An elevation survey was not conducted on the interior due to the conditions observed.

Discussion:

Fire damage to wood structures consists of smoke stains, desiccation of wood members, charring, failure of fasteners or complete destruction. The results to the structure can range from salvageable with minimal replacement to complete demolition. Based on the physical conditions observed, we approximate that 85% of the overall structure has been damaged from the fire and the structural integrity has been compromised.

The foundation consisted of cedar posts supporting wood beams and wood floor joists. The existing foundation piers were found to be toppled, tilted, or dislodged. Based on the condition of the overall structure, we can reasonably conclude that the foundation has also been compromised and unsalvageable.

Conclusion:

Based on the observations and the physical evidence, it is our opinion that the structure has experienced a severe fire and is structurally compromised. We believe that the structure is not salvageable and recommend the structure be demolished as soon as possible.

As discussed, onsite, we recommend mechanical methods for the demolition of the structure for safety concerns. The structure should be considered "unsafe" and under no conditions should anyone enter the interior or access the roof. The existing conditions for the detached garage also warrant demolition and the same methods should be considered.

Signature:

The opinions and findings expressed in this report are based upon the information available at the date of this report and are the result of limited non-destructive visual investigation of the property and exposed building components. As such, OM Engineering, LLC assumes no liability for the misuse of this information by others and reserves the right to modify the conclusions contained herein upon receipt or discovery of additional information. Due to the limited access and the non-destructive nature of the investigation, OM Engineering, LLC cannot be held responsible for any hidden defects that may negatively impact the performance of the structure. This report is intended to provide an overview of the existing conditions and should not be used as an indicator of future performance; no expressed or implied warranties or guarantees of any kind are given. All sketches included are for illustrative purposes only.

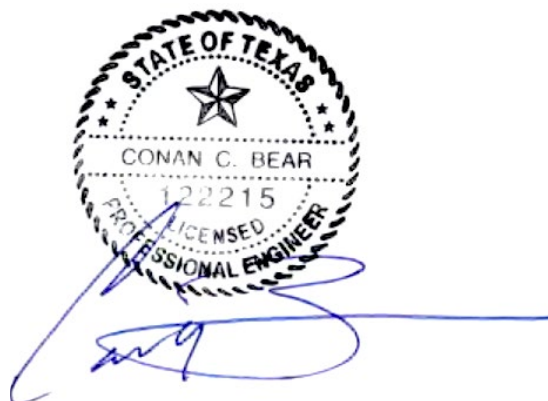
We at OM Engineering, LLC sincerely thank you for the opportunity to serve you.

Sincerely,

Conan C. Bear, P.E.
Principal Engineer
OM Engineering, LLC
New Braunfels TX

Texas Firm No: 20120 Exp. 9-30-2022

1614 E Houston St, San Antonio, TX



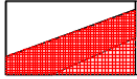


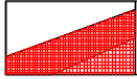
Photo Log:



Photo 1, North elevation, overall (front).



Photo 2, West elevation.



Photos 3, South (rear) elevation.



Photo 4, East elevation.

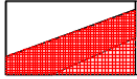


Photo 5, Exterior, damage to skirting and cladding, east elevation.



Photo 6, Interior, damage to framing and walls.

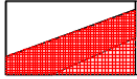


Photo 7, Interior, damage to walls and framing.



Photo 8, Attic, damaged roof framing.

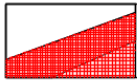


Photo 9, Crawlspace, toppled foundation piers.



Photo 10, Crawlspace, toppled piers and rolled wood beam.

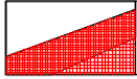


Photo 11, Crawlspace, damaged foundation pier.



Photo 12, Exterior, damaged roof, east elevation.

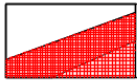


Photo 13, Exterior, garage roof.



Photo 14, Exterior, garage cladding.

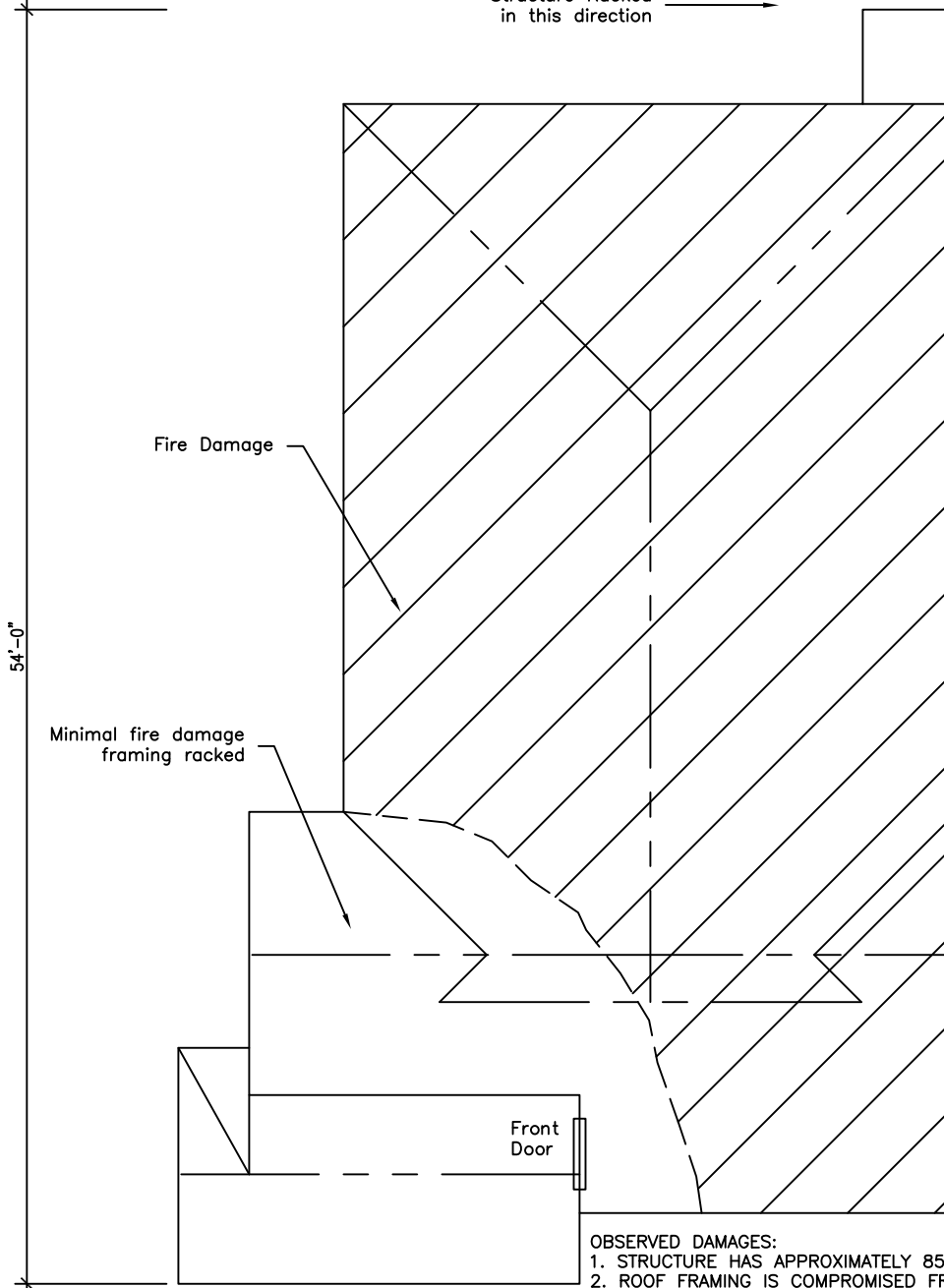
OVERALL DAMAGE

Scale: 1/8" = 1'-0"

35'-0"



Structure Racked
in this direction →



DEMOLITION NOTES:

1. DO NOT DEMOLISH BY HAND.
2. WALL FRAMING STRUCTURAL INTEGRITY IS COMPROMISED.
3. ROOF FRAMING STRUCTURAL INTEGRITY IS COMPROMISED.
4. PIER & WOOD BEAM FOUNDATION IS COMPROMISED.
5. DEMO ROOF AND WALLS VIA MECHANICAL METHODS.
6. DO NOT ENTER STRUCTURE, CRAWLSPACE, OR CLIMB ON ROOF.

OBSERVED DAMAGES:

1. STRUCTURE HAS APPROXIMATELY 85% FIRE DAMAGE.
2. ROOF FRAMING IS COMPROMISED FROM FIRE DAMAGE.
3. INTERIOR WALLS (LOAD BEARING & NON-LOAD BEARING) ARE COMPROMISED FROM FIRE DAMAGE.
4. REAR EXTERIOR WALL IS MISSING, ADJACENT WALLS ARE COMPROMISED.
5. FRAMING IS RACKED TO THE WEST.
6. STRUCTURE IS PARTIALLY SUPPORTED ON THE CEDAR POSTS.
7. CEDAR FOUNDATION POSTS ARE TOPPLED, TILTED, OR DISLODGED.
8. FOUNDATION WOOD BEAMS ARE DAMAGED.

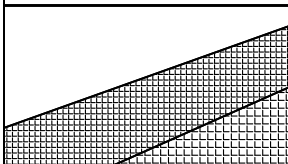
ELEVATION SURVEY LEGEND

- — — — — = Roof Lines
- - - - - = Extent of fire damage
- ▬ = 3FT Door

NOTE:

1. DIMENSIONS ARE APPROXIMATE.
2. LOCATION OF INTERIOR WALLS ARE ESTIMATED.

The use of this drawing is limited to the property described in the title block. Any other use of this drawing is prohibited without the expressed written consent of OM Engineering LLC



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Forensic Engineering

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TX Firm No: 20120

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Project:

1614 E Houston St.
San Antonio, TX 78239

Date:
7/1/2022

Revision:
0

Rev. Date:
XX/XX/XXXX

Drawing:
1/1