

JFL DESIGN AND BUILD

12311 Millbanks Dr.

Houston, Texas 77031

Ph. No. 281-7486566

Fax No. 281-933-3818

e-mail: Anuarjfl@gmail.com

Web-site: www.jfldesignandbuild.com

Date: 2/12/26

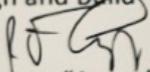
Client : Carrol Phillips

Address: 344 North Dr. (Monticello Park) San Antonio, Texas

Report of Structure (Garage 18' x 26') located at 344 North Dr.

Carrol, it's my opinion the structure is not repairable as it stands today. The foundation is not in good Structural shape to sustain the weight of the existing framing, siding and roof. The existing frame is rotted and is barely holding the weight of the roof. The existing wood siding is buckling in certain sections from the weight of the existing roof. There are 2 existing garage doors, one of which can not open because of the collapsing rotted header over the garage door. The other garage door can only open partially also because of rotting header. There are 2 wooden windows that are not operable or salvageable because of damaged from the weight of the roof. There is not enough of good siding to salvage for a rebuild. This garage will eventually collapse because of the deteriorating frame structure and the siding which seems to be holding the garage up. The electrical also needs to be updated. This Garage is not a good candidate for a complete remodel. There is not enough salvageable material to remodel, therefore the existing garage should be torn down and a new garage should be built to match The Historical Design of the old. The Costs of the Demolition/Haul Off would be \$8,500.00 and New Garage would be \$67,500.00. Again the Garage would be Historically designed as the one taken out.

JFL Design and Build



Juan F. Lopez "Anuar"