



# LIGHTHOUSE ENGINEERING, L.L.C.

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DATE: Thursday, June 16, 2022

TO: Tracy Lawson (Potential Buyer and the City of Wylie)

RE: Evaluation of Residence - Not Safe for Occupancy - Recommend Demo  
407 North Ballard Avenue, Wylie, TX 75098

Jason Conklin, PE physically inspected the above referenced residence to investigate the structural integrity of the structure. Based on my observations, experience and judgment, I concluded that the residence should be demolished. There are obvious structural failures of the building. These structural failures condemn the building as "not safe for occupancy". See the photos below for the current condition of the structure.

Because the structure appears to be constructed in several piece components connected together (separate foundations and framing), the residence is not capable of being repaired or moved. The residence violates most safety building codes and standards of the 2021 International Residential Code as adopted by the City of Wylie. **It is the opinion of this engineer that the structure has outlived its serviceable life and it is recommended to demolish the residence.**



Michael Gandy, P.E.  
Thursday, June 16, 2022  
Registered Engineering Firm F-9334

# Lighthouse Engineering, L.L.C.

## AGREEMENTS AND LIMITATIONS

Use of this report for any reason implies consent to all agreements and limitations of this report. This report is the professional opinion of Lighthouse Engineering, LLC and is based upon a limited evaluation of the property. This report is provided for the exclusive use of the addressee. We have no contractual relationship with, or obligation to, any party other than the addressee of this report.

This report does not constitute a structural warranty or performance contract with the purchaser of this report to or with any other party. It only states conditions observed at the time of the inspection. The evaluation of the property included a visual examination of the exposed interior and exterior finishes of the structure and the ground surfaces adjacent to the structure and to the taking of relative floor elevations. The taking and testing of soil samples was not included. Unless written in the report, the original design drawings and any design conditions were not known. Determination of construction to Building Code is best done during the original construction and is not a part of this evaluation. Testing for plumbing leaks was not performed but is recommended after foundation work is performed.

It is possible that future repairs could be required for the subject foundation/structure. This evaluation only addresses the current condition of the foundation/structure. Lighthouse Engineering, LLC does not offer or imply any warranty for the repairs or for the repair company's acts or omissions or for any other person conducting the repairs.

The fee collected is for this inspection only. Additional engineering services are available at an additional cost. Requests for these services must be made in a timely manner before commencement of work. Please contact this office for additional inspection scheduling and fee arrangements.

Sincerely,



Michael Gandy, P.E.  
Thursday, June 16, 2022  
Registered Engineering Firm F-9334

## Lighthouse Engineering, L.L.C.





## Lighthouse Engineering, L.L.C.



0906

Block No. 1 & 2 & 3 City of Wylie, Collin County, Texas

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Original Grantor: MATTHEW VILGINS  
Pat. No. 159-148-7  
School District: WYLIE

Assignee: KELLY M. DICKSON  
Certificate: 3 RD GRASS  
Road District: WYLIE

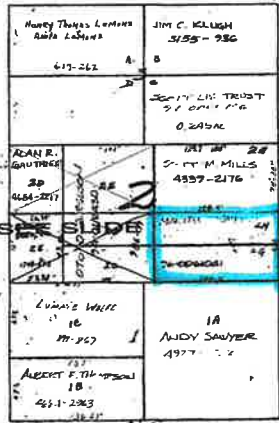
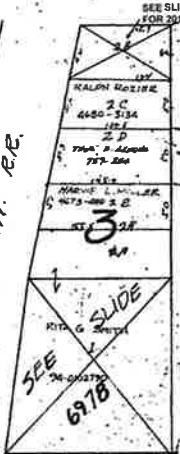
No. 15

Scale: 60

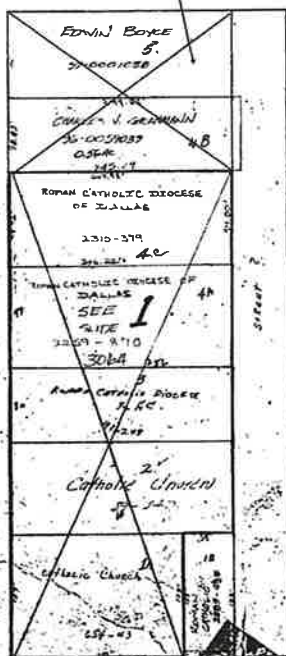
Feet 1 inch

RUSSELL ADDITION

54 I & S.W. R.R.



SEE SLIDE 10276 FOR 2013



ACCT # 1173

S1173

2. 265

Battard

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