

Page Two Inspection Services
CONSULTING ENGINEERS, STRUCTURAL, MECHANICAL
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Structural Framing Inspection

April 29, 2022

Mr. Justice Perez

Tel: 214-586-1482

Email: arnulfoperez7@gmail.com

Structural Evaluation Inspection:

Re: Structural framing inspection of house at 100 South Cottonbelt Avenue, Wylie, Texas 75098.

Per your request, my representatives or I have visited the referenced property to conduct a structural framing inspection of the home mentioned above. The following are my on-site observations:

This home was a **stick built, pier and beam foundation, one story, single-family residence with vinyl siding**. The foundation piers were a mix of concrete masonry unit pads and blocks and wooden posts where visible. The entire sub-floor had been removed. The floor joists were 2" X 6" nominal lumber spaced at 26" – 27" on center. The foundation structure was excluded from this report at the request of the owner / contractor.

Interior wall coverings had not been removed except in isolated areas at the west and north sides of the home. The homes exterior wall studs, ceiling joists and roof rafters were constructed of 2" X 4" wood framing. All of these structural components were spaced at 24" on center where visible. Some remodeling of the interior was observed with a portion of one interior load bearing wall removed. The house was leaning to the north and was supported with 4" X 4" posts staked to the ground and attached to the upper portion of the northern wall. Several interior and exterior walls were not square or plumb and these walls were not fully resting on the foundation in several locations. It is my opinion that the structure slanting was partially caused by the extent of foundation repair and load bearing wall removal.

Considering the age and condition of the structure; it is my professional opinion that the house can be remodeled / restored.

The existing structure can be restored and brought up to the intent of current code requirements by adding additional 2" X 4" wall studs to provide the minimum of 16" on center requirements or add blocking where spacing exceeds 16" on center at all locations. Blocking inside walls shall be placed at the lower and upper on third of the wall. Wind shear requirements can be added and are recommended.

Upon inspection of the attic framing, the existing framing members appear to be from the original construction of the home. The original roof structure was missing a ridge board, purlin bracing and collar ties. An attic access opening was present with a minimum 22" X 30" clear opening. At the top of this attic ladder a room had been built in the attic over a 132 square foot area. The ceiling area below this room addition was sagging. It is my opinion that the wall and ceiling framing was not adequate to support the room addition initially. Removal of a load bearing wall below this room addition will only increase the sagging. In my professional opinion, this is a potential structural safety hazard. I recommend removing the attic room addition.

The materials used during the original construction of the home were assumed to be acceptable at the time. However, the materials are undersized for today's standards. It is recommended that the roof structure shall be altered by adding a properly sized 2" X 6" or larger ridge board.

Rafters shall be blocked every three feet with 2" X 4" nominal lumber. The ceiling joists shall be blocked with 2" X 4" nominal lumber every three feet. Purlin bracing and collar ties should be added where required.

Permitting, zoning, etc. is the responsibility of the homeowner/contractor. The contractor is responsible for the means and methods of installation. All work to meet or exceed the intent of the **2018 IRC Building Codes**.

I am pleased to perform this inspection for you. Should you need further assistance in this matter, please do not hesitate to call.

Disclaimer: This inspection consisted of visual observations only. The porch is excluded from this inspection. The inspection excluded the electrical, mechanical, architectural, termites, wood destroying insects, dry-rotting wood, driveway, sidewalk, back patio, wood deck, and all detached structures. No performance warranty of any kind is expressed or implied. Due to the soil type in the area, the foundation may experience some movement/settlement in the future. The home is in a condition along with the wear and tear is consistent with one of its age and one that can be repaired and renovated. If the local, city, county, state, federal, or any applicable code is more stringent than this report and sketch, then the code requirement overrules and takes precedent.

Limit of liability shall be the fee paid for this report.

Sincerely,



Lee Charles Page, P.E. #61555
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