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Reference: **245 Magazine Ave.  
New Braunfels, TX 78130**

To whom it may concern,

The purpose of this letter is to highlight the findings of our structural site observation on July 18, 2020. No flooring, sheetrock, or paneling was removed during the site visit. Our team viewed this residential structure in its current condition and concluded the following:

**Foundation**

1. Pier and beam foundation with lumber post and lumber floor joists.
2. Unlevel flooring in various locations indicating foundation settling.
3. Stormwater has caused erosion on the northwest side.
4. Visible damage of floor joist and posts due to potential termite and/or rot.
5. Cracking in sheet rock wall and ceilings indicate foundation settling.

**Framing**

1. Lumber framed walls and roof trusses.
2. Mold visible in various locations indicating moisture exposure.

Further investigation will be needed to determine the exact severity of some of the items mentioned above. Per the City of New Braunfels ordinance, a remodel due to unsafe conditions, owner request, or structural integrity will prompt the proposed structure to conform with current IBC/IRC standards.

As stated above, his letter is intended to provide comments based on a site observation of the structural integrity of the property in question. It is our recommendation that the foundation and framing of this structure be investigated further.

Sincerely,

Christian Laijas