

HISTORIC AND DESIGN REVIEW COMMISSION

November 03, 2021

HDRC CASE NO: 2021-551
ADDRESS: 316 E LULLWOOD AVE
LEGAL DESCRIPTION: NCB 6726 BLK 2 LOT 7&8
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Devin and Patricia Wedward
OWNER: Devin and Patricia Wedward
TYPE OF WORK: Historic Tax Verification
APPLICATION RECEIVED: October 21, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting Historic Tax Verification at 316 E Lullwood.

APPLICABLE CITATIONS:

UDC Section 35-618 Tax Exemption Qualifications:

(e) Verification of Completion. Upon completion of the restoration and rehabilitation, together with a fee as specified in Appendix "C" of this chapter, the owner, who may not be the same as at the time of application, shall submit a sworn statement of completion acknowledging that the historically significant site in need of tax relief to encourage preservation has been substantially rehabilitated or restored as certified by the historic and design review commission. The historic and design review commission, upon receipt of the sworn statement of completion, but no later than thirty (30) days thereafter, shall make an investigation of the property and shall recommend either approval or disapproval of the fact that the property has been substantially completed as required for certification. If the historic and design review commission recommends that it has not been substantially completed as so required, then the certified applicant may be required by the historic preservation officer to complete the restoration or rehabilitation in order to secure the tax exemption provided herein. If the verification of completion is favorable, the historic and design review commission shall recommend approval and the historic preservation office may notify the tax assessor-collector in writing of compliance. Thereafter, the tax assessor-collector shall provide the property with the historic tax exemption.

FINDINGS:

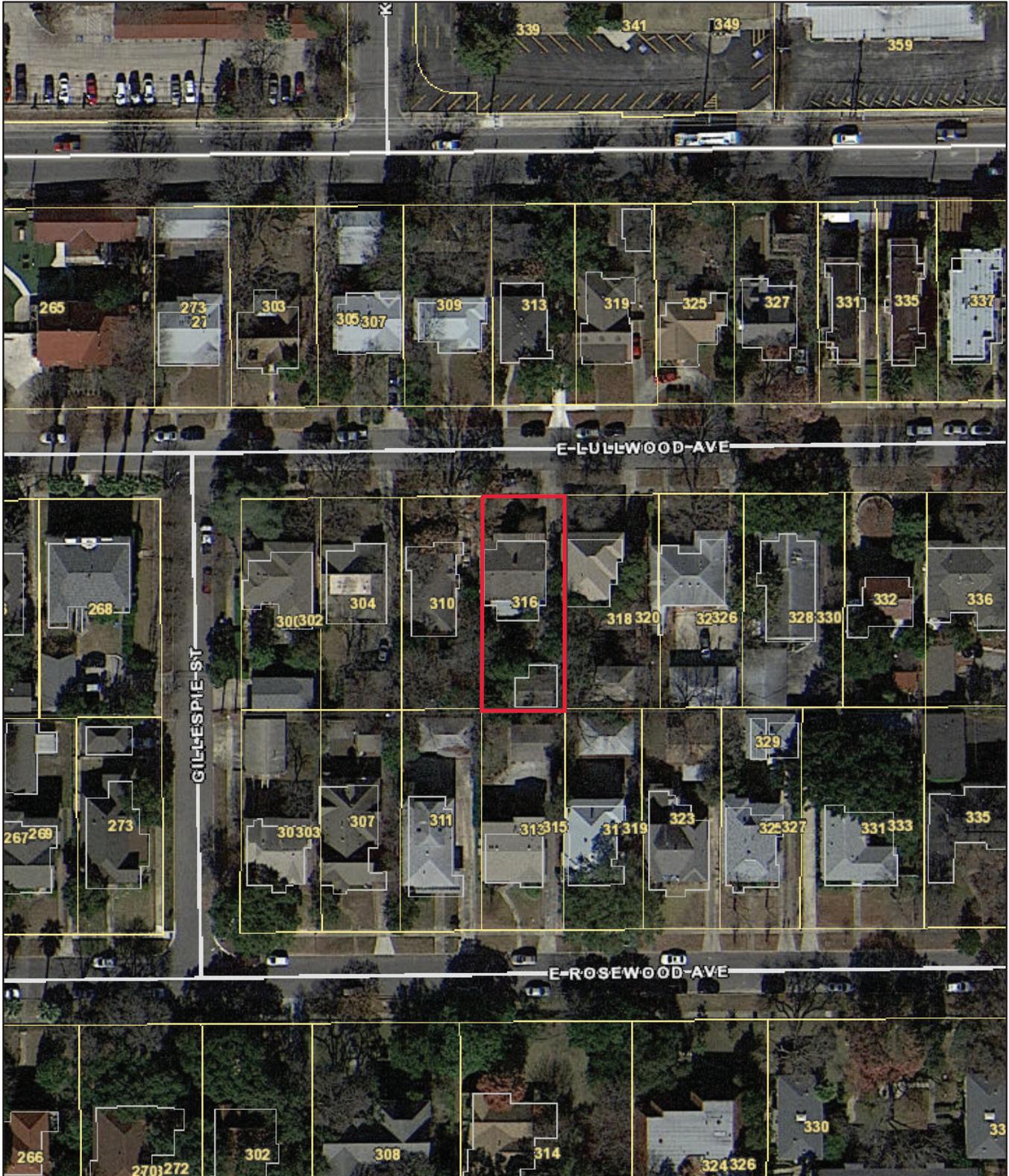
- a. The primary structure located at 316 E Lullwood is a 1-story, single-family residence constructed circa 1930. The home features a side gable composition shingle roof with overhanging eaves and exposed rafter tails, a prominent front gable detail, an asymmetrical front porch, wood cladding, and one-over-one wood windows, some featuring arched transoms and faux wood shutters. The property is contributing to the Monte Vista Historic District and received Historic Tax Certification on July 21, 2021. The applicant is requesting Historic Tax Verification.
- b. The scope of work includes foundation repair, refinishing the original wood flooring, siding repair, exterior painting, plumbing, electrical, and mechanical systems upgrades, and a comprehensive interior remodel.
- c. Staff conducted a site visit on October 26, 2021, to examine the conditions of the property. Staff verifies that all work used to qualify for the Substantial Rehabilitation Tax Incentive has been completed and that there are no violations on the property.
- d. The applicant has met all requirements of the City's tax verification process as described in Section 35-618 of the UDC and has furnished evidence to that effect to the Historic Preservation Officer, including the submission of an itemized list of costs that meets the threshold to be eligible for the Substantial Rehabilitation Tax Incentive.

- e. Approval of Tax Verification by the HDRC for work completed in 2021 means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2022. The Substantial Rehabilitation Tax Incentive applies to the City of San Antonio tax entity line only.

RECOMMENDATION:

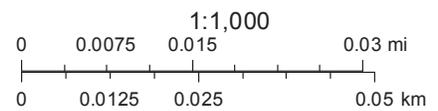
Staff recommends approval based on findings a through e.

City of San Antonio One Stop



July 16, 2021

— User drawn lines



316 E. Lullwood Ave, San Antonio, TX 78212

Historic Rehabilitation – Post Rehab

Painted exterior as approved by OHP, minor exterior repairs as needed. Foundation leveled, plumbing converted to PEX, all new fixtures, new water heater, new 5 ton HVAC system and duct work, new electrical including breakers, plugs, switches and fixtures. Complete demo and remodel of interior including kitchen, bath, walls, lighting and restoration of original hardwood flooring.

BEFORE



AFTER



316 E. Lullwood Ave., San Antonio, TX 78212

Living room: Refinished original hardwood floors, recessed lighting and ceiling fan with light, painted ceiling and walls

BEFORE



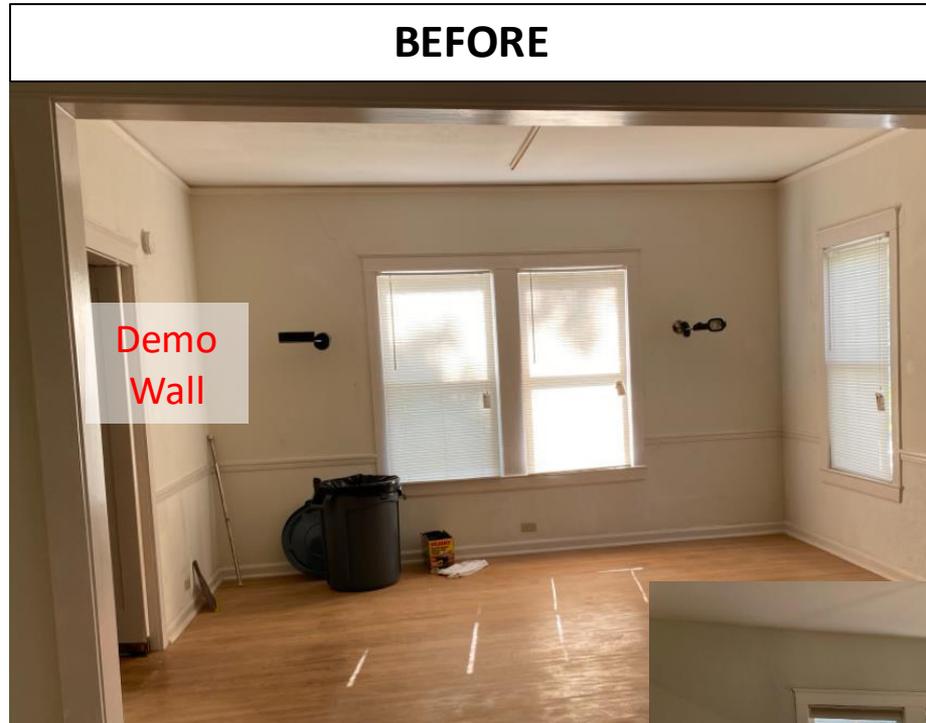
AFTER



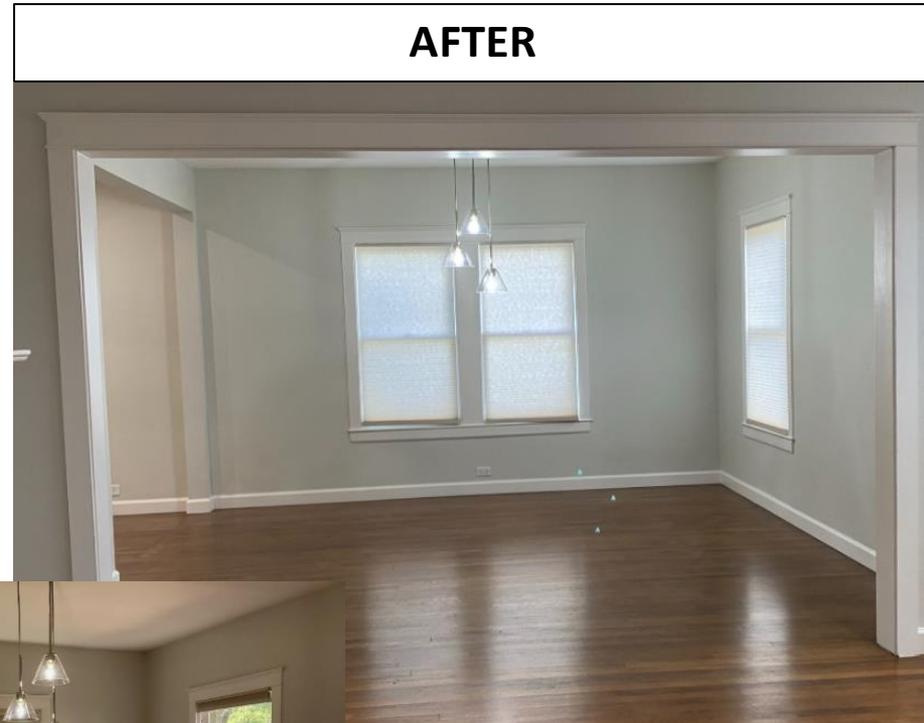
316 E. Lullwood Ave., San Antonio, TX 78212

Dining room: demo wall into kitchen, new hanging chandelier replacing wall mount lights, restored original hardwood floor, new window treatments, painted ceiling and walls, new baseboard

BEFORE



AFTER



316 E. Lullwood Ave., San Antonio, TX 78212

Kitchen to Dining room: demo wall between kitchen and dining room, new recessed lighting, restored original hardwood floor, new window treatments, paint ceiling and walls.

BEFORE



AFTER



316 E. Lullwood Ave., San Antonio, TX 78212

Kitchen: Demo all. New cabinets, granite countertops, tile backsplash, sink, faucet, dishwasher, range, built in microwave, recessed lighting, restored original hardwood floor, window treatment

BEFORE



AFTER



316 E. Lullwood Ave., San Antonio, TX 78212

Kitchen: Demo all. New cabinets, granite countertops, tile backsplash, sink, faucet, dishwasher, range, built in microwave, recessed lighting, restored original hardwood floor, window treatment

BEFORE



AFTER



316 E. Lullwood Ave., San Antonio, TX 78212

New refrigerator to be built in/recessed and facing into kitchen, add overhead cabinet on top and built in pantry behind refrigerator, recessed lighting.

BEFORE



AFTER



316 E. Lullwood Ave., San Antonio, TX 78212

Bedroom 1: Carpet removed, original hardwood floor restored, new light fixture and ceiling fan, new window treatments. Remove upholstery wall covering and replace with sheetrock, paint ceiling and walls.

BEFORE



AFTER



316 E. Lullwood Ave., San Antonio, TX 78212

Bedroom 2: Carpet removed, original hardwood floor restored, new light fixture and ceiling fan, new window treatments. Remove upholstery wall covering and replace with sheetrock, paint ceiling and walls.

BEFORE



AFTER



316 E. Lullwood Ave., San Antonio, TX 78212

Hallway: Upholstery removed from walls, sheet rock, new baseboard, restored original hardwood floor, new light fixtures, smoke detectors, paint ceiling and walls.

BEFORE



AFTER



316 E. Lullwood Ave., San Antonio, TX 78212

Front room/study: Remove upholstery from walls, repair leaks, sheet rock, remove carpet and install wood flooring, new lighting and ceiling fan, window treatments, paint ceiling and walls

BEFORE



AFTER



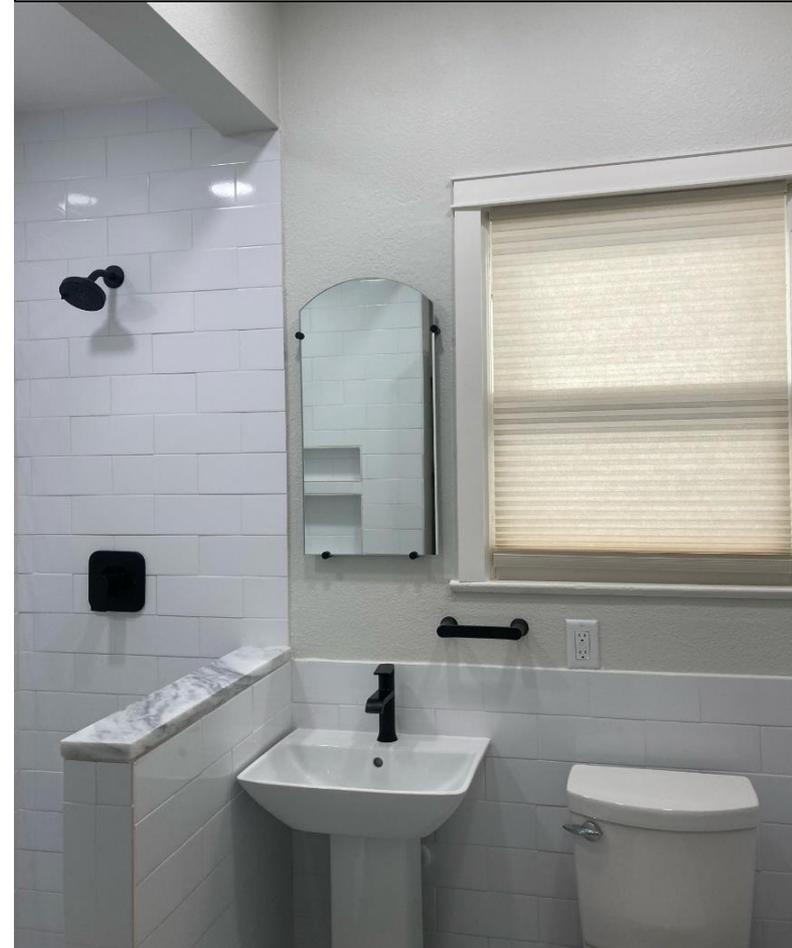
316 E. Lullwood Ave., San Antonio, TX 78212

Bathroom: Demo all, reveal existing window, new vanity, toilet and fixtures. Built in cabinet. New tile 4' all around, 4' shower pony wall, new shower fixtures, new lighting, paint ceiling and walls

BEFORE



AFTER



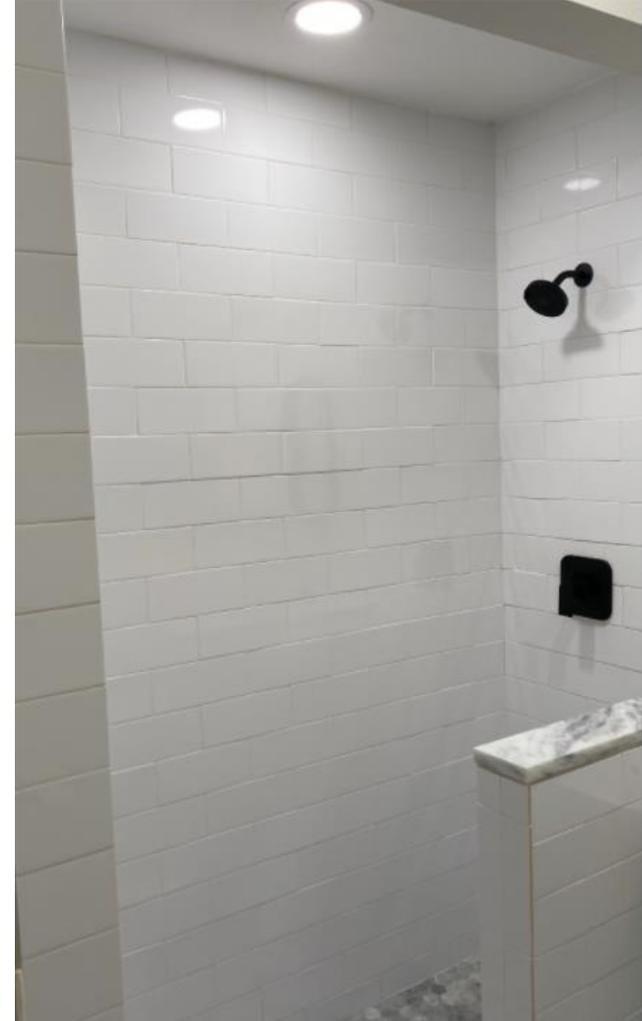
316 E. Lullwood Ave., San Antonio, TX 78212

Bathroom shower: Demo all, new floor to ceiling tile, 4' shower pony wall, new shower fixtures, recessed lighting, paint ceiling

BEFORE



AFTER



316 E. Lullwood Ave., San Antonio, TX 78212

Item	Description	Estimated	Actual
Permits	Permits, plans, engineering		
Exterior Improvements	Repair/replace damaged siding, paint exterior 3 colors, handrail		
Interior	Interior texture and paint		
Foundation Repairs	Existing floor support re-shimmed with 200 steel shims. Engineering certification that construction is in conformance with design/construction documents or engineering guidance and 2018 International Residential Code. Ten year warranty by contractor.		
Plumbing	Replace deteriorated galvanized system with new PEX plumbing system		
Plumbing	Update fixtures to code: toilet, pedestal sink , shower, kitchen, laundry, gas water heater		
Plumbing/ Drainage/ Sewer	Sewer system testing/repair		
Wood Flooring	Remove carpet, restore original hardwood floors: repair, sand, stain		
HVAC	Replace existing system with new gas system, 5 ton, 15 seer system		
Miscellaneous	Demolition, clean up, disposal		
Electrical/Fixtures	Update sub-panel, re-wire kitchen and bathroom, new plugs, switches, smoke & carbon detectors, recessed lights, chandelier, ceiling fans with lights, fixtures throughout		
Wood Flooring	Wood flooring at previously completed addition		
Kitchen Remodel	Complete remodel including new cabinets, granite countertops and backsplash, sink & faucet, drawer and cabinet pulls, shelves, pantry supplies		
Appliances	New stainless steel dishwasher, range, over-the-range microwave		
Carpentry	New sheetrock throughout, miscellaneous repairs and modifications		
Bathroom Remodel	Full demo and remodel including new tile and fixtures		
Gas	Repair gas main, update meter to new, and relocate		
Door locks	Repair locks, replace cylinders, rekey		
Sweat Equity	Devin install pantry, bathroom shelving, cabinet and material delivery, cleanup, patio door install, final paint and touchup		

Estimated total \$. Actual total \$

316 E. LULLWOOD AVE., SAN ANTONIO, TX 78212

RENOVATION TIMELINE - COMPLETED

June 8, 2021	Home purchase finalized
June 14, 2021	General Contractor submitted permit application to City.
June 17, 2021	OHP approval and COA for re-painting and minor in kind repairs to siding
June 21, 2021	General Contractor starts rehab
June 25, 2021	Mechanical – Rough-In pass HVAC new system install, 5 ton, 15 seer, ducts, grills, plenums, vent pipe, drain
June 29, 2021	Plumbing – update fixtures to code (toilet, sink, kitchen, laundry, water heater) Convert whole house from galvanized to PEX
July 2, 2021	OHP issued COA for Foundation repair with steel shims Foundation repaired as approved
July 6, 2021	Foundation – Engineer evaluation and approval, warranty from contractor
July 12, 2021	Electrical – rewire kitchen, bathroom, new plugs and outlets, lighting install
July 14, 2021	Framing/Structural – remove material from walls, repair and replace sheetrock, install pony wall in bathroom Building – Framing for Residential Repair pass
August 5, 2021	Hardwood floor restoration
August 14, 2021	Bathroom renovation complete
August 18, 2021	Kitchen renovation complete
August 18, 2021	Exterior house paint
August 23, 2021	Plumbing – sewer line repair, installation of new clean out
September 13, 2021	Letter of Completion, City of San Antonio
October 5-6, 2021	CPS contractor update gas line
October 7, 2021	CPS remove old meter, install new meter

316 E. Lullwood Ave., San Antonio, TX 78212

Permits

Record Number	Record Type	Description	Project Name	Status	Action	Short Notes
MEP-GAS-PMT21-34228899"	Plumbing Gas Permit		316 lullwood. Gas permit	LOC Issued		
MEP-TRD-APP21-33128899"	MEP Trade Permits Application	Re do gas line , w/h , kit range and a/c unit	316 lullwood. Gas permit	Closed		Re do gas line , w/h , kit range and a/c unit
MEP-SEW-PMT21-34826648"	Plumbing Sewer Permit		316 lullwood SEWER	LOC Issued		
MEP-TRD-APP21-33126648"	MEP Trade Permits Application	FIX SEWER LINE	316 lullwood SEWER	Closed		FIX SEWER LINE
REP-FND-PMT21-35101819"	Foundation Repair Permit		Patricia Wedward	LOC Issued		
REP-MBR-APP21-35006854"	Minor Building Repair Application		Patricia Wedward	Closed		
MEP-PLM-PMT21-34320346"	Plumbing General Permit		316 e lullwood GENERAL PLUMBING	LOC Issued		
MEP-TRD-APP21-33120420"	MEP Trade Permits Application	5 Ton gas 15 seer 14 outlets 1 exhaust fan 1 dryer 1 kitchen vent	Jose Valdez	Closed		Hvac work
MEP-MEC-PMT21-33920420"	Mechanical Permit		Jose Valdez	LOC Issued		
MEP-TRD-APP21-33120346"	MEP Trade Permits Application	REMODEL ONE BATHROOM KITCHEN , WASHER, WATER HEATER , ALL LAY OUT REMAIN	316 e lullwood GENERAL PLUMBING	Closed		REMODEL HOUSE
REP-RRP-PMT-21-35302002"	Residential Repair Permit		316 LULLWOOD AVE	LOC Issued		
MEP-TRD-APP21-33119609"	MEP Trade Permits Application	GENERAL ELECTRIC FOR EXISTING RESIDENCE. FANS, PLUGS, SWITCHES.	JD/ 316 LULLWOOD	Closed		GENERAL ELECTRIC
MEP-ELE-PMT21-33319609"	Electrical General Permit		JD/ 316 LULLWOOD	LOC Issued		
REP-MBR-APP21-35006119"	Minor Building Repair Application		316 LULLWOOD AVE	Closed		

316 E. Lullwood Ave., San Antonio, TX 78212

Inspection Status for REP-RRP-
PMT-21-35302002 - 316
LULLWOOD AVE Inbox



noreply@sanantonio.gov 3:38 PM



to me ▾

Greetings

This is an acknowledgement that the status of your Building - **Final for Residential Repair** Permit - REP-RRP-PMT-21-35302002 has been updated to a status of **Pass**.

If the status of your inspection requires a re-inspection, you can schedule the inspection online. A re-inspection fee may be assessed.

For your convenience, you may check the progress of your Record(s), upload documentation, request inspections or pay fees online [Customer Portal](#).

ADDRESS
[316 E LULLWOOD AVE](#)

316 E. Lullwood Ave., San Antonio, TX 78212



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

June 17, 2021

ADDRESS: 316 E LULLWOOD AVE
LEGAL DESCRIPTION: NCB 6726 BLK 2 LOT 7&8
HISTORIC DISTRICT: Monte Vista
PUBLIC PROPERTY: No
RIVER IMPROVEMENT OVERLAY: No
APPLICANT: Devin and Patricia Wedward - 316 E LULLWOOD AVE
OWNER: Devin and Patricia Wedward - 316 E LULLWOOD AVE
TYPE OF WORK: Painting

REQUEST:
The applicant is requesting a Certificate of Appropriateness for approval to re-paint the exterior of the house, and make minor exterior repairs where needed.

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

DATE: 6/17/2021 10:56:53 AM

ADMINISTRATIVE APPROVAL TO: re-paint the exterior of the house, and make minor exterior repairs where needed. The house features wood siding, wood windows, wood trim, and shutters; in kind minor repairs may be made to wood elements using in kind materials where needed.

APPROVED BY: Katie Totman

Shanon Shea Miller
Historic Preservation Officer

CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

July 2, 2021

316 E LULLWOOD AVE
NCB 6726 BLK 2 LOT 7&8
Monte Vista

PUBLIC PROPERTY: No
RIVER IMPROVEMENT OVERLAY: No
APPLICANT: Jose Munoz/JJJ Foundation Repair - 316 E Lullwood Ave
OWNER: Patricia Wedward/OVALLE GUADALUPE - 316 E LULLWOOD AVE
TYPE OF WORK: Foundation/skirting

REQUEST:
The applicant is requesting a Certificate of Appropriateness for approval to: repair the existing foundation with 200 steel shims.

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

DATE: 7/2/2021 5:08:09 PM

ADMINISTRATIVE APPROVAL TO: Repair the existing foundation with 200 steel shims.

No modifications to the existing skirting are requested or approved at this time.

APPROVED BY: Rachel Rettalata

Shanon Shea Miller
Historic Preservation Officer

A Certificate of Appropriateness (COA) serves as a record of design approval and is valid for 180 days. Work that is not completed in accordance with this certificate may be subject to correction orders and other penalties.

A COA does not take the place of any required building permits nor does it authorize the use of a property beyond what is allowed by the Unified Development Code. Prior to beginning your construction project, please contact the Development Services Department at (210) 207-1111 to ensure that all requirements have been met.

This Certificate must remain posted on the job site for the duration of your project. Modifications to an approved design or an expired approval will require a re-issue of your Certificate of Appropriateness by OHP staff. Please contact OHP Staff at (210) 207-0035 with any questions.



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION
COMMISSION ACTION

This is not a Certificate of Appropriateness and cannot be used to acquire permits

July 21, 2021

HDRC CASE NO: 2021-342
ADDRESS: 316 E LULLWOOD AVE
LEGAL DESCRIPTION: NCB 6726 BLK 2 LOT 7&8
HISTORIC DISTRICT: Monte Vista
APPLICANT: Devin and Patricia Wedward - 621 Circle Ave
OWNER: Devin and Patricia Wedward - 621 Circle Ave

REQUEST:
The applicant is requesting Historic Tax Certification for the property at 316 E Lullwood.

FINDINGS:

- The primary structure located at 316 E Lullwood is a 1-story, single-family residence constructed circa 1930. The home features a side gable composition shingle roof with overhanging eaves and exposed rafter tails, a prominent front gable detail, an asymmetrical front porch, wood cladding, and one-over-one wood windows, some featuring arched transoms and faux wood shutters. The property is contributing to the Monticello Park Historic District. The applicant is requesting Historic Tax Certification.
- The scope of work includes a comprehensive interior remodel, repainting, foundation repair, interior flooring restoration, and upgrades to the existing plumbing, electrical, and mechanical systems. Certificates of Appropriateness are required for all exterior scopes of work.
- The applicant has met all the requirements for Historic Tax Certification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer.

RECOMMENDATION:
Staff recommends approval based on findings a through c.

COMMISSION ACTION:
Approved as submitted.

Shanon Shea Miller
Historic Preservation Officer



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

July 2, 2021

ADDRESS: 316 E LULLWOOD AVE
LEGAL DESCRIPTION: NCB 6726 BLK 2 LOT 7&8
HISTORIC DISTRICT: Monte Vista
PUBLIC PROPERTY: No
RIVER IMPROVEMENT OVERLAY: No
APPLICANT: Jose Munoz/JJJ Foundation Repair - 316 E Lullwood Ave
OWNER: Patricia Wedward/OVALLE GUADALUPE - 316 E LULLWOOD AVE
TYPE OF WORK: Foundation/skirting

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to: repair the existing foundation with 200 steel shims.

**CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION**

DATE: 7/2/2021 5:08:09 PM

ADMINISTRATIVE APPROVAL TO: Repair the existing foundation with 200 steel shims.

No modifications to the existing skirting are requested or approved at this time.

APPROVED BY: Rachel Rettaliata

Shanon Shea Miller
Historic Preservation Officer

A Certificate of Appropriateness (COA) serves as a record of design approval and is valid for 180 days. Work that is not completed in accordance with this certificate may be subject to correction orders and other penalties.

A COA does not take the place of any required building permits nor does it authorize the use of a property beyond what is allowed by the Unified Development Code. Prior to beginning your construction project, please contact the Development Services Department at (210) 207-1111 to ensure that all requirements have been met.

This Certificate must remain posted on the job site for the duration of your project. Modifications to an approved design or an expired approval will require a re-issue of your Certificate of Appropriateness by OHP staff. Please contact OHP Staff at (210) 207-0035 with any questions.



JJJ REPAIR FOUNDATION INC.
REPAIR CONTRACT

THIS CONTRACT is made and entered into on 7-2-21, by and between Patricia Medrano hereinafter referred to as the Owner, AND hereinafter referred to as the Contractor to perform certain repair services at the following location 316 E Kullwood Ave Tr 78212 NOW, THEREFORE, in consideration of the mutual covenants and promises hereinafter set forth, the parties hereto agree as follows.

A. GENERAL CONDITIONS

- 1. The work to be performed under this contract is designed to attempt to return the foundation to as near its original horizontal position as possible.
2. The stabilization or stopping of foundation settlement can and may reverse some of the damage already done to the foundation and structure, and it may cause or create new damage by movement or lack of movement.
3. The company has no obligation to repair or replace any damage whether exposed, concealed, or buried, to the foundation, structure, floors, *plumbing, electrical wiring, other portions of the structure and its systems, furniture, fixtures, furnishings, landscaping, vegetation, wood, decks, spas, exterior lighting such as lamps and landscape patio lights or other real or personal property, without regard to when or where said damage occurs.
4. If after work has begun, it is discovered that the foundation has been constructed of substandard materials and lacks the structural strength necessary to properly transfer the load imposed by underpinning, then there may be an adjustment in the contract price and scope of work.
5. Owner shall supply our company with water and electricity at owner's expense.

B. ADDITIONAL TERMS

1. Term.

The Owner and the Contractor agree that this Repair Contract between the parties is for repair service that shall commence on, _____, and complete on _____. Said Contract may be extended and/or renewed by agreement or all parties in writing thereafter.

2. Repair Services Provided.

The Owner hereby agrees to engage the Contractor to provide the Owner with repair services consisting of:

Repair the existing foundation with 200 steel piers

3. Consideration and Payment Terms.

In exchange for the specified repair service, the Owner shall pay the Contractor an amount of \$ _____ by cash or credit card.

4. Independent Contract Status.

It is agreed that Contractor shall perform the specified work as an independent contract. The Contractor shall maintain his or her own independent business and shall use his or her own tools and equipments.

5. Completion of Repairs.

Upon the completion of the repairs by the Contractor, Contractor shall see to it that Owners property is restored to the condition it was prior to the entry by the Contractor, and the Contractor shall see to it that all portions used by the Contractor during the term of this Contract shall be broom clean and free of debris.

6. Liability Waiver.

If the Contractor is injured in the course of performing the specific repair service, Owner shall be exempt from liability for those injuries to the fullest extent allowed by law.

7. Permits and Approvals.

The Contractor shall be responsible for determining which permits are necessary and for obtaining the permits. Also the Contractor shall pay for all state and local permits necessary for performing the specific work.

8. Additional Services.

Owner agrees to pay for any and all additional services requested by the Owner.

1. Miscellaneous Provisions.

(a) Applicable Law: This Contract shall be construed under and in accordance with the laws of the state of Texas.

(b) Parties Bound: This Contract shall be binding on and inure to the benefit of the parties to this Contract and their respective heirs, executors, administrators, legal representatives, successors and assigns as permitted by this Contract.

(c) Legal Construction: In the event, any one or more of the provisions contained in this Contract shall for any reason be held invalid, illegal, or unenforceable in any respect, that invalidity, illegality, or unenforceability

shall not affect any other provision. This Contract shall be construed as if the invalid, illegal, or unenforceable provision had never been contained in it.

(d) Prior Contracts Superseded: This Contract constitutes the sole and only agreement of the parties and supersedes any prior understandings or written or oral agreements between the parties respecting the subject matter of this Contract.

(e) Amendments: This Contract may be amended by the parties only by a written agreement.

By: _____ Date: _____

By: [Signature] Date: 7-2-21

JJJ Repair Foundation, Inc.
10803 Butterfly Flat
San Antonio, TX 78254

Project:
316 E Lullwood Ave
San Antonio, TX 78212

June 30, 2021

■ **Assumption as Engineer of Record Letter**

This letter is to acknowledge that I am accepting the role as Engineer of Record for the foundation repair to be constructed at the above referenced address.

110 east houston street, 7th floor
san antonio, texas 78205
t +1 (210) 610 2564

Qualified individuals from my office will visit the site to check the construction stated above for general conformance with either our design/construction documents or repairs performed under our engineering guidance, and for general conformance with the requirements of the **2018 International Residential Code** for residential sites or the **2018 International Building Code** for commercial sites.

The foundation repair contractor has prepared the attached Repair Plans dated June 30, 2021. Based upon these documents, it is our opinion that the proposed foundation repairs are adequate to stabilize the foundations of the subject building(s) from future excessive movements in the areas supported by new piers.

It should be noted that our conclusions are based upon visual observations by the foundation repair contractor, and do not provide any warranty or guarantee by Hollingsworth Pack for the work to be performed. Any such warranty or guarantee shall be provided solely by the foundation repair contractor.

Respectfully Submitted,


Chris A. Hewitt, PE, SE
Associate Partner



Scott M. Kuryak
Inspections Manager

JJJ Repair Foundation, Inc.
10803 Butterfly Flat
San Antonio, TX 78254

Project:
316 East Lullwood Avenue
San Antonio, TX 78212

Permit A/P: REP-FND-PMT21-35101819

July 6, 2021

■ **Engineer's Inspection Letter, pier-and-beam**

Your construction of the foundation repair for the building located at the above referenced address was completed with engineering guidance provided by our office. The Engineer of Record for the foundation repair is Mr. Chris Hewitt, PE having Texas Professional Engineer License No. 98422.

110 east houston street, 7th floor
san antonio, texas 78205
t +1 (210) 610 2564

Check One:

- The foundation repair construction documents were provided to assist in developing the scope of the repair and to provide guidance on the construction of the new structural members.
- The scope of the foundation repair did not require construction documents. The foundation repair was constructed with engineering guidance provided by our office. The following is a description of the repair work undertaken:

Existing floor support was re-shimmed.

Qualified individuals from this office visited the site to check the construction stated above for general conformance with our design/construction documents OR engineering guidance and the **2018 International Residential Code**.

In my opinion, based on our experience, knowledge, information and belief, the stated construction that we observed is in general conformance with our design/construction documents OR engineering guidance and the **2018 International Residential Code**.

As denoted by the engineering seal on any construction documents and on this letter, we believe we have fulfilled our obligations as an engineer under the Texas Engineering Practice Act pursuant to its requirements to protect the public health, safety, and welfare in the practice of engineering.

hollingsworth pack ■ **san antonio**

110 east houston street, 7th floor
san antonio, texas 78205
t +1 (210) 610 2564

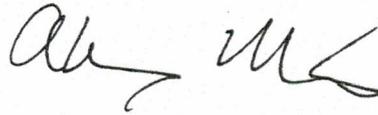
We further believe we have met those requirements insofar as our responsibility for periodic observation of the work for conformance is concerned.

It should be noted that our conclusions are based upon visual observations by the foundation repair contractor, and do not provide any warranty or guarantee by Hollingsworth Pack for the work to be performed. Any such warranty or guarantee shall be provided solely by the foundation repair contractor.

Respectfully Submitted,



Chris A. Hewitt, PE, SE
Associate Partner



Alex T. Mireles
Associate Inspection Consultant

JJJ Repair Foundation, Inc.
10803 Butterfly Flat
San Antonio, TX 78254

Project: 36-5230
316 East Lullwood Avenue
San Antonio, TX 78212

July 9, 2021

Engineer's Completion Report and Certification

Adjustment of pier & beam foundation
316 East Lullwood Avenue, San Antonio, TX 78212

On July 6, 2021 Hollingsworth Pack performed a construction observation at the subject property to monitor the foundation repairs. We reviewed the plan of repair provided by the foundation repair contractor for the planned repair / replacement of existing floor support.

110 east houston street, 7th floor
san antonio, texas 78205
t +1 (210) 610 2564

A. Building Summary

<i>Building description:</i>	One Story, Single-Family Residence
<i>Superstructure:</i>	Wood-Framed
<i>Roof type:</i>	Comp Shingle
<i>Exterior wall covering:</i>	Siding
<i>Garage:</i>	None
<i>Foundation:</i>	Pier & Beam

B. Foundation Repair Summary

<i>Quantity:</i>	<i>Description:</i>
(10)	Existing floor support re-shimmed

The subject shimming of existing floor support is necessary to supplement or replace existing floor support, at required locations, as is shown on the foundation repair contractor's plan of repair. We reviewed (10) locations where shimming was required. Upon completing the foundation adjustment, no visible evidence was found of any significant damage to the building as a result of the subject construction.

Hollingsworth Pack representatives did not witness plumbing tests of the water and sewer pipes for possible occurrence of sub-floor plumbing leaks. However, it is our recommendation that a hydrostatic pressure test should be performed before and after completion of the foundation repair work by a licensed plumbing contractor. Plumbing leaks below foundations are a primary cause of foundation movement and distress to interior and exterior building finishes.

C. Limits of Investigation

It should be noted that the findings, opinions, and conclusions of this report are based upon visual observations and reflect only the accessible features of the property. Observation of the attic space above the interior ceiling finish was not performed. Hollingsworth Pack has not performed any testing or structural analysis of the building or soils at the site which could potentially reveal deficiencies that are not visible. Our professional services and recommendations are in accordance with generally accepted engineering principles and practices in the local area. We have used our best engineering judgment based upon the information provided to us. The original construction documents for the building were not provided by the owner nor foundation contractor.

Hollingsworth Pack has no affiliation with the foundation repair contractor, and does not provide any warranty or guarantee for the work performed. Any such warranty or guarantee shall be provided solely by the foundation repair contractor. It is our opinion based upon visual observations, that construction was performed in accordance to generally accepted standards of practice for repair of residential foundations.

In accepting and utilizing this document and others produced by Hollingsworth Pack for the subject project, and in consideration of our fee relative to the overall economic value of the project, the Client agrees to limit Hollingsworth Pack's financial liability for any claims, losses, damages, and expenses from the work performed to an amount that shall not exceed Hollingsworth Pack's total fee for this project. Use of this document shall constitute prima facie evidence of acceptance of this agreement.

D. Certification

The Engineering seal on this report verifies that the foundation adjustments have been completed in accordance with the agreed plan of repair. This verification of foundation adjustments is made with the understanding and acknowledgement that all parties are aware that future changes in soil moisture beneath this structure either from natural or manmade events can cause movement in the foundation and/or of the superstructure. The ground surface adjacent to the foundation perimeter, shall be maintained to be adequately graded for positive surface water runoff away from the house as specified in the locally adopted building code. Consequently, Hollingsworth Pack, it's employees, and representatives do not represent or warrant that future foundation movement and damage cannot or will not occur.

hollingsworth pack ■ san antonio

110 east houston street, 7th floor
san antonio, texas 78205
t +1 (210) 610 2564

The building project referenced above has been completed using construction documents prepared by the foundation repair contractor. Qualified individuals from this office visited the site to check the construction stated above for general conformance with the construction documents. In my opinion, based on our experience, knowledge, information and belief, the stated construction that we observed is in general conformance with the construction documents and the 2018 Edition of the International Residential Code.

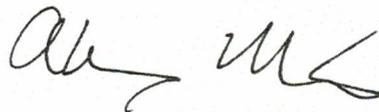
As denoted by the engineering seal on this letter, we believe we have fulfilled our obligations as an engineer under the Texas Engineering Practice Act pursuant to its requirements to protect the public health, safety, and welfare in the practice of engineering. We further believe we have met those requirements insofar as our responsibility for periodic observation of the work performed.

If you have any questions regarding the matters addressed, or if additional information is required, please do not hesitate to contact us.

Respectfully Submitted,



Chris A. Hewitt, PE, SE
Associate Partner



Alex T. Mireles
Associate Inspection Consultant

Certificate of Warranty

Contractor agrees for a period of 10 YEARS the repair or replacement of any defective work at no added cost to owner.

ADDRESS: 316 E. Lullwood Ave
San Antonio TX 78212

WARRANTY EXPIRATION DATE: 7/2/31

Signature: 

Date: 7/5/21



No Project is Too Big or Too Small!

(210) 239 - 8223

www.jjjrepairfoundation.com