
1207 E Rio Grande

Edward Flores <eflores1870@gmail.com>
To: Allison Dillard <allison.dillard@kw.com>

Tue, May 12, 2026 at 3:29 PM

Looks good, you covered everything we looked at on that day.
Ed

On Tue, May 12, 2026 at 3:18 PM Allison Dillard <allison.dillard@kw.com> wrote:

Below are my notes from the structural inspection. Max please send payment to Mr. Flores at the address he provides.

Structural Inspection Record

Property: 1207 E Rio Grande
Inspection Conducted By: Ed Flores
Inspection Date: Friday Afternoon, May 8, 2026

Inspection Summary

A structural inspection was conducted at the above-referenced property to evaluate concerns related to the back apartments foundation, garage wall movement, notched support beam and previous fire damage. The following observations and recommendations were noted during the inspection.

Crawlspace Under Unit 4

The girder beneath Unit 4 has slid off the existing supports, resulting in inadequate structural support in this area.

Recommended Repairs:

- Clear the area to create a level working surface.
- Pour reinforced concrete pads measuring approximately 18 inches by 18 inches and 6 inches thick on each side of the failed supports.
- Concrete pads should be reinforced with rebar.
- Install two Ellis screw jacks to properly re-support the girder.
- Adjust the screw jacks slowly and incrementally until the floor is brought back to level.
- Once the primary support has been stabilized, install one or two additional secondary supports to assist in carrying the structural load. These dont need to be as fancy

Garage Structure

The garage is a double-brick structure. The west wall is currently leaning and separating from the structure.

Recommended Repair Options:

1. Install a steel angle bracket in the corner and use a chain come-along system to pull and secure the leaning wall back toward the front and rear headers of the structure. Headers should be anchored using screw bolts.
 2. An alternative repair method would involve access from the neighboring side to install a steel plate connecting the exterior wall to the interior 4x4 framing members.
- Remaining cracks should be filled with mortar after reinforcement is completed.

- It is recommended that no heavy materials be leaned against or stored near the affected wall until reinforcement repairs are completed.

Basement Fire Damage Area

The basement area affected by previous fire damage was inspected.

Findings:

- The structure is considered structurally sound at this time.
- Previously damaged beams have been properly sistered.

Additional Recommendation:

- One beam that was cut into near its base should receive additional reinforcement.
- Install vertical sister supports extending from the ground upward approximately 4 feet on both sides of the affected beam.
- Do not nail the reinforcement members.
- Drill pilot holes and secure using lag screws to improve structural stability and strength.

Conclusion

Based on the inspection performed on May 8, 2026, the above recommendations should be completed to improve the structural integrity and long-term stability of the property. Further evaluation may be recommended after repairs are completed.

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