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September 23, 2015

GPM Engineering

5440 Old Brownsville Road
Corpus Christi, TX 78415

Attn: Mr. James Ward, P.E.
Project Manager

**RE: GORDON STREET APARTMENT COMPLEX BUILDING
CURSORY STRUCTURAL WALK-THROUGH ASSESSMENT**

Ladies/Gentlemen:

As requested, **LNV** performed the cursory structural walk-through of the Gordon Street Apartment Complex, located at 625 Gordon Street, Corpus Christi, TX. This walk-through was requested to provide an opinion of the current condition of the building structure, based on available visual observation only. Geotechnical data and construction plans were not reviewed or provided for review for this limited assessment.

Findings:

The apartment complex was built in the early 1960's according to the Nueces County Appraisal District. Most of the units were boarded up at the time of our visit on September 4, 2015; however, we were able to enter three units in three different structures, including a second floor unit, and observed the exterior of all structures in order to note similarities in condition and form a general opinion of the integrity of the main structural framing elements. A list of findings based on the units that were accessed, framing members that were visible and exterior observations is as follows:

- Differential foundation movement evident by cracking in the exterior brick veneer.
- Site drainage appears to be directed toward the building foundations at several structures.
- Minimal cracking was present in the drywall on the interior walls and ceilings of the units that were observed.
- "Soft" feel in isolated areas of floor while walking through second floor unit.
- Broken window glass at windows not covered with plywood.
- First floor unit in northernmost structure had previously sustained fire damage
 - o Fire damage appeared to be somewhat contained and limited to the finishes on the interior of the unit rather than the framing system.
 - o Exterior walkway framing above this unit was severely damaged, requiring replacement.
 - o Possible water damage to adjacent units from firefighting efforts.
- Apparent fire damage outside first floor unit of southeastern most structure.
- Exterior stairs accessing the second floor units are in poor condition.
- Handrails on the exterior second floor walkway are in poor condition.
- Detached/deteriorated fascia board in isolated areas at exterior second floor walkway.
 - o Exposed exterior walkway framing ends have water damage.

Professional Opinion:

Overall, the building structural framing and foundation systems appear to be in good general condition, based on our visual cursory walkthrough, with the exception of a few isolated areas previously noted. Differential foundation movement is a common occurrence in this area due to the native highly expansive clay soils. Proper site drainage improvements and positive drainage away from foundations will minimize further or future differential movement in the foundation systems.

General Comments:

My professional services have been rendered with care and diligence and in a manner customary for professionals involved with structural assessments.

I hereby certify that I have no interest, present or contemplated, in this property or its improvements; that my visual observation was made with reasonable care; and that the information contained in this report is based on my best professional judgment. This letter report is not a guarantee and carries no warranty, expressed or implied.

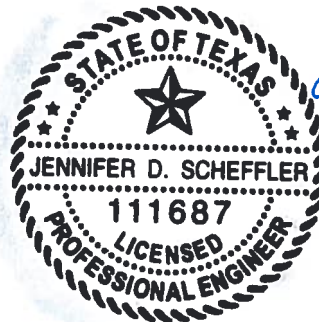
We appreciate the opportunity to assist you with this cursory walk-through. If you have any questions regarding the content of this letter report please call me at 361-883-1984 or email me at jscheffler@lrvinc.com.

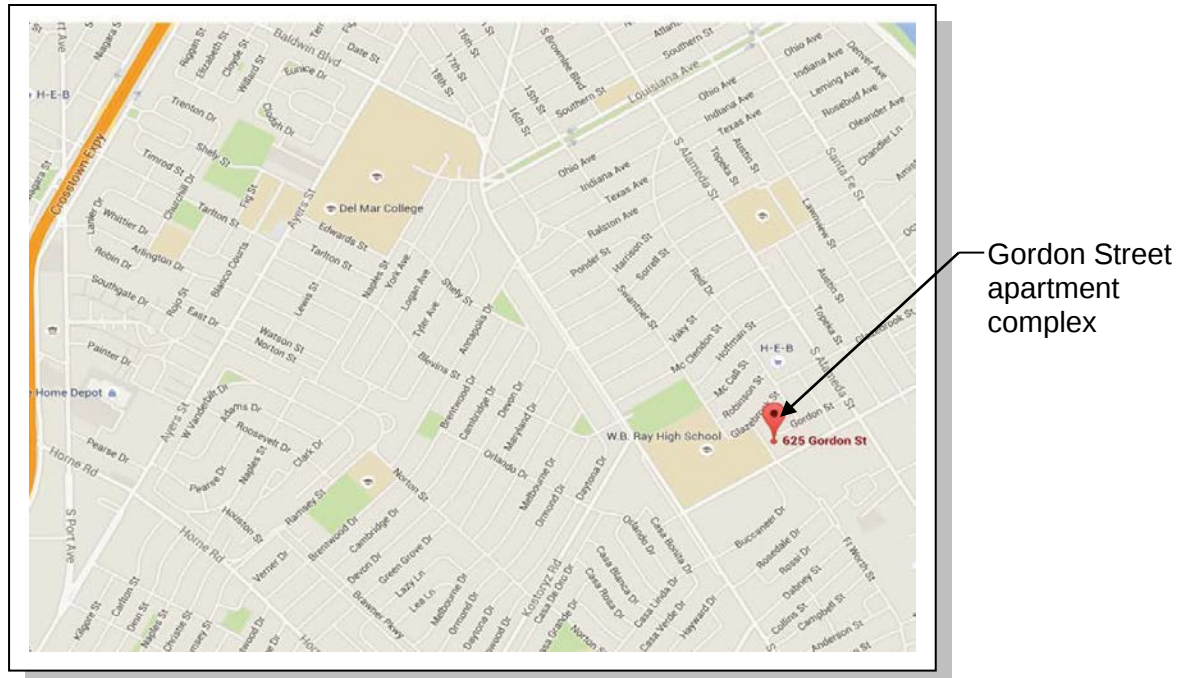
Sincerely,

L N V

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TBPE Firm No. F-366


Jennifer D. Scheffler, P.E.
Project Engineer



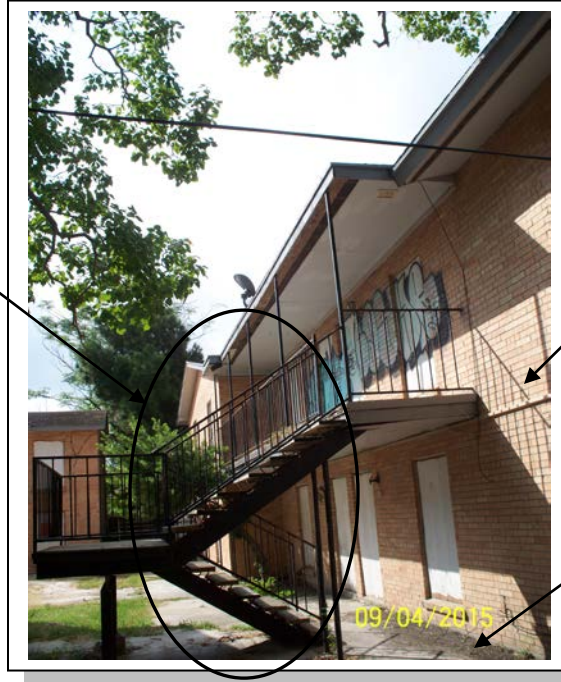


Photograph No. 1 – Google Map of Project Location



Photograph No. 2 – Google Map Satellite View of Project Location

Original stair
treads no
longer present.
Replaced with
wood
members.



Building
structure in
good general
condition

Dirt and debris
indicate site
drainage toward
building
foundation

Photograph No. 3 – Front Face of Building, Exterior Walkway and Stairs

Building
structure in
good general
condition



Open and
broken window
glass

Covered
openings

Photograph No. 4 – Rear Face of Building

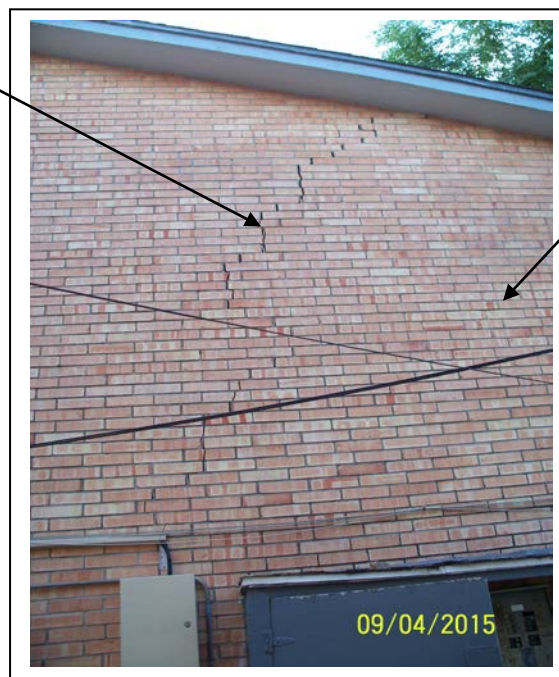
Crack in brick veneer indicating differential movement of the foundation system



Building end wall

Photograph No. 5 – Typical Cracking Seen in Brick Veneer

Crack in brick veneer indicating differential movement of the foundation system



Building end wall

Photograph No. 6 – Cracking in Brick Veneer

Ceiling/second
floor framing
system with
minimal
discoloration
and no fire
damage



Fire damaged
drywall/gypsum
board

Photograph No. 7 – Fire Damaged Apartment Unit

Fire damaged
exterior walkway
framing
members



Damaged exterior
walkway handrail
system

Photograph No. 8 – Fire Damage at Exterior Walkway

Deterioration
present at edge
of walkway



Missing
handrail at
edge of
walkway

Photograph No. 9 – Exterior Walkway



Interior
framing
between units
in good
general
condition

Photograph No. 10 – Typical Interior Framing