

Addendum to Seller's Disclosure Notice relating to the real property and improvements located at 4315 Dorothy Street, Bellaire, Texas 77401

We purchased the property on June 30, 2009. We put on a new roof before moving in around late August 2009. The house had minor flooding (1-2 inches of water) on May 25, 2015 (the Memorial Day Flood). We remodeled after the Memorial Day Flood. The remodel included opening up the downstairs layout and almost doubling the size of the kitchen. The property flooded during Hurricane Harvey on or about August 27, 2017. The interior of the house received approximately 33 inches of water during Hurricane Harvey.

Section 1 of the Seller's Disclosures: Some of the appliances and electrical outlets may not work since the flood. There are repair reports from Legal Eagle Contractors Co. and Jebco that outlines all repairs to be made to the house pre-Harvey, which were used as a guide for the homeowners to point out any issues to the contractor hired for post-Memorial Day flood repairs and remodel. Most of the items noted are cosmetic and now null because these items were removed from the house after Harvey. The roof was installed in 2009; the upstairs southwest bedroom has a leak when there are significant, sustained rains. Repairing the flashing and counterflashing at the chimney should hopefully resolve this issue.

Section 2 of the Seller's Disclosures: It is our understanding that a complying smoke detector was installed near the kitchen; it is our understanding that it is located between the kitchen and the den. The contractor that remodeled our house in 2015/2016 installed one that was not placed in the kitchen because he thought that placing it directly in the kitchen may lead to repeated false alarms.

Section 3 of the Seller's Disclosures: The interior walls, floors, and interior doors were affected by the Hurricane Harvey flooding. Three windows in the kitchen nook were replaced with smaller Plygem brand windows to make room for the bench. It is our understanding that nail fins were removed during installation, which may affect its windstorm rating. The fence gate at the east side of the house needs to be replaced.

Section 4 of the Seller's Disclosures: As stated above, the house flooded; it is within the 100-year floodplain. We have a current flood insurance policy that covers both structural (up to \$250,000) and personal property damage (up to \$100,000). The structural repair that we performed was to remove three load-bearing walls after the Memorial Day Flood and install load-bearing beams to open up the layout downstairs. City of Bellaire performed a final building inspection and approved this work on 11/3/2016.

Section 5 of the Seller's Disclosures: Information responsive to this section are discussed in other sections.

Section 6 of the Seller's Disclosures: The contractor that performed remodel work following the flood in 2015 did not apply for permits before the work was performed; once this was discovered, the contractor and homeowner worked with City of Bellaire and obtained permits for the load-bearing beams that were installed.

AS WITH THE PURCHASE AND SALE ALL PROPERTIES, YOU MAY WANT TO PERFORM YOUR OWN DUE DILIGENCE AND HAVE AN INSPECTION OF THIS PROPERTY TO ASSESS ALL ITEMS OF INTEREST OR CONCERN.



HEDDERMAN ENGINEERING, INC.

www.heddermanengineering.com Office 281-355-9911, Fax 281-355-9903 office@heddermanengineering.com

January 19, 2018

TO: Seth Miller

REF: CONDITION OF PROPERTY SURVEY

Dear Mr. Miller:

At your request, a visual survey of the foundation of the house located at 4315 Dorothy Street, Bellaire, Texas was made by Mr. Tim Hedderman.

Transmitted herewith is the inspection report stating my professional opinion on whether the foundation is performing its intended function, or is in need of repair.

Thank you for asking HEDDERMAN ENGINEERING, INC. to perform this important inspection work for you. If you have any questions after reviewing this report, please feel free to call me at my office.

Sincerely,

HEDDERMAN ENGINEERING, INC.
Tim Hedderman, President



4315 Dorothy

INTRODUCTION

PURPOSE

The purpose of the inspection was to view the evidences of differential movement of the foundation, and give our professional opinion on whether or not the foundation was performing its intended function at the time of the inspection, or was in need of repair. It is pointed out that, due to the subjective nature of interpretation of the evidences of foundation movement, it is possible for other professionals to have a differing opinion.

This report is provided for the use of the person to whom this report is addressed, and is in no way intended to be used by a third party, who may have different requirements. It is our purpose to provide information on the condition of the foundation on the day of the inspection, and not to provide discussions or recommendations concerning the future maintenance of the foundation.

Items that we find that in our opinion are in need of repair will typically include the recommendation to **Obtain a Cost Estimate**. The scope and cost of the actual repairs can vary significantly from company to company, and it is your responsibility to see that the scope of work needed and actual cost of repairs is confirmed by one or more qualified service companies.

SCOPE

The scope of the inspection included limited, visual observations at the interior and exterior of the structure. Only those items readily visible and accessible at the time of the inspection were viewed, and any items causing visual obstruction, including, but not limited to, furniture, furnishings, floor or wall coverings, foliage, soil, appliances, insulation, etc., were not moved. Also excluded from the scope of this inspection is any discussion of or condition relating to geological faults and/or subsidence.

The basis of our opinions will be the apparent performance of that portion of the house readily visible at the time of the inspection. Disassembly or removal of any portion of the structure is beyond the scope of this inspection.

We make no representation regarding the condition of this property other than as contained in this written report. Any verbal discussions concerning this property that were made at the time of the inspection, and not contained in this written report, are not to be relied upon.

There is no warranty or guarantee, either expressed or implied, regarding the habitability, future performance, life, insurability, merchantability, workmanship, and/or need for repair of any item inspected.

OBSERVATIONS AND CONCLUSIONS

FOUNDATION

Description

The foundation was a concrete slab on grade, and appeared to be reinforced with steel reinforcing rods (rebar).

EVIDENCES OF DIFFERENTIAL MOVEMENT

Note that it is not HEI's purpose to exhaustively document each and every evidence that may be related to foundation movement, but rather to document a representative

sample and/or the most significant evidences of movement upon which we base our opinion on the condition of the foundation.

Levelness

The floors were checked with an electronic level, and were observed to be acceptably level throughout the house. The difference in elevation between the high point and low point was 0.8 inches. The high point was located at the southwest corner of the dining room, and the low point was located at the breakfast/kitchen area. The unlevelness takes place over a horizontal distance of approximately 25-30 feet.

Note also that elevation readings taken at the garage area are relatively large numbers relative to the reference point due to the step down into the garage area.

See our field sketch showing the elevation readings at the end of this report. Note that the "R" on the sketch is our randomly chosen starting reference point, where the elevation is 0, and all other elevation readings are taken relative to the reference point, and are measured in inches to the nearest 1/10 inch.

We typically point out that foundations are rarely constructed perfectly level, so most properties have some unlevelness (typically $\frac{3}{4}$ to 1-1/2 inches) built into the foundation as part of original construction. We have no knowledge as to how much unlevelness was built into this house foundation during original construction.

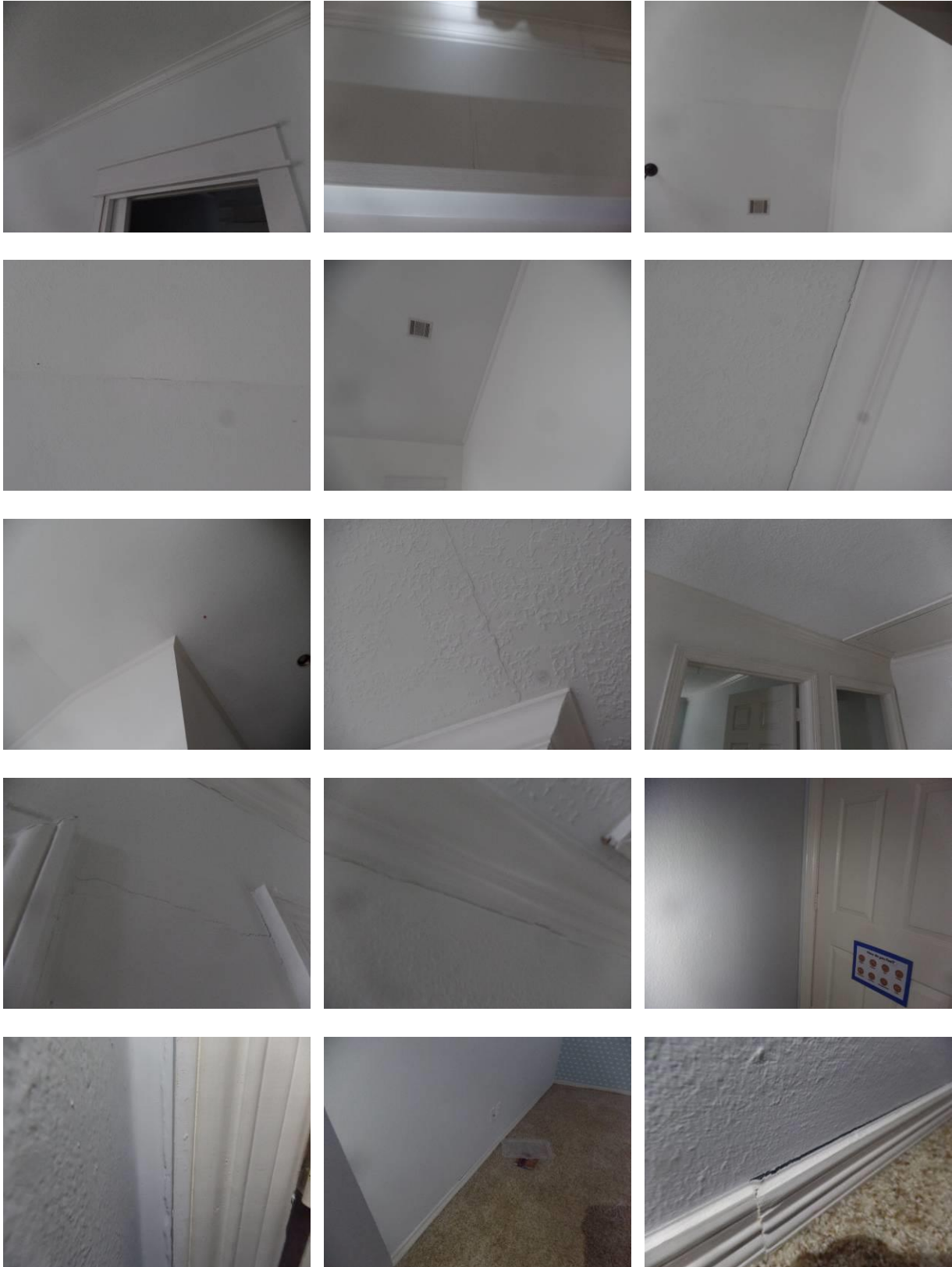
Veneer Cracks

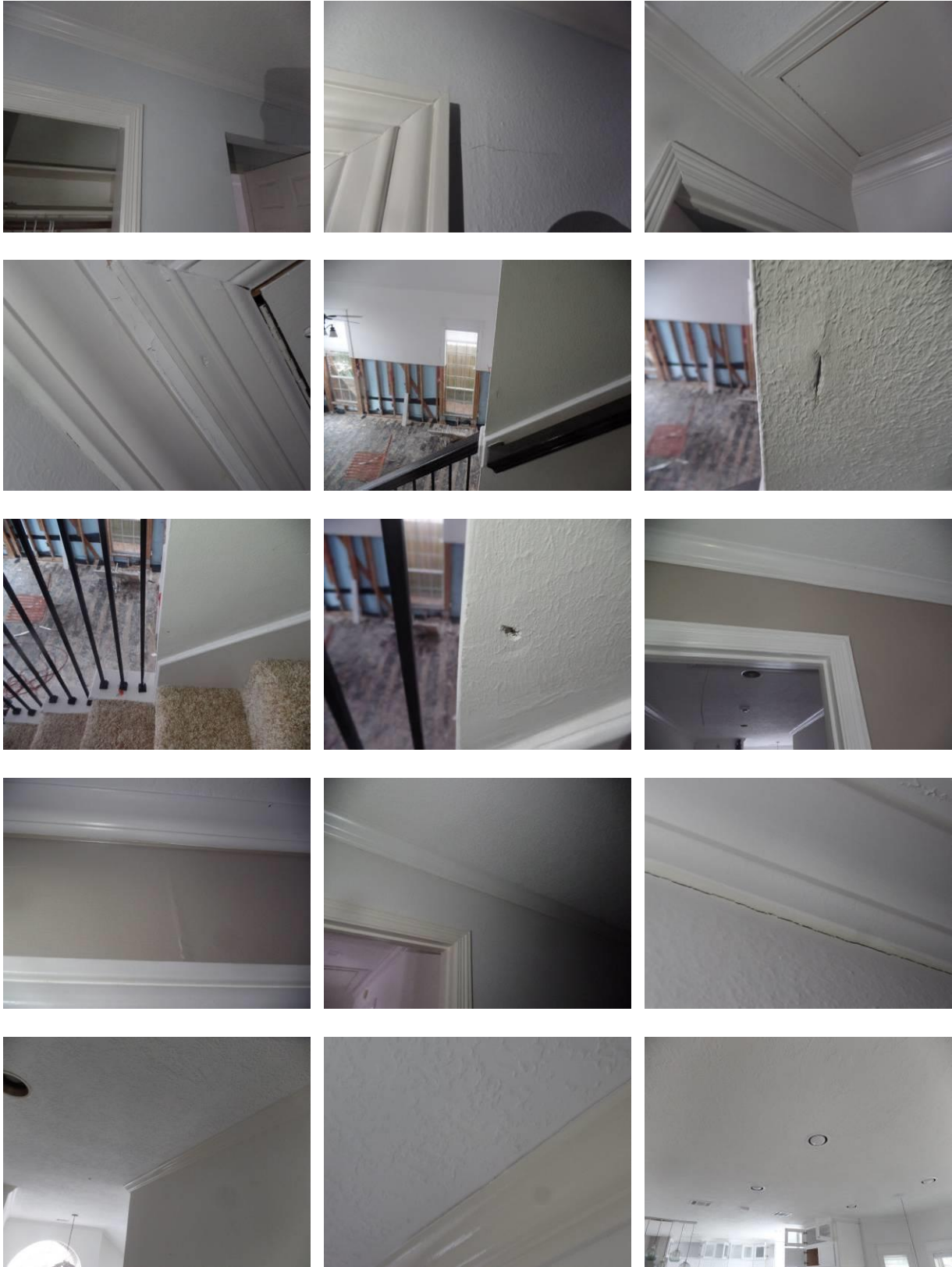
Cracks in the exterior veneer were minimal in number and degree.

Sheetrock Cracks

Sheetrock cracks, patches, compression ridges, and separations on crown moldings and base moldings were observed throughout the second floor of the house, and the ceiling at the kitchen/breakfast area. Based on our overall evaluation of the foundation, it is our opinion that these cracks are related to framing deflections, probably due to undersized framing members. Further investigation is recommended to determine the exact cause of the deflections and cracking, and to provide a cost estimate for all needed repairs.

Obtain Cost Estimate





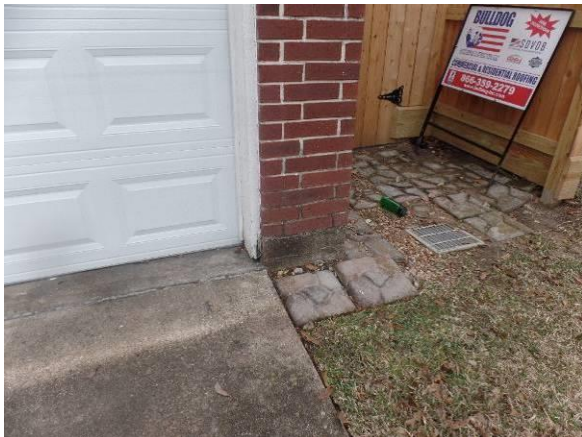


Concrete Cracks

Cracking of the foundation concrete exists in virtually all foundations. Although no cracks were observed in this foundation, it is probably not an exception. It is pointed out that cracking is a normal property of concrete and other brittle materials, and Hedderman Engineering, Inc. assumes no responsibility should cracks be found that are not mentioned in this report.

The corner of the foundation was observed to be chipped. This condition is typically caused by differences in thermal expansion between the brick veneer and the concrete foundation. Also, this condition can be caused by a lack of reinforcement in the corner of the foundation during original construction. In our opinion, this condition does not affect the overall structural integrity of the foundation.

Locations included: northwest, southeast





Separations of Materials

Some separations and differential movement of materials due to differential foundation movement were observed, including the following:

- The garage door frame was separated from the exterior brick veneer approximately 1/8 inches



- The chimney was separated from the approximately 1/8 inches.



FOUNDATION CONCLUSIONS

Most of the structures previously inspected by this firm have experienced some degree of differential foundation movement, and this structure was no exception. After careful examination, it is our opinion that the evidences of movement observed do not indicate excessive or unusual foundation settlement. The overall degree of the foundation movement for this structure is within an acceptable amount for a house of this age and type construction. The foundation is, at this time, performing its function, and is not in need of releveling. It is pointed out for your information that, due to the nature of the soils in this area, it is reasonable to expect that some movement of the foundation will happen in the future.

CLOSE

Opinions and comments stated in this report are based on the apparent performance of the foundation on the day of the inspection. Performance standards are based on the knowledge gained through the experience and professional studies of the inspector. There is no warranty or guarantee, either expressed or implied, regarding the habitability, future performance, life, merchantability, and/or need for repair of the foundation.

At your service,

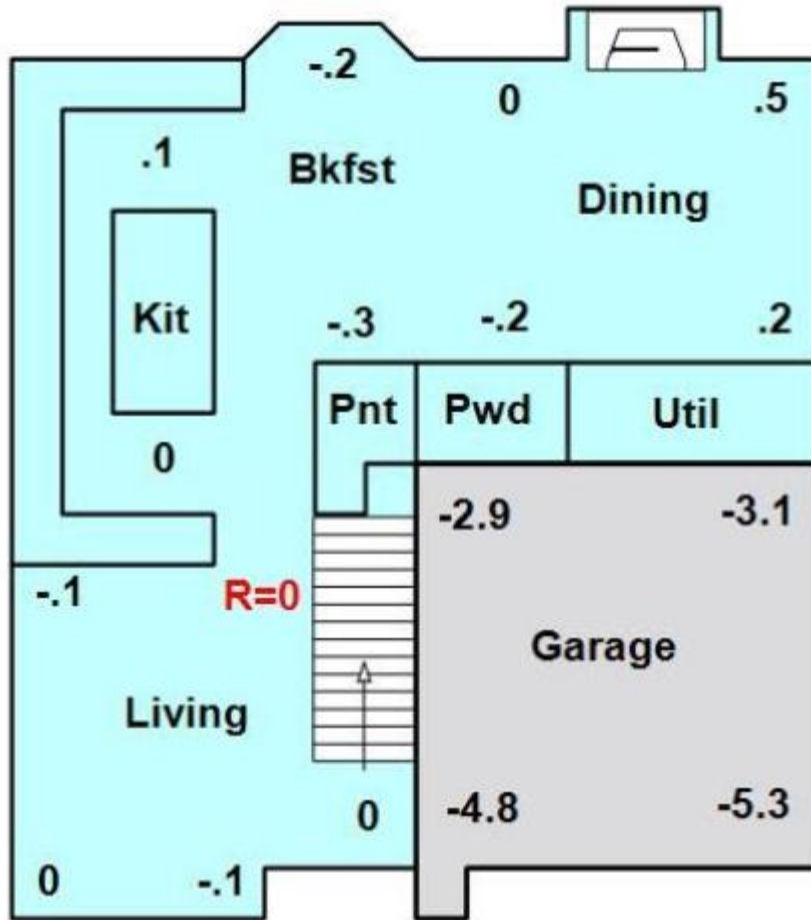
Tim Hedderman
Registered Professional Engineer #51501
Texas Firm Number: 7942



1.19.18

HEI

Miller



**Elevation Readings
4315 Dorothy**





HEDDERMAN ENGINEERING, INC.

www.heddermanengineering.com Office 281-355-9911 Fax 281-355-9903 office@heddermanengineering.com

RECEIPT

January 19, 2018

TO: Seth Miller

REF: Inspection of the house at 4315 Dorothy Street, Bellaire, Texas.

Total cost of inspection: \$650.00

Total Paid: \$650.00

Total Due: - 0 -

PROPERTY INSPECTION REPORT

Prepared For: Mr. Seth Miller
(Name of Client)

Concerning: 4315 Dorothy St., Bellaire, TX 77401
(Address or Other Identification of Inspected Property)

By: Patrick H Adams, Lic #TREC #7505 04/06/2017
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous

or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathroom, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as, smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

- Present at Inspection: Buyer Selling Agent Listing Agent Occupant
- Building Status: Vacant Owner Occupied Tenant Occupied Other
- Weather Conditions: Fair Cloudy Rain Temp: 80
- Utilities On: Yes No Water No Electricity No Gas

Special Notes: Photographs at the end of this report are an integral part of this report and reflect conditions observed on the day of the inspection.

NOTE: As agreed, this inspection was limited in scope to the areas that were concerning to the homeowner which had to do with apparent roof leaks, roof component installation and integrity at the rear of the home. The inspection indicated areas that possibly and probably would allow water intrusion into the home where damage could and would occur.

INACCESSIBLE OR OBSTRUCTED AREAS

- Sub Flooring Attic Space is Limited - Viewed from Accessible Areas
 - Floors Covered Plumbing Areas - Only Visible Plumbing Inspected
 - Walls/Ceilings Covered or Freshly Painted Siding Over Older Existing Siding
 - Behind/Under Furniture and/or Stored Items Crawl Space is limited - Viewed From Accessible Areas
- Mold/Mildew investigations are NOT included with this report; it is beyond the scope of this inspection at the present time. Any reference of water intrusion is recommended that a professional investigation be obtained.

NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE. THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Foundation Types

Comments:

Signs of Structural Movement or Settling

Performance Opinion: (An opinion on performance is mandatory)

Note: Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.

SUGGESTED FOUNDATION MAINTENANCE & CARE - Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

B. Grading and Drainage

Comments:

Note: Any area where the ground or grade does not slope away from the structure is to be considered an area of improper drainage. Six inches per 10 feet.

C. Roof Covering Materials

Type(s) of Roof Covering: Composition Asphalt Shingles

Viewed From: Ground and from the attic area.

Comments: The subject property is a 2 story structure, access to the roof was not available.

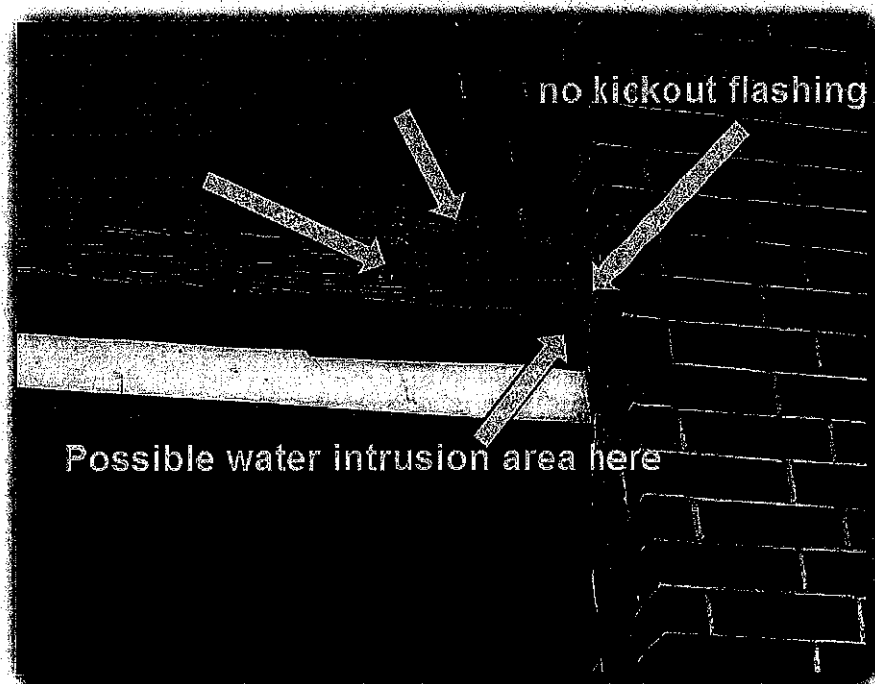
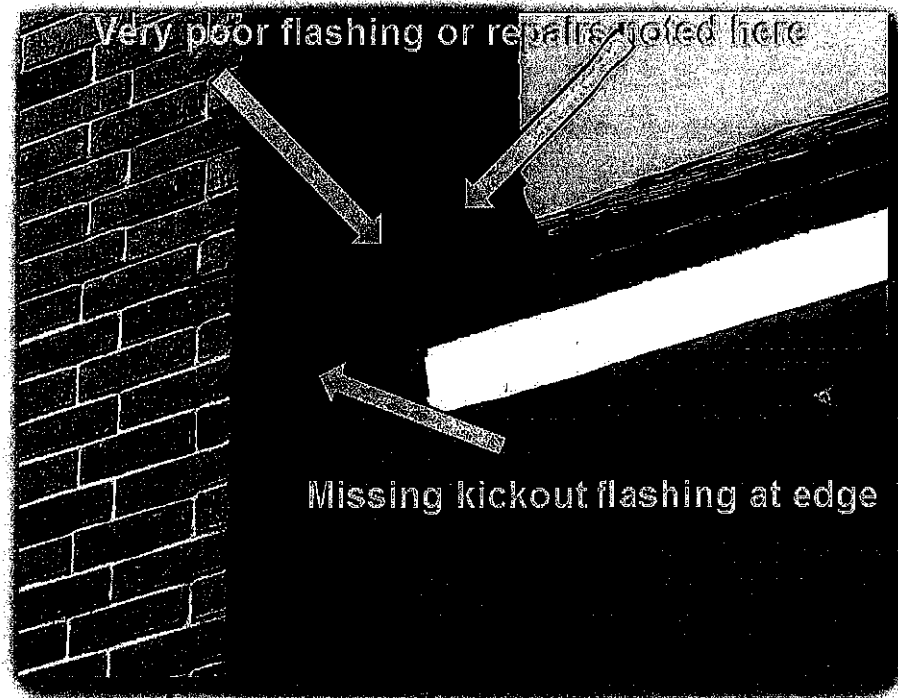
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Brick chimney not properly flashed and counter-flashed. Roofing tar is not a substitute for properly installed flashing.

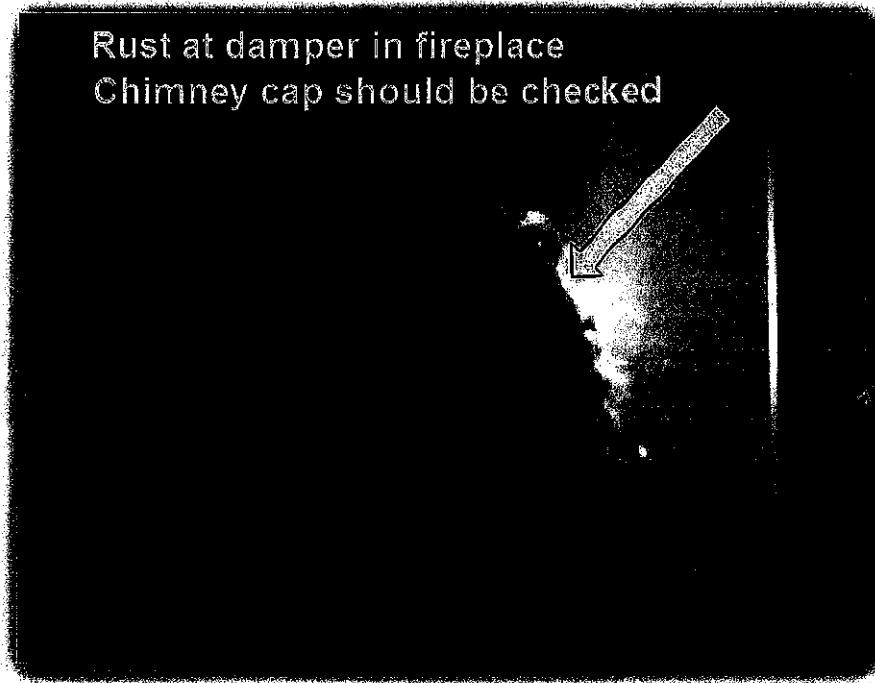
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- Missing / damaged or inappropriately installed rain caps
- Previous Repairs to Roof At:Flashing at chimney. ____

D. Roof Structures and Attics

Viewed From: Entered the Attic

Approximate Average Depth of Insulation: N/A

Approximate Average Thickness of Vertical Insulation: n/A

Comments:

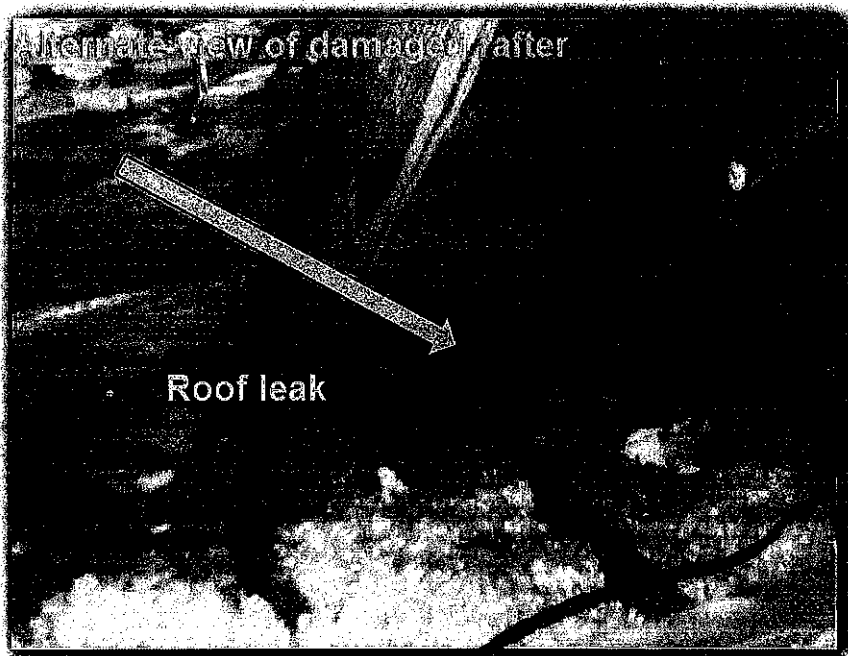
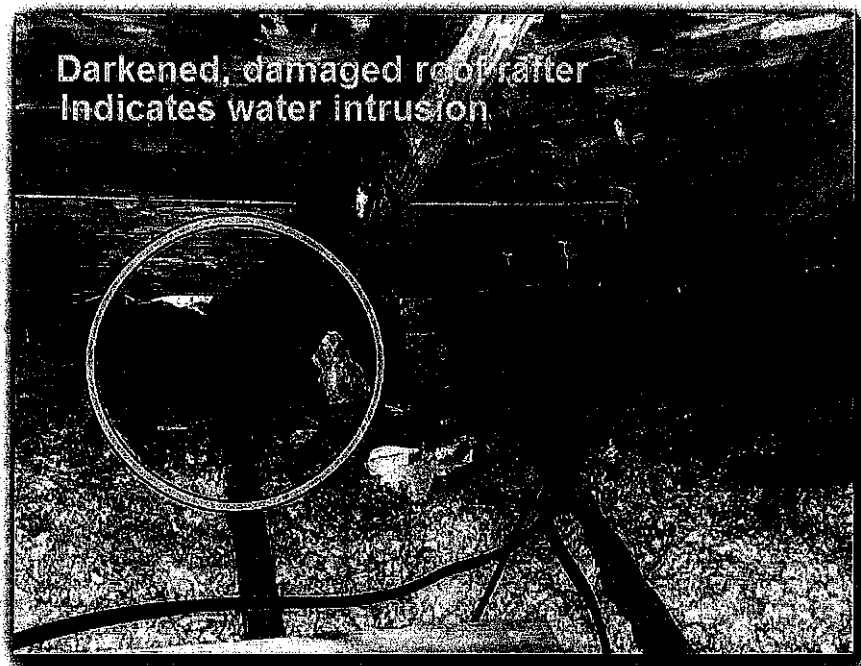
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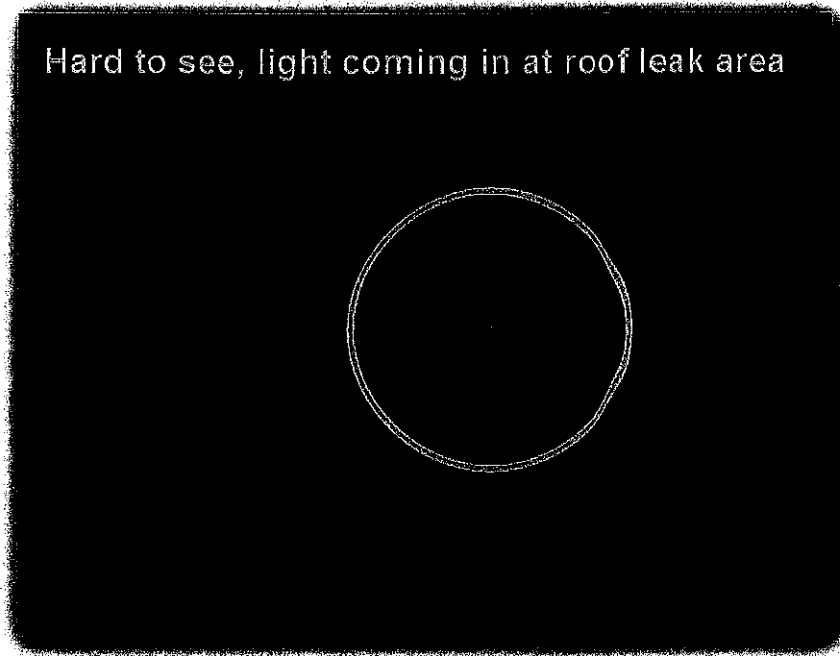
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E. Walls (Interior and Exterior)

Comments:

Interior Walls:

Exterior Walls:

Siding Materials: Brick Stone Wood Wood byproducts Stucco
 Vinyl Aluminum Asbestos Cement Board Other

F. Ceilings and Floors

Comments:

G. Doors (Interior and Exterior)

Comments:

Interior Doors

Exterior Doors

Garage Doors

Type: Metal Wood Fiberglass Doors / panels are damaged

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I NI NP D

H. Windows

Comments:

I. Stairways (Interior and Exterior)

Comments:

INTERIOR

EXTERIOR

J. Fireplaces and Chimneys

Comments: See comments and photographs

Type of Fireplace: Factory Masonry Free Standing

K. Porches, Balconies, Decks, and Carports

Comments:

L. Other

Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Overhead Service Underground Service

Main Disconnect Panel

Sub Panels

Type of Wire: Copper Aluminum

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper Aluminum Conduit _____

Comments:

Outlet and Switches

Ground/ARC Fault Circuit Interrupt Safety Protection

Kitchen:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial	Bathrooms:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial
Exterior:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial	Garage:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial
Basement:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial	Wet Bar:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial
Living:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial	Dining:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial
Crawlspace:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial	Laundry:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial
A/C Unit:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial	Pool/Spa:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial
Bedroom:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial				

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Fixtures

Smoke and Fire Alarms

Other Electrical System Components

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System: Heating Types

Energy Source: Heating Energy Sources

Comments:

B. Cooling Equipment

Type of System: Cooling Types

Comments:

Unit #1:

Supply Air Temp: ____ °F Return Air Temp: ____ °F Temp. Differential: ____ °F

Unit #2:

Supply Air Temp: ____ °F Return Air Temp: ____ °F Temp. Differential: ____ °F

For attic installations :

Minimum 30" clearance above and to the side for maintenance

Lack of work platform (>30")

Lack of 24"Walkway, light near unit, or outlet

Greater than 20 feet from access

Scuttle opening less than 22" by 30"

EVAPORATIVE COOLERS ONE SPEED TWO SPEED Water Supply Line: _____

C. Duct Systems, Chases, and Vents

Comments:

Type of Ducting: Flex Ducting Duct Board Metal

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter:

Functional Flow Inadequate

Location of main water supply valve:

Static water pressure reading: _____ below 40 psi above 80 psi

Lack of reducing valve over 80 psi

Comments:

Water Source: Public Private Sewer Type: Public Private

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Sinks

Comments: _____

Bathtubs and Showers

Comments: _____

Commodes

Comments: _____

Washing Machine Connections

Comments: _____

Exterior Plumbing

Comments: _____

B. Drains, Wastes, and Vents

Comments:

C. Water Heating Equipment

Energy Source: Water Heating Energy Sources

Capacity:

Comments:

Water heater Temperature and Pressure Relief Valve

D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Comments:

V. APPLIANCES

A. Dishwashers

Comments:

B. Food Waste Disposers

Comments:

C. Range Hood and Exhaust Systems

Comments:

D. Ranges, Cooktops, and Ovens

Comments:

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I	NI	NP	D
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Range Type: Electric Gas

Oven(s):

Unit #1: Electric Gas
Tested at 350°F, Variance noted: _____°F (max 25°F)
Unit #2: Electric Gas
Tested at 350°F, Variance noted: _____°F (max 25°F)

E. Microwave Ovens

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

G. Garage Door Operators

Comments:

H. Dryer Exhaust Systems

Comments:

I. Other

Comments:

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction: Pool Construction Types

Comments:

DEFICIENCIES FOUND IN:

C. Outbuildings

Comments:

DEFICIENCIES FOUND IN:

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I	NI	NP	D
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D. Private Water Wells (A coliform analysis is recommended)

Type of Pump: Water Pump Types

Type of Storage Equipment: Water Storage Equipment

Proximity To Known Septic System: _____

Comments:

DEFICIENCIES FOUND IN:

E. Private Sewage Disposal (Septic) Systems

Type of System: Septic Systems

Location of Drain Field:

PROXIMITY TO ANY KNOWN WELLS OR UNDERGROUND WATER SUPPLY: _____

Comments:

DEFICIENCIES FOUND IN:

F. Other

Comments:

Summary: The subject property is a single family residence of 2,420 sq. ft., is a 2 story structure, built in 1990. The home has 3 bedrooms, 2 1/2 bathrooms with a 2 car attached garage. The home is located in a residential subdivision neighborhood on a 5,125 sq. ft. lot. (hcad)

The following comments are limited to the roof, roof covering materials, the attic area where water intrusion appears to have been detected, the chimney and chimney components including the flashing, rain cap and damper area of the chimney/fireplace.

Primary areas of concern in the opinion of the Inspector.

The roof covering material, with particular regard to the flashing at the chimney, does not appear to be correctly installed, does not appear to be of the correct construction flashing material, and repairs that have been performed in the past appear inadequate and do not appear to be of "workmanlike" quality. Step Flashing was not observed, was not correctly inserted into the mortar joint, and did not appear to be counter flashed properly. No kickout flashing was observed.

I recommend a qualified, reputable roofing contractor be consulted for the corrections and repairs that are needed to make repairs to the areas of the roofing and flashing material and installation thereof.

While there, the roofing contractor should be asked to survey the balance of the roof area for any area that may need attention or repair.

For a fuller understanding of a proper flashing of the chimney area should resemble, please **see the attached diagram.**

Thank you for the Inspection Order.

Pat Adams, Professional Inspector #7505
BellaireInspect, llc.
bellaireinspect@yahoo.com
713-208-0866

CONDITION REPORT WITH COST ANALYSIS

Consulting Firms Information

Company: JEBCO United
Address: PO Box 925681
City: Houston
State/Province: Texas
Zip/ Postal: 77292
Email: jebcounited@outlook.com

Client Information

Name: Seth and Sarah Miller
Address: 4315 Dorothy
City: Bellaire
State/Province: Texas
Zip/Postal: 77401
E-mail: millersetha@gmail.com
Date of Inspection: September 10, 2016
Time: 12:30 PM

Attendance: Homeowners, JEBCO
United Representative

Property Address:

4315 Dorothy
Bellaire, Texas 77401

IMPORTANT INFORMATION

This report is solely for the benefit of the Client. Any person or party designated by the Client to receive information in this report shall be subject to the TERMS AND CONDITIONS contained herein. Such designation shall be provided in writing.

The estimated value of each scope is a rough estimation of cost to complete and/ or repair existing conditions of renovation; a comprehensive, detailed estimate with proposal for work will be issued to Client upon request and that estimate for work will clearly define course of action to be taken in each instance as described below. The Client will be made aware of all options they have to address scopes described in this report prior to the final establishment and execution of working budget outlined in proposal.

Item in Need of Immediate Attention:

Newly installed windows at rear elevation of home were observed to be smaller than the allotted opening for said units and untreated 1x4 wood is exposed above windows on the exterior elevation. These windows are not intended to be installed on homes with bricked exteriors as they are lacking brick mold. Window wrap was not visible at time of inspection and units appeared to be improperly flashed. Window units appear to sit on top of bricked ledge which may result in water penetration between the unit and the masonry, poly foam sealant was present around the sides of the windows, on the exterior of the home which is not a recommended means of

sealing, caulking and weatherproofing as the sealant was observed to be disintegrating and flaking. New operable window units are missing screens.

REPORT SUMMARY

General Comments:

This inspection report identifies items in need of attention, maintenance, or repair directly relating to the renovation and flood damage repair work performed by other, and does not include or reference any previous conditions associated with the home or its existing conditions excluded and/ outside of the current renovation and its direct scope of work. The general consensus is that while most of the conditions inspected comply with local, state and national building codes, the quality of workmanship in which they were constructed is subpar and not up to minimum building standards for new construction. Very few repairs and/ or renovations were performed in a workmanlike manner to mitigate or prevent future weather conditions or "acts of god" from causing additional and/ or new damage to the home. Several conditions observed were deemed harmful to the overall integrity of the home and are believed to be in direct violation of TDI (Texas Department of Insurance) building standards for homes located in coastal areas. In addition to this report and cost analysis for repair and completion of work, it is recommended that you obtain additional estimates from competent specialists as an aid in planning your future course of action.

The items listed in this report are marked as Satisfactory, In Need of Repair, Professional Consultation, or Not Satisfactory. The inspector has identified and described the home's major systems and components associated with the renovation work, and has listed problems found in readily accessible areas as explained during inspection site visit. This summary is an overview, not an all-inclusive list of defects found in the dwelling. It is the client's responsibility to read the entire report and contact us if you have any questions.

Exterior and Structure Summary:

Windows

Condition: Not Satisfactory

Estimated Value Including all Associated Work: \$6,000.00

Newly installed windows at rear elevation of home were observed to be smaller than the allotted opening for said units and untreated 1x4 wood is exposed above windows on the exterior elevation. These windows are not intended to be installed on homes with bricked exteriors as they are lacking brick mold. Window wrap was not visible at time of inspection and units appeared to be improperly flashed. Window units appear to sit on top of bricked ledge which may result in water penetration between the unit and the masonry, poly foam sealant was present around the sides of the windows, on the exterior of the home which is not a recommended means of sealing, caulking and weatherproofing as the sealant was observed to be disintegrating and flaking. New operable window units are missing screens.

- Recaulk the exteriors of sidelights to prevent potential water penetration
- Recaulk arched window to the left of entry
- Seal all cracks in mortar around window to the left elevation of home to prevent potential water penetration

French Drain and Underground Drainage:

Condition: In Need of Repair:

Estimated Value Including All Associated Work: \$350.00

It was observed that the underground drainage pipe connecting to the French Drain on the right hand side of property was crushed and broken at the curb. It appears to have been ran over by a vehicle resulting in debris build up and blockage inside of the pipe.

Exterior Piping and Mechanicals:

Condition: In Need of Repair

Estimated Value Including All Associated Work: \$850.00

- The water main shut off valve to the house appears to be leaking and/ or piping has cracked possibly when laying of new masonry
- A new box is needed for the AC lines point of entry into the home; current condition is unsealed

Exterior Doors:

Condition: In Need of Repair

Estimated Value Including All Associated Work: \$550.00

The new back door unit has been improperly caulked with poly foam sealant which was observed to be disintegrating and flaking at the time of inspection. Both the new front door and back patio door have paint overspray on the door sweep and new thresholds. The front door copper weatherstripping appeared to be gaping and needs repair. The back door exterior trim boards on either sides of door need replacement as rot is present. Repair and recaulk brick molding and threshold at entry door.

Masonry:

Condition: In Need of Repair

Estimated Value Including All Associated Work: \$2,300.00

Existing brick does not appear to have been removed entirely around new windows units resulting in improper installation of windows. Repointing of masonry does not match existing. Repointing gaps in masonry is recommended.

Interior Summary:

Windows:

Condition: Not Satisfactory

Estimated Value Including All Associated Work: \$1,200.00

Windows of breakfast room have been secured in place with nails, piercing and damaging the frames.

Pocket Doors:

Condition: In Need of Repair

Estimated Value Including All Associated Work: \$645.00

- Jambs should be painted prior to installation of door and tracks should be replaced with those not painted; painted tracks will hinder the doors' operational sliding mechanism
- All doors are missing door locking hardware and plates; doors and jamb will need to be bored and/ or notched out for installation of hardware and doors repainted once notching performed.
- Paint drips and unsanded/ unprepped panels were observed on door at time of inspection; it is recommended that all doors be sanded down, properly prepped and caulk, cleaned, air dried and repainted

Stairs/Railings:

Condition: In Need of Repair

Estimated Value Including All Associated Work: \$475.00

Wood stair railing cap at volute on starter step is missing 2-3 balustrades. Wood cap appears to not be sealed thus allowing for paint finish to scratch exposing previous wood finish underneath

Walls and Ceilings:

Condition: Not Satisfactory

Estimated Value Including All Associated Work: \$7,400.00

General Observation-

Walls appear to be missing texture and paint in several areas around door casing, wood work, windows and baseboards. Wall color is not consistent throughout; two paint colors appear to be present, flat white and an off white. Texture on walls appear to be heavier on some walls than others. The level of sheetrock finish should be accompanied by a heavier texture as to better mask blemishes.

It is recommended that all walls be retextured with a slightly heavier texture as to even out blotchy existing and all walls be repainted one color throughout. Ceiling around crown molding need to receive texture where missing and entire ceiling needs to be rerolled.

Foyer and Front Room-

- Walls are painted two different colors; one color on front room walls and a different color on two story stairway wall

Kitchen-

- Sheetrock float/ mud has not been sanded down around kitchen window
- Sheetrock around kitchen window is missing texture and paint
- Sheetrock around vent-a-hood flu cover is missing texture and paint

Breakfast Room-

- Sheetrock around windows are missing texture and paint
- Sheetrock mud appears to have been used on vinyl window frames to cover nails in frame securing windows
- Wall directly across from breakfast room area (to the right of bath door) appears to have sheetrock installed on bowed framing/ unplumb framing. Framing of wall should be fixed and sheetrock rehung as to alleviate bowing. Possible remedy may be to float and skim the existing sheetrock if reframe is not possible. Texture is uneven on this wall and appears to be heavier in three sections laterally across wall. Texture appears to be missing around casing of bath pocket door on this same wall.

½ Bath-

- Wall texture is missing around countertop area and bath texture is uneven and missing in spots throughout.

Baseboards, Casing, Crown Molding, Millwork and Enamel Work:

Condition: Not Satisfactory

Estimated Value Including All Associated Work: \$4,400.00

It is recommended that all be resand, recaulk, properly cleaned, properly dried and repainted. Most effective means of repaint would be via spraying enamel work.

- Crown molding is painted two different colors throughout
- Enamel work does not appear to be properly prepped or cleaned prior to painting; all enamel work should be sanded, caulked and wiped down with a damp rag to remove dust particles and dirt debris, then air dried prior to painting
- Joints are not plumb, squared or flush in most areas
- Pantry shelving is rough, unsanded and missing caulking
- 1x6 above doors have severe paint drips and paint brush waves
- Tops of door casing is not painted and unsanded
- Baseboards have been painted with dust and dirt on them resulting in a rough feel and appearance
- Breakfast built in bench and utility storage bench is rough to the touch and appears to not have been sanded prior to painting. Caulking missing at joints and paint present on hinging hardware of hinged bench top
- Job built enamel work differs in color from prefab upper cabinetry

Fireplace:

Condition: In Need of Repair

Estimated Value Including All Associated Work: \$225.00

Fireplace tiled surround appears to be unlevel at floor. Tiled floor in front of firebox presents inconsistent grout lines from wall to floor and sides of floor tile do not leave room for installation of hardwood floor transition piece which was not installed at time of inspection. Tear out of tile may be required to fix and level floor in this area. Possible grinding down of slab below may be necessary for proper reinstallation

Prefabricated Cabinetry and Appliances:

Condition: Professional Consultation

Estimated Value Including All Associated Work: \$2,000.00- \$10,000.00+

Kitchen:

- Lower cabinetry to the right of the range has several areas in which the cabinet doors and drawers are not plumb; adjustment is needed for sagging doors.
- Cabinetry has several visible seams in need of either proper repair or replacement; area above refrigerator to the right and left of upper cabinets needs to be deconstructed and reassembled with either material long enough in length to not need piecing together or seams should be made towards bottom of fridge opening and covered by baseboard trim.
- Cabinet crown attaching to ceiling crown molding are painted two different colors throughout.
- Replacement of glass upper cabinet door to the left of sink is recommended as the workmanship on the inside of the cabinet door front is substandard presents poor quality of workmanship.
- All doors with glass fronts have poor quality cuts for glass openings.
- Third upper glass door to the right of range has a deep crack in the upper left corner of the back of glass visible and rough to the touch when door is opened
- At least one door hinge per door presents cracking and separation in wood where hinge connects to door front; it is recommended to replace door fronts with severe separation in wood as this cannot be caulked and repaired preventing potential future door complete separation from hinge. Minor cracking can be caulked and sanded to provide strength and support
- Lower cabinet holding sink is not constructed per Kohler sink cabinet cut out specifications provided via Kohler.com and also supplied within shipping box of sink. The inadequate size and bracing for sink has caused the trim piece directly below the sink to crack and separate. Regardless of any attempts to repair this existing piece, the integrity of the support has been compromised and will result in total collapse. It is recommended that the lower cabinet holding sink either be replaced with a cabinet box built per the specifications provided with the sink for the cabinet box cut out or the cabinet bracing be significantly beefed up inside the box and the front support trim board be replaced with one larger and thicker in size to properly support apron front weight. If choosing to not replace cabinet box drawers inside box must be removed indefinitely.
- Back panel of cabinet under sink needs replacement as the panel has not been cut but ripped to expose plumbing. Proper cuts and beauty rings should be supplied
- Insides of all cabinet boxes need to be reinspected by cabinet fabricators and areas in which are damaged by screws repaired
- Panels added to the sides of the upper cabinets in sink area are installed crooked
- Panels added to side of upper cabinetry to the far right of kitchen are installed crooked
- Numerous panels on the island, upper cabinet boxes and side panels of fridge present separation in 1x4 applied moulding
- Panel appears to be missing on the side of fridge facing breakfast room
- Dishwasher is improperly installed and missing trim piece on either side of appliance
- Refrigerator opening is missing trim piece above appliance

½ Bath:

- Cabinet above toilet has numerous nail gun holes on bottom of cabinet; fill and touch up required
- Sink cabinet is missing drawers inside of cabinet
- Kickstop missing quarter round

Utility Room:

- It is recommended that all doors be replaced with those acceptable in size to cover extensive seaming between boxes. If larger doors for the middle lower box is not available as standard,

custom doors should be fabricated by other to match other doors in this area or all should be removed and new doors of proper size should be made of paint grade materials and painted the same color as the job built utility bench below. New doors can be reinstalled onto existing prefab boxes

Countertops and Splashes:

Condition: Professional Consultation

Estimated Value Including All Associated Work: \$600.00- \$1,800.00+

Kitchen:

- It is recommended that Quartz slabs adjacent to sink be replaced with new slabs of stone so that the cut out for sink is done per the template for countertop cut out for sink installation provided with sink by manufacturer or available for download at Kholer.com
- Island marble appears to be scratched on either end of each side of slab; it is recommended course of action is to buff the entire slab to remove all blemishes
- White quartz countertop should be recleaned by backsplash to eliminate any lingering grout particles adhered to top
- Countertop to the left and right of sink appear to have caulking residue adhered to countertop; the residue will require professional removal and is believed to be either the caulking adhesive agent used to mount undermount sink or white wet area painters caulking
- Grout used in backsplash tile needs touch up where minor holes may be present
- Grout to be cleaned off of tops of outlets closest to sink
- It is recommended that backsplash be sealed in wet areas
- Grout to be cleaned from bottom of cabinetry to the right of sink

Breakfast Room:

- Countertop was not present at the time of inspection

½ Bathroom:

- Countertop is missing caulking between wall and top in sporadic areas

Plumbing and Fixtures

Condition: In Need of Repair

Estimated Value Including All Associated Work: \$200.00

Kitchen:

- Sink should be installed per manufacture's specification for install provided with sink or available for download at Kholer.com
- Water supply lines under sink should be tied up and out of way

½ Bathroom:

- Faucet handle to the right of center of spread is installed backwards (top knob turns the wrong way)
- Toilet to be properly caulked where tank meets floor

Electrical and Fixtures

Condition: In Need of Repair

Estimated Value Including All Associated Work: \$350.00

Entry:

- Entry Chandelier should be lowered and centered to middle of window above front door system

Kitchen:

- It is recommended to move outlets under upper cabinets as to eliminate obstruction in backsplash
- Plug under sink is missing cover plate

½ Bath:

- GFI needed in water closet

Utility:

- Replace plugs; 1 GFI recommended for this area

Flooring:

Condition: In Need of Repair

Estimated Value Including All Associated Work: \$1,350.00+

- Utility room flooring was not present at the time of inspection
- Floating of utility room flooring should be reassessed at the time the new flooring will be installed to verify height of finish floor matches that of family as closely as possible.
- It was observed that the transition between family room and utility room was missing at the time of inspection
- Hardwood flooring was observed to have bleeding paint from quarter round adhered to flooring; if cleaning does not remedy this issue, replacement of planks may be required
- Quarter round is missing where fridge panel meets breakfast room built in bench

INSPECTION & REPAIR REPORT

Legal Eagle Contractors, Co.

5008 Locust Street
713-723-8850

Bellaire, Texas 77401
713-729-7125 (Fax)

www.legaleaglecontractors.com

Awarded the BBB "Award of Excellence" - 7 times in the last 7 years! and the
"PINNACLE" Award for 2014

Job # **17031**
Project: **Repairs Report**
For: **SETH MILLER**
Property Address: **4315 Dorothy**
 Bellaire, Texas 77401

Owner's Contact Information

SETH MILLER
4315 Dorothy
Bellaire, Texas 77401
millersetha@gmail.com

Contractor's Contact Information

Dan Bawden, President
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Inspection & Repair Report

Legal Eagle Contractors, Co. guarantees that all construction will meet or exceed building codes, and NAHB Construction Performance Guidelines. Dan Bawden, President is a Certified Graduate Remodeler, Graduate Master Builder and Certified Aging-in-Place Specialist, which assures you that the work set forth below will be performed in professional and ethical manner.

~ Note: Owner reports that this job was not permitted for mechanical trades such as plumbing, electrical, and HVAC. It was only permitted for structural. All of these mechanicals should have been under City permit and inspected by City Inspectors.

~ Note: Most of the defects listed in this report are documented in digital photos.

~ Note: These defects were observed personally and documented by me during 2 on-site visits, on 2/3/2017 and 3/9/2017.

A . KITCHEN & BREAKFAST ROOM AREA DEFECTS:

- 1 . Numerous large drawers have excessive wobbling when used.
- 2 . Cracks where screws were over-tightened, splitting the stiles.
- 3 . Cracks appearing at joints in faces of cabinets.
- 4 . Where texture was applied inside glass-front cabinets, for example; at top left of upper cabinets, (left of range). Cabinet interiors should be consistently smooth.
- 5 . Odd mixture of fluorescent lights in upper glass front cabinets
- 6 . Cabinetry is "Procraft" brand; known to be cheap cabinets, not in keeping with the value of the homes in this market. See for example, reviews on Houzz.com.
- 7 . Example of poor quality craftsmanship in these cabinets can be seen in the pullout spice rack. Rail is bowed and wood is cracked where face was fastened to shelving within. Cabinets were designed to have under-cabinets and should have been ordered with a taller "light rail" to cover lights. Existing rail is only 3/4" and should be 2" to hide under cabinet lights.

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- 8 . At all full height base cabinet doors there is evidence that the cabinet was originally built for an operable drawer at the top, as the horizontal rails that would have been under the drawer, have been roughly sawed off. There are rough, obvious places where the cabinet was modified, and not properly sanded or prepped before painting.
- 9 . There are sharp pointed sheetrock screws sticking down from the bottom of the counter top deck, see example in cabinet to left of farm sink. Owner's have scraped skin on these screws which should not be there at all. Also, this hazard is present above lazy-susan in that base cabinet.
- 10 . Side panels on upper cabinets to left of sink were not installed evenly, showing different reveals.
- 11 . A vertical panel to the left of the refrigerator appears to be a completely different finish than the rest of the cabinets, a glossy finish.
- 12 . At this same location, the face was installed and poorly caulked, evidence of caulking is visible 1.5" away from the face over the glossy surface. Very obvious and should have been taken care of.
- 13 . Evidence of grout voids where tile meets countertop, poor grout alignment. It is necessary to remove backsplash to replace countertops that run under them.
- 14 . Bullnose trim at outside corners of backsplash were not mitered but rough squared off edges.
- 15 . Texture on ceiling in kitchen extending into den is inconsistent; shows trowel marks, etc.
- 16 . Island stone has poorly repaired chips on corners, especially corner closet to the sink.
- 17 . Countertops to left and right of cooktop are significantly different depths from wall to leading edge. There are chips in counter to left of sink.
- 18 . Window trim is inconsistent; some are square and some are rounded edges.
- 19 . At wall with a-c return; poor finish on crown moldings.
- 20 . Crown moldings in kitchen and den were not installed with typical 45 degree miters; pieces are but-jointed together and show signs premature cracking between the crown molding sections.
- 21 . Inside of sink cabinet; very poor cutting around plumbing penetrations was done. Holes were over-cut.

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- 22 . Dishwasher will not fully recess into opening for some reason and there was no safety strap at top front of unit to keep it from tipping forward when the racks are pulled out.
- 23 . Leading edge of breakfast bench was made with sheetrock. This is a high-wear surface. It should have been made with cabinet grade plywood, then painted with a durable enamel.

SOLUTIONS:

- 1 . Remove stone countertops, disconnect electrical, remove island and all upper and lower cabinets. Remove all glass front cabinet lighting and under cabinet lighting.
- 2 . Furnish and install new cabinets of quality in keeping with Bellaire homes in this market. This will require removing and resetting all of the appliances, including vent hood, range, dishwasher, refrigerator and the microwave which is in the island.
- 3 . Furnish and install new Silestone on countertops with 1.25" laminated edge.
- 4 . Replace 2cm Marble top with 1.25" laminated edge.
- 5 . Remove and reset all appliances.
- 6 . Remove and replace backsplash tiles. New backsplash tile is included with an allowance of \$8.00 per sq. ft.
- 7 . Skim ceiling in kitchen flat and re-texture to match existing as closely as possible. Requires removal of can light trims and baffles and resetting them.
- 8 . After ceiling has been retextured and painted; reset can light trims and baffles and install the correct bulbs.
- 9 . Island stone needs to be replaced because of poorly repaired chips in corners, especially the corner by the sink. Owner reports that there was a sealer enhancer used on the island that left a texture.
- 10 . Prepare and paint walls, ceiling and trim. Trim at pantry door will need to be sanded.

B . HALF BATH

- 1 . It appears that a pull-out drawer in the base cabinet could not be installed, because cabinet doors were in the way. Contractor should have added more furring strips along sides and built a new pull-out drawer so the drawer would clear and the cabinet doors when pulled forward.

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Solution: Install new furring strips and build new drawer. Paint and refinish cabinets. Sand and re-paint upper cabinets, removing and resetting hardware. Re-build over-john cabinet and replace vanity cabinet. Cabinets should match the style and finish of the kitchen cabinets.

- 2 . Texture variance problems on walls of this room

Solution: Sand, retexture and paint, 2 coats.

C . LAUNDRY ROOM

- 1 . Hexagonal cement tile flooring defects. Tile lippage on floor is high enough to catch your foot when walking in bare feet causing injury. There are grout gaps and voids around most of the hexagonal tiles. A sealer of some sort was put over the tiles without proper preparation, so the surface is rough and footprints were sealed in. Many tiles sound hollow underneath when tapped, meaning that the bond is not good.

Solution: Remove all tile and replace with new decorative or cement tiles. Tile material is included with an allowance of \$15.00 per sq. foot. Remove washer and dryer to repair the supports holding up the Silestone top, especially at the back wall.

- 2 . Crown moldings show variances in color.
- 3 . Wall to right of washing machines is poorly painted showing different colors.
- 4 . The leading edge trim of the risible tops of the bench is cracking. Was not properly fastened and/or prepped before painting.
- 5 . Poor caulking around where wood cabinetry meets drywall. See back corner of bench and gap at bottom right of tall cabinet.

Solution: Remove crown molding and cabinets. There are 6' of tall wall cabinets plus the benches below and 5' of upper cabinets which are 50" tall.

- 6 . Pocket door leading into laundry room has evidence of scraping when opened and closed.

Solution: Remove door, if necessary and repair the cause of scraping.

Paint walls, ceiling, cabinets and trim in room

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D . Den

- 1 . Inconsistent texture on ceiling.
Solution: Skim flat and re-apply stomp and drag texture. Includes removing and resetting 3 a-c vents, can light trims, & protect ceiling fan.
- 2 . Poor sheetrock work around windows shows bubbled sheetrock that was painted over. Drywall is cracking at fireplace mantle.
Solution: Re-skim and re-texture.
- 3 . Fireplace metal was painted with a glossy black paint and will show smoke damage.
Solution: Re-paint with matt or satin finish.
- 4 . Some casing trim is not plumb - meets baseboards at a visible angle.
- 5 . **Solution:** Remove trim, replace straight, caulk, prime and apply enamel paint.
- 6 . Crown Molding painted poorly - gray and white color variances visible. Also, crown moldings were installed with butt joints, not the correct 45 degree mitre cuts.
- 7 . **Solution:** Remove crown moldings, replace with new, caulk, prime and apply enamel paint. Touch up ceiling and wall paint.
- 8 . At hearth with linear gray tiles; remove and replace tiles on fireplace surround and hearth itself. Allowance for tile material is \$15.00 per sq. ft.
- 9 . Owner reports that this floor area used to be wood flooring over screeds and was never properly leveled. Also, perimeter joint between hearth and wood floor should be grout-caulked to avoid cracking out.
Solution: This floor will have to be floated to get level.
- 10 . Wood floor has a significant hump/ridge in it near the single light door unit leading out to the backyard. Ridge is more than 1/2" out of level in 3 feet.
- 11 . **Solution:** This will require removing all of the wood flooring in the den, kitchen, breakfast room and living room. Do proper floating of floor and install new wood floors, including quarter round. Replacement of quarter round will also necessitate prepping and painting the baseboards. Paint all walls, ceiling and trim in den, kitchen, breakfast room. There are 9 doors and windows, including the pantry door, that will need casing moldings replaced and caulked, primed and painted.

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12 . Trim at pocket door into half-bath on den side are rough.

Solution: Sand and paint. Paint walls, ceiling and trim in room.

E . Living Room Archway

1 . Floors will be replaced in here for reasons stated earlier (Floating and ridges and there are also 2 damaged floor boards).

2 . At beam between living room and kitchen, floating work and texture is done poorly on both sides of the beam showing unevenness and waviness (should be a straight line). When facing the header beam between the two rooms from living room to kitchen; the support column on the right seems to be twisted probably due to poor sheetrock floating work.

Solution: Refloat to a square appearance (perpendicular to the stairwell wall), re-texture and paint.

3 . Crown Molding painted poorly - gray and white color variances visible. Also, crown moldings were installed with butt joints, not the correct 45 degree mitre cuts.

4 . **Solution:** Remove crown moldings, replace with new, caulk, prime and apply enamel paint. Touch up ceiling and wall paint.

5 . A poor patch was done on the wall to the top right of the header beam that has a different texture.

6 . **Solution:** Skim area and re-texture to get paint ready.

7 . Prep and paint walls, ceiling and trim, including trim around 4 windows, front door and 2 sidelights.

F . Entry, Stairwell & Upstairs Hallway

1 . At stairway, sand and re-finish bottom step and handrails (2 sections going up stairs at an angle and top horizontal run).

2 . Very poor finish work where rails meet the walls.

3 . Leave balusters as is, but refinish wood components, including 2 newel posts and 3 railings.

4 . Leave carpet as is, protect.

5 . Repair 2 drywall cracks, one at corner over stair rail and one along break in vaulted ceiling over living room to the left of stairwell.

6 . Midway up stairs at sheetrock corner; patch void at end of corner bead.

7 . At upstairs landing hallway; a different color of paint was used to touch-up paint in this area.

8 . Re-work poor un-textured patch between the 2 bedroom doors.

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- 9 . Owner reports that the beam originally installed in the kitchen ceiling was not adequate and was later was augmented. However, before it was bolstered, structural movement occurred and caused some drywall cracking and a ghosting door issues upstairs.
- 10 . High ceiling at living room continues up here.
- 11 . Paint back side of window stop trim. You can see unfinished wood looking through the sidelights from outside.
- 12 . Prep and paint walls, ceiling and trim in upstairs hallway, including 6 doorways, one of which is the attic stair.

G . Study / Kids playroom (on left as you come up stairs)

- 1 . Fix ghosting entry door.
- 2 . Repair cracked caulking between casing molding and jamb of entry door.
- 3 . Caulk cracks at top of crown molding.
- 4 . Paint walls, ceiling and trim of room, but not inside closet.

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H . Nursery Bedroom (2nd bedroom to the left as you come upstairs)

- 1 . Refasten loose baseboard below cable outlet.
- 2 . Re-caulk baseboard and paint end to end.

I . Upstairs Hall Bathroom and Nursery Area

- 1 . Repair cracks in sheetrock over header above entry door on bath side, and above nursery door; repair crack in ceiling projecting from study/playroom door toward attic door. Tape, float and texture.
- 2 . Install fastener to raise door header on top corner of door. It sticks seasonally.
- 3 . Cover to protect cabinets, floors, counter top, mirror, etc. Paint walls only in this room. Will require removing and resetting switch plates, towel bars, etc.

J . Miscellaneous Items

- 1 . Furnish and install 3 improperly sized windows over banquette area in breakfast room. New windows to be custom, vinyl with same look and operability as existing.
- 2 . At rear patio threshold, front door threshold and garage door threshold; have Hoelscher Weather Stripping Co. custom make bronze metal flashing threshold extensions to prevent rot in these areas. Caulk between new metal and old metal to protect from weather.

CLEAN-UP AND HAULING

- 1 . Daily broom clean work area.
- 2 . Work site trash can will be emptied when needed.
- 3 . Stow tools and materials in a safe manner and location at the end of work day.
- 4 . Dispose of all construction debris not carried off by trades.
- 5 . Hire professional cleaning crew for post-construction clean. Area to be move-in ready.

Clean Up Total

~ Cost includes labor, material (except where noted to be furnished by Owners), taxes, insurance, supervision, profit, overhead and one (1) year warranty.