



## BUYER AND OFFER INFORMATION

**ATTACH A COPY OF THE WRITTEN AND EXECUTED PURCHASE AGREEMENT WITH ALL ADDENDA**

### PROPERTY INFORMATION:

Date: \_\_\_\_\_

Customer: \_\_\_\_\_ File Number: \_\_\_\_\_ List Price: \$ \_\_\_\_\_

Property Address: \_\_\_\_\_

Listing Agent: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Company: \_\_\_\_\_ Fax Number: \_\_\_\_\_

Selling Agent: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Company: \_\_\_\_\_ Fax Number: \_\_\_\_\_

### BUYER INFORMATION:

Buyer: \_\_\_\_\_ Employer: \_\_\_\_\_ Number Of Years: \_\_\_\_\_

Co- Buyer: \_\_\_\_\_ Employer: \_\_\_\_\_ Number Of Years: \_\_\_\_\_

Reason For Move: \_\_\_\_\_

Source of Down Payment: \_\_\_\_\_ (Savings, Investments, 401K, Gift, Equity)

Previous Home Sold? \_\_\_\_\_ When? \_\_\_\_\_ Closed? \_\_\_\_\_  
(With an offer contingent upon the closing of buyer's current home, provide a copy of agreement with secondary buyer and evidence of their loan approval)

### MORTGAGE INFORMATION:

Mortgage Lender Name: \_\_\_\_\_ Lender Contact & Phone: \_\_\_\_\_  
(Attach Pre-Qualification/Pre-Approval Letter)

### OFFER DETAILS:

Offer Price: \$ \_\_\_\_\_ Offer Date: \_\_\_\_\_ Closing Date: \_\_\_\_\_ Loan Type: \_\_\_\_\_

Deposit: \$ \_\_\_\_\_ Down Payment: \$ \_\_\_\_\_ Loan \$ \_\_\_\_\_ Interest \_\_\_\_\_ %

Total Commission: \_\_\_\_\_ % Commission Split: \_\_\_\_\_ % / \_\_\_\_\_ %

### SELLER CONTRIBUTIONS: (Points, Closing Costs, Home Warranties, Allowances):

Other Information for Consideration:



\*\*\*This Page is for Information Purposes Only\*\*\*

**Buyer to Initial Each**  
**Page of The**  
**Documents Included**  
**in this Package**

Please make sure all pages of the following have been initialed and are submitted with the offer package to  
**BGRS.**

BGRS Relocation Inc.  
 16260 N 71st St, Suite 200  
 Scottsdale, AZ 85254

**RIDER TO PURCHASE AGREEMENT  
 ADDENDUM**

THIS IS AN ADDENDUM to Purchase Agreement and the Rider to Purchase Agreement ("Rider") dated \_\_\_\_\_, by and between BGRS Relocation Inc., "Seller," and "Buyer," for the property located at 6350 Ellington Ln, Beaumont, TX 77706-4044 (the "Property").





The following test and/or inspection reports are being delivered to Buyer pursuant to Paragraph 3 of the Rider for informational purposes only. They represent the opinions of the individuals or firms who prepared them. Seller makes no representations as to the accuracy of the information provided and makes no agreement to undertake or perform any action recommended in any of the reports. Buyer agrees that Buyer is not relying on the accuracy of these documents and may investigate the subject matter of the documents. Any obligation to make repairs based on the investigations or otherwise will be governed exclusively by Section 4 of the Rider.

<u>Type of Test/Inspection</u>	<u>Inspection Company Name</u>
Structural	Fidelity

<u>Disclosure Statements</u>	<u>Date</u>
Homeowner's Disclosure Statement	_____
State of <u>Texas</u> Seller Disclosure Form by former owner	_____
State of <u>Texas</u> Seller Disclosure Form by Seller	_____
Natural Hazards Disclosure Statement (California only)	_____

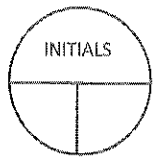
Buyer acknowledges receipt of the foregoing inspection reports and or disclosures from Seller. Buyer has five (5) days to review these reports and provide Seller with written notice of defects in accordance with the terms of paragraph 4 of the Rider. Seller shall have seven (7) days from the date Seller receives Buyer's written notice of any defects not previously disclosed by Seller, to advise Buyer or Buyer's agent, in writing, how Seller shall proceed.

Seller: BGRS Relocation Inc.

By: _____	Date _____		Buyer _____	Date _____	
			Buyer _____	Date _____	
	Listing/Agent _____	Date _____		Selling/Agent _____	Date _____



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## Structural Inspection

BGRS  
150 Harvester Drive Suite 201  
Burr Ridge, IL 60527

12/23/2021  
Client File # 8515651  
FICS File # 3043343

### Inspection Address

6350 Ellington Ln  
Beaumont, TX 77706

In accordance with your request a Structural Inspection was conducted on **12/21/2021** at the above captioned property. The following is a summary of the inspector's findings.

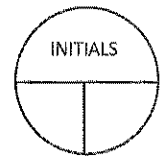
INSPECTION FINDINGS	
Inspector's Findings	All aspects of the foundation were evaluated and found to be in structurally sound at the time of the inspection.
Corrective Action	No repairs are necessary at this time.
Additional Comments	Please Note: Recommend sealing the cracks observed throughout the structure.
The engineer's report is attached for your reference. Please note: Additional recommendations may be included in the report but not listed above.	

If you should have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Jim Morrissey".

Jim Morrissey  
Account Manager



Ronald D. Fittz, P.E., R.P.L.S. (1948-1987)  
Terry G. Shipman, P.E., Senior Consultant  
Bernardino D. Tristan, P.E., CEO

*Consulting Engineers and Land Surveyors*

Daniel A. Dotson, P.E., President/Treasurer  
Donald R. King, P.E., Vice-President/Secretary  
Mitch Brackin, R.P.L.S.

December 22, 2021

Fidelity Inspection Services  
Doylestown Commerce Center  
2003 South Easton Road, Suite 103  
Doylestown, PA 18901



**RE: STRUCTURAL ENGINEERING SERVICES**  
**Structural Observation**  
**6350 Ellington Lane**  
**Beaumont, Texas**  
**Project No. 21001-0079**  
**FICS# 3043343**

We Value **LU**

LAMAR UNIVERSITY

## SUMMARY

It is my opinion, that at the time of my observation the foundation and framing for this residence were in good condition. Repairs to the foundation and framing were not warranted. See the body of this report for the basis of my opinion.

Dear Fidelity Inspection Services,

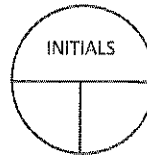
Per your request, on Tuesday, December 21, 2021, I made a visual observation of the referenced residence. The following is a report of my observations, conclusions, and recommendations.

### LEVEL OF OBSERVATION

**LEVEL:** This project is limited to a Level A Observation. This level of observation is a report of first impression and includes but is not limited to the following:

1. Interview of the occupant, owner and/or client, if possible, regarding the history and performance of the structure.
2. Request from the client documents regarding the foundation, such

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as construction drawings, geotechnical reports, previous testing and inspection reports, and previous repair information. All provided documents will be reviewed.

3. Make visual observations during a site visit walk-through/around of the residence. Our attention/focus during the site visit will be on factors that might influence the foundations performance and on signs of post initial construction differential foundation movement.
4. Preparation of a written report detailing Scope of Observation, Type of Construction, Estimated Age, Observations, Conclusions, Background Information, Recommendations, and Foundation Maintenance suggestions.

Level B and Level C Observations/Investigations are available and fee estimates for the higher levels of service will be provided upon request. A Level B Observations/Investigation includes the above plus relative interior elevations taken throughout the ground floor of the residence. A Level C Observation/Investigation includes Levels A & B items plus soil sampling, site survey, testing of foundation concrete for strength, plumbing investigation, and review of foundation design, if possible.

**SCOPE OF  
OBSERVATION**

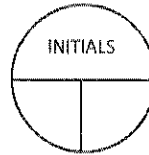
**SCOPE:** The purpose of this observation was to observe the condition of the residence's foundation and framing on the day of the site visit. Future performance cannot be predicted but recommendations will be made to maintain or improve future performance. This observation is strictly limited to the foundation and framing. After completing the observation, we were to provide a report outlining our observations, conclusions, and recommendations.

Our quoted fee is for our initial site visit and report only. There will be an additional fee for follow-up site visits and reports unless the follow-up site visit and report is for clarification of our original report. This report is valid for three (3) months from the date of the observation.

**TYPE OF  
CONSTRUCTION**

**TYPE OF CONSTRUCTION:** The residence is a one story, wood framed single family residence with brick veneer exterior siding. The roof framing is a combination of gables and hips with composition shingles. There is a

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**ESTIMATED AGE**

detached (attached at roof line only) two-car garage.  
The property has a conventional slab-on-grade foundation system.

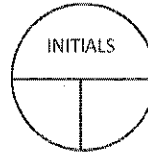
**ESTIMATED AGE:** The residence is approximately fifteen (15) years old.

**OBSERVATIONS**

**OBSERVATIONS:** I observed interior and exterior, structural and non-structural items at exposed conditions. From this, I made the following observations (all references are relatively to viewing the front of the residence from the outside):

1. See Photograph No. 1 for a front view of the residence.
2. Front elevation - vertical brick joint separation above front left bedroom window. See Photograph No. 2.
3. Left elevation - vertical brick joint separation at 45 degree wall offset between kitchen and breakfast area. See Photograph No. 3.
4. Rear elevation - brick crack above the family room patio window. See Photograph No. 4.
5. Garage front elevation - hairline brick crack above right jamb of the overhead door. See Photograph No. 5.
6. Typical view of attic framing. See Photograph No. 6.
7. No brick cracks were observed except as noted above.
8. No window or door jamb separations were observed.
9. Two interior doors swing freely when left in the open position, all other interior and exterior doors operated properly.
10. No structurally significant sheetrock cracks were observed.
11. There is ceramic floor tile throughout the property.

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12. There are two medium size live oak trees in the front yard.

**CONCLUSIONS**

**CONCLUSIONS:** At some point in the future it is likely that hairline cracks will occur in the tile floors. Should that occur, it is not necessarily an indication that the foundation has fractured and failed. Ceramic tile is very brittle and if there is a shrinkage or temperature crack in the concrete it will reflect through the tile.

Items No. 2 and 3 are not brick cracks but are brick joint separations. Items No. 4 and 5 are brick cracks, one hairline (over the garage door), the other greater than hairline but uniform in width. The jambs at the two cracks were tight. On the interior there was no sign of sheetrock cracks. It is my judgment the two brick cracks are cosmetic in character and not an indication of foundation or framing distress.

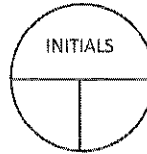
The absence of signs of differential foundation movement and distress, such as non-uniform and diagonal brick cracks, jamb separations, sticking doors, and diagonal sheetrock cracks above windows and doors indicates the foundation has performed well to date. It is my opinion that at the time of my observation the foundation of this residence was in good condition and repairs to the foundation were not warranted. If properly maintained, the foundation should provide satisfactory service. Proper maintenance is very important because of the poor soil conditions prevalent throughout the area. A perfectly good foundation can fail in a short period of time if not properly maintained.

The levelness of a slab-on-grade foundation is not always an indication of differential foundation movement and distress. Often, slab-on-grade foundations are placed in an unlevel manner during construction. If a foundation is unlevel as a result of differential foundation movement, there will be other signs of that differential movement and distress. If those signs are not present, the unlevelness of the slab-on-grade foundation is a result of construction and not differential foundation movement.

It does not appear that the trees noted in Item No. 12 under Observations have had a major effect on the performance of the foundation to date. However, the trees will continue to grow. If movement should occur in the



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**BACKGROUND  
INFORMATION**

area of the trees, then consideration should be given to removing the trees at that time. At the time of my observation the only action warranted in regard to the trees was monitoring.

**BACKGROUND:** The following information will be helpful in maintaining the foundation.

Foundation movement in our area occurs when the soils supporting a residence experience a change in moisture content. This change causes the volume of the soils to change; either shrinking or swelling. If saturation of moisture in the soil is to different degrees and at varying rates, differential pressures are exerted on the foundation. If the differential pressures are great enough, the foundation cracks and possible failure of one or more areas of the foundation can occur.

**WEATHER CYCLES** are a major influence on the moisture content of the soils that support a residence. The perimeter soils, those most exposed to rain and evaporation, experience the most fluctuation of moisture content. This causes the most extreme movement to occur at exterior walls. The weather cycle influence can be exaggerated if the site is poorly or differentially drained.

**TREES** also have a large influence on the moisture content of soils supporting a residential foundation. As a general rule, a non-pine tree's roots will extend the same distance as its limbs; the drip line. These roots pull moisture from under the residence, leaving those soils drier than others under the residence and causing consolidation. While the weather cycle influence only affects those soils six (6) to eight (8) feet interior of the perimeter, the tree influence can be much more damaging because its effects will exist as far as the roots extend.

**RECOMMENDATIONS**

**RECOMMENDATIONS:** It is my opinion that at the time of my observation the structural integrity of the foundation of this residence was in good condition and no repairs were needed or warranted. The foundation should be maintained in its present condition by using good foundation maintenance procedures. Foundation maintenance is an attempt to maintain constant, uniform moistness in the soils supporting a residence constant throughout the year. By maintaining a constant moisture