



UPDATE TO SELLER'S DISCLOSURE NOTICE

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UPDATE TO THE SELLER'S DISCLOSURE NOTICE CONCERNING THE PROPERTY AT _____

13007 Gulf Beach Drive, Freeport, TX 77541

Seller is aware of the following new information regarding the condition of the Property. Section(s) _____ are changed to read (*cite specific sections and copy the applicable language in the sections verbatim, making any necessary changes*): The Seller's Disclosure is updated to include the Foundation Inspection conducted by James A Babb, P.E., LLC on January 29, 2024. License #56440 - 6 pages.

During the course of that inspection, it was determined that a portion of the home resides on the public beach. Permitting for any construction may be required by both the local authorities and the Texas General Land Office.

This Update to the Seller's Disclosure Notice was completed by Seller as of the date signed. No person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information. The brokers have relied on this information as true and correct and have no reason to believe it to be false or inaccurate.

Seller acknowledges that the statements in this form are true to the best of Seller's belief.

Buyer acknowledges receipt of this form.

Tanya Hill dotloop verified
02/08/24 1:33 PM CST
P3RJ-7AM2-4NTK-SAGX

Signature of Buyer Date

Signature of Seller Date

Signature of Buyer Date

Printed Name: Tanya Hill

Printed Name: _____

Signature of Seller Date

Signature of Buyer Date

Signature of Seller Date

Signature of Buyer Date

Printed Name: _____

Printed Name: _____



Krystan
Audra O'Neal Team

JAMESA. BABB P.E., LLC

LIC 56440

FIRM 20260



ENGINEERING INSPECTION REPORT 13007 Gulf Beach, Freeport

On 29 January 2024, 13007 Gulf Beach, Freeport, TX was inspected. The purpose of the inspection was to evaluate the condition of the Foundation of the house.

➤ GENERAL BACKGROUND

○ Original design

- Approx 1350 square feet of habitable area
 - Built 1975 would have used Southern States Building Code
 - Exterior covering replaced in 1997
 - Roof replaced 2016
 - NO FOUNDATION repairs or replacements were documented

▪ **CURRENT STATE**

- **The house is seaward of the vegetation line**
- Unless there is a written waiver
 - The house rests on PUBLIC property -the beach
 - A General Land Office (GLO) permit to repair a house on the beach will be required.
 - GLO approvals are time consuming since the GLO has a scheduled meeting once per quarter
- **LEGAL ADVICE FROM A TEXAS BAR APPROVED LAWYER IS HIGHLY RECOMMENDED TO ADDRESS THIS ISSUE**

➤ FOUNDATION PROPER

○ Soils

- Currently the soils supporting the foundation are in disrepair
 - The ground has been scoured
 - Surge waters from Hurricanes that landed in Beaumont (2021) moved the vegetation line landward
 - There are trenches running thru the earth and bare rock is exposed
 - The trenches are huge
 - Trenches run the entire length of the house (N-S)
 - The existing grade consists of bare rock
 - Repairs may require use of a bulkhead

1308 PINEY WOODS DRIVE * FRIENDSWOOD * TEXAS * 77546

TELEPHONE: * CELLULAR: 281 229 8174



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- Structure
 - Columns
 - Nominal 8 X 8
 - Scouring from tides has thinned the columns and created areas of water damage
 - Columns are not viable
 - Repairs, if permitted, will require some sort of water protection
 - Fiberglass sleeves
 - Concrete
 - New columns will need to be a minimum of 10 X 10
 - Stringers
 - Single 2 X12 stringer
 - One is broken due to overload
 - New stringer pattern will need to be designed
 - Attachment hardware
 - Bolts are severely rusted and not viable
 - Clips/hangers will need to be added
 - Joists
 - Will require metal clips and/or hanger
 - Lack overlap
 - Joints do not have sufficient overlap to be viable
 - Nails are rusted and not viable
 - Undocumented repairs
 - Braces have been added to joists and stringers
 - Bracing coincides with excessive deflections in the floor
 - Bracing scheme is ad hoc

➤ CONCLUSIONS

- The foundation is not viable
- Repairs will require re-designing the foundation
- The repairs may require considerable time to gain GLO approval
- **THE CHANGE OF THE VEGETATION LINE IS SIGNIFICANT, AND, LEGAL ADVICE IS HIGHLY RECOMMENDED PRIOR TO CONSUMMATION OF THE SALE**



01/29/2024

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House is seaward of the vegetation line – this is a complicated issue



Soil is heavily scoured – this reduces lateral support capacity

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Cracked column



Column thinned by scouring, note deteriorated wood – all columns are severely Deteriorated due to aging in the salt water environment

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Stringer bolts and nails are severely rusted



Note joists are not connected to stringer with metal fittings

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Broken stringer



Typical ad hoc bracing scheme – note sistered joists with inadequate overlap

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