

Addendum to Seller's Disclosure Notice for 4904 Balcones Dr., Austin, TX 78731

#4 Wood rot evident at some structural members at garage.

Previous termite damage/treatment - 8/91 Hill Country Pest Control treated entire property (see diagram). Inspected and renewed contract until 6/98. Unable to get them to come back when I reported problem. Wall in den next to hall only evidence of problem. Paneling & sheetrock removed; replaced and repainted. 4/99 ABC Pest Control did treatment, installed Sentricon System and have checked property on regular routine to ensure no return of termites.

Southeast corner of building was repaired soon after buying due to soil and drainage.

#9 1987 new roof, repainting inside and out, electrical and plumbing and sewer repairs & new carpet and vinyl in kitchen and laundry room.

1991 Electrical work by Fox Service. Work inspected by City of Austin and City was to return to install proper wiring from residence to pole (it was found in inspection the City never did this work). Fox Service contacted City and they completed work for correct wiring service May 2006.

1991 both water heaters replaced.

7/7/92 Fox Service replaced outside 3 ton A/C unit.

Aug. 1996 Shower pan leak in green bathroom. Required replacement of pan, tile and repairs to subfloor and sheetrock in adjoining bedroom.

Sept. 1996 3 ton compressor replaced by Fox.

11/98 new carpet & vinyl in kit. and laundry room. Tile placed at sliding glass door in den. Wallpaper in kitchen, half bath and green bath.

2000 Fox replaced complete 2 ton A/C unit.

2002 Tile placed in kitchen and laundry room.
Interior painting. Garage door replaced.

2003 all casement windows replaced.
Retaining wall at rear of property replaced.
Roof replaced.

2005 Fox replaced complete 3 ton Bryant A/C System.

May/June 2006 noted items repaired on Inspector's Report.

Report Identification: 4904 Balcones Dr. Austin, TX 78731

I	NI	NP	R	Inspection Item
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This inspection has been performed for the person or company named on the report and is not transferable. You may not allow anyone else to use or rely on this report without our prior written consent.

NOTICE: YOU THE BUYER HAVE OTHER RIGHTS AND REMEDIES UNDER THE TEXAS DECEPTIVE TRADE PRACTICES-CONSUMER PROTECTION ACT WHICH ARE IN ADDITION TO ANY REMEDY WHICH MAY BE AVAILABLE UNDER THIS CONTRACT. FOR MORE INFORMATION CONCERNING YOUR RIGHTS, CONTACT THE CONSUMER PROTECTION DIVISION OF THE ATTORNEY GENERAL'S OFFICE, YOUR LOCAL DISTRICT OR COUNTY ATTORNEY, OR THE ATTORNEY OF YOUR CHOICE.

Any event of waiver by this company of any right herein, shall not constitute a continuing waiver or subsequent waiver of other rights. This report constitutes the sole and only agreement of parties hereto and supersedes any prior understanding or written or oral agreements between the parties respecting the subject matter within. Buyer agrees not to purchase the structure unless the buyer understands this complete report and any attachments.

Buyer has read and understands and by accepting this Report, or relying on it in any way, expressly agrees to the foregoing terms, conditions, Agreements and Limitations.

REPAIR SUMMARY EXTERIOR:

FOUNDATION-Piers are not anchored to beams. Piers have not been poured in a monolithic fashion. Skirting is cracked at various locations. Floors inside dwelling have noticeable slopes and deflections. Repair foundation as necessary. GRADING/DRAINAGE-Grade at rear and left rear slopes to dwelling. Crawl space is extremely wet; this is an indication of inadequate drainage and poor ventilation under dwelling. Additional vents are recommended to reduce moisture under dwelling and positive drainage is encouraged to reduce water entering crawl space. Downspouts should have splash blocks to divert water away from dwelling. Soil levels are high or foundation is low at several locations around dwelling and garage.

ROOF-Electrical weather head roof jack is damaged. Mineral roll roofing is cracked and has noticeable loss of granules.

Gutters should be cleaned. Garage roof shingles have reached the end of their useful life.

WALLS-Stone masonry wall at front has some noticeable cracks that should be sealed. Siding at left is damaged at several locations. If this siding is asbestos material, then it will have to be handled according to environmental laws.

Wood siding and some structural members are rotted at garage. *electrical panel checked + found*

DOORS-Gap is evident at front entry. Sliding door drags. Fixed glass panel at sliding door has no visible etched markings indicating safety glass. Deadbolt doesn't function properly at rear entry door. Moving sliding panel frame is separating. Garage door bottom seal is damaged. *pull door away when unlocking*

PROCHES/DECKS/CARPORTS-Front porch roof framing is not level. Handrail is needed at left side or steps to front entry.

ELECTRICAL-Electrical wiring near rear porch is not installed to NEC standards. Galvanized conduit next to sliding door is rusted. Water tight conduit has non-compatible connections; proper fittings should be used with water tight conduit. Grounding electrode is not set to proper NEC standard. Service cables are not anchored properly. Service entrance cable drip loop is less than 10 feet from ground as required. Service panel cover is not installed properly and is not safe for access. Panel was not inspected. Service drop does not appear to be adequately sized for dwelling. *was inspected + verified Austin has installed proper service drop size*

HVAC-Refrigerant lines next to sliding door should be properly insulated.

PLUMBING-All hose bibs should have anti-siphon valves.

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INTERIOR

ATTIC-Insulation depth in attic should be increased to achieve an R-30 value. Access is limited due to low roof slope and ceiling height.

CEILINGS/FLOORS-~~mildew removed~~ Mold is evident at ceiling in rear left bath. Sub-flooring is loose at various locations. Water stains are evident at baths and kitchen areas as viewed from crawl space.

WINDOWS-

FIREPLACE/CHIMNEY-~~repaired~~ Dampers are broken. ~~repaired~~ Concrete chimney top should be sealed to prevent water intrusion.

ELECTRICAL-Isolating links are needed at fan and light pull chains. GFCI protection is needed at all kitchen counter top areas, baths and garage receptacles. Many receptacles throughout dwelling are non-grounded. Extension cord is being run through return air grill in game room; this is a potential safety hazard and doesn't meet NEC standards for permanent wiring. ~~Smoke detector in hall doesn't work. Smoke detectors should be installed where required. Closet lights are missing covers or protective guards.~~

HVAC-Gas branch line at game room unit is not installed properly. Gas pipe in game room HVAC closet should be secured to prevent damage to pipe. Primary condensate drain line should be insulated. A secondary condensate disposal system or an approved alternative is recommended at the game room unit. Clearance to combustibles should be maintained at furnace vents.

DUCTS-Return air ducts and registers are dirty. ~~cleaned~~ Duct cleaning is recommended. Ducts under dwelling are sweating and not insulated properly.

PLUMBING-Kitchen sink sprayer doesn't divert water as intended. Kitchen sink faucet leaks under cabinet. Water heaters should have drain pans with drain lines that terminate at approved locations. Fire rated ceilings with approved draft and combustion air are recommended at water heater closets. Sink basin is cracked in half bath. ~~No drain stop is present at half bath lavatory.~~ Pressure drop at many faucets is evident when a second fixture is opened. ~~Shower drain is loose in wall at half bath.~~ Water heater exhaust vent in hall closet should have proper clearance to combustibles. Copper pipes under crawl space should be insulated. ~~Repair plumbing leaks under dwelling.~~ Copper pipe running into soil should be protected from corrosion.

APPLIANCES-Bathroom exhaust fan needed at half bath. ~~Range hood light doesn't work.~~ Burners at range do not light. Auto-reverse should be adjusted at garage door operator.

GENERAL-Dwelling is occupied and some areas are inaccessible.

Joseph Andrew Rudyk TREC license # 7113
Professional Inspector
Home Critic/Land America
Phone # 512-413-5273
Email-jrudyk@landam.com

INVOICE

INSPECTION FEE
PAID BY CHECK

\$475.00

WE APPRECIATE YOUR BUSINESS!

Austin Drainage and Foundation
P.O. Box 4511
Austin TX, 78765

Ph. 512.453 4932
Fx. 512.302 0030

Proposal

Sherry Thomas
4904 Balcones Dr.
Austin, Tx. 78731-5417
Ph. 327-1456
327-2940 FAX

May 14, 2006

Scope of Work

1. Lower grade at right rear of structure and right side to divert runoff from structure. Install gravel at rear as needed.
2. Install french drains at rear at concrete curb to divert back yard runoff to right side property line.
3. Clean site and haul debris.

Estimate: \$5850.00*

Terms: 10% down draws due upon request

Accepted by:

Date:

**Austin Drainage and Foundation Specialist is not responsible for and has not included the cost of excessive rock or tree root removal, or any repairs to existing landscaping or relocation of any underground utility or sprinkler system or HVAC system required as a result of trenching, and or for any drainage system. Austin Drainage and Foundation Specialist is not responsible for any cost related to additional work that may be required to successfully bring project to completion but was not observable at time of original estimate.*

Submitted by: Scott Lockhart
Phone: 512.694.9529

Austin Drainage and Foundation Specialist
serving austin with integrity for 23 years

POB 4511
Austin, Texas, 78765
512.453.4932
512 302 0030 fax

5.15.06

Dear Sherry,

If you want to have us do the work, please sign and fax or mail a signed copy of the proposal along with a 10% down payment to POB 4511 Austin, Texas, 78765. We will schedule a crew upon receipt of the signed proposal.
Please feel free to contact the references listed below of recently completed projects that compare in the scope of work to your project.

Thank you,

Scott Lockhart
694 9529

References;

1. Karen Cunningham. 413 2635
2. Wendy Kamasaki. 799 2655
3. Claire O'Malley. 210 240 8249
4. Michael Jewell. 345 7979

Thomas First Property
4904 Bolcoms
Austin Tex.

8-9-91

