



FOSTER

3800 Ben Garza Lane
Austin, Texas 78749-1510
Tel. (512) 440-7141
Fax (512)-440-7144

May 15, 2007

Lennar Homes
Mr. Thomas Klempke, Director of Construction
12301 Research Blvd., Ste. 100
Austin, TX 78756

Re: 224 Flinn St., Hutto Park, Hutto, TX – Potential Foundation Movement

Dear Mr. Klempke:

At your request and inspection was performed by this firm on May 1, 2007. The purpose of this inspection was to make observations of the conditions present in the house, perform Relative Elevation Measurements (RES) and to make recommendations for repairs if any are needed. It was reported that the homeowner was experiencing distress in the sheet rock walls and ceilings of the house and that he was concerned about the overall condition of the property.

This firm performed a visual inspection and recorded the various signs of distress in the wallboard finishes, took a number of photographs of those conditions, and performed relative elevation measurements on the foundation surface. The visual inspection is used to determine if there's a pattern to the distress that would indicate significant structural movement. This visual inspection is coupled with the relative elevation measurements to provide a more clear picture of the conditions present and potential cause.

The following are my observations and comments:

Is my understanding that the major concern was that the foundation and structure were defective. We performed relative elevation survey measurements to collate data to observe the actual condition, or levelness, of the foundation at the time of our inspection. I reviewed the Original Construction Elevations performed in July of 2005 by the Burgess Company and compared them to the elevations data points that we observed. The Burgess Company elevation data points were obtained before the house was framed and loaded, our data points are collected approximately a year and a half later, with the house fully completed and occupied. Because of the point in time of construction that Burgess performed their elevation data point collection there was an expectation those data points would change once the foundation was fully loaded with the frame and all the finishes. It would not be unusual to see a quarter inch to three quarters of an inch change in the elevation measurements from when the foundation was unloaded, to the point in which it was fully load. However, we cannot know for certain what the difference in elevation measurements would be. I observed that the overall difference in elevation in the Burgess Company measurements was approximately 1 in. The numbers range from $-3/8$ of an inch to $5/8$ of an inch.

FOSTER INSPECTIONS + CONSTRUCTION CONSULTING, INC.

When reviewing the relative elevation measurements that we had taken and correcting the measurements for the floor coverings that now are in place, we find that the overall difference in elevation at this point in time is approximately 1 inch. The maximum allowable deflection for the long axis of this foundation, as established by the TRCC, is $L/360$ or 1.9 inches and for the short axis the maximum allowable deflection is 1.1 inches. The data points collected by both this firm, and the Burgess Company, would indicate that the foundation is well within acceptable industry standards. While there is indication that there's been some very minor movement in the foundation, probably related to seasonal moisture changes in the soil around the foundation, the distress in the house is small in magnitude.

There are various types of cracks observed in the corners of walls, in the planes of the walls and the ceiling plane. Some of the cracks appeared to have formed because of very slight movement in the foundation, while other cracks appear to have formed due to shrinkage in the lumber and finish materials. There are some spots on the walls and ceilings where the tape float and texture job was poorly done, but there were some spots that would appear that there was an impact on the wall surface resulting in the damage. An example of the impact locations would be the corners in the dining room. The characteristics of those cracks for the distress would indicate that someone had pushed in on the walls, merely checking to see if it was nailed and cracked it in the process. The front corner indicated that the sheet rock clips may have been spaced too far apart in that corner. Some people are of the mistaken perception that there is solid wood or studs in all corners, however, that is not accurate. It is permissible by code to have blocking in the corners to nail to that is spaced up to 24", or the use of modern sheet rock clips will meet the requirements of the code for blocking. So, if you pushed against the wall in the corner and were between the blocks, or clips, you could damage the wall finish.

We also observed areas of the wall in the master bedroom and out in the hallway where it appears that the sheet rock was not well nailed. When we inspected the attic area we noted that there were traffic patterns in the ^{inspection} installation or workman had been and that some of these traffic areas were directly over the locations where cracks occur indicating that there were some deflection in the ceiling joists as the workman walked across them.

We did note several doors that needed to be adjusted. Those would include the master closet door that drags on the doorjamb; the hall closet door that drags at the striker; the closet door at bedroom number three and bedroom number two both need to be adjust. The windows need to be adjusted or lubricated in Bedroom #3 and the security contact needs to be sealed on the master bedroom window.

We observed minor condensation stains at the sides of several of the windows. This would be a common condition in a relatively new house and will reduce overtime.

The crown molding was damaged on the cabinets and the face is loose on the range.

In summary, it would appear that there was very minor differential movement in the foundation system that is likely related to seasonal moisture changes in the soil, which has not resulted in significant damage to the superstructure or finishes. There are some cosmetic distress signs from movement, shrinkage poor repairs and other factors that require some repair at this point in time. This is a need to properly fasten the loose walls, re-tape, float

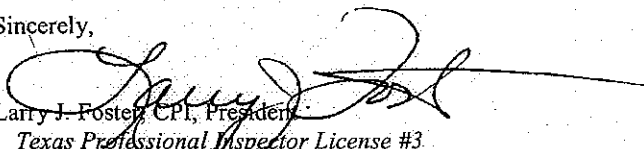
and texture the ceiling in the master bedroom, hall and family room. Several doors will need to be adjusted and we observed a piece of flashing that was missing at the front left of the arched entrance.

While there is no reason at this point in time to perform repairs on the foundation system, it is important to maintain a proper yard watering regimen throughout the year. This means that there should be uniform watering around the house to minimize the moisture swings from wet seasons to dry seasons.

I want to apologize for the delay in preparing this report, I had an unexpectedly large workload with a number of reports ahead of this one. This delay is at no fault of Lennar Homes.

Thank you for the opportunity to provide this service to you. If you have questions or need additional assistance please feel free to call me.

Sincerely,



Larry J. Foster, CPI, President
Texas Professional Inspector License #3
VA/FHA Compliance Inspector
Certified Code Inspector
Mold Assessor Consultant #MAC0418
Certified Environmental Inspector
Certified Mold Assessor
Nuclear Measurement Specialist
Texas Pest Control License #6495