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BALCONES RESIDENCE

3800 Balcones Drive

Historic Landmark

Commission Hearing

-

October 26, 2015

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Historic Case Number:

HDP-2015-0658

Review Case Number:

PR-2015-082246



architecture

-

Matt Fajkus Architecture
900 East 6th Street
Suite 100
Austin, Texas 78702

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512.432.5137

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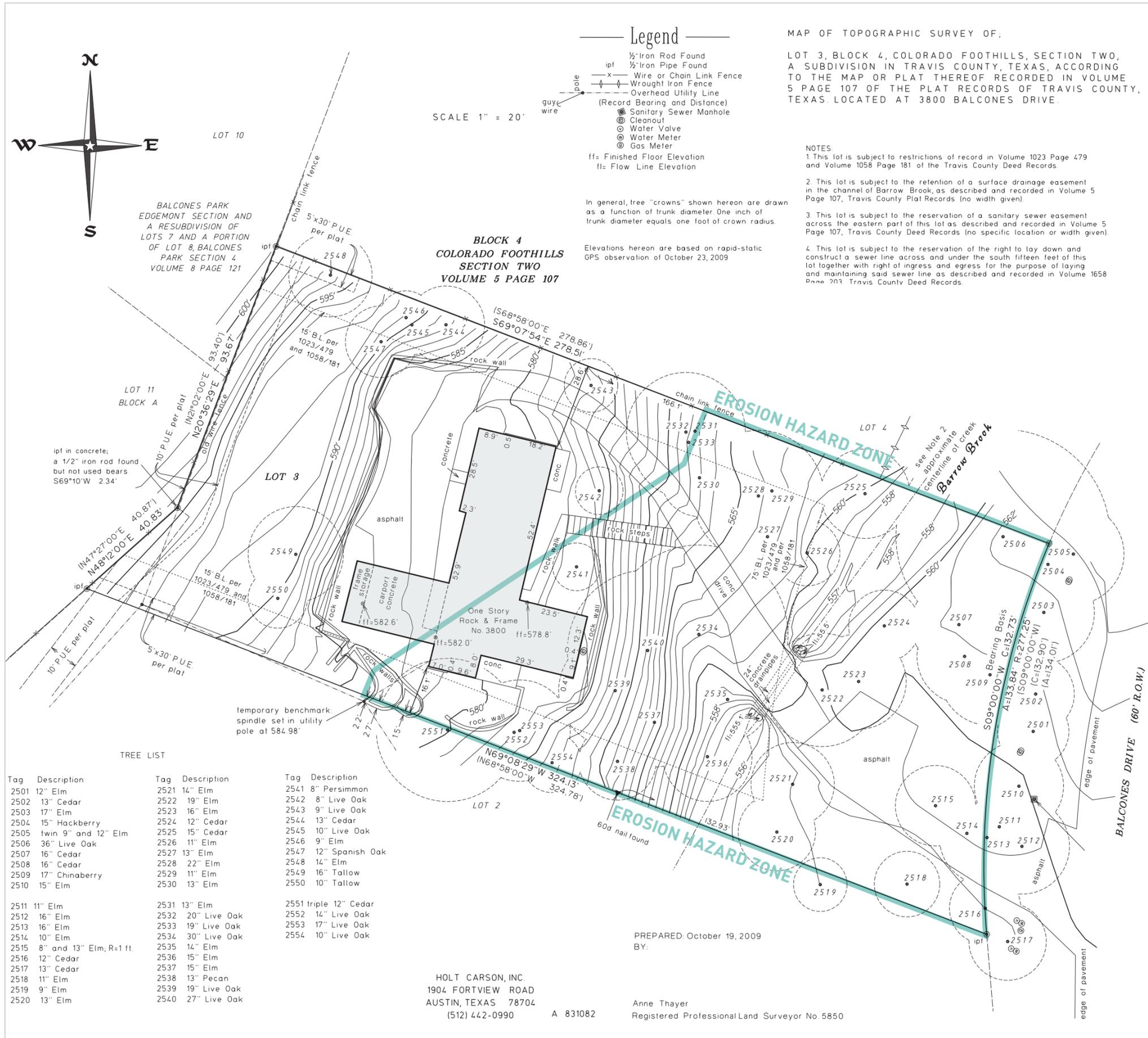
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EXISTING CONDITIONS

Discussion purposes only.
Not for construction.

Architect: Roland Roessner
Built: 1957 as a spec home
Assessed Value: \$855,964
(according to Travis CAD)
Land = \$680,000
Building = \$175,964
Building Area: 2,488 s.f.
 single story
Land Area: 0.8620 acres



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Back of bedroom wing. Roof is in poor condition, siding is rotting. No significant architectural features on this portion of the house.



Structural roof rafters at Master Bedroom deck. Previous reinforcing for rafters is no longer sufficient. More structural repair is required at this location and other similar conditions.



Front elevation. The most significant portion of this Roessner spec home is the Living area which is perched over the slope down to the creek bed. Unfortunately, this portion of the house has suffered the most severe damage.



Master Bedroom deck is significantly rotting.



Northwest corner of Master Suite. Non energy efficient, single pane windows.



Entry. Portion with the most severe slab displacement (12" out of level on the east end at a slope of 1:51 - anything over 1:20 is considered a ramp, not occupiable slab).

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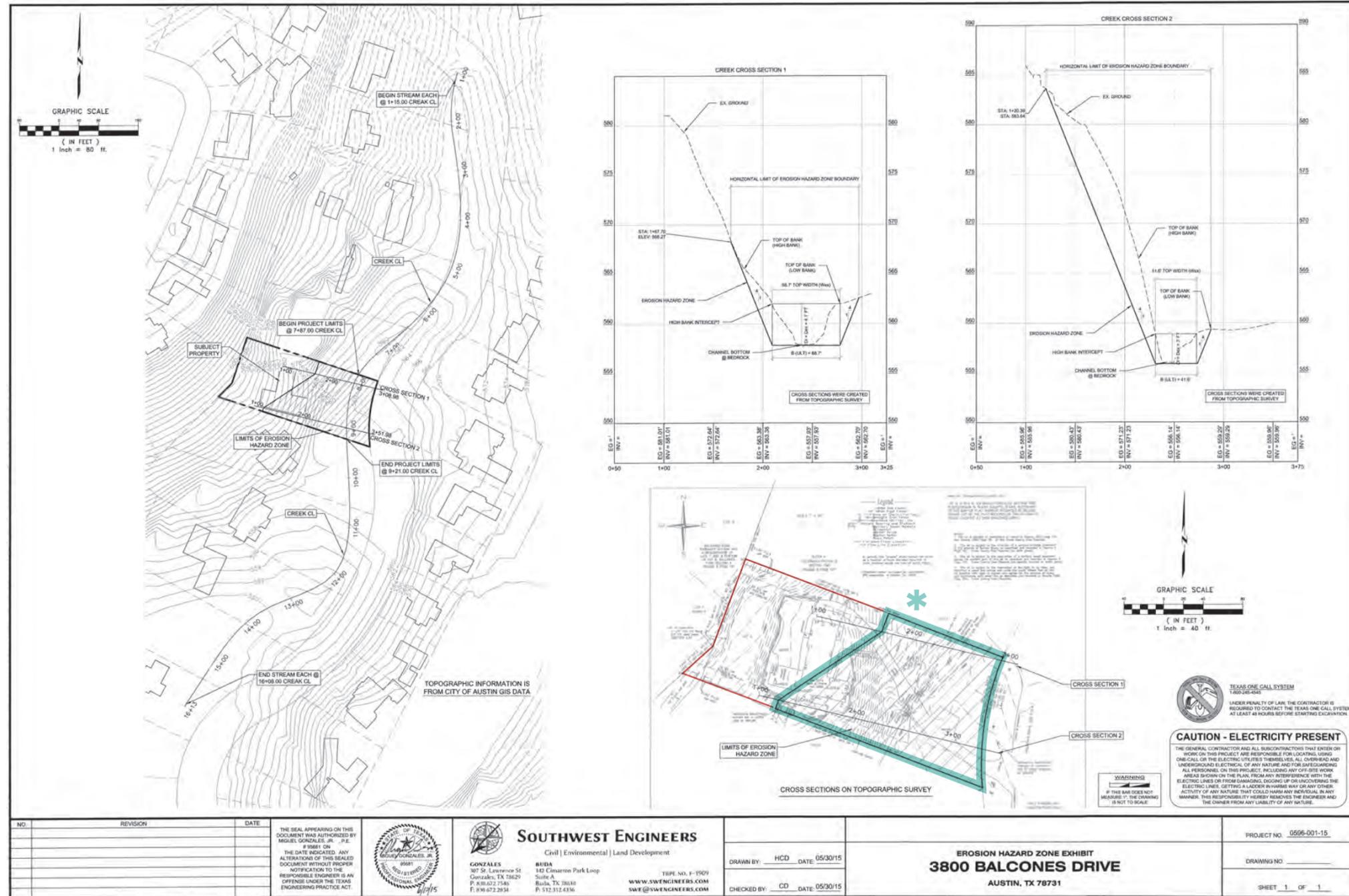


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EXISTING CONDITIONS



* EROSION HAZARD ZONE

Erosion Hazard Zone (EHZ), defined as :

An area where stream channel erosion is likely to result in damage to or loss of property, buildings, infrastructure, utilities or other valued resources.

An Erosion Hazard Zone provides a boundary outside of which resources are not expected to be threatened as a result of future stream erosion. This document provides criteria to planners, designers and regulators in evaluating the potential impact from erosion for proposed development near defined waterways.

The following criteria provides a 'Level 1', analysis that was developed based on observed erosion rates in Austin to predict an Erosion Hazard Zone that is considered sufficient without a high level of site specific hydrologic, soil, and geomorphic information. An applicant may opt to perform a 'Level 2' analysis using more robust technical procedures and detailed site specific information, as approved by the Watershed Protection Department.

Although it is preferable to set all development outside of the natural Erosion Hazard Zone, new development located within an Erosion Hazard Zone shall be protected with engineered structural protective works where such construction is allowed.

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Numerous and large cracks as a result of foundation settlement on east face of Living Room.



Foundation settlement on east face of Bedroom wing. A severe (6") gap between the foundation and top of soil is evidence of significant erosion below the foundation.



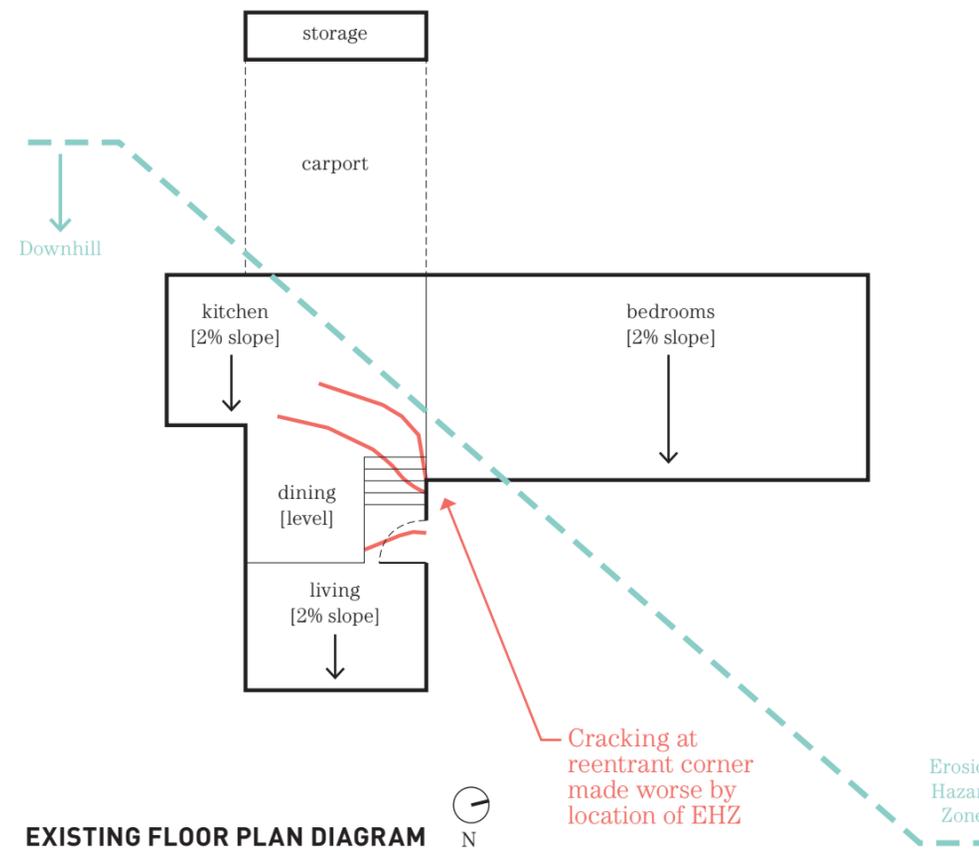
Cracked terrazzo at top of stairs into Kitchen. **Any amount of foundation repair would destroy original terrazzo flooring.**



Cracked terrazzo at front door and top of stairs.

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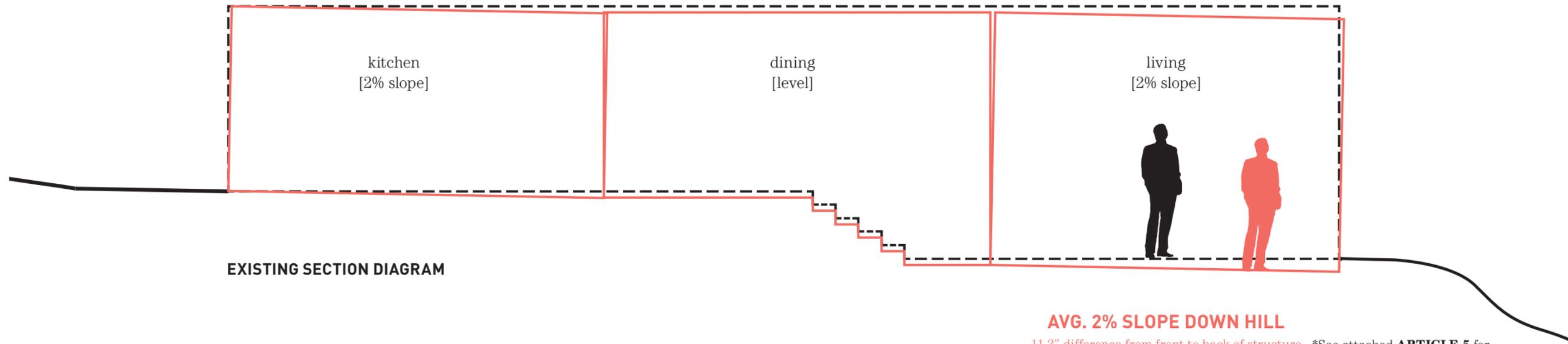
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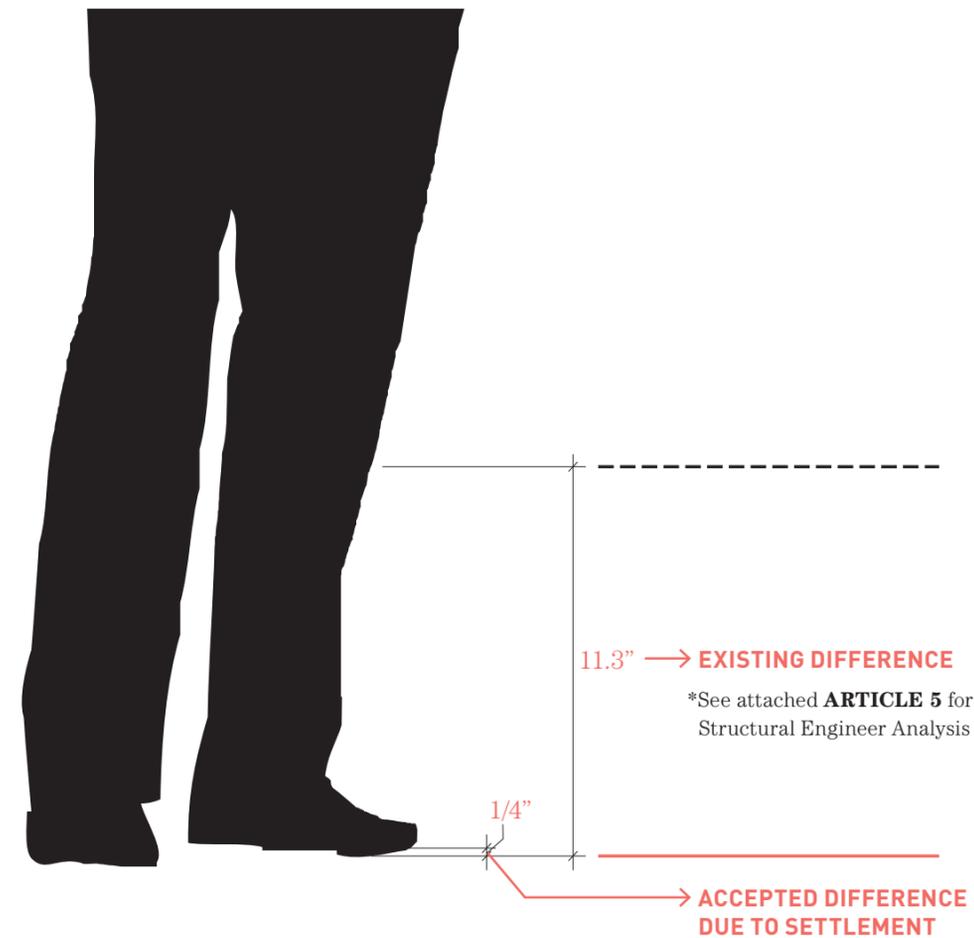
EXISTING SECTION DIAGRAM

AVG. 2% SLOPE DOWN HILL

11.3" difference from front to back of structure *See attached **ARTICLE 5** for Structural Engineer Analysis

AVG. SETTLEMENT TOLERANCE FOR FINISH SLABS

1/4" difference from front to back of structure



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EXISTING CONDITIONS ANALYSIS

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PROFESSIONAL ANALYSIS:

SLAB FAILURE:

Slab on grade foundation has failed. The foundation is sloping more than 12" from the back to the front. The slab is failing due to downhill creep and also from failing sewer lines activating the soil and heaving. A foundation repair is not an economical solution because the cost of the repair would be more than the cost of removing the existing and installing a brand new slab.

The finish flooring in the living, dining, and kitchen will not be salvageable after any kind of foundation or plumbing repair. The existing floor has several cracks due to foundation failure.

BUILDING SYSTEMS FAILURE:

The plumbing in the slab is in poor condition. The cast iron sewer lines are failing due to corrosion going through the pipes allowing sewer leakage under the slab. Any attempt to level the existing the slab will certainly break the existing sewer and water lines requiring total replacement of all plumbing supply and wastewater lines.

The electrical system is dated and failing at many locations. The house is not wired with grounds at any outlet locations. The lighting is controlled with an old technology low voltage system. The light circuits can not be repaired due to the nonexistence of replacement parts. All parts of the electrical system need to be replaced.

STRUCTURAL FRAMING FAILURE:

The building structure is suffering from wood rot at many locations. Many of the rotten areas are structural parts of the roof. All of the siding areas, fascia, trim, and soffit need to be replaced.

ROOF:

The roof needs to be replaced and it is surprising that it is not leaking. Most of the aggregate on the roof is missing and the roofing material has deteriorated badly.

LOW EFFICIENCY:

The windows are single pain and are highly inefficient. Some windows in the living room will not close completely.

The house is poorly insulated and has an inefficient HVAC design. The main living areas are not insulated and due to the inefficient HVAC design, the lower living area is not useable during winter temperatures.

*Comments provided by Marc Molak of Soledad Builders and reinforced by Architect, Matt Fajkus, AIA, NCARB, LEED AP

*See attached **ARTICLE 5** for Structural Engineer Analysis

*See attached **ARTICLE 11** for Mark Rehberg Statement (President/Founder of Ranserve, Inc.)

COST COMPARISONS:

SOLEDAD BUILDERS, LLC:

COMPLETE RESTORATION COSTS:		VS.	PARTIAL RESTORATION COSTS:		VS.	NEW CONSTRUCTION COSTS:	
Original Purchase Price	856,000.00		Original Purchase Price	856,000.00		New 2500 Sq. Ft. Home	750,000.00
Restoration	978,841.06		Restoration	921,658.35		Lot	856,000.00
Total Cost	1,834,841.06		Total Cost	1,777,658.35		Total Cost	1,606,000.00
PPF	\$733.94		PPF	\$711.06		PPF	\$642.40

DIFFERENCE BETWEEN A NEW 2,500 SQ FT HOME AND 2,500 SQ FT RESTORATION IS \$228,841.06

*See attached **ARTICLE 1** for detailed job estimate from Soledad Builders

*See attached **ARTICLE 3** for Capital Foundations Quote

*See attached **ARTICLE 4** for CenTex Foundations Quote

*Soledad is a reputable builder with extensive experience in both, Remodel/Renovation and New Construction

RANSERVE, INC.:

COMPLETE RESTORATION COSTS:		VS.	PARTIAL RESTORATION COSTS:		VS.	NEW CONSTRUCTION COSTS:	
Original Purchase Price	856,000.00		Original Purchase Price	856,000.00		New 2500 Sq. Ft. Home	672,400.00
Restoration	834,990.00		Restoration	711,421.60		Lot	856,000.00
Total Cost	1,690,990.00		Total Cost	1,567,421.60		Total Cost	1,528,400.00
PPF	\$676.40		PPF	\$626.97		PPF	\$611.36

DIFFERENCE BETWEEN A NEW 2,500 SQ FT HOME AND 2,500 SQ FT RESTORATION IS \$162,590.00

*See attached **ARTICLE 6** for detailed job estimate from Ranserve, Inc.

*Ranserve is a reputable builder with extensive experience in both, Remodel/Renovation and New Construction

Listings as of 09/24/2015 at 11:47AM

Market Analysis Summary

Residential																			
Leased/Sold																			
#	MLS #	Area	Address	Subdivision	#Bd	#FBth	#HBth	#Liv	#Gar	YB	Acres	SqFt	\$/SqFt	List Price	\$/SqFt	Sold Price	Sold Dt	ADOM	CDOM
# LISTINGS:		32	MIN:		1	1	0	1	0	1929	0.120	528	\$221.34	\$300,000	\$224.14	\$300,000		0	0
			MAX:		5	5	1	3	3	1968	0.596	3,587	\$683.02	\$2,450,000	\$729.17	\$2,270,000		793	793
			AVG:		3	2	1	2	3	1952	0.294	2,062	\$358.90	\$740,848	\$348.18	\$711,525		65	67
			MED:		3	2	1	2	2	1953	0.300	2,077	\$351.21	\$607,475	\$336.10	\$592,250		28	28
# LISTINGS TOTAL:		32	AVG FOR ALL:		3	2	0	2	1	1952	0.294	2,062	\$358.90	\$740,848	\$348.18	\$711,525		65	67
			MEDIAN FOR ALL:		3	2	0	2	2	1953	0.300	2,077	\$351.21	\$607,475	\$336.10	\$592,250		28	28

Quick Statistics (32 Listings Total)				
	Min	Max	Average	Median
List Price	\$300,000	\$2,450,000	\$740,848	\$607,475
Sale Price	\$300,000	\$2,270,000	\$711,525	\$592,250

*See attached **ARTICLE 2** for full MLS report (includes information within a 1 mile radius of property in question and homes sold within the last 360 days)

*Existing Home is estimated to be \$342/S.F.

*Restoration Estimate (\$733.94/S.F.) would be well out of expected values for the neighborhood

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SOLEDAD BUILDERS, LLC.
Job Estimates vs. Actuals Detail for New Project Template
 3800 Balcones Dr

ARTICLE 1

Complete Restoration vs. New Construction

	Est. Cost	Act. Cost	(\$) Diff.	Notes
				** Items in yellow indicate quantities required for restoration costs including repairs due to "lift", repairing existing retaining walls, stairs, etc...
Service				
0 Engineering & Surveying				
0.09 Lot Survey	0.00	0.00	0.00	
0.1 Visual Investigation	0.00	0.00	0.00	
0.2 Geological Investigation	2,500.00	0.00	0.00	
0.3 Foundation Plan				
0.3 Foundation Plan - Other	3,500.00	0.00	0.00	Included in Centex Bids, keep for 2nd opinion / inspections
Total 0.3 Foundation Plan	3,500.00	0.00	0.00	
0.4 Framing Plan	0.00	0.00	0.00	
0.5 Third Party Inspections	700.00	0.00	0.00	Wallboard, foundation, electric, energy test
0.10 Restake Pins	0.00	0.00	0.00	
0.11 Form Survey	812.00	0.00	0.00	
0.12 Final Survey	0.00	0.00	0.00	By Owner
0 Engineering & Surveying - Other	2,000.00	0.00	0.00	Retaining wall - Front
Total 0 Engineering & Surveying	9,512.00	0.00	0.00	
01 Plans & Permits				
01.1 Plans	150.00	0.00	0.00	
01.2 Building Permits				
01.2.1 Inspection Fees	1,000.00	0.00	0.00	Engineering Inspections
01.2 Building Permits - Other	850.00	0.00	0.00	COA
Total 01.2 Building Permits	1,850.00	0.00	0.00	
01.3 City License	0.00	0.00	0.00	
01.4 Taps	0.00	0.00	0.00	
01 Plans & Permits - Other	0.00	0.00	0.00	
Total 01 Plans & Permits	2,000.00	0.00	0.00	
02 Site Work				
02.1 Construction Entrance	0.00	0.00	0.00	
02.2 Lot Scrape	0.00	0.00	0.00	
02.3 Rough Grade	1,000.00	0.00	0.00	
02.4 Silt / Orange Fence	600.00	0.00	0.00	
02.5 Construction Fence	2,100.00	0.00	0.00	
02.6 Culvert	8,500.00	0.00	0.00	
02.7 Drainage	0.00	0.00	0.00	
02.8 Final Grade				
02.8.1 Dirt & Sand	3,500.00	0.00	0.00	
02.8 Final Grade - Other	1,000.00	0.00	0.00	
Total 02.8 Final Grade	4,500.00	0.00	-4,500.00	
02.10 Propane	0.00	0.00	0.00	
02.11 Septic	0.00	0.00	0.00	
02.12 Excavation / Retaining Walls	30,500.00	0.00	0.00	120LF retaining wall; \$12,500 excavation under house
02.14 Site Cleans				
02.14.01 Frame Clean	500.00	0.00	0.00	
02.14.02 Sheetrock Clean	500.00	0.00	0.00	
02.14.03 Rock Clean	500.00	0.00	0.00	
02.14 Site Cleans - Other	4,000.00	0.00	0.00	
Total 02.14 Site Cleans	5,500.00	0.00	0.00	
02.9 Tree Protection	2,000.00	0.00	0.00	
02 Site Work - Other	0.00	0.00	0.00	
Total 02 Site Work	54,700.00	0.00	0.00	
03 Demo				
03 Demo	0.00	0.00	0.00	
04 Foundation				
04.1 Turn-key slab	163,000.00	0.00	0.00	\$60,000 Capital foundations (no lift) / \$163,000 Centex - doesn't include beams
04.2 Concrete Material	0.00	0.00	0.00	***This is the average of both bids***
04.3 Foundation Sand	0.00	0.00	0.00	A new slab for a 2500 SQ. Ft. slab would be closer to \$65,000
04.4 Pump	1,200.00	0.00	0.00	
04.5 Steel / Cables	0.00	0.00	0.00	
04.6 Underpinning	1,500.00	0.00	0.00	
04.7 Termite Protection	1,500.00	0.00	0.00	
04 Foundation - Other	32,600.00	0.00	0.00	Allowance - Beams
Total 04 Foundation	199,800.00	0.00	0.00	
05 Masonry / Siding				
5.1 Masonry Material	0.00	0.00	0.00	
5.2 Masonry Labor	0.00	0.00	0.00	
5.3 Masonry Turn-key	16,900.00	0.00	0.00	Rebuild entry steps / retaining wall
5.4 Stucco	0.00	0.00	0.00	
5.5 Siding	5,500.00	0.00	0.00	
05 Masonry / Siding - Other	0.00	0.00	0.00	
Total 05 Masonry / Siding	22,400.00	0.00	0.00	
06 Framing				
06.1 Framing Labor	18,750.00	0.00	0.00	
06.2 Lumber	5,200.00	0.00	0.00	
06.3 Roof Trusses	0.00	0.00	0.00	
06.4 Floor Trusses	0.00	0.00	0.00	
06.5 Structural Steel	0.00	0.00	0.00	lintels - 1500
06 Framing - Other	6,800.00	0.00	0.00	Steel allowance to support framing during lift
Total 06 Framing	30,750.00	0.00	0.00	
07 Equipment Rental				
07.1 Dumpster	3,700.00	0.00	0.00	
07.2 Port A Can	720.00	0.00	0.00	
07.3 Tractor	0.00	0.00	0.00	
07 Equipment Rental - Other	0.00	0.00	0.00	

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	Est. Cost	Act. Cost	(\$) Diff.	Notes
Total 07 Equipment Rental	4,420.00	0.00	0.00	
09 Roofing				
09.1 Asphalt Roofing	0.00	0.00	0.00	
09.2 Metal Roofing	0.00	0.00	0.00	Precision bid + air gap
09.3 Tile Roofing	0.00	0.00	0.00	
09.4 Membrane Roofing	15,000.00	0.00	0.00	
09.5 Skylights	0.00	0.00	0.00	
09 Roofing - Other	1,600.00	0.00	0.00	Chimney Caps - Allowance
Total 09 Roofing	16,600.00	0.00	0.00	
10 Gutters	2,900.00	0.00	0.00	
11 Exterior Trim & Decks	2,800.00	0.00	0.00	Repairs at Master deck
13 Windows & Ext. Doors				
13.1 Windows	19,500.00	0.00	0.00	New Windows - All
13.2 Exterior Patio Doors	4,500.00	0.00	0.00	Jeldwen + exterior metal door at workshop
13.3 Front Door	2,000.00	0.00	0.00	
13.4 Garage Door	0.00	0.00	0.00	
13.5 Reglazing	500.00	0.00	0.00	
13 Windows & Ext. Doors - Other	18,000.00	0.00	0.00	Commercial store front to emulate existing windows at living
Total 13 Windows & Ext. Doors	44,500.00	0.00	0.00	
14 Plumbing				
14.1 Plumbing Rough	15,000.00	0.00	0.00	
14.2 Plumbing Top-out	15,000.00	0.00	0.00	
14.3 Plumbing Set-out	7,900.00	0.00	0.00	
14.4 Yard Lines	12,300.00	0.00	0.00	New water line / Gas line
14.5 Plumbing Fixtures	12,500.00	0.00	0.00	Standard supply, Kohler
14.10 Plumbing Extras	0.00	0.00	0.00	
14 Plumbing - Other	8,500.00	0.00	0.00	Cap & repair slab for plumbing repairs
Total 14 Plumbing	71,200.00	0.00	0.00	
15 HVAC				
15.1 HVAC Rough	10,000.00	0.00	0.00	
15.2 HVAC Trim	6,800.00	0.00	0.00	
15.3 HVAC Extras	0.00	0.00	0.00	
15 HVAC - Other	5,500.00	0.00	0.00	Radiant heating at livingroom floors
Total 15 HVAC	22,300.00	0.00	0.00	
16 Electrical & Lighting				
16.5 Electric Underground	0.00	0.00	0.00	
16.1 Electric Rough	18,000.00	0.00	0.00	
16.2 Electric Trim	12,000.00	0.00	0.00	
16.3 Electric Adds	0.00	0.00	0.00	
16.4 Light Fixtures	5,700.00	0.00	0.00	
16.10 Low Voltage				
16.1 Telephone & Cable Prewire	1,800.00	0.00	0.00	
16.10 Telephone & Cable Trim	500.00	0.00	0.00	
16.2 Security Prewire	500.00	0.00	0.00	
16.20 Security Trim	0.00	0.00	0.00	
16.3 Audio Prewire	650.00	0.00	0.00	
16.30 Audio Trim	0.00	0.00	0.00	
16.10 Low Voltage - Other	0.00	0.00	0.00	
Total 16.10 Low Voltage	3,450.00	0.00	0.00	
16 Electrical & Lighting - Other	0.00	0.00	0.00	
Total 16 Electrical & Lighting	39,150.00	0.00	0.00	
17 Insulation				
17.1 Fireplace	2,500.00	0.00	0.00	Repairs
17.2 Batts	877.00	0.00	0.00	
17.3 Blown-in	0.01	0.00	0.00	
17.4 BIBS	0.01	0.00	0.00	
17.5 Foam	8,200.00	0.00	0.00	
17.6 Quiet Zone	0.00	0.00	0.00	
17 Insulation - Other	0.00	0.00	0.00	
Total 17 Insulation	11,577.02	0.00	0.00	
18 Interior Walls				
18.1 Sheetrock Material	0.00	0.00	0.00	
18.2 Sheetrock Labor	0.00	0.00	0.00	
18.3 Turnkey Sheetrock	17,000.00	0.00	0.00	Remove and replace all sheetrock for electrical and plumbing replacement
18 Interior Walls - Other	3,750.00	0.00	0.00	
Total 18 Interior Walls	20,750.00	0.00	0.00	
19 Interior Doors & Trim				
19.1 Turnkey Doors & Trim	8,900.00	0.00	0.00	
19.2 Pocket Doors	0.00	0.00	0.00	
19.3 Stairs				
19.30 Metal Railings	4,000.00	0.00	0.00	To bring entrance to code
19.3 Stairs - Other	0.00	0.00	0.00	
Total 19.3 Stairs	4,000.00	0.00	0.00	
19.4 Mantle	0.00	0.00	0.00	2
19.5 Custom Closet	0.00	0.00	0.00	
19.10 Lock Out Labor	1,300.00	0.00	0.00	
19 Interior Doors & Trim - Other	0.00	0.00	0.00	
Total 19 Interior Doors & Trim	14,200.00	0.00	0.00	
20 Hardware				
20.1 Lockout Package	1,654.00	0.00	0.00	
20.2 Specialty Hardware	0.00	0.00	0.00	
20.3 Cabinet Hardware	1,846.00	0.00	0.00	

0

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	<u>Est. Cost</u>	<u>Act. Cost</u>	<u>(\$)</u> Diff.	<u>Notes</u>
20.4 Bath Hardware	1,200.00	0.00	0.00	
20.5 Exterior Hardware	0.00	0.00	0.00	
20 Hardware - Other	0.00	0.00	0.00	
Total 20 Hardware	4,700.00	0.00	0.00	
21 Cabinets & Vanities	30,000.00	0.00	0.00	
22 Counter Tops	15,000.00	0.00	0.00	
23 Floor Coverings				
23.1 Tile	15,000.00	0.00	0.00	
23.2 Wood	30,000.00	0.00	0.00	To cover damaged floors at piers
23.10 Fiberglass Pans	1,500.00	0.00	0.00	
Total 23 Floor Coverings	46,500.04	0.00	0.00	
24 Paint & Wall Finishes				
24.1 Exterior Painting	0.00	0.00	0.00	
24.2 Interior Painting	0.00	0.00	0.00	
24.3 Wallpaper	0.00	0.00	0.00	
24 Paint & Wall Finishes - Other	28,000.00	0.00	0.00	\$6/ft interior \$2/ft exterior
Total 24 Paint & Wall Finishes	28,000.00	0.00	0.00	
25 Appliances	15,000.00	0.00	0.00	
26 Glass				
26.1 Shower Doors	3,000.00	0.00	0.00	
26.2 Mirrors	1,040.00	0.00	0.00	
26.3 Cabinet Glass	0.00	0.00	0.00	
26.4 Window Film	0.00	0.00	0.00	
26 Glass - Other	0.00	0.00	0.00	
Total 26 Glass	4,040.00	0.00	0.00	
27 Landscaping & Paving				
27.8 Fence	0.00	0.00	0.00	
27.1 Landscaping	0.00	0.00	0.00	
27.2 Irrigation	0.00	0.00	0.00	
27.3 Driveway	30,000.00	0.00	0.00	7335SF @ \$4/ft
27.4 Sidewalks	1,120.00	0.00	0.00	
27.5 Patios & Landings	12,132.00	0.00	0.00	Repair / replace Stone on patios at \$12/ft
27.6 A/C Pad	300.00	0.00	0.00	
27.7 Pavers	0.00	0.00	0.00	
27.9 Screened Patio	0.00	0.00	0.00	
27 Landscaping & Paving - Other	0.00	0.00	0.00	
Total 27 Landscaping & Paving	43,552.00	0.00	0.00	
30 Cleanup				
30.1 Sweep Out	250.00	0.00	0.00	
30.2 Cleaning	2,500.00	0.00	0.00	
30.3 Punch Out	1,500.00	0.00	0.00	
30.4 Remodel Protection	0.00	0.00	0.00	
30.5 Street Sweep	450.00	0.00	0.00	
30 Cleanup - Other	0.00	0.00	0.00	
Total 30 Cleanup	4,700.00	0.00	0.00	
35 Construction Management	20,232.00	0.00	0.00	3%
36 Overhead & Profit	149,314.00			18%
37 Contingency @ 5%	46,044.00			
38 Insurance	1,850.00	0.00	0.00	
39 Software	350.00	0.00	0.00	
Total Service	978,841.06	0.00	0.00	
TOTAL	978,841.06	0.00	0.00	

Restoration	
Original Purchase Price	856,000.00
Restoration	978,841.06
Total Cost	1,834,841.06
PPF	733.94
New Construction	
Lot	856,000.00
New 2500 Sq. Ft. Home @ \$300/Ft, to cover site conditions	750,000.00
Total Cost	1,606,000.00
PPF	642.40
Diff between a new 2500 SQ FT home and 2500 SQ FT restoration	228,841.06

SOLEDAD BUILDERS, LLC.
Job Estimates vs. Actuals Detail for New Project Template
3800 Balcones Dr

Partial Restoration vs. New Construction

Service	Est. Cost	Act. Cost	(\$) Diff.	Notes
0 Engineering & Surveying				
0.09 Lot Survey	0.00	0.00	0.00	
0.1 Visual Investigation	0.00	0.00	0.00	
0.2 Geological Investigation	2,500.00	0.00	0.00	
0.3 Foundation Plan				
0.3 Foundation Plan - Other	3,500.00	0.00	0.00	Included in Centex Bids, keep for 2nd opinion / inspections
Total 0.3 Foundation Plan	3,500.00	0.00	0.00	
0.4 Framing Plan	0.00	0.00	0.00	
0.5 Third Party Inspections	700.00	0.00	0.00	Wallboard, foundation, electric, energy test
0.10 Restake Pins	0.00	0.00	0.00	
0.11 Form Survey	812.00	0.00	0.00	
0.12 Final Survey	0.00	0.00	0.00	By Owner
0 Engineering & Surveying - Other	2,000.00	0.00	0.00	Retaining wall - Front
Total 0 Engineering & Surveying	9,512.00	0.00	0.00	
01 Plans & Permits				
01.1 Plans	150.00	0.00	0.00	
01.2 Building Permits				
01.2.1 Inspection Fees	1,000.00	0.00	0.00	Engineering Inspections
01.2 Building Permits - Other	850.00	0.00	0.00	COA
Total 01.2 Building Permits	1,850.00	0.00	0.00	
01.3 City License	0.00	0.00	0.00	
01.4 Taps	0.00	0.00	0.00	
01 Plans & Permits - Other	0.00	0.00	0.00	
Total 01 Plans & Permits	2,000.00	0.00	0.00	
02 Site Work				
02.1 Construction Entrance	0.00	0.00	0.00	
02.2 Lot Scrape	0.00	0.00	0.00	
02.3 Rough Grade	1,000.00	0.00	0.00	
02.4 Silt / Orange Fence	600.00	0.00	0.00	
02.5 Construction Fence	2,100.00	0.00	0.00	
02.6 Culvert	8,500.00	0.00	0.00	
02.7 Drainage	0.00	0.00	0.00	
02.8 Final Grade				
02.8.1 Dirt & Sand	3,500.00	0.00	0.00	
02.8 Final Grade - Other	1,000.00	0.00	0.00	
Total 02.8 Final Grade	4,500.00	0.00	-4,500.00	
02.10 Propane	0.00	0.00	0.00	
02.11 Septic	0.00	0.00	0.00	
02.12 Excavation / Retaining Walls	25,500.00	0.00	0.00	120LF retaining wall; \$7,500 excavation under house
02.14 Site Cleans				
02.14.01 Frame Clean	500.00	0.00	0.00	
02.14.02 Sheetrock Clean	500.00	0.00	0.00	
02.14.03 Rock Clean	500.00	0.00	0.00	
02.14 Site Cleans - Other	4,000.00	0.00	0.00	
Total 02.14 Site Cleans	5,500.00	0.00	0.00	
02.9 Tree Protection	2,000.00	0.00	0.00	
02 Site Work - Other	0.00	0.00	0.00	
Total 02 Site Work	49,700.00	0.00	0.00	
03 Demo	18,880.00	0.00	0.00	Demo kitchen & bedroom wing
04 Foundation				
04.1 Turn-key slab	42,584.41	0.00	0.00	Estimated based on previous bids \$650/foot to reapiit 600 Sq. Ft.
04.1 Turn-key slab (new)	66,080.00	0.00	0.00	New Slab on grade, with piers
04.2 Concrete Material	0.00	0.00	0.00	
04.3 Foundation Sand	0.00	0.00	0.00	
04.4 Pump	1,200.00	0.00	0.00	
04.5 Steel / Cables	0.00	0.00	0.00	
04.6 Underpinning	1,500.00	0.00	0.00	
04.7 Termite Protection	1,500.00	0.00	0.00	
04 Foundation - Other	8,516.88	0.00	0.00	Allowance - Beams
Total 04 Foundation	121,381.29	0.00	0.00	
05 Masonry / Siding				
5.1 Masonry Material	0.00	0.00	0.00	
5.2 Masonry Labor	0.00	0.00	0.00	
5.3 Masonry Turn-key	16,900.00	0.00	0.00	Rebuild entry steps / retaining wall
5.4 Stucco	0.00	0.00	0.00	
5.5 Siding	5,500.00	0.00	0.00	
05 Masonry / Siding - Other	0.00	0.00	0.00	
Total 05 Masonry / Siding	22,400.00	0.00	0.00	
06 Framing				
06.1 Framing Labor	18,750.00	0.00	0.00	
06.2 Lumber	17,500.00	0.00	0.00	
06.3 Roof Trusses	0.00	0.00	0.00	
06.4 Floor Trusses	0.00	0.00	0.00	
06.5 Structural Steel	0.00	0.00	0.00	lintels - 1500
06 Framing - Other	3,000.00	0.00	0.00	Steel allowance to support framing during lift
Total 06 Framing	39,250.00	0.00	0.00	
07 Equipment Rental				
07.1 Dumpster	5,700.00	0.00	0.00	
07.2 Port A Can	720.00	0.00	0.00	
07.3 Tractor	0.00	0.00	0.00	
07 Equipment Rental - Other	0.00	0.00	0.00	
Total 07 Equipment Rental	6,420.00	0.00	0.00	

SOLEDAD BUILDERS, LLC.
Job Estimates vs. Actuals Detail for New Project Template
3800 Balcones Dr

	Est. Cost	Act. Cost	(\$) Diff.	Notes
09 Roofing				
09.1 Asphalt Roofing	0.00	0.00	0.00	
09.2 Metal Roofing	0.00	0.00	0.00	Precision bid + air gap
09.3 Tile Roofing	0.00	0.00	0.00	
09.4 Membrane Roofing	15,000.00	0.00	0.00	
09.5 Skylights	0.00	0.00	0.00	
09 Roofing - Other	1,600.00	0.00	0.00	Chimney Caps - Allowance
Total 09 Roofing	16,600.00	0.00	0.00	
10 Gutters				
	2,900.00	0.00	0.00	
11 Exterior Trim & Decks				
	0.00	0.00	0.00	
13 Windows & Ext. Doors				
13.1 Windows	19,500.00	0.00	0.00	New Windows - All
13.2 Exterior Patio Doors	4,500.00	0.00	0.00	Jeldwen + exterior metal door at workshop
13.3 Front Door	2,000.00	0.00	0.00	
13.4 Garage Door	0.00	0.00	0.00	
13.5 Reglazing	500.00	0.00	0.00	
13 Windows & Ext. Doors - Other	18,000.00	0.00	0.00	Commercial store front to emulate existing windows at living
Total 13 Windows & Ext. Doors	44,500.00	0.00	0.00	
14 Plumbing				
14.1 Plumbing Rough	15,000.00	0.00	0.00	
14.2 Plumbing Top-out	15,000.00	0.00	0.00	
14.3 Plumbing Set-out	7,900.00	0.00	0.00	
14.4 Yard Lines	12,300.00	0.00	0.00	New water line / Gas line
14.5 Plumbing Fixtures	12,500.00	0.00	0.00	Standard supply, Kohler
14.10 Plumbing Extras	0.00	0.00	0.00	
14 Plumbing - Other	1,500.00	0.00	0.00	Cap & repair slab for plumbing repairs (gas repair at fireplace)
Total 14 Plumbing	64,200.00	0.00	0.00	
15 HVAC				
15.1 HVAC Rough	10,000.00	0.00	0.00	
15.2 HVAC Trim	6,800.00	0.00	0.00	
15.3 HVAC Extras	0.00	0.00	0.00	
15 HVAC - Other	5,500.00	0.00	0.00	Radiant heating at livingroom floors (to make this room livable in winter)
Total 15 HVAC	22,300.00	0.00	0.00	
16 Electrical & Lighting				
16.5 Electric Underground	0.00	0.00	0.00	
16.1 Electric Rough	18,000.00	0.00	0.00	
16.2 Electric Trim	12,000.00	0.00	0.00	
16.3 Electric Adds	0.00	0.00	0.00	
16.4 Light Fixtures	5,700.00	0.00	0.00	
16.10 Low Voltage				
16.1 Telephone & Cable Prewire	1,800.00	0.00	0.00	
16.10 Telephone & Cable Trim	500.00	0.00	0.00	
16.2 Security Prewire	500.00	0.00	0.00	
16.20 Security Trim	0.00	0.00	0.00	
16.3 Audio Prewire	650.00	0.00	0.00	
16.30 Audio Trim	0.00	0.00	0.00	
16.10 Low Voltage - Other	0.00	0.00	0.00	
Total 16.10 Low Voltage	3,450.00	0.00	0.00	
16 Electrical & Lighting - Other	0.00	0.00	0.00	
Total 16 Electrical & Lighting	39,150.00	0.00	0.00	
17 Insulation				
17.1 Fireplace	2,500.00	0.00	0.00	Repairs (no telling what repairs will need to be made after lift)
17.2 Batts	877.00	0.00	0.00	
17.3 Blown-in	0.01	0.00	0.00	
17.4 BIBS	0.01	0.00	0.00	
17.5 Foam	8,200.00	0.00	0.00	
17.6 Quiet Zone	0.00	0.00	0.00	
17 Insulation - Other	0.00	0.00	0.00	
Total 17 Insulation	11,577.02	0.00	0.00	
18 Interior Walls				
18.1 Sheetrock Material	0.00	0.00	0.00	
18.2 Sheetrock Labor	0.00	0.00	0.00	
18.3 Turnkey Sheetrock	17,000.00	0.00	0.00	Remove and replace all sheetrock for electrical and plumbing replacement
18 Interior Walls - Other	3,750.00	0.00	0.00	
Total 18 Interior Walls	20,750.00	0.00	0.00	
19 Interior Doors & Trim				
19.1 Turnkey Doors & Trim	8,900.00	0.00	0.00	
19.2 Pocket Doors	0.00	0.00	0.00	
19.3 Stairs	0.00	0.00	0.00	
19.30 Metal Railings	4,000.00	0.00	0.00	To bring entrance to code
19.3 Stairs - Other	0.00	0.00	0.00	
Total 19.3 Stairs	4,000.00	0.00	0.00	
19.4 Mantle	0.00	0.00	0.00	2
19.5 Custom Closet	0.00	0.00	0.00	
19.10 Lock Out Labor	1,300.00	0.00	0.00	
19 Interior Doors & Trim - Other	0.00	0.00	0.00	
Total 19 Interior Doors & Trim	14,200.00	0.00	0.00	
20 Hardware				
20.1 Lockout Package	1,654.00	0.00	0.00	
20.2 Specialty Hardware	0.00	0.00	0.00	
20.3 Cabinet Hardware	1,846.00	0.00	0.00	
20.4 Bath Hardware	1,200.00	0.00	0.00	
20.5 Exterior Hardware	0.00	0.00	0.00	

SOLEDAD BUILDERS, LLC.
Job Estimates vs. Actuals Detail for New Project Template
3800 Balcones Dr

	Est. Cost	Act. Cost	(\$ Diff.	Notes
20 Hardware - Other	0.00	0.00	0.00	
Total 20 Hardware	4,700.00	0.00	0.00	
21 Cabinets & Vanities	30,000.00	0.00	0.00	
22 Counter Tops	15,000.00	0.00	0.00	
23 Floor Coverings				
23.1 Tile	15,000.00	0.00	0.00	
23.2 Wood	22,656.00	0.00	0.00	To cover damaged floors at piers
23.2 Wood at repairs	14,000.00			To cover damaged floors at piers; stairs; include additional prep
23.10 Fiberglass Pans	1,500.00	0.00	0.00	
Total 23 Floor Coverings	53,156.04	0.00	0.00	
24 Paint & Wall Finishes				
24.1 Exterior Painting	0.00	0.00	0.00	
24.2 Interior Painting	0.00	0.00	0.00	
24.3 Wallpaper	0.00	0.00	0.00	
24 Paint & Wall Finishes - Other	28,000.00	0.00	0.00	\$6/ft interior \$2/ft exterior
Total 24 Paint & Wall Finishes	28,000.00	0.00	0.00	
25 Appliances	15,000.00	0.00	0.00	
26 Glass				
26.1 Shower Doors	3,000.00	0.00	0.00	
26.2 Mirrors	1,040.00	0.00	0.00	
26.3 Cabinet Glass	0.00	0.00	0.00	
26.4 Window Film	0.00	0.00	0.00	
26 Glass - Other	0.00	0.00	0.00	
Total 26 Glass	4,040.00	0.00	0.00	
27 Landscaping & Paving				
27.8 Fence	0.00	0.00	0.00	
27.1 Landscaping	0.00	0.00	0.00	
27.2 Irrigation	0.00	0.00	0.00	
27.3 Driveway	30,000.00	0.00	0.00	7335SF @ \$4/ft
27.4 Sidewalks	1,120.00	0.00	0.00	
27.5 Patios & Landings	12,132.00	0.00	0.00	Repair / replace Stone on patios at \$12/ft
27.6 A/C Pad	300.00	0.00	0.00	
27.7 Pavers	0.00	0.00	0.00	
27.9 Screened Patio	0.00	0.00	0.00	
27 Landscaping & Paving - Other	0.00	0.00	0.00	
Total 27 Landscaping & Paving	43,552.00	0.00	0.00	
30 Cleanup				
30.1 Sweep Out	250.00	0.00	0.00	
30.2 Cleaning	2,500.00	0.00	0.00	
30.3 Punch Out	1,500.00	0.00	0.00	
30.4 Remodel Protection	0.00	0.00	0.00	
30.5 Street Sweep	450.00	0.00	0.00	
30 Cleanup - Other	0.00	0.00	0.00	
Total 30 Cleanup	4,700.00	0.00	0.00	
35 Construction Management	20,232.00	0.00	0.00	3%
36 Overhead & Profit	149,314.00			18%
37 Contingency @ 5%	46,044.00			
38 Insurance	1,850.00	0.00	0.00	
39 Software	350.00	0.00	0.00	
Total Service	921,658.35	0.00	0.00	
TOTAL	921,658.35	0.00	0.00	

Highlighted Totals 157,733.29

Partial Restoration	
Original Purchase Price	856,000.00
Remodel	921,658.35
Total Cost	1,777,658.35
PPF	711.06
New Construction	
Lot	856,000.00
New 2500 Sq. Ft. Home @ \$300/Ft, to cover site conditions	750,000.00
Total Cost	1,606,000.00
PPF	642.40
Diff between a new 2500 SQ FT home and 2500 SQ FT partial restoration	171,658.35

Residential

*Existing Home is estimated to be \$342/S.F.

Leased/Sold

#	MLS #	Area	Address	Subdivision	#Bd	#FBth	#HBth	#Liv	#Gar	YB	Acres	SqFt	\$/SqFt	List Price	\$/SqFt	Sold Price	Sold Dt	ADOM	CDOM
1	7391601	4	3905 Jackson	39th & Jackson	2	1	0	1	1	1929	0.120	832	\$360.58	\$300,000	\$360.58	\$300,000	03/18/15	117	117
2	7788830	4	3805 Oakmont	Oakmont Heights Sec	1	1	0	1	2	1946	0.152	528	\$643.94	\$340,000	\$729.17	\$385,000	11/25/14	49	49
3	9747793	4	2627 W 45Th	Rosedale	3	1	0	2	1	1953		1,223	\$298.45	\$365,000	\$306.62	\$375,000	04/23/15	0	0
4	8114911	4	1904 W 36Th	Oakmont Heights	3	1	0	1	1	1950	0.162	1,037	\$384.76	\$399,000	\$400.19	\$415,000	07/01/15	11	11
5	7076680	4	4513 Bull Creek	Shoal Village Sec 01	2	2	0	1	1	1950	0.167	1,208	\$331.04	\$399,900	\$339.40	\$410,000	03/11/15	3	3
6	9392427	4	4509 Placid	HIGHLAND PARK	3	2	0	2	1	1947	0.209	1,750	\$234.28	\$409,992	\$229.71	\$402,000	10/28/14	149	149
7	1102388	4	1905 W 40Th	Oakmont Heights	3	2	0	1	2	1953	0.193	1,505	\$299.00	\$450,000	\$292.36	\$440,000	08/07/15	26	26
8	1693349	4	1819 W 39Th	Oakmont Heights Sec	3	1	1	1	0	1940	0.153	1,164	\$395.19	\$460,000	\$330.76	\$385,000	11/25/14	49	49
9	2552610	1B	4717 Highland	Highland Park West	3	2	0	2	0	1951	0.596	2,146	\$221.34	\$475,000	\$224.14	\$481,000	05/22/15	27	27
10	9978711	4	1913 W 41St	Oakmont Heights	2	1	0	2	2	1953	0.170	1,311	\$380.63	\$499,000	\$369.95	\$485,000	06/19/15	65	65
11	2096840	4	2905 Village	Highland Village Sec	3	2	0	3	2	1954	0.189	2,197	\$231.68	\$509,000	\$226.22	\$497,000	01/21/15	118	118
12	5968806	4	4402 Bull Creek	Highland Park	3	2	0	1	2	1950	0.224	1,584	\$340.28	\$539,000	\$333.02	\$527,500	07/16/15	32	32
13	3256506	4	1911 W 41St	Oakmont Heights Anx	3	2	0	2	0	1953	0.176	1,644	\$334.49	\$549,900	\$320.56	\$527,000	02/05/15	16	16
14	3405039	4	4801 W Frances	Highland Village	4	2	0	1	2	1953	0.300	2,146	\$258.62	\$555,000	\$239.98	\$515,000	12/12/14	78	170
15	3818688	4	2906 Perry	Highland Park	3	2	0	2	2	1950	0.207	1,555	\$385.53	\$599,500	\$385.53	\$599,500	07/13/15	7	7
16	3465481	1B	3303 Live Oak	Balcones Park Add Sec	4	2	0	2	2	1959	0.338	2,044	\$293.52	\$599,950	\$281.31	\$575,000	12/18/14	20	20
17	3863063	4	1909 W 41St	Oakmont Heights	3	2	0	2	3	1952	0.187	1,728	\$355.90	\$615,000	\$338.54	\$585,000	08/25/15	39	39
18	5722907	1B	4602 Madrona	Balcones Park Add Sec	4	3	0	2	2	1955	0.397	2,095	\$355.61	\$745,000	\$333.65	\$699,000	09/14/15	47	47
19	3403162	4	4519 Bull Creek	Jung Add Sec 01	4	2	1	1	1	1950	0.209	2,157	\$347.47	\$749,500	\$344.92	\$744,000	05/14/15	24	24
20	2616212	1B	4601 Crestway	Highland Park West	3	2	0	2	2	1951	0.487	2,194	\$353.24	\$775,000	\$341.84	\$750,000	08/24/15	43	43

Presented By: Carlotta McLean

This is an opinion or comparative market analysis and should not be considered an appraisal. In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation .

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Market Analysis Summary

Residential

Leased/Sold

#	MLS #	Area	Address	Subdivision	#Bd	#FBth	#HBth	#Liv	#Gar	YB	Acres	SqFt	\$/SqFt	List Price	\$/SqFt	Sold Price	Sold Dt	ADOM	CDOM
21	4791736	1B	3411 Mount Barker	Balcones Park Sec 08	3	2	0	2	2	1957	0.372	2,059	\$388.54	\$800,000	\$364.25	\$750,000	07/30/15	9	9
22	6413021	1B	4505 Crestway	Balcones Park 01	4	4	0	2	2	1953	0.326	2,676	\$317.26	\$849,000	\$314.84	\$842,500	11/20/14	0	0
23	7585178	1B	4200 Edgemont	Balcones Park Add Sec	4	3	0	2	0	1956	0.396	3,228	\$263.32	\$850,000	\$224.60	\$725,000	11/20/14	88	88
24	3223635	1B	4401 Balcones	Balcones Park Add Sec	4	3	0	1	2	1956	0.317	2,546	\$349.18	\$889,000	\$343.68	\$875,000	04/02/15	34	34
25	8647412	1B	3401 Foothill	Colorado Foothills Sec	3	2	0	1	0	1953	0.311	2,038	\$441.61	\$900,000	\$333.17	\$679,000	11/26/14	793	793
26	4260530	1B	4528 Balcones	Balcones Park 01	4	3	0	2	0	1955	0.462	2,872	\$337.40	\$969,000	\$332.28	\$954,300	05/14/15	7	7
27	8874802	1B	3417 Mount Barker	Balcones Park Sec 08	3	2	0	2	2	1958	0.341	2,584	\$375.00	\$969,000	\$375.00	\$969,000	01/30/15	2	2
28	5413240	1B	4712 Highland	Highland Park West	4	5	0	3	0	1949	0.456	3,403	\$293.12	\$997,500	\$299.74	\$1,020,000	06/15/15	5	5
29	3851016	1B	4515 Balcones	Balcones Park Add Sec	3	2	1	3	0	1960	0.504	2,672	\$374.21	\$999,900	\$356.66	\$953,000	04/09/15	7	7
30	8751221	1B	3404 Monte Vista	Balcones Park Sec 08	5	4	0	2	2	1957	0.347	3,063	\$359.13	\$1,100,000	\$355.86	\$1,090,000	07/06/15	28	28
31	3115473	1B	4303 Edgemont	Balcones Park Add Sec	4	4	0	3	2	1955	0.284	3,215	\$497.36	\$1,599,000	\$480.25	\$1,544,000	10/30/14	9	9
32	5349070	1B	3416 Mount Bonnell	Balcones Park Sec 08	4	3	0	3	2	1968	0.370	3,587	\$683.02	\$2,450,000	\$632.84	\$2,270,000	05/08/15	164	164
# LISTINGS:		32	MIN:		1	1	0	1	0	1929	0.120	528	\$221.34	\$300,000	\$224.14	\$300,000		0	0
			MAX:		5	5	1	3	3	1968	0.596	3,587	\$683.02	\$2,450,000	\$729.17	\$2,270,000		793	793
			AVG:		3	2	1	2	3	1952	0.294	2,062	\$358.90	\$740,848	\$348.18	\$711,525		65	67
			MED:		3	2	1	2	2	1953	0.300	2,077	\$351.21	\$607,475	\$336.10	\$592,250		28	28
# LISTINGS TOTAL:		32	AVG FOR ALL:		3	2	0	2	1	1952	0.294	2,062	\$358.90	\$740,848	\$348.18	\$711,525		65	67
			MEDIAN FOR ALL:		3	2	0	2	2	1953	0.300	2,077	\$351.21	\$607,475	\$336.10	\$592,250		28	28

Presented By: Carlotta McLean

This is an opinion or comparative market analysis and should not be considered an appraisal. In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation .

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Market Analysis Summary

Quick Statistics (32 Listings Total)				
	Min	Max	Average	Median
List Price	\$300,000	\$2,450,000	\$740,848	\$607,475
Sale Price	\$300,000	\$2,270,000	\$711,525	\$592,250

Status is 'Sold' Status Contractual Search Date is 09/24/2015 to 09/29/2014 Property Sub Type is 'House' Latitude, Longitude is within 1.00 mi of 3800 Balcones Dr, Austin, TX 78731 Zip is '78731' Year Built is 1970 or less

Presented By: Carlotta McLean

This is an opinion or comparative market analysis and should not be considered an appraisal. In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation .

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#	MLS #	S	Area	Address	Bds	Fb	Hb	Liv St	Gar	Yr Blt	Acres	Sqft	\$SqFt	L Price	S \$/Sqft	S Price	S Date	ADOM	CDOM
1	2552610	S	1B	4717 Highland TER	3	2	0	2 1	0	1951	0.60	2,146	\$221.34	\$475,000	\$224.14	\$481,000	05/22/2015	27	27
2	2096840	S	4	2905 Village DR	3	2	0	3 1	2	1954	0.19	2,197	\$231.68	\$509,000	\$226.22	\$497,000	01/21/2015	118	118
3	9392427	S	4	4509 PLACID PL	3	2	0	2 1	1	1947	0.21	1,750	\$234.28	\$409,992	\$229.71	\$402,000	10/28/2014	149	149
4	3405039	S	4	4801 W Frances PL	4	2	0	1 1	2	1953	0.30	2,146	\$258.62	\$555,000	\$239.98	\$515,000	12/12/2014	78	170
5	7585178	S	1B	4200 Edgemont DR	4	3	0	2 1	0	1956	0.40	3,228	\$263.32	\$850,000	\$224.60	\$725,000	11/20/2014	88	88
6	5413240	S	1B	4712 Highland TER	4	5	0	3 1	0	1949	0.46	3,403	\$293.12	\$997,500	\$299.74	\$1,020,000	06/15/2015	5	5
7	3465481	S	1B	3303 Live Oak CIR	4	2	0	2 1	2	1959	0.34	2,044	\$293.52	\$599,950	\$281.31	\$575,000	12/18/2014	20	20
8	9747793	S	4	2627 W 45TH	3	1	0	2 1	1	1953		1,223	\$298.45	\$365,000	\$306.62	\$375,000	04/23/2015	0	0
9	1102388	S	4	1905 W 40th ST	3	2	0	1 1	2	1953	0.19	1,505	\$299.00	\$450,000	\$292.36	\$440,000	08/07/2015	26	26
10	6413021	S	1B	4505 Crestway DR	4	4	0	2 1	2	1953	0.33	2,676	\$317.26	\$849,000	\$314.84	\$842,500	11/20/2014	0	0
11	7076680	S	4	4513 Bull Creek RD	2	2	0	1 1	1	1950	0.17	1,208	\$331.04	\$399,900	\$339.40	\$410,000	03/11/2015	3	3
12	3256506	S	4	1911 W 41st ST	3	2	0	2 1	0	1953	0.18	1,644	\$334.49	\$549,900	\$320.56	\$527,000	02/05/2015	16	16
13	4260530	S	1B	4528 Balcones DR	4	3	0	2 2	0	1955	0.46	2,872	\$337.40	\$969,000	\$332.28	\$954,300	05/14/2015	7	7
14	5968806	S	4	4402 Bull Creek RD	3	2	0	1 1	2	1950	0.22	1,584	\$340.28	\$539,000	\$333.02	\$527,500	07/16/2015	32	32
15	3403162	S	4	4519 Bull Creek RD	4	2	1	1 1	1	1950	0.21	2,157	\$347.47	\$749,500	\$344.92	\$744,000	05/14/2015	24	24
16	3223635	S	1B	4401 Balcones DR	4	3	0	1 1	2	1956	0.32	2,546	\$349.18	\$889,000	\$343.68	\$875,000	04/02/2015	34	34
17	2616212	S	1B	4601 Crestway DR	3	2	0	2 1	2	1951	0.49	2,194	\$353.24	\$775,000	\$341.84	\$750,000	08/24/2015	43	43
18	5722907	S	1B	4602 Madrona DR	4	3	0	2 1	2	1955	0.40	2,095	\$355.61	\$745,000	\$333.65	\$699,000	09/14/2015	47	47
19	3863063	S	4	1909 W 41st ST	3	2	0	2 1	3	1952	0.19	1,728	\$355.90	\$615,000	\$338.54	\$585,000	08/25/2015	39	39
20	8751221	S	1B	3404 Monte Vista DR	5	4	0	2 1	2	1957	0.35	3,063	\$359.13	\$1,100,000	\$355.86	\$1,090,000	07/06/2015	28	28
21	7391601	S	4	3905 Jackson Ave	2	1	0	1 1	1	1929	0.12	832	\$360.58	\$300,000	\$360.58	\$300,000	03/18/2015	117	117
22	3851016	S	1B	4515 Balcones DR	3	2	1	3 3	0	1960	0.50	2,672	\$374.21	\$999,900	\$356.66	\$953,000	04/09/2015	7	7
23	8874802	S	1B	3417 Mount Barker DR	3	2	0	2 1	2	1958	0.34	2,584	\$375.00	\$969,000	\$375.00	\$969,000	01/30/2015	2	2
24	9978711	S	4	1913 W 41st ST	2	1	0	2 1	2	1953	0.17	1,311	\$380.63	\$499,000	\$369.95	\$485,000	06/19/2015	65	65
25	8114911	S	4	1904 W 36th ST	3	1	0	1 1	1	1950	0.16	1,037	\$384.76	\$399,000	\$400.19	\$415,000	07/01/2015	11	11
26	3818688	S	4	2906 PERRY LN	3	2	0	2 1	2	1950	0.21	1,555	\$385.53	\$599,500	\$385.53	\$599,500	07/13/2015	7	7
27	4791736	S	1B	3411 MOUNT BARKER DR	3	2	0	2 1	2	1957	0.37	2,059	\$388.54	\$800,000	\$364.25	\$750,000	07/30/2015	9	9
28	1693349	S	4	1819 W 39th ST	3	1	1	1 1	0	1940	0.15	1,164	\$395.19	\$460,000	\$330.76	\$385,000	11/25/2014	49	49
29	8647412	S	1B	3401 Foothill TER	3	2	0	1 1	0	1953	0.31	2,038	\$441.61	\$900,000	\$333.17	\$679,000	11/26/2014	793	793
30	3115473	S	1B	4303 Edgemont DR	4	4	0	3 1	2	1955	0.28	3,215	\$497.36	\$1,599,000	\$480.25	\$1,544,000	10/30/2014	9	9
31	7788830	S	4	3805 Oakmont BLVD	1	1	0	1 2	2	1946	0.15	528	\$643.94	\$340,000	\$729.17	\$385,000	11/25/2014	49	49
32	5349070	S	1B	3416 Mount Bonnell CIR	4	3	0	3 2	2	1968	0.37	3,587	\$683.02	\$2,450,000	\$632.84	\$2,270,000	05/08/2015	164	164

CONTRACT

Capital Foundations, Inc.

1703 BENCH MARK DRIVE. AUSTIN, TX 78728 (512) 990-1117 Office (512) 990-1003 Fax

SUBMITTED TO:

FIRM: _____ DATE: 9-10-14
NAME: Jagjit Yadav JOB ADDRESS: 3800 Balcones Dr
ADDRESS: _____ CITY, STATE: Austin, Tx 78731
CITY, STATE: _____ PHONE: Home# 281-719-5531 Email: yadavjs@yahoo.com

Proposed Repairs, Specifications and Estimates Are Indicated By “*”

* 1.) Concrete Slab Repair:

30 Perimeter Piers and 15 Interior Piers will be installed according to attached diagram. Piers will be 12 inches in diameter and will extend approximately 20 feet below grade unless impassable materials are encountered prior to this depth. Piers will be drilled approximately 8’ on center. When inspected by qualified engineer, piers meet or exceed FHA, VA, and City requirements.

N/A 2.) Pier/Beam Repair:

Install _____ piers beneath structure according to specifications on enclosed diagram. Piers will have _____ inch square bases and _____ inch diameter columns. Pier bases will be installed approximately _____ inches below grade.

Add approximately _____ linear feet of new _____ beam to foundation. If needed, upon approval of owner, additional beam will be added for: \$ _____ / linear feet.

Replace approximately _____ linear feet of existing beam. If needed, upon approval of owner, additional beam is replaced, add \$ _____ /linear feet.

* 3.) Engineering: Project Engineer: Structures

To be paid for by: _____ Others _____ \$00 Engineer allowance included in this contract.

* 4.) Leveling:

- a.) Once piers have been allowed to cure properly (4-7 days), section of house above new piers will be raised back toward level position. Home will be considered level when further lifting would result in unnecessary damage to structure.
b.) Cracking of sheetrock, tile, plumbing, masonry, etc. Is normal during lifting procedures and will be homeowner’s responsibility to repair. Homes that require substantial lifting are subject to movement in roof shingles and plumbing. Leaks may result due to this movement. Homeowner is responsible for repairs.

* 5.) Landscaping:

Landscaping that obstructs foundation access will be removed. Capital Foundations will replant them but does not insure they will live. Capital Foundations will haul off all debris created by foundation repairs. Any concrete that must be removed from driveways, patios, sidewalks, etc. will be patched.

* 6.) **Additional Repairs:**

1. City permit for foundation repair
2. NOTE: Due to unknown plan for the remodel – carport piers are NOT INCLUDED in bid (Living area ONLY for repair)
3. Carport: 15 perimeter piers = \$12,750.00
7 interior piers = \$6,650.00
Total \$19,400.00

* 7.) **Guarantee:**

Foundation repair described in this contract is guaranteed for the life of the structure. Foundation repair guarantee covers area of home originally stabilized by Capital Foundations, Inc. only. Owner acknowledges that some future movement is possible and understands and agrees that Capital Foundations, Inc. gives no warranty, expressed or implied, for any repairs other than foundation adjustments as described in this contract. Guarantee will be void if subsurface plumbing leaks, in either sewer or supply lines, are not repaired. Leaking pipes can cause soil to swell and eventually adversely affect performance of piers and structure. Guarantee can be transferred by notifying Capital Foundations, Inc. in writing.

Proposal may be withdrawn if not accepted within 30 days.

House \$39,950.00
Carport \$19,400.00
For the sum of (\$59,350.00)

Payments to be made as follows: 30% Due at Start 30% Due when 30 piers drilled 30% Due when all piers drilled and poured 10% Due upon Completion

Submitted By: _____
Capital Foundations, Inc.
Larry Becker

ACCEPTANCE OF CONTRACT

The prices, specifications, and conditions that are outlined on pages 1, 2, and 3 of this contract are satisfactory and are hereby accepted. Capital Foundations, Inc. is authorized to perform the work as specified. Payments will be made as outlined above. I, We, or each of us acknowledge that we have read this estimate and understand its terms, conditions, and price.

Date: _____

Signature: _____

Signature: _____

TERMS AND CONDITIONS

1. We hereby propose to furnish labor and materials to complete the work described herein according to the above specifications. All work to be performed in a work-man-like manner according to standard building practices.
2. Any warranties expressed or implied are hereby null and void if payment is not made according to the terms of this contract described herein.
3. If Capital Foundations, Inc. is required to bring suit in court for recovery of payments due under this contract; or for written orders for the alterations or deviations from this contract, Capital Foundations, Inc. will be entitled to reasonable attorney's fees and for interest at the maximum current legal rate from the date of default.
4. The Owners/Agents acknowledge that a foundation problem exists. The Owners/Agents acknowledge that Capital Foundations, Inc. has been contracted to perform the services herein described according to the terms and conditions as set forth herein, and Capital Foundations, Inc. has no obligations other than those described above.
5. The Owner acknowledges that some movement is possible after the work is complete and that certain damage may occur to the interior and exterior of structure as a result of this movement. The owner recognizes that Capital Foundations, Inc. assumes no responsibility for such damages.
6. Perimeter piers stabilize exterior portions of structure only. If, in the future, interior shows signs of movement, additional piercing may be required. (Interior piers)
7. The Owners/Agents agree to provide electricity and water during repairs. The Owners/Agents also agree to allow the necessary trucks and equipment access to the site. Poorly constructed driveways could bend or crack. Capital Foundations, Inc. assumes no responsibility for such damages.
8. Any alterations or additions to original contract will involve extra charges over and above the estimate. Additional work will require an additional contract to cover extra repairs.
9. Although we take precautions to reduce damage to sprinkler lines, control boxes and wiring, it may be necessary to hire a qualified contractor to make repairs to sprinkler systems after work is completed.
10. Engineering allowance is noted on page 1 of this contract. If engineering fees exceed this amount, additional charges could apply.
11. Concrete driveways, patios, sidewalks and other flatwork is subject to cracking over time. Flatwork is guaranteed for a 3-year period against defects in materials and workmanship unless otherwise noted in this contract.

Date: _____

Signature: _____

Signature: _____

Homes Requiring Interior Piers or Grouting

(If your home does not have int. piers or grouting
This page does not need to be signed)

1. **Floor coverings must be removed in areas with piers/grout holes. You are responsible for all costs associated with the reinstallation or replacement of this flooring. (Including the cleaning costs)**
2. **The process of installing interior piers and drilling grout holes includes either jackhammering the slab or drilling thru it. This creates dust, vibration and noise. Although possible, we do not recommend living in the house during interior pier installation. It is possible to remain in the house during the grouting process, just expect some disruption and noise for a few hours. You may have to have some carpet restretched or cleaned where grout holes have been drilled.**
3. **Sheetvinyl, linoleum, tile, etc. will be removed as needed by CF Inc. You may not be able to match some of these when it is time to repair the damaged sections. It is a good idea to determine if the tile, vinyl, etc. is available prior to starting the project so you are aware of your total costs.**
4. **Furniture and wall hangings may need to be removed or relocated during the pierring/grouting process. If the project just involves moving the objects, we will be glad to help you. Keep in mind; we are foundation repairmen not movers. If it is a family heirloom or fragile, you should deal with these articles yourselves. We assume no liability for damaged objects that have been moved or not moved by our repairmen. We will be glad to point out which things need to be relocated so that your belongings can be protected.**
5. **Although we attempt to be as neat and clean as possible, expect to clean and repaint areas that have interior piers. Pathways to work areas may also be affected. (i.e. hallways)**
6. **Sections of floor slab that are removed to facilitate pier installation will be re-poured by C.F. Inc. Flooring installer will probably have to re-surface these patches prior to laying sheet vinyl or other thin Floor coverings.**
7. **Walls are typically protected against concrete splatter using 4 mil poly. (sheets of plastic) This poly is attached to walls using staples as tape will not adhere to walls. Tape is used on glossy surfaces where adhesion is not an issue. Expect to repaint walls where interior piers are installed and possibly fill staple holes if paint is too thin.**

I have reviewed, and understand my responsibilities, as stated in this document:

Signature

Signature

Date

Bid#: A93836

Soledad Builders
3800 Balcones Drive
Austin, TX 78731
512-848-4788 marc



CENTEX HOUSE LEVELING - AUSTIN, LLC
SLAB FOUNDATION REPAIR AGREEMENT



Page 1 of 3
P: (512) 444-5438
P: (888) 425-5438
F: (512) 371-9551

ARTICLE 4

Scope of Work		Charges	
39	Exterior Drilled Pier - 25' deep	Scope of Work	\$160250.00
27	Interior Drilled Pier - 25' deep	Third Party Fees	\$3400.00
5	Breakout Patch	Discount	
1	Improve Level Condition of Foundation	Early Bird Pmts	
Note: Slab integrity is questionable - leveling may be limited		Sales Tax	
Note: Pier depths exceeding 25' as per Engineer @ additional cost.		Total	\$163,650.00
Note: G.C. responsible for Carport & cantilevered deck.			
Optional Pier Types		Discounts	
Third Party Services		Special Contract Provisions	
Drilled Piers - Engineering, Inspections, Certification Letter, & City Permits			
Post Level Leak Test by Licensed Plumber (Clean Out Must Be Visible & Accessible or Addtl. Charges Apply)			
Disconnect, Reconnect Gas Meter and Test			

Section One: Lifetime Transferrable Warranty

The Lifetime Transferrable Warranty will be applicable and issued only upon (i) completion of the Scope of Work and any Change Order and (ii) payment in full to CenTex House Leveling ("CenTex") by Owner.

Warranty Terms:

- a) If future settlement occurs that can be corrected by adjusting piers previously installed by CenTex, adjustments will be performed at no cost to the Owner, provided all provisions of the Agreement have been met.
- b) The Warranty is limited to the area supported by the pier(s) installed by CenTex. Piering in one area of the structure will not support another part of the foundation.
- c) The Warranty is limited to the area supported by the pier(s) installed by CenTex. Piering in one area of the structure will not provide warranty coverage for this warranty to any other part of the foundation.
- d) Access for warranty adjustments will be performed as called for in this Agreement.
- e) The warranty shall be null and void if:
 - 1) Payment in full is not made within thirty (30) days from date of final invoice. Structure has been damaged, added on to, altered or modified since this Agreement.
 - 2) Structure and/or piers have been affected by plumbing leaks, water intrusion, adverse drainage conditions, soil erosion, heaving or intentional damage.
 - 3) **SLAB ONLY** - Owner does not provide CenTex formal written proof of post repair leak test and/or subsequent completed repairs to remedy all known, or found plumbing leak(s) by licensed Master Plumber.



HELPING MAKE A DIFFERENCE: FOR EVERY JOB WE PERFORM, CENTEX DONATES TO HABITAT FOR HUMANITY. WHEN YOU HIRE CENTEX, YOU HELP MORE THAN JUST YOUR HOME'S FOUNDATION.



X _____
Property Owner Date

X _____
Property Owner Date

Isaac Benavides, Member 9/25/15
Isaac Benavides, Member Date
CenTex House Leveling - Austin, LLC
isaac@welevelit.com
512-658-6925

Soledad Builders
3800 Balcones Drive
Austin, TX 78731



**CENTEX HOUSE LEVELING - AUSTIN, LLC
SLAB FOUNDATION REPAIR AGREEMENT**



P: (512) 444-5438
P: (888) 425-5438
F: (512) 371-9551

Payment Terms and Conditions:

- a) 50% of Agreement at start, 40% at level, 10% at completion.
- b) CenTex reserves the right to stop job and keep idle if payment terms of Agreement are not met, including Change Orders.
- c) Change Orders must be in writing and signed by CenTex & Owner.

Section Two: CenTex's Responsibilities

- a) CenTex shall furnish all labor, materials & equipment to perform services described in the Scope of Work & any Change Order.
- b) If the Scope of Work is to improve the level condition of the foundation (unless otherwise noted), by installing piers, then during the raising process, the extent of improvement to the level condition of the foundation will be in the sole judgment of CenTex.
- c) If the Scope of Work is stabilization only, & not to improve the level condition of the foundation, then stabilization, for the purposes of this Agreement, is defined as preventing, as best as possible, any further or continued downward movement of the structure. The piers installed by CenTex are solely intended to stabilize the foundation. Neither stabilization, nor CenTex' Warranty, limits, protects from, or prevents the potential for the structure to heave with or heave off, the piers installed by CenTex.
- d) CenTex shall temporarily remove any plant(s); shrub(s) & landscaping that may obstruct pier installation. When feasible, all plant(s), shrub(s) & landscaping will be replanted, but CenTex is not responsible for, nor guarantees the livelihood of any disturbed plant(s).

Section Three: General Conditions

- a) All plumbing, including, (i) joints, fixtures or fittings (ii) deteriorated or leaking pipes, or (iii) sprinkler/irrigation systems which have preexisting problems or problems resulting from work performed will not be repaired by CenTex unless otherwise noted in this Agreement or Change Order.
- b) Owner agrees that in order to perform the Scope of Work during the initial piercing as well as any future warranty adjustments, that sheetrock, wallpaper, brick and/or other rigid materials including the slab, framing, roof and walls may crack. If such cracking occurs, CenTex is not responsible for the repair of these items. The Scope of Work does not include any repairs, cosmetic work, electrical work or the replacement of any such materials.
- c) Owner agrees that if it is discovered after work has begun, that the slab foundation (i) was constructed of substandard materials, (ii) possesses structural deficiencies, or (iii) possesses inadequate reinforcement to support the load required for the installation of piers, an adjustment in the price of the Agreement may be required and shall be agreed to by Owner in a Change Order. Should the Owner be unwilling to agree to the required Change Order, CenTex will refund monies paid less the cost of material(s), labor performed, engineering fees, and City permits. This Agreement shall then be of no further binding effect and shall be mutually rescinded. CenTex shall issue no Warranty for partial work performed.
- d) Owner agrees that if it is discovered by either party, after installation of the initial Scope of Work per this Agreement, that the foundation (i) was constructed of substandard materials, (ii) possesses structural deficiencies, or (iii) possesses inadequate reinforcement to support the load required or sustain the repair ("substandard issues"), CenTex is not responsible to repair or restore the property. CenTex, at its sole discretion, may void future warranty obligations based upon its inspection and discovery of such substandard issues.
- e) Owner agrees that if builder's piers, other preexisting piercing systems, or anchors of any type are discovered after work has begun & it is necessary to disconnect them from the foundation, an additional charge per pier will be assessed by a Change Order.
- f) Owner agrees that if rock is encountered an additional charge of \$250.00/hour will apply thru separate Change Order.
- g) Owner agrees to furnish CenTex the electricity/water to perform the services in accordance with the Scope of Work & any Change Order.

**GENERAL TERMS AND CONDITIONS ON PAGES ONE, TWO, AND THREE ARE PART OF THIS AGREEMENT.
BY INITIALING, I HAVE READ, AGREE, AND UNDERSTAND THE TERMS AND CONDITIONS OF THIS AGREEMENT.**

Property Owner Initials: _____ Date: _____

Property Owner Initials: _____ Date: _____



Soledad Builders
3800 Balcones Drive
Austin, TX 78731



P: (512) 444-5438
P: (888) 425-5438
F: (512) 371-9551

**CENTEX HOUSE LEVELING - AUSTIN, LLC
SLAB FOUNDATION REPAIR AGREEMENT**

Section Four: Dispute Resolution

a) Collection Action: If Owner fails to pay CenTex under the terms of this Agreement, Owner agrees that it will pay all costs and expenses incurred by CenTex in bringing collection action, including but not limited to attorney's fees, collection agency fees, investigation fees, and any other costs associated with litigation such as court costs, witness fees, and travel expenses. Venue is Austin, Travis County, Texas. This Agreement shall be governed by the laws of Texas.

b) Federal Arbitration Act: Owner and CenTex agree to negotiate with each other in good faith and to use their best efforts to reach a fair and equitable settlement satisfactory to both parties. Other than CenTex's right to bring a Collection Action, should settlement negotiations fail with respect to any and all other disputes or claims arising out of or relating to this Agreement, an alleged breach of this Agreement, or the terms of the Warranty issued by CenTex, including but not limited to claims based on contract, tort, or statute, the dispute shall be submitted to binding arbitration under the Federal Arbitration Act.

The parties will attempt to agree on an arbitrator; however, if such agreement cannot be reached, the dispute shall be submitted to the American Arbitration Association following American Arbitration Association's Construction Industry Rules. Any fee for initiating arbitration must be paid by the party initiating arbitration. Thereafter, the parties shall share the fees and expenses of the arbitration proceeding equally. Each party shall pay its own negotiation, mediation or arbitration expense as those expenses are assessed through the proceeding.

Owner waives its right to a trial by jury.

No Punitive Damages: The arbitrator is not empowered to award punitive damages. The parties expressly waive any claim to punitive damages with respect to any disputes.

IMPORTANT NOTICE: You and your contractor are responsible for meeting the terms and conditions of this contract. If you sign this contract and you fail to meet the terms and conditions of this contract, you may lose your legal ownership rights in your home. **KNOW YOUR RIGHTS AND DUTIES UNDER THE LAW.**

Section Five: Limitation of Liability

a) Both Owner and CenTex agree if CenTex is found liable to Owner under this Agreement, in no event shall any award to Owner be in excess of the contracted price of this Agreement and any Change Orders, less third party fees paid by CenTex for engineering certification, City permits, and plumbing tests/repairs.

b) If CenTex is the prevailing party in any proceeding, be it arbitration or court, it shall be entitled to recover its reasonable and necessary attorney's fees and costs from Owner.

c) It is understood and agreed by CenTex and Owner that this Agreement contains the final and entire agreement between them, and that they shall not be bound by any terms, statements, conditions or representations, oral or written, express or implied, not contained within this Agreement. A written Change Order signed by CenTex and Owner may only modify this Agreement. No oral statements made by any CenTex representative during any phase of the services provided by CenTex are enforceable, unless such oral statement is reduced to writing and contained in this Agreement or any Change Order.

**GENERAL TERMS AND CONDITIONS ON PAGES ONE, TWO, AND THREE ARE PART OF THIS AGREEMENT.
BY INITIALING, I HAVE READ, AGREE, AND UNDERSTAND THE TERMS AND CONDITIONS OF THIS AGREEMENT.**

Property Owner Initials: _____ Date: _____

Property Owner Initials: _____ Date: _____

September 24, 2015

Jagjit Yadav
87 N Royal Fern Dr.
The Woodlands, Texas 77380
c/o Sarah Johnson – Matt Fajkus Architecture

**Re: Preliminary Foundation Condition Assessment
3800 Balcones Drive**

Dear Jagjit,

This assessment was authorized by Mr. Jagjit Yadav through correspondence with Ms. Sarah. The scope of this assessment is to make visual observations and take limited elevation measurements to determine the structural condition and performance of the existing building foundation.

Field Investigation

On September 23, Timothy Brummett from my office and I met with Marc Molak from Soledad Builders at the house at 3800 Balcones Drive. We made general visual observations around the interior and exterior and took 29 floor levelness measurements within the house using a digital water level. This investigation generally meets a Level B Investigation as described in the “Guidelines for the Evaluation and Repair of Residential Foundations” prepared by the Texas Section of American Society of Civil Engineers (Texas ASCE).

This assessment is limited to measurements of the floor levelness in selective locations and on visual observations only.

Floor Levelness

Our floor levelness measurements are noted on a floor plan diagram with approximated one inch contours drawn and is attached as Figure 1. Areas of terrazzo floor and tile floor appear to be at approximately the same datum above concrete slab and the areas of carpet appear to be approximately 0.1 inch higher. We measured an 11.3 inch drop from back of the house in the bathroom near the carport down to the front near the windows in the living room (taking in account the 41.4 inch floor step from kitchen to living room), about 46 feet in separation distance, which is approximately a 1:51 average slope. Within the lower living room, there is a drop of 4.6 inches over 16 feet which is approximately 1:41 slope.

For comparison purposes, the building code historically required flat or low slope roof systems to have a minimum slope of 1/8 inch per foot which is a 1:96 slope. Current building codes are more demanding

and require 1/4 inch per foot which is 1:48 slope for proper drainage, about the same as the slope on this floor. Another comparison is that any floor surface having a slope greater than 1:20 is considered to be a ramp per ADA regulations. This floor is pitched at about 2/5 (about 40%) of what is considered to be a "ramp". The slope of the floor is not uniform throughout the house and has locations that are flatter than 1:51 and areas that are pitched more than 1:51. We did not measure these variations,



Figure 1: Floor Levelness Measurements

Standard Specifications for Tolerances for Concrete Construction and Materials (ACI-117) identifies that for new construction, the level alignment for the elevation of top of slabs on grade should not vary more than 3/4 inch. It also describes the maximum gap between a 10 foot straight edge set on two high spots shall be nor more than:

- 1/2 inch for bullfloated surface,
- 5/16 inch for straightedged surface,
- 3/16 inch for flat surfaces, and

1/8 inch for very flat surfaces

For this residential construction, it's reasonable to expect a tolerance of 5/16 inch to 3/16 inch (slope of 1/192 to 1/320) for the relatively high quality residential finishes, and 1/2 inch (1/120) is the lowest quality slab.

The Texas ASCE guidelines recommend that uniform tilt of a slab might not be considered as problematic to a structure as variations in elevation in the slab since that would not tend to cause very much stress and damage to structural systems or finishes. It describes that a slope of 1% (1:100) is generally considered perceptible and a slope of 2% (1:50) is considered too large.

Building code criteria for design of residential structures limits midspan deflection of a floor slab or beam to be less than span over 240 which equates to average slope of 1:120 from center of span to the end of the span.

It is common in new construction to limit the expected movement of a foundation system to 1 inch total and 1 inch differential. Some find this too restrictive and would allow foundation movement of 2 inches or perhaps a little more.

Framing and Finish Observations

We observed a number of cracks in the terrazzo finish within the living room and kitchen areas with moderate sizes ranging from hairline up to about 1/8 to 3/16 inch in width. There are a few cracks in the stone walls and the fireplace and chimney masonry that are about 1/8 inch 1/4 inch in width. There are cracks in some of the gypsum board finishes, and there are doors that are racking within their frames. The house appears to be generally rotating rather than isolated areas of the house shifting differentially and bending so the framing is undergoing relatively uniform rotation. There is a carport roof connecting the main house to the shed at the west and this is likely providing a little restraint to the house framing, but the structure of the main house is much more robust and would be pulling the shed laterally to a greater degree than the shed restrains the house. We did not measure plumbness of walls. The wood framed structure appears to be in reasonably good condition within the interior of the house with signs of some shifting and distress. There are areas of framing, especially where exposed to the exterior, that have severe weathering damage.

The stone landscape walls have a number of locations where the walls are significantly tilted appearing to have shifted with differential horizontal measurement of 9 inches or more. It's likely that the adjacent segments of all have also shifted laterally, and so the total amount of lateral movement could be 12 inches or more. There are cracks larger than 1 inch. These walls are separate from the main house structure and not integrated. They provide us with an understanding of the general soil activity on the site.

Soil Conditions

Balcones drive runs along the base of Mount Bonnell and along both sides of the inactive Mount Bonnell Fault as well as near other inactive minor faults. In this lower end of the road, the underlying soils are highly variable with fairly good quality Edwards Formation limestone, Georgetown formation limestone, Buda Formation limestone and Del Rio Formation clays. Nearby there are also Eagle Ford Formation clays. The faulted zones within the limestone is often highly weathered. Soils tend to be highly mixed in areas of known faulting.

On this lot, we expect there are severely expansive soils which will swell and lift this house when saturated, and shrink and drop the house when dry. This action, when combined with the slope of the natural grade, during seasonal moisture change, will heave and shrink and cause downward creep and rotation of the building.

Under heavy rain on the hill, soil erosion would combine with this creep causing the house to drop on the lower grades. During routine but high water flow in the creek, the soils below would erode and contribute to some overall soil instability and erosion. The movement is likely to proceed more rapidly over time as the lateral pressures on the soils increase, the bending and shear stresses on foundation elements increase and foundation elements progressively fail. Eccentric overturning loads on all of these elements will compound the effect.

Groundwater migrates through varying layers of soils and rock below grade and generally will accumulate in seams containing more porous materials such as sands, gravels and fragmented limestone. In a hillside condition like this, there may be porous seams where water can escape and create erosion as well as seasonal drying and wetting.

The creek at the base of this property has alluvial deposits of gravels, sands, silts and clays. There is an Erosion Hazard Zone identified by Southwest Engineers in their report dated May 30, 2015 that extends from the creek to roughly halfway into the plan of the existing house. This existing house would likely be unstable in the flood event they investigated and at risk of collapse.

The movements that this house is experiencing in the magnitude of more than 11 inches would very likely cause plumbing failures including water, wastewater and gas. It's quite possible that some of the plumbing repairs that have been performed already as recorded in the City of Austin permit office are a result of such failure. It is very likely that plumbing failures will happen if this foundation is not stabilized. Whenever water or wastewater pipes fail, the resulting water flow through the foundation soils will immediately and drastically cause soil swelling and erosion.

Recommendations

In our opinion, the slope on this building is unacceptable and should be brought to near level condition. We also believe that the house is undergoing substantial foundation movement and requires stabilization to prevent ongoing movement, damage and ultimately failure.

We recommend that the foundation be stabilized with drilled piers and then the slab leveled prior to performing any remodeling work. Although we don't know how the foundation was constructed, we are assuming for now that it is a stiffened slab on grade.

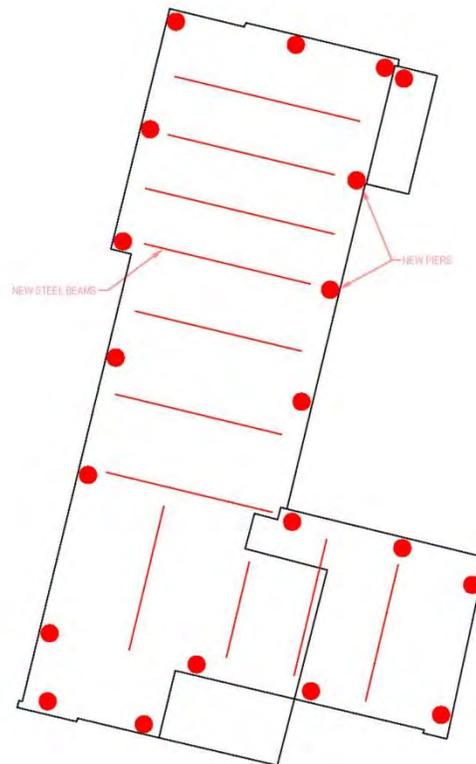


Figure 2: Foundation Retrofit Diagram

Based on our experience with similar soil types in Austin, we have made assumptions of possible pier end bearing values and uplift forces and develops a preliminary concept plan for the foundation remedial work with the following approximations for the purposes of budgeting the work and shown diagrammatically on the attached plan Figure 2:

1. Drilled piers would be situated under perimeter beams and spaced at about 15 to 20 feet on center. We would attempt to avoid locating new piers within the building interior due to overhead clearance limitations for drilling equipment. We anticipate 18 to 22 piers total. If the piers were 12 inches diameter, they would need to be approximately 25 to 30 feet deep if embedded into clay, or approximately 5 to 8 feet embedment into limestone if encountered.
2. The concrete beams and slab would need to be elevated above the soil to separate them from shrinkage and swelling due to seasonal moisture change. Soil under the slab would be excavated and interior beams and slabs would require temporary shoring during this work.
3. New internal steel beams would be installed spanning to perimeter beams and piers to support the interior beams and slab. Beams are expected to be between 10 inches to 14 inches in depth and with a budget quantity of 5 tons. We assume these would need to be located at approximately 6 to 9 feet on center to suit existing concrete span capabilities. Shims would be installed to tie the steel beams to concrete beams and slabs. The crawl space created could be as minimal as practical for access. Potentially 2 feet clear under beams.
4. Perimeter vents would need to be created through existing beams.
5. The existing shallow perimeter beams would need to be retrofitted with deeper beams to retain soil from sloughing into the crawl space.
6. During the repair process, finishes and framing will likely be damaged and would require repair or replacement.

Alternate methods of retrofit would need to be investigated during a remodel or renovation design process.

Please feel free to contact me with any questions and I will gladly clarify anything.

Sincerely



Richard A. Martin, PE
Principal
MJ Structures, PLLC (F-7796)





Cost Estimation for New Construction

Name: **Balcones**

	Total Cost	Price/Sqft
Site Supervision and Mileage	\$34,000.00	\$13.60
01 00 00 (Builder's Risk Insurance)	\$3,500.00	\$1.40
01 45 33 (Inspections)	\$1,500.00	\$0.60
01 52 19 (Temp Fence/Chem. Toilet)	\$2,800.00	\$1.12
01 57 16 (Pest Control)	\$800.00	\$0.32
01 74 00 (Trash/Porter/Haul)	\$3,500.00	\$1.40
01 74 16 (Site Maint./General Make Re)	\$2,500.00	\$1.00
01 74 23 (Final Clean)	\$1,000.00	\$0.40
01 78 46 (Material and supplies)	\$1,250.00	\$0.50
02 40 00 (Demolition and Prep)	\$14,500.00	\$5.80
04 21 13 (Masonry/Brick or Stone)	\$11,500.00	\$4.60
05 00 00 (Metal & Welding)	\$5,000.00	\$2.00
06 10 00 (Framing Labor)	\$26,000.00	\$10.40
06 11 00 (Framing Material)	\$35,000.00	\$14.00
06 20 00 (Trim Labor)	\$9,400.00	\$3.76
06 22 00 (Trim material)	\$10,850.00	\$4.34
06 41 00 (Millwork/Cabinetry)	\$40,000.00	\$16.00
07 15 00 (Sheet Metal Waterproofing)	\$2,000.00	\$0.80
07 20 00 (Insulation)	\$9,750.00	\$3.90
07 70 00 (Roofing)	\$16,500.00	\$6.60
07 71 23 (Gutters)	\$3,000.00	\$1.20
08 10 00 (Doors & Frames)	\$7,500.00	\$3.00
08 36 00 (Panel Doors/Garage)	\$5,000.00	\$2.00
08 50 00 (Windows & Sliders)	\$20,000.00	\$8.00
08 70 00 (Hardware)	\$4,000.00	\$1.60
08 83 00 (Mirrors)	\$1,500.00	\$0.60
09 20 00 (Drywall & Texture)	\$19,500.00	\$7.80
09 30 00 (Ceramic Tile)	\$17,800.00	\$7.12
09 60 00 (Flooring)	\$28,000.00	\$11.20
09 91 13 (Exterior Painting)	\$5,000.00	\$2.00
09 91 23 (Interior Painting)	\$13,750.00	\$5.50
10 28 00 (Accessories)	\$1,000.00	\$0.40
10 28 19 (Glass-Shower/Tub)	\$2,000.00	\$0.80
10 30 00 (Fireplace)	\$5,000.00	\$2.00
11 31 00 (Appliances)	\$15,000.00	\$6.00
12 36 00 (Countertops)	\$15,000.00	\$6.00
22 00 00 (Plumbing)	\$21,500.00	\$8.60
22 40 00 (Plumbing Fixtures)	\$12,500.00	\$5.00
22 41 23 (Res. Shower Pan)	\$1,600.00	\$0.64
23 00 00 (HVAC)	\$13,000.00	\$5.20
26 00 00 (Electrical)	\$19,100.00	\$7.64
26 50 00 (Lighting Fixtures)	\$10,000.00	\$4.00
31 60 00 (Foundation)	\$75,000.00	\$30.00
32 00 00 (Paving)	\$10,000.00	\$4.00
32 90 00 (Minor Landscaping and Fenci	\$7,500.00	\$3.00
40 14 49 (Natural Gas Piping)	\$1,400.00	\$0.56
Subtotal	\$566,000.00	\$226.40
Overhead and Profit	\$106,400.00	\$42.56
Total	\$672,400.00	\$268.96

Architect: MF Architecture

Description: Ground-up with pier & beam foundation. Minimal landscaping. 2,500 s.f.

Timeline: 270 calendar days

We do not charge O&P to Site Supervision/Mileage



Cost Estimation for Restoration

Name: Balcones

	Total Cost	Price/Sqft
Site Supervision and Mileage	\$46,200.00	\$18.48
00 00 00 (Engineering/Survey)	\$2,500.00	\$1.00
01 00 00 (Builder's Risk Insurance)	\$5,100.00	\$2.04
01 45 33 (Inspections)	\$4,900.00	\$1.96
01 52 19 (Temp Fence/Chem. Toilet)	\$2,800.00	\$1.12
01 57 16 (Pest Control)	\$800.00	\$0.32
01 74 00 (Trash/Porter/Haul)	\$5,500.00	\$2.20
01 74 16 (Site Maint./General Make Ready)	\$2,500.00	\$1.00
01 74 23 (Final Clean)	\$1,000.00	\$0.40
01 78 46 (Material and supplies)	\$1,250.00	\$0.50
02 40 00 (Demolition and Prep)	\$12,000.00	\$4.80
03 00 00 (Excavation and Retaining Walls)	\$30,000.00	\$12.00
04 21 13 (Masonry/Brick or Stone)	\$11,500.00	\$4.60
05 00 00 (Metal & Welding)	\$5,000.00	\$2.00
06 10 00 (Framing Labor)	\$35,750.00	\$14.30
06 11 00 (Framing Material)	\$9,800.00	\$3.92
06 20 00 (Trim Labor)	\$9,400.00	\$3.76
06 22 00 (Trim material)	\$10,850.00	\$4.34
06 41 00 (Millwork/Cabinetry)	\$40,000.00	\$16.00
07 15 00 (Sheet Metal Waterproofing)	\$2,000.00	\$0.80
07 20 00 (Insulation)	\$9,750.00	\$3.90
07 70 00 (Roofing)	\$16,500.00	\$6.60
07 71 23 (Gutters)	\$3,000.00	\$1.20
08 10 00 (Doors & Frames)	\$7,500.00	\$3.00
08 36 00 (Panel Doors/Garage)	\$5,000.00	\$2.00
08 50 00 (Windows & Sliders)	\$20,000.00	\$8.00
08 70 00 (Hardware)	\$4,000.00	\$1.60
08 83 00 (Mirrors)	\$1,500.00	\$0.60
09 20 00 (Drywall & Texture)	\$19,500.00	\$7.80
09 30 00 (Ceramic Tile)	\$17,800.00	\$7.12
09 60 00 (Flooring)	\$28,000.00	\$11.20
09 91 13 (Exterior Painting)	\$5,000.00	\$2.00
09 91 23 (Interior Painting)	\$13,750.00	\$5.50
10 28 00 (Accessories)	\$1,000.00	\$0.40
10 28 19 (Glass-Shower/Tub)	\$2,000.00	\$0.80
10 30 00 (Fireplace)	\$5,000.00	\$2.00
11 31 00 (Appliances)	\$15,000.00	\$6.00
12 36 00 (Countertops)	\$15,000.00	\$6.00
22 00 00 (Plumbing)	\$34,950.00	\$13.98
22 40 00 (Plumbing Fixtures)	\$12,500.00	\$5.00
22 41 23 (Res. Shower Pan)	\$1,600.00	\$0.64
23 00 00 (HVAC)	\$13,000.00	\$5.20
26 00 00 (Electrical)	\$25,575.00	\$10.23
26 50 00 (Lighting Fixtures)	\$10,000.00	\$4.00
31 60 00 (Foundation)	\$160,250.00	\$64.10
32 00 00 (Paving)	\$10,000.00	\$4.00
32 90 00 (Minor Landscaping and Fencing)	\$7,500.00	\$3.00
Subtotal	\$703,525.00	\$281.41
Overhead and Profit	\$131,465.00	\$52.59
Total	\$834,990.00	\$334.00

Architect: MF Architecture

Description: Renovation with extensive foundation foundation repairs. Minimal landscaping.

Timeline: 360 calendar days

We do not charge O&P to Site Supervision/Mileage



Original Purchase Price	\$856,000.00
Restoration	\$834,990.00
Total Cost	\$1,690,990.00
PPF	\$676.40

Original Purchase Price	\$856,000.00
Partial Restoration	\$711,421.60
Total Cost	\$1,567,421.60
PPF	\$626.97

New 2500 Sq. Ft. Home	\$672,400.00
Lot	\$856,000.00
Total Cost	\$1,528,400.00
PPF	\$611.36

Diff between a new 2500 SQ FT home and 2500 SQ FT restoration \$162,590.00

ORIGINAL MLS LISTING:

Est Tax: **\$20,179** Tax Year: **2009** Act Tax: Tax Rate: **2.1787**
Possession: **Closing, Funding** Pref Title: **Heritage Title S Mopac**
Directions: **From Loop 1/Mopac....Go West on 35th Street. Turn Right onto Balcones Drive. Go to 3800 Balcones Drive on Left side of street.**
Int Rmarks: **DECEASED ESTATE located in Central Austin's premier Balcones Drive. Exquisite oaks and a run-off creek welcome visitors to this beautiful site. Top Old Austin Street. Fantastic lot with structure. NO restrictions regarding the existing structure. Could renovate/update Mid-Century Modern house and add onto the back side. Add living space using the carport. OR, remove and start from scratch. 2009 Survey shows land goes back to electric wires. HEIRS Eager to SELL.**



Final Payment Notice

Traducción en español al reverso

Service Address:

RE: Account# 42630 80000
Delinquent Amount Due: \$49,476.11
Due Date: 4/13/2015

Date: 4/3/2015

Dear Customer:

Our records indicate that your City of Austin utility account is delinquent in the amount of \$49,476.11 and is scheduled for referral to our collection agency. Payment in full must be received by the due date stated above to avoid any future actions that may affect your credit rating.

We accept payments at most Austin-area HEB and Randall's stores, as well as these authorized paystations:

- » Rosewood-Zaragosa Center
- » Fiesta Mart (IH-35 and 38½ Street)
- » Utility Service Center (8716 Research Blvd. Suite 115)

For a complete list of authorized paystations, visit www.austinenergy.com/go/paymentstations.

For further information or if you feel this letter is in error, please call us at (512) 494-9400, Monday through Friday 7:00 a.m. to 9:00 p.m. and Saturday 9:00 a.m. to 1:00 p.m. You also have the right to make a written request, submitted on or before the due date of this notification, for an administrative hearing under the City of Austin Utility Service Regulations. **Hearing impaired TDD line (512) 477-3663.**

This is the only notice you will receive from us regarding this matter.

Sincerely,

City of Austin
Utility Customer Service Center



Detach and include stub with your payment



View or Pay online:
www.coautilities.com

P.O. Box 2267 Austin, TX 78783-2267

Account: 42630 80000

Total Amount Due:
Date Due:

\$49,476.11
4/13/15

7536 0100 F2 RP 04 04042015 YNNNNNNN 0000991 S1 T4

Enter contributions and include in Total Paid →

CAP Contribution: \$ _____

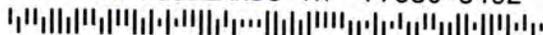
Tree Planting Program: \$ _____

Total Paid: \$ _____

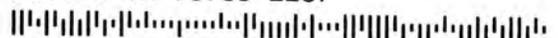
Make Checks payable to City of Austin.



YADAV, JAGJIT S
87 N ROYAL FERN DR
THE WOODLANDS TX 77380-3402



CITY OF AUSTIN
PO BOX 2267
AUSTIN TX 78783-2267



512-972-0000

0000042630800003 000049476112 990001012

Notificación Final de Pago

Dirección de Servicio:
REF: Cuenta Núm. 42630 80000
Cantidad Morosa a Pagar: \$49,476.11
Fecha de Vencimiento: 4/13/2015

Fecha: 4/3/2015

Estimado Cliente:

Nuestros expedientes indican que su cuenta de servicios de la Ciudad de Austin está morosa por la cantidad de \$49,476.11 y se ha programado para envío a la agencia de cobros. Se requiere el pago de la cantidad total antes o en la fecha de vencimiento que aparece arriba para evitar acciones futuras que pudieran afectar su historial de crédito.

Aceptamos los pagos en la mayoría de las tiendas HEB y Randall's en Austin, así como en las siguientes estaciones de pagos autorizadas:

- » Rosewood-Zaragosa Center
- » Fiesta Mart (IH-35 and 38½ Street)
- » Utility Service Center (8716 Research Blvd. Suite 115)

Para una lista completa de las estaciones de pago autorizadas, visite www.austinenergy.com/go/paymentstations.

Para mayor información o si usted considera que esta carta es un error, por favor llámenos al (512) 494-9400 de lunes a viernes, de 7:00 a.m. a 9:00 p.m. y los sábados, de 9:00 a.m. a 1:00 p.m. También tiene derecho de presentar una solicitud por escrito, hasta la fecha de vencimiento arriba indicada, para solicitar una audiencia administrativa, de conformidad con el Reglamento del Servicio de Servicios Públicos de la Ciudad de Austin. **Línea TDD para personas con problemas de audición (512) 477-3663.**

Este es el único aviso que recibirá de nosotros, respecto a este asunto.

Atentamente,

Ciudad de Austin
Centro de Atención a Clientes de Servicios Públicos





Utility News

Your services at this address have been closed. This is your final bill.

Your wastewater average is based on your water use between (12-10-2014 to 03-10-2015). For more information visit www.austintexas.gov/water.

Outstanding utility bill balance? Set up monthly payment arrangements to keep your account in good standing. Call 512-494-9400 and a Customer Service Representative will assist you.

Choose 100% Texas wind energy and check out new, affordable 2015 pricing for GreenChoice. Visit austinenergy.com/go/greenchoice to learn more.

Receiving benefits from a government assistance program? You may qualify for utility bill payment assistance. Call 512-494-9400.

Buying or selling a home at least 10 years old in Austin? Take full advantage of the Energy Conservation Audit & Disclosure ordinance. A detailed energy audit gives you the full picture of a home. Visit austinenergy.com/go/ECAD for info.

Did you know 100% of potholes in Austin are fixed within 48 hours of reporting? Call 3-1-1 to report needed repairs and a Public Works crew will make Austin streets as good as new! Visit us online at austintexas.gov/streetandbridge.

Contact Information

View or Pay online: www.coutilities.com

Customer Service: 512-494-9400
or call toll free at 1-888-340-6465
TDD: 512-477-3663
Se Habla Español

To report an electrical **OUTAGE** call **512-322-9100** and enter your **PowerLink** number. The PowerLink number is displayed with your Electric Service on the bill.

Summary of Service

YADAV, JAGJIT S
Service Address: 3800 BALCONES DR
Account Number: 42630 80000
Invoice Number: 426302996179

Bill Print Date Apr 16, 2015
Due Date May 4, 2015

Previous Activity/Charges

Total Amount Due at Last Bill \$49,476.11
Payment received \$0.00
Previous Balance \$49,476.11

Please Note - Bill Due Date does not apply to Previous Balance Due. This balance is DUE IMMEDIATELY.

Current Activity/Charges

Water Service + -\$38,285.08
Current Balance -\$38,285.08

If Payment is received after due date, a late fee will be assessed.

Total Amount Due \$11,191.03



Continued On Next Page



THE CITY IS COMPLYING WITH THE AMERICANS WITH DISABILITIES ACT.



Detach and include stub with your payment

P.O. Box 2267 Austin, TX 78783-2267

Account: 42630 80000

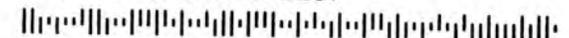
Make Checks payable to City of Austin.
View or Pay online:
www.coutilities.com

Total Amount Due: \$11,191.03
Date Due: 05/04/15

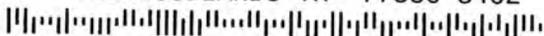
Penalty After Date Due: \$0.00
Total Due After 05/04/2015: \$11,191.03
CAP Contribution: \$
Parks & Libraries Fund: \$
Public School Energy Asst.: \$

Enter contributions and include in Total Paid → **Total Paid: \$**

CITY OF AUSTIN
P.O. BOX 2267
AUSTIN TX 78783-2267



YADAV, JAGJIT S
87 N ROYAL FERN DR
THE WOODLANDS TX 77380-3402



0000042630800003 000011191036 990001012

Service Details



WATER SERVICE

3800 BALCONES DR

Water Leak	
*	\$0.00
City of Austin Water - Water Leak Credit	
Water Leak Credit	-\$34,695.91
TOTAL CURRENT CHARGES	-\$34,695.91



WATER SERVICE

3800 BALCONES DR

Water Leak	
*	\$0.00
City of Austin Water - Water Leak Credit	
Water Leak Credit	-\$3,589.17
TOTAL CURRENT CHARGES	-\$3,589.17



View or Pay online: www.coutilities.com

AUTHORIZED PAY STATIONS:

Payments are accepted at most Austin-area
HEB and Randall's stores, as well as:

- Fiesta Mart (IH35 and 38 1/2 st.)
- Rosewood-Zaragosa Center (2800 Webberville Rd.)
- Utility Service Center (8716 Research Blvd. Suite 115)

Drop Box Locations Are:

- 625 East 10th Street
- 505 Barton Springs Road

Mail all inquiries to:

City of Austin Utility Customer Service,
P.O.Box 2267 Austin, TX 78783-2267

COSTS TO DATE / OWNER TIMELINE:

Purchased Property on September 25, 2009 for \$750,000

Purchased from Baggett Credit Shelter and Baggett Family Trust.

LaRue Architects: \$15,000

[2010-2011] Developed plans for the first, new construction project. These drawings were abandoned and restoration was considered.

Soledad Builders: \$24,489.00

[August 2011 to date] Hired to perform needed updates and repairs for the existing structure to function as a live-able residence. Also brought in to maintain the structure as new issues arise.

Dean Almy Architect: no cost

[April 2014] Engaged to design restoration project.

Capital Foundation: \$1,600

[September 2014] Hired to provide quote for foundation repair as recommended from Structures.

MF Architecture \$14,998.50

[February 2015 to date] Hired to develop new construction project after several professionals gave their opinion on the state of the existing structure.

CoA Water Bill: \$11,191.03

[April 2015] Reduced amount from original bill equal to \$49,476.11. Piping throughout property and within house suffers from the unsteady soil conditions. This leak in particular, occurred at a pipe location near the creek on the property where water ran undetected for a month. Other plumbing issues have occurred inside the house.

Southwest Engineers: \$2,750

[May 2015] Hired to perform a Level I Analysis for the CoA Erosion Hazard Zone requirements.

MJ Structures: \$500-\$1,000 (estimated bill)

[September 2015] Structural Engineer hired to perform a second structural analysis of the existing structure.

CenTex: no cost

[September 2015] Hired to provide quote for foundation repair based on repairs recommended by MJ Structures.

TOTAL = \$71,028.53

PUBLIC NOTIFICATION TIMELINE:**Certificate of Appropriateness Review Committee:**

Date: September 14, 2015

MF Architecture and Soledad Builders presented documents to the HLC staff and two HLC Commissioners.

This meeting was open to the public and documents were posted online for review. One concerned party was in attendance (Julian Read).

Karl Acuri (Owner) contacted Julian Read (Neighbor at 3702 Balcones Drive):

Date: September 23, 2015

Karl Acuri met with Julian Read on the afternoon of September 23rd to discuss the case with him in person. Karl was told at the end of the meeting that Julian appreciated his visit but would oppose the demolition permit at the HLC meeting. Julian later followed up with a letter to the HLC.

Preservation Austin:

Date: September 18, 2015

MF Architecture contacted Preservation Austin via email with no response from the organization. (See copy of email below).

Mid Tex Mod:

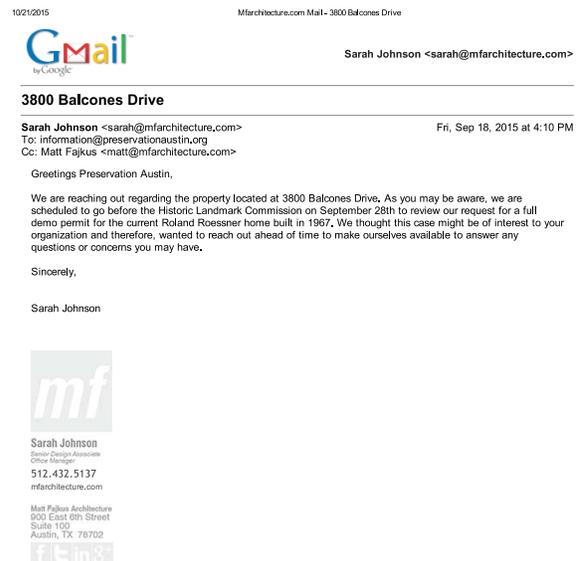
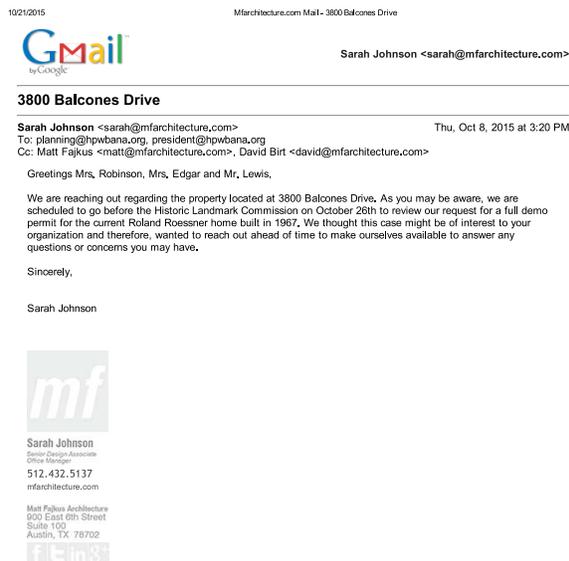
Date: September 18, 2015

MF Architecture contacted Mid Tex Mod through the "Contact Us" page on their website (no direct email addresses are made available) with no response from the organization.

Highland Park West / Balcones Area Neighborhood Association:

Date: October 8, 2015

MF Architecture contacted HPWBANA via email with no response from the organization. (See copy of email below).





RANSERVE
GENERAL CONTRACTOR

October 21, 2015

Ms. Sarah Johnson
MF Architecture
900 East 6th Street, Suite 100
Austin, Texas 78702

Dear Sarah:

At your request I am providing this narrative on the house located at 3800 Balcones Dr. Please recognize that my perspective comes from my experience as a home builder and remodeler for the past 20 years and also as a property manager and owner of residential properties in Austin since 1986. I often say maintenance of a home starts the day after the certificate of occupancy. It should also be noted that to the degree the maintenance and repair program is addressed has a direct correlation on the life of a structure. Saving a house from itself and the elements is an ongoing process. Similar to maintaining one's personal health, it takes time and effort and if you wait too long, you suffer the consequence. In life, as well as in the maintenance of a home, genetics and structural failures can and will affect the long-term outcome.

I am confident that this home was built with the best practices of the time and that the builder and the architect were sincere and professional in every regard. It is my experience that builders want to do their best, take things personally, and love what they do. There is evidence in the framing materials, execution and craftsmanship that a great effort was put in to following the design plan. All of this has my respect.

The site conditions are very challenging. Please note, I am not a structural engineer. I do have experience in maintaining properties and repairing them. The soils conditions in this area are well known and I will leave it to the geotechnical report to address these conditions. What I do know is that when we receive a soils report I read it and discuss it with the PE until it is completely understood. I take all of the concerns very seriously. Perhaps the original builder did not have this advantage. We then discuss and review in great detail the structural engineer's design of the foundation and requirements. All of these items lead us to build a foundation within a tolerance of movement as it is understood by all. This being said, I often say, we are putting a house on the earth, if the earth doesn't want it there, the earth will move it. I cannot win the battle of 'man against the earth". We do our best with the skills we have at the time and the conditions under which we perform them. Couple this with the fact that the foundation has over an 11" slope, evidence of significant and repetitive plumbing repairs, events that affect the moisture content of the soils, and what we now know to be an erosion hazard, makes it evident that there are many factors that caution one to consider pursuing the renovation of this property.

Quite often in my business I am asked to look at projects and help people decide to remodel an existing structure or to tear it down and build a new structure. In my opinion this is a personal decision. All I can do is present the facts. I have found that personality does come into play in the decision making

process, some people are early adopters and they embrace new and that is who they are, nothing I say will change that. Others are laggards and do not like change for change sake and therefore tend to remodel/renovate. This seems to be the deciding factor, not the analysis of the project. The decision is based on who they are as an individual and therefore, it is not my place to put my values on them.

As a builder I could either renovate this house or raze it and build a new structure on this site. I can also present the pros and cons of doing either.

I would caution the homeowner that a renovation would be more challenging and costly and the results would have to be embraced with a sense of compromise, knowing that we are doing our best within the existing conditions, and that functional obsolescence of certain aspects of the design not meeting modern life style is a personal choice as to their life style. Also, foundations can be stabilized, they cannot be fixed. The recommendations found on page 4 of Richard Martin with MJ Structures are heroic and costly, to say the least. They would be very expensive to complete in this manner, even more expensive than a new foundation and they would not be as good as a new foundation, in my opinion. It would be a stabilization and the warranty of such work would have to be accepted within a tolerance for movement in the future. It is a simple fact that the deconstruction of the existing house and renovation of such would cost more than new construction costs. This is not debatable. So, it becomes a personal decision for the home owner: are they an early adopter or a laggard? How conservative are they?

A new structure provides opportunity to be involved in something new and have it more directly suit one's lifestyle. New foundations and structures designed by PE are also eligible for a third party warranty beyond the builder, offering some clients a greater sense of security in their home, their investment and future. Again, I cannot make this decision for them, it is too personal.

To review:

- Foundation conditions do not represent ideal conditions to renovate
- Evidence of significant and numerous plumbing problems in the past have exacerbated the soils conditions and have had a negative impact on the structural integrity of the property
- Geotechnical soils conditions known to be found in this location
- Concerns with the performance and the ability to execute the recommendation of MJ Structures found in the letter dated September 24, 2015
- All stack up against the argument to renovate this property in my opinion

In closing, I would like to say that I had the pleasure of knowing Roland Roessner. It is regrettable that he did not have the benefit of a structurally designed foundation as it would have greatly benefitted this house. This is not a criticism just a regret that he did not have this advantage as I trust if he had, he would have taken it. The issues with this house are site specific and due to the soils conditions and not in any sense related to the quality of the architectural skills of Mr. Roessner or the skill set of the builder, in my opinion. We were introduced by a mutual business association I had as the property manager for the Kozmetsky family. I managed a townhome for Mr. Roessner and performed some repairs to his residence, next door on Pecos Street in the mid-80's-early 1990's. We provided him with monthly statements and interacted as necessary on the phone. I always enjoyed his personality and use

a saying he introduced to me many years ago. I was involved in a difficult repair, I cannot remember the particular details. All I remember is as I was struggling to make myself understood, Mr. Roessner interrupted me and said, "It sounds like things will be fine, once you get the ship in the channel". I use the phrase to this day and credit him for the perspective. I always found Mr. Roessner to be amenable and affable. In another small world coincidence, I was in another home designed by Mr. Roessner located at 3902 Balcones Dr. The property is in significantly better condition without obvious foundation problems and I am completely in support of the owners wishes to maintain and renovate the home.

Regards,

A handwritten signature in black ink, appearing to read 'Mark Rehberg', with a long horizontal line extending to the right.

Mark Rehberg
President
Ranserve, Inc.

EXISTING + PROPOSED CONDITIONS

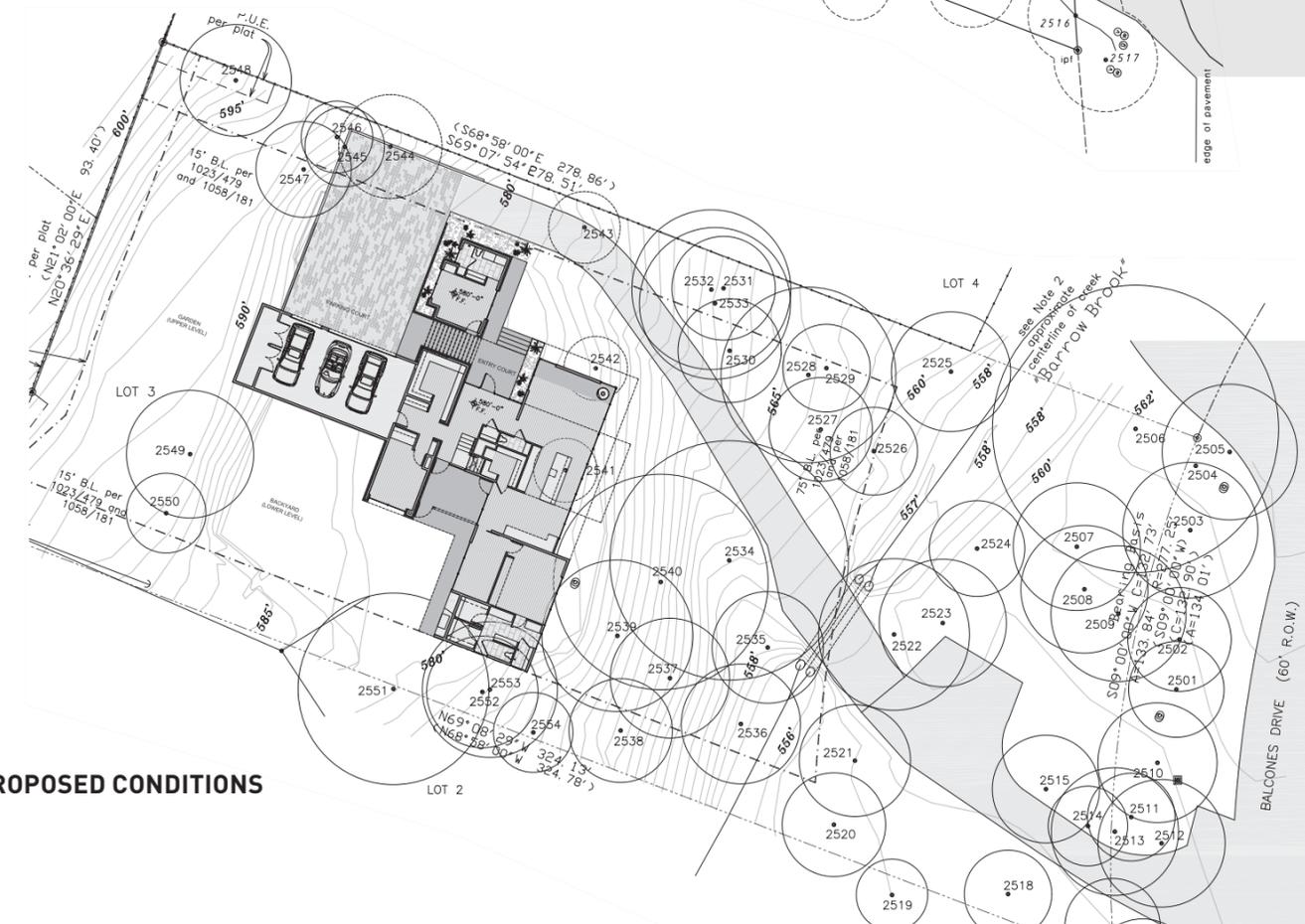
Discussion purposes only.
Not for construction.



EXISTING CONDITIONS

BALCONES RESIDENCE
3800 Balcones Drive

October 26, 2015



PROPOSED CONDITIONS



Matt Fajkus Architecture
900 East 6th Street
Suite 100
Austin, Texas 78702

512.432.5137

www.mfarchitecture.com

PROPOSED PARTIAL PRESERVATION

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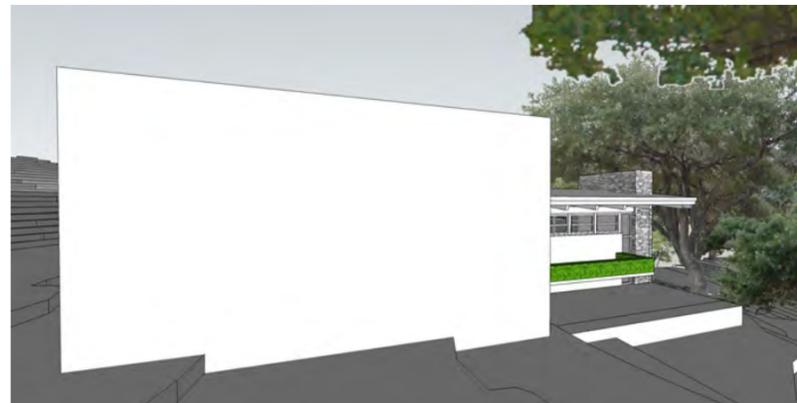
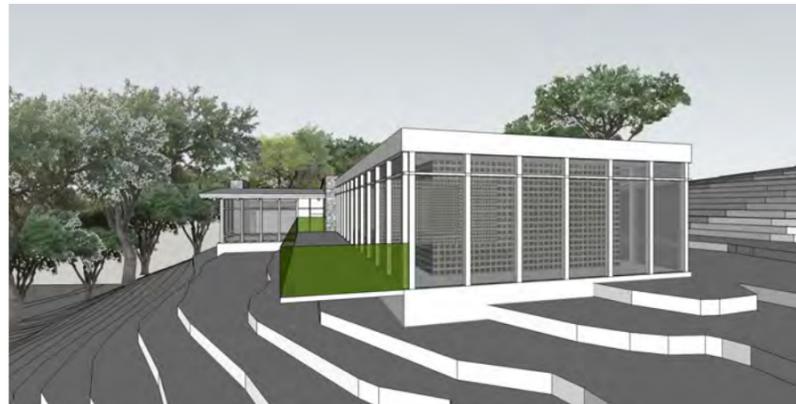
ONE-STOREY OPTION 1



ONE-STOREY OPTION 2



TWO-STOREY OPTION



BALCONES RESIDENCE
3800 Balcones Drive

October 26, 2015

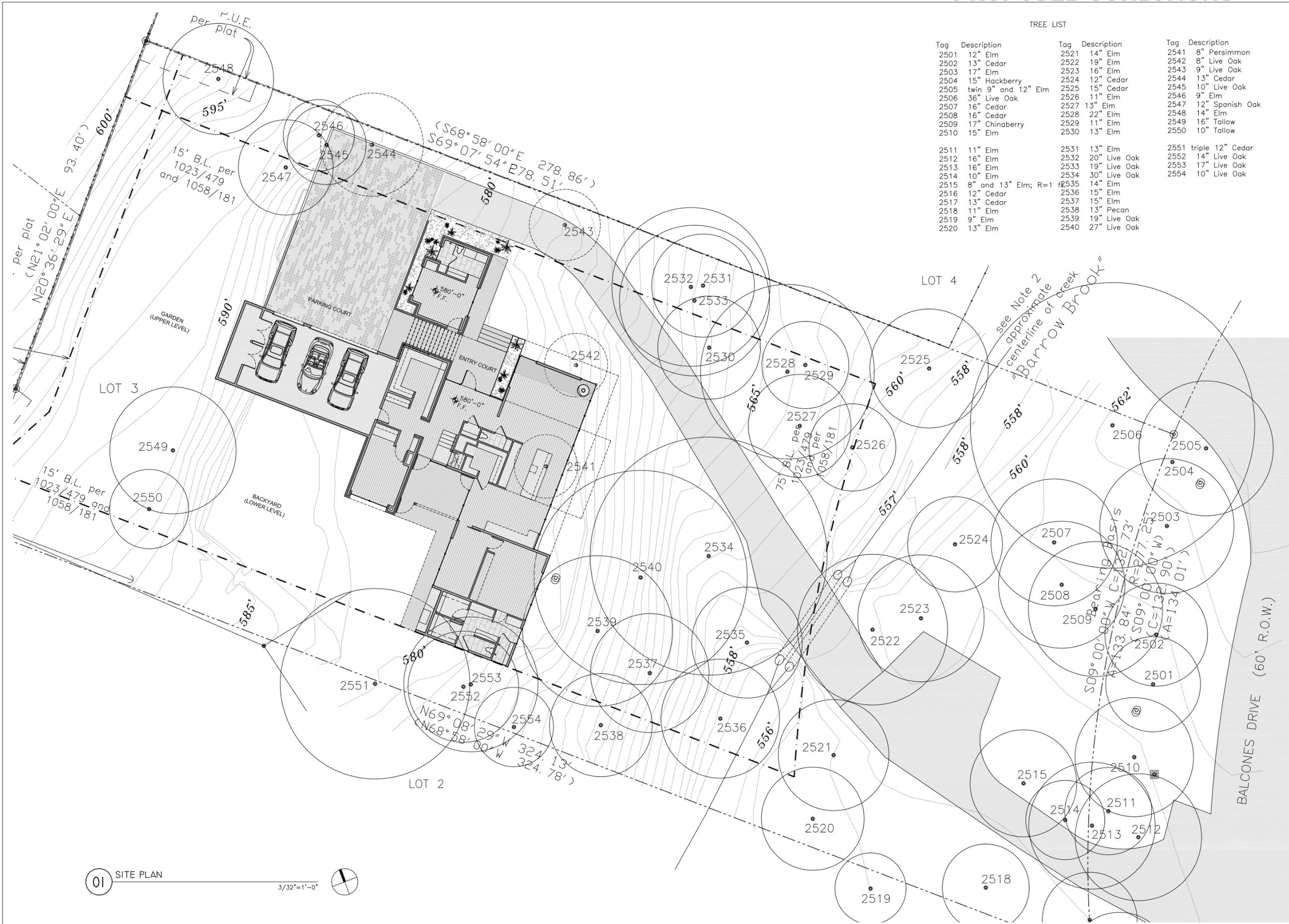


Matt Fajkus Architecture
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PROPOSED CONDITIONS



TREE LIST

Tag	Description	Tag	Description	Tag	Description
2501	12" Elm	2521	14" Elm	2541	8" Persimmon
2502	13" Cedar	2522	19" Elm	2542	8" Live Oak
2503	17" Elm	2523	16" Elm	2543	9" Live Oak
2504	15" Hackberry	2524	12" Cedar	2544	13" Cedar
2505	twin 9" and 12" Elm	2525	15" Cedar	2545	10" Live Oak
2506	36" Live Oak	2526	11" Elm	2546	9" Elm
2507	16" Cedar	2527	13" Elm	2547	12" Spanish Oak
2508	16" Cedar	2528	22" Elm	2548	14" Elm
2509	17" Chinaberry	2529	11" Elm	2549	16" Tallow
2510	15" Elm	2530	13" Elm	2550	10" Tallow
2511	11" Elm	2531	13" Elm	2551	triple 12" Cedar
2512	16" Elm	2532	20" Live Oak	2552	14" Live Oak
2513	16" Elm	2533	19" Live Oak	2553	17" Live Oak
2514	10" Elm	2534	30" Live Oak	2554	10" Live Oak
2515	8" and 13" Elm; R=1	2535	14" Elm		
2516	12" Cedar	2536	15" Elm		
2517	13" Cedar	2537	15" Elm		
2518	11" Elm	2538	13" Pecan		
2519	9" Elm	2539	19" Live Oak		
2520	13" Elm	2540	27" Live Oak		

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 TEL : 512 432 5137
 www.mfarchitecture.com

BALCONES RESIDENCE
 3800 BALCONES DRIVE | AUSTIN, TEXAS | 78731
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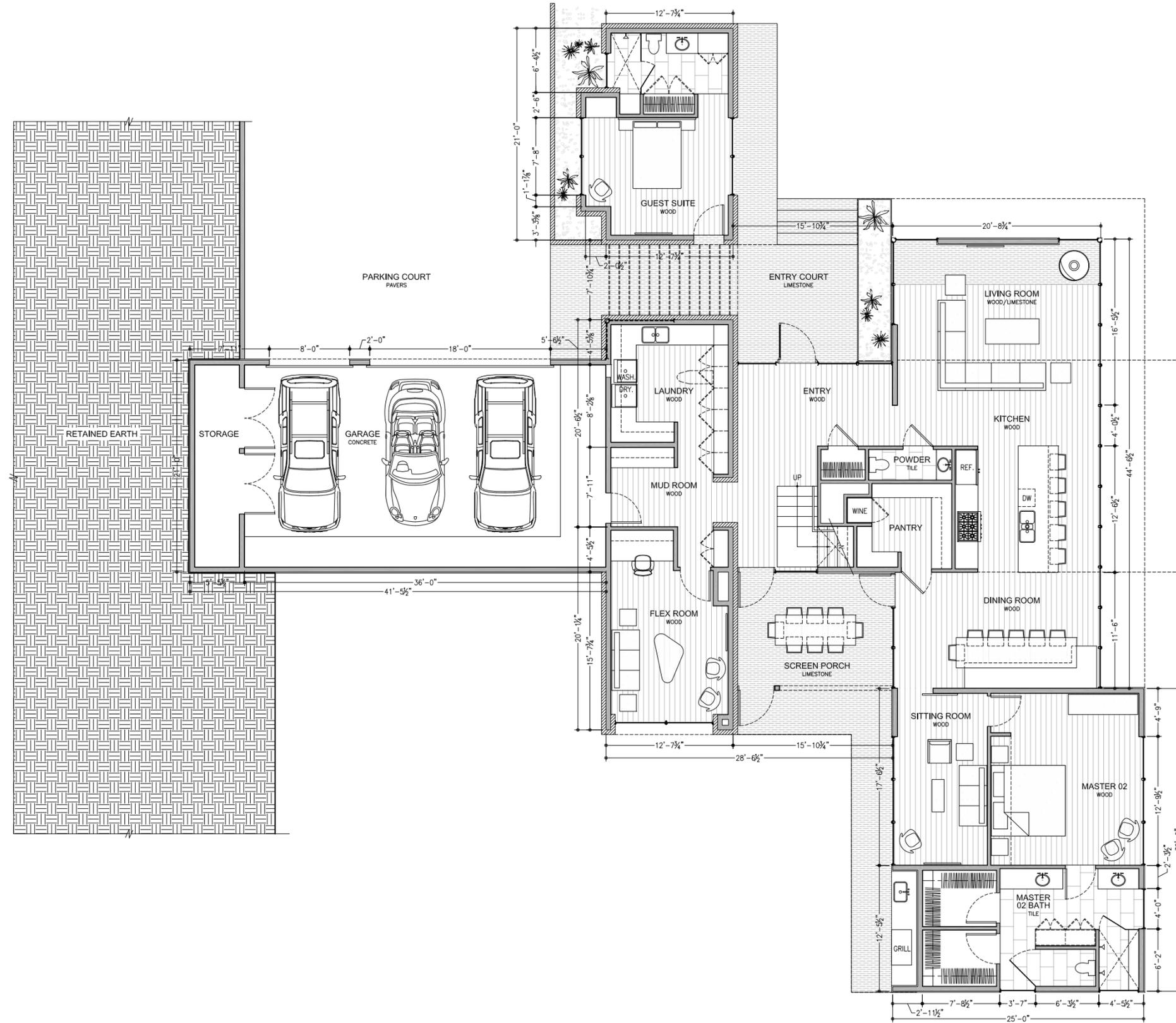
PROJECT TITLE
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REVISIONS:

PROJECT NUMBER:
1517
 DATE:
09.04.2015
 PHASE:
SD
 DRAWING TITLE:
SITE PLAN

SHEET INFORMATION
A1.0
 mfarchitecture

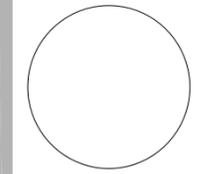
01 SITE PLAN
 3/32"=1'-0"



01 FLOOR PLAN: LEVEL 1
 3/16"=1'-0"

mf
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 900 East 6th St.
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 Austin, TX 78702
 TEL : 512 432 5137
 www.mfarchitecture.com

PROJECT TITLE
BALCONES RESIDENCE
 3800 BALCONES DRIVE | AUSTIN, TEXAS | 78731
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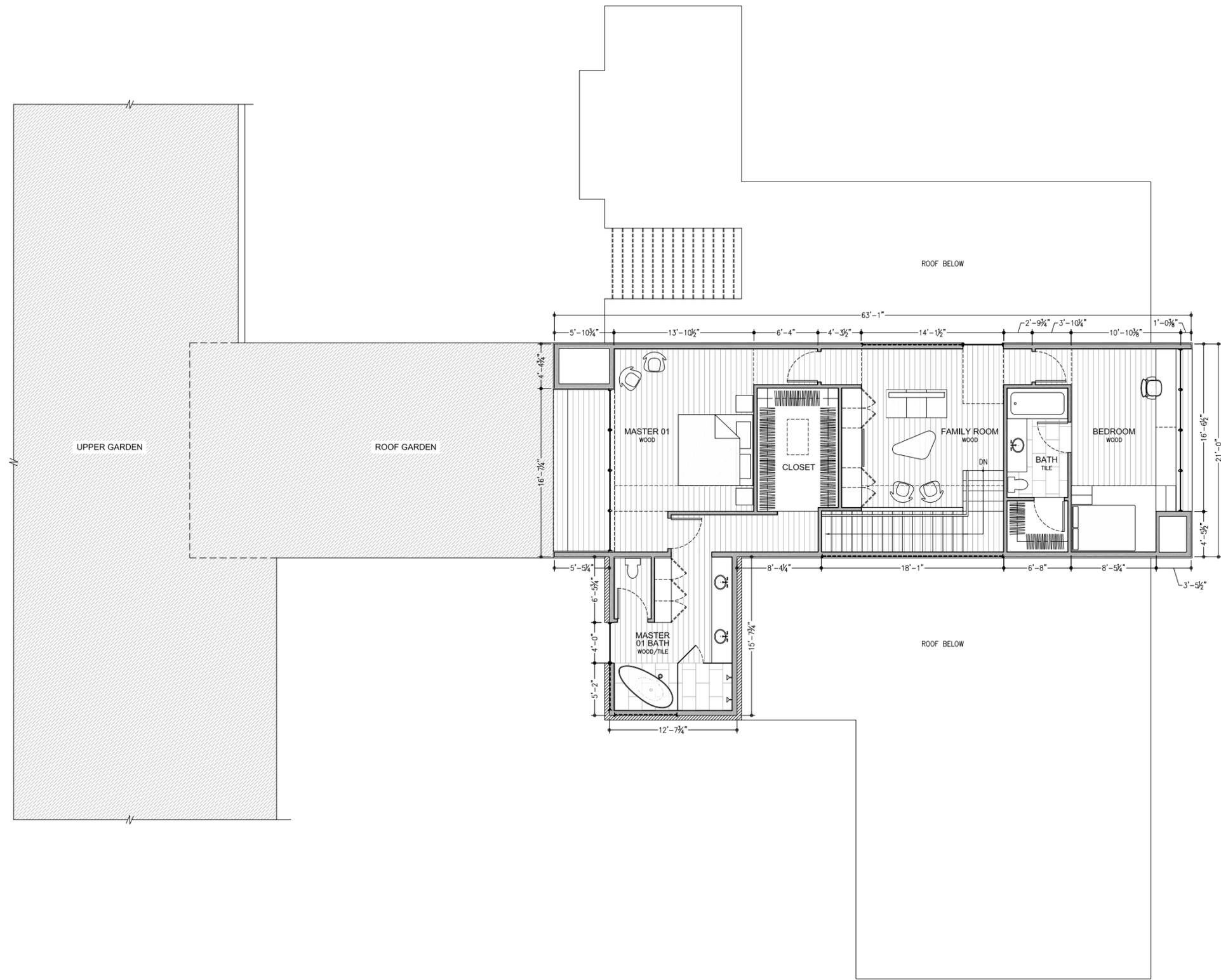


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PROJECT NUMBER:
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SD
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**FLOOR PLAN
 LEVEL 1**

SHEET INFORMATION
A1.1
 mfarchitecture



01 FLOOR PLAN: LEVEL 2 3/16"=1'-0"

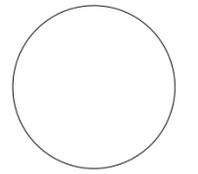
MATT FAJUS ARCHITECTURE, LLC



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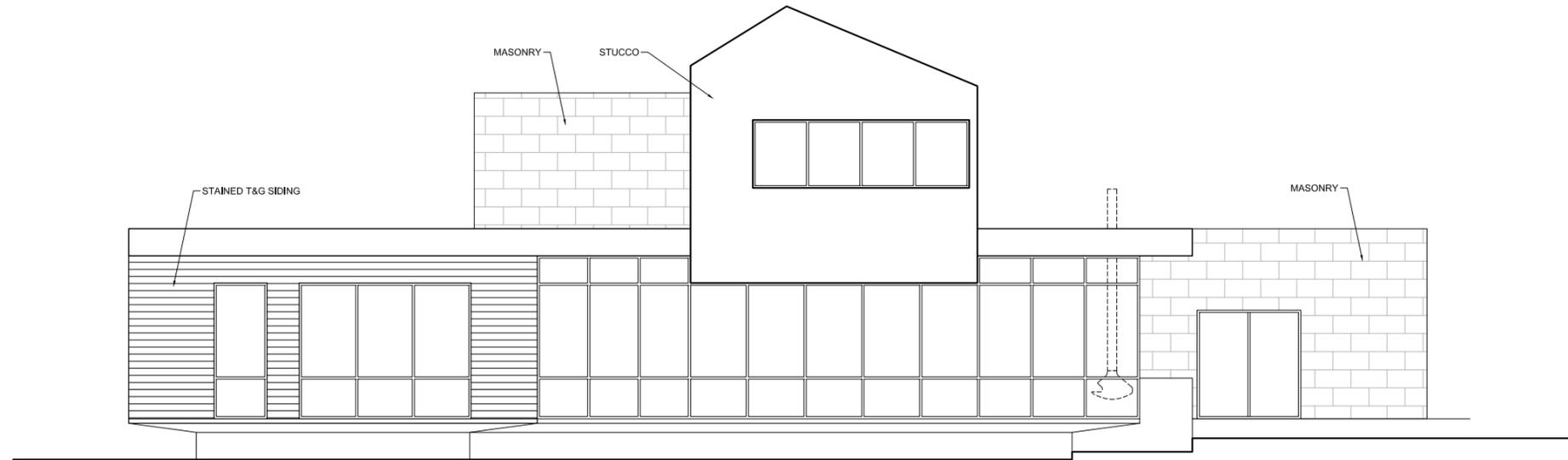
REVISIONS:

PROJECT NUMBER:
1517
DATE:
09.04.2015
PHASE:
SD
DRAWING TITLE:
**FLOOR PLAN
LEVEL 2**

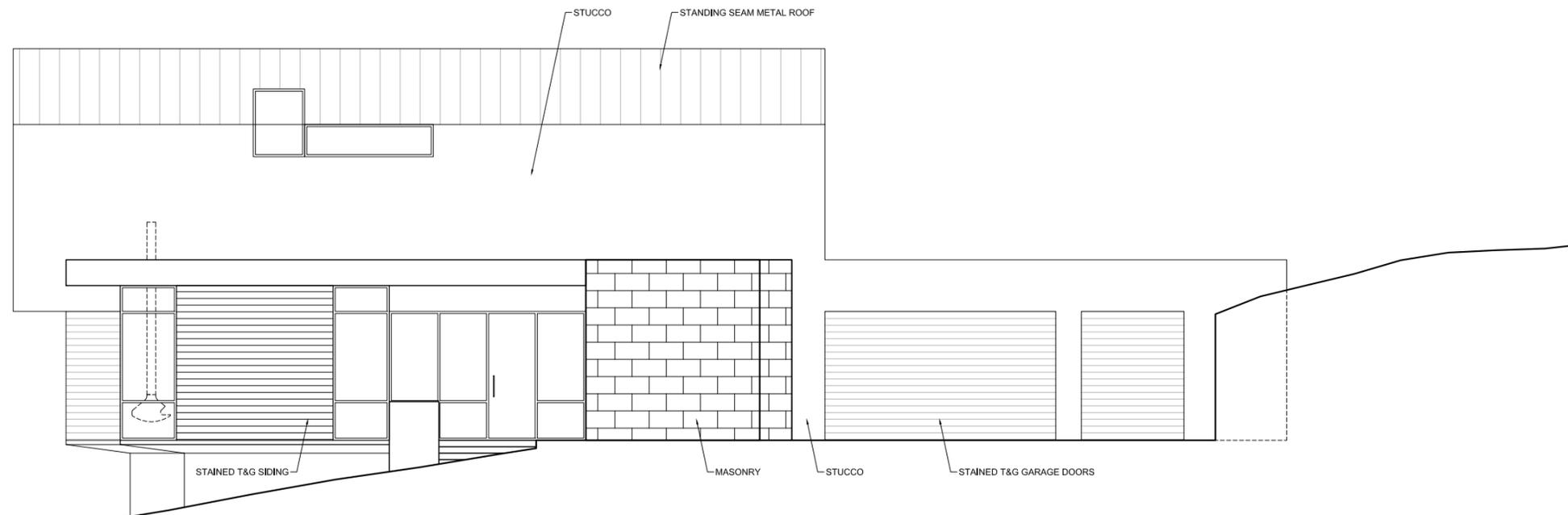
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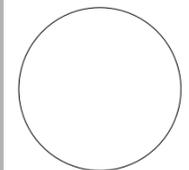
mfarchitecture



02 EXTERIOR ELEVATION: EAST
3/16"=1'-0"



01 EXTERIOR ELEVATION: NORTH
3/16"=1'-0"



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1517
DATE:
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PHASE:
SD

SHEET INFORMATION
DRAWING TITLE:
**FLOOR PLAN
LEVEL 2**
A1.2

PROPOSED CONDITIONS

Discussion purposes only.
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VIEW FROM DINING ACROSS KITCHEN + LIVING

BALCONES RESIDENCE
3800 Balcones Drive

October 26, 2015



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