QED Global Solutions (QEDGS), LLC
363 North Sam Houston Parkway East, Suite 1100
Houston, Texas 77060
Texas Firm License Number: 22042



Gregor Property
1005 East 8th Street
Austin, Texas 78702

United Services Automobile Association (USAA)
Claim/File #: 008897321-810
QEDGS #: 3705
Date-of-Loss: November 12, 2025
Acceptance Date: March 23, 2026
Inspection Date: March 15, 2026.
Report Date: April 02, 2026
Inspecting Engineer: Ashkan Ghaeezadeh, P.E.
Texas License Number: 135417

STATE OF TEXAS
ASHKAN GHAEEZADEH
135417
LICENSED
PROFESSIONAL ENGINEER

Claim/File #: 008897321-810
QEDGS #: 3705

April 02, 2026

Re: Building Inspection
USAA
9800 Fredericksburg Road
San Antonio, Texas 78288

Dear Casey Criner,

Per your request, a QED Global Solutions (QEDGS) Professional Engineer, performed a site inspection and evaluation of the building at the subject address. The assignment was accepted by QEDGS on March 23, 2026. The site inspection was performed on March 15, 2026. . Ashkan Ghaeezadeh, P.E. was granted access to the interior and exterior of the building.

The purpose of the inspection was to assess the extent of the reported damage as a result of the fire on November 12, 2025. During the on-site inspection, the interior and exterior of the property was visually inspected and photographed, and field notes documenting pertinent information were prepared. Some of these photographs are included within this report. A complete Photograph Log may be obtained, if requested.

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EXECUTIVE SUMMARY

Based on the observations at the subject property and our subsequent engineering evaluation the following summary identifies the structural members that have been determined to be compromised and are recommended for replacement, either as a result of fire damage or because they do not meet current building code requirements.

Affected area and level	Ceiling area (%of total area)	Roof area (%of total area) (*)	Ext. Wall (%of total length)	Int. Wall (% of total length)	Floor Framing % (*)	Sheathing % (*)
Upper Level	980 sqft (60%)	100%	100 LF (55%)	70 LF (67%)	50%	100%
Lower Level	155 sqft (28%)	NA	0%	13 LF (28%)	0%	NA

* This element is recommended for partial or full replacement due fire related damage as well as noncompliance with current code requirements.

Due to the extent and distribution of the damage, as well as the scope outlined in the estimate prepared by USAA, it is recommended that USAA consider full replacement of the upper-level framing system as a practical alternative to selective replacement of only the visibly affected members. The foundation system—including existing piers, the lower-level slab, and masonry walls—appears to have not been adversely affected by the fire event and is considered structurally sound and salvageable.

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SITE DESCRIPTION AND BACKGROUND INFORMATION

According to the information obtained from www.realtor.com and the owner, the one-story structure was built in 1906. The property was framed with wood as well as concrete masonary units (CMU) with a soil-supported concrete slab-on-grade and pier-and-beam foundation. The exterior cladding was comprised of wood siding. The roof covering on the property consisted of metal roof. For the purposes of this report, QEDGS references the north elevation as the front elevation of the property. The right, rear, and left elevations proceed counter-clockwise, respectively, from this elevation. The following individual was present during the field inspection:

Name	Role and Company
Robbie Mac Gregor	Insured

The following background information was provided by Mr. Mac Gregor:

- The primary concern was the extent of the damage and the necessity to replace certain components, including portions of the floor framing, which exhibit no fire-related damage but require replacement due to noncompliance with current building code requirements.

The cost associated with replacing portions of the framing may be comparable to that of reconstructing the entire structure, making full reconstruction a more practical and cost-effective solution.

DOCUMENT REVIEW

The following documentation was provided and reviewed as part of this assessment:

- Property History Report - Acquired by www.buildfax.com.
- Property Information - Acquired by www.realtor.com.
- The permit plan set associated with the subject property dated July 23, 2016
- The Structural Property Condition Assessment prepared by LOC Consultants dated March 12, 2026.

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SUMMARY OF OBSERVED CONDITIONS

EXTERIOR ELEVATIONS



Photo 1

Front (north) elevation view.



Photo 2

Right (west) elevation view.

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EXTERIOR ELEVATIONS



Photo 3

Rear (south) elevation view.



Photo 4

Left (east) elevation view.

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EXTERIOR



Photo 5

Front elevation view. Note fire impact at the front porch area.



Photo 6

Left elevation view. Note fire impact along the siding.

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EXTERIOR



Photo 7

Rear view. No fire impacted area was observed at the back deck.

INTERIOR



Photo 8

Lower level living room view. No fire impacted area was observed.

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INTERIOR



Photo 9

Lower level bathroom view. No fire impacted area was observed.

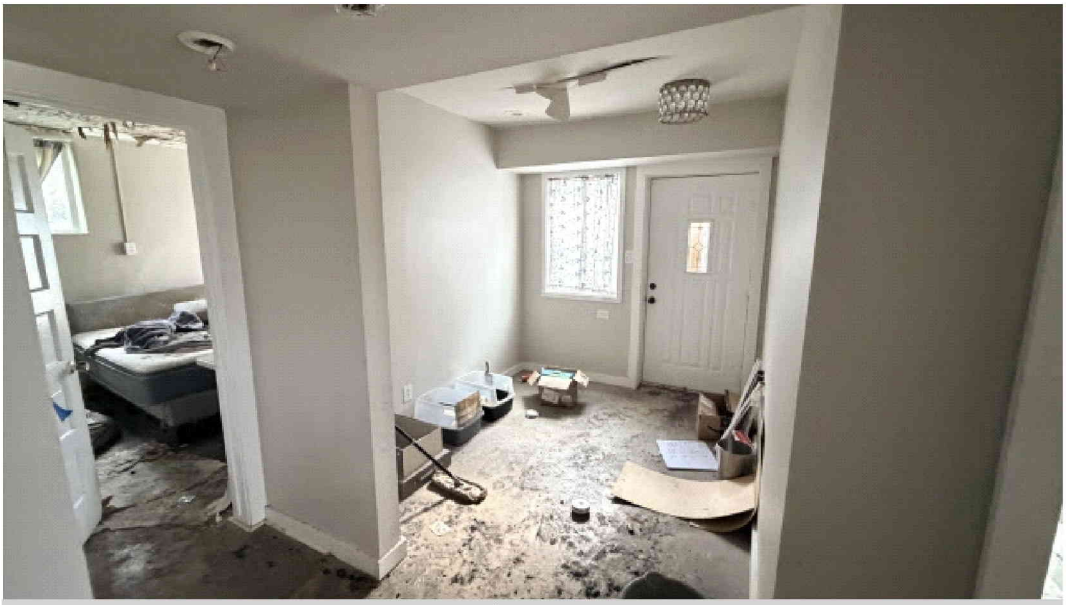


Photo 10

Lower level entrance area view. No fire impacted area was observed.

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INTERIOR



Photo 11

Lower level bedroom view. Note compromised ceiling due to fire.



Photo 12

Upper level entrance view. Note fire impacted areas.

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INTERIOR



Photo 13

Upper level living room view. Note fire impacted areas.



Photo 14

Upper level living room view. Note fire impacted ceiling beam.

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INTERIOR



Photo 15

Upper level living room view. Note fire impacted areas.



Photo 16

Upper level kitchen view. Note fire impacted areas.

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INTERIOR



Photo 17

Upper level family room view. Note fire impacted areas.



Photo 18

Upper level front bedroom view where fire allegedly originated. Note fire affected areas.

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INTERIOR



Photo 19

Upper level front bedroom view. Note fire affected areas.



Photo 20

Upper level rear bedroom view. No fire impacted area was observed.

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INTERIOR



Photo 21

Crawl space view. No fire impacted area was observed.

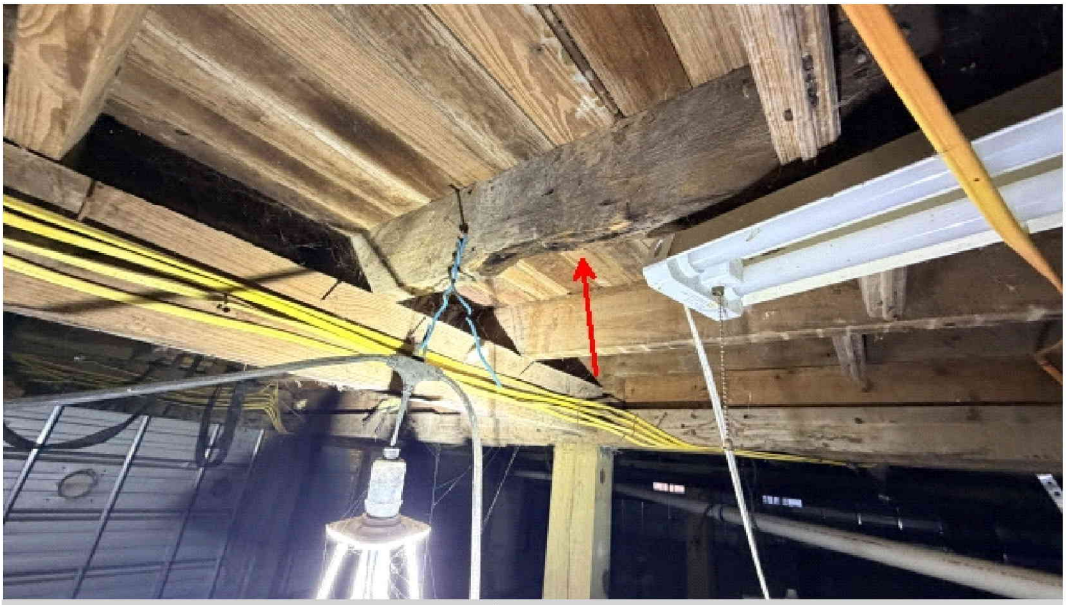


Photo 22

Crawl space view. Deteriorated wood members were observed.

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INTERIOR



Photo 23

Crawl space view. Deteriorated and/or previously repaired wood members were observed.



Photo 24

Crawl space view. Note deflected wood beam.

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INTERIOR



Photo 25

Crawl space view. Undersized and improperly repaired wood members were observed.



Photo 26

Attic view. Note fire affected roof members.

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INTERIOR

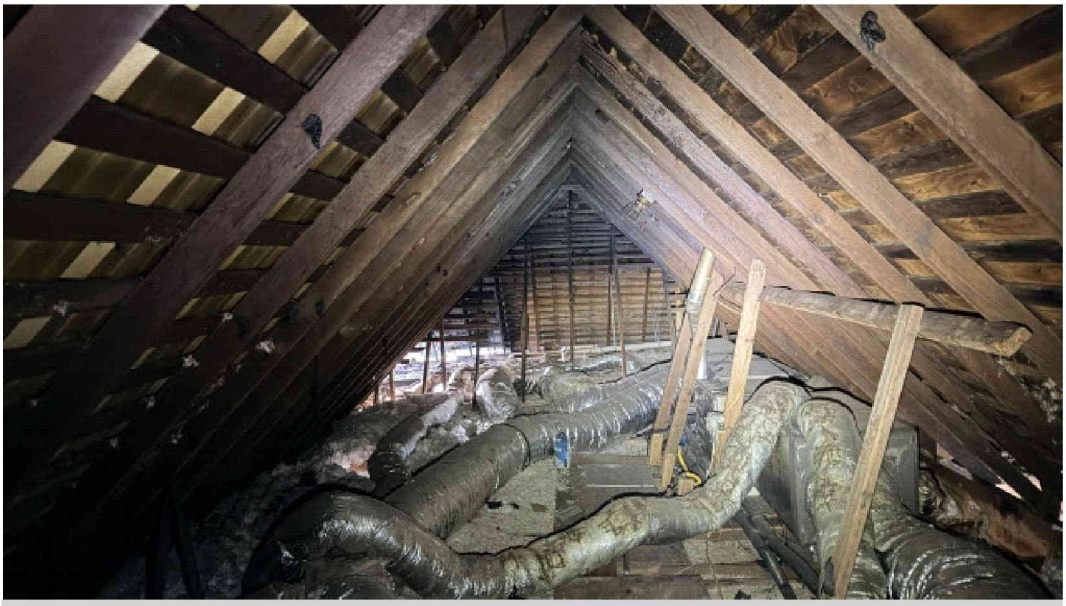


Photo 27

Attic view. Note fire affected roof members.



Photo 28

Attic view. No fire impacted members were noted above the kitchen area.

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ENGINEERING EVALUATION

Mr. Ghaeezadeh performed a detailed inspection of the subject property to evaluate damage associated with the reported fire. The scope of QEDGS's assessment was focused primarily on the structural components of the building. Observations related to cosmetic repairs are limited and do not account for all potential cosmetic, electrical, mechanical, or other non-structural damage that may be present throughout the property. Access to the attic space was constrained due to the extent of fire damage, which prevented a full visual inspection in some areas. Based on the inspection, the following summary identifies the structural members that have been determined to be compromised and are recommended for replacement, either as a result of fire damage or because they do not meet current building code requirements.

Affected area and level	Ceiling area (%of total area)	Roof area (%of total area) (*)	Ext. Wall (%of total length)	Int. Wall (% of total length)	Floor Framing % (*)	Sheathing % (*)
Upper Level	980 sqft (60%)	100%	100 LF (55%)	70 LF (67%)	50%	100%
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* This element is recommended for partial or full replacement due fire related damage as well as noncompliance with current code requirements.

Due to the extent and distribution of the damage, as well as the scope outlined in the estimate prepared by USAA, it is recommended that USAA consider full replacement of the upper-level framing system as a practical alternative to selective replacement of only the visibly affected members. The foundation system—including existing piers, the lower-level slab, and masonry walls—appears to have not been adversely affected by the fire event and is considered structurally sound and salvageable.

General/contractor notes:

- All repairs to the building shall be conducted in accordance with the requirements of applicable codes and regulations adopted by the authorities having jurisdiction.
- Structural members surrounding the damaged portions of the structure should be inspected during all repairs to the building. Mr. Ghaeezadeh was unable to inspect the entirety of the ceiling and wall framing (due to the presence interior drywall as well as safety concerns). If additional damage is discovered during repairs, proper precautions shall be taken to ensure the structural integrity of the members containing the newly discovered damage.
- The work should be performed by a licensed and qualified contractor.
- Temporary support of the existing structure should be provided as required.
- QEDGS can be consulted for additional assessments if additional damage is discovered during the repairs/debris removal.
- The repair recommendations provided herein are not intended to represent all possible means of repairing the structure, but are intended to represent some of the ways in which the damage can be repaired.
- The recommendations are conceptual in scope and are for use in planning and estimating costs only.
- The services of a professional, licensed in the state of Texas should be acquired to perform the repairs.

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LIMITATIONS

The contents of this report are intended for the use of USAA and its designated representatives and are not intended for any other purpose. QEDGS assumes no liability for the misuse of this information by others. The comments, conclusions, analysis, and opinions expressed herein are based upon the documentation provided. The comments, conclusions, analysis, and opinions expressed herein have been prepared within a reasonable degree of professional certainty. QEDGS reserves the right to update/revise the observations, opinions, and/or the recommendations in this report should conditions change, or additional information become available.

A digital signature has been used to sign and seal this document and to electronically transmit this document. If not digitally signed and sealed by the licensed professional named and shown as its author, the findings, conclusions, and opinions cannot be relied upon as such, the document has been provided for information purposes only. Printed copies of this document are not considered signed and sealed and the signature must be verified on electronic copies.

QEDGS appreciates this opportunity to have assisted with this project. We trust that this information fulfills the requested scope of services in this matter, and if we can be of further support, please do not hesitate to contact us.

Regards,

Ashkan Ghaeezadeh, P.E.

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APPENDICES

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What's your equity? (It's easy to find out)

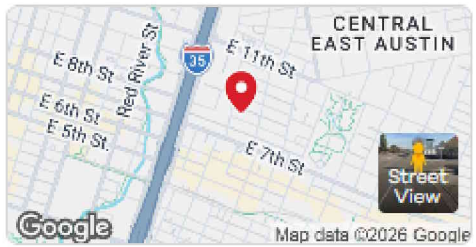
Off Market

3 bath **2,304** sqft **9,927** sqft lot

1005 E 8th St, Austin, TX 78702

Multi Family
Property type

1906
Year built



BUILDFAX™
PROPERTY HISTORY



1005 E 8TH ST AUSTIN TX 78702

This report documents recorded construction activity related to this property as recorded by local permitting authorities, and includes information on contractors, potential risk factors, and other points of interest.

Property Summary

Below is a summary of the permit activity on this property.

Number of Permits:	**16**
Earliest Permit:	**Feb 12, 2009**
Latest Permit:	**Dec 09, 2016**
Total Cost of Work:	**$ 7,768.00**
Unique Contractors:	**10**

The source for the data found in this report is the following Permitting Authority:

City of Austin, Building Regulations
505 Barton Springs Rd.
Austin, TX 78767
(512) 974-2747
Website: www.ci.austin.tx.us

The data received from this source runs consistently from Sep 01, 1980 through Jan 03, 2026. Information on construction activity occurring outside of this range may or may not be represented here.

BuildFax matched the address entered to the following: **1005 E 8TH ST, AUSTIN, TX 78702.**

BY EVALUATING THE DATA CONTAINED ON THE SITE, THE EVALUATING PARTY AGREES TO BE BOUND BY THE TERMS OF USE AND ACKNOWLEDGES THAT SUCH AGREEMENT CONSTITUTES A BINDING CONTRACT BETWEEN THE EVALUATING PARTY AND BUILDERADIUS, DBA BuildFax.com.

Report Serial Number: 20260323140017246251-LK4RPB-808422856

POWERED BY BUILDFAX™ Breakthrough property intelligence.

The data displayed here represents only that which has been received in digital format from available data source(s), and may not represent the totality of all data associated with searched properties. BuildFax is not responsible for omissions or inaccuracies. Information unavailable in digital format will not be represented.

Major Systems

In most communities, upgrading or installing one of the major systems in a house, listed below, calls for a permit. We search our database of nearly 100 Million permits to find major system records that pertain to the address you submitted.

Type		Valuation	Latest Date	Jurisdiction Total
New Construction	✔	$ 7,500.00	Feb 12, 2009	835,893
Alteration/Remodel/Addition	✔	$ 268.00	Dec 09, 2016	1,079,093
Roof	✔	$ 0.00	Feb 20, 2014	51,007
Demolition	✔	$ 0.00	Nov 30, 2016	74,564
Building	✔	$ 7,768.00	Feb 20, 2014	511,352
Electrical	✔	$ 0.00	Dec 09, 2016	680,197
Mechanical	✔	$ 0.00	Nov 18, 2016	501,853
Plumbing	✔	$ 0.00	Nov 30, 2016	537,851
Pool	*No major Pool work detected since Sep 01, 1980*			56,828

Major Systems Details

New Construction Associated permits - click to view details

Number	Type	Valuation	Date	Contractor
2009-010254 BP	Building Permit	$ 7,500.00	Feb 12, 2009	Johnny Lopez
2015-148137 PP	Plumbing Permit	$ 0.00	Dec 10, 2015	
2016-077085 PP	Plumbing Permit	$ 0.00	Jun 29, 2016	

Alteration/Remodel/Addition Associated permits - click to view details

Number	Type	Valuation	Date	Contractor
2009-010253 BP	Building Permit	$ 37,500.00	Feb 12, 2009	Johnny Lopez
2009-011782 EP	Electrical Permit	$ 0.00	Feb 19, 2009	Jeff Miller
2011-032649 BP	Building Permit	$ 45,000.00	Apr 18, 2011	
2014-015494 BP	Building Permit	$ 268.00	Feb 20, 2014	Johnny Lopez
2016-100475 BP	Building Permit	$ 64,800.00	Aug 19, 2016	Nick Hernandez
2016-100475 EP	Electrical Permit	$ 0.00	Sep 09, 2016	Tony Jaramillo
2016-100475 MP	Mechanical Permit	$ 0.00	Nov 18, 2016	Brian Schrock
2016-100475 PP	Plumbing Permit	$ 0.00	Nov 30, 2016	Jacob Mark Basey
2016-150167 EP	Electrical Permit	$ 0.00	Dec 09, 2016	Tony Jaramillo

Roof Associated permits - click to view details

Number	Type	Valuation	Date	Contractor
2009-010253 BP	Building Permit	$ 37,500.00	Feb 12, 2009	Johnny Lopez
2009-010253 EP	Electrical Permit	$ 0.00	Feb 19, 2009	Jeff Miller
2009-010253 MP	Mechanical Permit	$ 0.00	Mar 24, 2009	Jason Krieg
2009-010253 PP	Plumbing Permit	$ 0.00	Apr 24, 2009	Darby Spencer
2011-032649 BP	Building Permit	$ 45,000.00	Apr 18, 2011	
2014-015496 BP	Building Permit	$ 0.00	Feb 20, 2014	Johnny Lopez

Demolition Associated permits - click to view details

Number	Type	Valuation	Date	Contractor
2016-100475 BP	Building Permit	$ 64,800.00	Aug 19, 2016	Nick Hernandez
2016-100475 EP	Electrical Permit	$ 0.00	Sep 09, 2016	Tony Jaramillo
2016-100475 MP	Mechanical Permit	$ 0.00	Nov 18, 2016	Brian Schrock
2016-100475 PP	Plumbing Permit	$ 0.00	Nov 30, 2016	Jacob Mark Basey

Building Associated permits - click to view details

Number	Type	Valuation	Date	Contractor

2009-010253 BP	Building Permit	$ 37,500.00	Feb 12, 2009	Johnny Lopez
2009-010254 BP	Building Permit	$ 7,500.00	Feb 12, 2009	Johnny Lopez
2011-032649 BP	Building Permit	$ 45,000.00	Apr 18, 2011	
2014-015494 BP	Building Permit	$ 268.00	Feb 20, 2014	Johnny Lopez
2014-015496 BP	Building Permit	$ 0.00	Feb 20, 2014	Johnny Lopez
2016-100475 BP	Building Permit	$ 64,800.00	Aug 19, 2016	Nick Hernandez

Electrical Associated permits - click to view details

Number	Type	Valuation	Date	Contractor
2009-010253 EP	Electrical Permit	$ 0.00	Feb 19, 2009	Jeff Miller
2009-011782 EP	Electrical Permit	$ 0.00	Feb 19, 2009	Jeff Miller
2016-100475 EP	Electrical Permit	$ 0.00	Sep 09, 2016	Tony Jaramillo
2016-150167 EP	Electrical Permit	$ 0.00	Dec 09, 2016	Tony Jaramillo

Mechanical Associated permits - click to view details

Number	Type	Valuation	Date	Contractor
2009-010253 MP	Mechanical Permit	$ 0.00	Mar 24, 2009	Jason Krieg
2016-100475 MP	Mechanical Permit	$ 0.00	Nov 18, 2016	Brian Schrock

Plumbing Associated permits - click to view details

Number	Type	Valuation	Date	Contractor
2009-010253 PP	Plumbing Permit	$ 0.00	Apr 24, 2009	Darby Spencer
2015-148137 PP	Plumbing Permit	$ 0.00	Dec 10, 2015	
2016-077085 PP	Plumbing Permit	$ 0.00	Jun 29, 2016	
2016-100475 PP	Plumbing Permit	$ 0.00	Nov 30, 2016	Jacob Mark Basey

BUILD FAX Value

Permit documentation often contains a record of the value associated with the permitted construction. We search the BuildFax database of over $3 Trillion dollars of documented work to find records that pertain to the address you submitted.

Job Cost Details

In addition to any permits listed below, records indicate 12 permits under $5,000 in valuation.

$5,000-20,000

Number	Description	Date	Valuation
2009-010254 BP	New Detached Carport	Feb 12, 2009	$ 7,500.00

$20,000-50,000

Number	Description	Date	Valuation
2009-010253 BP	Change of use from Tri-plex to duplex & ...	Feb 12, 2009	$ 37,500.00
2011-032649 BP	Re-Permit for Expired Permits #2009 - 01...	Apr 18, 2011	$ 45,000.00

$50,000-100,000

Number	Description	Date	Valuation
2016-100475 BP	Partial demo and remove 1/2 bath.Remove ...	Aug 19, 2016	$ 64,800.00

greater than 100,000

none

BUILDFAX Risk

BuildFax has developed a proprietary database of risk related permits that can indicate an INCREASE or DECREASE in the risk outlook for a property.

BuildFax Check™	Description	Triggered no	Triggered yes	National Frequency
Change of Use	Indication of whether work was done in connection with a change in use of the structure.		✔	**2 /1000**
Fire Alarm	Indication that work has been done on a fire alarm system.	✘		**7 /1000**
Fire Damage	Indication of whether work was done in response to damage caused by fire.	✘		**3 /1000**
Mobile Home	Indication of whether work was done on a manufactured home, mobile home, and/or temporary trailer.	✘		**11 /1000**
Natural Disaster Damage	Indication of whether work was done in response to damage caused by nature.	✘		**2 /1000**
Pests/Rodents	Indication of whether work was done in response to damage caused by pests or rodents.	✘		**1 /1000**
Repair/Replace	Indication of whether work was done to improve the functionality of the structure by repairing or replacing an existing feature.		✔	**111 /1000**
Security Systems	Indication that work has been done involving a security system / burglar alarm.	✘		**4 /1000**
Seismic Damage Prevention	Indication of whether work was done that would impact a structure's ability to withstand damage due to a seismic event.	✘		**1 /1000**
Solar Power	Indication of whether work was done that involved solar-powered heating and/or electricity.	✘		**4 /1000**
Sprinkler Systems	Indication of whether work was done involved a sprinkler system; excludes lawn sprinkler systems.	✘		**13 /1000**
Tank - No Septic	Indication of whether work was done involving a tank that is not a septic tank.	✘		**5 /1000**
Water Damage	Indication of whether work was done in response to damage caused by water.	✘		**1 /1000**
Wind Damage	Indication of whether work was done in response to damage caused by wind.	✘		**1 /1000**
Wind Damage Prevention	Indication of whether work was done that would impact a structure's ability to withstand damage due to a wind event.	✘		**5 /1000**

Risk Details

Check: Change of Use

Indication of whether work was done in connection with a change in use of the structure.

Number	Description	Date
2009-010253 BP	Change of use from Tri-plex to duplex & ...	Feb 12, 2009
2009-010253 EP	Change of use from Tri-plex to duplex & ...	Feb 19, 2009
2009-010253 MP	Change of use from Tri-plex to duplex & ...	Mar 24, 2009
2009-010253 PP	Change of use from Tri-plex to duplex & ...	Apr 24, 2009
2011-032649 BP	Re-Permit for Expired Permits #2009 - 01...	Apr 18, 2011
2014-015496 BP	Re-permit expired permit 2011-032649 BP:...	Feb 20, 2014

Check: Repair/Replace

Indication of whether work was done to improve the functionality of the structure by repairing or replacing an existing feature.

Number	Description	Date
2009-011782 EP	Temp elec meter pole ref permit#2009-010...	Feb 19, 2009

2016-100475 BP	Partial demo and remove 1/2 bath.Remove ...	Aug 19, 2016
2016-100475 EP	Partial demo and remove 1/2 bath.Remove ...	Sep 09, 2016
2016-100475 MP	Partial demo and remove 1/2 bath.Remove ...	Nov 18, 2016
2016-100475 PP	Partial demo and remove 1/2 bath.Remove ...	Nov 30, 2016
2016-150167 EP	Home Builders Loop. Refer # 2016-100475...	Dec 09, 2016

Contractors

Below are the unique contractors detected to have worked on this property. Note that contractor permit counts and dates are unique to the reporting jurisdiction.

Contractor	Permits	Oldest	Latest
Jason Krieg (Alamo Austin Air Conditioning & Heating Inc) (AUSTIN,)	1022	Jun 15, 2007	Dec 31, 2025
Jeff Miller (Tech Electric Services) (Austin,)	838	Mar 12, 1984	Dec 15, 2025
Tony Jaramillo (T & J Electric) (Austin,)	551	Jan 26, 2001	Feb 26, 2020
Jacob Mark Basey (Basey Plumbing LLC) (LIBERTY HILL,)	539	Feb 20, 2007	Sep 25, 2025
Darby Spencer (A & D Plumbing) (Austin,)	284	Jul 19, 2000	Aug 11, 2025
Brian Schrock (Brian Schrock Heating and Cooling) (Liberty Hill,)	179	Apr 15, 1999	Apr 20, 2021
Brian Schrock (Heating and AC) (Liberty Hill,)	88	Apr 15, 1999	Jun 10, 2019
Johnny Lopez (Fierro Construction) (AUSTIN,)	52	Jan 18, 2006	Jul 05, 2022
Nick Hernandez (Nick Hernandez) (LEANDER,)	1	Aug 19, 2016	Aug 19, 2016
Nicolas Hernandez (Vista Hills Exteriors) (LEANDER,)	1	Aug 19, 2016	Aug 19, 2016

Contractor Details

Contractor: Jason Krieg (Alamo Austin Air Conditioning & Heating Inc)

Address:	8819 JIM DAVIS PLACE
City:	AUSTIN
Zipcode:	78736-____
Maximum date:	Dec 31, 2025
Minimum date:	Jun 15, 2007
Permit count:	1022

Contractor: Jeff Miller (Tech Electric Services)

Address:	7903 Wycombe
City:	Austin
Zipcode:	78749
Maximum date:	Dec 15, 2025
Minimum date:	Mar 12, 1984
Permit count:	838

Contractor: Tony Jaramillo (T & J Electric)

Address:	1818 Madison AVENUE
City:	Austin
Zipcode:	78757
Maximum date:	Feb 26, 2020
Minimum date:	Jan 26, 2001
Permit count:	551

Contractor: Jacob Mark Basey (Basey Plumbing LLC)

Address:	200 LITTLE RIVER RD
City:	LIBERTY HILL
Zipcode:	78642
Maximum date:	Sep 25, 2025
Minimum date:	Feb 20, 2007
Permit count:	539

Contractor: Darby Spencer (A & D Plumbing)

Address:	PO BOX 90518
City:	Austin
Zipcode:	78709
Maximum date:	Aug 11, 2025
Minimum date:	Jul 19, 2000
Permit count:	284

Contractor: Brian Schrock (Brian Schrock Heating and Cooling)

Address:	109 Bryson BEND
City:	Liberty Hill
Zipcode:	78642
Maximum date:	Apr 20, 2021
Minimum date:	Apr 15, 1999

Permit count: 179

Contractor: Brian Schrock (Heating and AC)

Address: 109 Bryson BEND
City: Liberty Hill
Zipcode: 78642
Maximum date: Jun 10, 2019
Minimum date: Apr 15, 1999
Permit count: 88

Contractor: Johnny Lopez (Fierro Construction)

Address: 1109 MATTHEWS LANE, P O BOX 90403
City: AUSTIN
Zipcode: 78745, 78709
Maximum date: Jul 05, 2022
Minimum date: Jan 18, 2006
Permit count: 52

Contractor: Nick Hernandez (Nick Hernandez)

Address: 14710 ROUND MOUNTAIN DR
City: LEANDER
Zipcode: 78641
Maximum date: Aug 19, 2016
Minimum date: Aug 19, 2016
Permit count: 1

Contractor: Nicolas Hernandez (Vista Hills Exteriors)

Address: 14734 ROUND MOUNTAIN ROAD
City: LEANDER
Zipcode: 78641
Maximum date: Aug 19, 2016
Minimum date: Aug 19, 2016
Permit count: 1

USAA Confidential

Permits

Below are the details on all permits found on this property.

2016

Permit #: 2016-150167 EP

Permit Type:	Electrical Permit	Applied date:	Dec 09, 2016
Description:	Home Builders Loop. Refer # 2016-100475 BP.	Issued date:	Dec 09, 2016
Proposed use:	Residential	Completed date:	Dec 28, 2016
Work class:	Repair	Status date:	Dec 09, 2016
Permit class:	Residential		
Permit status:	Final		
Job Cost:	$ 0.00		

Contractors

Tony Jaramillo (T & J Electric) ,Austin,

Permit #: 2016-100475 PP

Permit Type:	Plumbing Permit	Applied date:	Jun 15, 2016
Description:	Partial demo and remove 1/2 bath.Remove wall between dining/kitchen. Rmdl 1st floor area. Replace windows/doors in dining area and entry. Repair deck. Rmdl basement area and add w/d connections.	Issued date:	Nov 30, 2016
		Completed date:	May 15, 2017
		Status date:	Nov 30, 2016
Proposed use:	R- 434 Addition & Alterations		
Work class:	Addition and Remodel		
Permit class:	Residential		
Permit status:	Final		
Job Cost:	$ 0.00		

Contractors

Jacob Mark Basey (Basey Plumbing LLC) ,LIBERTY HILL,

Permit #: 2016-100475 MP

Permit Type:	Mechanical Permit	Applied date:	Jun 15, 2016
Description:	Partial demo and remove 1/2 bath.Remove wall between dining/kitchen. Rmdl 1st floor area. Replace windows/doors in dining area and entry. Repair deck. Rmdl basement area and add w/d connections.	Issued date:	Nov 18, 2016
		Completed date:	May 05, 2017
		Status date:	Nov 18, 2016
Proposed use:	R- 434 Addition & Alterations		
Work class:	Addition and Remodel		
Permit class:	Residential		
Permit status:	Final		
Job Cost:	$ 0.00		

Contractors

Brian Schrock (Brian Schrock Heating and Cooling) ,Liberty Hill,
Brian Schrock (Heating and AC) , Liberty Hill,

Permit #: 2016-100475 EP

Permit Type:	Electrical Permit	Applied date:	Jun 15, 2016
		Issued date:	Sep 09, 2016

Description: Partial demo and remove 1/2 bath.Remove wall between dining/kitchen. Rmdl 1st floor area. Replace windows/doors in dining area and entry. Repair deck. Rmdl basement area and add w/d connections.
Proposed use: R- 434 Addition & Alterations
Work class: Addition and Remodel
Permit class: Residential
Permit status: Final
Job Cost: $ 0.00

Completed date: May 22, 2017
Status date: Sep 09, 2016

Contractors

Tony Jaramillo (T & J Electric) ,Austin,

Permit #: 2016-100475 BP

Permit Type: Building Permit
Description: Partial demo and remove 1/2 bath.Remove wall between dining/kitchen. Rmdl 1st floor area. Replace windows/doors in dining area and entry. Repair deck. Rmdl basement area and add w/d connections.
Proposed use: R- 434 Addition & Alterations
Work class: Addition and Remodel
Permit class: Residential
Permit status: Expired
Job Cost: $ 64,800.00

Applied date: Jun 15, 2016
Issued date: Aug 19, 2016
Status date: Aug 19, 2016

Contractors

Nick Hernandez (Nick Hernandez) , LEANDER,
Nicolas Hernandez (Vista Hills Exteriors) ,LEANDER,

Permit #: 2016-077085 PP

Permit Type: Plumbing Permit
Description: ***Reissue of Expired Permit*** Install new irrigation system for New SF residence only.
Proposed use: Residential
Work class: Irrigation
Permit class: Residential
Permit status: Expired
Job Cost: $ 0.00

Applied date: Jun 29, 2016
Issued date: Jun 29, 2016
Status date: Jun 29, 2016

2015

Permit #: 2015-148137 PP

Permit Type: Plumbing Permit
Description: Install new irrigation system for New SF residence only. Doublecheck Assembly
Proposed use: Residential
Work class: Irrigation
Permit class: Residential

Applied date: Dec 10, 2015
Issued date: Dec 10, 2015
Status date: Dec 10, 2015

USAA Confidential

Permit status:	VOID
Job Cost:	$ 0.00

2014

Permit #: 2014-015494 BP

Permit Type:	Building Permit
Description:	Re-permit expired permit 2011-032649 BP: for the deck only. See PR 2014-015469 for remainder of expired BP & MP 2011-032649 scope.
Proposed use:	R- 434 Addition & Alterations
Work class:	Addition and Remodel
Permit class:	Residential
Permit status:	Final
Job Cost:	$ 268.00

Applied date:	Feb 10, 2014
Issued date:	Feb 20, 2014
Completed date:	Mar 25, 2014
Status date:	Feb 20, 2014

Contractors

Johnny Lopez (Fierro Construction) ,AUSTIN,

Permit #: 2014-015496 BP

Permit Type:	Building Permit
Description:	Re-permit expired permit 2011-032649 BP: Re-Permit for Expired Permits #2009 - 010253 BP MP ****Change of Use from Tri-plex to Duplex & to install 1/2 bath relocating & constructing interior walls raising ceiling on one room replace several windows doors & partial roof & repair existing pier & beam foundation new HVAC upgrade electrical & plumbing.
Proposed use:	R- 435 Renovations/Remodel
Work class:	Life Safety
Permit class:	Residential
Permit status:	Final
Job Cost:	$ 0.00

Applied date:	Feb 19, 2014
Issued date:	Feb 20, 2014
Completed date:	Mar 25, 2014
Status date:	Feb 20, 2014

Contractors

Johnny Lopez (Fierro Construction) ,AUSTIN,

2011

Permit #: 2011-032649 BP

Permit Type:	Building Permit
Description:	Re-Permit for Expired Permits #2009 - 010253 BP MP ****Change of Use from Tri-plex to Duplex & to install 1/2 bath relocating & constructing interior walls raising ceiling on one room replace several windows doors & partial roof & repair existing pier & beam foundation new HVAC upgrade electrical & plumbing & attached uncovered wood deck
Proposed use:	R- 434 Addition & Alterations
Work class:	Addition and Remodel
Permit	Residential

Applied date:	Apr 18, 2011
Issued date:	Apr 18, 2011
Status date:	Apr 18, 2011

USAA Confidential

class:
Permit status: VOID
Job Cost: $ 45,000.00

2009

Permit #: 2009-010253 PP

Permit Type: Plumbing Permit
Description: Change of use from Tri-plex to duplex & to install 1/2 bath relocating & constructing interior walls raising ceiling on one room replace several window doors & partial roof & repair existing pier & beam foundation new HVAC upgrade electrical & plumbing & attached uncovered wood deck & partial exterior wall to be exposed
Proposed use: R- 434 Addition & Alterations
Work class: Addition and Remodel
Permit class: Residential
Permit status: Final
Job Cost: $ 0.00

Applied date: Feb 12, 2009
Issued date: Apr 24, 2009
Completed date: Jul 30, 2009
Status date: Apr 24, 2009

Contractors

Darby Spencer (A & D Plumbing) ,Austin,

Permit #: 2009-010253 MP

Permit Type: Mechanical Permit
Description: Change of use from Tri-plex to duplex & to install 1/2 bath relocating & constructing interior walls raising ceiling on one room replace several window doors & partial roof & repair existing pier & beam foundation new HVAC upgrade electrical & plumbing & attached uncovered wood deck & partial exterior wall to be exposed
Proposed use: R- 434 Addition & Alterations
Work class: Addition and Remodel
Permit class: Residential
Permit status: VOID
Job Cost: $ 0.00

Applied date: Feb 12, 2009
Issued date: Mar 24, 2009
Status date: Mar 24, 2009

Contractors

Jason Krieg (Alamo Austin Air Conditioning & Heating Inc) ,AUSTIN,

Permit #: 2009-010253 EP

Permit Type: Electrical Permit
Description: Change of use from Tri-plex to duplex & to install 1/2 bath relocating & constructing interior walls raising ceiling on one room replace several window doors & partial roof & repair existing pier & beam foundation new HVAC upgrade electrical & plumbing & attached uncovered wood deck & partial exterior wall to be exposed
Proposed use: R- 434 Addition & Alterations
Work class: Addition and Remodel

Applied date: Feb 12, 2009
Issued date: Feb 19, 2009
Completed date: Sep 09, 2009
Status date: Feb 19, 2009

USAA Confidential

Permit class: Residential
Permit status: Final
Job Cost: $ 0.00

Contractors

Jeff Miller (Tech Electric Services) ,Austin,

Permit #: 2009-011782 EP

Permit Type: Electrical Permit
Description: Temp elec meter pole ref permit#2009-010254
Proposed use: Residential
Work class: Repair
Permit class: Residential
Permit status: Final
Job Cost: $ 0.00

Applied date: Feb 19, 2009
Issued date: Feb 19, 2009
Completed date: Feb 20, 2009
Status date: Feb 19, 2009

Contractors

Jeff Miller (Tech Electric Services) ,Austin,

Permit #: 2009-010253 BP

Permit Type: Building Permit
Description: Change of use from Tri-plex to duplex & to install 1/2 bath relocating & constructing interior walls raising ceiling on one room replace several window doors & partial roof & repair existing pier & beam foundation new HVAC upgrade electrical & plumbing & attached uncovered wood deck & partial exterior wall to be exposed
Proposed use: R- 434 Addition & Alterations
Work class: Addition and Remodel
Permit class: Residential
Permit status: VOID
Job Cost: $ 37,500.00

Applied date: Feb 12, 2009
Issued date: Feb 12, 2009
Status date: Feb 12, 2009

Contractors

Johnny Lopez (Fierro Construction) ,AUSTIN,

Permit #: 2009-010254 BP

Permit Type: Building Permit
Description: New Detached Carport
Proposed use: R- 438 Residential Garage/Carport Addn
Work class: New
Permit class: Residential
Permit status: Withdrawn
Job Cost: $ 7,500.00

Applied date: Feb 12, 2009
Issued date: Feb 12, 2009
Completed date: Apr 18, 2011
Status date: Feb 12, 2009

Contractors

Johnny Lopez (Fierro Construction) ,AUSTIN,

Report Help

Ten steps to understanding your BuildFax Structure PROFILE™

1. **Verify the Address:** Verify that the address printed above is correct, and if a map appears above the address, whether the map depicts the location of the address. This Structure PROFILE report is specifically for the address listed above.

2. **Understand Coverage:** BuildFax collects data from building departments through the United States and searches for your address, city, state, and zip within the data BuildFax collects. BuildFax considers the above address to be in coverage because either BuildFax has data from the specific municipality that the address is in, or BuildFax has data for the city, state, and zip code that the address is in and there is no separate city building department (meaning that the above address is permitted by either a county or a neighboring city). BuildFax provides a Structure PROFILE report for every address within coverage, regardless of whether BuildFax has individual building permits on the address, because knowing the age of major systems, lack of value increases, and absence of risk factors over time is critically valuable information on the address.

3. **Note the Date Ranges:** The "summary" tab lists two date ranges - one for the building department ("jurisdiction") and one for the above address. The jurisdiction range covers the dates for which the full BuildFax database has data. This means that any permitted work within that date range on the above address will be listed in this Structure PROFILE. The address range covers the dates for which this Structure PROFILE has permits on the above address.

4. **Know the Jurisdiction(s):** The jurisdiction (also known as the building department, community development department, and/or permitting authority) listed on the "summary" tab is the source for the data within the Structure PROFILE. In the case where multiple jurisdictions have permits on the above address, you will see multiple jurisdictions as choices on tabs directly below the address above. BuildFax provides contact information for jurisdictions (including web sites where available) so that you can contact jurisdictions directly for further information.

5. **Examine Major Systems:** BuildFax organizes its knowledge of the jurisdiction's data and the specific address's data into several different views, one of which is an analysis of "major systems". BuildFax has identified a number of "major systems" for which (1) permits are overwhelmingly required, (2) jurisdictions store consistent information about the permits, and (3) if work is not permitted through the jurisdiction, it is a cause for concern. BuildFax is not perfect at its "major systems" analysis, but in recently-conducted controlled tests, the BuildFax analysis was correct more than 95% of the time. Because of the possibility of miscategorization or error, BuildFax encourages customers to contact the dedicated professionals at the relevant jurisdiction if something seems incorrect.

6. **Break Down Value Changes:** Another view that BuildFax provides into permit data is an analysis by permit valuation. Permit valuation is usually not the amount of money spent by the owner of the structure for the improvement or repair; rather, permit valuation is usually an estimate of construction cost, and, because it is usually used to estimate permit fees, the permit valuation is often lower than a market value estimate of the construction cost. In addition, many permits will have a $0.00 valuation because the jurisdiction used some method other than valuation to determine fees, and so the jurisdiction did not log the actual valuation estimate for the permit in question. (This is very common with electrical, plumbing, and mechanical permits).

7. **Evaluate Risk and Mitigation:** BuildFax also provides an analysis of particular risk and risk-mitigating keywords within permit data to flag permits that may be of interest to BuildFax customers. BuildFax analysts have combed through more than 80 million permits with a state-of-the-art text mining engine to come up with the particular risk keyword categories provided on the "risk" tab. Like the "major systems" analysis, the "risk" analysis is imperfect, although usually accurate.

8. **Take Note of the Contractors:** The "contractors" tab lists all of the contractors who have done work on the above address in the jurisdiction's database, along with details about the contractor's activity in the local jurisdiction. For example, you can see how many permits the contractor has pulled in the jurisdiction over a particular date range.

9. **Review the Permit Details:** The "permits" tab lists all of the permits that make up the rest of the Structure PROFILE report. After reviewing major systems, value changes, risk, and contractors, the "permits" tab shows you the full details of all permits over time for the above address.

10. **Follow Up:** The jurisdiction listed on the "summary" tab and the contractors listed on the "contractors" tab are great resources in understanding the permits that have been issued on the above address. If you have questions about particular key words in permit details, or about permitted work in general, BuildFax strongly recommends that you contact the jurisdiction and/or the relevant licensed contractors to find out more.

BY EVALUATING THE DATA CONTAINED ON THE SITE, THE EVALUATING PARTY AGREES TO BE BOUND BY THE TERMS OF USE AND ACKNOWLEDGES THAT SUCH AGREEMENT CONSTITUTES A BINDING CONTRACT BETWEEN THE EVALUATING PARTY AND BUILDERADIUS, DBA BuildFax.com.

Report Serial Number: 20260323140017246251-LK4RPB-808422856



The data displayed here represents only that which has been received in digital format from available data source(s), and may not represent the totality of all data associated with searched properties. BuildFax is not responsible for omissions or inaccuracies. Information unavailable in digital format will not be represented.

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