

GEOTECHNICAL / GEOSTRUCTURAL / STRUCTURAL
PAVEMENTS / FORENSIC

CONSULTANTS & ENGINEERS

February 16, 2007

DELIVER VIA FAX AND EMAIL

Reytex Homes
7940 Shoal Creek, Suite 200
Austin, Texas 78758
Attn: Barry Halliburton

RE: Level-A Investigation
114 Colony Court
Bastrop, Texas
Job No.: 711014000.003

Dear Mr. Halliburton:

At your request, we have evaluated the structural performance of the foundation at the above referenced address. We consider this evaluation a Level A Investigation, as defined by ASCE Texas Section's "Guidelines for the Evaluation and Repair of Residential Foundations", the publication can be ordered through the publication section of the Texas Section's website, www.texasasce.org.

Sources of Information and Data:

The following sources of information were used as a basis for this report.

- Interview with the homeowner.
- Review, visual observation and pictorial baseline taken of the interior and exterior of the house.
- ASCE-TX Section Doc. No. 4.6.5.2.2, "Guidelines for the Evaluation and Repair of Residential Foundations".

Observations:

During our visual observation of the home we found the following cosmetic distress:

- Sheetrock cracking at the ceiling fur down and in the ceiling at the formal living room.
- Sheetrock cracking at the corner of the master bathroom door and the double doors in the master bedroom.
- Separations between the stone and mortar at fireplace.

Discussion:**Sheetrock Cracking**

The interior drywall cracking is the result of minor movement of the framing system. This movement and the resulting distress can be attributed to the natural properties of wood as discussed below:

- Thermal Movement - expansion and contraction of building materials at different rates due to thermal fluctuations during seasonal temperature changes.
- Shrinkage - moisture induced expansion or contraction of the framing system and trim due to the seasonal changes in relative humidity.
- Creep - elastic deformations that occur under a variety of stress ranges over a period of years.



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Separations at Fireplace

The separations found between the masonry and mortar are the result of thermal expansion and contraction. Heating and cooling of the exterior veneers over numerous cycles causes minor movement between the differing materials. This differential movement between materials causes minor cosmetic cracking or separation.

Conclusions:

Based on our visual observations, there are no indications of a structural defect in the foundation or framing at this time. Framing members are more tolerant of movement than drywall, which is the reason cracks or separations can appear. Thermal movement is more pronounced during unusually hot or cold weather conditions when the home's interior temperatures are significantly different from the attic or outside temperatures. The separations that have occurred should not be considered a sign of structural deficiency or defect. Any repairs to the items listed above would be for cosmetic reasons. We recommend that the homeowner continue to monitor the cracks to determine if further investigation is required.

Thank you for the opportunity to be of service, please call if you need further information.

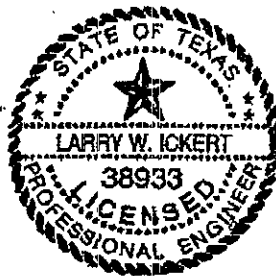
Sincerely,



Consultants & Engineers

Larry W. Ickert

Larry W. Ickert, P.E.



Plan Y601AR

Closed to Buyer 17-17-Y000

Approx 7 years old.

Review of Property by Rexter Super Jan 7007 Revealed:

- ① INTERIOR CRACKS @ INTERIOR FIREPLACE FACING.
- ② YARD NOT MAINTAINED FOR DRAINAGE & IRRIGATION SYSTEM. NOT ACTIVE AROUND SLAB.
- ③ RBE INSTRUCTED Supt. TO REPAIR CRACK ONE TIME FOR PURCHASER DUE TO GOOD WAREHOUSE POLICY & OWNER MUST CARE FOR AREA AROUND SLAB SO SLAB WILL FLEX PROPERLY.
- ④ Supt TO HAVE MLAW ENGINEERING TO FILE REPORT ON STATUS OF CRACKS & SLAB.

2804 Longhorn Boulevard

Austin, Texas 78758

Phone 512/835-7000

Fax 512/835-4850



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LIMITATIONS OF REPORT

- These observations do not intend to provide an exhaustive analysis of the structural or foundation conditions and does not intend to convey the impression that detailed measurements, or examinations of the superstructure or the hidden elements of the structure were performed. Hidden elements would include framing or floors covered by sheetrock, brick veneer, carpeting or tile, etc.
- Unless otherwise indicated, this report was prepared expressly for the client involved and expressly for the purposes indicated by the client. Permission for use by any other persons for any purpose, or by the client for a different purpose is denied unless otherwise stated in writing by MLAW.
- The observations, discussions, and conclusions in this report are based solely on the Field Observations contained in the report. The observed conditions are subject to change with the passage of time. The Field Observations and this report are not to be construed in any way as a guarantee or warranty as to the future life, performance, and need of repair or suitability of purpose of the subject property.
- Detailed structural calculations were not performed and a report that the structure is in good condition does not imply that it meets all Building Code provisions.
- Soil borings and materials testing are not included in this investigation, unless specifically reported.
- These observations do not include an examination or opinion regarding electrical, mechanical, plumbing systems or appliances, or roof or wall waterproof condition.
- Water damage or rotted wood will be noted if obvious, but the limited scope of the examination precludes observations of all structural members, and hidden defects may be present. Surface drainage may be noted in general as being adequate or inadequate to prevent casual water from entering the structure or ponding adjacent to foundation, but no evaluation of regional or lot drainage was done to ensure that floodwaters do not rise above the levels of the foundation and enter the building.
- Termite damage was specifically not examined for and is not a part of this scope of work.



WARRANTY REQUEST

Our Sales Representatives and construction staff are not equipped to manage and maintain warranty requests. It is very important that all requests for warranty work be submitted directly to the Reytex Homes main office for proper handling.

For the first few weeks that you are in your new home you will discover items in need of adjustment or repair. Keep this form handy, and record any item you discover, send it to us after about 30 days and again before the 1 year anniversary date of your closing. A representative from Reytex Homes will contact you within 2 business days of receiving this request. Please plan to be available to speak with them. At that time you and your Reytex Homes Construction Representative will need to arrange a date(s), within 5 days from the date of the request, for our staff and subcontractors to access your home.

Mail or fax this form directly to: REYTEX HOMES, LLC, 7940 Shoal Creek Blvd., Suite 200, Austin, TX 78757
Telephone 512-323-5252 Fax 512-323-2727

Date: _____

Home Closing Date: 12-12-00

Name(s): _____

Home Address: _____

Home Telephone: _____

Work Telephone: 1) _____

Cell Phone or Pager No.: _____

January 12, 2007

Reytex Homes
Warranty Department
fax 323-2727

RE: 114 Colony Court, Bastrop, Texas, in the Colony
Sarah B. Weems, owner
Purchased 12/15/2000

Dear Sir:

My mother purchased a Reytex home in the Colony on December 15, 2000. We noticed some cracking in the sheet rock early on, but were told to wait a while for the house to settle. We now would like to have the cracks repaired for her, but want to make sure that the slab does not need repair also. I know there is a ten year warranty on the slab.

Please contact me at the Chamber Office, 512-303-0558, 927 Main Street, Bastrop, TX 78602, or at my home, 512/303-6997 or cell 512/284-4107.

Sincerely,

Susan Weems Wendel
Susan Weems Wendel

Received by Reytex Homes on 1-12-07

All work was satisfactorily completed on _____

Superintendent: BARRY H. (PER Ron)

Homeowner Signature(s) _____
Warranty Log # 6

Signed 1-12-07

Quality Homes Built on Texas Tradition

January 12, 2007

- REC 1-19-07 #6 (REPEAT)

Reytex Homes
Warranty Department
fax 323-2727

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Susan Weems Wendel