Structural Inspection Summary

Transferee / Property / Inspection Information

Transferee Name:	Mingzhe Yu	Street Address:	3923 Birch Vale Ln
City:	Sugar Land	State / Zip Code:	TX / 77479
Customer:	Graebel Companies – CO	File Number:	APROA649919
Customer Contact:	Rachel Case	Inspection / Report Date:	2-26-2026 / 2-27-2026

Identified During Inspection

As per your request, a Structural Inspection was conducted at the above captioned property. All visually accessible components of the foundation/structure were evaluated and appear to be in satisfactory condition at this time with the exception of the following.

1. The concrete slab foundation was spalled at the front left and rear (left and right) corners and on the porte-cochere column at the front elevation.
2. Cracking was observed at the brick veneer near the corners of windows along the right elevation, rear elevation, and the left rear corner. Also, cracking was observed at the brick veneer at the rear elevation at the right side of the patio.
3. There is a varying degree of surface corrosion on all of the lintels around the periphery of the home.
4. Deteriorated sealant was observed at all expansion joints exposing the backer rod at the right and left elevations. In some locations, the backer rod is damaged and missing allowing an opening into the wall cavity and framing members.
5. Separation was observed in initially tight trim joints on the soffit and frieze board at the front right corner and left corners. The vertical siding trim has separated from the brick veneer and from the siding joints on the left and right elevations of the home. Trim separation was noted along the right and left jamb of the garage door, along the brick and siding at the left elevation and right elevation.

Please note: *The inspection and this report are provided solely for the purpose of evaluating the physical condition and/or functionality of the property and/or related systems or components at the time of inspection. This inspection does **not** determine, guarantee, or imply the insurability of the property or any of its components. Insurance companies may have their own underwriting requirements, risk assessments, or restrictions regarding certain materials, systems, or conditions, which are beyond the scope of this inspection. The inspector makes no representation as to whether the property will qualify for insurance coverage, the cost of such coverage, or the availability of coverage. Customers, buyers, etc. are advised to consult directly with their insurance provider regarding any concerns related to coverage, insurability, or policy limitations. Neither the inspector nor the inspection management company shall be held responsible for future insurability decisions made by insurance carriers or other third parties.*

Action Recommended

Action Recommended:

1. **Qualified contractor to seal the spalled corners with a high-strength structural epoxy to avert further deterioration and further damaging the brick veneer.**
2. **Qualified contractor to tuckpoint the mortar cracks the brick veneer.**
3. **Qualified contractor to wire brush the exposed steel lintels, treat with a rust inhibitor and prime and paint.**
4. **Qualified contractor to remove the failed sealant, replace the damaged backer rod and install a high-performance polyurethane sealant.**
5. **Qualified contractor to seal the vertical trim separations, seal the soffit / freeze joints and repair / seal the garage trim separation.**

If you have any questions or concerns, please do not hesitate to contact us.

Sincerely,

Cathy Ciambella
Senior Inspection Specialist
ReloOlogy Inspection Management Services
Phone: 215/478-6962

Structural Evaluation Report
Structural Inspection

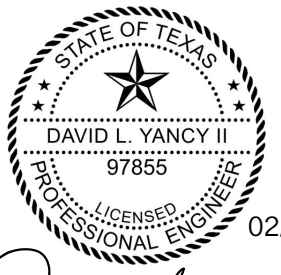
Shadow Glen At Riverstone Sec 5, Block 1, Lot 19
3923 Birch Vale Lane
Sugar Land, Texas 77479

Prepared for:

ReloOlogy
501 Cambria Avenue
Bensalem, Pennsylvania 19020

Prepared by:

Texas Registered Engineering Firm F-13019
800 Town & Country Blvd., Suite 500
Houston, TX 77024
(281) 491-1262
www.criterium-yancy.com



02/25/2026

The digital seal appearing on this report was
authorized by David L. Yancy II, P.E., (TX #97855)
for distriution on Febraury 25, 2026

Walk-Through Survey performed February 20, 2026
Submitted February 25, 2026
CYE Job. No. 2026046N

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APPENDICES

1.0 INTRODUCTION

Criterium-Yancy Engineers is pleased to provide a Structural Evaluation of the building located at 3923 Birch Vale Lane, Sugar Land Texas. The purpose of this inspection and report is to evaluate the current condition of the structural system of this home. It is our understanding that a recent home inspection revealed concerns regarding the integrity of the homes structural system.

David Yancy, P.E.$^{(TX)}$ of Criterium-Yancy Engineers visited the site on February 20, 2026 to inspect the home and prepared this confidential report for your use. The engineer was assisted during the inspection by Juan Parra, Jr., Engineering Field Technician. We met onsite with Mingzhe Yu, homeowner.

2.0 STANDARDS AND LIMITATIONS

Our inspection is limited to observations made from visual evidence. Our report is based on an examination of the structural system of this building, specifically the foundation and framing. We look at the drainage, exterior walls, interior walls, doors, and frames only to see if any conditions or signs of structural movement are present and not to render an opinion of the condition of these items. Issues concerning the drainage, veneer, siding, walls, doors, or frames are not included in the scope of this inspection and, if we address any of these items in our report, it is only as a courtesy and should not be considered an opinion of these items or all-inclusive list of deficiencies.

Our report is an opinion about the condition of this building. It is based on the evidence available during a diligent inspection of all reasonably accessible areas. No surface materials were removed, no destructive testing was undertaken, and no furnishings were moved.

The foundation evaluation of this building was limited to a "Level A" investigation as defined by the Texas Board of Professional Engineers through their recognition of the document titled "Guidelines for the Evaluation and Repair of Residential Foundations" as issued by the American Society of Civil Engineers, Version 3, adopted May 2022.

This engineering study has been conducted in compliance with the standards of practice of Criterium-Yancy Engineers and in a manner consistent with the level of care and skill that is ordinarily exercised by members of the profession practicing under similar conditions at the time the services are performed.

As Professional Engineers, it is our responsibility to evaluate available evidence relevant to the foundation system of this building. We are not, however, responsible for conditions that could not be seen or were not within the scope of our service at the time of the inspection.

3.0 DESCRIPTION

According to the Fort Bend County Appraisal District, this residence was apparently built in 2013. This property is a 13-year-old single-family structure with approximately 4,286 square feet, and two-stories. The exterior of the residence is primarily clad with brick and fiber-cement siding.

The property was occupied at the time of inspection. Furniture, fixtures, and personal belongings may impede or obstruct the quality of our observations.

We were not provided any drawings to review.

For purposes of this report, all directions (left, right, rear, etc.) are taken from the viewpoint of an observer standing in front of the building and facing it; or, when discussing a specific item, from the viewpoint of standing in front of that component (doorframe, window, etc.).

See attached photos for more detail.

Exterior Elevations

Front elevation

Right elevation

Left elevation

Rear elevation

4.0 OBSERVATIONS

The photographs are an integral part of this report and must be included in any review. Please refer to Appendix A for a complete photo array for this inspection.

4.1 Site and Drainage

In many areas of southeast Texas, soils have high contents of expansive clays that swell when wet and shrink when dry. Building foundation and structural damage can result from the shrink-swell pressure exerted by the soil. More or less uniform moisture levels can help preclude cyclic expansion and contraction of the soil with its resulting foundation movement.

The residential lot is graded to drain runoff away from the building to swales at the property lines. The topography of the lot gradually slopes to the street at the front where runoff is conveyed to the curb and gutter system. Drainage of the property and surrounding area was relatively good. As a general note, all low spots where excess water can accumulate should be filled and sloped so water drains naturally away from the foundation. We mention this because poor drainage and failure to maintain a stable moisture content in the soil near the foundation are frequent contributors to differential movement and foundation damage in the area.

This home is equipped with a gutter and a downspout system at the front of the residence. While this system appeared operational, frequent maintenance and periodic repairs should be expected.

4.2 Foundation

Our evaluation of this foundation is based on many indirect observations. As with any limited inspection, it is possible that there are structural deficiencies that cannot be known.

The following areas were inaccessible or not visible, and this limited the extent of our structural inspection:

- Most of the foundation system and slab (underground)
- The edge of the slab in some areas

The house has a concrete slab foundation. The type and amount of steel reinforcing in the slab cannot be determined by a visual inspection. However, there was evidence of post-tension cables spaced uniformly throughout the slab. Post-tension cables provide horizontal containment for the concrete slab so that it resists cracking and separation when exposed to differential settlement. Grade beams under load-bearing portions of the house provide additional rigidity for the home's foundation. The grade beams are deeper than the rest of the slab and they contain additional steel reinforcing. This is a standard method of construction.

At the time of this inspection, we had not been informed of any prior foundation repairs. If there have been any repairs to the foundation, we were not a party to any repair design or the repair process.

The following conditions were observed during the inspection:

- The concrete slab foundation was spalled at the front left and rear (left and right) corners. This is typically caused by structural or masonry movement. These are common occurrences and are not considered significant structural defects.
- We observed typical levels of cracking in the surface of the patio concrete slab. There was no apparent recent shearing movement along the cracks and the width of the cracking is not structurally significant. It should be noted that many slab foundations develop cracks. Further, the degree of visible cracking does not indicate a major structural defect. No repair is recommended to address the cracking.
- There was minor honeycombing damage on the foundation at the left elevation. This condition appears to be cosmetic and does not affect the structural integrity.

Foundation Photographs

Surface crack in the patio floor (typical)

Spalled foundation grade beam resulting in wedge-crack (typical)

4.3 Framing

We cannot see most of the framing. We look for cracks, bulges, and other evidence of distress or deterioration to help us evaluate the condition. As with any limited inspection, it is possible that there are structural deficiencies that cannot be known.

The following areas were inaccessible or not visible, and this limited the extent of our structural inspection:

- Wall framing (concealed)
- Portions of the attic area

The exterior walls of this house appear to be standard wood-frame construction. Wall framing generally consists of dimensional lumber (sill plates, wall studs, and top plates). The attic framing is primarily dimensional lumber used as ceiling joists, rafters, and purlins. The roof framing is supported by interior and exterior bearing walls and beams. This is a standard method of construction.

Although not fully visible, no significant deflection of the ceiling joists was observed, and they appeared to be firm and generally level. Based on the areas accessed, no major structural problems were observed in the visible framing members.

- The home inspection report cited a cracked framing member in the walk-in attic. We located the piece of lumber and have determined it was temporary framing used in construction of the residence. The lumber has been abandoned in place in its current state and is not part of the home's framing system. The member does not affect the structural integrity of the home and no repair is required.

No apparent evidence of rot damage was found in the framing of this house. While we saw no visible evidence of any significant rot present in the framing of this structure, you should not assume that no rot exists in any of the inaccessible areas. Rot can result from moisture accumulating underneath the siding, behind trim, or within the wall cavities, should the normal drying process be restricted by insulation or other obstacles. It is possible that you will encounter some rot should you at any time undertake any projects that involve the disassembly of the portions of this structure normally inaccessible to visual inspection. This is typical for any home.

Framing Photographs

Overview of the attic framing along the main roof ridge

Non-structural broken piece of wood observed at walk-in attic

4.4 Exterior

The visible exterior brick is a veneer that has been installed over the wood framing. The exterior veneer is generally in good condition except as noted.

- We observed some cracking of the brick veneer near the corners of windows along the right elevation, rear elevation, and the left rear corner. The cracks on the right elevation around the window are due to the rusting lintel, while the other cracks appear to be related to a degree of differential movement of the structure.
- We observed some cracking of the brick veneer at the rear elevation at the right side of the patio. The crack appears to be related to a degree of movement in the beam that spans the rear patio roof.
- We observed some brick spalling on the porte-cochere column at the front elevation. This damage is related to the rusting lintel.

Lintels were observed above the framed opening to support brick masonry. The window and door lintels are steel.

- There is a varying degree of surface corrosion on all of the lintels around the periphery of the home.

The expansion joints were generally of consistent width. Expansion joints are used to absorb the thermal expansion of the brick veneer and help prevent cracking in the brick and mortar. Significant gap differences between the top and the bottom of the joint can be an indication of foundation movement (although that was not the case at this house).

- We observed that the sealant at all expansion joints has deteriorated expsong the backer rod. In some locations, the backer rod is damaged and missing allowing an opening into the wall cavity and framing members. Repair is needed at all expansion joints to help keep moisture and insects from infiltrating the wall cavities.

There is also a secondary fiber-cement plank lap siding in less visible areas of the house that is in average condition, except as noted.

- We observed separation in initially tight trim joints on the soffit and frieze board. This condition is apparent on the front and right elevations.
- The vertical siding trim has separated from the brick veneer and from the siding joints on the left and right elevations of the home.
- Trim separation was noted along the right and left jamb of the garage door.

Exterior Photographs

Mortar crack along corner at rear left corner

Brick crack at top left corner of bathroom window (right elevation)

Expansion joint sealant deterioration at right elevation with openings to the wall cavity (typical)

Soffit and trim separation at front right corner

4.5 Interior

In this section of the report, we are concerned with cosmetic or functional distress related to foundation movement or structural deterioration. For example, cracks in the drywall, doors that close or open on their own, vertical offsets on walking surfaces that are sufficient enough to cause a trip hazard, slopes of surfaces intended to be level, and/or reversed sloping of components with an as-built slope.

Generally, the interior walls and ceilings of this home are finished with drywall and paint. The interior condition of this home is generally good, but showing some effects of structural movement and framing settlement.

- Drywall cracks were observed around framed openings and the interior corners of walls in the bathrooms.
- Drywall cracking was observed the ceiling and arched opening of the game room
- Sealant separation was apparent around windows and baseboards in the primary bedroom, mud room, and dining.

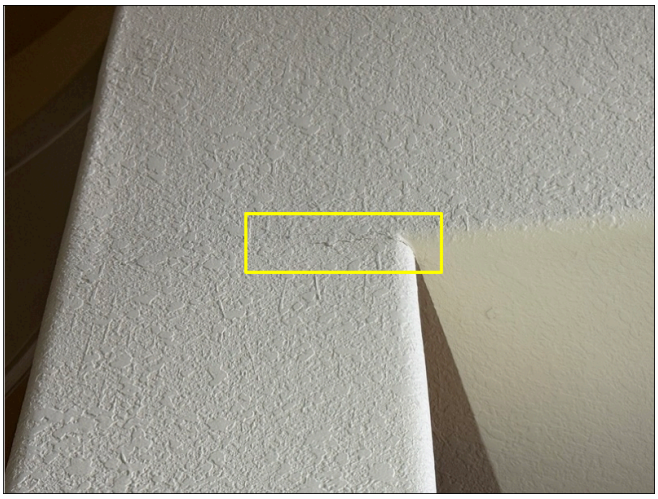
The floors are finished with carpet, wood, and tile. There was no apparent tile damage in the house. Tile cracks and separation can generally be attributed to problematic movement in the foundation. In this case, there were no cracks observed or offered that would indicate that the foundation is behaving in a problematic manner.

The exterior and interior doors were tested and are in good operating condition.

Interior Photographs

Drywall cracking visible at floor to column transition above the kitchen

Drywall cracking visible at floor to column transition on the catwalk



Drywall crack at the floor to column transition at the corner of the staircase in the foyer

Ceiling drywall and tape seam separation in game room ceiling

5.0 DISCUSSION

We performed a survey of the first-floor elevations in the home using an electronic level (ZipLevel®). The majority of measurements obtained were around the perimeter of the home. In general, the elevations are taken at a minimum of one elevation per one hundred square feet. However, the arrangement of the room and the location of the homeowner's belongings may limit the location of individual measurements. Adjustments were made to accommodate for steps, changes in floor coverings, and other built-in variances.

Industry standards dictate that foundations are expected to remain reasonably flat and level to provide acceptable performance. Localized slopes of less than 1 inch in 10 feet are generally consistent with satisfactory foundation performance in this region.

- We noted elevation variance throughout much of the home, with a maximum change in elevation of 0.7 inches in 13 feet across the primary bedroom. The maximum measured differential (as well as the elevation variances throughout the home) are within that parameter. is within that parameter.

Building codes specify that structural members (including residential foundations) shall be designed to have adequate stiffness to limit deflections. The Code specifies a maximum allowable overall live load deflection of any structural floor member of $^{L}/_{360}$, where L is the overall unsupported length of the structural member.

- Our calculations indicate the foundation has not violated the code-specified deflection limit.

We noted patterns of cracking in the veneer, cracking in the drywall, and separation of initially of initially tight joints indicative with a degree of differential movement with the slab foundation and structural components. A review of the elevation survey indicates the home is experiencing an upheaval condition along the left elevation. This type of movement is frequently caused by soil expansion due to an increase in moisture content. Our research also indicates trees were removed along the eft elevation of the home prior to its

construction. It is also likely that the desiccated clay soils found in much of the region have rehydrated causing the slab to swell in this area. The pressure from the soil swelling can be a contributor to the cosmetic damage observed on the interior and exterior of the home.

There appears to be a degree of soil shrinkage as well on the right side of the home, albeit, not a pronounced as the upheaval condition. The soil shrinkage (i.e., settlement) appears to be related to soil shrinkage due to inadequate moisture application.

6.0 RECOMMENDATIONS

While there has been some differential settlement of the home's foundation, as indicated by the measured differentials, the settlement is not so severe that we would recommend immediate intervention. Also, the movement does not appear to have resulted in structurally significant damage to the foundation at this time. Based on visible evidence and measured differentials, we consider the foundation to be structurally sound. We have no recommendations for repair at this time except as noted.

- The spalled and cracked foundation corners should be sealed with a high-strength structural epoxy to avert further deterioration and further damaging the brick veneer.

With normal care and attention to the maintenance of stable moisture content in the soil surrounding the foundation, the slab should continue to be structurally sound for the foreseeable future. Although no structurally significant damage was observed at the time of the inspection, soil conditions in this area are known to be unstable. No warranty against future movement can be made.

Where visible, the basic framing members are in good condition. We saw no signs of structural instability and offer no recommendations for repair at this time.

The following recommendations are preventative measures. They are not structural defects, but improvements to the life expectancy for the structural system:

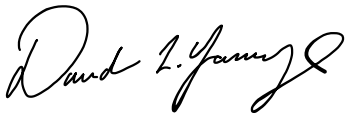
- Cracks and spalling mortar in the brick veneer should be sealed to help prevent moisture and insect intrusion.
- Sealant at all expansion joints should be replaced to limit moisture and insect intrusion.
- Rusted lintels should be wire brushed and painted with a rust inhibitor to prevent further deterioration and damage to the brick veneer.
- While the fiber-cement siding is dense and tough, it is vulnerable to moisture penetration. It should be kept well-maintained and, in particular, all joints and edges should be kept well caulked to minimize moisture penetration.
- Sealant around windows and doors that have deteriorated due to structural movement should be sealed to limit moisture intrusion.

7.0 CONCLUSION

As noted, the inspection represented by this report focuses on the structural system of this building. We hope that you will call if you have further questions concerning this report. There is no additional charge for a brief phone consultation. However, should an additional visit to the home be necessary, an additional fee will be charged.

Respectfully submitted,

Criterium-Yancy Engineers



David Yancy, P.E.(TX)
Senior Engineer

APPENDIX A - PHOTOGRAPHS

Location:
Shadow Glen At Riverstone Sec 5,
Block 1, Lot 19
3923 Birch Vale Lane
Sugar Land, TX

Photos taken by:
David Yancy

Date:
February 20, 2026

YANCY CRITERIUM ENGINEERS

Structural Evaluation

Description:
Front elevation

Photo Number
1

Description:
Right elevation

Photo Number
2

Location:
Shadow Glen At Riverstone Sec 5,
Block 1, Lot 19
3923 Birch Vale Lane
Sugar Land, TX

Photos taken by:
David Yancy

Date:
February 20, 2026

YANCY CRITERIUM ENGINEERS

Structural Evaluation

Description:
Left elevation

Photo Number
3

Description:
Rear elevation

Photo Number
4

Location:
Shadow Glen At Riverstone Sec 5,
Block 1, Lot 19
3923 Birch Vale Lane
Sugar Land, TX

Photos taken by:
David Yancy

Date:
February 20, 2026

YANCY CRITERIUM ENGINEERS

Structural Evaluation

Description:
Spalled foundation grade beam at rear elevation (left corner of bedroom #2)

Photo Number
5

Description:
Spalled foundation grade beam at rear elevation (right corner of bedroom #2)

Photo Number
6

Location:
Shadow Glen At Riverstone Sec 5,
Block 1, Lot 19
3923 Birch Vale Lane
Sugar Land, TX

Photos taken by:
David Yancy

Date:
February 20, 2026

YANCY CRITERIUM ENGINEERS

Structural Evaluation

Description:
Spalled foundation grade beam at the front left corner

Photo Number
7

Description:
Honeycombing on foundation along the left elevation

Photo Number
8

Location:
Shadow Glen At Riverstone Sec 5, Block 1, Lot 19
3923 Birch Vale Lane
Sugar Land, TX

Photos taken by:
David Yancy

Date:
February 20, 2026

YANCY CRITERIUM ENGINEERS

Structural Evaluation

Description:
Surface crack in the patio floor (typical)

Photo Number
9

Description:
Overview of the attic framing along the main roof ridge

Photo Number
10

Location:
Shadow Glen At Riverstone Sec 5, Block 1, Lot 19
3923 Birch Vale Lane
Sugar Land, TX

Photos taken by:
David Yancy

Date:
February 20, 2026

YANCY CRITERIUM ENGINEERS

Structural Evaluation

Description:
Non-structural broken piece of wood observed at walk-in attic

Photo Number
11

Description:
Mortar crack along corner at rear left corner

Photo Number
12

Location:
Shadow Glen At Riverstone Sec 5, Block 1, Lot 19
3923 Birch Vale Lane
Sugar Land, TX

Photos taken by:
David Yancy

Date:
February 20, 2026

YANCY CRITERIUM ENGINEERS

Structural Evaluation

Description:
Mortar crack at window sill of bedroom 2 at rear elevation

Photo Number
13

Description:
Brick crack at top left corner of bathroom window (right elevation)

Photo Number
14

Location:
Shadow Glen At Riverstone Sec 5, Block 1, Lot 19
3923 Birch Vale Lane
Sugar Land, TX

Photos taken by:
David Yancy

Date:
February 20, 2026

YANCY CRITERIUM ENGINEERS

Structural Evaluation

Description:
Brick crack at top right corner of bathroom window (right elevation)

Photo Number
15

Description:
Brick cracking visible at rear elevation under the patio soffit

Photo Number
16

Location:
Shadow Glen At Riverstone Sec 5, Block 1, Lot 19
3923 Birch Vale Lane
Sugar Land, TX

Photos taken by:
David Yancy

Date:
February 20, 2026

YANCY CRITERIUM ENGINEERS

Structural Evaluation

Description:
Brick spalling visible on porte-cochere column at front elevation

Photo Number
17

Description:
Moderate surface corrosion and material separation on the lintel across the porté-cocheré

Photo Number
18

Location:
Shadow Glen At Riverstone Sec 5,
Block 1, Lot 19
3923 Birch Vale Lane
Sugar Land, TX

Photos taken by:
David Yancy

Date:
February 20, 2026

YANCY CRITERIUM ENGINEERS

Structural Evaluation

Description:
Surface corrosion on the portè-cochere lintel accompanied by sealant separation

Photo Number
19

Description:
Lintel rusting at primary bathroom window on left elevation

Photo Number
20

Location:
Shadow Glen At Riverstone Sec 5,
Block 1, Lot 19
3923 Birch Vale Lane
Sugar Land, TX

Photos taken by:
David Yancy

Date:
February 20, 2026

YANCY CRITERIUM ENGINEERS

Structural Evaluation

Description:
Lintel rusting accompanied by brick damage on the bathroom window (right elevation)

Photo Number
21

Description:
Lintel corrosion at bedroom window at the rear elevation (typical)

Photo Number
22

Location:
Shadow Glen At Riverstone Sec 5, Block 1, Lot 19
3923 Birch Vale Lane
Sugar Land, TX

Photos taken by:
David Yancy

Date:
February 20, 2026

YANCY CRITERIUM ENGINEERS

Structural Evaluation

Description:
Expansion joint sealant deterioration at left elevation with openings to the wall cavity (typical)

Photo Number
23

Description:
Expansion joint sealant deterioration at right elevation with openings to the wall cavity (typical)

Photo Number
24

Location:
Shadow Glen At Riverstone Sec 5, Block 1, Lot 19
3923 Birch Vale Lane
Sugar Land, TX

Photos taken by:
David Yancy

Date:
February 20, 2026

YANCY CRITERIUM ENGINEERS

Structural Evaluation

Description:
Trim separation along the garage jambs (typical)

Photo Number
25

Description:
Trim separation along the brick and siding joints at left elevation

Photo Number
26

Location:
Shadow Glen At Riverstone Sec 5,
Block 1, Lot 19
3923 Birch Vale Lane
Sugar Land, TX

Photos taken by:
David Yancy

Date:
February 20, 2026

YANCY CRITERIUM ENGINEERS

Structural Evaluation

Description:
Trim separation at right elevation

Photo Number
27

Description:
Soffit and trim separation at front right corner

Photo Number
28

Location:
Shadow Glen At Riverstone Sec 5,
Block 1, Lot 19
3923 Birch Vale Lane
Sugar Land, TX

Photos taken by:
David Yancy

Date:
February 20, 2026

YANCY CRITERIUM ENGINEERS

Structural Evaluation

Description:
Soffit and trim separation at rear corner of bedroom 2 (left corner)

Photo Number
29

Description:
Soffit and trim separation at rear corner of bedroom 2 (right corner)

Photo Number
30

Location:
Shadow Glen At Riverstone Sec 5,
Block 1, Lot 19
3923 Birch Vale Lane
Sugar Land, TX

Photos taken by:
David Yancy

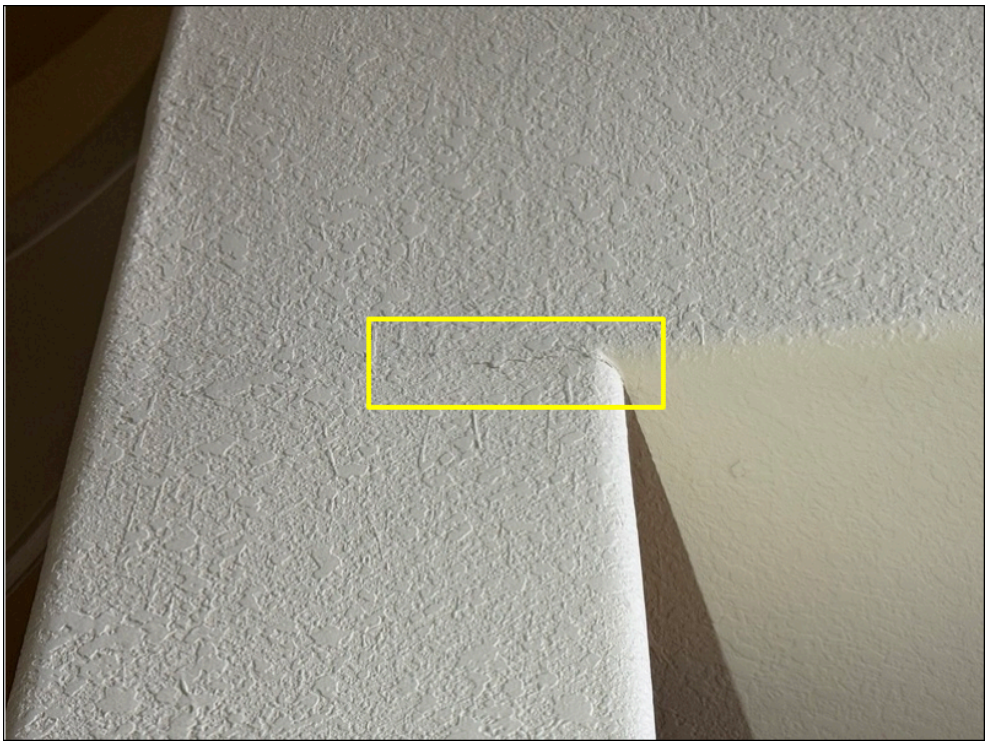
Date:
February 20, 2026

YANCY CRITERIUM ENGINEERS

Structural Evaluation

Description:
Drywall cracking visible at floor to column transition above the kitchen

Photo Number
31



Description:
Drywall crack at the floor to column transition at the corner of the staircase in the foyer

Photo Number
32

Location:
Shadow Glen At Riverstone Sec 5, Block 1, Lot 19
3923 Birch Vale Lane
Sugar Land, TX

Photos taken by:
David Yancy

Date:
February 20, 2026

YANCY CRITERIUM ENGINEERS

Structural Evaluation

Description:
Drywall cracking visible at floor to column transition on the catwalk

Photo Number
33

Description:
Drywall separation around the second story catwalk fur-down

Photo Number
34

Location:
Shadow Glen At Riverstone Sec 5,
Block 1, Lot 19
3923 Birch Vale Lane
Sugar Land, TX

Photos taken by:
David Yancy

Date:
February 20, 2026

YANCY CRITERIUM ENGINEERS

Structural Evaluation

Description:
Minor drywall surface depression in primary bedroom at the bay windows

Photo Number
35

Description:
Ceiling drywall and tape seam separation in game room ceiling

Photo Number
36

Location:
Shadow Glen At Riverstone Sec 5, Block 1, Lot 19
3923 Birch Vale Lane
Sugar Land, TX

Photos taken by:
David Yancy

Date:
February 20, 2026

YANCY CRITERIUM ENGINEERS

Structural Evaluation

Description:
Drywall separation at the back corner above the tub shower tile (typical to bathrooms up and downstairs)

Photo Number
37

Description:
Sealant separation from the window frame along the game room's right jamb

Photo Number
38

Location:
Shadow Glen At Riverstone Sec 5, Block 1, Lot 19
3923 Birch Vale Lane
Sugar Land, TX

Photos taken by:
David Yancy

Date:
February 20, 2026

YANCY CRITERIUM ENGINEERS

Structural Evaluation

Description:
Drywall crack along the edge of the corner bead trim on the game room arched opening

Photo Number
39

Description:
Sealant separation along primary bedroom window jamb

Photo Number
40

Location:
Shadow Glen At Riverstone Sec 5,
Block 1, Lot 19
3923 Birch Vale Lane
Sugar Land, TX

Photos taken by:
David Yancy

Date:
February 20, 2026

YANCY CRITERIUM ENGINEERS

Structural Evaluation

Description:
Sealant separation from the frame along the family room's right window jamb

Photo Number
41

Description:
Sealant separation along game room window sill

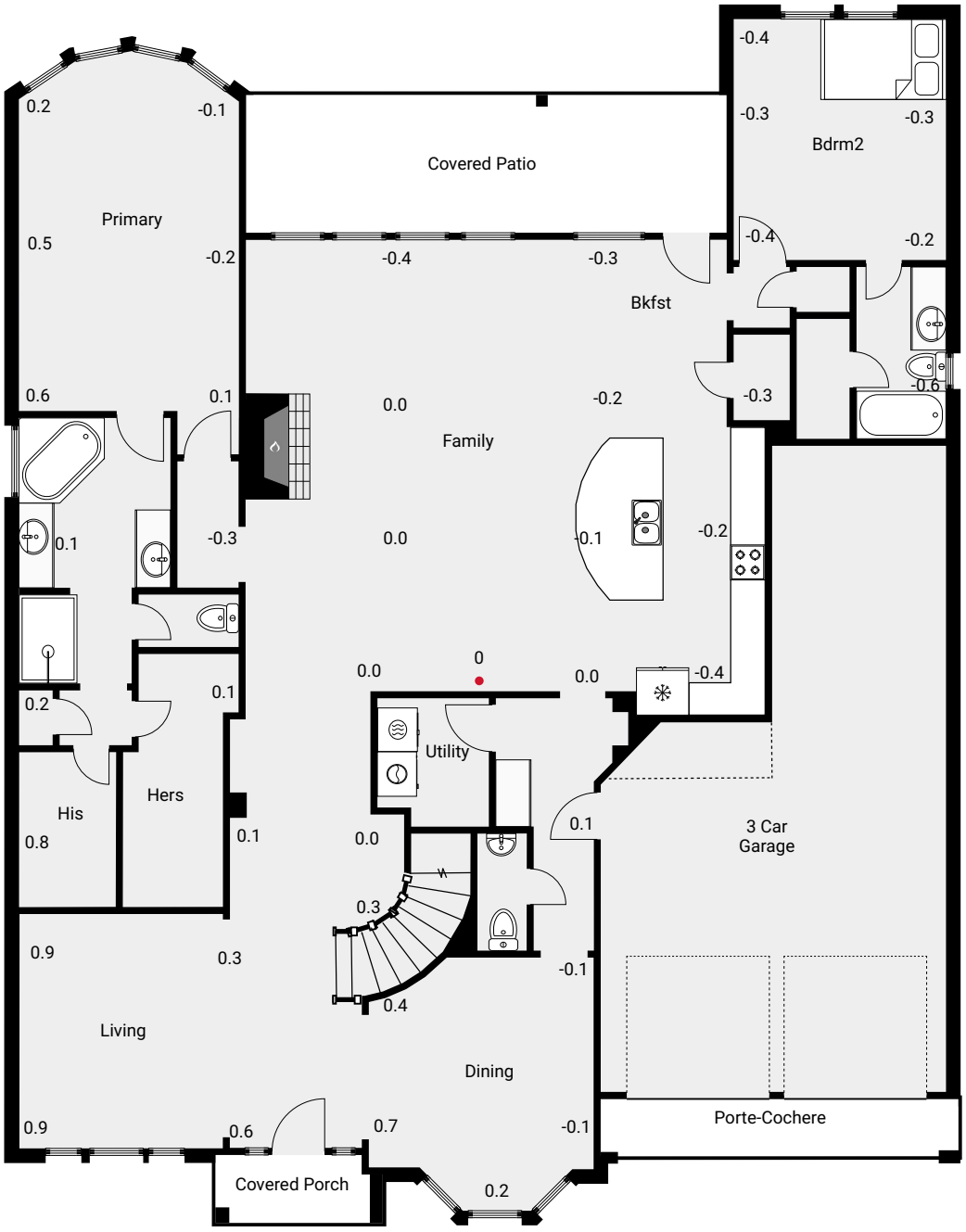
Photo Number
42

APPENDIX B - ELEVATION SURVEY

2026046S ReloOlogy 119458 Yu

3923 Birch Vale Lane, 77479 Sugar Land, Texas, US
FLOORS: 2

▼ 1st Floor Elevations



0' 4' 8' 12'
1:120 (1" = 10')