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To: _____

From: **Martha Turner Sotheby's International Realty** (Broker)

Property Address: **14919 Broadgreen Drive, Houston, TX 77079**

Date: **7/23/2026**

(1) Broker obtained the attached information, identified as **Roof Inspection Letter from Craddock Roofing (2 pages), dated 4/6/2026**
Precision Foundation Services Sewer Repair (10 pages), dated 5/20/22,
from **Seller**

(2) Broker has relied on the attached information and does not know and has no reason to know that the information is false or inaccurate except: **N/A**

(3) **Broker does not warrant or guarantee the accuracy of the attached information. Do not rely on the attached information without verifying its accuracy.**

Martha Turner Sotheby's International Realty

Broker

By: 
532A75FA70E4465...

Receipt of this notice is acknowledged by:

Signature _____ Date _____

Signature _____ Date _____



**CRADDOCK
ROOFING**
— 713 - 465 - 8090 —

Lawson Craddock
Vice President

Christian Moskal

2409 McAllister Rd
Houston, TX 77092
713-465-8090
lawson@craddockroofing.com

14919 Broadgreen Dr
Houston, TX 77079
817-575-7999
christianmoskal96@gmail.com

Dear Christian,

On April 6, 2026, I performed a roof inspection at (address). The roof system installed is a GAF Timberline HDZ shingles in the Weathered Wood color. Based on its condition and typical lifespan for this product, I estimate the roof to be approximately 10 years old.

During the inspection, I observed that the shingles are in overall healthy condition with only minimal granular loss. This level of wear is consistent with normal aging and does not indicate any premature failure. Based on current conditions, I estimate the roof has approximately 3–5 years of serviceable life remaining under typical weather conditions.

There are areas of more noticeable granular loss in higher-traffic sections of the roof. These areas appear to be the result of foot traffic rather than material failure. This is a common occurrence and does not compromise the overall performance or integrity of the roofing system.

All metal components, including flashing details and chimney flashing, were thoroughly inspected. At the time of inspection, these components were found to be in good condition, with no visible signs of leaks, deterioration, or failure.

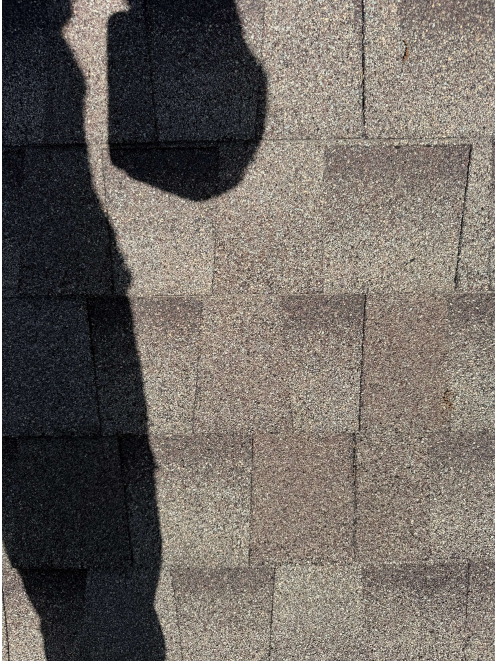
At this time, I do not recommend any repairs or corrective actions. The roof system is functioning as intended and continues to provide adequate protection.

Please feel free to reach out if you have any questions or would like to discuss the roof's condition in more detail.

Thanks,

Lawson Craddock
Craddock Roofing

2409 MCallister Rd. | Houston, TX 77092
713.465.8090



Minimal Granular Loss



Metal vents and products in good condition



Chimney Flashing in good condition

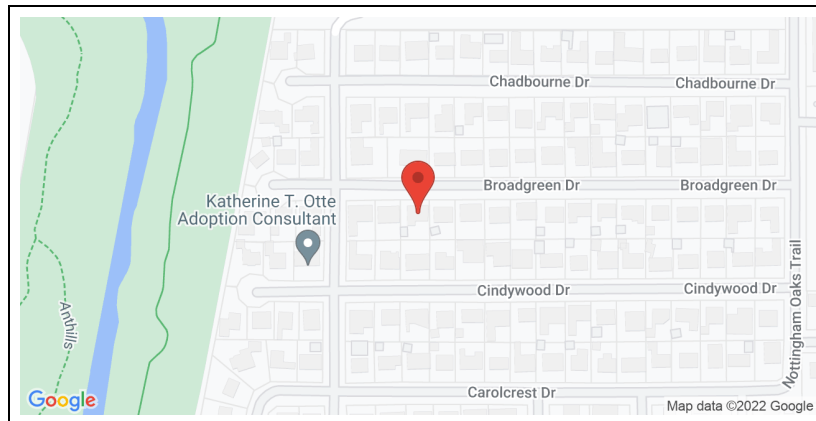


Minimal granular loss



Prepared for:

Whitney Woolie
14919 Broadgreen Dr
Houston, TX 77079
(281) 881-9173 | whitney98woolie@aol.com



Evaluated on:

Friday, May 20, 2022

Evaluated By:

Trey Everett

(281) 723-9913 | trey@texaspfs.com

Precision Foundation Service
8427 Hammerly Blvd MPL #39911
Houston, TX 77055
Main (713) 973-0114
www.texaspfs.com

Scope of Work

We would like to thank you for the opportunity to provide you with this estimate. Precision Foundation Service, Inc. has been offering quality services to Texas homeowners and business owners since 1972 and we look forward to have the opportunity to earn your business. After reviewing this estimate please call, text or email us if you have any questions regarding this estimate or the repair process.

Partial Sewer Re-Route

Plumbing

Product	Quantity
Tunnel Access Hole <i>Excavate and backfill.</i>	3
Underslab Tunneling <i>Excavate and backfill.</i>	17
Plumbing Trench <i>Excavate and backfill.</i>	165
Concrete <i>Demo and replace.</i>	70
Test System <i>Test all new under-slab connections prior to backfill.</i>	1
Dirt Haul Off <i>Haul off all remaining dirt and debris related to repairs.</i>	1
Jobsite clean up <i>PFS will sweep and wash down driveways, sidewalks and patios. The yard will be raked and cleared of excess soil upon completion</i>	1
Poly Injection (Access Hole) <i>Inject up to 25 lbs. of high density polyurethane at each tunnel access to improve backfill.</i>	3
Engineers Backfill Letter	1
City Permit <i>Included In Price</i>	1

Notes

PFS will replace/re-route unground sewer lines for bath#2, upstairs bath#3, washer and kitchen sink using Sch 40 PVC.

It is possible that additional upstairs drops could exist that were not visible with the camera during the original inspection. If additional drops exist a change in scope and price may be necessary. PFS will notify the customer if these conditions exist.

After we have capped off where the old cast iron meets the existing PVC in bath #1 we will perform a test on the system.

See Drawing.

Costs

Section: Partial Sewer Re-Route

Description	Quantity
City Permit	1.00
Engineers Backfill Letter	1.00
Poly Injection (Access Hole)	3.00
Jobsite clean up	1.00
Dirt Haul Off	1.00
Test System	1.00
Concrete	70.00
Plumbing Trench	165.00
Tunnel Access Hole	3.00
Underslab Tunneling	17.00
Total Cost: \$16,478.00	

Subtotal: \$16,478.00

Discounts

Description	Quantity	Amount	Total
If paid by check	1.00	\$1,078.00	-\$1,078.00
Total:			-\$1,078.00

Total: \$15,400.00

Payment Terms

Deposit	<i>Due at bid acceptance</i>	\$7,700.00
Final Payment	<i>Due at project completion</i>	\$7,700.00

Terms & Conditions

Contract

MASTER PLUMBING LICENSE # 39911
REGULATED BY THE TEXAS STATE BOARD OF PLUMBING EXAMINERS
919 EAST 41ST STREET, P. O. BOX 4200
AUSTIN, TEXAS 78765 512/458/2145

1. Precision Foundation Service, Inc. (PFS, Inc., contractor) agrees to perform the work described above in a workmanlike manner: Upon completion of work, job site will be clean of all debris related to these repairs.
2. PFS, Inc. will notify 811 to have all public utilities marked prior to starting work. PFS, Inc. assumes no responsibility for damaged to unmarked private lines that may exist on the property, including, but not limited to, cable, landscape lighting, underground drain lines, electrical, gas, water, telephone, storm drains and sprinkler systems. When necessary, customer is responsible for moving air conditioners, pool equipment, fences, gate openers, water softeners, furniture, personal belongings, or any other objects that may obstruct installation of work. If customer requests, PFS, Inc. may assist customer with moving furniture or personal belongings, but customer agrees not to hold PFS, Inc. responsible for any damage that may occur. It is the responsibility of the customer to return items to their original location upon completion of work.
3. When repair/reroute is made through wall penetration, PFS, Inc. will cut through sheetrock, siding, brick, stucco, or cabinets, but will not repair or replace these items. It is the customer's sole responsibility to repair/replace these items. It is understood and agreed that it is possible the sheetrock, wall plaster and other rigid material may need to be replaced. This quote does not include any remodeling, repairing or replacement of any construction components that are purposefully removed or inadvertently damaged during the repair process.
4. During the repair process, plants, shrubs, or other landscape items may need to be removed to provide access to perform this work. PFS, Inc. will attempt to return items to as near their original condition as possible but cannot guarantee they will always return to original condition. PFS, Inc. assumes no responsibility for the livelihood/condition of plants, trees, shrubs, sod or other landscape items. Customer is responsible for replacing these items, if needed, after repair is complete.
5. Unless otherwise specified above, when repair or reroute requires removal of pavers, stone, wood decks, or breaking through the concrete of the foundation, sidewalks, porches, patios or driveways, PFS, Inc will patch concrete, but will not replace any floor coverings, decorative overlays, tile, stone, concrete pavers, decks or stained concrete. Where concrete patches are required, this is done as professionally as possible; though color, grade and texture will vary and cannot be expected to match existing flatwork. Concrete patches will be warrantied for 1 year.
6. No oral representation by anyone can change or modify this agreement. Any change order must be in writing and initialed by both parties. After work is complete, should the customer have a grievance, they are to notify PFS, Inc. within 10 days by registered, return receipt mail. PFS, Inc. will be allowed 60 days to cure said grievance before any other action is taken. Customer understands and agrees that unsettled disputes do not constitute grounds for withholding any payment(s) due per this agreement.
7. It is possible that conditions exist that were not obvious at the time estimate was provided such as, but not limited to, subgrade obstructions, grade beams deeper than 30", concrete break outs thicker than 4". Customer acknowledged that once work is started, subgrade conditions may exist that could require a change in price and scope of work. PFS, Inc. will notify owner before any changes to scope of work are made and additional charges could apply.
8. If City tap is deeper than four feet, or if excessive tree roots exist in areas where excavation is to be performed, additional charges will apply.
9. If concrete chipping is necessary to make plumbing connections below the slab, an additional charge of \$350 per fitting will be applied.
10. PFS, Inc. will carry General Liability insurance.
11. PFS, Inc. is not responsible for any existing warranties that may be voided due to the excavation process.
12. If this estimate is provided based off of an inspection report or competitor's estimate provided by the customer, PFS, Inc. assumes no responsibilities for any inaccuracies in the information provided.
13. Customer will provide water and electricity at the property while work is being performed.
14. Upon completion of the work, PFS, Inc. will perform a hydrostatic test on all new under slab fittings installed. If additional leaks exist outside of the original scope of work, a written change order for the cost of isolation and additional repairs will be provided.
15. All new drain fittings will be SCH 40 PVC unless otherwise specified in scope of work.
16. After all plumbing work has been completed, tunnels and trenches will be backfilled by hand tamping the originally excavated soil. PFS, Inc. will remove and haul off all left over dirt upon completion of the work.

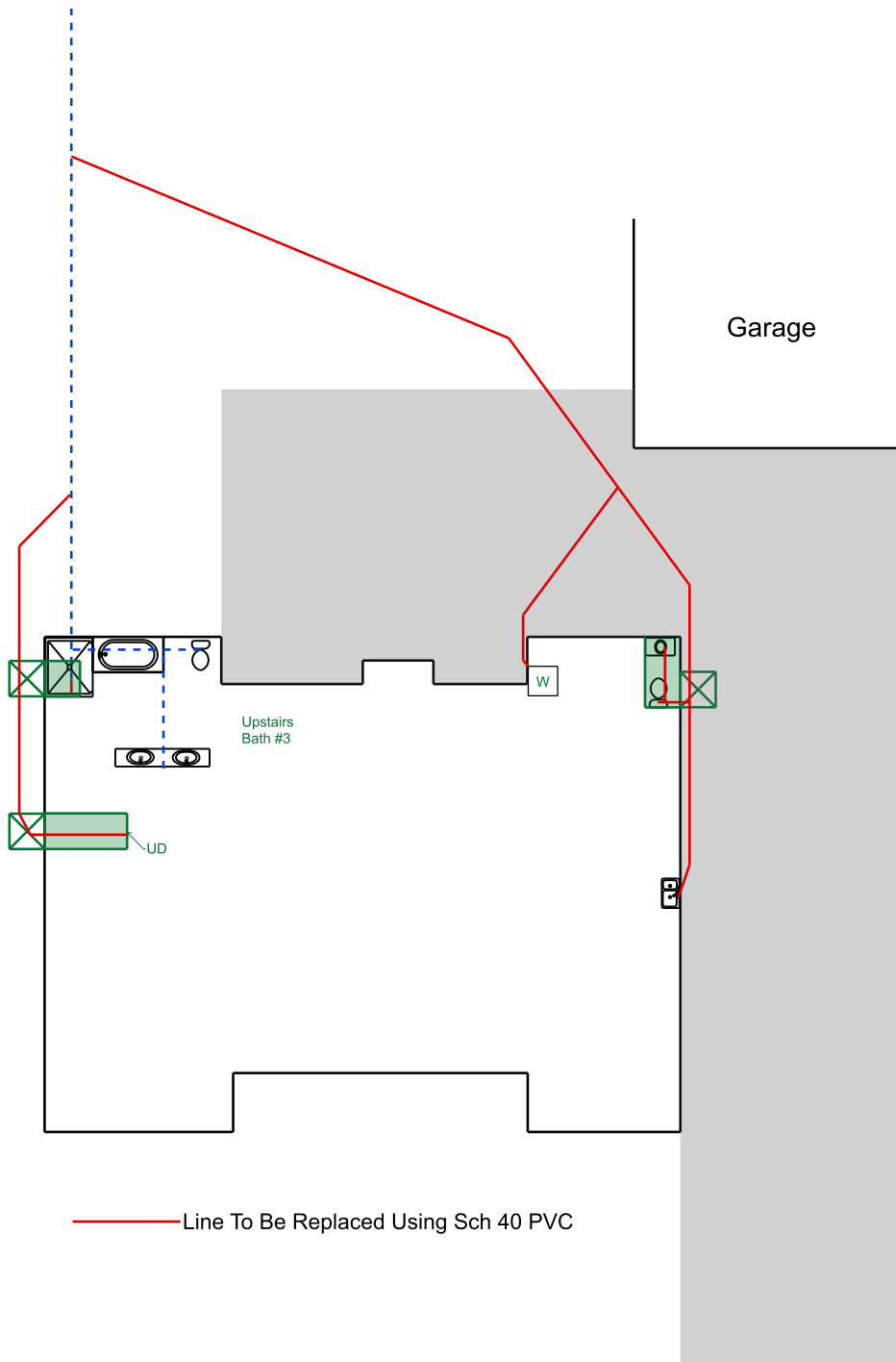
17. All underground plumbing repairs will be warrantied for a period of 6 months. All complete system replacements will be warrantied for a period of 12 months.

By signing any forms or agreements provided to you by Precision Foundation Service, you understand, agree and acknowledge that your electronic signature is the legally binding equivalent to your handwritten signature. You agree, by providing your electronic signature, that you will not repudiate, deny or challenge the validity of your electronic signature or of any electronic agreement that you electronically sign or their legally binding effect.

Signature: Whitney Woolie Date: 5/24/2022 Time: 10:53am



14919 Broadgreen Dr



TERRATHANE™ Polyurethanes

TerraThane™ Polyurethanes by NCFI are uniquely formulated for a variety of geotechnical applications. Each batch goes through stringent testing and quality assurance standards to ensure reliability in the field.

24-044 APPLICATIONS

Concrete Lifting/Leveling
Joint Matching
Void Filling
Concrete Undersealing
Road and Bridge Approach Slabs
Deep Soil Injection

About 24-044

NCFI Polyurethanes system 24-044 is a hydro-insensitive, plural component, polymeric MDIbased polymer system designed for concrete lifting/leveling, joint matching, void filling and concrete under-sealing in wet environments. 24-044 has been specially formulated for exceptional flow under concrete road or slab section(s).

Reactivity at 110°

	24-044 Fast	24-044
Cream Time	2 second	3 second
Gel Time	8 Seconds	14 Seconds
Tack Free Time	15 seconds	22 seconds
Rise Time	27 Seconds	47 Seconds

Physical Properties

Physical Properties	Test Method	Free Rise
Density	ASTM D1622	3.0 pcf
Compressive Strength	ASTM D1621	40 psi
Compressive Modulus	ASTM D1621	1155 psi
Tensile Strength	ASTM D1623	68.2 psi
Tensile Modulus	ASTM D1623	130 psi
Water Absorption	ASTM D2842	≤ 0.04 lbs/ft ²
Closed Cell Content		>92%
Max Service Temp		200°F
Elongation	ASTM D1623	6.1%
Flexural Strength	ASTM D790	69.4 psi
Flexural Modulus	ASTM D790	1490 psi

Special Testing/Certifications

NYDOT Hydro-insensitivity test, GTP-9		>92% density retention >93% comp str retention	
Dimensional stability, % volume change, 28 day aging (ASTM D-2126)	Heat age at 158°F	Freezer at -20°F	Humid age at 100% RH & 120°
	-1.7%	-0.1%	-1.8%

Performance

Wet Environments... **Excellent**

Lifting Capacity... **Excellent**

Chemical Resistance

Solvents... **Excellent**

Mold and Mildew... **Excellent**

Component Properties

Component	B-24-044	A2-000
Appearance	Transparent Black Liquid	Clear Brown Liquid
Brookfield Viscosity @ 20rpm	600 cps at 72°	200 cps at 72°
Specific Gravity	1.07	1.24
Weight per Gallon	8.9 lbs	10.3 lbs
Storage Temperature	50° - 100°F	50° - 110°F

Processing Parameters

ISO Temperature	110° - 130°F
Poly Temperature	110° - 130°F
Mixing Pressure	800 psi static, 600 dynamic psi, 1000/800 preferred

Mix Ratio

By weight....100 parts poly : 116 parts iso

By volume...100 parts poly : 100 parts iso

Storage and Handling

Store the poly from 50°F to 90°F. Avoid moisture contamination during storage, handling, and processing. For both components, pad containers and day tanks with either nitrogen or dry air (desiccant cartridge or air dryer @ -40°F dew point). For optimum shelf life, the recommended storage temperature for iso is 50°F to 110°F. **Do not expose iso to lower temperatures – freezing may occur.** Store components at 70°F to 90°F for several days prior to use to minimize components being too viscous at time to take to field. Shelf life is 6 months for factory sealed containers.

Application Cautions

Careful consideration should be given to selection and application of any NCFI Polyurethane foam system where excessive foam mass build-up can occur. Excessive polyurethane foam lift thickness will result in high internal temperatures within the injected foam, which can result in degraded foam properties, or in extreme cases, fire or spontaneous combustion. **Any flammability rating contained in this literature is not intended to reflect hazards presented by this or any other material under actual fire conditions.** Each person, firm or corporation engaged in the application, installation or use of any polyurethane product should carefully determine whether there is a potential fire hazard associated with such product in a specific usage, and utilize all appropriate precautionary and safety measures. Please consult NCFI Polyurethanes for safety considerations, polyurethane system selection and application recommendations.

The Information contained herein is believed to be reliable, but no representations, guarantees or warranties of any kind are made as to its accuracy, suitability for particular applications or the results to be obtained there from. The information is based on laboratory work with small-scale equipment and does not necessarily indicate end product performance. Because of the variation in methods, conditions and equipment used commercially in processing these materials, no warranties or guarantees are made as to the suitability of the products for the application disclosed. Full-scale testing and end product performance are the sole responsibility of the user. NCFI Polyurethanes shall not be liable for and the customer assumes all risk and liability of any use or handling of any material beyond NCFI's direct control. NCFI MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OR MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. Nothing contained herein is to be considered as permission, recommendations, nor as an inducement to practice any patented invention without permission of the patent owner.

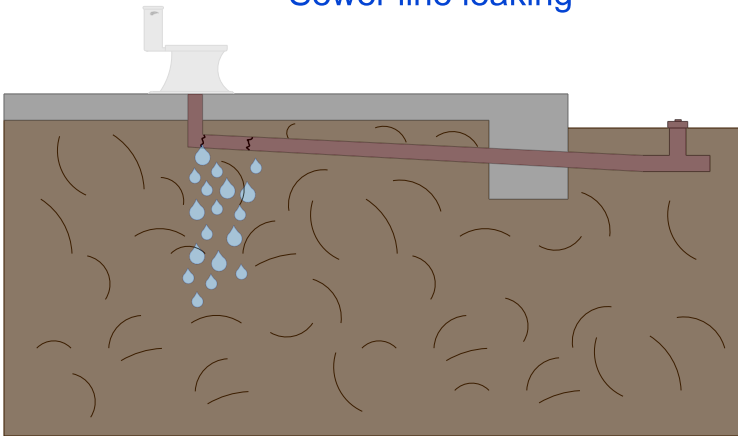
TERRATHANE™

24-044
Technical Data Sheet



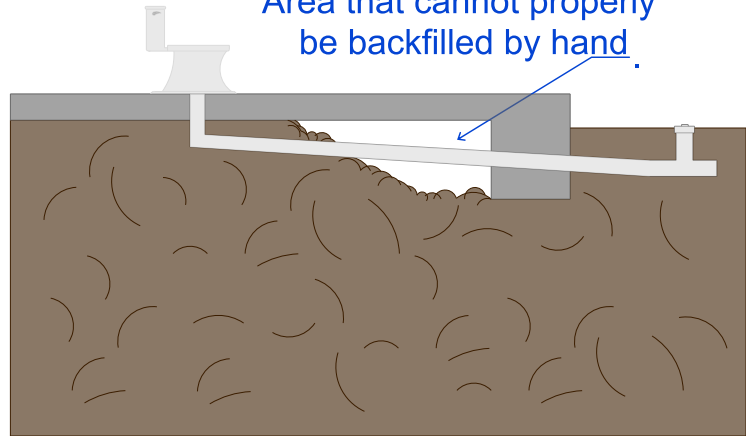
Prior to excavation

Sewer line leaking



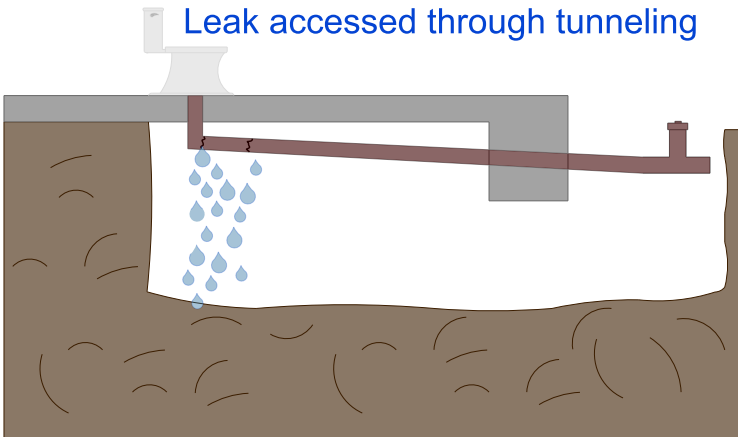
Post Backfill

Area that cannot properly be backfilled by hand.



Post excavation

Leak accessed through tunneling



Post Polyurethane Backfill

Improved backfill at access hole using polyurethane foam

