



**TO:** Mrs. Megan Fischer

**FROM:** Meritage Homes

**DATE:** February 21, 2025

**SUB:** Offer of changes to 394 Sue Peaks, Big Sky Ranch  
Dripping Springs, TX 78620 to match changes being made at 406 Sue Peaks.

Please see information below to outline the steps Meritage Homes will take to address and correct the issues identified at 406 Sue Peaks.

## **Correction Process for 406 Sue Peaks, Offer to be done at 394 Sue Peaks**

### **Exterior Wall Corrections**

#### **1. Remove Exterior Facade**

- Remove brick on the first floor and siding on the second floor from the right side of the house.

#### **2. Soffit Overhang Adjustments**

- Cut back soffit overhangs to ensure they are a minimum of 2 feet from the property line.
- Any remaining soffit overhang will have a 1-hour fire rating on the underside per Table 302.1 (1).

#### **3. Window Removal**

- Remove windows at the second-floor game room that are less than 3 feet from the property line.

#### **4. Water Heater Vent Adjustment**

5. Remove the water heater vent on the right side. It will be vented through a chase added in the game room (see Interior Wall section).

#### **6. Vent Removal**

- Remove vents for bath fans and the dryer from the right side. These will be

vented through a chase added in the game room (see Interior Wall section).

#### **7. HVAC Adjustments**

- Remove the HVAC condenser and all connections from the right side of the house. It will be moved to the left side of the house.
- Remove the 11 0V HVAC service plug from the right side of the house.

#### **8. Water Heater Drain Adjustment**

- Remove water heater secondary drains from the right side of the house. They will be relocated to the interior stud bay of said wall to exit the exterior of the front of the home.

#### **9. Pest Control Connection Removal**

- Remove the pest control connection on the right side of the house.

#### **10. Add Fire-Rated Sheathing**

- Install fire-rated sheathing as per the attached detail.

#### **11. Replace Soffit and Fascia Trim Boards**

- Ensure a minimum 2-foot clearance from the property line.
- Any remaining soffit overhang will have a 1-hour fire rating on the underside per Table 302.1 (1).

#### **12. Replace Exterior Facade**

- Replace the brick on the first floor and siding on the second floor.
- Replace the brick on the first floor with siding in an area 8 feet wide (4 feet O.C) of the master bath window to create an area 8x9 feet or 72 sq. ft. that is greater than 3 feet from the property line.

#### **7. Vent Rerouting**

- Reroute the water heater, dryer, and vent fans through the game room chases, including termination through the roof.

#### **8. Water Heater Drain Rerouting**

- Reroute the water heater drain to the garage floor.

#### **9. Electrical Adjustments**

- Replace electrical junction boxes with fire-resistant rated boxes per R302.4.

#### **10. Drywall Replacement**

- Replace drywall on the right exterior wall with 5/8" type "X" gypsum as per the attached detail.
- Repair interior drywall as needed, including chases in the game room and damage from relocating HVAC.

#### **11. Bathroom Fixture Reinstallation**

- Reinstall the primary tub and shower, including shower glass and tile surrounds.

#### **12. Trim and Baseboard Replacement**

- Replace all interior trims as needed, including mechanical trims, shelving, and baseboards.

**13. Repainting**

- Repaint the interior as required.

**14. Flooring Reinstallation**

- Reinstall flooring as required.

**15. Final Cleaning and Inspection**

- Clean the area thoroughly.
- Pass any applicable inspections.

I **decline** changes being made to 394 Sue Peaks:

Signature: Mign E. [Signature] Date: 2/21/25

Signature: Megan Fischer Date: \_\_\_\_\_

I **accept** that the changes are to be made to 394 Sue Peaks:

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_