

# 1932 South Blvd - Demolition Application Materials

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# CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**PROPERTY**

Address 1932 South Blvd. a.k.a 5115 Hazard Street  
 Historic District / Landmark Boulevard Oaks HCAD # 0600670070001  
 Subdivision Chevy Chase Lot 1 Block 6

**DESIGNATION TYPE**

- Landmark
- Contributing
- Protected Landmark
- Noncontributing
- Archaeological Site
- Vacant

**PROPOSED ACTION**

- Alteration or Addition
- Relocation
- Restoration
- Demolition
- New Construction
- Excavation

**DOCUMENTS**

Application checklist for each proposed action and all applicable documentation listed within are attached

**OWNER**

Name Douglas Heller and Ellen Heller  
 Company ~~not applicable~~ n/a  
 Mailing Address 1930 South Blvd.  
Houston, Texas 77098  
 Phone 713-360-7707  
 Email [REDACTED]  
 Signature [Signature]  
 Date JUN 28<sup>TH</sup> 2015

**APPLICANT** (if other than owner)

Name Timothy Kirwin  
 Company Randle Law Office  
 Mailing Address 820 Gessner  
Suite 1570, Houston, TX 77024  
 Phone (281) 657-2000  
 Email [REDACTED]  
 Signature [Signature]  
 Date 6/28/15

**ACKNOWLEDGEMENT OF RESPONSIBILITY**

**Requirements:** A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

**Deed Restrictions:** You have verified that the work does not violate applicable deed restrictions.

**Public Records:** If attached materials are protected by copyright law, you grant the City of Houston, its officers, agencies, departments, and employees, non-exclusive rights to reproduce, distribute and publish copyrighted materials before the Houston Archaeological and Historical Commission, the Planning Commission, City Council, and other City of Houston commissions, agencies, and departments, on a City of Houston website, or other public forum for the purposes of application for a Certificate of Appropriateness or building permit, and other educational and not for profit purposes. You hereby represent that you possess the requisite permission or rights being conveyed here to the City.

**Compliance:** If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and HAHC approval. Failure to comply with the COA may result in project delays, fines or other penalties.

Planner: \_\_\_\_\_ Application received: \_\_\_/\_\_\_/\_\_\_ Application complete: \_\_\_/\_\_\_/\_\_\_

# CERTIFICATE OF APPROPRIATENESS DEMOLITION CHECKLIST



PLANNING &  
DEVELOPMENT  
DEPARTMENT

**Well in advance of the COA application deadline contact staff to discuss your project and, if necessary, to make an appointment to meet with staff for a project consultation.**

Submit all items with the COA application form. An incomplete application may cause delays in processing or may be deferred to the next agenda. Refer to Houston Code of Ordinances, Ch. 33 VII, Sec. 33-247 for demolition approval criteria. Demolition applicants must give public notice by posting a sign at the site of the structure. Refer to attached public notice sign requirements for instructions.

**PROPERTY ADDRESS:** 1932 South Blvd. aka 5115 Hazard Street

**DEMOLITION TYPE:**  unreasonable economic hardship  unusual or compelling circumstance

### WRITTEN DESCRIPTION

property description, current conditions and any prior alterations or additions

### PHOTOGRAPHS label photos with description and location

- elevations of all sides of structure
- public notice sign(s) at the site upon installation with time stamp - *Will provide after July 12, 2015 date*

### DRAWINGS

current site plan or survey

### DOCUMENTATION

- certified appraisal of the value of the property conducted by a certified real estate appraiser
- assessed value of the land and improvements according to the two most recent assessments, unless the property is exempt from local property taxes
- all appraisals obtained by the owner in connection with the acquisition, purchase, donation, or financing of the property
- all Listings of the property for sale or rent that are less than a year old at the time of the application
- evidence of any consideration by the owner of uses and adaptive reuses of the property
- rehabilitation cost estimates, itemized and detailed, for identified uses or reuses, including the basis of cost estimates
- comparison costs of rehabilitation of the existing building, demolition of the building, and new construction
- complete architectural plans and drawings of the intended future use of the property, including new construction, if applicable/available
- plans to reuse, recycle or salvage list of building materials if a COA is granted

*na*  if applicant is a Nonprofit Organization, provide the following additional written information:

- cost comparison of the performance of the organization's mission or function in the existing and new buildings
- impact of reuse of the existing building on the organization's program, function or mission
- additional costs if any, attributable to the building of performing the nonprofit organization's function within the context of costs incurred by comparable organizations, particularly in the Houston area
- grants received, applied for or available to maintain or improve the property
- budget of the nonprofit organization for the current and immediately past fiscal years

# CERTIFICATE OF APPROPRIATENESS DEMOLITION PUBLIC NOTICE SIGN



PLANNING &  
DEVELOPMENT  
DEPARTMENT

## SIGN REQUIREMENTS:

### Deadline & Duration:

Signs must be posted no less than ten days before the date of the meeting; refer to the schedule on the general application. Signs must be maintained and remain on the site until the close of the meeting at which the HAHC acts on the application. Refer to the Houston Code of Ordinances, Ch. 33 VII, Sec. 33-238.1 for further details.

### Location & Size:

A sign shall face each public right-of-way bordering the site. Signs shall be posted no more than 15 feet from the public right-of-way and each sign shall be a minimum of 4 feet by 8 feet with lettering legible from the public right-of-way.

### Information on Sign:

- Structure subject to proposal (i.e. residence, garage, commercial building) and address
- Application number (may be obtained from Planning staff)
- Date, time and location of the HAHC meeting
- Contact information for the applicant
- Contact information for the Planning and Development Department

### Example:

**NOTICE OF CERTIFICATE OF APPROPRIATENESS APPLICATION**  
**PROPOSED DEMOLITION OF RESIDENCE AT 123 PARK ST.**  
**APPLICATION #140101**

Houston Archaeological & Historical Commission will consider the application on:

January 1, 2014 at 3:00 p.m.  
City Hall Annex, Public Level  
Bagby Street, Houston, Texas

For information contact:

Mr. Person, applicant: 555-123-4567 or mrperson@email.com

– or –

Houston Planning & Development Department, Historic Preservation Office:  
832-393-6556 or historicpreservation@houstontx.gov

**Written Description  
Property condition,  
current conditions  
and any prior  
alterations and  
additions**

## 1932 South Blvd - Demolition Application Materials

There are two structures situated at 1932 South Blvd. a.k.a. 5115 Hazard Street- a vacant garage apartment and a vacant duplex. The duplex is approximately 2,900 square feet and the garage apartment is approximately 800 square feet. The lot is 8,095 square feet.

1932 South Blvd. is located in the Boulevard Oaks Historic District. The duplex is listed as a contributing structure on the District's inventory.

The overall condition of the both the duplex and the garage apartment structures is poor. Attached with this COA application is a structural engineering report which concludes that the buildings are not habitable. Also, attached with this COA application is a full inspection report, which details the current substandard condition of the duplex and garage apartment.

The owner requests that a City of Houston inspector schedule a site visit to the duplex and garage apartment to view and document its current conditions. The owner will make the two structures available to the City's inspector upon request.

The duplex and garage apartment appear to have been built circa 1936 based on historical research provided by the Harris County Archives which is attached hereto.

Owner also provides copies of the Sanborn Fire Insurance maps showing the duplex and garage apartment.

It appears that the duplex was built as a single-family home and converted into a duplex shortly after it was built. The exact date of conversion is unknown.

The current substandard and uninhabitable conditions of both the duplex and garage apartment structures as evidenced by multiple expert reports as well as a detailed economic analysis shows that the only viable option for the owner is to demolish both structures and construct a single-family structure on the property.

## **INSPECTION REPORT**

**Prepared for:  
Mr. Douglas P. Heller**

**Property Address:  
1932 South Boulevard  
Houston, TX 77098**

**Prepared by:  
EBC Engineering, Inc.  
TBPE Reg. # F-13827  
6420 Richmond Ave, Suite 306  
Houston, TX 77057**

**Date: July 8, 2014**

## **Intent of report:**

The intent of this report is to provide a professional opinion about the adequacy and safety of the existing structures to be occupied.

The inspection of the structures was limited to visual observations of the accessible parts of such structures. No material tests were performed.

Recommendations for mitigation measures to improve the existing conditions of the inspected structures are not part of this report.

A photographic record of some of the more important findings during the inspection is presented in Appendix A.

## **General project information:**

The subject of this report is a two story single family residence with a detached two story garage apartment located at the northeast corner of South Blvd and Hazard Street.

The structural system of the main house consists of wood framing on a crawl space foundation with perimeter grade beams and the structural system of the garage apartment consists of wood framing on a concrete slab on grade foundation. The roof system of both structures consists of asphalt shingles on wood decking and rafters.

Cladding materials of the main house consist of painted wood siding at the second floor and painted brick veneer at the first floor. The cladding materials of the garage apartment consist of painted wood siding.

The interior walls and ceilings of both buildings are covered with painted gypsum board and the floor is mainly hardwood.

## **Observations:**

All floors at the main house are unlevelled especially towards the center of the house where most of the house dead loads are concentrated, with drops in the order of 1.5 inches to 3 inches from reference points determined in the field with a maximum measured span of 17 feet. The floors at the garage apartment are also unlevelled with similar drop dimensions.

The aforementioned changes in elevations reflect problems with the foundation that translate in deflections of the structural framing system beyond the maximums allowed by the 2006 International Residential Code. It is important to note that at the moment of the inspection the buildings were uninhabited and no furniture was present. Therefore, the deflections of the structural members were not at their maximum and will increase if the building is inhabited. Besides, the increment in load will generate additional stresses in the structural members that will impact the performance of the whole structural system.

Since the dimension, spacing and points of support of the existing framing members

could not be determined in the field, it is not possible to assess exactly what the impact of the additional loads on the structure will be. Nevertheless, based on my observations to the buildings and on my professional experience, it is clear that such impact will be negative and the safety of the occupants will be compromised.

Deflections were also observed from the outside of the buildings especially at the south façade of the main house and at the main –west- elevation of the garage apartment.

It is apparent that the interior walls of both buildings were recently patched and painted. For this reason, it is difficult to accurately determine the actual structural condition of the walls. However, based on the field observations throughout the buildings and noting that there are new cracks at all windows and doors as well as in other wall locations, it is clear that the damage of the walls is extensive and will be more apparent with time.

The house stairs are unlevelled from the exterior wall towards the interior of the house as indicated in photo6.

The size and spacing of the existing rafters at the main house's roof are not adequate and are sagging. Besides, the ceiling joists are also unlevelled with the same slope condition towards the center of the house as in the first and second floor. Additionally, the roof lacks a wind uplift tie down system in compliance with the 2006 IRC.

Moisture infiltration was also observed in the buildings especially thru the roof deck and at the first floor of the main residence.

Due to the age of the buildings, which according with Harris County records were built in 1938, it is likely that the paint of the windows is lead-based paint and besides, do not comply with the International Energy Code.

Finally, exterior cladding materials are deteriorated due in part to the lack of maintenance but also to foundation deficiencies as is the case of the brick veneer at the main residence.

**Conclusion:**

Based on the visual inspection performed by me and to the best of my knowledge, I conclude that both the main residence and the garage apartment do not comply with the 2006 IRC and are not safe to be inhabited.

Report prepared by:

A circular red ink seal for the State of Texas Professional Engineer. The seal contains the text "STATE OF TEXAS" at the top, a five-pointed star in the center, "E. HENRY BARRETO" below the star, and "105874" below the name. The words "PROFESSIONAL ENGINEER" are written around the bottom inner edge of the seal. Overlaid on the seal is a handwritten signature in black ink and the date "7/8/14" below it.

**Henry Barreto, P.E.**

**EXHIBIT A**  
**PHOTOGRAPHIC RECORD**



**Photo1.** Exterior elevation at main house on South Boulevard. Siding paint and windows are deteriorated. Second floor wall cambers down at center, windows and entrance door are unlevelled.



**Photo2.** House foundation unlevelled with cracks.



**Photo3.** Unleveled house foundation with cracks at main entrance. 1.5 inches drop from column to column along concrete step.

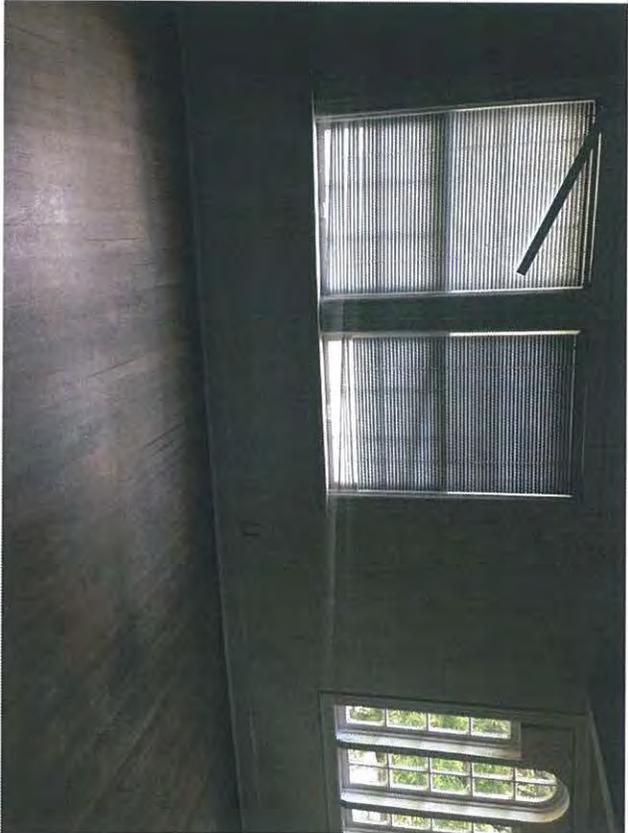


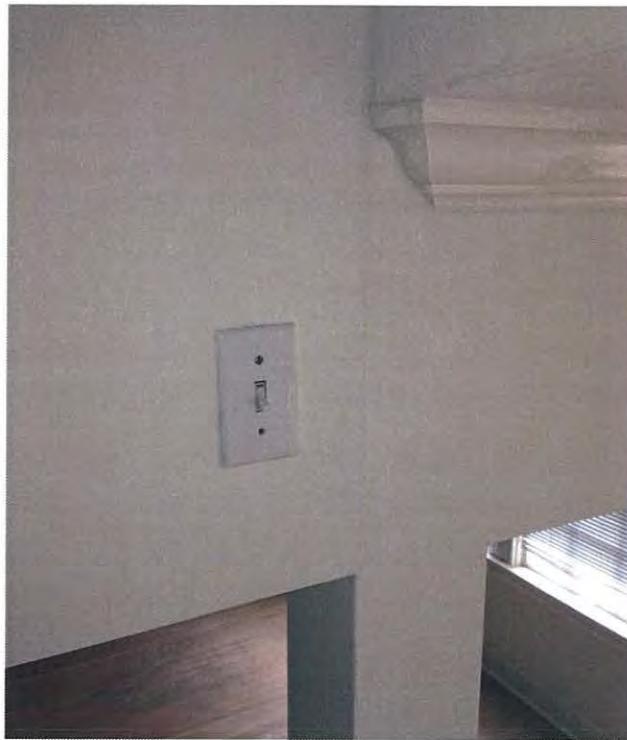
**Photo4.** Brick veneer crack along perimeter grade beam at main residence.

**Photo6.** Unleveled stairs at main house. Measured 1 inch drop along stair width.



**Photo5.** Floors sagging at second floor of main house.





**Photo7.** Crack on column at house stairs.



**Photo8.** Second floor bathroom at main house. Floor is cracked and unlevelled. 2 inches drop from exterior wall to entrance door.



**Photo9.** Typical cracks at headers on doors and windows at main house



**Photo10.** Typical cracks between floor and windows sills at main house.



**Photo11.** Mold inside main house at first floor.



**Photo12.** Sagging roof framing members and moisture infiltration thru roof deck.



**Photo13.** Inadequate roof framing and bracing



**Photo14.** Damaged wood siding at garage apartment.



**Photo15.** Exterior elevation of garage apartment on Hazard Street. Sagging roof and floor cantilever.



**Photo16.** Out of plumb column and damaged concrete slab at garage apartment



**Photo17.** Out of plumb column, sagging overhang and unlevel windows at garage apartment .



**Photo18.** Deteriorated walls and mold at garage apartment.



**Photo19.** Typical cracks at headers on doors and windows at garage apartment



**Photo20.** Typical cracks between floor and windows sills at garage apartment



This Home Inspection is exclusively prepared  
for:  
Tim Kirwin

**TIP Pest Control**

330 Rayford Rd  
Spring, TX 77386

Phone:

Fax:

Email:

**PROPERTY INSPECTION REPORT**

**Prepared For:** Tim Kirwin  
(Name of Client)

**Concerning:** 1932 South Boulevard, Houston, TX 77098  
(Address or Other Identification of Inspected Property)

**By:** Mike Elmore, Lic #TREC 6514 11/21/2014  
(Name and License Number of Inspector) (Date)

\_\_\_\_\_  
(Name, License Number of Sponsoring Inspector)

**PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES**

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at [www.trec.texas.gov](http://www.trec.texas.gov).

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

**THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS.** The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000  
<http://www.trec.texas.gov>.

Report Identification: 20141121-01, 1932 South Boulevard, Houston, TX

or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

### **TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES**

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathroom, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as, smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices; and
- lack of electrical bonding and grounding.

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

**INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION**

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**AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.**

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### ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

#### LEGEND:

**X:** Indicates an action item. Please consider immediate repair. These items may or may not rise to a level of negotiation with a seller, however, it should still be repaired by someone.

**^:** Indicates a consideration item. These items are routine improvement recommendations or items required for comment by the TREC which may not demand immediate repair. Please consider taking action over the life of the home.

**Inspection Environment:**  Occupied  Vacant  New Construction

**Weather:** Rain/Cloudy **Approximate Temp.:** 65° F

**Approximate Year of Construction:** 1938

**DIRECTION:** For the purpose of the inspection Right and Left are as the home faces the street.

**People Present:**  Owner  Buyer  Agents(s)  Builder  Inspector Only

**Access:**  Owner  Agent  Supra Key  Combo Box  Builder "

**Report Forwarded To:**  Buyer  Agent  Seller  Other  Via e-mail

**Client did not attend the inspection**, and was therefore unable to accompany the Inspector to observe the methods and techniques used to conduct the inspection. Client is encouraged to contact the inspector directly or the Texas Inspection Partners office to discuss the inspection.

**The home is occupied.** It is not the responsibility of the Inspector to disturb or position personal belongings of the property owner/occupant (particularly storage items in closets and cabinets) to ensure that Inspector access to wall, floor and/or ceiling areas is not impeded.

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**NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE.  
THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE.**

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**NOTICE:** Environmental Inspections, such as but not limited to, mold, lead, asbestos, etc., are **NOT** within the bonds of our service. The Texas Department of Health licenses Indoor Air Quality Analysis personal. If you have question on these issues, please contact an appropriately trained and licensed person. Please be careful with opinions offered by ancillary personal, that are really not trained.

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I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient
I	NI	NP	D

I. STRUCTURAL SYSTEMS

- 

A. Foundations

Type of Foundation(s): Pier & Beam - Crawlspace

Comments:

**Performance Opinion:** (An opinion on performance is mandatory)

**Note:** Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.

- Signs of structural movement noted; suggest that an expert in this field be consulted for further evaluation of the structure and to provide suggestions as to what, if any, corrective actions should be taken.

Method used to inspect the crawlspace:  Entered  Viewed from opening  No Access

Location(s) of crawl space access:  Some areas of the crawlspace is not accessible due to low clearance, wires, piping, ductwork, etc.

**SUGGESTED FOUNDATION MAINTENANCE & CARE** - Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

**X:** The dwelling is exhibiting signs of excessive foundation/structural settlement as evidenced by shifted/unlevel piers and deteriorated beams were found under the home. Also, unlevelled interior floors, drywall cracks, wrinkling tape joints, window cracks & separation, and numerous doors found out of square throughout the house. We recommend a structural engineer be consulted for further evaluation. to determine what repairs are necessary to secure the structure.

**NOTE:** Foundation repairs can often cause more damage to interior surfaces. So no interior structural or cosmetic repairs should be made to the home until after structural repairs are performed.

**^:** The rear addition is in poor condition. Modifications and additions appear to have been made to the home and garage structures. We cannot determine if these changes were done correctly or how they may affect the home/structures in the future. Full inspection of the foundation is not possible where slab joints are present or where the foundation has been concealed.

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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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# 1932 South Blvd - Demolition Application Materials

Report Identification: 20141121-01, 1932 South Boulevard, Houston, TX

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



## B. Grading and Drainage

*Comments:* The Company does not determine area hydrology, the presence of underground water, or the efficiency or operation of underground or surface drainage systems.

Note: Any area where the ground or grade does not slope away from the structure is to be considered an area of improper drainage.

**X:** Low areas, ponding water and inadequate drainage noted under crawl space. Allowing water to pond under the dwelling can cause differential movement which will adversely affect foundation performance. Drainage specialist should be consulted for evaluation and estimates in order to correct proper grading and drainage around the house and under the crawl space to allow for proper drainage away from the structure.

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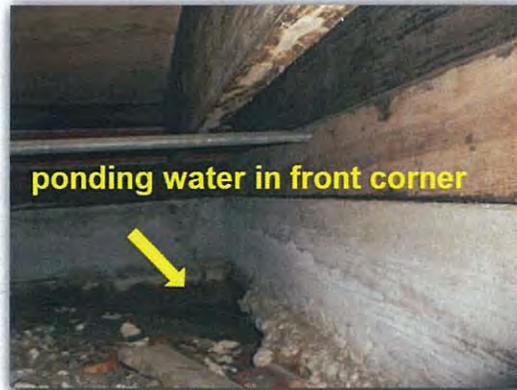
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



- 

### C. Roof Covering Materials

A home inspector can not determine the remaining life of any component, such as the roof. Roof life is determined by many factors including slope, material type, UV exposure and shade. Any roof, of any age, can be damaged by heavy, wind driven rain, hail and other climate events.

*Type(s) of Roof Covering:* Asphalt Shingles

*Viewed From:* Ground & attic

*Comments* Double overlay usually requires an additional cost for more debris removal.

**X:** Roof covering has reached the end of its serviceable life and needs replacement. The roof covering is missing shingles in several areas, has significant damage and is experiencing signs of wear, such as loose/curling/& lifted shingles, deteriorated shingles from moisture penetration & weather exposure.

**X:** The roof is composed of 2 layers: the original wood shakes and current roof covering. This is considered to be a fire hazard and is no longer allowed. This condition will also shorten the life of the existing roof and will require additional costs at the time of the next re-roof for debris removal and plywood installation.

**X:** Gutters are full of debris, loose, sagging, rusted through and deteriorated. Replace damaged sections as needed.

**X:** Tree limbs over hanging or rubbing against roof should be removed or trimmed to prevent damage to shingles.

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**D. Roof Structures and Attics**

*Viewed From:* Entered the Attic

*Approximate Average Depth of Insulation:* 4-6 inches

*Approximate Average Thickness of Vertical Insulation:* 6-8 inches

*Comments:* Some areas of the attic were inaccessible due to roof slope.

**X:** Purlin braces are broken at roofing structure. Have structural engineer evaluate the attic framing and structure, and repair all damaged framing members as needed.

**X:** Daylight is visible around plumbing vent pipes passing through the roof. Flue pipes do not

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have the proper clearance to combustibles, this is a fire hazard. Flue pipes must also extend at least 2 feet above the roof level. Recommend a qualified roofer be consulted to check all flue pipe clearances and vent pipe seals and for any other repairs.

**X:** Signs of wood rot and significant water penetration were observed under the attic window. The make shift vent is improperly installed and leaking. Repair window and all wood rot as needed.

**X:** The flooring boards are loose/damage and unsafe in some areas. Repair flooring in order to have a safe and unobstructed service walk to the attic from the attic door.

**X:** Insulation depth in attic is less than currently recommended. At least 13-16 inches are recommended for maximum efficiency.



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## E. Walls (Interior and Exterior)

*Comments:* **Exterior wall covering type:**  Brick  Composite Wood  Fiber Cement  Stone  Wood  Masonry Stucco  Synthetic Stucco  Vinyl  Aluminum  T-1-11 or Plywood  
**Exterior trim types:**  Fiber Cement  Wood  Composite Wood  Vinyl  Aluminum

**X:** Siding is missing in some areas, deteriorated, needs extensive repairs. Peeling paint, splitting wood and wood rot noted on the siding and trim all around the house. Replace all wood rot and hidden damage. Peeling paint needs to be cleaned. Exposed wood should be painted/caulked/sealed to prevent further deterioration.

**X:** Signs of water penetration were found in several areas. Long term water penetration was noted under the kitchen sink and at the rear addition wall (under the closed in balcony). Repair the source, the water damage, and any hidden damage that may exist.

**Note:** We recommend that you contact an air quality specialist prior to closing to test and determine the health and safety levels of the air in the home due to black growth forming on the walls due to long term water penetration and damage. Additional remediation may be required based upon the findings of the environmental engineer or air quality specialist, Proper Lead abatement procedures are required to be followed when removing/repairs drywall .

**X:** Keep heavy vegetation off of walls. Vegetation restricts visibility, traps moisture and attracts insects



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**F. Ceilings and Floors**

*Comments:*

**X:** The floors need extensive repairs to replace and refinish damaged floor sections. Tiles are cracked and missing in bathrooms. The floors are loose, unlevelled and splitting. The wood floors are worn, warped, painted on, scuffed and scratched throughout. Separated and swollen planks noted upstairs in kitchen, breakfast area and living room due to water penetration. Floors are water damaged and rotted at back door.

**X:** Signs of water penetration were observed at the ceilings. The source of water penetration was not determinable at the time of inspection. Repair the source the ceiling and any hidden

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water damage as needed.



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**G. Doors (Interior and Exterior)**

*Comments:*

- X:** Numerous doors are out of square due to the shifting of the structure and need adjustment so they shut do not hit their frames during normal operation.
- X:** Door knobs are missing and several are inoperable or have other missing hardware.
- X:** Dead bolts on exterior doors should be keyless, manually operated hardware in the event of a fire or other emergency.

**H. Windows**

*Comments:*

- X:** Safety glass is not present in the required areas. This was not a requirement at the time of construction. However, all windows must meet current safety glass requirements if home is rehabed in the future.
- X:** Windows are in poor condition. Window frames and sills are rotted/deteriorated or swollen. Several windows have separated from the their frames. The wooden window frames are stuck or painted shut and have damaged ropes/pulleys and latches. Windows in bedrooms must be functional for egress in the event of an emergency. All windows should be checked by a window specialist for repairs and safe and normal operation.
- X:** 3 cracked/broken windows found.
- X:** The windows are missing screens.
- X:** Caulking around exterior windows is deteriorating and missing in several areas.

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- I. Stairways (Interior and Exterior)
- Comments:

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**X:** The baluster are missing at the upstairs living room and are too wide at spiral stairs. The current standard is that the gap along handrails and barristers may not exceed 4 inches. Also, modern handrails should have closed tapered ends to prevent injury and garments from snagging.

**X:** The spiral stair case is loose, wobbles and needs to be secured by quaffed contractor. Also, the stair steps appear to be too tall and inconsistent in height. Current standards dictate that steps (risers) be a maximum of 7 3/4 inches tall & that the tallest riser may not be 3/8 inch greater than the shortest riser. This is a trip hazard.



**J. Fireplaces and Chimneys**

**Number of Fireplaces:** 2

**Type:**  Metal Flue(s)  Masonry(s)/Brick  Wood Stove  OTHER

**Notes:** Unable to check recessed gas valve(s) for leaks.

**X:** The hearth extension to the top, front and sides of the downstairs fireplace does not extend the proper distance away from the fire box opening as required. The downstairs fireplace does not appear to be properly vented and appears to be a 'gas only' unit.

**X:** The upstairs firebox is dirty and heavy creosote build up was noted in flue. Recommend the chimney flues be swept and checked for safe operation prior to use.

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**K. Porches, Balconies, Decks, and Carports**

*Comments:* Concrete flatwork (including the drive) and all hard-scaping is inspected for safety only. These items are not considered structurally significant.

**X:** The closed-in balcony is deteriorated at the floor/decking boards, from water penetration. The sub-floor structure under this area was not visible for inspection. Balcony is leaking and needs extensive repairs to prevent water penetration and structural failure. The closed-in balcony is unsafe for use at this time.



**L. Other**

*Comments:*

**X:** The garage structure is in overall very poor condition, is not structurally safe and is not habitable at this time. The unit has no power and the upper level was not safe for entry. The foundation is severely cracked, heaved and splitting. The front of the structure is sagging and the building shows signs of deflection and excessive structural movement. The garage doors are misaligned out of square and inoperable. The siding & trim is deteriorated, rotted, and the electrical system is on poor and unsafe condition. Plumbing & AC could not be tested at this time. Structural engineer or specialist is needed to further evaluate the garage structure.

**X:** Evidence of rodent activity/droppings observed in the attic. If they have not been controlled then a pest control expert should be consulted for treatment plan.

**X:** The kitchen and bathroom cabinets are water damaged in some areas and show significant signs of wear and tear.

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II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Overhead Service     Underground Service

Type of Wire:     Copper     Aluminum

Main Panel Amps:     60     100     125     150     200     2x200     Other

Main Panel Location:     Garage     Left Side     Right Side     Rear Exterior

**X:** These are older boxes and service. The service has been tapped into some existing knob and tube wiring which is not allowed. Active knob and tube wiring was found in the attic and under the house. It is likely that an electrician may need to disable the knob and tube wiring, upgrade the boxes, and/or service prior to performing any other major electrical repairs.

**X:** The main breaker service wires are aluminum and are not coated with anti-oxidation grease as required.

**X:** The electrical panel is not fully labeled any labeling present is not checked for accuracy.

**X:** Knock outs missing on panel box cover plates and doors are damaged and fall off when opened.



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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:     Copper     Aluminum    Conduit \_\_\_\_\_

Smoke Detector(s)     Some units are inaccessible     .

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**GFCI Resets located at:**  Kitchen  Master Bathroom  Garage  Hall Bathroom

NOTE: AFCIs are only tested when the property is vacant.

**Notes:** Accessible smoke detector(s) are tested with the test button only. Smoke detectors and/or heat sensors connected to a security system are not inspected and are beyond the scope of the general home inspection. Current standard (post 1996) require a smoke alarm in each bedroom, in hallways within 5 feet of any bedroom door, at the top of stairs and at least one per floor.

**X:** Service has been upgraded from its original 2-wire system. As a result some 2 prong outlets and the majority of the 3-prong outlets are not grounded.

**X:** No Ground Fault Circuit Interrupter installed at kitchen, bathrooms, exterior or garage.

**X:** The first floor bathroom GFCI is improperly wired with reverse polarity. It did not trip when tested.

**X:** The ceiling fan in the upstairs bedroom is loose and wobbles during operation.

**X:** Ceiling fans inoperable at the first floor bedrooms.

**X:** Arc Fault Circuits Interrupter(s) (AFCI) are not present as currently required.

**X:** There is loose conduit and improper wiring in the bedrooms.

**X:** Exposed wiring connections in crawlspace, in the attic and missing conduit at exterior fixtures.

**X:** Lights out/inoperable around the house. Replace bulbs and test again.

**X:** Smoke detectors are missing in the bedrooms, & hallways adjoining bedrooms. Recommend they be installed in all sleeping rooms and other areas as currently recommended. The detectors are not interconnected as currently required.



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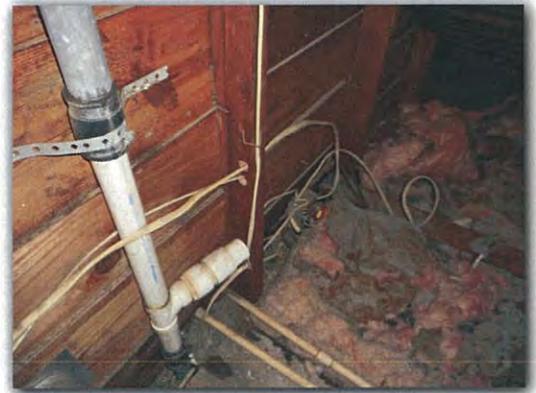
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### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

#### A. Heating Equipment

The visual inspection of the heating, ventilation and ducting equipment does not include internal parts that require disassembling of the unit to visually inspect. The condition of the HVAC equipment is based on the performance of the system when tested and those components that are visually accessible at the time of inspection. Full evaluation of the integrity of such components as a heat exchanger, require dismantling of the systems and is beyond the scope of a visual inspection.

*Type of System:* Central

*Energy Source:* Electric

<i>Comments:</i>	<i>Area Serviced</i>	<i>Max Output</i>
<input checked="" type="checkbox"/> Unit #1:	Downstairs	104 °F
<input checked="" type="checkbox"/> Unit #2:	Upstairs	111 °F

**X:** Exposed electrical wiring at heating equipment.

**X:** The unvented space heaters in bathrooms are dangerous, should not be used and be properly removed and gas lines capped off removed.

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**B. Cooling Equipment**

*Type of System:* Central - Air Conditioner

Return - Supply = Differential (Should be 15-25)

- Unit #1: Downstairs inoperable °F
- Unit #2: Upstairs (not cooling) 8 °F

*Comments:*

- X:** The conduit is loose at exterior exposing the wire. Properly secure/seal loose conduit.
- X:** The downstairs condenser is inoperable and did not respond when tested. A low temperature differential was noted on the upstairs unit indicating that the system is not cooling at this time. These are both old systems and should be maintained and serviced annually. Recommend a qualified HVAC specialist be consulted for a full evaluation to determine what equipment needs replacement, to check refrigerant levels, check for leaks, and for any other repairs needed at that time.
- X:** The conduit is loose at exterior exposing the wire. Properly secure/seal loose conduit.
- X:** The large coolant line is not fully insulated as required for system efficiency and to keep condensation from dripping below.
- X:** Condensing unit is older and cooling fins are deteriorated from corrosion and plugged with debris. Damaged, deteriorated cooling fins will prevent air circulation across coils and reduce system. The average life span of this type of equipment is 10-15 years, these units are 20 and 30 years old and well beyond their average life for this type of equipment.

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**C. Duct Systems, Chases, and Vents**

*Comments: We can not inspect or check ductwork for cleanliness*

**Type of Ducting:**  Flex Ducting  Duct Board  Metal

**Filter/Cleaner:**  1" Fiberglass  Washable  Electrostatic  4" Media  UV Light

**X:** Repair/replace loose and damaged ducts. Grey ductwork has been known to be inefficient and prematurely deteriorate. Recommend they replaced in the near be future since the interior of the ducts cannot be inspected.

**X:** Ducts are not all suspended off of attic floor and are some ducts are touching. Recommend ducts be properly suspended and any ducts that touch should have insulation between them.

**X:** Air leaks noted at openings, and connections at HVAC units.

**X:** Filters are dirty and should be changed regularly. Recommend a qualified HVAC specialist be consulted to clean and service the coil and system and for any other repairs needed at that time.



**IV. PLUMBING SYSTEM**

**A. Plumbing Supply, Distribution Systems and Fixtures**

*Location of water meter:* Curb

*Location of main water supply valve:* Not located

*Static water pressure reading:* 45

*Comments:*

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**Water Source:**  Public  Private    **Sewer Type:**  Public  Private  
**Type of Water Pipes:**  Galvanized  Copper  CPVC  PEX  Other

**X:** The house is plumbed with the majority of the original galvanized plumbing. Signs of previous pin-hole leaks and repairs were present. A leak was found at the water heater at the time of inspection. The water heater has been red-tagged.

**X:** Tile, caulk and grout repairs are needed along the tile joints in bath tub enclosures.

**X:** The kitchen sink handle is leaking.

**X:** Cap unused gas lines in the home.

**X:** Shower diverter in upstairs bath leaks.

**X:** Anti siphon device/vacuum breaker not installed at hose bibs around perimeter of dwelling.



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## B. Drains, Wastes, and Vents

Comments: **Type of Drain Pipes:** Cast Iron PVC Other

**^:** The condition of underground cast iron drain lines cannot be determined. If you desire a hydrostatic test it should be performed by a qualified leak detection company of your choosing.

**X:** The upstairs tub is slow to drain indicating a possible obstruction in the drain line. Clear and retest the drain line.

**X:** The downstairs tub is missing a p-trap as required and has an improper connection.



## C. Water Heating Equipment

Energy Source: Gas

Capacity: 40

The temperature and pressure relief test valve was not operated during this inspection due to the possibility of the valve not reseating and water damage resulting. Manufacturers recommend that valves older than three years be removed, cleaned and inspected or replaced.

**X:** No gas service, no hot water as a result. Plumbing fixtures should be independently tested for hot water once the system is functioning properly.

**X:** Water leak at supply connection. Corrosion and rust was noted on the water heater and pan is full of water.

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**X:** The water heater in the downstairs kitchen is trapped behind the refrigerator, is not accessible and was not fully visible. Unit needs to be relocated so that it is accessible for service and inspections.

**X:** A 90 degree fitting should be installed at the end of T&P exhausts to safely divert exhaust to ground.



## D. Hydro-Massage Therapy Equipment

*Comments:*

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**E. Other**

*Comments:*

**X:** Water damage under the kitchen sink, replace damage and hidden damage as needed.



## V. APPLIANCES

**A. Dishwashers**

*Comments:*  Downstairs unit operable at the time of the inspection.

**X:** Door gasket is damaged at upstairs dishwasher unit.

**X:** No suspended loop in drain line or anti siphon device installed to prevent the back flow of contaminated water from sink drain to dishwasher.



**B. Food Waste Disposers**

*Comments:*

**X:** Disposal inoperable downstairs and upstairs unit is vibrating excessively.

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**C. Range Hood and Exhaust Systems**

*Comments:*  Filter is dirty / greasy. Filter should be removed and cleaned occasionally.

**Vent Method:**  Recirculating (vent pipe not required)  Vented  Downdraft

**X:** Range Hood fans are, downstairs unit is inoperable.

**D. Ranges, Cooktops, and Ovens**

*Comments:* **Oven:**  Electric Elements  Gas Burners  Not Present

Upper Oven Temperature: \_\_\_\_°F @ 350 °F

Lower Oven Temperature: \_\_\_\_°F @ 350 °F.

**Range:**  Electric Elements  Gas Burner  Not Present

**X:** Both ovens had no power and are inoperable.

**X:** Anti-tip device is not installed at free standing range to prevent range from tipping over when oven door is opened.

**E. Microwave Ovens**

*Comments:*

**F. Mechanical Exhaust Vents and Bathroom Heaters**

*Comments:*

**G. Garage Door Operators**

*Comments:*

**X:** The garage doors/openers are out of square, of track, misaligned, in poor condition and could not be tested.

**H. Dryer Exhaust Systems**

*Comments:* We cannot fully check dryer vent ducts for cleanliness. Dryer vent duct should be cleaned regularly to prevent a potential fire hazard.

**X:** Dryer vent is dirty. Dryer vent duct be professionally cleaned for safe operation.

**I. Other**

*Comments:*

## SUMMARY

Presented for your convenience, please read the entire report.

## FOUNDATIONS

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**X:** The dwelling is exhibiting signs of excessive foundation/structural settlement as evidenced by shifted/unlevel piers and deteriorated beams were found under the home. Also, unlevel interior floors, drywall cracks, wrinkling tape joints, window cracks & separation, and numerous doors found out of square throughout the house. We recommend a structural engineer be consulted for further evaluation. to determine what repairs are necessary to secure the structure.

NOTE: Foundation repairs can often cause more damage to interior surfaces. So no interior structural or cosmetic repairs should be made to the home until after structural repairs are performed.

^: The rear addition is in poor condition. Modifications and additions appear to have been made to the home and garage structures. We cannot determine if these changes were done correctly or how they may affect the home/structures in the future. Full inspection of the foundation is not possible where slab joints are present or where the foundation has been concealed.

## GRADING AND DRAINAGE

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**X:** Low areas, ponding water and inadequate drainage noted under crawl space. Allowing water to pond under the dwelling can cause differential movement which will adversely affect foundation performance. Drainage specialist should be consulted for evaluation and estimates in order to correct proper grading and drainage around the house and under the crawl space to allow for proper drainage away from the structure.

## ROOF COVERING MATERIALS

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**X:** Roof covering has reached the end of its serviceable life and needs replacement. The roof covering is missing shingles in several areas, has significant damage and is experiencing signs of wear, such as loose/curling/& lifted shingles, deteriorated shingles from moisture penetration & weather exposure.

**X:** The roof is composed of 2 layers: the original wood shakes and current roof covering. This is considered to be a fire hazard and is no longer allowed. This condition will also shorten the life of the existing roof and will require additional costs at the time of the next re-roof for debris removal and plywood installation.

**X:** Gutters are full of debris, loose, sagging, rusted through and deteriorated. Replace damaged sections as needed.

**X:** Tree limbs over hanging or rubbing against roof should be removed or trimmed to prevent damage to shingles.

## ROOF STRUCTURES AND ATTICS

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**X:** Purlin braces are broken at roofing structure. Have structural engineer evaluate the attic framing and structure, and repair all damaged framing members as needed.

**X:** Daylight is visible around plumbing vent pipes passing through the roof.

Flue pipes do not have the proper clearance to combustibles, this is a fire hazard. Flue pipes must also extend at least 2 feet above the roof level. Recommend a qualified roofer be consulted to check all flue pipe clearances and vent pipe seals and for any other repairs.

**X:** Signs of wood rot and significant water penetration were observed under the attic window, The make shift vent is improperly installed and leaking. Repair window and all wood rot as needed.

**X:** The flooring boards are loose/damage and unsafe in some areas. Repair flooring in order to have a safe and unobstructed service walk to the attic from the attic door.

**X:** Insulation depth in attic is less than currently recommended. At least 13-16 inches are recommended for maximum efficiency.

## WALLS (INTERIOR AND EXTERIOR)

**X:** Siding is missing in some areas, deteriorated, needs extensive repairs. Peeling paint, splitting wood and wood rot noted on the siding and trim all around the house. Replace all wood rot and hidden damage. Peeling paint needs to be cleaned. Exposed wood should be painted/caulked/sealed to prevent further deterioration.

**X:** Signs of water penetration were found in several areas. Long term water penetration was noted under the kitchen sink and at the rear addition wall (under the closed in balcony). Repair the source, the water damage, and any hidden damage that may exist.

**Note:** We recommend that you contact an air quality specialist prior to closing to test and determine the health and safety levels of the air in the home due to black growth forming on the walls due to long term water penetration and damage. Additional remediation may be required based upon the findings of the environmental engineer or air quality specialist, Proper Lead abatement procedures are required to be followed when removing/repairs drywall .

**X:** Keep heavy vegetation off of walls. Vegetation restricts visibility, traps moisture and attracts insects

## CEILINGS AND FLOORS

**X:** The floors need extensive repairs to replace and refinish damaged floor sections. Tiles are cracked and missing in bathrooms. The floors are loose, unlevelled and splitting. The wood floors are worn, warped, painted on, scuffed and scratched throughout. Separated and swollen planks noted upstairs in kitchen, breakfast area and living room due to water penetration. Floors are water damaged and rotted at back door.

**X:** Signs of water penetration were observed at the ceilings. The source of water penetration was not determinable at the time of inspection. Repair the source the ceiling and any hidden water damage as needed.

## DOORS (INTERIOR AND EXTERIOR)

**X:** Numerous doors are out of square due to the shifting of the structure and need adjustment so they shut do not hit their frames during normal operation.

**X:** Door knobs are missing and several are inoperable or have other missing hardware.

**X:** Dead bolts on exterior doors should be keyless, manually operated hardware in the event of a fire or other emergency.

## WINDOWS

**X:** Safety glass is not present in the required areas. This was not a requirement at the time of construction. However, all windows must meet current safety glass requirements if home is rehab-ed in the future.

**X:** Windows are in poor condition. Window frames and sills are rotted/deteriorated or swollen. Several windows have separated from the their frames. The wooden window frames are stuck or painted shut and have damaged ropes/pulleys and latches. Windows in bedrooms must be functional for egress in the event of an emergency. All windows should be checked by a window specialist for repairs and safe and normal operation.

**X:** 3 cracked/broken windows found.

**X:** The windows are missing screens.

**X:** Caulking around exterior windows is deteriorating and missing in several areas.

## STAIRWAYS (INTERIOR AND EXTERIOR)

**X:** The baluster are missing at the upstairs living room and are too wide at spiral stairs. The current standard is that the gap along handrails and barristers may not exceed 4 inches. Also, modern handrails should have closed tapered ends to prevent injury and garments from snagging.

**X:** The spiral stair case is loose, wobbles and needs to be secured by quaffed contractor. Also, the stair steps appear to be too tall and inconsistent in height. Current standards dictate that steps (risers) be a maximum of 7 3/4 inches tall & that the tallest riser may not be 3/8 inch greater than the shortest riser. This is a trip hazard.

## FIREPLACES AND CHIMNEYS

- X:** The hearth extension to the top, front and sides of the downstairs fireplace does not extend the proper distance away from the fire box opening as required. The downstairs fireplace does not appear to be properly vented and appears to be a 'gas only' unit.
- X:** The upstairs firebox is dirty and heavy creosote build up was noted in flue. Recommend the chimney flues be swept and checked for safe operation prior to use.

## PORCHES, BALCONIES, DECKS, AND CARPORTS

- X:** The closed-in balcony is deteriorated at the floor/decking boards, from water penetration. The sub-floor structure under this area was not visible for inspection. Balcony is leaking and needs extensive repairs to prevent water penetration and structural failure. The closed-in balcony is unsafe for use at this time.

## OTHER

- X:** The garage structure is in overall very poor condition, is not structurally safe and is not habitable at this time. The unit has no power and the upper level was not safe for entry. The foundation is severely cracked, heaved and splitting. The front of the structure is sagging and the building shows signs of deflection and excessive structural movement. The garage doors are misaligned out of square and inoperable. The siding & trim is deteriorated, rotted, and the electrical system is on poor and unsafe condition. Plumbing & AC could not be tested at this time. Structural engineer or specialist is needed to further evaluate the garage structure.
- X:** Evidence of rodent activity/droppings observed in the attic. If they have not been controlled then a pest control expert should be consulted for treatment plan.
- X:** The kitchen and bathroom cabinets are water damaged in some areas and show significant signs of wear and tear.

## SERVICE ENTRANCE AND PANELS

- X:** These are older boxes and service. The service has been tapped into some existing knob and tube wiring which is not allowed. Active knob and tube wiring was found in the attic and under the house. It is likely that an electrician may need to disable the knob and tube wiring, upgrade the boxes, and/or service prior to performing any other major electrical repairs.
- X:** The main breaker service wires are aluminum and are not coated with anti-oxidation grease as required.
- X:** The electrical panel is not fully labeled any labeling present is not checked for accuracy.
- X:** Knock outs missing on panel box cover plates and doors are damaged and fall off when opened.

## BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

- X:** Service has been upgraded from its original 2-wire system. As a result some 2 prong outlets and the majority of the 3-prong outlets are not grounded.
- X:** No Ground Fault Circuit Interrupter installed at kitchen, bathrooms, exterior or garage.
- X:** The first floor bathroom GFCI is improperly wired with reverse polarity. It did not trip when tested.
- X:** The ceiling fan in the upstairs bedroom is loose and wobbles during operation.
- X:** Ceiling fans inoperable at the first floor bedrooms.
- X:** Arc Fault Circuits Interrupter(s) (AFCI) are not present as currently required.
- X:** There is loose conduit and improper wiring in the bedrooms.
- X:** Exposed wiring connections in crawlspace, in the attic and missing conduit at exterior fixtures.
- X:** Lights out/inoperable around the house. Replace bulbs and test again.
- X:** Smoke detectors are missing in the bedrooms, & hallways adjoining bedrooms. Recommend they be installed in all sleeping rooms and other areas as currently recommended. The detectors are not interconnected as

currently required.

## HEATING EQUIPMENT

---

- X: Exposed electrical wiring at heating equipment.
- X: The unvented space heaters in bathrooms are dangerous, should not be used and be properly removed and gas lines capped off removed.

## COOLING EQUIPMENT

---

- X: The conduit is loose at exterior exposing the wire. Properly secure/seal loose conduit.
- X: The downstairs condenser is inoperable and did not respond when tested. A low temperature differential was noted on the upstairs unit indicating that the system is not cooling at this time. These are both old systems and should be maintained and serviced annually. Recommend a qualified HVAC specialist be consulted for a full evaluation to determine what equipment needs replacement, to check refrigerant levels, check for leaks, and for any other repairs needed at that time.
- X: The conduit is loose at exterior exposing the wire. Properly secure/seal loose conduit.
- X: The large coolant line is not fully insulated as required for system efficiency and to keep condensation from dripping below.
- X: Condensing unit is older and cooling fins are deteriorated from corrosion and plugged with debris. Damaged, deteriorated cooling fins will prevent air circulation across coils and reduce system. The average life span of this type of equipment is 10-15 years, these units are 20 and 30 years old and well beyond their average life for this type of equipment.

## DUCT SYSTEMS, CHASES, AND VENTS

---

- X: Repair/replace loose and damaged ducts. Grey ductwork has been known to be inefficient and prematurely deteriorate. Recommend they replaced in the near be future since the interior of the ducts cannot be inspected.
- X: Ducts are not all suspended off of attic floor and are some ducts are touching. Recommend ducts be properly suspended and any ducts that touch should have insulation between them.
- X: Air leaks noted at openings, and connections at HVAC units.
- X: Filters are dirty and should be changed regularly. Recommend a qualified HVAC specialist be consulted to clean and service the coil and system and for any other repairs needed at that time.

## PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

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- X: The house is plumbed with the majority of the original galvanized plumbing. Signs of previous pin-hole leaks and repairs were present. A leak was found at the water heater at the time of inspection. The water heater has been red-tagged.
- X: Tile, caulk and grout repairs are needed along the tile joints in bath tub enclosures.
- X: The kitchen sink handle is leaking.
- X: Cap unused gas lines in the home.
- X: Shower diverter in upstairs bath leaks.
- X: Anti siphon device/vacuum breaker not installed at hose bibs around perimeter of dwelling.

## DRAINS, WASTES, AND VENTS

---

- ^: The condition of underground cast iron drain lines cannot be determined. If you desire a hydrostatic test it should be preformed by a qualified leak detection company of your choosing.
- X: The upstairs tub is slow to drain indicating a possible obstruction in the drain line. Clear and retest the drain line.
- X: The downstairs tub is missing a p-trap as required and has an improper connection.

## WATER HEATING EQUIPMENT

- X:** No gas service, no hot water as a result. Plumbing fixtures should be independently tested for hot water once the system is functioning properly.
- X:** Water leak at supply connection. Corrosion and rust was noted on the water heater and pan is full of water.
- X:** The water heater in the downstairs kitchen is trapped behind the refrigerator, is not accessible and was not fully visible. Unit needs to be relocated so that it is accessible for service and inspections.
- X:** A 90 degree fitting should be installed at the end of T&P exhausts to safely divert exhaust to ground.

## OTHER

- X:** Water damage under the kitchen sink, replace damage and hidden damage as needed.

## DISHWASHERS

- X:** Door gasket is damaged at upstairs dishwasher unit.
- X:** No suspended loop in drain line or anti siphon device installed to prevent the back flow of contaminated water from sink drain to dishwasher.

## FOOD WASTE DISPOSERS

- X:** Disposal inoperable downstairs and upstairs unit is vibrating excessively.

## RANGE HOOD AND EXHAUST SYSTEMS

- X:** Range Hood fans are, downstairs unit is inoperable.

## RANGES, COOKTOPS, AND OVENS

- X:** Both ovens had no power and are inoperable.
- X:** Anti-tip device is not installed at free standing range to prevent range from tipping over when oven door is opened.

## GARAGE DOOR OPERATORS

- X:** The garage doors/openers are out of square, off track, misaligned, in poor condition and could not be tested.

## DRYER EXHAUST SYSTEMS

- X:** Dryer vent is dirty. Dryer vent duct be professionally cleaned for safe operation.

TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

1932 South Boulevard
Inspected Address

Houston
City

77098
Zip Code

SCOPE OF INSPECTION

- A. This inspection covers only the multi-family structure, primary dwelling or place of business. Sheds, detached garages, lean-tos, fences, guest houses or any other structure will not be included in this inspection report unless specifically noted in Section 5 of this report.
B. This inspection is limited to those parts of the structure(s) that are visible and accessible at the time of the inspection. Examples of inaccessible areas include but are not limited to (1) areas concealed by wall coverings, furniture, equipment and stored articles and (2) any portion of the structure in which inspection would necessitate removing or defacing any part of the structure(s) (including the surface appearance of the structure). Inspection does not cover any condition or damage which was not visible in or on the structure(s) at time of inspection but which may be revealed in the course of repair or replacement work.
C. Due to the characteristics and behavior of various wood destroying insects, it may not always be possible to determine the presence of infestation without defacing or removing parts of the structure being inspected. Previous damage to trim, wall surface, etc., is frequently repaired prior to the inspection with putty, spackling, tape or other decorative devices. Damage that has been concealed or repaired may not be visible except by defacing the surface appearance. The WDI inspecting company cannot guarantee or determine that work performed by a previous pest control company, as indicated by visual evidence of previous treatment, has rendered the pest(s) inactive.
D. If visible evidence of active or previous infestation of listed wood destroying insects is reported, it should be assumed that some degree of damage is present.
E. If visible evidence is reported, it does not imply that damage should be repaired or replaced. Inspectors of the inspection company usually are not engineers or builders qualified to give an opinion regarding the degree of structural damage. Evaluation of damage and any corrective action should be performed by a qualified expert.
F. THIS IS NOT A STRUCTURAL DAMAGE REPORT OR A WARRANTY AS TO THE ABSENCE OF WOOD DESTROYING INSECTS.
G. If termite treatment (including pesticides, baits or other methods) has been recommended, the treating company must provide a diagram of the structure(s) inspected and proposed for treatment, label of pesticides to be used and complete details of warranty (if any). At a minimum, the warranty must specify which areas of the structure(s) are covered by warranty, renewal options and approval by a certified applicator in the termite category. Information regarding treatment and any warranties should be provided by the party contracting for such services to any prospective buyers of the property. The inspecting company has no duty to provide such information to any person other than the contracting party.
H. There are a variety of termite control options offered by pest control companies. These options will vary in cost, efficacy, areas treated, warranties, treatment techniques and renewal options.
I. There are some specific guidelines as to when it is appropriate for corrective treatment to be recommended. Corrective treatment may only be recommended if (1) there is visible evidence of an active infestation in or on the structure, (2) there is visible evidence of a previous infestation with no evidence of a prior treatment.
J. If treatment is recommended based solely on the presence of conducive conditions, a preventive treatment or correction of conducive conditions may be recommended. The buyer and seller should be aware that there may be a variety of different strategies to correct the conducive condition(s). These corrective measures can vary greatly in cost and effectiveness and may or may not require the services of a licensed pest control operator. There may be instances where the inspector will recommend correction of the conducive conditions by either mechanical alteration or cultural changes. Mechanical alteration may be in some instances the most economical method to correct conducive conditions. If this inspection report recommends any type of treatment and you have any questions about this, you may contact the inspector involved, another licensed pest control operator for a second opinion, and/or the Structural Pest Control Service.

1A. TIP Pest Control
Name of Inspection Company
1B. 668427
SPCS Business License Number

1c. 330 Rayford Rd
Address of Inspection Company
Spring
City
TX
State
77386
Zip
Telephone No.

1D. Mike Elmore
Name of Inspector (Please Print)
1E. Certified Applicator [checked]
Technician [ ]
(check one)

2. N/A
Case Number (VA/FHA/Other)
3. Friday, November 21, 2014
Inspection Date

4A. Tim Kirwin
Name of Person Purchasing Inspection
Seller [ ] Agent [ ] Buyer [checked] Management Co. [ ] Other [ ]

4B. N/A
Owner/Seller

4C. REPORT FORWARDED TO: Title Company or Mortgagee [ ] Purchaser of Service [checked] Seller [ ] Agent [ ] Buyer [ ]
(Under the Structural Pest Control regulations only the purchaser of the service is required to receive a copy)

The structure(s) listed below were inspected in accordance with the official inspection procedures adopted by the Texas Structural Pest Control Service. This report is made subject to the conditions listed under the Scope of Inspection. A diagram must be attached including all structures inspected.

5.
List structure(s) inspected that may include residence, detached garages and other structures on the property. (Refer to Part A, Scope of Inspection)

6A. Were any areas of the property obstructed or inaccessible? Yes  No   
 (Refer to Part B & C, Scope of Inspection) If "Yes" specify in 6B.

6B. The obstructed or inaccessible areas include but are not limited to the following:

Attic <input checked="" type="checkbox"/>	Insulated area of attic <input checked="" type="checkbox"/>	Plumbing Areas <input checked="" type="checkbox"/>	Planter box abutting structure <input type="checkbox"/>
Deck <input checked="" type="checkbox"/>	Sub Floors <input checked="" type="checkbox"/>	Slab Joints <input checked="" type="checkbox"/>	Crawl Space <input checked="" type="checkbox"/>
Soil Grade Too High <input checked="" type="checkbox"/>	Heavy Foliage <input checked="" type="checkbox"/>	Eaves <input checked="" type="checkbox"/>	Weepholes <input type="checkbox"/>
Other <input type="checkbox"/>	Specify: <u>Slab or corner cracks, inside wall voids, under floor coverings, majority of crawlspace</u>		

7A. Conditions conducive to wood destroying insect infestation? Yes  No   
 (Refer to Part J, Scope of Inspection) If "Yes" specify in 7B.

7B. Conducive Conditions include but are not limited to:

Debris under or around structure (K) <input type="checkbox"/>	Wood to Ground Contact (G) <input checked="" type="checkbox"/>	Formboards left in place (I) <input type="checkbox"/>	Excessive Moisture (J) <input checked="" type="checkbox"/>
Planter box abutting structure (O) <input type="checkbox"/>	Footing too low or soil line too high (L) <input checked="" type="checkbox"/>	Wood Rot (M) <input checked="" type="checkbox"/>	Heavy Foliage (N) <input checked="" type="checkbox"/>
Insufficient ventilation (T) <input type="checkbox"/>	Wood Pile in Contact with Structure (Q) <input type="checkbox"/>	Wooden Fence in Contact with the Structure (R) <input type="checkbox"/>	
	Other (C) <input type="checkbox"/>	Specify: _____	

8. Inspection Reveals Visible Evidence in or on the structure:

	Active Infestation		Previous Infestation		Previous Treatment	
8A. Subterranean Termites	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
8B. Drywood Termites	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
8C. Formosan Termites	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
8D. Carpenter Ants	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
8E. Other Wood Destroying Insects	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Specify: \_\_\_\_\_

8F. Explanation of signs of previous treatment (including pesticides, baits, existing treatment stickers or other methods) identified: Drill holes only no posting

8G. Visible evidence of: None has been observed in the following areas: None  
 If there is visible evidence of active or previous infestation, it must be noted. The type of insect(s) must be listed on the first blank and all identified infested areas of the property inspected must be noted in the second blank. (Refer to Part D, E & F, Scope of Inspection)

The conditions conducive to insect infestation reported in 7A & 7B:

9. Will be or has been mechanically corrected by inspecting company: Yes  No   
 If "Yes", specify corrections: \_\_\_\_\_

9A. Corrective treatment recommended for active infestation or evidence of previous infestation with no prior treatment as identified in Section 8. (Refer to Part G, H and I, Scope of Inspection) Yes  No

9B. A preventive treatment and/or correction of conducive conditions as identified in 7A & 7B is recommended as follows: Yes  No   
 Specify reason: high soil, vegetation, wood to ground contact, wood rot  
 Refer to Scope of Inspection Part J

10A. This company has treated or is treating the structure for the following wood destroying insects: None

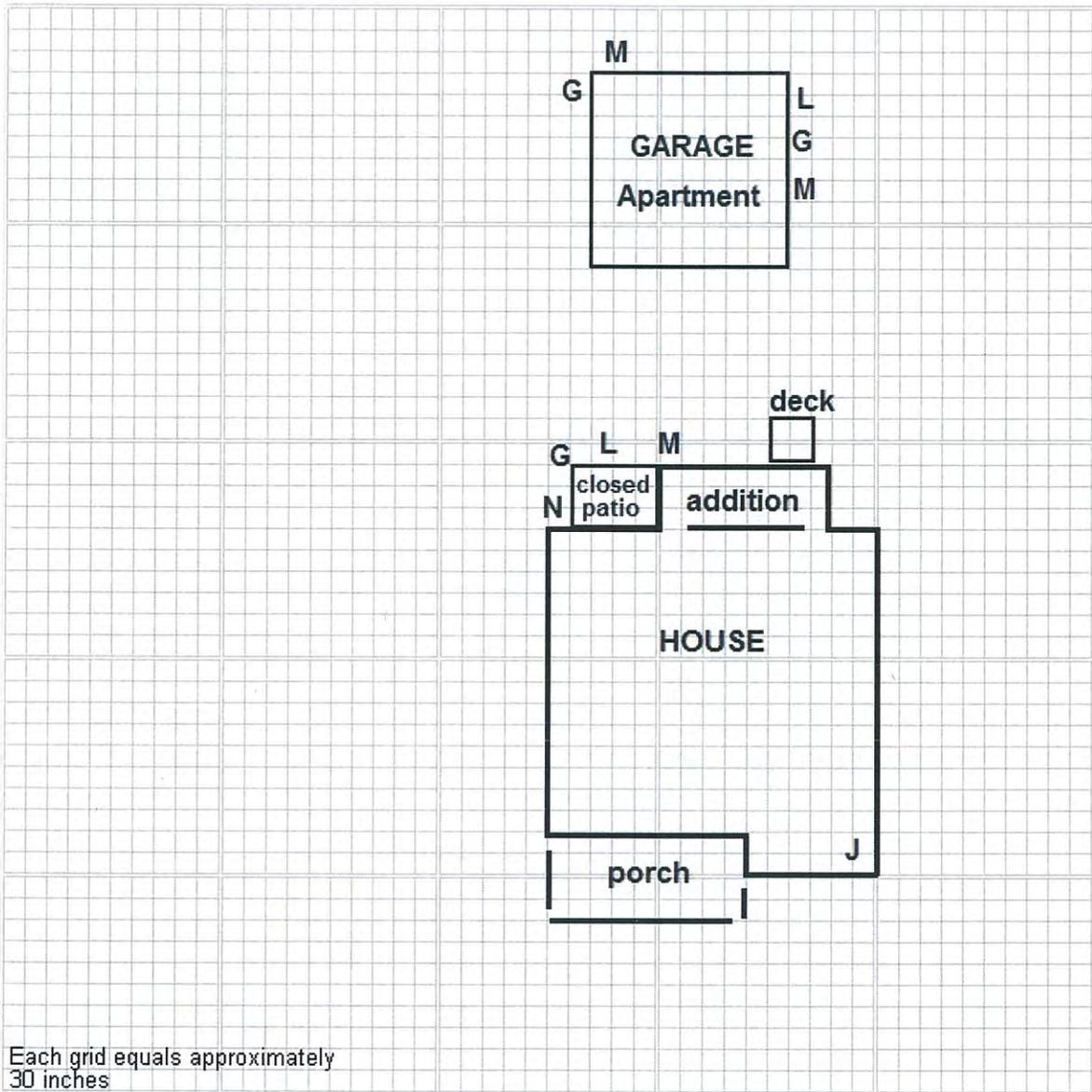
If treating for subterranean termites, the treatment was: Partial  Spot  Bait  Other   
 If treating for drywood termites or related insets, the treatment was: Full  Limited

10B. N/A None None  
 Date of Treatment by Inspecting Company \_\_\_\_\_ Common Name of Insect \_\_\_\_\_ Name of Pesticide, Bait or Other Method \_\_\_\_\_

This company has a contract or warranty in effect for control of the following wood destroying insects:  
 Yes  No  List Insects: \_\_\_\_\_  
 If "Yes", copy(ies) of warranty and treatment diagram must be attached.

Diagram of Structure(s) Inspected

The inspector must draw a diagram including approximate perimeter measurements and indicate active or previous infestation and type of insect by using the following codes: E-Evidence of infestation; A-Active; P-Previous; D-Drywood Termites; S-Subterranean Termites; F-Formosan Termites; C-Conducive Conditions; B-Wood Boring Beetles; H-Carpenter Ants; Other(s) - Specify \_\_\_\_\_



Additional Comments: Trim vegetation, repair wood rot, avoid wood to ground contact, lower high soil. Perform annual termite inspections.

TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

Neither I nor the company for which I am acting have had, presently have, or contemplate having any interest in the property. I do further state that neither I nor the company which I am acting is associated in any way with any party to the transaction.

Signatures:

11A. Mike Elmore  
Inspector

Notice of Inspection Was Posted At or Near

- 12A. Electric Breaker Box
- Water Heater Closet
- Bath Trap Access
- Beneath the Kitchen Sink

Approved:

11B. Mike Elmore 0559019  
Certified Applicator and Certified Applicator License Number

12B. Date Posted Friday, November 21, 2014  
Date

Statement of Purchaser

I have received the original or a legible copy of this form. I have read and understand any recommendations made. I have also read and understand the "Scope of Inspection." I understand that my inspector may provide additional information as an addendum to this report.

If additional information is attached, list number of pages: \_\_\_\_\_

Signature of Purchaser of Property or their Designee

Date



**BUILDING ASSESSMENT**  
Houston, Texas

Map No. \_\_\_\_\_ Permit No. 31  
 Vol. 60 Page 67  
 \_\_\_\_\_, 1936  
 Owner L. M. Chancellor  
 No. 1932 South Blvd Street or Avenue  
 Addition Cherry Chase  
 Block 6 Lot 1  
1-2 story 1 1/2 Dup BV-Frame  
**Size of Building**  
36 wide 36 deep 2 stories  
**Size of Garage**  
18 wide 18 deep \_\_\_\_\_ stories  
 Material Frame, Brick, Veeneer, Stucco.  
 Inside Finish: Rough, Plain, Ornamental, Hard Wood, Pine, Plaster.  
 Roofing: Slate, Tile, Tin, Shingle, Copper, Composition, Iron, Tar and  
 Gravel, Paper, Asbestos.  
 Permit Value, \$ 7500  
 No. Sq. Feet \_\_\_\_\_ Per Sq. Ft. \_\_\_\_\_  
 No. Sq. Feet \_\_\_\_\_ Per Sq. Ft. \_\_\_\_\_  
 No. Sq. Feet 2796 Per Sq. Ft. 1.25  

$$\begin{array}{r} 3500 \\ 150 \\ \hline 3650 \\ 730 \\ \hline 2920 \end{array}$$
 1937 Assessed Value of Building \$ 2920  
 Rendered in name of Chancellor L M

**Harris County**  
**BUILDING ASSESSMENT**  
**Houston, Texas**

Map No. 60 Page 67 Permit No. T. 29  
 Vol. 60 10/26/36 193

Owner Mrs S.B. Harris  
 No. 1932 South Blvd Street or Avenue

Addition Cherry Chase  
 Block 6 Lot 1

Remodel Garage apt hood

**Size of Building**  
9 wide 18 deep \_\_\_\_\_ stories

**Size of Garage**  
 \_\_\_\_\_ wide \_\_\_\_\_ deep \_\_\_\_\_ stories

Material: Frame, Brick, Veneer, Stucco.  
 Inside Finish: Rough, Plain, Ornamental, Hardwood, Pine, Plaster.  
 Roofing: Slate, Tile, Tin, Shingle, Copper, Composition, Iron, Tar  
 and Gravel, Paper, Asbestos.

Permit Value, \$ 800

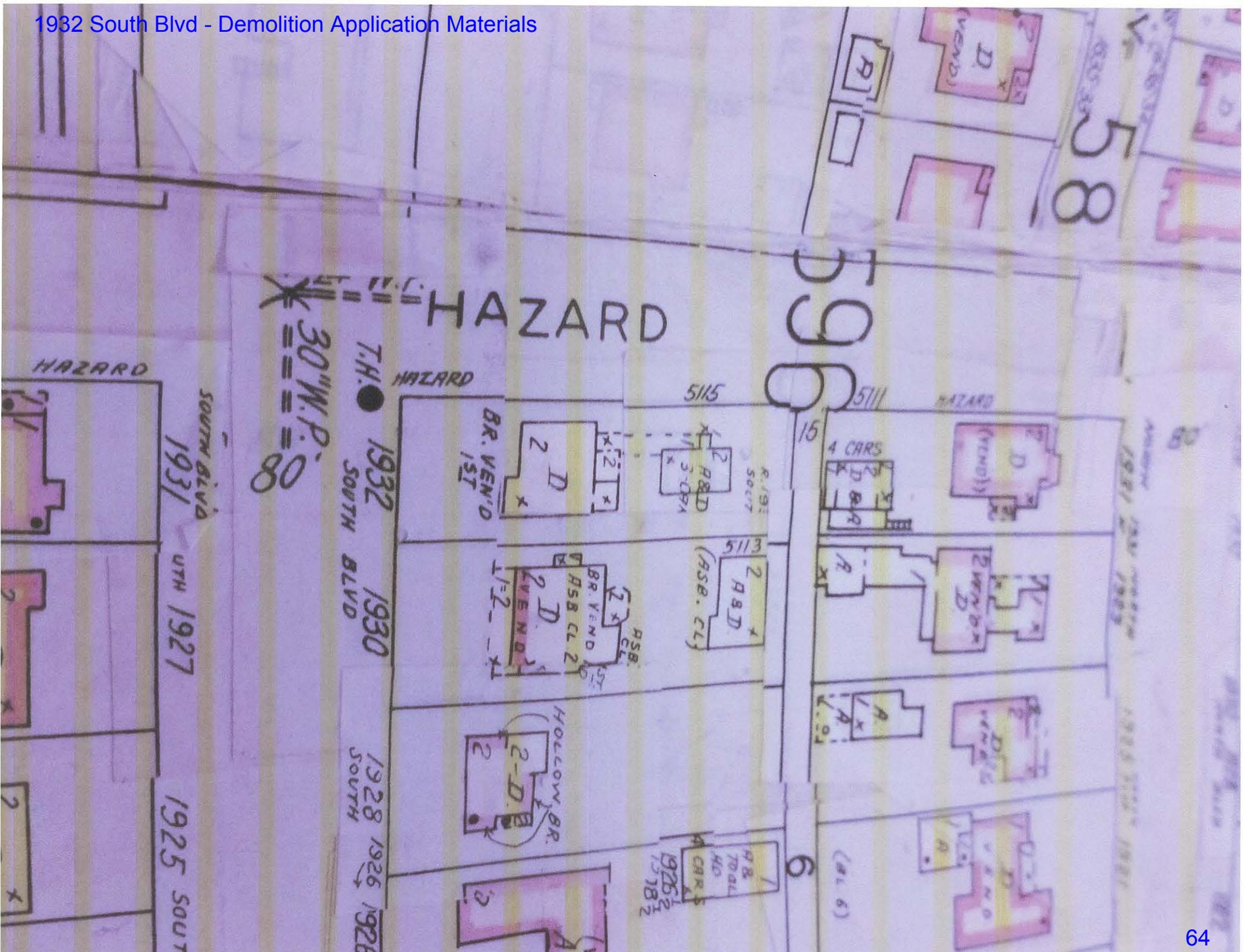
No. Sq. Ft. \_\_\_\_\_ Per Sq. Ft. \_\_\_\_\_  
 No. Sq. Ft. \_\_\_\_\_ Per Sq. Ft. \_\_\_\_\_  
 No. Sq. Ft. \_\_\_\_\_ Per Sq. Ft. \_\_\_\_\_

400  
80  
320

1938

Assessed Value of Building \$ 370+

Rendered in name of Harris, Sannie B



# KEY to SYMBOLS

NUMBER OF STORIES IN PART	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50
NUMBER OF STORIES IN NON-COMBUSTIBLE ROOF COVERING OF METAL, SLATE, TILE OR ASBESTOS SHINGLES	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50
NUMBER OF STORIES AND BASEMENT	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50
COMPOSITION ROOF	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50
FRAME PARTITION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50
VEN'D	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50
BRICK IET	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50
DWELLING	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50
AT S-STORE	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50
LOFT	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50
LIGHT LIGHTING STORY ONLY	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50
LIGHT LIGHTING 2-3 STORIES	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50
ED GLASS LIGHT	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50

Fire proof construction  
 Iron building  
 Stone building  
 Hollow concrete or cement block construction.  
 Concrete or reinforced concrete construction.  
 Tile building

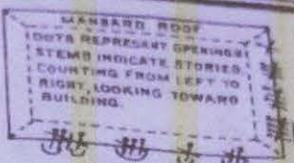
Brick building with brick or metal cornice.  
 Brick building with frame cornice.

" " " stone front.  
 " " " frame side.  
 Brick veneered building.  
 Brick and frame building.

Frame building  
 " " metal clad  
 Tenant building occupied by various manufacturing risks.

Fire wall 6 inches above roof.  
 " " 12 " " " " Auto. house or private garage.  
 " " 18 " " " " O.G.T. Gasoline tank.  
 " " 36 " " " "

Figures - 12, 16 - indicate thickness of wall in inches.  
 Wall without opening and size in inches.  
 Wall with openings on floors as designated.  
 Opening with single iron or tin clad door.  
 " " double iron or tin clad doors.  
 " " standard iron vault doors or standard tin clad doors.  
 Openings with wired glass doors. + Fire engine house, as shown on key map.



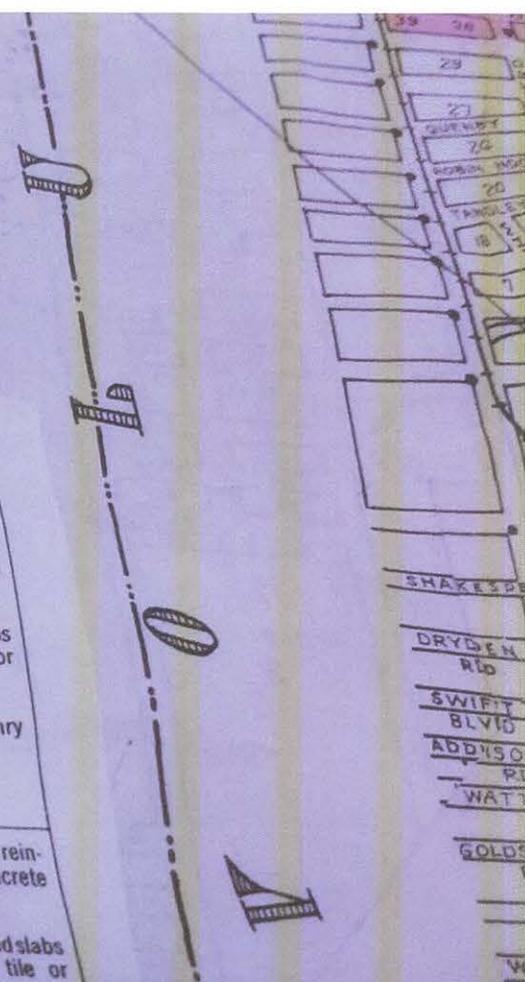
- [E] OPEN [E] BRICK
- [FE] Frame enclosed elevator
- [ET] " " "
- [ESC] " " " with traps.
- [ET] Brick " " " self closing traps.
- [ESC] " " " " traps.
- [B.E.] " " " " self closing traps.
- [B.E.] " " " " wired glass door.
- U.B. Horizontal steam boiler.
- BRICK Vertical " " "
- IRON Chimneys.
- V.P. Vertical pipe or stand pipe
- AS Automatic sprinklers
- AS " " not installed throughout building.
- ACS Automatic chemical sprinklers
- NS Not sprinklered.
- STR. CONN. Outside hose connection to sprinkler
- FA Fire alarm box.
- F.P. Fire pump.
- 15 Ground Elevation
- 5 Block number.
- Window opening in first story
- Windows " " second " fourth
- " " " " fourth
- " " with wired glass
- " " iron or tin clad shutters
- Elevators [H] OPEN [H] WITH TRAPS Hoistways
- Water pipes and size in inches.
- Single hydrant.
- Double " DH
- Triple " TH

72 Reference to adjoining page.  
 (43) Under page number refers to corresponding page of previous ed.

FIRE RESISTIVE CONSTRUCTION

TYPE	SYMBOL	WALLS	FRAMING	FLOORS	ROOF
FIREPROOF	FP-1961	Clay brick and/or tile. Reinforced concrete. Stone Prefabricated masonry metal and/or glass panels.	Frame, columns, beams, joists, trusses and/or arches of reinforced concrete and/or completely protected steel.	Monolithic or prefabricated reinforced flat or ribbed concrete slabs. Reinforced concrete ribbed slabs with clay tile, gypsum tile or concrete blocks. Flat or segmented masonry arches.	Monolithic or prefabricated reinforced flat or ribbed concrete or gypsum slabs. Reinforced concrete ribbed slabs with clay tile, gypsum tile or concrete blocks. Flat or segmented masonry arches.
FIREPROOF EXCEPT ...	FPX-1961	Cinder, cement, concrete or lime bricks or blocks in any exterior wall.	Masonry arches.		
NON-COMBUSTIBLE	NC-1961	Clay brick and/or tile. Reinforced concrete. Stone Prefabricated masonry metal and/or glass panels. Cinder, cement, concrete or lime bricks or blocks.	Unprotected steel frame, columns, beams, joists and/or arches. Masonry arches.	Monolithic or prefabricated reinforced flat or ribbed concrete slabs. Reinforced concrete ribbed slabs with clay tile, gypsum tile or concrete blocks. Flat or segmented masonry arches. Thin monolithic concrete slab on expanded metal or steel deck. Steel deck.	Monolithic or prefabricated reinforced flat or ribbed concrete or gypsum slabs. Reinforced concrete ribbed slabs with clay tile, gypsum tile or concrete blocks. Flat or segmented masonry arches. Metal deck; corrugated metal, asbestos protected metal; fire res. compo. boards; masonry or metal tiles on gypsum, nailing concrete on metal purlins.

NOTE: 1. The date of construction is shown to the right of or directly under the fire-resistive symbol.  
2. Wall construction, other than clay brick, is noted.



KEY to

MANHATTAN ROOF



June 23, 2015

Douglas & Ellen Heller  
1930 South Blvd  
Houston, TX 77098

Re: 1932 South Blvd Houston, TX 77098

Dear Mr. & Mrs. Heller,

Thank you for your continued business and the opportunity to consider placing coverage for the duplex and garage apartment located at 1932 South Blvd, adjacent to your primary residence.

We have reviewed the engineer's report you provided us, conducted on July 8, 2015 for this property. Unfortunately, due to the substandard conditions and lack of habitability of both the duplex and the garage apartment buildings, we are unable to provide property coverage, at this location, with any of our nearly 200 contracted insurance companies.

Should you need further assistance or, have any questions, please don't hesitate to contact me. Thank you.

Best regards,

A handwritten signature in blue ink, appearing to read "Kim Carso".

Kim Carso, ACSR  
Platinum Accounts Manager  
713-586-4391 – direct  
[REDACTED]





6/26/2015

Douglas and Ellen Heller  
1930 South Blvd.  
Houston, TX 77098

Dear Mr. Heller:

Re: 5115 Hazard Street

Evolve Bank and Trust is unable to provide financing for the rehabilitation of the duplex property located at 5115 Hazard Street. A review of the physical deterioration of the structure in conjunction with the inability to secure insurance to cover the duplex prevents us from financing any rehabilitation efforts.

If this duplex structure is demolished, we would be happy to discuss financing options for new construction.

Thank you,

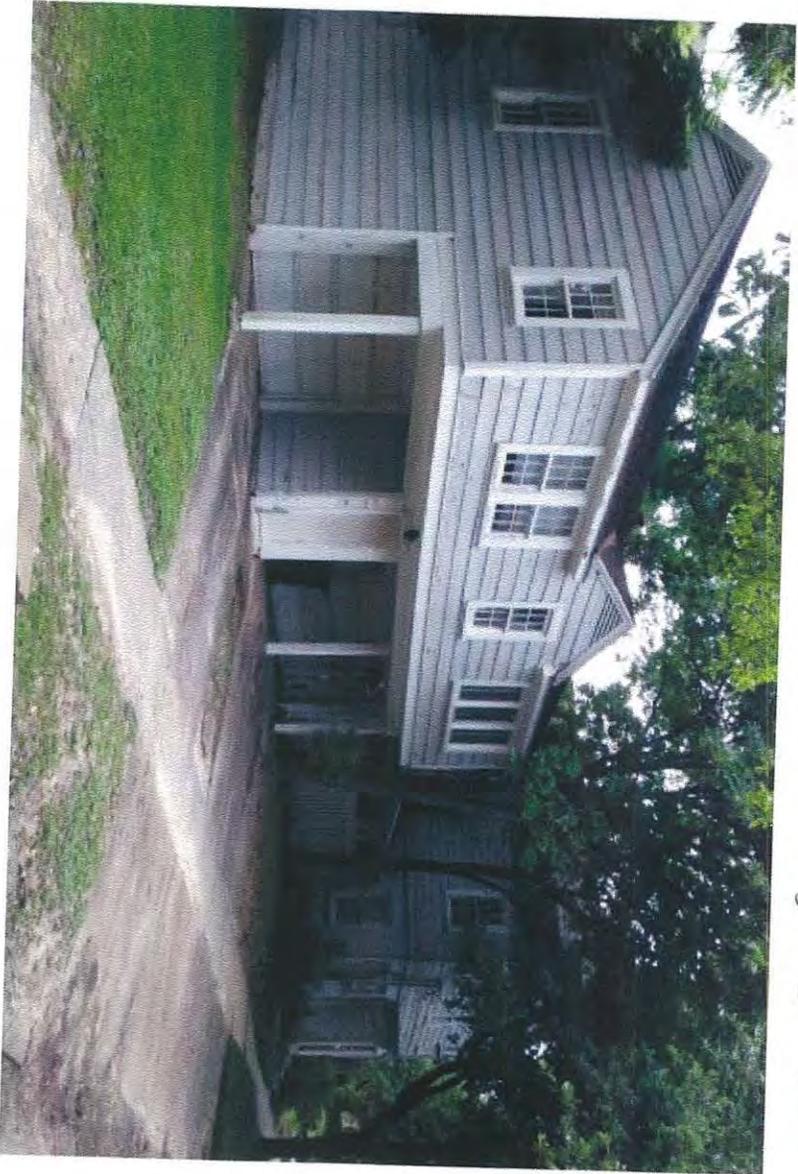
Evolve Bank and Trust  
Houston Branch

A handwritten signature in black ink, appearing to read 'Bob Sudberry', with a long horizontal flourish extending to the right.

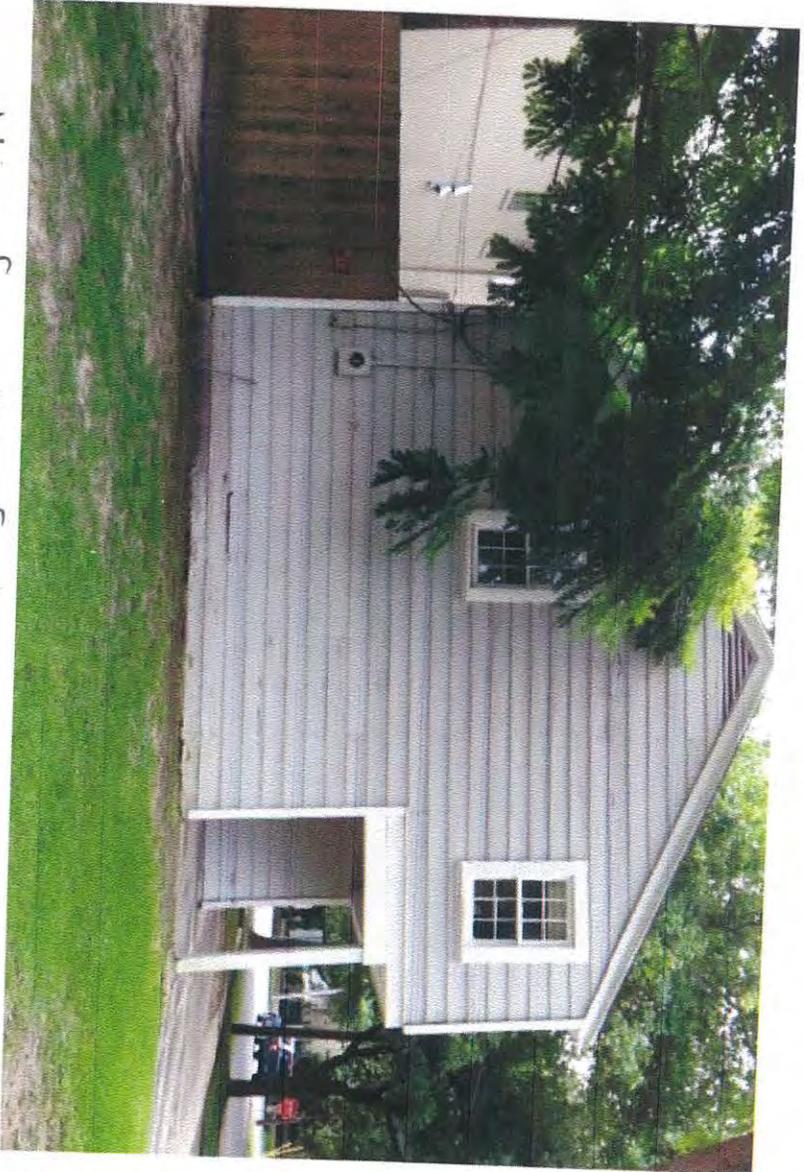
Bob Sudberry  
LPO Manager  
NMLS # 251015  
Office 713 446-7510  
[REDACTED]

Evolve Bank & Trust Loan Production Office  
38231 FM 1774 Road  
Magnolia, TX 77355  
281-252-4300

**Photographs  
Elevations of all  
sides of the  
structure**

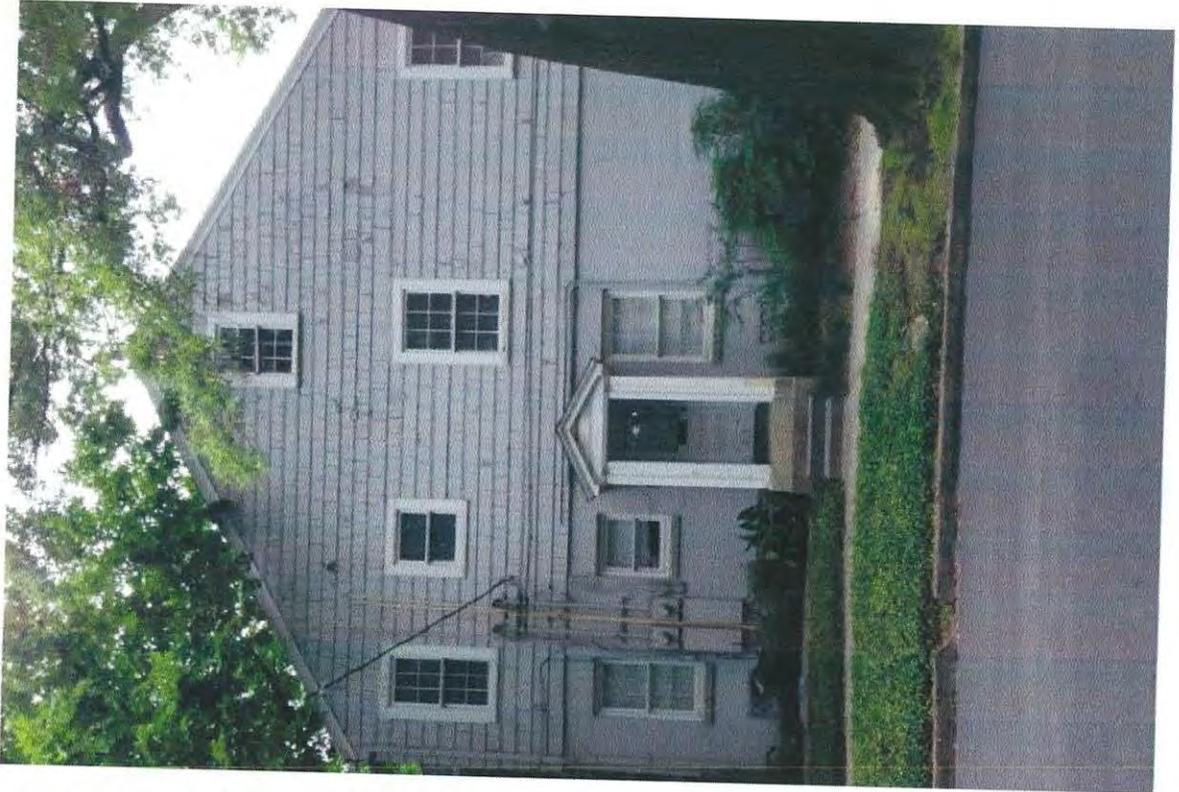


View from Hazard facing East - garage apt. and Duplex



View from alley facing South - garage apt.

View from Hazard facing East - Duplex



View from Hazard facing East - garage apt.



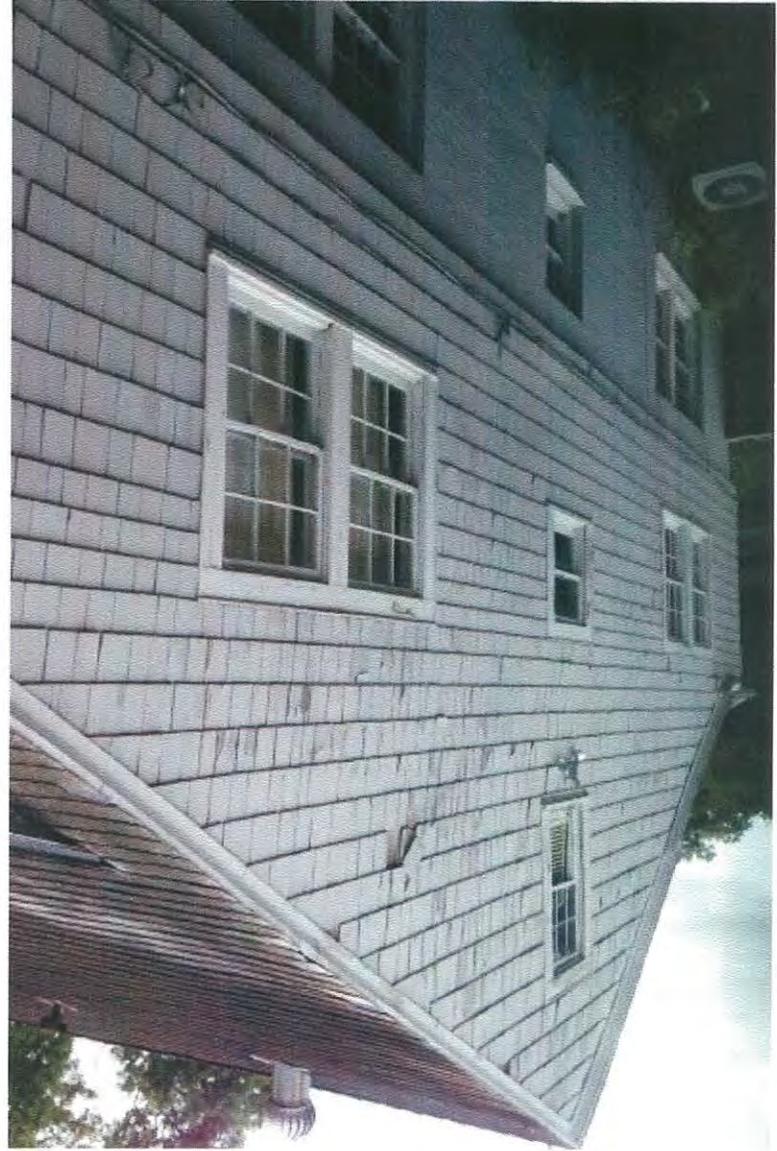
View from 1930 facing West - garage apt.



South Blvd. facing North - Duplex



View from 1930 facing South West - Duplex



# Drawing Survey

SEP 27 2006 16:12 FR S. TEXAS SURVEYIN 281 556 8788 TO 7132227213 P.02/02

Copyright 2005 South Texas Surveying Associates, Inc.

**SOUTH TEXAS SURVEYING ASSOCIATES, INC.**

11201 Richmond Ave. Suite J-101 Houston, Texas 77066  
 TEL (281) 556-8018 FAX (281) 556-8931



ADDRESS: 1932 SOUTH BOULEVARD  
 CITY: HOUSTON  
 PURCHASER: MARKET LOT  
 JOB NO: 1714-08 DATE: 09-27-06 SCALE: 1"=20'-00" EDITION: Exp Map 408 3

108901600

CHARTER TITLE COMPANY

108901600

PROPERTY SUBJECT TO SUBMISSION GOVERNANCE, CONDITIONS AND RESTRICTIONS.  
 I hereby certify that the money was made on the ground and that the plat correctly represents the same. There are no encumbrances reported on the ground, except as shown. The money is only being for temporary use and the borrower will, before the plat is recorded, pay to me the amount of the money so advanced.

PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE IN SOME AREAS.  
 ACCORDING TO F.L.M. MAP NO. 48901C DATED 04-20-00  
 BY GRANTING PLATING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

PLAT OF LOT 1 OF RESUBDIVISION OF CEMEX CHASE OF HAZARD STREET IN VOLUME 9, PAGE 50 OF MAP RECORDS OF HARRIS COUNTY, TEXAS

NOTES:  
 1. MAKE SET BACK LINES PER VOL. 777, PG. 277, VOL. 2596, PG. 282, VOL. 2402, PG. 272, VOL. 2403, PG. 278, VOL. 2441, PG. 282 & VOL. 2441, PG. 274 HERE AND HCCF NOS. 421031, 424437R, 424110Q, 424110I, 424110J, 424110K, 424110L, 424110M, 424110N, 424110O, 424110P, 424110Q & 424110R.

**SOUTH BOULEVARD (60' R.O.W.)**

**HAZARD STREET (50' R.O.W.)**

**LOT 1 BLOCK 1**

**LOT 2**

VOL. 777, PG. 277 H.C.D.R.

SCALE 1"=30'



*[Handwritten signature]*

# **Section 33-247(b)(1)**

---

**Certified appraisal  
of the value of the  
property conducted  
by a certified real  
estate appraiser**

**SOUTH BOULEVARD  
PROPERTY  
CLASSIFIED AS  
RESIDENTIAL, TWO-FAMILY**

1932 South Boulevard @ Hazard  
HOUSTON, TEXAS 77098

**"WHOLE PROPERTY"**

(LAND AND ALL EXISTING IMPROVEMENTS)

**"Appraised as if Effectively Vacant"**

EFFECTIVE DATE OF APPRAISAL (STD 2(vi), 2015, USPAP)

Site Visit June 9, 2015

**RESTRICTED APPRAISAL REPORT**

(Conforms to Content Items of SR 2-2(b), USPAP, 2014-2015)

PREPARED BY

R. A. ROBINSON, TX1324007G

STATE CERTIFIED GENERAL APPRAISER

LISTED WITH APPRAISAL FOUNDATION REGISTRY

VOICE: 713 790 1312

Email: [REDACTED]

address: P O BOX 300851, Houston, Texas, 77230 d060915

June 19, 2015

C/O Douglas P. & Ellen L Heller, Owners of Record,  
Timothy Kirwin, Attorney and Counselor At Law and  
Other Intended Users, Houston Historic District Board (SR 1-2(a), USPAP  
1930 South Boulevard, Houston, Texas 77098

**Re: 1932 South Boulevard, Harris County, Texas 77098**  
**Legally Described: Lot 1, Block 6, Chevy Chase, Harris County, Texas**  
**State Class Code: B2-Real, Residential, Two-Family**  
**Conforms to Appraisal Report, Summarized Contents**  
**(Standards Rule 2-2(b), USPAP, 2014-2015 Edition)**

Pursuant to your request, a site visit and valuation of above all "existing" referenced site improvements in **poor condition** and land has been completed as part of determination to support **Market Value** as defined in conformity with **Uniform Standards of Professional Appraisal Practice, (USPAP), Page U-3, Lines 98-109, current edition, 2014-2015.**

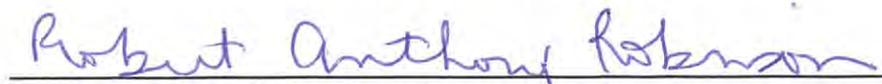
**Intended Use of Restricted Appraisal Report (in conformity with SR 1-2(b), USPAP) is to get "Approval to Demolish Improvements" from Houston Historic District Preservation Society. Ordinance Ch. 33, VII, Section 33-247.**

Subject real property consist of approximately 4,466 square feet (SF), two level improvement (duplex), three car garage and garage apartment with wood frame exteriors situated on approximately 8,095 SF corner site. Currently property is vacant. **Actual age of subject primary improvement is 77 years built in 1938 according to Harris County Appraisal District information.**

**Market Value**

**(As If Effectively Vacant Site)**

**\$1,100,000.00**



**Robert Anthony Robinson**

**State Certified General Real Property Appraiser, TX 1324007G**

Written description, photographs, exterior improvement sketches, documentation provided by certified appraiser of value (Market Value) and assessed value of whole property (land and improvements) established by Harris County Appraisal District.

Additionally, Restricted Appraisal Report complies with Jurisdictional Exception Rule, USPAP, Page U-15, 2014-2015 Edition @The Appraisal Foundation referring to applicable regulations stated in Certificate of Appropriateness Demolition Checklist.

Appraisal information to include Highest and Best Use of Site **"as if vacant" and as future proposed improvements to include garden related landscaping designs by selected architect, Spencer Howard, "as if improved."** Adjacent improved "uniquely" custom built improvements are owned by the Heller Family and proposed improvements are to be compatible to this property and Chevy Chase Residential Subdivision existing custom designed homes.

Definition of Effectively Vacant Site Status, that is, greater percentage of "whole property" value is concentrated in land, not older improvements.

Improved Sales as if **Effectively Vacant**, Land/Lot Sales and Cost Data is herein provided to support Market Value requisite to age, location, site size, specific "Proposed Use Value to Owner" and actual related accrued depreciation of existing improvements.

Current Value estimates are developed as of Effective Date, June 9, 2015. Detail support of value positions noted on **Page 5, Summary of Salient Facts.**

**Comment: "USPAP, Standards Rule 1-1(c), Page U-16, Line 510; Perfection is impossible to attain, and competence does not require perfection."**

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## SUMMARY OF SALIENT FACTS

Address:	1932 South Boulevard, Houston, Texas 77098 5115 & 5151 Hazard (garage apartment)	
Site Size:	Estimated at 8,095 Square Feet Total Area	
Frontage:	50 Feet, on north line of South Boulevard per HCAD Facet Map 5356C	
Landscaping:	Existing three mature oak trees and grass cover	
Gross Living Area:	4,466 Square Feet, per HCAD and appraiser exterior measurement, building Sketches included	
<b>Proposed:</b>	<b>Complimentary garden adjacent to owner's residential property at 1930 South Boulevard.</b>	
Number of Units:	Residential, duplex with garage apartment	
Market Area:	1B, Bellaire, West University, Southampton, Map 492Z	
Year Built:	1938 & 1977	
Date of Acquisition:	May 13, 2013; <b>confirmed sale for land value only.</b>	
Confirmed Sale Price:	\$765,000 or \$94.50 PSF (land value only)	
Condition:	Improvements not occupied, <b>poor condition compared to improved comparables inspected.</b>	
Value Estimates:	Land:	\$1,011,900
	Improved Sales:	\$ 890,000
	Cost Approach:	\$1,194,200(r)
Market Value Opinion:		\$1,100,000

\*(HCAD Land Value (LV); \$692,123 divided by Total Value; \$752,752 is 91.9% of overall value), demonstrates majority value in LV component. May possibly be viewed "**as if effectively vacant**" land/site in valuation.

## **SCOPE OF WORK**

(Developed in conformity to S.O.W. Rule, Page U-13), USPAP, 2014-2015

Scope of Work includes identification of the appraisal problem. Determine and perform Scope of Work (S.O.W.) necessary to develop credible assignment results and disclose information in report. Scope of Work in summary, includes an eight step "**Valuation Process**" of which **S.O.W.** is the second step.

Scope of Work includes extent to which subject property is identified, identification of tangible real property inspected (site visit), type and extent of data researched; and type and extent of analyses applied (traditional approaches to value) to arrive at supportable opinions and conclusions.

General and specific data researched primarily from near southwestern sector of Harris County, Key Map Area 492, specifically **Chevy Chase** to include similar type land sales (lots), improved sales comparables market rentals and cost data processed through traditional appraisal approaches, that is, Sales Comparison and Cost Approaches, Step Six, Strengths and Weaknesses of approaches (SR 1-4a & 4b) developed and discussed in reconciliation, Step Seven of valuation process. All information is communicated in Appraisal Report format, Step Eight, presented in summary, **in conformity with Standards Rule 2-2(b), 2014-2015 edition of Uniform Standards of Professional Appraisal Practice.**

Reasonable ranges to include comparable improved sales, cost data, land sales and listings researched included to support opinions and conclusions. Data that is "**reasonably comparable in all features**" to subject is **analyzed in report.** Recognition that data included has substantial differences and the fact that no two properties are truly comparable in interior amenities or architectural styles compared to subject. **Addendum Section also includes subject data (existing and proposed) to arrive at value conclusions throughout report.**

# **NEIGHBORHOOD DESCRIPTION SUMMARY**

**(in accordance with Standards Rule 1-2(e), USPAP 2014-2015)**

Market Area/Neighborhood as used in this report is defined in the Appraisal of Real Estate, as being:

"A group of complementary land uses and exhibit's a greater degree of uniformity than a larger area. Shared features may be reflected in the area including building types, economic profiles of occupants and other regulations affecting land uses. Social, economic, and governmental forces operating within a market area contribute to the environment."

Subject Market Area is situated in the near southwestern sector of Harris County and Houston, Texas also known as "**Chevy Chase.**" Focus of this analysis and valuation is "specifically, Key Map Area 492. This residential sector is west of Houston's Central Business District. The analyses begins with identifying relevant characteristics of the subject market and neighborhood area (in compliance with SR 1-2(e), Lines 532-540), USPAP.

Subject Neighborhood is southwest of Houston's Central Business District, south of Memorial Park, River Oaks Country Club, west of the Galleria, south of Rice University, the Texas Medical Center and Reliant Park.

**Neighborhood/boundaries are: North-West Alabama; South-Bissonnet; East-Dunlavy and West-South Shepherd. Key Map Page 492 is included identifying delineated immediate neighborhood/market area of subject.**

**South Boulevard** fronting subject site is a two lane raised, tree lined divided median extended east/west bound **local road**. Uniquely built one and two level custom and executive built homes with a mixture of lot sales, scheduled proposed sites currently under construction exist along South Boulevard. Street Scenes along South Boulevard and Hazard Street are included on Page 13A.

Residential Improvements in the area were originally built between 1935 and 1940 according to Harris County Appraisal District and real estate brokers with knowledge and brokerage experience in the area. **Majority of improvements have unique exterior architectural styles with wide varying interior amenities strongly suggesting "Value in Use" appraisal concept. Based on inspection of area comparables compared to exterior architectural style and interior amenities of subject do not exist.**



## **SUBJECT SITE DESCRIBED**

(in conformity with Standards Rule 1-2(E), USPAP)

Subject rectangular shape corner site contains total land area of approximately 8,095 square feet. Site dimensions are about 46.8 front feet along the south line of South Boulevard and 169 feet deep according to HCAD Facet Map 5356C included.

Subject site also have three large mature oak trees included in landscaping.

South Boulevard is an east/west bound local road, divided tree lined raised median, asphalt paved road with concrete sidewalks and drainage. Ingress/Egress to site is good via Hazard and South Boulevard. Harris County Facet Map 5356C and Key Map Page 492 shows site location characteristics.

Site sizes surrounding the subject range from 3,300 SF to 18,000 SF. **Subject site size is 8,095 SF. Several listings and sales in subject delineated area (Key Map 492) exist. Classification of dominant land sales are residential.**

Numerous land sales comparables from subject delineated market area were extracted with land values compared to subject site size. **Dominant land value is shown by HCAD at "\$95.00 PSF though developed from a "universe" of sales and calibrated.**

In accordance with **"Standard 6, USPAP, Mass Appraisal, Page U-37, Line 1160 (5), calibrated model and a "Universe" of properties, Page U-37, USPAP, 2014-2015 Edition.** These formats are acknowledged in final **"adjusted land value estimate"** for subject and shown in Cost Approach Section, Page 35.



## Subject Improvements Described

Subject Photographs, Pages 13-17

### Exterior

Primary Improvement: Two level Residential (**existing duplex**)  
**Garage Apartment, 3 Car detached**

Condition: **Poor, deemed, effectively vacant site.**

Gross Living Area(GLA): 4,466 Square Feet exterior dimensions

Proposed Improvements: **To be determined by owners**

Roof: Composition Shingles

Exterior: Wood Frame Exterior

Windows: Wood Framed glass

Porches: Concrete, with steps

Concrete Paved Parking: (32' x 19')

Concrete Porch: (8' x 6')

Landscaping: Three mature oak trees and grass cover

### Interior (Existing)

Duplex Units: **Poor Condition; Beyond Physical Life**  
2

Level 1: 2 bedroom, 1 Bath

Level 2: 2 bedroom, 1 Bath

Floors: Hardwood/Vinyl

Plumbing: To city code

AC/Heating Heating/AC; not functional

Functional Utility: Poor

Physical Condition: Poor compared to Improved Comparable sales  
in Subject Key Map Area 492

Accrued Depreciation: **Estimated at \$374,418, Page 35**

Depreciated Value of Improvements: **Estimated at \$ 28,832**

**Comment:** Subject existing improvements situated on corner site in very compact, high density upscale residential Chevy Chase Subdivision across from Poe Elementary School. Other adjacent land uses are residential. Overall condition of improvements are poor based on actual age, (77 Years), comparables included and total observed accrued depreciation of subject.

Duplex has not been occupied for several years and currently vacant. Estimated remaining physical life estimated at 1-2 years. Based on owner intentions at time of acquisition, is to demolish existing improvements. Based on appraisal terms, improvements have minimum contribution to value and deemed as "**effectively vacant site.**"

Status of effectively vacant site, purchased for land value only confirmed by purchaser, Mr. and Mrs. Heller, adjacent land owner at 1930 South Boulevard as indicated throughout report. However, to adequately support dominant activity of improvements built between 1935 to 1940 data and photographs are provided supporting individual purchaser/owner intentions. **Sales activity include properties with "Historic Designations and without this status."**

**Appraisal Status based on owner intentions and activity in Chevy Chase Subdivision, older properties are "demolished" and custom built/Executive Style Homes are built. Appraisal Concept, "Value in Use."**

Improved Sales Comparable data is included in the Sales Comparison Approach, however, this approach supports dominant activity for older whole properties. Older improvements have minimum contribution to total sale price (land and site improvements), therefore, this approach may possibly provide limited influence to "**Market Value.**"

Additionally, improved sales comparables inspected vary widely in individual exterior architectural styles, gross living area and interior amenities to influence value in the Sales Comparison Approach. **This approach is used to develop and report a value estimate for the site as vacant.**

Land/Lot Sales Comparables with status as "**effectively vacant**" and as **typical lot sales in Key Map Area 492** are included to develop a value via the Sales Comparison Approach in conformity with Standards Rule (SR) 1-4(a) and SR 1-4(b)(i), Line 587, USPAP.

**All related factors to subject improvements, location, condition and future proposed improvements are analyzed in appraisal approaches developed and communicated based on requirements outlined in Certificate of Appropriateness Demolition Checklist and Appraisal Report format SR 2-2(b), Lines 740-810, USPAP.**

**SUBJECT PHOTOGRAPHS**

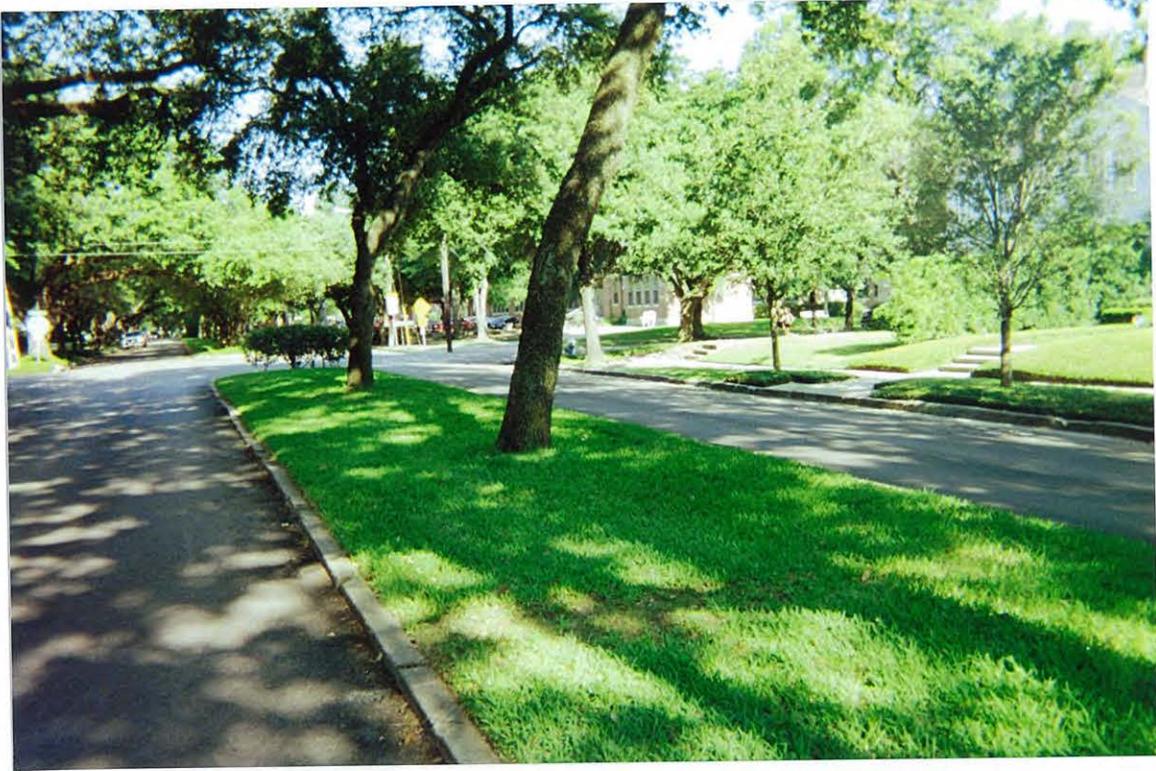


View along South Boulevard and Hazard



View along Hazard from South Boulevard

View along South Boulevard from Hazard



Front View of Subject

Three car garage and garage apartment; 5115 Hazard and 5115 Hazard



Upper level apartment unit

Private alley at rear of Subject



Rear and side views

Street scene along Hazard to South Boulevard



Street scene from corner of Dunlavy and South Boulevard

# **Exterior**

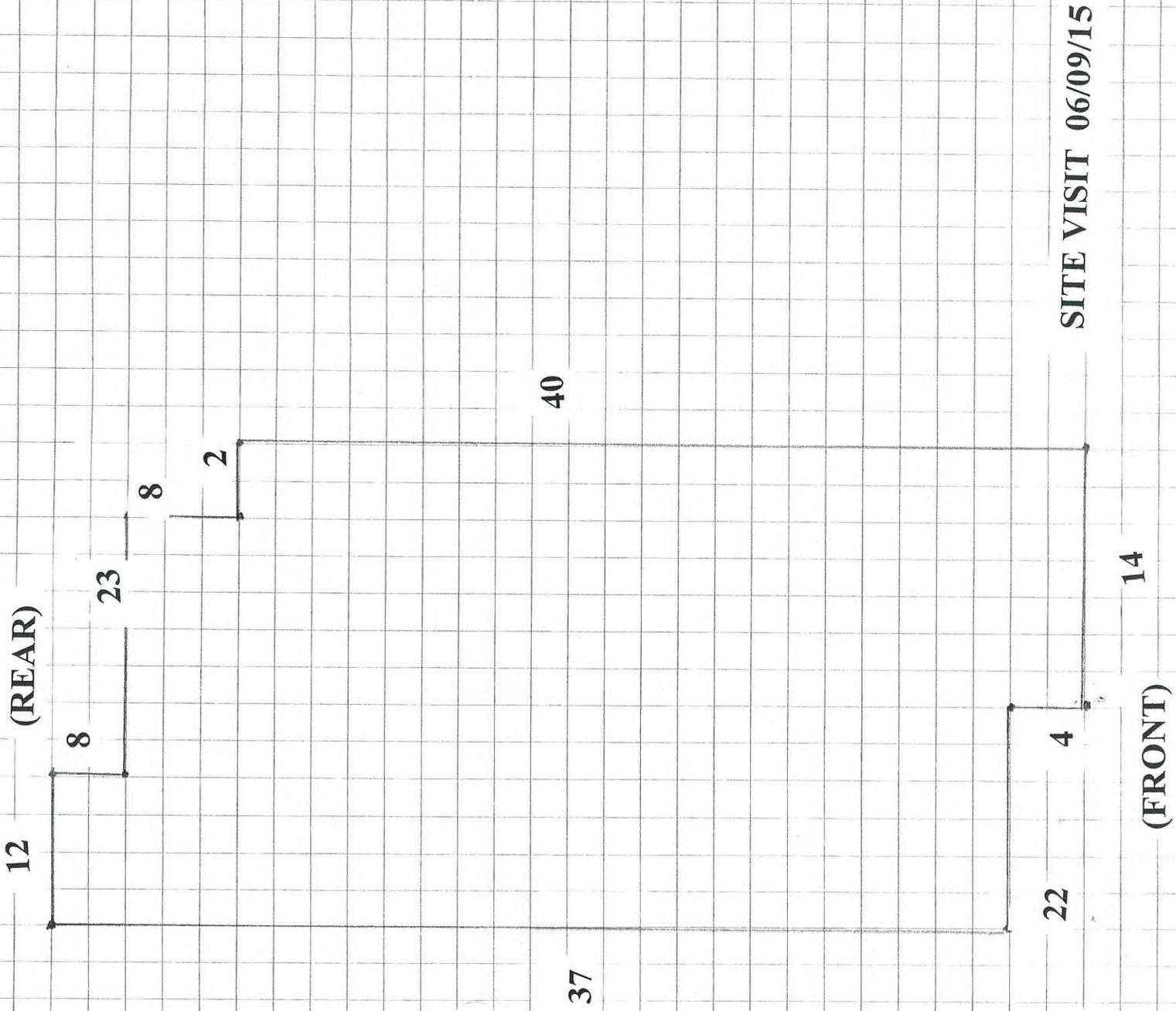
## **Sketches of Subject**

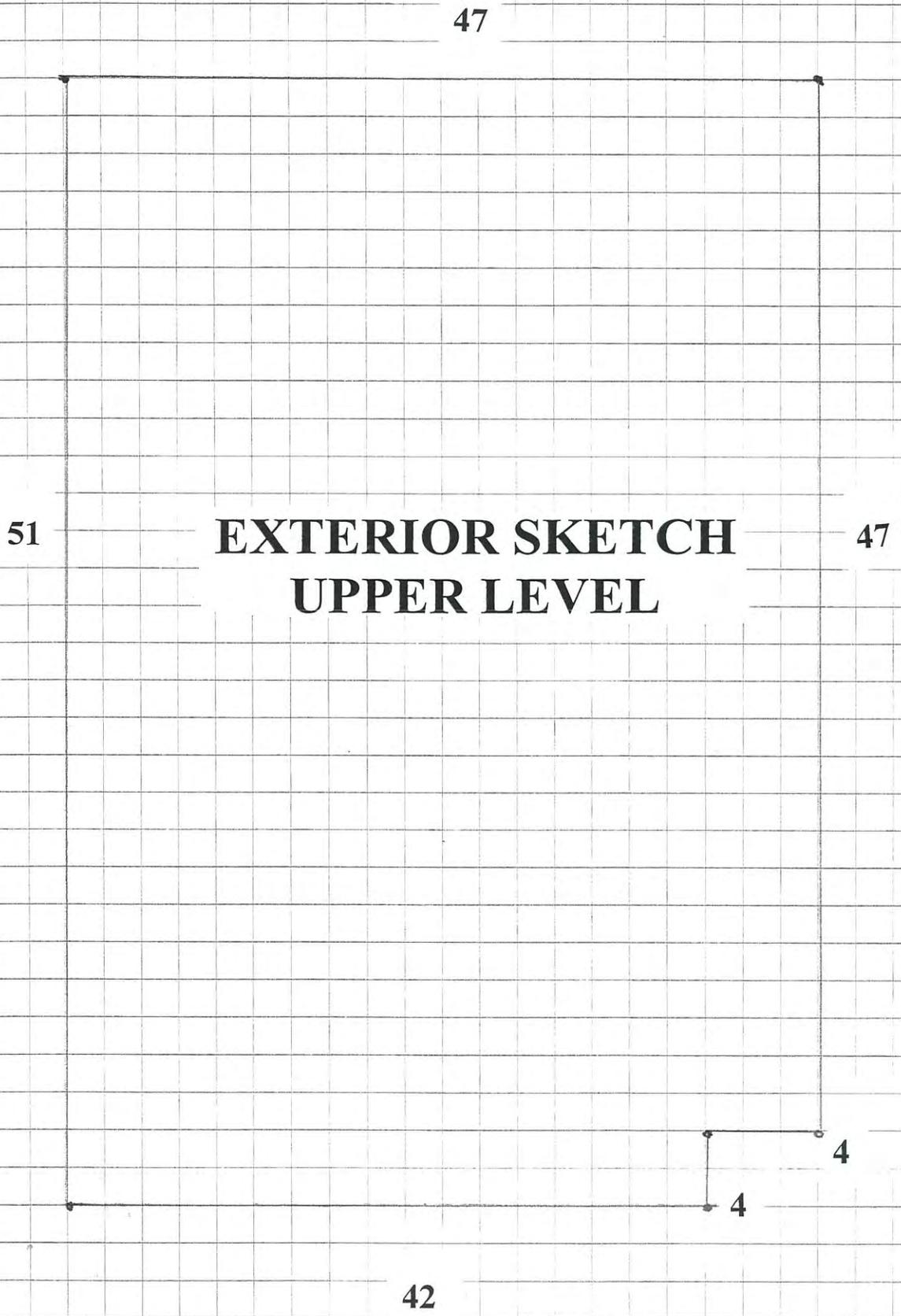
### **Improvements**

**Duplex Lower Level  
Duplex Upper Level  
Upper Level Garage Apartment Unit  
Three Car Garage**

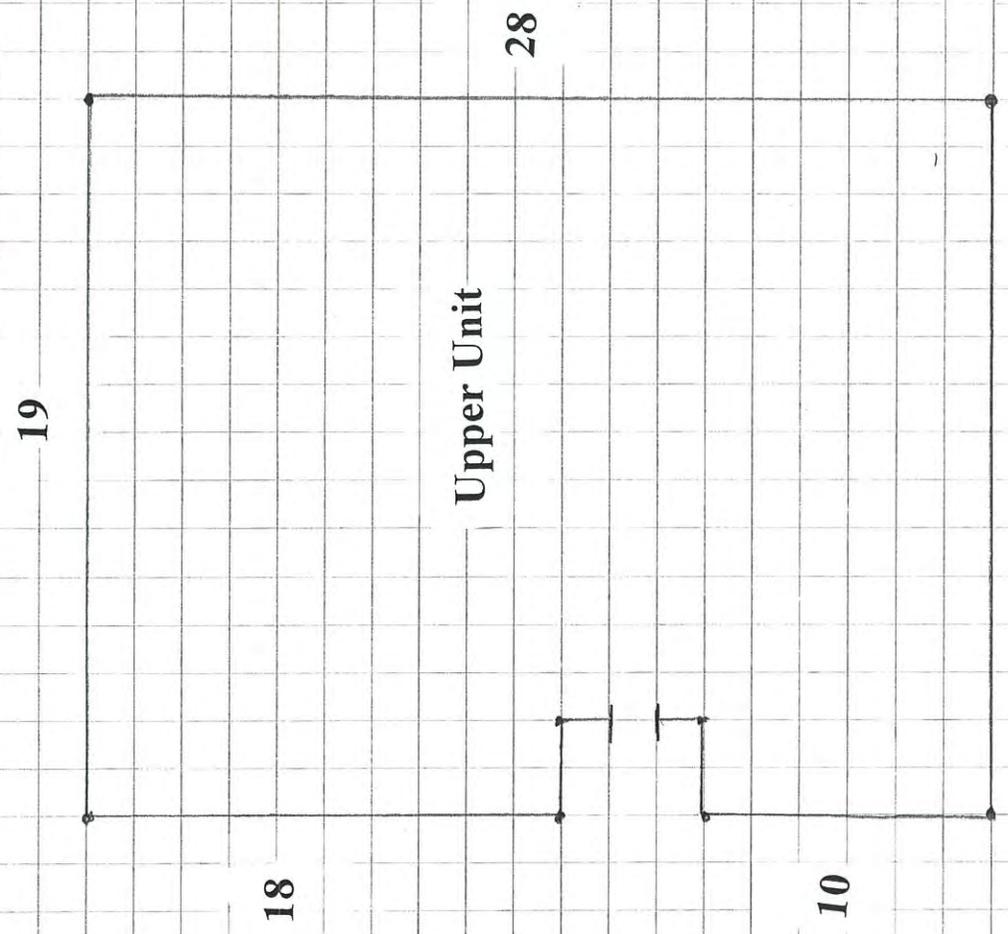
**Pages 18A, 18B, 18C, 18D**

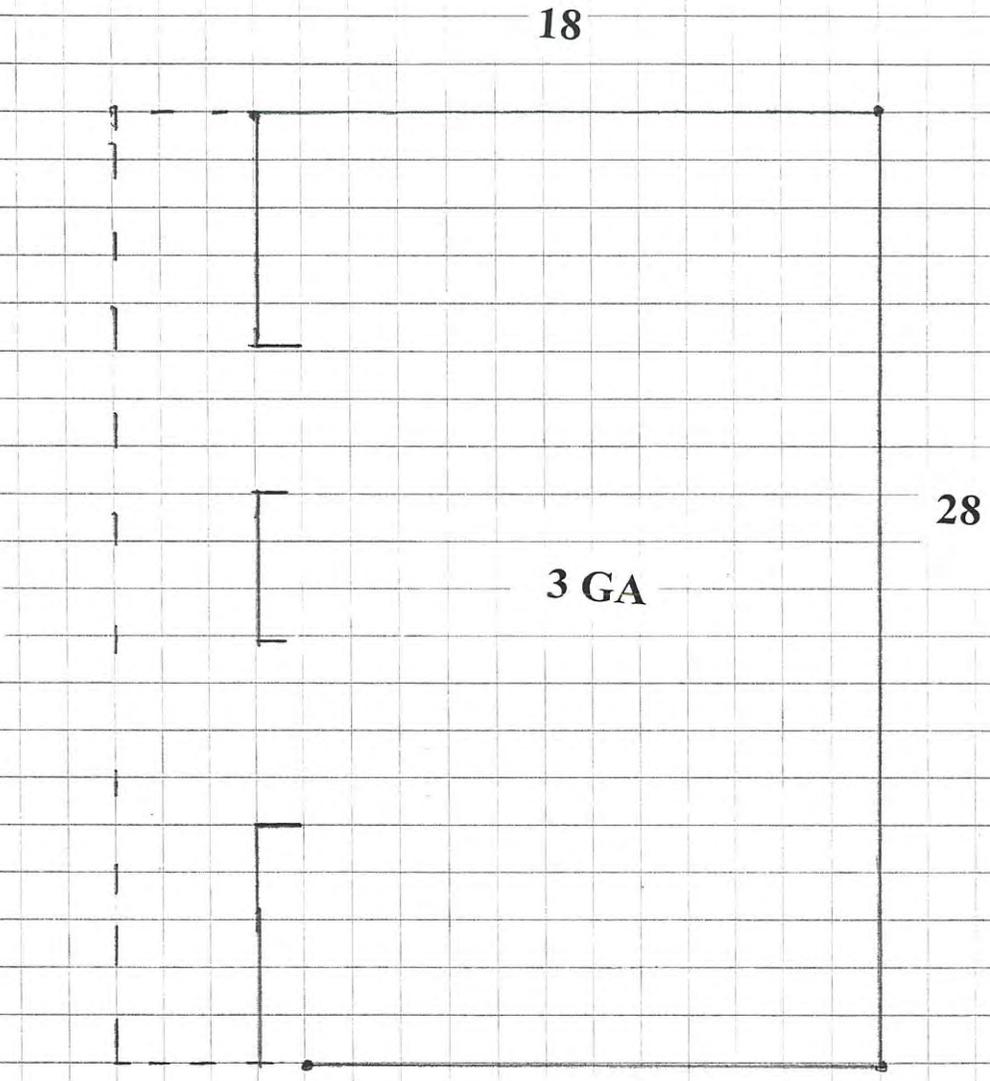
# EXTERIOR SKETCH LOWER LEVEL





S + UL





Rear Parking Area

**Highest and Best Use Analysis**

**(Conforms to Standards Rule 1-3(b), Lines 571-580, USPAP, 2014-2015 Edition)**

Step 4, Data Analysis, "**Valuation Process**" according to Appraising Residential Properties, published by "Appraisal Institute" and SR 1-3(b), USPAP; develop an opinion of Highest and Best Use of the real property: An appraiser must analyze relevant **legal**, physical, and economic factors to the extent necessary to support appraiser's highest and best use conclusion.

**When necessary for credible assignment results in developing a "Market Value" opinion, an appraiser must: develop Highest and Best Use of the real estate.**

**Highest and Best Use" (H &BU)** "as if vacant" as of effective date of site visit is residential. Projected long term use is residential development based on an analysis of relevant "**Legal**", physical and economic characteristics and surrounding developments in compliance with SR 1-3(b), USPAP 2014-2015 edition.

However, current Historic Restriction, "**Legally Permissible Use,**" cannot be achieved. **Once this restriction is successfully appealed and lifted by City of Houston Historic District** can all four test be met. This restriction also affects land value and impact of this major relevant characteristic is analyzed in this section and in approaches to value.

As previously indicated, site, though improved, is deemed as "effectively vacant" based on ratio of land value to total whole property value developed.

Additionally subject area whole property transactions inspected and included confirm buyer intentions, that is demolish older improvements and upgrade sites with new construction.

## Direct Sales Comparison Approach

### Land/Lot Sales and Listings Analysis (Summary and Value Estimate Ranges)

(Developed in accordance with Standards Rule 1-4(b)(i), line 587, USPAP)

When a Cost Approach is necessary for credible assignment results, an appraiser must develop an opinion of **site value** by an appropriate appraisal method or technique in compliance with SR 1-1(a), Line 487-488; appraisers must also be aware of, understand and correctly employ recognized methods and techniques... In this assignment to establish a reasonable site value for the subject, the Sales Comparison Approach in compliance with SR 1-4(b), USPAP is employed to develop appropriate and reasonable site/land value estimate.

Sufficient recent land/lot sales and listings, 14 were discovered in subject Key Map Area 492 immediately surrounding subject site are included and analyzed to derive and support an opinion of site value. **As previously stated, "Legally Permissible Use." Restriction is analyzed in relationship to subject site compared to lot sales and listing data.** Each land/lot sale and land listing is within one mile of subject reacting to similar market area forces.

Subject related land sales and listings near subject (Key Map 492) include lots on Sul Ross, Colquitt, Richmond, Norfolk, Westgate, Portsmouth, Lawrence, Salisbury, California and **2517 South Boulevard. This lot sale on South Boulevard does not have a "legally permissible use" restriction.** This relevant characteristic as well as landscaping influence lot value. As previously stated 14 recent relevant land sales and listing are within one mile and surround subject site.

Details on recent relevant land sales and listing comparables are as follows.



**Lot Listing**

Location: 1923 Norfolk Street, Harris County, Texas  
Legal Description: Lot 11, Block 5, Richmond Place  
Key Map: 492Z  
Lot Dimensions: 50' x 125'  
Market Area: Richmond Plaza  
MLS #: 24163284; Tax Account-052 223 000 0020  
List Price: \$535,000; \$85.60 PSF  
List Date: April 3, 2015  
**Condition Status: Effectively vacant site**  
HCAD Unit Price: \$60.00 PSF  
Lot Size: 0.1435 Acres or 6,250 SF  
Use: Residential  
Utilities: All on site, public  
Broker: Kenneth Leathers , UTRX Texas 713 240 6476

**Comments:** Sold as "effectively vacant." Lot size is similar smaller compared to subject in highly desirable residential area on local asphalt paved road. This sale is north. Location is near Poe Elementary School and minutes from downtown Houston Central Business District, Buffalo Bayou Park, River Oaks Country Club and minutes from Highway 59 Freeway.



**Land Sales 1 and 2**

Location: 2221 Portsmouth, Harris County, Texas  
Legal Description: Lot 6, Block 4, Colquitt Court Annex  
Key Map: 492Y  
Market Area: Upper Kirby  
MLS #: 1080547 & 45080207  
Lot Size: 6,875 SF; HCAD data  
List Price (1) \$407,500; \$58.04 PSF  
Sale Price (1) \$400,000  
Sale Price (2) \$450,000; \$400,000  
Close Dates: February 19, 2015 & June 10, 2015  
HCAD Unit Price: \$50 PSF  
Use: Residential Development; All utilities on site.  
Listing Broker: Keller Williams 713 621 8001

**Comments:** Effectively vacant interior site. Sold for lot value only. local road. Sale is west of subject site in very desirable residential area of Upper Kirby



**Lot Sale 3**

Location: 2517 South Boulevard, Harris County, Texas  
Legal Description: Lot 13 & Tract 15A, Monoma Court  
Key Map: 492Y  
Market Area: Monona Court  
MLS #: 14602234  
Lot Dimensions: 75' x 130'  
Site Size: 0.2238 Acres or 9,750 SF  
Listing Price: \$1,150,000; \$117.95 PSF  
Sale Price: \$1,150,000  
Close Date: March 18, 2015  
HCAD Unit Price: \$50 PSF  
Lot Size: 0.22383 Acres; 9,750 SF  
Use: Residential or commercial  
Broker: Showcase Properties, Sean Abri 713 236 8555

**Comments:** Marketed as effectively vacant site improved with commercial building; Location is near Galleria, Museum District and Rice University, west of subject site. Condition of improvements is poor, advertised for lot value only.

**Summary of area land listings and sales:**

Sites sold including three in report Sale Prices range from \$58 PSF up to \$190 PSF. **Subject was sold as "effectively vacant," Sales Price was \$94.50 PSF.**

Additional research of Houston Multiple Listing Service provided **effectively vacant site sales with site sizes of 6,500 SF, 13,267 SF and 16,025 SF. Range of sales prices were \$104 PSF, \$146 and \$306. In each situation, residential improvements were demolished and new residential improvements were built on sites.**

**Verification of area activity after land sales closed include site at 1702 South Boulevard in the City of Houston Historic District same designation as subject at 1932 South Boulevard. Another older property at Dunlavy and South Boulevard with original improvements were demolished and new construction is currently ongoing as of 06/09/2015.**

In summary, six land/lot listings and eight land/lot sales near the subject location, South Boulevard were inspected from the street. Photographs are included. Land Sale 3 at 2517 South Boulevard has frontage on South Boulevard similar to subject. This Sale also has similar market reactions as subject. Land Sales Price Per Square Foot is \$117.95 PSF. Eight other land sales range from \$58 PSF to \$190 PSF unadjusted.

Previous description of subject includes landscaping. Typically, landscaping contributory value is estimated at 20% up 35%. Subject has three mature oak trees on site. Value influence of mature oak tree component to existing landscaping (estimated range, \$35,000 to \$75,000) is included in value indication for subject site valuation format calculated below.

$$\begin{aligned} \text{Site Size PSF x Sales Price Estimate PSF} &= \text{Site Value} \\ 8,095 \text{ SF x } \$120 \text{ PSF} &= \$1,011,900 \text{ (r)} \end{aligned}$$

Based on all relevant significant differences to include location (corner versus interior), total site size, frontage, depth of comparables sites compared to subject site, a reasonable site value estimate of **\$1,011,900** site value opinion is developed.

Site value estimate is also shown on Page 35 in the **Cost Approach Summary and Page 5 of Summary of Salient Facts.**

# **IMPROVED**

# **SALES ANALYSIS**

**(Complies with SR 1-4(a), USPAP)**



## Improved Sale Comparables

### Improved Sale 1

<b>Location:</b>	<b>2316 South Boulevard</b>
Key Map:	492Z
MLS Number:	423795; HCAD Account 0180030000001
List Price:	\$950,000
Sale Price:	\$920,000 or \$299.09 PSF
Close Date:	October 31, 2014
Legal Description:	Lot 15, Block 3, Greenbriar
Site Size:	5,501 SF per HCAD
Gross Living Area:	3,076 SF
Stories:	2
Year Built:	1939, redesigned in 1997.
Broker:	Heritage Texas, Donna Pierce 281 493 3880

**Comments:** Improvements in average condition. Estate sale, as is. Improvements on local residential road. Superior to subject condition. Sale is west of subject with frontage on South Boulevard



**Improved Sale 2**

**Location:** 1741 South Boulevard  
Key Map: 492Z  
MLS Number: 13896660  
HCAD Account Number: 0530410000008  
Legal Description: Lot 8 & Tract 7, block 1, Ormand Place  
List Price: \$2,290,000  
Sale Price: \$2,213,000 or \$565.26 PSF  
Close Date: July 16, 2014  
Site Size: 13,500 SF  
Gross Living Area: 3,915 SF  
Year Built: 1927  
Stories: 2  
Architectural Style: English Tudor Estate  
Confirmed w/Broker: Martha Turner International  
Listing Broker: Keller Williams (Paige Martin)  
713 461 9393

**Comments:** Estate Property verifies individual style homes in this sector with widely varying interior amenities as supported by sale price per square foot. Sale is vastly superior condition and interior amenities compared to subject with location east of subject on South Boulevard.



**Improved Sale 3**

**Location:** 1725 Milford  
**Key Map:** 492Z  
**Legal Description:** Lot 7, Block 3, West Edgemont  
**List Price:** \$1,150,000  
**Sale Price:** \$1,150,000 or \$370.85 PSF  
**Listing Agent:** Heritage Texas, Mary Henderson 713 965 0812  
**Year Built:** 1931  
**Condition:** Vastly superior to subject; extensive updates.  
**Gross Living Area:** 3,101 SF  
**Sale Date:** September 30, 2014  
**Site Size:** 0.1377 or 6,000 SF

**Comments:** Improvements extensively updated interior with plus landscaping situated on interior site in traditional residential area of Greenbriar Market Area. Milford location is north of subject. Condition is superior to compared to subject.

**Reconciliation (SR 1-6, USPAP)**  
**Improved Sales Summary**

Inspection and analysis of 10 improved sales within one mile of subject for age, condition, location, landscaping gross living area and architectural style. Three sales are included. Improved sales inspected and analyzed generally bracket age of subject. However locations of most comparables have superior conditions compared to subject improvements. Improved sales comparables illustrate "uniqueness" of exterior architectural designs and interior amenities. This appraisal approach for improvements display a "value in use" appraisal concept demonstrating the challenge of pairing sales to appropriately derive and support unit of adjustments.

This approach, the Direct Sales Comparison Approach demonstrates buyers and sellers reactions in this market, however due to vast differences of conditions, meaningful influence from this approach will possibly skew a reasonable value estimate.

**Improved Sales** range from \$920,000, \$1,150,000 and \$2,213,000. Site sizes are 5,501 SF, 6,000 SF and 13,500 SF. Gross Living Areas (GLA) are 3,076 SF, 3,101 SF and 3,915 SF.

Asking prices of whole properties listed in this area range from \$85 PSF up to \$356 PSF. Sales Prices are \$299 PSF, \$370 and \$565 PSF.

Exterior architectural styles and interior amenities vary widely based on information provided by brokers and builders familiar with subject market. Pairing improved sales for significant differences in relation to subject, typically applicable proves to be unrealistic for upscale custom built properties because comparisons are difficult for properties with a **Value in Use to each individual purchaser**. Also most of these properties built **between 1935 to 1940 are demolished and new improvements are built**. **Sales Price range stated above also confirms varying differences.**

**In this assignment, most significant value estimate weight and influence for the "Sales Comparison Approach" is the value developed for the site as if vacant.**

Improved Sales locations are in Key Map Area 492. Improved sales inspected have locations on local residential roads unaffected by heavy traffic flows. Sales 1, 2 and 3 analyzed are superior to subject for architectural style, interior amenities and overall condition. As previously stated, subject sold for land value only, though improved. Range of adjustment based on pairing listings and sale prices per square foot, show an adjustment range from -28% up to -85% for elements of comparison.

Based on these two wide varying significant differences a reasonable downward adjustment of -55% of sales and listings unit prices reflecting a value range of \$788,000 to \$1,660,00 is shown. Therefore, a reasonable value estimate for subject as if improved near the low end of this range is generally reflective of subject.

**Improved Sales Comparison Value Component**

**\$890,000.00**

## **Income Approach to Value**

(Developed in conformity with SR 1-4(c), Lines 592-604, USPAP, 2014-2015)

**"When" an Income Approach** is necessary for credible assignment results, an appraiser must: Analyze comparable rental data as are available. Subject duplex nor garage apartment are rented. Subject neighborhood is not an investor driven market. Improvements were not purchased for future potential rental income. Once appeal to demolish site improvements is successfully completed, owner's intention is to demolish/raze existing improvement.

This approach is not developed in this assignment.

## **COST APPROACH SUMMATION**

**(Existing Improvements (including) Land/Site Value)  
(Developed in conformity with SR 1-4(b), USPAP, 2014-2015)**

Summary compliance with SR 1-4(b), Lines 587-591 begins with development of a site value by an appropriate appraisal method, in this instance the Direct Sales Comparison Approach. Analysis of comparable cost data available from Marshall and Swift Valuation Service, Calculator Method), data from residential builders and cost information from appraiser files to estimate difference between cost new and present worth of improvements (**Accrued Depreciation**). **Total accrued depreciation is from all causes, physical, functional and external.**

Present worth, that is **Depreciated Value of All Site Improvements are stated as a cumulative total.**

Actual age of subject improvement is 77 years. Improvements are beyond useful physical life. In this assignment therefore, actual age is employed. First, a market rate of depreciation for actual age is established.

Depreciation rates are derived by using a recognized appraisal method, age/life to extract a reasonable percentage to establish accrued depreciation for improvements. Accrued depreciation is then deducted from replacement cost new (RCN) to derive depreciated value of improvements.

**Land value developed on Page 24 is added to Depreciated Value of all Improvements. A value estimate is established via the Cost Approach.**

Harris County Appraisal District classifies subject improvements as Residential, Two-family property as "**Class B**" and generally compares to cost data from Marshall and Swift Residential Valuation Service's classification "**Low Cost Class S**" for **Replacement Cost New (RCN)** for improvements. Total Physical Life is factored into analysis and calculations for improvements.

Additionally, to support Replacement Cost New for subject improvements, nine cost comparables were analyzed. Improvement cost per square foot extracted range from \$39 PSF to \$95 PSF and compared to other cost new data.

Herein is a summarized presentation of data for each major improvement and all other yard cost on site observed at the time of recent initial site visit as well as additional site visits. Depreciated value of all site improvements are added to site value developed to derive a supportable total value indication in this approach.

# **COST APPROACH SUMMATION**

**(SR 1-4(b), Line 586-591, USPAP, 2014-2015)**

**Improvements (Original Date of Completion, 1938)**

**HCAD quality of construction rating: Average**

Replacement Cost New (RCN) \$95.00 PSF

Total Physical Life- 65 Years; Actual Age 77 Years; EA: 65Y

Estimated Remaining Physical Life; 1-2 Years:

Estimated effective age; 65 Y

Depreciation Factor (65Y\70Y = 92.85%)

RCN \$95.00 PSF x 3,754 SF GLA	=	\$356,630
RCN \$45.00 PSF x 532 SF 3GA	=	\$ 23,940
RCN \$45.00 PSF x 504 SF APT	=	<u>\$ 22,680</u>
Total RCN		<u>\$403,250</u>

Less Depreciation (\$403,250 x .9285) = \$374,418

**Depreciated Value of Improvements \$ 28,832**

**Estimated Depreciated Value of Other Site Improvements**

Concrete Paving, planter box, porches (cumulative total) \$ 3,500

Landscaping and Oak Trees \$150,500

**Total Depreciated Value of Site Improvements \$182,322**

**\*Plus Estimated Site Value \$1,011,900(r)**

**Estimated Cost Approach Value \$1,194,200 (r)**

Property tax data from Harris County Appraisal District, re PTC and SR 6, USPAP, 2014-2015, CAD data from "universe of properties," calibrated values for 2015 is:

**HCAD Total Market Value \$752,752**

**Land Value \$692,123 (91.95% of Total Value)**

## **RECONCILIATION OF VALUE INDICATORS**

(In conformity with SR 1-6, Lines 635-640, USPAP, 2014-2015)

An Appraisal Report communicated in conformity with SR 2-2(b) has been developed in conformity with Standards Rules 1-1 thru 1-5. Reconciliation of values in conformity with Standards Rule 1-6 is discussed as follows recognizing that appraisal approaches have strengths and weaknesses. Based on data presented in approach developed these features are explained in this section are reconciled to a **Final Opinion and Value Conclusion** as previously stated.

The Direct Sales Comparison Approach (SR 1-4(a) & (b) was developed to estimate whole property as improved and site/land value based on site characteristics including location, size, flood plain status, condition and availability of other data generally similar and dissimilar to subject site and improvements.

Recent sites with comparable size to subject (listings and sales) exist in this Key Map Area 492. Fourteen land sales and land listings as well as tax comparables were analyzed to provide a site value estimate. **Ample land data was available to provide meaningful and significant upward influence to a value conclusion.** Many sites inspected were deemed as if effectively vacant.

The Sales Comparison Approach was also developed for "Improved Sales." Weakness of this approach was "lack of conformity" in this market. Strength of this approach is availability of listings and sales. **Difficulty is developing reasonable adjustments to apply for "significant" differences. Buyers have been acquiring older whole properties and demolishing existing aged improvements. Additionally, adjusting whole property sales compared to the subject was difficult because of wide variances of exterior architectural styles and wide variances of interior amenities.**

Finally, the **Cost Approach**, SR 1-4(b) was also developed. Strength of this approach is cost sources. Data was extracted from Marshall and Swift Commercial Manual as well as builders of this type facility, cost comparables and appraiser files.

Weakness of this approach is "**estimation of depreciation.**" Subject improvements total economic and physical lives extend over 77 years and deemed to be in poor condition based on exterior and interior inspection. Additionally, property was acquired for land value only.

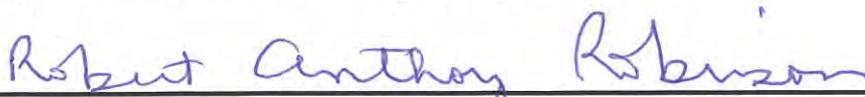
The **Cost Approach** establishes reasonable estimate of value to final opinion and conclusion in this report. The **Sales Comparison Approach** was employed as the preferred appraisal method to develop a value. Range of values for approaches developed are \$890,000 up to \$1,194,200.

Herein, quality and quantity of available data has been analyzed. Relevance of each approach, methods and techniques (SR 1-1(a), USPAP are reasonably supportive. Final "**Value Opinion and Conclusion**" are also provided on Pages 2 and 5 in this report.

**Reconciled Market Value Opinion and Conclusion** based on all factors including reactions of buyers and as previously stated in conformity with Standards Rule 1-6(a) and SR 1-6(b), USPAP, current edition is as follows:

**One Million One Hundred Thousand Dollars  
\$1,100,000.00**

Restating previous published observation from current edition of USPAP, Standards Rule 1-1(c), Comment, Page U-16, "Perfection is impossible to attain, and competence does not require perfection."



**Robert Anthony Robinson**  
**Certified General Real Estate Appraiser, TX 1324007 G**

**APPRAISER CERTIFICATION**  
**and**  
**LIMITING CONDITIONS**

(In conformity with SR 2-3, 2014-2015 Edition, USPAP)

I certify that, to the best of my knowledge and belief:

Statements of fact contained in this **Summarized Appraisal Report** are true and correct.

Reported summarized analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions and conclusions.

I have no present or prospective interest in the property that is the subject of this Restricted Appraisal Report and no personal interest with respect to the parties involved.

I have no bias with respect to the property that is the subject of this report or to parties involved with this assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

My compensation for completing this assignment is not contingent upon development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

My analyses, opinions, and conclusions were developed, and this Restricted Appraisal Report have been prepared in conformity with Standards 1 and Standards 2 of the *Uniform Standards of Professional Appraisal Practice*, 2014-2015 edition.

I have made a personal inspection (site visit) of the property that is the subject of this report.

No one provided significant real property appraisal assistance to the person signing this certification.

I am an independent contracting fee real property appraiser.

**Comment: Perfection is impossible to attain and competence does not require perfection.**



---

**Robert Anthony Robinson**  
**Certified General Real Estate Appraiser**  
**TX 1324007 G**

# ADDENDUM

**Research Sources Used to Develop Information in Report**

**Include:**

- HCAD Property Account Information (1930 and 1932 South Boulevard)
- HCAD Five year Appraised Value History of Subject at 1932 South Blvd.
- Owner History of Subject at 1932 South Boulevard
- Certificate of Appropriateness for Demolition
- Additional Relevant Supporting Sales on South Boulevard**
- Effectively vacant sites undergoing construction**
- Unique Improvements with varying architectural styles**
- Loopnet Data Base
- Appraiser Publication, Texas Association of Appraisal Districts
- Houston Multiple Listing Data Base
- Houston Chronicle Publication, N. Sarnoff
- Local Brokers
- Appraiser Files
- Harris County Appraisal District Data Base
- Internet (land, leases, Improved Sales)
- Uniform Standards of Professional Appraisal Practice
- Residential Sales Comparison, The Columbia Institute



# 1932 South Blvd - Demolition Application Materials

HARRIS COUNTY APPRAISAL DISTRICT  
 REAL PROPERTY ACCOUNT INFORMATION  
**0600670070001**

Tax Year: 2015



Owner and Property Information			
Owner Name & Mailing Address:	<b>HELLER DOUGLAS P &amp; ELLEN L 1930 SOUTH BLVD HOUSTON TX 77098-5424</b>	Legal Description:	<b>LT 1 BLK 6 CHEVY CHASE</b>
		Property Address:	<b>1932 SOUTH BLVD HOUSTON TX 77098</b>

Historical Designation
This property is located in a City of Houston Historic District or is a designated Historic Landmark. Please email historicpreservation@houstontx.gov or call 832-393-6556 for more information.

State Class Code				Land Use Code		
B2 -- Real, Residential, Two-Family				1001 -- Residential Improved		
Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map®
8,095 SF	3,754 SF	7404	1204	110 -- 1B Bellaire, West Univesity, Southampton Areas	5356C	492Z

Value Status Information			
Capped Account	Value Status	Notice Date	Shared CAD
No	Noticed	04/24/2015	No

Exemptions and Jurisdictions					
Exemption Type	Districts	Jurisdictions	ARB Status	2014 Rate	2015 Rate
None	001	HOUSTON ISD	Not Certified	1.196700	
	040	HARRIS COUNTY	Not Certified	0.417310	
	041	HARRIS CO FLOOD CNTRL	Not Certified	0.027360	
	042	PORT OF HOUSTON AUTHY	Not Certified	0.015310	
	043	HARRIS CO HOSP DIST	Not Certified	0.170000	
	044	HARRIS CO EDUC DEPT	Not Certified	0.005999	
	048	HOU COMMUNITY COLLEGE	Not Certified	0.106890	
	061	CITY OF HOUSTON	Not Certified	0.631080	

Value as of January 1, 2014			Value as of January 1, 2015		
	Market	Appraised		Market	Appraised
Land	692,123		Land	692,123	
Improvement	60,629		Improvement	60,629	
<b>Total</b>	<b>752,752</b>	<b>752,752</b>	<b>Total</b>	<b>752,752</b>	<b>752,752</b>

Land												
Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	1001 -- Res Improved Table Value	SF1	SF	8,095	1.00	1.00	0.90	Shape/Size & Economic	0.90	95.00	85.50	692,123.00

Building							
Building	Year Built	Remodeled	Type	Style	Quality	Impr Sq Ft	Building Details
1	1938	1986	Residential Duplex	Residential 2 Family	Good	2,954 *	Displayed
2	1938	--	Residential Single Family	Residential 1 Family	Average	800 *	<b>View</b>

\* All HCAD residential building measurements are done from the exterior, with individual measurements rounded to the closest foot. This measurement includes all closet space, hallways, and interior staircases. Attached garages are not

# 1932 South Blvd - Demolition Application Materials

included in the square footage of living area, but valued separately. Living area above *attached* garages is included in the square footage living area of the dwelling. Living area above *detached* garages is not included in the square footage living area of the dwelling but is valued separately. This method is used on all residential properties in Harris County to ensure the uniformity of square footage of living area measurements district-wide. There can be a reasonable variance between the HCAD square footage and your square footage measurement, especially if your square footage measurement was an interior measurement or an exterior measurement to the inch.

Building Details (1)

Building Data	
Element	Detail
Cost and Design	Econ Misimprovement
Cond / Desir / Util	Average
Foundation Type	Crawl Space
Grade Adjustment	B
Heating / AC	Central Heat/AC
Physical Condition	Good
Exterior Wall	Frame / Concrete Blk
Exterior Wall	Brick / Masonry
Element	Units
Room: Total	10
Room: Half Bath	1
Room: Full Bath	2
Room: Bedroom	4
Fireplace: Metal Prefab	1

Building Areas	
Description	Area
ENCL FRAME PORCH UPR	70
BASE AREA UPR	1,442
MASONRY TERRACE PRI	176
BASE AREA PRI	1,512
OPEN FRAME PORCH PRI	174

**APPRAISED VALUE HISTORY: 0600670070001**



Tax Year:	2015	2014	2013	2012	2011
Appraised Value:	<b>\$752,752</b>	<b>752,752</b>	<b>844,090</b>	<b>800,354</b>	<b>800,354</b>

(The appraised value shown on this screen may be less than the property's January 1 market value if the property is a residence homestead and is subject to a cap on annual increases in appraised value.)

**-close window-**



Ownership History: 0600670070001

**1932 SOUTH BLVD  
HOUSTON TX 77098**

Owner	Effective Date
HELLER DOUGLAS P & ELLEN L	5/31/2013
1932 SOUTH BLVD LLC	3/16/2009
LOTT MARLEY	9/27/2006
BEAZLEY HAMILTON	1/2/1988

[end of record]

**-close window-**

# CERTIFICATE OF APPROPRIATENESS DEMOLITION PUBLIC NOTICE SIGN



PLANNING &  
DEVELOPMENT  
DEPARTMENT

## SIGN REQUIREMENTS:

### Deadline & Duration:

Signs must be posted no less than ten days before the date of the meeting; refer to the schedule on the general application. Signs must be maintained and remain on the site until the close of the meeting at which the HAHC acts on the application. Refer to the Houston Code of Ordinances, Ch. 33 VII, Sec. 33-238.1 for further details.

### Location & Size:

A sign shall face each public right-of-way bordering the site. Signs shall be posted no more than 15 feet from the public right-of-way and each sign shall be a minimum of 4 feet by 8 feet with lettering legible from the public right-of-way.

### Information on Sign:

- Structure subject to proposal (i.e. residence, garage, commercial building) and address
- Application number (may be obtained from Planning staff)
- Date, time and location of the HAHC meeting
- Contact information for the applicant
- Contact information for the Planning and Development Department

### Example:

**NOTICE OF CERTIFICATE OF APPROPRIATENESS APPLICATION**  
**PROPOSED DEMOLITION OF RESIDENCE AT 123 PARK ST.**  
**APPLICATION #140101**

Houston Archaeological & Historical Commission will consider the application on:

January 1, 2014 at 3:00 p.m.  
City Hall Annex, Public Level  
Bagby Street, Houston, Texas

For information contact:

Mr. Person, applicant: 555-123-4567 or mrperson@email.com

– or –

Houston Planning & Development Department, Historic Preservation Office:  
832-393-6556 or historicpreservation@houstontx.gov

# CERTIFICATE OF APPROPRIATENESS DEMOLITION CHECKLIST



PLANNING &  
DEVELOPMENT  
DEPARTMENT

**Well in advance** of the COA application deadline contact staff to discuss your project and, if necessary, to make an appointment to meet with staff for a project consultation.

Submit all items with the COA application form. An incomplete application may cause delays in processing or may be deferred to the next agenda. Refer to Houston Code of Ordinances, Ch. 33 VII, Sec. 33-247 for demolition approval criteria. Demolition applicants must give public notice by posting a sign at the site of the structure. Refer to attached public notice sign requirements for instructions.

**PROPERTY ADDRESS:** \_\_\_\_\_

**DEMOLITION TYPE:**     unreasonable economic hardship                       unusual or compelling circumstance

**WRITTEN DESCRIPTION**

property description, current conditions and any prior alterations or additions

**PHOTOGRAPHS** label photos with description and location

- elevations of all sides of structure
- public notice sign(s) at the site upon installation with time stamp

**DRAWINGS**

current site plan or survey

**DOCUMENTATION**

- certified appraisal of the value of the property conducted by a certified real estate appraiser
- assessed value of the land and improvements according to the two most recent assessments, unless the property is exempt from local property taxes
- all appraisals obtained by the owner in connection with the acquisition, purchase, donation, or financing of the property
- all Listings of the property for sale or rent that are less than a year old at the time of the application
- evidence of any consideration by the owner of uses and adaptive reuses of the property
- rehabilitation cost estimates, itemized and detailed, for identified uses or reuses, including the basis of cost estimates
- comparison costs of rehabilitation of the existing building, demolition of the building, and new construction
- complete architectural plans and drawings of the intended future use of the property, including new construction, if applicable/available
- plans to reuse, recycle or salvage list of building materials if a COA is granted
- if applicant is a Nonprofit Organization, provide the following additional written information:
  - cost comparison of the performance of the organization’s mission or function in the existing and new buildings
  - impact of reuse of the existing building on the organization’s program, function or mission
  - additional costs if any, attributable to the building of performing the nonprofit organization’s function within the context of costs incurred by comparable organizations, particularly in the Houston area
  - grants received, applied for or available to maintain or improve the property
  - budget of the nonprofit organization for the current and immediately past fiscal years

# 1932 South Blvd - Demolition Application Materials

HARRIS COUNTY APPRAISAL DISTRICT  
 REAL PROPERTY ACCOUNT INFORMATION  
**0562540000010**

Tax Year: 2015



Owner and Property Information			
Owner Name & Mailing Address:	<b>TURNER GARLAND H 1817 SOUTH BLVD HOUSTON TX 77098-5421</b>	Legal Description:	<b>LT 10 BLK 4 WEST EDMONT</b>
		Property Address:	<b>1702 SOUTH BLVD HOUSTON TX 77006</b>

Historical Designation
This property is located in a City of Houston Historic District or is a designated Historic Landmark. Please email <a href="mailto:historicpreservation@houstontx.gov">historicpreservation@houstontx.gov</a> or call 832-393-6556 for more information.

State Class Code				Land Use Code		
A1 -- Real, Residential, Single-Family				1001 -- Residential Improved		
Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map®
13,267 SF	5,170 SF	7404	1204	110 -- 1B Bellaire, West University, Southampton Areas	5356C	492Z

Value Status Information			
Capped Account	Value Status	Notice Date	Shared CAD
No	Noticed	05/01/2015	No

Exemptions and Jurisdictions					
Exemption Type	Districts	Jurisdictions	ARB Status	2014 Rate	2015 Rate
Residential Homestead Over-65	001	HOUSTON ISD *	Not Certified	1.196700	
	040	HARRIS COUNTY	Not Certified	0.417310	
	041	HARRIS CO FLOOD CNTRL	Not Certified	0.027360	
	042	PORT OF HOUSTON AUTHY	Not Certified	0.015310	
	043	HARRIS CO HOSP DIST	Not Certified	0.170000	
	044	HARRIS CO EDUC DEPT	Not Certified	0.005999	
	048	HOU COMMUNITY COLLEGE	Not Certified	0.106890	
	061	CITY OF HOUSTON	Not Certified	0.631080	

\* Because the owner qualifies for an over-65 exemption, taxes may be frozen for this account.

Value as of January 1, 2014			Value as of January 1, 2015		
	Market	Appraised		Market	Appraised
Land	1,260,365		Land	1,260,365	
Improvement	69,969		Improvement	69,969	
<b>Total</b>	<b>1,330,334</b>	<b>1,330,334</b>	<b>Total</b>	<b>1,330,334</b>	<b>1,330,334</b>

Land												
Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	1001 -- Res Improved Table Value	SF1	SF	13,267	1.00	1.00	1.00	--	1.00	95.00	95.00	1,260,365.00

Building								
Building	Year Built	Remodeled	Type	Style	Quality	Impr Sq Ft	Building Details	
1	1938	1968	Residential Single Family	Residential 1 Family	Good	4,786 *	Displayed	
2	1938	--	Residential Single Family	Residential 1 Family	Low	384 *	<b>View</b>	

HARRIS COUNTY APPRAISAL DISTRICT  
 REAL PROPERTY ACCOUNT INFORMATION  
 0660390050005

Tax Year: 2015



Owner and Property Information	
Owner Name & Mailing Address: <b>5177 BUILDERS LTD 1520 OLIVER ST STE 200 HOUSTON TX 77007-6035</b>	Legal Description: <b>LT 5 BLK 1 CRESMERE PLACE 2ND PAR R/P</b> Property Address: <b>2006 NORTH BLVD HOUSTON TX 77098</b>

State Class Code				Land Use Code		
A1 -- Real, Residential, Single-Family				1000 -- Residential Vacant		
Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map®
8,041 SF	0 SF	7406	1205	110 -- 1B Bellaire, West Univesity, Southampton Areas	5356C	492Z

Capped Account	Value Status	Shared CAD
Pending	All Values Pending	No

Exemptions and Jurisdictions					
Exemption Type	Districts	Jurisdictions	ARB Status	2014 Rate	2015 Rate
None	001	HOUSTON ISD	Pending	1.196700	
	040	HARRIS COUNTY	Pending	0.417310	
	041	HARRIS CO FLOOD CNTRL	Pending	0.027360	
	042	PORT OF HOUSTON AUTHY	Pending	0.015310	
	043	HARRIS CO HOSP DIST	Pending	0.170000	
	044	HARRIS CO EDUC DEPT	Pending	0.005999	
	048	HOU COMMUNITY COLLEGE	Pending	0.106890	
	061	CITY OF HOUSTON	Pending	0.631080	

Value as of January 1, 2014			Value as of January 1, 2015		
	Market	Appraised		Market	Appraised
Land			Land		
Improvement			Improvement		
Total			Total	Pending	Pending

Land												
Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	1000 -- Res Vacant Table Value	SF5	SF	5,000	1.00	1.00	1.00	--	1.00	Pending	Pending	Pending
2	1000 -- Res Vacant Table Value	SF3	SF	3,041	1.00	0.50	1.00	--	0.50	Pending	Pending	Pending

Building												
Vacant (No Building Data)												

*corp under construction*

HARRIS COUNTY APPRAISAL DISTRICT  
 REAL PROPERTY ACCOUNT INFORMATION  
 0670150020006

Tax Year: 2015



Owner and Property Information	
Owner Name & Mailing Address: <b>CHOUDHRI MOBEEN 2323 NORTH BLVD HOUSTON TX 77098-5222</b>	Legal Description: <b>LT 6 BLK 2 GREENBRIAR</b>  Property Address: <b>2323 NORTH BLVD HOUSTON TX 77098</b>

State Class Code				Land Use Code		
A1 -- Real, Residential, Single-Family				1001 -- Residential Improved		
Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map®
6,425 SF	4,261 SF	7421.01	1205	110 -- 1B Bellaire, West Univesity, Southampton Areas	5256D	492Y

Value Status Information				
Capped Account	Value Status	Notice Date	Hearing Status	Shared CAD
No	Noticed	4/24/2015	Informal : 6/26/2015 1:35:00 PM	No

Exemptions and Jurisdictions					
Exemption Type	Districts	Jurisdictions	ARB Status	2014 Rate	2015 Rate
Residential Homestead	001	HOUSTON ISD	Not Certified	1.196700	
	040	HARRIS COUNTY	Not Certified	0.417310	
	041	HARRIS CO FLOOD CNTRL	Not Certified	0.027360	
	042	PORT OF HOUSTON AUTHY	Not Certified	0.015310	
	043	HARRIS CO HOSP DIST	Not Certified	0.170000	
	044	HARRIS CO EDUC DEPT	Not Certified	0.005999	
	048	HOU COMMUNITY COLLEGE	Not Certified	0.106890	
	061	CITY OF HOUSTON	Not Certified	0.631080	

Valuations			
Value as of January 1, 2014		Value as of January 1, 2015	
	Market	Appraised	
Land	457,000		Land
Improvement	697,266		Improvement
Total	1,154,266	1,154,266	Total
			2,167,898
			2,167,898

Land												
Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	1001 -- Res Improved Table Value	SF1	SF	5,000	1.00	1.00	1.00	--	1.00	100.00	100.00	500,000.00
2	1001 -- Res Improved Table Value	SF3	SF	1,425	1.00	0.50	1.00	--	0.50	100.00	50.00	71,250.00

Building						
Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	2013	Residential Single Family	Residential 1 Family	Superior	4,261 *	Displayed

\* All HCAD residential building measurements are done from the exterior, with individual measurements rounded to the closest foot. This measurement includes all closet space, hallways, and interior staircases. Attached garages are not included in the square footage of living area, but valued separately. Living area above attached garages is included in the square footage living area of the dwelling. Living area above detached garages is not included in the square footage living area of the dwelling but is valued separately. This method is used on all residential properties in Harris County to ensure the uniformity of square footage of living area measurements district-wide. There can be a reasonable variance

# 1932 South Blvd - Demolition Application Materials

HARRIS COUNTY APPRAISAL DISTRICT  
 REAL PROPERTY ACCOUNT INFORMATION  
**0600650020036**

Tax Year: 2015



Owner and Property Information	
Owner Name & Mailing Address: <b>CROIX CUSTOM HOMES INC PO BOX 132977 SPRING TX 77393-2977</b>	Legal Description: <b>LT 36 BLK 2 CHEVY CHASE</b>  Property Address: <b>2131 SOUTH BLVD HOUSTON TX 77098</b>

State Class Code				Land Use Code		
A1 -- Real, Residential, Single-Family				1001 -- Residential Improved		
Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map®
6,075 SF	4,376 SF	7406	1205	110 -- 1B Bellaire, West University, Southampton Areas	5356C	492Y

Value Status Information		
Capped Account	Value Status	Shared CAD
Pending	All Values Pending	No

Exemptions and Jurisdictions					
Exemption Type	Districts	Jurisdictions	ARB Status	2014 Rate	2015 Rate
None	001	HOUSTON ISD	Pending	1.196700	
	040	HARRIS COUNTY	Pending	0.417310	
	041	HARRIS CO FLOOD CNTRL	Pending	0.027360	
	042	PORT OF HOUSTON AUTHY	Pending	0.015310	
	043	HARRIS CO HOSP DIST	Pending	0.170000	
	044	HARRIS CO EDUC DEPT	Pending	0.005999	
	048	HOU COMMUNITY COLLEGE	Pending	0.106890	
	061	CITY OF HOUSTON	Pending	0.631080	

Valuations			
Value as of January 1, 2014		Value as of January 1, 2015	
	Market	Appraised	
Land	443,000		Land
Improvement	57,671		Improvement
Total	500,671	473,000	Total
			Pending
			Pending

Land												
Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	1001 -- Res Improved Table Value	SF1	SF	5,000	1.00	1.00	1.00	--	1.00	Pending	Pending	Pending
2	1001 -- Res Improved Table Value	SF3	SF	1,075	1.00	0.50	1.00	--	0.50	Pending	Pending	Pending

Building						
Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	2014	Residential Single Family	Residential 1 Family	Excellent	4,376 *	Displayed

\* All HCAD residential building measurements are done from the exterior, with individual measurements rounded to the closest foot. This measurement includes all closet space, hallways, and interior staircases. Attached garages are not included in the square footage of living area, but valued separately. Living area above *attached* garages is included in the square footage living area of the dwelling. Living area above *detached* garages is not included in the square footage living area of the dwelling but is valued separately. This method is used on all residential properties in Harris County to ensure the uniformity of square footage of living area measurements district-wide. There can be a reasonable variance

HARRIS COUNTY APPRAISAL DISTRICT  
 REAL PROPERTY ACCOUNT INFORMATION  
**0670150020009**

Tax Year: 2015



Owner and Property Information	
Owner Name & Mailing Address:	<b>WARD BROWN PARTNERS LLC 720 N POST OAK RD STE 630 HOUSTON TX 77024-3926</b>
Legal Description:	<b>LT 9 &amp; TR 10A BLK 2 GREENBRIAR</b>
Property Address:	<b>2311 NORTH BLVD HOUSTON TX 77098</b>

State Class Code				Land Use Code		
A1 -- Real, Residential, Single-Family				1001 -- Residential Improved		
Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map®
6,882 SF	1,838 SF	7421.01	1205	110 -- 1B Bellaire, West Univesity, Southampton Areas	5256D	492Y

Value Status Information				
Capped Account	Value Status	Notice Date	Hearing Status	Shared CAD
No	Noticed	4/24/2015	Protest Received	No

Exemptions and Jurisdictions					
Exemption Type	Districts	Jurisdictions	ARB Status	2014 Rate	2015 Rate
None	001	HOUSTON ISD	Not Certified	1.196700	
	040	HARRIS COUNTY	Not Certified	0.417310	
	041	HARRIS CO FLOOD CNTRL	Not Certified	0.027360	
	042	PORT OF HOUSTON AUTHY	Not Certified	0.015310	
	043	HARRIS CO HOSP DIST	Not Certified	0.170000	
	044	HARRIS CO EDUC DEPT	Not Certified	0.005999	
	048	HOU COMMUNITY COLLEGE	Not Certified	0.106890	
	061	CITY OF HOUSTON	Not Certified	0.631080	

Valuations					
Value as of January 1, 2014			Value as of January 1, 2015		
	Market	Appraised		Market	Appraised
Land	475,280		Land	594,100	
Improvement	153,255		Improvement	135,071	
<b>Total</b>	<b>628,535</b>	<b>531,798</b>	<b>Total</b>	<b>729,171</b>	<b>729,171</b>

Land												
Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	1001 -- Res Improved Table Value	SF1	SF	5,000	1.00	1.00	1.00	--	1.00	100.00	100.00	500,000.00
2	1001 -- Res Improved Table Value	SF3	SF	1,882	1.00	0.50	1.00	--	0.50	100.00	50.00	94,100.00

Building							
Building	Year Built	Remodeled	Type	Style	Quality	Impr Sq Ft	Building Details
1	1939	2009	Residential Single Family	Residential 1 Family	Average	1,498 *	Displayed
2	1939	--	Residential Single Family	Residential 1 Family	Low	340 *	<b>View</b>

\* All HCAD residential building measurements are done from the exterior, with individual measurements rounded to the closest foot. This measurement includes all closet space, hallways, and interior staircases. Attached garages are not included in the square footage of living area, but valued separately. Living area above attached garages is included in the square footage living area of the dwelling. Living area above detached garages is not included in the square footage living area of the dwelling but is valued separately. This method is used on all residential properties in Harris County to

**RESUME AND APPRAISER QUALIFICATIONS**

Robert Anthony Robinson

Certified General Appraiser  
Real Estate Broker  
Certified Real Estate Instructor  
Texas Southern University  
University of Houston

BBA, 1968

Sales Annual Education (SAE),1971

Prior Appraiser Employment

Travis Cooper and Associates  
Property Types Appraised

1974-1982

Residential, Small Commercial  
Right-of-Way (City, State, Federal)  
Land Valuation

Major Clients

Stewart's Appraisal Service (MAI)  
Property Types Appraised

1984-2001

Retail, Convenience Stores, Fast Food  
Stores, Apartments/Multi-family,  
Shopping Centers, Malls, Industrial,  
Manufacturing Facilities, Land,  
Subdivision Analysis, Property Tax  
Right-of-Way, Waste Water Lift  
Stations, Freestanding Retail  
(Walgreens), Consulting, Residential

2001 to-Present

**REALM LAND SERVICES**

(Self) Property Types Appraised

Similar assignments as stated above.

Appraisal Teaching Assignments  
Courses Taught

**Champions School of Real Estate**  
USPAP, Residential Appraisal  
Income Property Appraisal

Courses Taught

**Houston Community College**  
Residential Appraising  
Income Property Appraising

PAGE 2, continued

**Courses Taught**

**Stewart Real Estate School**

Residential Appraising  
Income Property Appraisal  
Property Tax Continuing Education  
Sales Annual Education (SAE)  
Sales/Broker Exam Preparation  
USPAP (7 & 15 Hours)  
MCE & PTCE, ACE

**Robinson Real Estate School**

Appraiser Continuing Education  
Property Tax CE  
7 & 15 Hours USPAP  
Exam Prep for Appraiser Trainees  
Land Valuation (QE)  
Residential Appraising (QE & ACE)  
Income Prop. Appraising (QE & ACE)  
Eminent Domain/Condemnation  
Environmental Site Assessment

Also prepared applications for courses and Manuals for ACE, PTCE, MCE, QE

**Columbia Institute, San Antonio, Tx.**

Appraiser Continuing Education (ACE)  
all phases of appraisal process  
7 & 15 Hours, USPAP

**Previous and current Memberships**

Texas Association of Property Tax Professionals, General Accredited Appraiser (NAR), Affiliate Member, Appraisal Institute, National Association of Review Appraisers, Texas Real Estate Teachers Association, Real Estate Educators

**Fellow, Columbia Institute**

**Hearings (Harris County Civil Courts, Appraisal Review Board)**

**Appraiser Certification (TALCB)**

word,sblvd 2015

You may wish to laminate the pocket identification card to preserve it.

The person named on the reverse is licensed by the Texas Appraiser Licensing and Certification Board.

Inquiry as to the status of this license may be made to:

Texas Appraiser Licensing and Certification Board  
P.O. Box 12188  
Austin, Tx 78711-2188  
www.talcb.texas.gov  
(512) 936-3001  
Fax:(512) 936-3899

ROBERT ANTHONY ROBINSON  
7447 CAMBRIDGE (TH86)  
HOUSTON, TX 77054

**Texas Appraiser Licensing and Certification Board**  
P.O. Box 12188 Austin, Texas 78711-2188  
**Certified General Real Estate Appraiser**

Number#: **TX 1324007 G**

Issued: **11/10/2014** Expires: **11/30/2016**

Appraiser: **ROBERT ANTHONY ROBINSON**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Texas Occupations Code, Chapter 1103, is authorized to use this title, Certified General Real Estate Appraiser.



**Douglas E. Oldmixon**  
Commissioner

**Texas Appraiser Licensing and Certification Board**  
P.O. Box 12188 Austin, Texas 78711-2188  
**Certified General Real Estate Appraiser**

Number: **TX 1324007 G**

Issued: **11/10/2014** Expires: **11/30/2016**

Appraiser: **ROBERT ANTHONY ROBINSON**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Texas Occupations Code, Chapter 1103, is authorized to use this title, Certified General Real Estate Appraiser.



**Douglas E. Oldmixon**  
Commissioner

## **Section 33-247(b)(2)**

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**Assessed value of  
the land and  
improvements  
thereon according  
to the two most  
recent assessments**

MIKE SULLIVAN  
 TAX ASSESSOR-COLLECTOR  
 P.O. BOX 3547  
 HOUSTON, TEXAS 77253-3547  
 TEL: 713-274-8000



2014 Property Tax Statement  
 Web Statement

Statement Date:	June 23, 2015
Account Number	060-067-007-0001



0 6 0 0 6 7 0 0 7 0 0 0 1

HELLER DOUGLAS P & ELLEN L  
 1930 SOUTH BLVD  
 HOUSTON TX 77098-5424

Taxing Jurisdiction	Exemptions	Taxable Value	Rate per \$100	Taxes
Houston ISD	0	752,752	1.196700	\$9,008.18
Harris County	0	752,752	0.417310	\$3,141.31
Harris County Flood Control Dist	0	752,752	0.027360	\$205.95
Port of Houston Authority	0	752,752	0.015310	\$115.25
Harris County Hospital District	0	752,752	0.170000	\$1,279.68
Harris County Dept. of Education	0	752,752	0.005999	\$45.16
Houston Community College System	0	752,752	0.106890	\$804.62
City of Houston	0	752,752	0.631080	\$4,750.47

Property Description	
1932 SOUTH BLVD 77098 LT 1 BLK 6 CHEVY CHASE .1858 AC	
Appraised Values	
Land - Market Value	692,123
Impr - Market Value	60,629
Total Market Value	752,752
Less Capped Mkt Value	0
Appraised Value	752,752
Exemptions/Deferrals	



Page: 1 of 1

Total 2014 Taxes Due By January 31, 2015:	\$19,350.62
Payments Applied To 2014 Taxes	\$19,350.62
Total Current Taxes Due (Including Penalties)	\$0.00
Prior Year(s) Delinquent Taxes Due (If Any)	\$0.00
<b>Total Amount Due For June 2015</b>	<b>\$0.00</b>

Penalties for Paying Late	Rate	Current Taxes	Delinquent Taxes	Total
By February 28, 2015	7%	\$0.00	\$0.00	\$0.00
By March 31, 2015	9%	\$0.00	\$0.00	\$0.00
By April 30, 2015	11%	\$0.00	\$0.00	\$0.00
By May 31, 2015	13%	\$0.00	\$0.00	\$0.00
By June 30, 2015	15%	\$0.00	\$0.00	\$0.00

Tax Bill Increase (Decrease) from 2009 to 2014: Appraised Value 9%, Taxable Value 9%, Tax Rate 2%, Tax Bill 11%.

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.



0 6 0 0 6 7 0 0 7 0 0 0 1

HELLER DOUGLAS P & ELLEN L  
 1930 SOUTH BLVD  
 HOUSTON TX 77098-5424

PAYMENT COUPON

Make check payable to:

MIKE SULLIVAN  
 TAX ASSESSOR-COLLECTOR  
 P.O. BOX 4622  
 HOUSTON, TEXAS 77210-4622

Account Number	060-067-007-0001
Amount Enclosed	\$ _____

Web Statement - Date Printed: 06-23-2015

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

Scan the QR code to pay online or visit [www.hetax.net](http://www.hetax.net)



06006700700017 2014 000000000 000000000 000000000 000000000

MIKE SULLIVAN  
 TAX ASSESSOR-COLLECTOR  
 P.O. BOX 3547  
 HOUSTON, TEXAS 77253-3547



Date Printed:	Friday, June 26, 2015
Account Number	
060-067-007-0001	

2013 Property Tax Receipt

Certified Owner
HELLER DOUGLAS P & ELLEN L 1930 SOUTH BLVD HOUSTON TX 77098-5424

Legal Description
LT 1 BLK 6 CHEVY CHASE .1858 AC

Deposit No: 201401061031

Receipt Date: Tuesday, December 31, 2013

Validation No: 3371

Deposit Date: Monday, January 06, 2014

Operator Code: RLG

Parcel Address: 1932 SOUTH BLVD 77098

Remit Seq No: 63775985

Legal Acres: .1858 AC

Tax Unit	Tax Rate	Levy	Penalties & Interest	Coll. Fee	Total
Houston ISD	1.186700	\$10016.82	\$0.00	\$0.00	\$10016.82
Harris County	0.414550	\$3499.18	\$0.00	\$0.00	\$3499.18
Harris County Flood Control Dist	0.028270	\$238.62	\$0.00	\$0.00	\$238.62
Port of Houston Authority	0.017160	\$144.85	\$0.00	\$0.00	\$144.85
Harris County Hospital District	0.170000	\$1434.95	\$0.00	\$0.00	\$1434.95
Harris County Dept. of Education	0.006358	\$53.67	\$0.00	\$0.00	\$53.67
Houston Community College System	0.097173	\$820.23	\$0.00	\$0.00	\$820.23
City of Houston	0.638750	\$5391.62	\$0.00	\$0.00	\$5391.62
<b>Total Paid:</b>		<b>\$21,599.94</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$21,599.94</b>

MIKE SULLIVAN  
 TAX ASSESSOR-COLLECTOR  
 P.O. BOX 3547  
 HOUSTON, TEXAS 77253-3547



Date Printed:	Tuesday, June 23, 2015
Account Number	060-067-007-0001

2014 Property Tax Receipt

Certified Owner
HELLER DOUGLAS P & ELLEN L 1930 SOUTH BLVD HOUSTON TX 77098-5424

Legal Description
LT 1 BLK 6 CHEVY CHASE .1858 AC

Deposit No: 201501021243

Receipt Date: Wednesday, December 31, 2014

Validation No: 6350

Deposit Date: Friday, January 02, 2015

Operator Code: DGRAVES

Parcel Address: 1932 SOUTH BLVD 77098

Remit Seq No: 66288725

Legal Acres: .1858 AC

Tax Unit	Tax Rate	Levy	Penalties & Interest	Coll. Fee	Total
Houston ISD	1.196700	\$9008.18	\$0.00	\$0.00	\$9008.18
Harris County	0.417310	\$3141.31	\$0.00	\$0.00	\$3141.31
Harris County Flood Control Dist	0.027360	\$205.95	\$0.00	\$0.00	\$205.95
Port of Houston Authority	0.015310	\$115.25	\$0.00	\$0.00	\$115.25
Harris County Hospital District	0.170000	\$1279.68	\$0.00	\$0.00	\$1279.68
Harris County Dept. of Education	0.005999	\$45.16	\$0.00	\$0.00	\$45.16
Houston Community College System	0.106890	\$804.62	\$0.00	\$0.00	\$804.62
City of Houston	0.631080	\$4750.47	\$0.00	\$0.00	\$4750.47
<b>Total Paid:</b>		<b>\$19,350.62</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$19,350.62</b>



A. Settlement Statement (HUD-1)

<b>B. Type of Loan</b>		6. File Number 246001322 Closer: Dallas Russell, Sr.	7. Loan Number 55006670	8. Mortgage Ins Case Number
1. <input type="checkbox"/> FHA 2. <input type="checkbox"/> RHS 3. <input type="checkbox"/> Conv Unins 4. <input type="checkbox"/> VA 5. <input type="checkbox"/> Conv Ins. 6. <input type="checkbox"/> Seller Fin 7. <input type="checkbox"/> Cash Sale				
C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.				
D. Name & Address of Borrower Douglas Heller and Ellen Heller 200 Mine Road Malvern, PA 19355		E. Name & Address of Seller 1932 South Blvd., LLC 1928 South Boulevard Houston, TX 77098		F. Name & Address of Lender Integrity Bank, srb 4040 Washington Ave. Houston, TX 77007
G. Property Location CHEVY CHASE, Block 6, Lot 1, HARRIS County 1932 South Boulevard a/k/a 5115 Hazard Street Houston, TX 77098		H. Settlement Agent Name Commonwealth Title of Houston, Inc. 550 Westcott, Suite 260 Houston, TX 77007 713-426-4949 Underwritten By: Commonwealth Place of Settlement Commonwealth Title of Houston, Inc. 550 Westcott, Suite 260 Houston, TX 77007 713-426-4949		I. Settlement Date 5/31/2013 Fund: 6/4/2013
<b>J. Summary of Borrower's Transaction</b>		<b>K. Summary of Seller's Transaction</b>		
100. Gross Amount Due from Borrower		400. Gross Amount Due to Seller		
101. Contract sales price	\$765,000.00	401. Contract sales price	\$765,000.00	
102. Personal property		402. Personal property		
103. Settlement charges to borrower	\$11,412.00	403.		
104.		404.		
105.		405.		
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance		
106. City property taxes		406. City property taxes		
107. County property taxes		407. County property taxes		
108. Annual assessments		408. Annual assessments		
109. School property taxes		409. School property taxes		
110. MUD taxes		410. MUD taxes		
111. Other		411. Other		
112.		412.		
113.		413.		
114.		414.		
115.		415.		
116.		416.		
120. Gross Amount Due From Borrower	\$776,412.00	420. Gross Amount Due to Seller	\$765,000.00	
200. Amounts Paid By Or in Behalf Of Borrower		500. Reductions in Amount Due to Seller		
201. Deposit or earnest money	\$7,650.00	501. Excess deposit (see instructions)		
202. Principal amount of new loan(s)	\$565,000.00	502. Settlement charges to seller (line 1400)	\$46,277.00	
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to		
204.		504. Payoff of first mortgage loan		
205.		505. Payoff of second mortgage loan		
206.		506.		
207.		507. (EMD \$7,650 Disbursed as Proceeds)		
208. Portion of Owner's Policy Paid by Seller	\$4,561.00	508. Portion of Owner's Policy Paid by Seller	\$4,561.00	
209. Option Fee	\$500.00	509. Option Fee	\$500.00	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller		
210. City property taxes		510. City property taxes		
211. County property taxes 01/01/13 thru 05/31/13	\$8,374.38	511. County property taxes 01/01/13 thru 05/31/13	\$8,374.38	
212. Annual assessments		512. Annual assessments		
213. School property taxes		513. School property taxes		
214. MUD taxes		514. MUD taxes		
215. Other		515. Other		
216.		516.		
217.		517.		
218.		518.		
219.		519.		
220. Total Paid By/For Borrower	\$586,085.38	520. Total Reduction Amount Due Seller	\$59,712.38	
300. Cash At Settlement From/To Borrower		600. Cash At Settlement To/From Seller		
301. Gross Amount due from borrower (line 120)	\$776,412.00	601. Gross Amount due to seller (line 420)	\$765,000.00	
302. Less amounts paid by/for borrower (line 220)	\$586,085.38	602. Less reductions in amt. due seller (line 520)	\$59,712.38	
303. Cash From Borrower	\$190,326.62	603. Cash To Seller	\$705,287.62	

The Public Reporting Burden for this collection of information is estimated at 35 minutes per response for collecting, reviewing, and reporting the data. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.

POC (B) - Paid Outside of Closing by Borrower. POC (S) - Paid Outside of Closing by Seller. POC (L) - Paid Outside of Closing by Lender.

L. Settlement Charges				Paid From	Paid From
				Borrower's	Seller's
				Funds at	Funds at
				Settlement	Settlement
700.	Total Real Estate Broker Fees		\$45,900.00		
Division of Commission (line 700) as follows:					
701.	\$22,950.00	to Matthew Donowho			
702.	\$22,950.00	to Realty Associates			
703.	Commission Paid at Settlement			\$0.00	\$45,900.00
704.	The following persons, firms or corporations received a portion of the real estate commission amount shown above:	to Nicole Pancamo			
800.	Items Payable in Connection with Loan				
801.	Our origination charge		\$6,150.00 (from GFE #1)		
802.	Your credit or charge (points) for the specific rate chosen		\$0.00 (from GFE #2)		
803.	Your adjusted origination charges	to	(from GFE A)	\$6,150.00	
804.	Appraisal Fee	to	(from GFE #3)		
805.	Credit report	to	(from GFE #3)		
806.	Tax service	to	(from GFE #3)		
807.	Flood certification	to	(from GFE #3)		
808.	Origination Fee	to Integrity Bank, ssb	\$5,650.00 (from GFE #1)		\$0.00
809.	Attorney Fee	to Black, Mann & Graham, L.L.P.	\$500.00 (from GFE #1)		\$0.00
810.	Appraisal Review Fee	to Brubaker & Associates, Inc.	(from GFE #3)	\$125.00	
900.	Items Required by Lender To Be Paid in Advance				
901.	Daily interest charges from 6/4/2013 to 7/1/2013 @ \$0/day		(from GFE #10)		
902.	Mortgage Insurance Premium for months to		(from GFE #3)		
903.	Homeowner's insurance for years to		(from GFE #11)		
1000.	Reserves Deposited With Lender				
1001.	Initial Deposit for your escrow account		(from GFE #9)	\$0.00	
1002.	Homeowner's insurance	months @ per month			
1003.	Mortgage insurance	months @ per month			
1004.	City property taxes	months @ per month			
1005.	County property taxes	months @ per month			
1006.	Annual assessments	months @ per month			
1007.	School property taxes	months @ per month			
1008.	MUD taxes	months @ per month			
1009.	Other	0 months @			
1010.	Flood Insurance	0 months @			
1011.	Aggregate Adjustment				
1100.	Title Charges				
1101.	Title services and lender's title insurance	to	(from GFE #4)	\$464.00	
1102.	Settlement or closing fee	to Jerel J. Hill	\$250.00		\$250.00
1103.	Owner's title insurance	to Commonwealth Title of Houston, Inc.	(from GFE #5)	\$4,561.00	
1104.	Lender's title insurance	to Commonwealth Title of Houston, Inc.	\$170.00		
1105.	Lender's title policy limit \$	\$565,000.00/\$170.00			
1106.	Owner's title policy limit \$	\$765,000.00/\$4,559.00			
1107.	Agent's portion of the total title insurance premium		\$4,019.65		
1108.	Underwriter's portion of the total title insurance premium		\$709.35		
1109.	State of Texas Policy Guaranty Fee	to Texas Title Insurance Guaranty Association	\$2.00 (from GFE #4)		\$0.00
1110.	State of Texas Policy Guaranty Fee	to Texas Title Insurance Guaranty Association	\$2.00 (from GFE #5)		\$0.00
1111.	Endorsements: T30, T33, T36	to			
1112.	E File Fee	to	(from GFE #4)		\$0.00
1113.	Tax Certificate	to National TaxNet	(from GFE #4)		\$55.00
1114.	60% of Title Premium	to Jerel J. Hill			
1115.	40% of Title Premium	to Commonwealth Title of Houston, Inc.			
1116.	Overnight/Courier Fee	to Jerel J. Hill	\$42.00 (from GFE #4)		\$20.00
1200.	Government Recording and Transfer Charges				
1201.	Government recording charges		(from GFE #7)	\$112.00	
1202.	Deed \$28.00 ; Mortgage \$76.00 ; Release \$0.00	to Jerel J. Hill			\$52.00
1203.	Transfer taxes		(from GFE #8)		
1204.	City/County tax/stamps	Deed \$0.00 ; Mortgage \$0.00			
1205.	State tax/stamps	Deed \$0.00 ; Mortgage \$0.00			
1206.	Notice to Purchaser	to Jerel J. Hill	\$24.00 (from GFE #7)		
1207.	Assignment of Leases and Rents	to Jerel J. Hill	\$36.00 (from GFE #7)		
1300.	Additional Settlement Charges				
1301.	Required services you can shop for		(from GFE #6)		
1400.	Total Settlement Charges (enter on lines 103, Section J and 502, Section K)			\$11,412.00	\$46,277.00

POC (B) - Paid Outside of Closing by Borrower. POC (S) - Paid Outside of Closing by Seller. POC (L) - Paid Outside of Closing by Lender.

**MIKE SULLIVAN**  
 Tax Assessor-Collector  
 P.O. Box 3547  
 Houston, Texas 77253-3547



**2013 Property Tax Statement**  
 E-Statement Code 3096682213

Statement Date	November 2, 2013
Account Number	060-067-007-0001



\*0151290 B  
 HELLER DOUGLAS P & ELLEN L  
 1930 SOUTH BLVD  
 HOUSTON TX 77098-5424

This combined bill includes your I.S.D.

Taxing Jurisdiction	Exemptions	Taxable Value	Rate per \$100	Taxes	Property Description
Houston I.S.D.	0	844,090	1.186700	10,016.82	1932 SOUTH BLVD 77098 LT 1 BLK 6 CHEVY CHASE .1858 AC
Harris County	0	844,090	.4145500	3,499.18	
Harris County Flood Control Dist	0	844,090	.0282700	238.62	
Port of Houston Authority	0	844,090	.0171600	144.85	
Harris County Hospital District	0	844,090	.1700000	1,434.95	
Harris County Dept. of Education	0	844,090	.0063580	53.67	
Houston Community College System	0	844,090	.0971730	820.23	
City of Houston	0	844,090	.6387500	5,391.62	
<b>Total 2013 Taxes Due By January 31, 2014</b>				<b>21,599.94</b>	
Payments Applied To 2013 Taxes				(0.00)	
<b>Total Current Taxes Due (including Penalties)</b>				<b>21,599.94</b>	
Prior Year(s) Delinquent Taxes Due (if Any)				0.00	
<b>Total Amount Due By January 31, 2014</b>				<b>21,599.94</b>	

Penalty and Interest for Paying Late	Rate	Current Taxes	Delinquent Taxes	Total
By February 28, 2014	7%	23,111.94	0.00	23,111.94
By March 31, 2014	9%	23,543.95	0.00	23,543.95
By April 30, 2014	11%	23,975.93	0.00	23,975.93
By May 31, 2014	13%	24,407.93	0.00	24,407.93
By June 30, 2014	15%	24,839.92	0.00	24,839.92

Appraised Values	
Land - Market Value	728,550
Impr- Market Value	115,540
<b>Total Market Value</b>	<b>844,090</b>
Less Capped Mkt Value	0
<b>Appraised Value</b>	<b>844,090</b>

Exemptions/Deferrals
<p><i>PD Ckt 1522</i>  <i>+2-14 12-30-13</i></p>



Tax Bill Increase (Decrease) from 2008 to 2013: Appr Value 22% Taxable Value 22% Tax Rate 1% Tax Bill 24%

HARRIS COUNTY APPRAISAL DISTRICT  
 REAL PROPERTY ACCOUNT INFORMATION  
**0600670070001**

Tax Year: 2015



Owner and Property Information			
Owner Name & Mailing Address:	<b>HELLER DOUGLAS P &amp; ELLEN L 1930 SOUTH BLVD HOUSTON TX 77098-5424</b>	Legal Description:	<b>LT 1 BLK 6 CHEVY CHASE</b>
		Property Address:	<b>1932 SOUTH BLVD HOUSTON TX 77098</b>

Historical Designation
This property is located in a City of Houston Historic District or is a designated Historic Landmark. Please email <a href="mailto:historicpreservation@houston.tx.gov">historicpreservation@houston.tx.gov</a> or call 832-393-6556 for more information.

State Class Code				Land Use Code		
B2 -- Real, Residential, Two-Family				1001 -- Residential Improved		
Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map®
8,095 SF	3,754 SF	7404	1204	110 -- 1B Bellaire, West Univesity, Southampton Areas	5356C	492Z

Value Status Information			
Capped Account	Value Status	Notice Date	Shared CAD
No	Noticed	04/24/2015	No

Exemptions and Jurisdictions					
Exemption Type	Districts	Jurisdictions	ARB Status	2014 Rate	2015 Rate
None	001	HOUSTON ISD	Not Certified	1.196700	
	040	HARRIS COUNTY	Not Certified	0.417310	
	041	HARRIS CO FLOOD CNTRL	Not Certified	0.027360	
	042	PORT OF HOUSTON AUTHY	Not Certified	0.015310	
	043	HARRIS CO HOSP DIST	Not Certified	0.170000	
	044	HARRIS CO EDUC DEPT	Not Certified	0.005999	
	048	HOU COMMUNITY COLLEGE	Not Certified	0.106890	
	061	CITY OF HOUSTON	Not Certified	0.631080	

Value as of January 1, 2014			Value as of January 1, 2015		
	Market	Appraised		Market	Appraised
Land	692,123		Land	692,123	
Improvement	60,629		Improvement	60,629	
<b>Total</b>	<b>752,752</b>	<b>752,752</b>	<b>Total</b>	<b>752,752</b>	<b>752,752</b>

Land												
Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	1001 -- Res Improved Table Value	SF1	SF	8,095	1.00	1.00	0.90	Shape/Size & Economic	0.90	95.00	85.50	692,123.00

Building							
Building	Year Built	Remodeled	Type	Style	Quality	Impr Sq Ft	Building Details
1	1938	1986	Residential Duplex	Residential 2 Family	Good	2,954 *	Displayed
2	1938	--	Residential Single Family	Residential 1 Family	Average	800 *	<a href="#">View</a>

\* All HCAD residential building measurements are done from the exterior, with individual measurements rounded to the closest foot. This measurement includes all closet space, hallways, and interior staircases. Attached garages are not included in the square footage of living area, but valued separately. Living area above *attached* garages is included in the square footage living area of the dwelling. Living area above *detached* garages is not included in the square footage living area of the dwelling but is valued separately. This method is used on all residential properties in Harris County to ensure the uniformity of square footage of living area measurements district-wide. There can be a reasonable variance between the HCAD square footage and your square footage measurement, especially if your square footage measurement was an interior measurement or an exterior measurement to the inch.

Building Details (1)

Building Data	
Element	Detail
Cost and Design	Econ Misimprovement
Cond / Desir / Util	Average
Foundation Type	Crawl Space
Grade Adjustment	B
Heating / AC	Central Heat/AC
Physical Condition	Good
Exterior Wall	Frame / Concrete Blk
Exterior Wall	Brick / Masonry
Element	Units
Room: Total	10
Room: Half Bath	1
Room: Full Bath	2
Room: Bedroom	4
Fireplace: Metal Prefab	1

Building Areas	
Description	Area
ENCL FRAME PORCH UPR	70
BASE AREA UPR	1,442
MASONRY TERRACE PRI	176
BASE AREA PRI	1,512
OPEN FRAME PORCH PRI	174

HARRIS COUNTY APPRAISAL DISTRICT  
 REAL PROPERTY ACCOUNT INFORMATION  
**0600670070001**

Tax Year: 2014

**Print**

Owner and Property Information

Owner Name & Mailing Address: <b>HELLER DOUGLAS P &amp; ELLEN L 1930 SOUTH BLVD HOUSTON TX 77098-5424</b>	Legal Description: Property Address: <b>LT 1 BLK 6 CHEVY CHASE 1932 SOUTH BLVD HOUSTON TX 77098</b>
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Historical Designation

This property is located in a City of Houston Historic District or is a designated Historic Landmark.  
 Please email [historicpreservation@houston.tx.gov](mailto:historicpreservation@houston.tx.gov) or call 832-393-6556 for more information.

State Class Code		Land Use Code	
B2 -- Real, Residential, Two-Family	Neighborhood	1001 -- Residential Improved	Market Area
Land Area	Total Living Area	Neighborhood Group	Map Facet
8,095 SF	3,754 SF	7404	1204
		110 -- 1B North Central	5356C
			492Z

Value Status Information

Capped Account	Value Status	Notice Date	Shared CAD
No	Noticed	03/31/2014	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	ARB Status	2013 Rate	2014 Rate
None	001	HOUSTON ISD	Certified: 08/15/2014	1.186700	1.196700
	040	HARRIS COUNTY	Certified: 08/15/2014	0.414550	0.417310
	041	HARRIS CO FLOOD CNTRL	Certified: 08/15/2014	0.028270	0.027360
	042	PORT OF HOUSTON AUTHY	Certified: 08/15/2014	0.017160	0.015310
	043	HARRIS CO HOSP DIST	Certified: 08/15/2014	0.170000	0.170000
	044	HARRIS CO EDUC DEPT	Certified: 08/15/2014	0.006358	0.005999
	048	HOU COMMUNITY COLLEGE	Certified: 08/15/2014	0.097173	0.106890
	061	CITY OF HOUSTON	Certified: 08/15/2014	0.638750	0.631080

Valuations

Value as of January 1, 2013			Value as of January 1, 2014		
	Market	Appraised		Market	Appraised
Land	728,550		Land	692,123	
Improvement	115,540		Improvement	60,629	
<b>Total</b>	<b>844,090</b>		<b>Total</b>	<b>752,752</b>	

Land

Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	1001 -- Res Improved Table Value	SF1	SF	8,095	1.00	1.00	0.90	Shape/Size & Economic	0.90	95.00	85.50	692,123.00

Building

Building	Year Built	Remodeled	Type	Style	Quality	Impr Sq Ft	Building Details
1	1938	1986	Residential Duplex	Residential 2 Family	Good	2,954 *	Displayed
2	1938	--	Residential Single Family	Residential 1 Family	Average	800 *	<a href="#">View</a>

\* All HCAD residential building measurements are done from the exterior, with individual measurements rounded to the closest foot. This measurement includes all closet space, hallways, and interior staircases. Attached garages are not included in the square footage of living area, but valued separately. Living area above *attached* garages is included in the square footage living area of the dwelling. Living area above *detached* garages is not included in the square footage living area of the dwelling but is valued separately. This method is used on all residential properties in Harris County to ensure the uniformity of square footage of living area measurements district-wide. There can be a reasonable variance between the HCAD square footage and your square footage measurement, especially if your square footage measurement was an interior measurement or an exterior measurement to the inch.

Building Details (1)

Building Data	
Element	Detail
Cost and Design	Econ Misimprovement
Cond / Desir / Util	Average
Foundation Type	Crawl Space
Grade Adjustment	B
Heating / AC	Central Heat/AC
Physical Condition	Good
Exterior Wall	Frame / Concrete Blk
Exterior Wall	Brick / Masonry
Element	Units
Room: Total	10
Room: Half Bath	1
Room: Full Bath	2
Room: Bedroom	4
Fireplace: Metal Prefab	1

Building Areas	
Description	Area
ENCL FRAME PORCH UPR	70
BASE AREA UPR	1,442
MASONRY TERRACE PRI	176
BASE AREA PRI	1,512
OPEN FRAME PORCH PRI	174

HARRIS COUNTY APPRAISAL DISTRICT  
 REAL PROPERTY ACCOUNT INFORMATION  
**0600670070001**

Tax Year: 2013



Owner and Property Information			
Owner Name & Mailing Address:	<b>HELLER DOUGLAS P &amp; ELLEN L 1930 SOUTH BLVD HOUSTON TX 77098-5424</b>	Legal Description:	<b>LT 1 BLK 6 CHEVY CHASE</b>
		Property Address:	<b>1932 SOUTH BLVD HOUSTON TX 77098</b>

Historical Designation
This property is located in a City of Houston Historic District or is a designated Historic Landmark. Please email <a href="mailto:historicpreservation@houstontx.gov">historicpreservation@houstontx.gov</a> or call 832-393-6556 for more information.

State Class Code				Land Use Code		
B2 -- Real, Residential, Two-Family				1001 -- Residential Improved		
Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map®
8,095 SF	3,754 SF	7404	1204	110 -- 1B North Central	5356C	492Z

Value Status Information			
Capped Account	Value Status	Notice Date	Shared CAD
No	Noticed	04/05/2013	No

Exemptions and Jurisdictions					
Exemption Type	Districts	Jurisdictions	ARB Status	2012 Rate	2013 Rate
None	001	HOUSTON ISD	Certified: 08/09/2013	1.156700	1.186700
	040	HARRIS COUNTY	Certified: 08/09/2013	0.400210	0.414550
	041	HARRIS CO FLOOD CNTRL	Certified: 08/09/2013	0.028090	0.028270
	042	PORT OF HOUSTON AUTHY	Certified: 08/09/2013	0.019520	0.017160
	043	HARRIS CO HOSP DIST	Certified: 08/09/2013	0.182160	0.170000
	044	HARRIS CO EDUC DEPT	Certified: 08/09/2013	0.006617	0.006358
	048	HOU COMMUNITY COLLEGE	Certified: 08/09/2013	0.097173	0.097173
	061	CITY OF HOUSTON	Certified: 08/09/2013	0.638750	0.638750

Valuations					
Value as of January 1, 2012			Value as of January 1, 2013		
	Market	Appraised		Market	Appraised
Land	631,410		Land	728,550	
Improvement	168,944		Improvement	115,540	
Total	800,354	800,354	Total	844,090	844,090

Land												
Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	1001 -- Res Improved Table Value	SF1	SF	8,095	1.00	1.00	1.00	--	1.00	90.00	90.00	728,550.00

Building							
Building	Year Built	Remodeled	Type	Style	Quality	Impr Sq Ft	Building Details
1	1938	1986	Residential Duplex	Residential 2 Family	Good	2,954 *	Displayed
2	1938	--	Residential Single Family	Residential 1 Family	Average	800 *	<a href="#">View</a>

\* All HCAD residential building measurements are done from the exterior, with individual measurements rounded to the closest foot. This measurement includes all closet space, hallways, and interior staircases. Attached garages are not included in the square footage of living area, but valued separately. Living area above *attached* garages is included in the square footage living area of the dwelling. Living area above *detached* garages is not included in the square footage living area of the dwelling but is valued separately. This method is used on all residential properties in Harris County to ensure the uniformity of square footage of living area measurements district-wide. There can be a reasonable variance between the HCAD square footage and your square footage measurement, especially if your square footage measurement was an interior measurement or an exterior measurement to the inch.

Building Details (1)

Building Data	
Element	Detail
Cost and Design	Partial
Cond / Desir / Util	Fair
Foundation Type	Crawl Space
Grade Adjustment	B
Heating / AC	Central Heat/AC
Physical Condition	Fair
Exterior Wall	Frame / Concrete Blk
Exterior Wall	Brick / Masonry
Element	Units
Room: Total	10
Room: Half Bath	1
Room: Full Bath	2
Room: Bedroom	4
Fireplace: Metal Prefab	1

Building Areas	
Description	Area
ENCL FRAME PORCH UPR	70
BASE AREA UPR	1,442
MASONRY TERRACE PRI	176
BASE AREA PRI	1,512
OPEN FRAME PORCH PRI	174

## **Section 33-247(b)(2)**

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**Assessed value of  
the land and  
improvements  
thereon according  
to the two most  
recent assessments**

**MIKE SULLIVAN**  
 Tax Assessor-Collector  
 P.O. Box 3547  
 Houston, Texas 77253-3547



**2014 Property Tax Statement**

e-Bill Code 3663916014

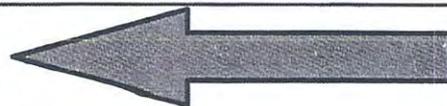


Statement Date	October 31, 2014
Account Number	060-067-007-0001

\*0153593 B  
**HELLER DOUGLAS P & ELLEN L**  
 1930 SOUTH BLVD  
 HOUSTON TX 77098-5424

Taxing Jurisdiction	Exemptions	Taxable Value	Rate per \$100	Taxes
Houston I.S.D.	0	752,752	1.196700	\$9,008.18
Harris County	0	752,752	.4173100	\$3,141.31
Harris County Flood Control Dist	0	752,752	.0273600	\$205.95
Port of Houston Authority	0	752,752	.0153100	\$115.25
Harris County Hospital District	0	752,752	.1700000	\$1,279.68
Harris County Dept. of Education	0	752,752	.0059990	\$45.16
Houston Community College System	0	752,752	.1068900	\$804.62
City of Houston	0	752,752	.6310800	\$4,750.47
<b>Total 2014 Taxes Due By January 31, 2015</b>				<b>\$19,350.62</b>
<b>Payments Applied To 2014 Taxes</b>				<b>(\$0.00)</b>
<b>Total Current Taxes Due (Including Penalties)</b>				<b>\$19,350.62</b>
<b>Prior Year(s) Delinquent Taxes Due (If Any)</b>				<b>\$0.00</b>
<b>Total Amount Due By January 31, 2015</b>				<b>\$19,350.62</b>

Property Description	
1932 SOUTH BLVD 77098 LT 1 BLK 6 CHEVY CHASE .1858 AC	
Appraised Values	
Land - Market Value	692,123
Impr - Market Value	60,629
<b>Total Market Value</b>	<b>752,752</b>
Less Capped Mkt Value	0
<b>Appraised Value</b>	<b>752,752</b>
Exemptions/Deferrals	



Penalty and interest for Paying Late	Rate	Current Taxes	Delinquent Taxes	Total
By February 28, 2015	7%	\$20,705.16	\$0.00	\$20,705.16
By March 31, 2015	9%	\$21,092.18	\$0.00	\$21,092.18
By April 30, 2015	11%	\$21,479.18	\$0.00	\$21,479.18
By May 31, 2015	13%	\$21,866.19	\$0.00	\$21,866.19
By June 30, 2015	15%	\$22,253.21	\$0.00	\$22,253.21

Tax Bill Increase (Decrease) from 2009 to 2014: Appr Value 9% Taxable Value 9% Tax Rate 2% Tax Bill 11%

Detach at the perforation and return this coupon with your payment. Keep top part for your records.

\*See reverse side for additional information.\*

**PAYMENT COUPON**

Statement Date	October 31, 2014
Account Number	060-067-007-0001
Amount Enclosed	

If you are paying multiple tax accounts with a single check, please enclose all of the coupons with your payment to ensure proper credit to each account.

HELLER DOUGLAS P & ELLEN L  
 1930 SOUTH BLVD  
 HOUSTON TX 77098-5424

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

Make check payable to:

**MIKE SULLIVAN**  
 Tax Assessor-Collector  
 P.O. Box 4622  
 Houston, Texas 77210-4622

Scan the QR Code to pay online or visit [www.hctax.net](http://www.hctax.net)



06006700700017 2014 001935062 002070516 002109218 002147918

THIS IS A COMPARISON OF PROPERTY TAXES FOR THE CURRENT TAX YEAR AND EACH OF THE PREVIOUS 5 YEARS FOR INFORMATION PURPOSES ONLY AND IS PROVIDED IN ACCORDANCE WITH SECTION 31.01(C) (11) OF THE TEXAS PROPERTY TAX CODE.  
PLEASE SEE THE ENCLOSED TAX BILL FOR TAXES DUE.

Account No: 060-067-007-0001

Years:	2009	2010	2011	2012	2013	2014
Appraised:	693,182	800,354	800,354	800,354	844,090	752,752
<b>Tax Unit: 001 - Houston I.S.D.</b>						
Tax Value:	693,182	800,354	800,354	800,354	844,090	752,752
Tax Rate:	01.156700	01.156700	01.156700	01.156700	01.186700	01.196700
Tax Bill:	8,018.04	9,257.69	9,257.69	9,257.69	10,016.82	9,008.18
% Diff:		15.46	0.00	0.00	8.20	-10.07
<b>Tax Unit: 040 - Harris County</b>						
Tax Value:	693,182	800,354	800,354	800,354	844,090	752,752
Tax Rate:	00.392240	00.388050	00.391170	00.400210	00.414550	00.417310
Tax Bill:	2,718.94	3,105.77	3,130.74	3,203.10	3,499.18	3,141.31
% Diff:		14.23	0.80	2.31	9.24	-10.23
<b>Tax Unit: 041 - Harris County Flood Control Dist</b>						
Tax Value:	693,182	800,354	800,354	800,354	844,090	752,752
Tax Rate:	00.029220	00.029230	00.028090	00.028090	00.028270	00.027360
Tax Bill:	202.55	233.94	224.82	224.82	238.62	205.95
% Diff:		15.50	-3.90	0.00	6.14	-13.69
<b>Tax Unit: 042 - Port of Houston Authority</b>						
Tax Value:	693,182	800,354	800,354	800,354	844,090	752,752
Tax Rate:	00.016360	00.020540	00.018560	00.019520	00.017160	00.015310
Tax Bill:	113.40	164.39	148.55	156.23	144.85	115.25
% Diff:		44.96	-9.64	5.17	-7.28	-20.43
<b>Tax Unit: 043 - Harris County Hospital District</b>						
Tax Value:	693,182	800,354	800,354	800,354	844,090	752,752
Tax Rate:	00.192160	00.192160	00.192160	00.182160	00.170000	00.170000
Tax Bill:	1,332.02	1,537.96	1,537.96	1,457.92	1,434.95	1,279.68
% Diff:		15.46	0.00	-5.20	-1.58	-10.82
<b>Tax Unit: 044 - Harris County Dept. of Education</b>						
Tax Value:	693,182	800,354	800,354	800,354	844,090	752,752
Tax Rate:	00.006050	00.006581	00.006581	00.006617	00.006358	00.005999
Tax Bill:	41.94	52.67	52.67	52.96	53.67	45.16
% Diff:		25.58	0.00	0.55	1.34	-15.86
<b>Tax Unit: 048 - Houston Community College System</b>						
Tax Value:	693,182	800,354	800,354	800,354	844,090	752,752
Tax Rate:	00.092220	00.092220	00.097222	00.097173	00.097173	00.106890
Tax Bill:	639.25	738.09	778.12	777.73	820.23	804.62
% Diff:		15.46	5.42	-0.05	5.46	-1.90
<b>Tax Unit: 061 - City of Houston</b>						
Tax Value:	693,182	800,354	800,354	800,354	844,090	752,752
Tax Rate:	00.638750	00.638750	00.638750	00.638750	00.638750	00.631080
Tax Bill:	4,427.70	5,112.26	5,112.26	5,112.26	5,391.62	4,750.47
% Diff:		15.46	0.00	0.00	5.46	-11.89
Total Levy by Year	17,493.84	20,202.77	20,242.81	20,242.71	21,599.94	19,350.62
Total Year % Diff		15.49	0.20	0.00	6.70	-10.41

School District Tax Rate breakdown for current year and previous year.

	TAX RATE	2014	2013
001	M & O TAX RATE	01.026700	01.026700
Houston I.S.D.	I & S TAX RATE	00.170000	00.160000
	TOTAL TAX RATE	01.196700	01.186700

**MIKE SULLIVAN**

Tax Assessor-Collector  
 P.O. Box 3547  
 Houston, Texas 77253-3547



**2013 Property Tax Statement**

E-Statement Code 3096682213

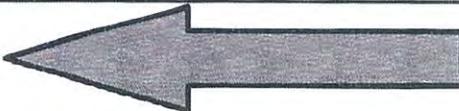


Statement Date	November 2, 2013
Account Number	060-067-007-0001

\*0151290 B  
**HELLER DOUGLAS P & ELLEN L**  
 1930 SOUTH BLVD  
 HOUSTON TX 77098-5424



This combined bill includes your I.S.D.

Taxing Jurisdiction	Exemptions	Taxable Value	Rate per \$100	Taxes	Property Description
Houston I.S.D.	0	844,090	1.186700	10,016.82	1932 SOUTH BLVD 77098
Harris County	0	844,090	.4145500	3,499.18	LT 1 BLK 6
Harris County Flood Control Dist	0	844,090	.0282700	238.62	CHEVY CHASE
Port of Houston Authority	0	844,090	.0171600	144.85	.1858 AC
Harris County Hospital District	0	844,090	.1700000	1,434.95	
Harris County Dept. of Education	0	844,090	.0063580	53.67	
Houston Community College System	0	844,090	.0971730	820.23	
City of Houston	0	844,090	.6387500	5,391.62	
<b>Total 2013 Taxes Due By January 31, 2014</b>				<b>21,599.94</b>	
<b>Payments Applied To 2013 Taxes</b>				<b>(0.00)</b>	
<b>Total Current Taxes Due (Including Penalties)</b>				<b>21,599.94</b>	
<b>Prior Year(s) Delinquent Taxes Due (If Any)</b>				<b>0.00</b>	
<b>Total Amount Due By January 31, 2014</b>				<b>21,599.94</b>	
<b>Exemptions/Deferrals</b>					
<i>PD CK# 1522 + 2-14 12-30-13</i>					
					
Penalty and Interest for Paying Late	Rate	Current Taxes	Delinquent Taxes	Total	
By February 28, 2014	7%	23,111.94	0.00	23,111.94	
By March 31, 2014	9%	23,543.95	0.00	23,543.95	
By April 30, 2014	11%	23,975.93	0.00	23,975.93	
By May 31, 2014	13%	24,407.93	0.00	24,407.93	
By June 30, 2014	15%	24,839.92	0.00	24,839.92	

Tax Bill Increase (Decrease) from 2008 to 2013: Appr Value 22% Taxable Value 22% Tax Rate 1% Tax Bill 24%

**THIS IS A COMPARISON OF PROPERTY TAXES FOR THE CURRENT TAX YEAR AND EACH OF THE PREVIOUS 5 YEARS FOR INFORMATION PURPOSES ONLY AND IS PROVIDED IN ACCORDANCE WITH SECTION 31.01(C) (11) OF THE TEXAS PROPERTY TAX CODE.  
PLEASE SEE THE ENCLOSED TAX BILL FOR TAXES DUE.**

Account No: 060-067-007-0001

Years:	2008	2009	2010	2011	2012	2013
Appraised:	689,833	693,182	800,354	800,354	800,354	844,091
<b>Tax Unit: 001 - Houston I.S.D.</b>						
Tax Value:	689,833	693,182	800,354	800,354	800,354	844,091
Tax Rate:	1.156700	1.156700	1.156700	1.156700	1.156700	1.186700
Tax Bill:	7,979.30	8,018.04	9,257.69	9,257.69	9,257.69	10,016.81
% Diff:		0.49	15.46	0.00	0.00	8.21
<b>Tax Unit: 040 - Harris County</b>						
Tax Value:	689,833	693,182	800,354	800,354	800,354	844,091
Tax Rate:	0.389230	0.392240	0.388050	0.391170	0.400210	0.414550
Tax Bill:	2,685.04	2,718.94	3,105.77	3,130.74	3,203.10	3,499.11
% Diff:		1.26	14.23	0.80	2.31	9.21
<b>Tax Unit: 041 - Harris County Flood Control Dist</b>						
Tax Value:	689,833	693,182	800,354	800,354	800,354	844,091
Tax Rate:	0.030860	0.029220	0.029230	0.028090	0.028090	0.028270
Tax Bill:	212.88	202.55	233.94	224.82	224.82	238.61
% Diff:		(4.85)	15.50	(3.90)	0.00	6.11
<b>Tax Unit: 042 - Port of Houston Authority</b>						
Tax Value:	689,833	693,182	800,354	800,354	800,354	844,091
Tax Rate:	0.017730	0.016360	0.020540	0.018560	0.019520	0.017160
Tax Bill:	122.31	113.40	164.39	148.55	156.23	144.81
% Diff:		(7.28)	44.96	(9.64)	5.17	(7.28)
<b>Tax Unit: 043 - Harris County Hospital District</b>						
Tax Value:	689,833	693,182	800,354	800,354	800,354	844,091
Tax Rate:	0.192160	0.192160	0.192160	0.192160	0.182160	0.170000
Tax Bill:	1,325.58	1,332.02	1,537.96	1,537.96	1,457.92	1,434.91
% Diff:		0.49	15.46	0.00	(5.20)	(1.58)
<b>Tax Unit: 044 - Harris County Dept. of Education</b>						
Tax Value:	689,833	693,182	800,354	800,354	800,354	844,091
Tax Rate:	0.005840	0.006050	0.006581	0.006581	0.006617	0.006350
Tax Bill:	40.29	41.94	52.67	52.67	52.96	53.61
% Diff:		4.10	25.58	0.00	0.55	1.31
<b>Tax Unit: 048 - Houston Community College System</b>						
Tax Value:	689,833	693,182	800,354	800,354	800,354	844,091
Tax Rate:	0.092430	0.092220	0.092220	0.097222	0.097173	0.097170
Tax Bill:	637.61	639.25	738.09	778.12	777.73	820.21
% Diff:		0.26	15.46	5.42	(0.05)	5.41
<b>Tax Unit: 061 - City of Houston</b>						
Tax Value:	689,833	693,182	800,354	800,354	800,354	844,091
Tax Rate:	0.638750	0.638750	0.638750	0.638750	0.638750	0.638750
Tax Bill:	4,406.31	4,427.70	5,112.26	5,112.26	5,112.26	5,391.61
% Diff:		0.49	15.46	0.00	0.00	5.41
Total Levy by Year	17,409.32	17,493.84	20,202.77	20,242.81	20,242.71	21,599.91
Total Year % Diff		0.49	15.49	0.20	0.00	6.71

**School District Tax Rate breakdown for current year and previous year.**

	TAX RATE	2013	2012
001	M & O TAX RATE	1.0267000	1.0067000
Houston I.S.D.	I & S TAX RATE	0.1600000	0.1500000
	TOTAL TAX RATE	1.1867000	1.1567000

## **Section 33-247(b)(3)**

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**All appraisals  
obtained by the  
owner in connection  
with the acquisition,  
purchase, donation,  
or financing of the  
property, or during  
the ownership of  
the property**

www.4AppraisalLink.com

Main File No. 5028/26535 Page #1

5/24/13

LAND APPRAISAL REPORT

File No. 5028/26535

Borrower Douglas Heller Census Tract 4119 00 Map Reference 26420  
 Property Address 1932 South Blvd  
 City Houston County Harris State TX Zip Code 77098  
 Legal Description Lot 1, Block 6, Chevy Chase  
 Sale Price \$ 765,000 Date of Sale 04/16/2013 Loan Term 0 yrs. Property Rights Appraised  Fee  Leasehold  De Minimis PUD  
 Actual Real Estate Taxes \$ 20,243 (yr) Loan charges to be paid by seller \$ N/A Other sales concessions N/A  
 Lender/Client InterLinc Mortgage Services, LLC Address 10613 W Sam Houston Pkwy N, Suite 200, Houston, TX 77064  
 Occupant Owner Appraiser Christine Grote Instructions to Appraiser Appraise as Vacant Land  
 Location  Urban  Suburban  Rural Employment Stability  Good  Avg  Fair  Poor  
 Built Up  Over 75%  25% to 75%  Under 25% Convenience to Employment      
 Growth Rate  Fully Dev.  Rapid  Steady  Slow Convenience to Shopping      
 Property Values  Increasing  Stable  Declining Convenience to Schools      
 Demand/Supply  Shortage  In Balance  Oversupply Adequacy of Public Transportation      
 Marketing Time  Under 3 Mos  4-6 Mos  Over 6 Mos Recreational Facilities      
 Present % One-Unit 55 % 2-4 Unit 10 % Apts. 10 % Condo 10 % Commercial Adequacy of Utilities      
 Land Use 5 % Industrial 10 % Vacant % Property Compatibility      
 Change in Present  Not Likely  Likely (\*)  Taking Place (\*) Protection from Detrimental Conditions      
 Land Use (\*) From To Police and Fire Protection      
 Predominant Occupancy  Owner  Tenant  Ukn % Vacant General Appearance of Properties      
 One-Unit Price Range \$ 32 to \$ 5,000,000 Predominant Value \$ 550 Appeal to Market      
 One-Unit Age Range 0 yrs to 83 yrs. Predominant Age 8 yrs  
 Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise) The subject lot is located on a street made up of mostly single family residence and is in close proximity to historic homes, Rice University, Rice Village Shopping, Medical Center and Freeway access

Dimensions 47.96 x 169 x 48.80 x 169 = 8,095  Corner Lot  
 Zoning Classification No Zoning Present Improvements  Do  Do Not Conform to Zoning Regulations  
 Highest and Best Use  Present Use  Other (specify)  
 Eiec.  Public  Other (Describe)  
 Gas   
 Water   
 San. Sewer   
 Underground Elect. & Tel.  
 OFF SITE IMPROVEMENTS  
 Street Access  Public  Private  
 Surface Asphalt  
 Maintenance  Public  Private  
 Storm Sewer  Curb/Gutter  
 Sidewalk  Street Lights  
 Topo Flat  
 Size 8095 Sqft  
 Shape Basically Rectangular  
 View SFR  
 Drainage Assumed to be Adequate  
 Is the property located in a FEMA Special Flood Hazard Area?  Yes  No  
 Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions) See Addenda

The undersigned has recited the following recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	1932 South Blvd Houston, TX 77098	3054 Locke Ln Houston, TX 77019	2007 Albans Rd Houston, TX 77005	1744 South Blvd Houston, TX 77098
Proximity to Subject		1.48 miles NW	0.22 miles SW	0.11 miles E
Sales Price	\$ 765,000	\$ 825,000	\$ 700,000	\$ 1,775,000
Price \$/Sq. Ft.	\$ 94.50	\$ 88.71	\$ 106.06	\$ 105.03
Data Source(s)	MLS/TAX/Inspection	TAX/MLS#93440556/DOM 293	TAX/MLS#63353734/DOM 9	TAX/MLS#85696388/DOM 123
ITEM	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Date of Sale/Time Adj	04/16/2013	04/01/2013	04/29/2013	06/15/2012
Location	Chevy Chase	Avalon Place	Southampton	Southampton
Site/View	8,095	9,300 Sqft	6,600 Sqft	16,900 Sqft
Utility	Public	Public	Public	Public
Vacant Land	Uncleared	Vacant Land	Vacant Land	Vacant Land
		-25,000	-25,000	-25,000
Sales or Financing Concessions	N/A	Conventional	Conventional	CASH
Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -85,000	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 65,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -553,000
Indicated Value of Subject		\$ 740,000	\$ 765,000	\$ 1,222,000

Comments on Market Data See Addenda

Comments and Conditions of Appraisal See Addenda

Final Reconciliation See Addenda

I (WE) ESTIMATE THE VALUE OF THE SUBJECT PROPERTY AS OF 05/24/2013 TO BE \$ 765,000  
 Appraiser Christine Grote Supervisory Appraiser (if applicable)  
 Date of Signature and Report 05/24/2013 Date of Signature  
 Title Certified Residential Appraiser Title  
 State Certification # TX-1335494-R ST TX State Certification # ST  
 Or State License # ST Or State License # ST  
 Expiration Date of State Certification or License 11/30/2013 Expiration Date of State Certification or License  
 Date of Inspection (if applicable) 05/24/2013  Did  Did Not Inspect Property Date of Inspection

Listing Archive

Agent Full Report

Page 1 of 1



# Pic: 12

Multi-Family  
 County: Harris  
 Area: 17 - Southeast  
 Address: 1932 South Boulevard  
 Sub: Chevy Chase  
 Mid Area: Rice/Museum District  
 SqFt: 2854 Appraisal District  
 SubDist: 22 - Houston  
 ML #: 17481988  
 Tax Acc #: 898-898-092-822-001  
 Location: 46 - Houston  
 Unit# Sec #: 1  
 City: Houston  
 State: Texas  
 Legal: Lot 1 Blk 6 Chevy Chase  
 Lot Size: 8888 Appraisal District  
 Elev: Poo  
 Status: PS  
 Priced at Lot Value Only: No  
 KM: 4822  
 City: Houston  
 State: Texas  
 Country: United States  
 Year Built: 1928 Appraisal District  
 Middle: Lanier  
 High: Lanier  
 LP: \$768,000  
 LP/SF: \$ 268.87  
 DOM: 8  
 Zip: 77088-  
 PAR: Y

Listing Broker: DUD801/Mattison T. Danneberg  
 Listing Agent: matt@matthewdanneberg.com  
 Address: 3528 South Blvd, Houston TX 77088  
 Email: matt@matthewdanneberg.com

Office Information  
 Office #: (281)777-3483 Ext:  
 Fax #: (713)858-3578  
 Office Web:  
 Agent Web: <http://www.harris.com/matthewdanneberg>

Request an Appointment  
 Appt #: (281)777-3483/Office  
 PM #:  
 Cell Phone:  
 Alternate #:

# Stories: 2 Tot Units: 2 New Construction: No Building Description, Additional and Office Information Type of Contract: 1-4 Family Residential  
 Acres: 0 Up To 1/4 Acre Desc: Type: Duplex  
 Utilities: Electric, Gas, Water Lot Size: 8888 Appraisal District  
 Features: Priced at Lot Value Only: No Lot Desc: Access:  
 1Bdr: # of Liv Res: KI: 1st BR: Root: Composition  
 2Bdr: # of Liv Res: KI: 1st BR: 2nd BR: Dim Vary 1:  
 3Bdr: # of Liv Res: KI: 1st BR: 2nd BR: 3rd BR: Dim Vary 2:  
 Dim Vary 3:  
 Access/Location Info: Show: Lookbook Front

Agent Remarks:  
 Dr: From Sugar Land: Take US 89 North, exit Greenbriar Drive/Shepherd Drive, Turn right onto Greenbriar Dr, Turn left onto South Blvd. From Humble: Take US 89 South, Exit Shepherd/Greenbriar Dr., U-turn at Shepherd, Turn right on Humble, left on South.  
 Physical Property Description - Public: Beautiful duplex on lovely South Boulevard. Home is on the corner of Humble and South. Hardwood floors throughout, lots of great built-ins for storage. Bright and airy with large windows in every room. Amazing home, won't last long!

Refrig: Dispat: Rng/Cov: No Cmp Cr: Delvahr: Whk/Dry: Yes  
 Parking Per Unit: Two Parking: Auto Storage Door Opener Energy:

Green/Energy Certifications: Lot Desc:  
 Unit Feet: Heat: Central Electric Cool: Central Electric  
 Misc Feet: Washer/Dryer Flooring: Countertops: Rac Facit:  
 Connections

Owner Operating Exp: Maintenance/Repair Management Co: No Management Name: Occupancy: Mgt Phone #:  
 Disclosures: Sellers Disclosures  
 Restrictions: None  
 U/I District: Waterfront Features:  
 Defects: No Known Defects  
 T/Date: OP/End Date: 4/24/2013

Exclusions:  
 List Date: 4/24/2013 Expire Date:  
 List Type: Exclusive Right to Sell/Lease  
 Compensation: SubAg 5% BuyerAg: 3% Bonus: Var/Dual Rate: No

1st Assumable: No Fin/In: Cash Sale, Conventional  
 Maint Fee: No/0 Met Include: Type of Tenancy: No Residents

Other Mandatory Fees: No/0 Tax Rate: Exemptions:  
 Taxes w/o Exemptions/Yr: \$ / Gross Op Inc: OpExp:  
 Pending Information  
 SA Public ID: NPANCAHO/Escrow Pansam  
 PD: 4/16/2013 ED: 8/21/2013 TREC #: 8888584  
 Sell Broker: PSM801/Smith Associates DOM: 8

PD: 4/16/2013 ED: 8/21/2013 TREC #: 8888584  
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PD: 4/16/2013 ED: 8/21/2013 TREC #: 8888584  
 Sell Broker: PSM801/Smith Associates

Tax Certificate - Page 2

Head Acct: 0600670070001

Page 2 of 2

Cost and Design	Partial	ENCL FRAME PORCH UPR	70
Cond / Desir / Util	Fair	BASE AREA UPR	1,442
Foundation Type	Crawl Space	MASONRY TERRACE PRI	176
Grade Adjustment	B	BASE AREA PRI	1,512
Heating / AC	Central Heat/AC	OPEN FRAME PORCH PRI	174
Physical Condition	Fair		
Exterior Wall	Frame / Concrete Blk		
Exterior Wall	Brick / Masonry		
Element	Units		
Room: Total	10		
Room: Half Bath	1		
Room: Full Bath	2		
Room: Bedroom	4		
Fireplace: Metal Prefab	1		

Tax Certificate - Page 1

Head Acct: 0600670070001

Page 1 of 2

Tax Year: 2013

HARRIS COUNTY APPRAISAL DISTRICT  
REAL PROPERTY ACCOUNT INFORMATION  
0600670070001

Friday, May 24, 2013

Print E-mail

Ownership History

Owner and Property Information

Owner Name is: 1932 SOUTH BLVD LLC  
Mailing Address: 818 LOUISIANA ST STE 3000  
HOUSTON TX 77002-4908

Legal Description: LT 1 BLK 6  
CHEVY CHASE  
Property Address: 1932 SOUTH BLVD  
HOUSTON TX 77098

State Class Code

B2 -- Real, Residential, Two-Family

Land Use Code

1001 -- Residential Improved

Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map®
8,095 SF	3,754 SF	7404	1204	110 -- 18 North Central	5356C	4922

Value Status Information

Capped Account	Value Status	Notice Date	Shared CAD
No	Noticed	04/05/2013	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	ARB Status	2012 Rate	2013 Rate	Online Tax Bill
None	001	HOUSTON ISD	Not Certified	1.156700		View
	040	HARRIS COUNTY	Not Certified	0.400210		View
	041	HARRIS CO FLOOD CNTRL	Not Certified	0.028090		
	042	PORT OF HOUSTON AUTHY	Not Certified	0.019520		
	043	HARRIS CO HOSP DIST	Not Certified	0.182160		
	044	HARRIS CO EDUC DEPT	Not Certified	0.006617		
	048	HOU COMMUNITY COLLEGE	Not Certified	0.097173		
	061	CITY OF HOUSTON	Not Certified	0.638750		

Valuations

	Value as of January 1, 2012		Value as of January 1, 2013	
	Market	Appraised	Market	Appraised
Land	631,410		728,550	
Improvement	168,944		115,540	
Total	800,354	800,354	844,090	844,090

5-Year Value History

Land

Market Value Land

Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	1001 -- Res Improved Table Value	SF1	SF	8,095	1.00	1.00	1.00	--	1.00	90.00	90.00	728,550

Building

Building	Year Built	Remodeled	Type	Style	Quality	Impr Sq Ft	Building Details
1	1938	1986	Residential Duplex	102 -- Residential 2 Family	Good	2,954 *	Displayed
2	1938	--	Residential Single Family	101 -- Residential 1 Family	Average	800 *	View

\* All HCAD residential building measurements are done from the exterior, with individual measurements rounded to the closest foot. This measurement includes all closet space, hallways, and interior staircases. Attached garages are not included in the square footage of living area, but valued separately. Living area above attached garages is included in the square footage living area of the dwelling. Living area above detached garages is not included in the square footage living area of the dwelling but is valued separately. This method is used on all residential properties in Harris County to ensure the uniformity of square footage of living area measurements district-wide. There can be a reasonable variance between the HCAD square footage and your square footage measurement, especially if your square footage measurement was an interior measurement or an exterior measurement to the inch.

Building Details (1)

Texas law prevents us from displaying residential sketches on our website. You can see the sketch or get a copy at HCAD's information center at 13013 NW Freeway.

Building Data		Building Areas	
Element	Details	Description	Area

<http://www.hcad.org/records/details.asp?crvnt=94%9A%B0%94%BF%84%93%7Fznk...> 5/24/2013

Form SCNLGL -- "WinTOTAL" appraisal software by a la mode, inc. -- 1-800-ALAMODE

Tax Certificate

rptDetail

Page 1 of 1



Profile Report

Additional Reports

5115 HAZARD ST, HOUSTON, TX. 77066-6328 Harris County

General Property Description

Map Page/Coord: 492Z School District: Houston ISD MLS Area: 17  
 ParcelID : Card 060-067-007-0001-001 : 001 Census Tract/Block: 462014119 / 1 Map Facet: 6368C  
 Subdivisor: CHEVY CHASE  
 Legal Desc: LT 1 BLK 6 CHEVY CHASE

Property Characteristics

Improved SqFt: 2,954 Built: 1938 Remodeled: 1986  
 Bedrooms: 04 Baths: 02/1 Total Rooms: 9  
 Foundation: Crawl Space Swimming Pool: No Stories: 2.0  
 Fireplace: Yes Exterior Wall: Frame / Concrete Blk Misc2: ENCL FRAME PORCH UPR  
 Style: Unique Misc3: FRAME GARAGE LWR Misc4: ONE STORY FRAME PRI  
 Heat & A/C: Central Heat/AC Misc5: MASONRY TERRACE PRI Misc1: ATTIC UNFINISHED

Land Characteristics

Acreage: 0.1858 Land SqFt: 8,095 Depth: 0  
 Land Use: Res Imprvd Table Val - 1001 Front: 0  
 Latitude: 29.726930 Longitude: -95.406780

Deed and Sales Information

Last Sale Date: 2 Jan 1988 Sales Amount: \$0 MLS No.:  
 Last Deed Date: 16 Mar 2009 Loan Amount: \$0 Seller: LOTT MARLEY  
 Deed History Broker: CCP#: 20090106269

Taxpayer Information

Name: 1932 SOUTH BLVD LLC  
 Address: 910 LOUISIANA ST STE 3000  
 HOUSTON TX 77002-4908

Owner Information

Name: 1932 SOUTH BLVD LLC  
 Address: 910 LOUISIANA ST STE 3000  
 HOUSTON, TX  
 77002-4908

County Appraisal District Property Values

2012	Change (%)	2011	Change (%)	2010
Total Value: \$800,354	\$0 (0%)	\$800,354	\$0 (0%)	\$800,354
Imprv: \$186,944				
Land: \$631,410				
CAD Mit Val: \$800,354				

Exempt Status: Non-Exempt Lot / Block: 1 / 6

Taxes

Tax Entity/Collector	Tax Rate	Bonds Authorized	Bonds Issued	Estimated Tax (before exemptions)
CITY OF HOUSTON	0.63875000			\$5,112.26
HARRIS CO	0.40021000			\$3,203.10
HARRIS CO DPT EDUC	0.00861700			\$62.96
HARRIS CO FLOOD CONTRL	0.02809000			\$224.82
HARRIS CO HOSPITAL	0.18216000			\$1,467.92
HOUSTON COMM. COLL.	0.00717300			\$777.73
HOUSTON ISD	1.15670000			\$9,257.89
PORT OF HOUSTON AUTH	0.01962000			\$156.23
<b>Total:</b>	<b>2.52922000</b>			<b>\$20,242.71</b>



Data is provided by third parties and is presumed reliable, but not warranted, guaranteed or verified.  
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Certificate

You may wish to laminate the pocket identification card to preserve it.

CHRISTINE ANNETTE GROTE  
1580 HASTINGS FRIENDWOOD RD  
PEARLAND, TX 77581

The person named on the reverse is licensed by the Texas Appraiser Licensing and Certification Board.

Inquiry as to the status of this license may be made to:

Texas Appraiser Licensing and Certification Board  
P.O. Box 12188  
Austin, Tx 78711-2188  
www.talcb.texas.gov  
(512) 936-3001  
Fax: (512) 936-3899

**Texas Appraiser Licensing and Certification Board**  
P.O. Box 12188 Austin, Texas 78711-2188  
**Certified Residential Real Estate Appraiser**

Number: **TX 1335494 R**  
Issued: **11/17/2011** Expires: **11/30/2013**  
Appraiser: **CHRISTINE ANNETTE GROTE**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Texas Occupations Code, Chapter 1103, is authorized to use this title, Certified Residential Real Estate Appraiser.

*Douglas E. Oldenbros*  
Douglas E. Oldenbros  
Commissioner

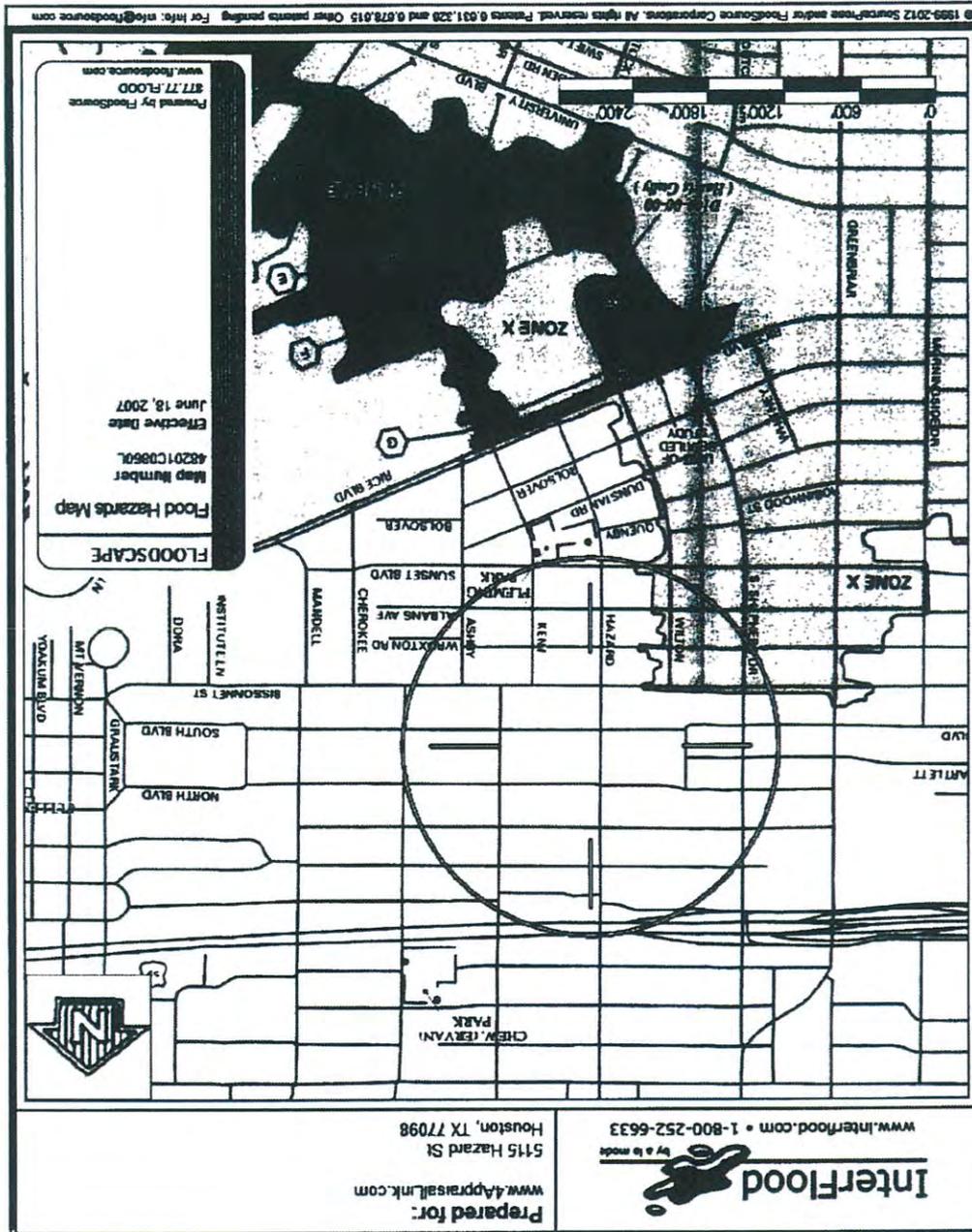
**Texas Appraiser Licensing and Certification Board**  
P.O. Box 12188 Austin, Texas 78711-2188  
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*Douglas E. Oldenbros*  
Douglas E. Oldenbros  
Commissioner

Form MAP FLOOD — WinTOTAL™ appraisal software by a mode, inc — 1-800-ALAMODE



Borrower/Client	Douglas Heller
Property Address	1932 South Blvd
City	Houston
County	Harris
State	TX
Zip Code	77098
Lender	InterLink Mortgage Services, LLC

Flood Map

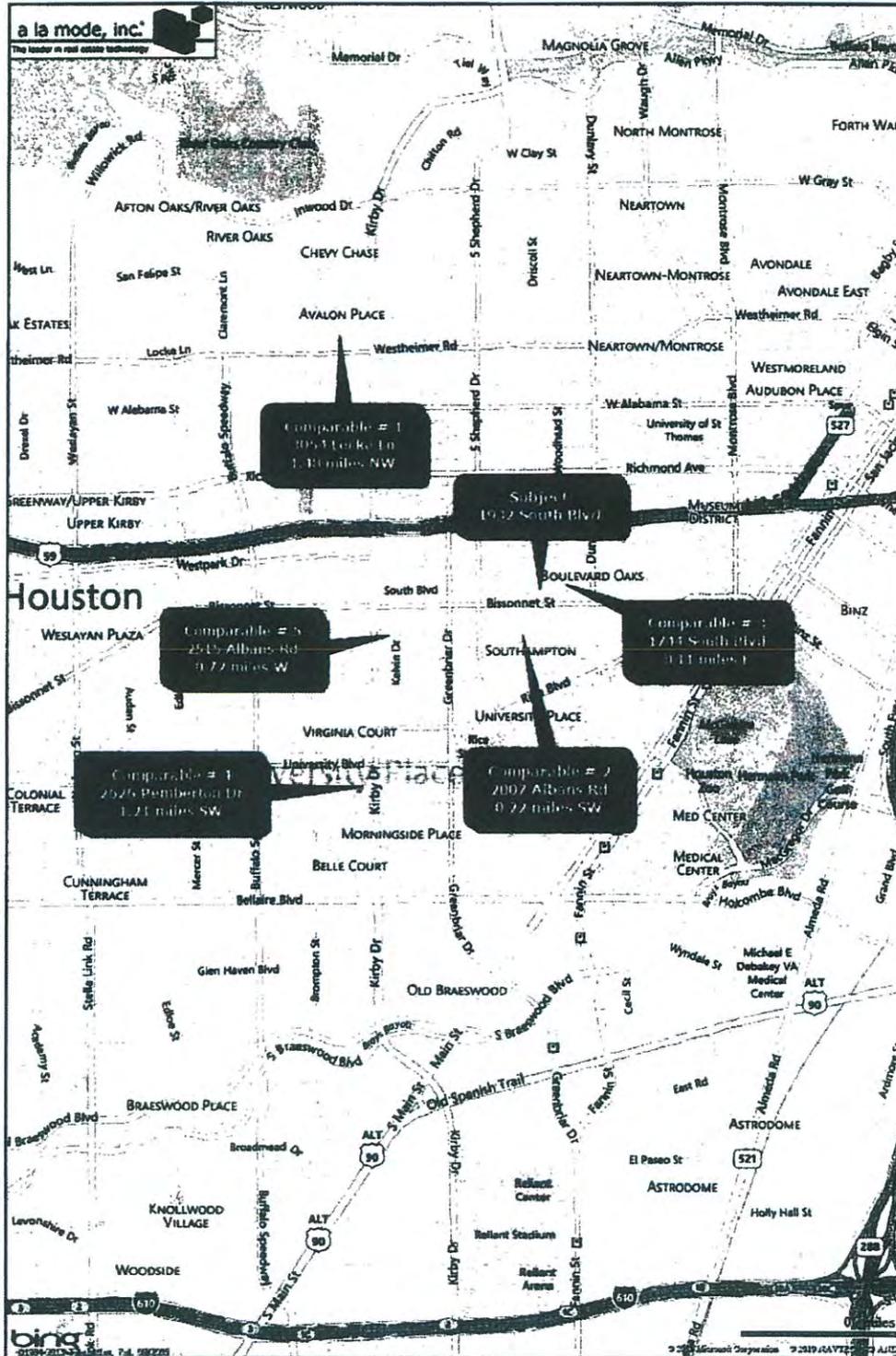
Main File No. 502R/26535 | Page #12

Prepared for:  
 www.AppraisalLink.com  
 5115 Hazard St  
 Houston, TX 77098

**InterFlood**  
 by a mode  
 www.interflood.com • 1-800-252-6633

Location Map

Borrower/Client	Douglas Heller			
Property Address	1932 South Blvd			
City	Houston	County	Harris	State TX Zip Code 77098
Lender	InterLinc Mortgage Services, LLC			



CERTIFICATION: The appraiser certifies and agrees that:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest interest with respect to the parties involved.
4. Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
9. Unless otherwise indicated, I have made a personal inspection of the interior and exterior areas of the property that is the subject of this report, and the exteriors of all properties listed as comparables.
10. Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

ADDRESS OF PROPERTY ANALYZED: 1932 South Blvd, Houston, TX 77098

APPRAISER:

Signature: *Christine Grote*  
 Name: Christine Grote  
 Title: Certified Residential Appraiser  
 State Certification #: TX-1335494-R  
 or State License #:  
 State: TX Expiration Date of Certification or License: 11/30/2013  
 Date Signed: 05/24/2013

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 State Certification #: \_\_\_\_\_  
 or State License #: \_\_\_\_\_  
 State: \_\_\_\_\_ Expiration Date of Certification or License: \_\_\_\_\_  
 Date Signed: \_\_\_\_\_  
 Did  Did Not Inspect Property

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is valued on the basis of it being under responsible ownership.
2. Any sketch provided in the appraisal report may show approximate dimensions of the improvements and is included only to assist the reader of the report in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. Any distribution of valuation between land and improvements in the report applies only under the existing program of utilization. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
5. The appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous waste, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. This appraisal report must not be considered an environmental assessment of the subject property.
6. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
7. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
8. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
9. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower, the mortgagee or its successors and assigns; the mortgage insurer, consultants, professional appraisal organizations, any state or federally approved financial institution, or any department, agency, or instrumentality of the United States or any state or the District of Columbia, except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
10. The appraiser is not an employee of the company or individual(s) ordering this report and compensation is not contingent upon the reporting of a predetermined value or direction of value or upon an action or event resulting from the analysis, opinions, conclusions, or the use of this report. This assignment is not based on a required minimum, specific valuation, or the approval of a loan.

**STATEMENT OF LIMITING CONDITIONS AND CERTIFICATION**

\* Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparison to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale (Source: FDCI Interagency Appraisal and Evaluation Guidelines, October 27, 1994)

File No. 5028/26535

Main File No. 5028/26535 | Page #9

**Supplemental Addendum**

File No 5028/26535

Borrower/Client	Douglas Heller			
Property Address	1932 South Blvd			
City	Houston	County	Harris	State TX Zip Code 77098
Lender	InterLinc Mortgage Services, LLC			

THAT AS OF THE DATE OF THIS REPORT, THE UNDERSIGNED HAS COMPLETED THE REQUIREMENTS OF THE CONTINUING EDUCATION PROGRAM OF THE STATE OF TEXAS LICENSING DEPARTMENT FOR APPRAISERS.

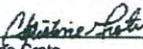
THAT I AM APPROPRIATELY LICENSED OR CERTIFIED TO APPRAISE THE SUBJECT PROPERTY IN THE STATE OF WHICH IT IS LOCATED.

THE APPRAISER ASSIGNMENT WAS NOT BASED ON A REQUIREMENT MINIMUM VALUATION, A SPECIFIC VALUATION OR THE APPROVAL OF A LOAN.

PER SALES CONTRACT THE HOME ADDRESS OF THE PROPERTY IS STATED AS 1932 SOUTH BLVD AKA 5115 HAZARD. PER STEWART TITLE TAX RECORDS THE HOME IS LISTED AS 5115 HAZARD/PER HCAD TAX RECORDS THE HOME IS LISTED AS 1932 SOUTH BLVD/PER HAR MLS LISTING THE HOME IS LISTED AS 1932 SOUTH BLVD. PLEASE SEE ATTACHED PDFS FOR REVIEW.

AS OF 05/24/2013 THERE IS A HOME ON THE SUBJECT PROPERTY, HOWEVER, THIS APPRAISAL PERFORMED IS FOR LOT VALUE ONLY.

All comparables are located on the same side of Hwy 59 as the subject with the exception of comparable sale one. Sale one is located in the River Oaks area versus the West University area, thus making it a reliable indicator of value due to similar lot values and buyer demand.

Signature 	Signature _____
Name Christine Grote	Name _____
Date Signed 05/24/2013	Date Signed _____
State Certification # TX-1335494-R State TX	State Certification # _____ State _____
Or State License # _____ State _____	Or State License # _____ State _____

**Supplemental Addendum**

File No. 5028/26535

Borrower/Client	Douglas Heller			
Property Address	1932 South Blvd			
City	Houston	County	Harris	State TX Zip Code 77098
Lender	InterLinc Mortgage Services, LLC			

**HIGHEST AND BEST USE**

THE SUBJECT IS ANALYZED AS AVAILABLE FOR DEVELOPMENT, CONSIDERATION IS GIVEN TO ALTERNATIVE PROGRAMS OF DEVELOPMENT AMONG POTENTIAL USES WHICH ARE:  
 1)PHYSICALLY POSSIBLE, BASED UPON TOPOGRAPHY, LAND AREA AND SITE CONFIGURATION  
 2)LEGALLY PERMISSIBLE, IN COMPLIANCE WITH ZONING, DEED RESTRICTIONS OR OTHER CONSTRAINTS  
 3)ECONOMICALLY FEASIBLE AND FULFILLING AN IDENTIFIABLE DEMAND IN THE MARKET  
 4)MAXIMALLY PRODUCTIVE RESULTING IN THE HIGHEST PRESENT LAND VALUE

THE IMMEDIATE AREA IN WHICH THE SUBJECT IS LOCATED PRIMARILY CONSISTS OF SFR AND COMMERCIAL PROPERTY. NO ZONING APPLIES WITHIN THE CITY OF ROSENBERG AND IT IS THE APPRAISER'S OPINION THAT THE HIGHEST AND BEST USE OF THE SUBJECT PROPERTY AT THIS TIME IS TO BE IMPROVED WITH A SINGLE FAMILY HOME

**APPRAISAL DEVELOPMENT AND REPORTING PROCESS**

THIS IS A SUMMARY APPRAISAL REPORT WHICH INTENDED TO COMPLY WITH THE REPORT REQUIREMENTS SET FORTH UNDER STANDARD RULE 2-2 (b) OF THE USPAP FOR A SUMMARY APPRAISAL REPORT. AS SUCH, IT REPRESENTS ONLY SUMMARY DISCUSSIONS OF THE DATA REASONING AND ANALYSIS THAT WERE USED IN THE APPRAISAL PROCESS TO DEVELOP THE APPRAISER'S OPINION OF VALUE. SUPPORTING DOCUMENTATION THAT IS NOT PROVIDED WITH THE REPORT CONCERNING THE DATA, REASONING AND ANALYSIS IS CONTAINED WITH THE APPRAISER'S FILE. THE DEPTH OF THE DISCUSSION CONTAINED IN THE REPORT IS SPECIFIC TO THE NEEDS OF THE CLIENT AND FOR THE INTENDED USE STATED IN THE REPORT. THE APPRAISER IS NOT RESPONSIBLE FOR THE UNAUTHORIZED USE OF THIS REPORT.

TO DEVELOP THE OPINION OF VALUE, THE APPRAISER PERFORMED A COMPLETE APPRAISAL PROCESS AS DEFINED BY THE USPAP.

INTENDED USE/USER(S) - THIS REPORT WAS WRITTEN FOR A SPECIFIC SCOPE OF WORK, INTENDED USE AND INTENDED USER(S), AND IF OTHER PARTIES CHOOSE TO RELY ON THE REPORT, THE APPRAISER IS NOT OBLIGATED TO SUCH PARTIES AND IT DOES NOT RESULT IN SUCH PARTIES BECOMING INTENDED USERS.

**SUBJECT MARKETABILITY**

THERE ARE NO APPARENT ADVERSE FACTORS WHICH SHOULD AFFECT THE SUBJECT'S MARKETABILITY. THE SUBJECT HAS ACCESS TO ALL NECESSARY SUPPORTING FACILITIES INCLUDING SCHOOLS, SHOPPING, FACILITIES AND DEVELOPMENTS.

**SALES COMPARABLE COMMENTS**

BOTH SALES ONE AND TWO WERE GIVEN PRIMARY WEIGHT DUE TO LOCATION, LOT SIZE AND AMENITY. SALE THREE IS THE ONLY RECENT SALE WITHIN THE SUBJECT ZIP CODE, THEREFORE, THE APPRAISER UTILIZED A MUCH LARGER TRACT OF LAND BUT IS STILL BELIEVED TO BE A RELIABLE INDICATOR OF VALUE. A LOT SIZE ADJUSTMENT OF \$60.00/PER SQFT HAS BEEN MADE ON ALL COMPARABLES. COMPARABLE FOUR IS A PENDING LISTING AND HAS AN EXTENDED DAYS ON THE MARKET PAST THE MARKET AREA TYPICAL, HOWEVER, IT APPEARS THAT IS WAS LISTED MUCH HIGHER WHEN IT WAS FIRST LISTED AND KNOW THE LIST PRICE APPEARS TO BE INLINE WITH THE CURRENT MARKET.

**CONDITIONS OF APPRAISAL**

THE PROPERTY HAS BEEN APPRAISED 'AS-IS' AS REQUESTED BY THE CLIENT.

**ADVERSE ENVIRONMENTAL CONDITIONS**

THE VALUE ESTIMATED IN THE REPORT IS BASED UPON THE ASSUMPTION THAT THE PROPERTY IS NOT NEGATIVELY AFFECTED BY THE EXISTENCE OF HAZARDOUS SUBSTANCES OR DETRIMENTAL ENVIRONMENTAL CONDITIONS. THE APPRAISER IS NOT AN EXPERT IN THE IDENTIFICATION OF HAZARDOUS SUBSTANCES OR DERIMENTAL ENVIRONMENTAL CONDITIONS. THE APPRAISER'S ROUTINE INSPECTION AND AN INQUIRY ABOUT THE SUBJECT DID NOT REVEAL ANY INFORMATION THAT INDICATED THE EXISTENCE OF ANY APPARENT SIGNIFICANT SUBSTANCES OR DETRIMENTAL ENVIRONMENTAL CONDITIONS, WHICH WOULD AFFECT THE PROPERTY NEGATIVELY. IT IS POSSIBLE THAT TESTS AND INSPECTIONS MADE BY A QUALIFIED HAZARDOUS MATERIALS AND ENVIRONMENTAL CONDITIONS ON OR AROUND THE PROPERTY THAT WOULD NEGATIVELY AFFECT ITS' VALUE. IT IS ASSUMED THAT NO CONDITIONS EXIST. IF THE CLIENT HAS A CONCERN, THAN A QUALIFIED EXPERT SHOULD BE CONSULTED.

**FINAL RECONCILIATION**

THE SUBJECT'S ESTIMATED MARKET VALUE IS CONSIDERED TO BE SUPPORTABLE AND A GOOD INDICATION OF VALUE.

BASED UPON THE APPRAISER'S ANALYSIS OF CURRENT MARKET CONDITIONS, THE ESTIMATED MARKETING TIME FOR THE SUBJECT PROPERTY, REFLECTIVE OF THE MARKET VALUE ESTIMATE IS BASED ON A 3-12 MONTHS. THE ESTIMATED EXPOSURE TIME TYPICALLY IS ALSO 3-12 MONTHS.

BASED UPON THE ANALYSIS OF THE ABOVE DATA, THE MARKET VALUE OF THE SUBJECT PROPERTY AS OF THE DATE OF INSPECTION IS \$765,000.

**ADDITIONAL CERTIFICATION**

THIS REPORT HAS BEEN PREPARED IN CONFORMITY WITH THE REQUIREMENTS OF THE APPRAISAL INSTITUTE RELATING TO REVIEW BY ITS' DULY AUTHORIZED REPRESENTATIVES.

Signature 	Signature _____
Name Christine Grote	Name _____
Date Signed 05/24/2013	Date Signed _____
State Certification # TX-1335494-R	State Certification # _____ State _____
Or State License # _____	Or State License # _____ State _____

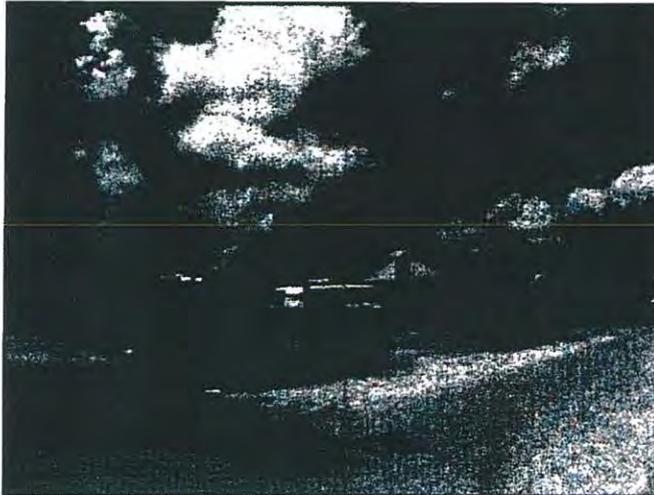
**Comparable Land Photo Page**

Borrower/Client	Douglas Heller				
Property Address	1932 South Blvd				
City	Houston	County	Harris	State	TX Zip Code 77098
Lender	InterLinc Mortgage Services, LLC				



**Comparable 4**

2626 Pemberton Dr  
 Prox. to Subj. 1.21 miles SW  
 Sales Price 1,051,000  
 Date of Sale 09/10/2012  
 Location Pemberton  
 Site/View 10,500 Sqft  
 Utility Public  
 Vacant Land Vacant Land



**Comparable 5**

2515 Albans Rd  
 Prox. to Subject 0.72 miles W  
 Sales Price 999,000-L  
 Date of Sale PD - 05/17/2013  
 Location Sunset Court  
 Site/View 12,000 Sqft  
 Utility Public  
 Vacant Land Uncleared

**Comparable 6**

Prox. to Subject  
 Sales Price  
 Date of Sale  
 Location  
 Site/View  
 Utility  
 Vacant Land

**Comparable Land Photo Page**

Borrower/Client	Douglas Heller			
Property Address	1932 South Blvd			
City	Houston	County	Harris	State TX Zip Code 77098
Lender	InterLinc Mortgage Services, LLC			



**Comparable 1**

3054 Locke Ln  
 Prox to Subj 1.48 miles NW  
 Sales Price 825,000  
 Date of Sale 04/01/2013  
 Location Avalon Place  
 Site/View 9,300 Sqft  
 Utility Public  
 Vacant Land Vacant Land



**Comparable 2**

2007 Albans Rd  
 Prox to Subject 0.22 miles SW  
 Sales Price 700,000  
 Date of Sale 04/29/2013  
 Location Southampton  
 Site/View 6,600 Sqft  
 Utility Public  
 Vacant Land Vacant Land



**Comparable 3**

1744 South Blvd  
 Prox to Subject 0.11 miles E  
 Sales Price 1,775,000  
 Date of Sale 06/15/2012  
 Location Southampton  
 Site/View 16,900 Sqft  
 Utility Public  
 Vacant Land Vacant Land

**Subject Land Photo Page**

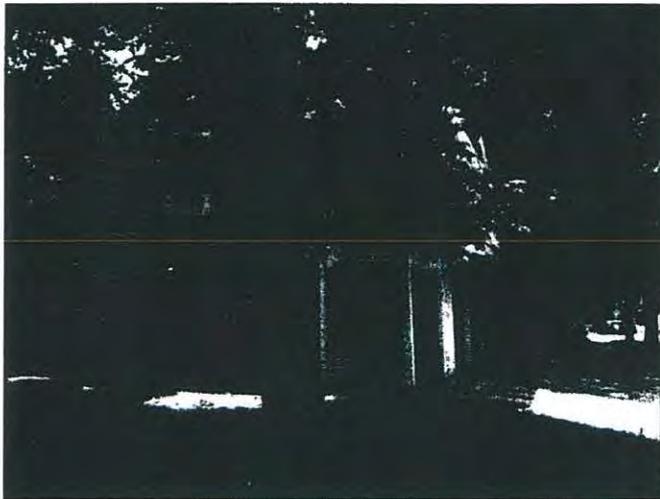
Borrower/Client	Douglas Heller			
Property Address	1932 South Blvd			
City	Houston	County	Harris	State TX Zip Code 77098
Lender	InterLinc Mortgage Services, LLC			



**Subject Front**

1932 South Blvd  
Sales Price 765,000  
Date of Sale 04/16/2013  
Site Area  
Location Chevy Chase  
Utility Public  
Vacant Land Uncleared

\$/Sq. Ft.



**Subject**

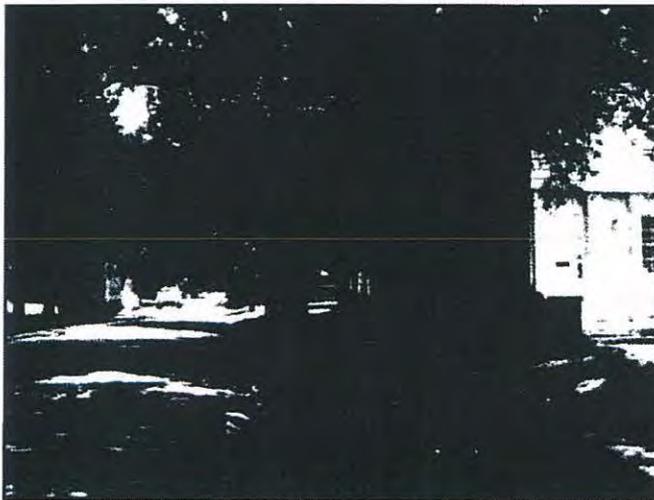
**Subject Land Photo Page**

Borrower/Client	Douglas Heller			
Property Address	1932 South Blvd			
City	Houston	County	Harris	State TX Zip Code 77098
Lender	InterLinc Mortgage Services, LLC			



**Subject**

1932 South Blvd  
Sales Price 765,000  
Date of Sale 04/16/2013  
Location Chevy Chase  
Site/View 8,095  
Utility Public  
Vacant Land Uncleared



**Subject**



**Subject**

**ADDITIONAL COMPARABLE SALES**

File No. 5028/26535

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address	1932 South Blvd Houston, TX 77098	2626 Pemberton Dr Houston, TX 77005		2515 Albans Rd Houston, TX 77005			
Proximity to Subject		1.21 miles SW		0.72 miles W			
Sales Price	\$ 765,000	\$ 1,051,000		\$ 999,000-L			
Price \$/Sq. Ft.	\$ 94.50	\$ 88.71		\$ 83.25			
Data Source(s)	MLS/TAX/Inspection	TAX/MLS#28183444/DOM 6		TAX/MLS#79822074/DOM 697			
ITEM	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.
Date of Sale/Time Adj.	04/16/2013	09/10/2012		PD - 05/17/2013			
Location	Chevy Chase	Pemberton		Sunset Court			
Site/View	8,095	10,500 Sqft	-145,000	12,000 Sqft	-234,000		
Utility	Public	Public		Public			
Vacant Land	Uncleared	Vacant Land	-25,000	Uncleared	0		
Sales or Financing Concessions	N/A	Conventional		Unknown			
Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -170,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -234,000	<input type="checkbox"/> + <input type="checkbox"/> -	\$
Indicated Value of Subject		Net 82.2 %	\$ 881,000	Net 23.4 %	\$ 765,000	Net %	\$
		Gross 85.2 %		Gross 23.4 %		Gross %	
Comments on Market Data	See Addenda						

MARKET DATA ANALYSIS

## **Section 33-247(b)(4)**

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**All listings of the property for sale or rent that are less than a year old at the time of the application**

**None**

## **Section 33-247(b)(5)**

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**Evidence of any  
consideration by the  
owner of uses and  
adaptive reuses of  
the property**

The owner considered available uses and adaptive reuses of the property.

**Uses and adaptive reuses of the property include:**

1. Use the property as a duplex and garage apartment.

This use is not possible because of the substandard condition of the duplex and garage apartment. As part of this COA application, the owner provides a structural engineering report and full inspection report which documents the current condition of both structures.

Because of the condition of the duplex and garage apartment, the owner is unable to secure insurance coverage. Moreover, the owner is unable to secure financing to make the duplex and garage apartment habitable to rent. A letter from an insurance provider and mortgage company are included with this COA application.

2. Adapt the duplex by converting it into a single-family structure.

This adaptive reuse is not possible because of the substandard condition of the duplex. To convert the duplex into a single-family structure will require the owner to correct all of the substandard conditions currently at issue as well as expending additional funds to remove and reconfigure interior walls and other interior elements to accommodate an appropriate single-family layout.

Maintaining the property as a duplex is cost prohibitive as is the adaptive reuse of the duplex to a single-family structure.

As stated above, the owner is unable to secure insurance coverage, nor is the owner able to secure financing on the property in order to convert it into a single-family structure.

3. Adapt the property into a single-family structure after the duplex and garage apartment are demolished.

Based on the economic analysis provided by Spencer Howard, the owner is able to earn a reasonable return on the property by demolishing the duplex and garage apartment structures and constructing a new single-family structure.

The detailed economic analysis is included with this COA application.

## **Section 33-247(b)(6)**

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**Itemized and  
detailed  
rehabilitation cost  
estimates for the  
identified uses or  
reuses, including  
the basis of the cost  
estimates**

**DO NOTHING**

**Expenses:**

Property Taxes:  
2013:\$13,225.56 (prorated amount from purchase)  
2014:\$19,350.62 (paid)  
2015:\$19,000.00 (approximate due)  
Total: \$51,606.18 (approximate)

Routine maintenance: \$37,540/year (Deferred maintenance plan spread out over 10 years)

Non-routine maintenance: Unknown (new roof; foundation repair and replacement; structural repair; electrical, mechanical, and plumbing repairs and replacements)

COA costs: Total: \$15,224.25 plus

Total expenses: \$104,370.43

Garage apartment is not habitable. City stated that it could be demolished. No income potential.

Duplex is not habitable. Owner unable to secure insurance because of the substandard condition of the building.

Total income: \$0

**Loss: \$104,370.43 which does not include non-routine maintenance for new roof, foundation repair, or structural repairs, or accelerating deferred maintenance plan.**

**REHAB DUPLEX /BUILD ADDITION**

Project Cost: \$1,961,055.00

Value: \$1,313,900.00

**Loss: -\$647,155.00**

This is not an option because the Owner is unable to secure insurance coverage to rehabilitate duplex or garage apartment. Furthermore, Owner is unable to secure financing to rehabilitate duplex or garage apartment.

**DEMOLITION/NEW SINGLE-FAMILY CONSTRUCTION**

Project Cost: \$1,750,412.50

Value: \$2,437,500.00

**Profit: \$687,087.50**

Spencer Howard Design + Construction Management

1102 Wyatt Street  
Houston, TX 77025  
713-262-2323

**Cost Model Analysis**

Client Name: Douglas Heller  
Project Address: 1932 South Blvd.  
Date: 06/25/2015

	Renovation	New Construction
Bedrooms	3	4
Bathrooms	2	4.5
Garage	2 - detached	2 - attached
Area of Construction	3754	6500
Est. Cost per Gross Sq. Ft.	\$522.39	\$269.29
Estimated Escalation	3.00%	1.50%
Avg. Sales Price per Sq. Ft. *	\$350.00	\$375.00
Profit / Loss	-\$647,155.00	\$687,087.50

\* Sales data based on 2014 MLS figures per HAR.com

\*\* Notes taken from visual observations, property inspection report, and appraisal report.

Code	Description	Renovation	New Construction	Notes **
<b>Design Costs</b>				
007	Design Consultants	\$100,000.00	\$75,000.00	Additional fees to fully document existing conditions, redesign interior, and meet with HAHC staff
008	Historic Preservation Consultant	\$1,500.00	\$1,500.00	
010	Structural Engineering Consultant	\$6,000.00	\$4,500.00	Interior load bearing walls removed, severe deterioration of exterior walls, roof, and foundation
017	Survey Consultant	\$1,000.00	\$1,000.00	
019	Geotechnical Consultant	\$1,000.00	\$1,000.00	
020	Tree Consultant	\$2,000.00	\$0.00	Due to proximity to existing structures.
021	Roof / Waterproofing Consultant	\$3,000.00	\$0.00	Deferred maintenance on duplex had led to severe state of water infiltration
022	Permit Expediter	\$500.00	\$500.00	
023	Other Consultant	\$0.00	\$0.00	
	<b>Design Subtotal</b>	<b>\$115,000.00</b>	<b>\$83,500.00</b>	
024	Design Contingency (10%)	\$11,500.00	\$8,350.00	
	<b>Total Design Costs</b>	<b>\$126,500.00</b>	<b>\$91,850.00</b>	
<b>Construction Costs</b>				
<b>Permit Costs</b>				
025	Wastewater / Sanitary Sewer Permit	\$250.00	\$500.00	
026	Wastewater / Storm Drainage Permit	\$250.00	\$500.00	
027	Development / Planning Permit	\$250.00	\$500.00	
028	Building Permit Fee	\$750.00	\$1,500.00	
029	Other Permit Costs (Variances)	\$0.00	\$0.00	
	<b>Total Permit Costs</b>	<b>\$1,500.00</b>	<b>\$3,000.00</b>	
<b>Building Construction Contract</b>				
032	Demolition Costs	\$35,000.00	\$10,000.00	Hand removal of deferred maintenance damage, shoring up exterior walls for support
040	Landscape	\$25,000.00	\$25,000.00	
041	Tree Trimming / Removal / Relocation	\$15,000.00	\$0.00	Trees growing into foundation and roof
100	General Conditions	\$35,000.00	\$45,000.00	
200	Existing Conditions	\$15,000.00	\$5,000.00	Replacing/retrofitting existing utility lines
300	Concrete	\$15,000.00	\$35,000.00	
400	Masonry	\$15,000.00	\$10,000.00	Brick veneer separated from framing due to rot
500	Metals	\$15,000.00	\$10,000.00	
600	Woods, Plastics, and Composites	\$55,000.00	\$35,000.00	
700	Thermal and Moisture Protection	\$55,000.00	\$35,000.00	
800	Openings	\$45,000.00	\$75,000.00	
900	Finishes	\$75,000.00	\$95,000.00	
1000	Specialties	\$0.00	\$0.00	
1100	Equipment	\$15,000.00	\$15,000.00	
1200	Furnishings	\$0.00	\$0.00	
1300	Special Construction	\$15,000.00	\$0.00	Restoration of facade
1400	Conveying Equipment	\$0.00	\$0.00	
2200	Plumbing	\$35,000.00	\$25,000.00	Wholesale replacement (plumbing, electrical, HVAC estimates higher w/ remodel.)
2300	Heating Ventilating and Air Conditioning	\$35,000.00	\$25,000.00	Wholesale replacement
2600	Electrical	\$35,000.00	\$25,000.00	Wholesale replacement
2700	Communications	\$5,000.00	\$5,000.00	
2800	Electronic Safety and Security	\$5,000.00	\$5,000.00	
3100	Earthwork	\$15,000.00	\$10,000.00	Regrading and mitigation of drainage
3200	Exterior Improvements	\$15,000.00	\$15,000.00	
3300	Utilities	\$15,000.00	\$10,000.00	Reconnections
	<b>Subtotal</b>	<b>\$590,000.00</b>	<b>\$515,000.00</b>	
	Fee (20%)	\$118,000.00	\$103,000.00	
	Construction Contingency (10%)	\$59,000.00	\$51,500.00	
	<b>Construction Contract Total</b>	<b>\$767,000.00</b>	<b>\$669,500.00</b>	
<b>Miscellaneous Costs</b>				
051	Owner's Insurance	\$10,000.00	\$10,000.00	
052	Land Acquisition and Other Costs	\$765,000.00	\$765,000.00	
053	Financing Costs	\$80,000.00	\$40,000.00	Carrying costs for a 12 month project vs. a 6 month project.
	<b>Total Miscellaneous Costs</b>	<b>\$855,000.00</b>	<b>\$815,000.00</b>	
	<b>Construction Subtotal</b>	<b>\$1,623,500.00</b>	<b>\$1,487,500.00</b>	
057	Project Contingency (10%)	\$162,350.00	\$148,750.00	
058	Escalation (3%)	\$48,705.00	\$22,312.50	Material/labor inflation at 3% a year
	<b>Total Construction Costs</b>	<b>\$1,834,555.00</b>	<b>\$1,658,562.50</b>	
	<b>Total Project Cost</b>	<b>\$1,961,055.00</b>	<b>\$1,750,412.50</b>	

## **Section 33-247(b)(7)**

**A comparison of the cost of rehabilitation of the existing building with the demolition of the existing building and the construction of a new building**

**DO NOTHING**

**Expenses:**

Property Taxes:  
2013:\$13,225.56 (prorated amount from purchase)  
2014:\$19,350.62 (paid)  
2015:\$19,000.00 (approximate due)  
Total: \$51,606.18 (approximate)

Routine maintenance: \$37,540/year (Deferred maintenance plan spread out over 10 years)

Non-routine maintenance: Unknown (new roof; foundation repair and replacement; structural repair; electrical, mechanical, and plumbing repairs and replacements)

COA costs: Total: \$15,224.25 plus

Total expenses: \$104,370.43

Garage apartment is not habitable. City stated that it could be demolished. No income potential.

Duplex is not habitable. Owner unable to secure insurance because of the substandard condition of the building.

Total income: \$0

**Loss: \$104,370.43 which does not include non-routine maintenance for new roof, foundation repair, or structural repairs, or accelerating deferred maintenance plan.**

**REHAB DUPLEX /BUILD ADDITION**

Project Cost: \$1,961,055.00

Value: \$1,313,900.00

**Loss: -\$647,155.00**

This is not an option because the Owner is unable to secure insurance coverage to rehabilitate duplex or garage apartment. Furthermore, Owner is unable to secure financing to rehabilitate duplex or garage apartment.

**DEMOLITION/NEW SINGLE-FAMILY CONSTRUCTION**

Project Cost: \$1,750,412.50

Value: \$2,437,500.00

**Profit: \$687,087.50**

Spencer Howard Design + Construction Management

1122 Wyatt Street  
Houston, TX 77059  
713-213-8333

**Cost Model Analysis**

Client Name: Douglas Heller  
Project Address: 1932 South Blvd.  
Date: 06/25/2015

	Renovation	New Construction
Bedrooms	3	4
Bathrooms	2	4.5
Garage	2 - detached	2 - attached
Area of Construction	3754	6500
Est. Cost per Gross Sq. Ft.	\$522.39	\$269.29
Estimated Escalation	3.00%	1.50%
Avg. Sales Price per Sq. Ft. *	\$350.00	\$375.00
Profit / Loss	-\$647,155.00	\$687,087.50

\* Sales data based on 2014 MLS figures per HAR.com

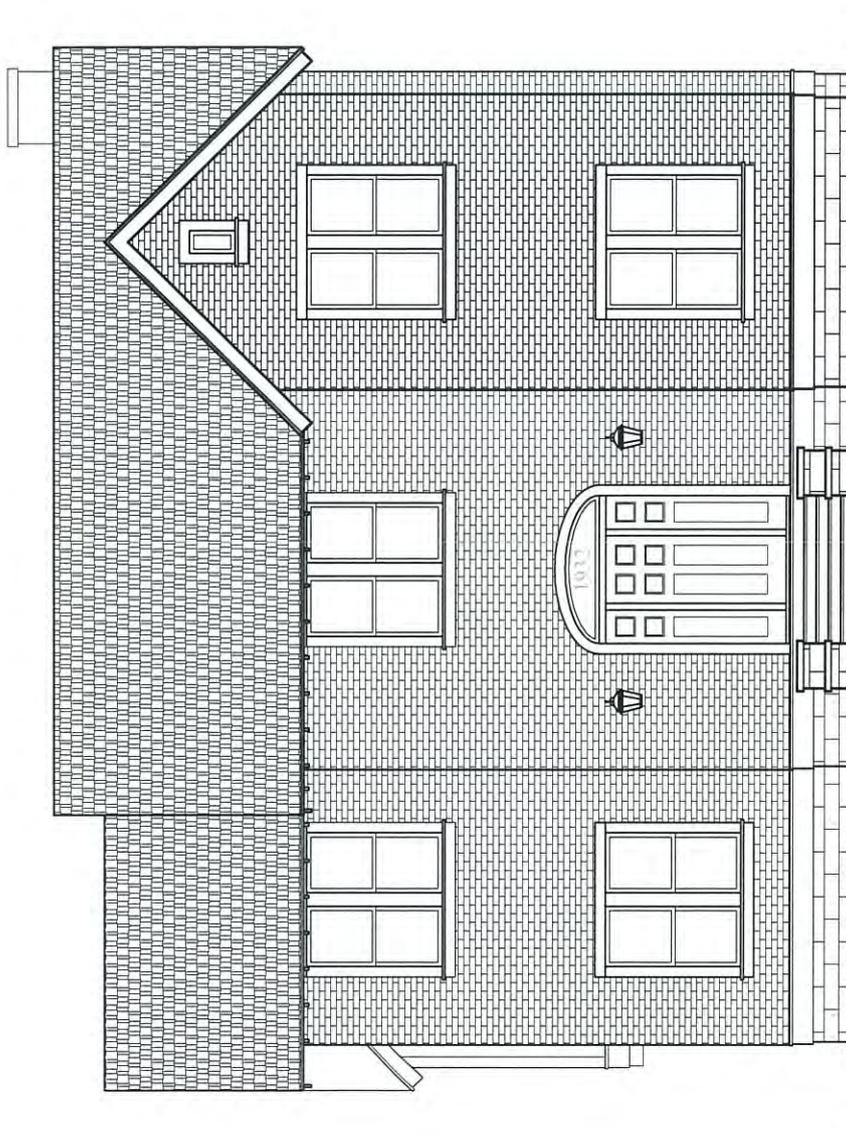
\*\* Notes taken from visual observations, property inspection report, and appraisal report.

Code	Description	Renovation	New Construction	Notes **
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1100	Equipment	\$15,000.00	\$15,000.00	
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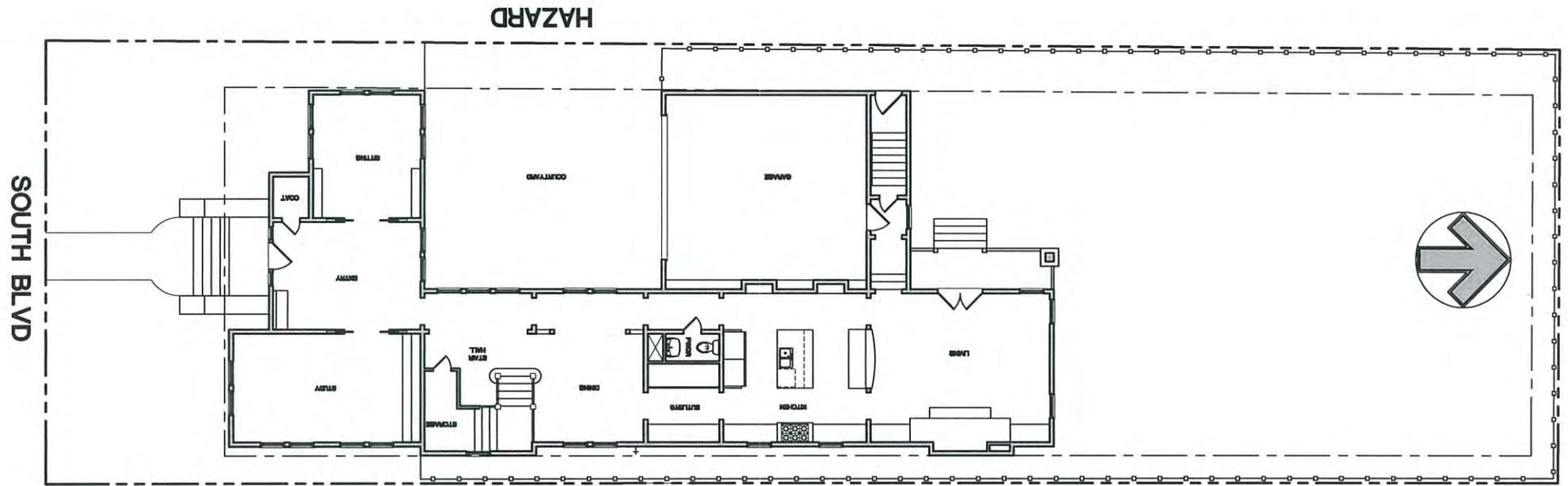
## **Section 33-247(b)(8)**

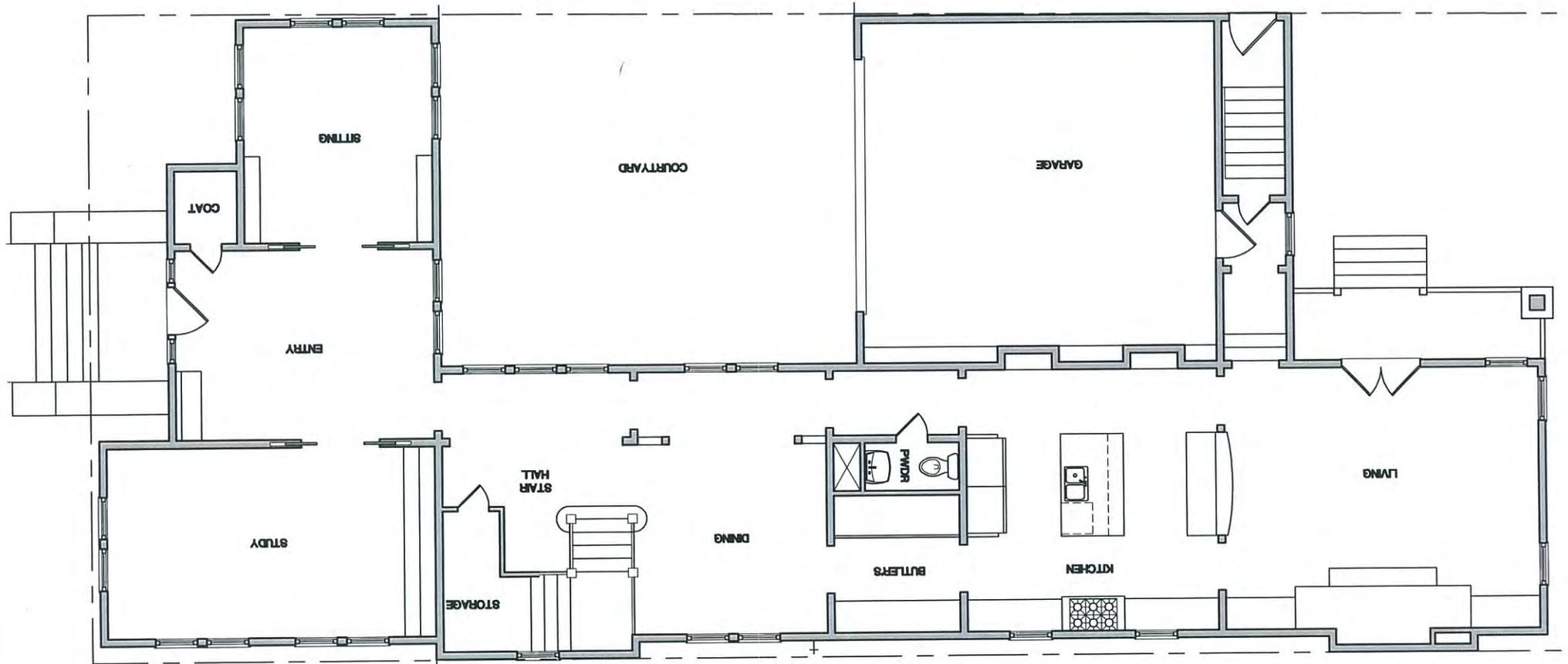
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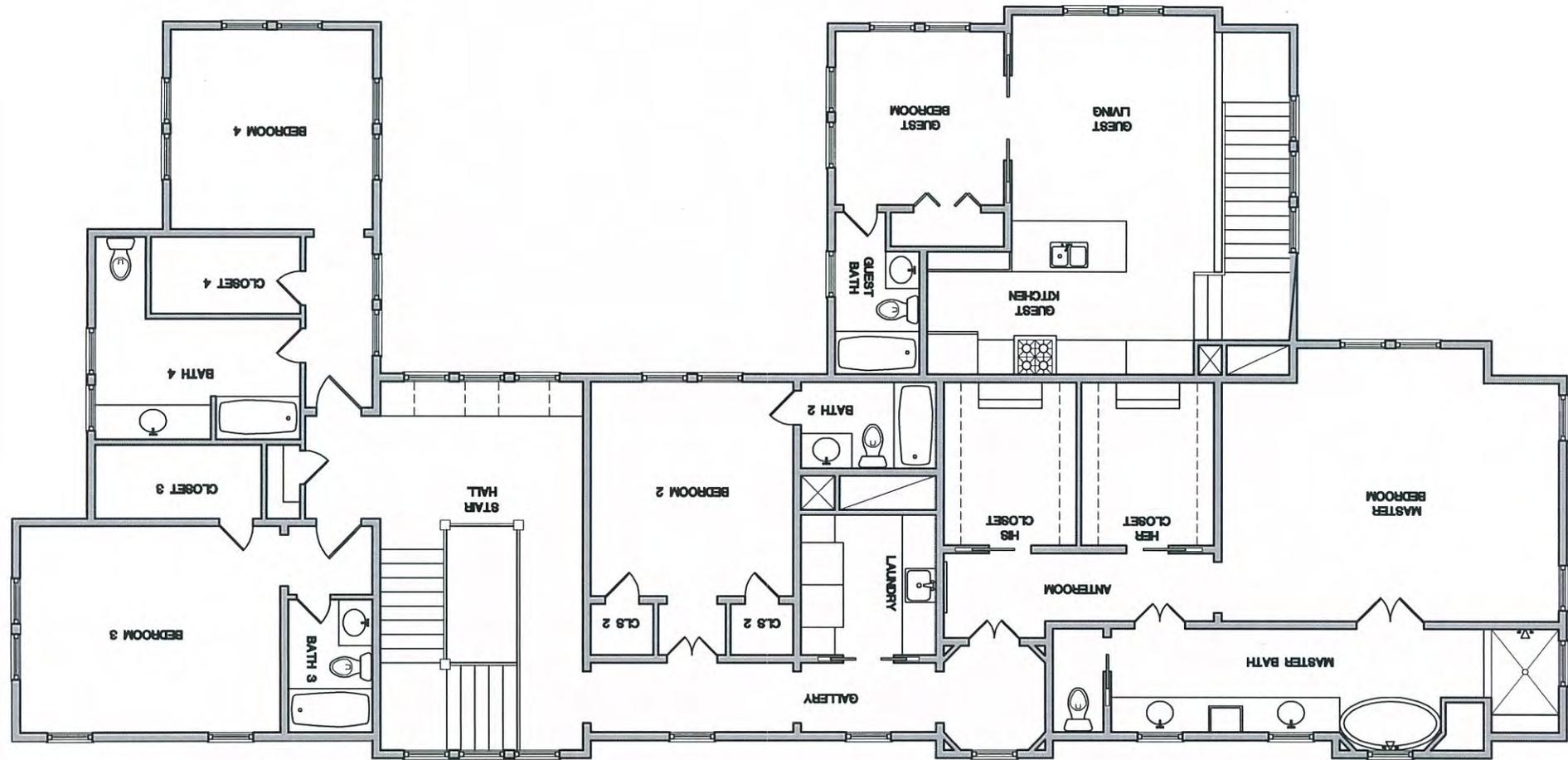
**Complete  
architectural plans  
and drawings of the  
intended future use  
of the property,  
including new  
construction, if  
applicable**

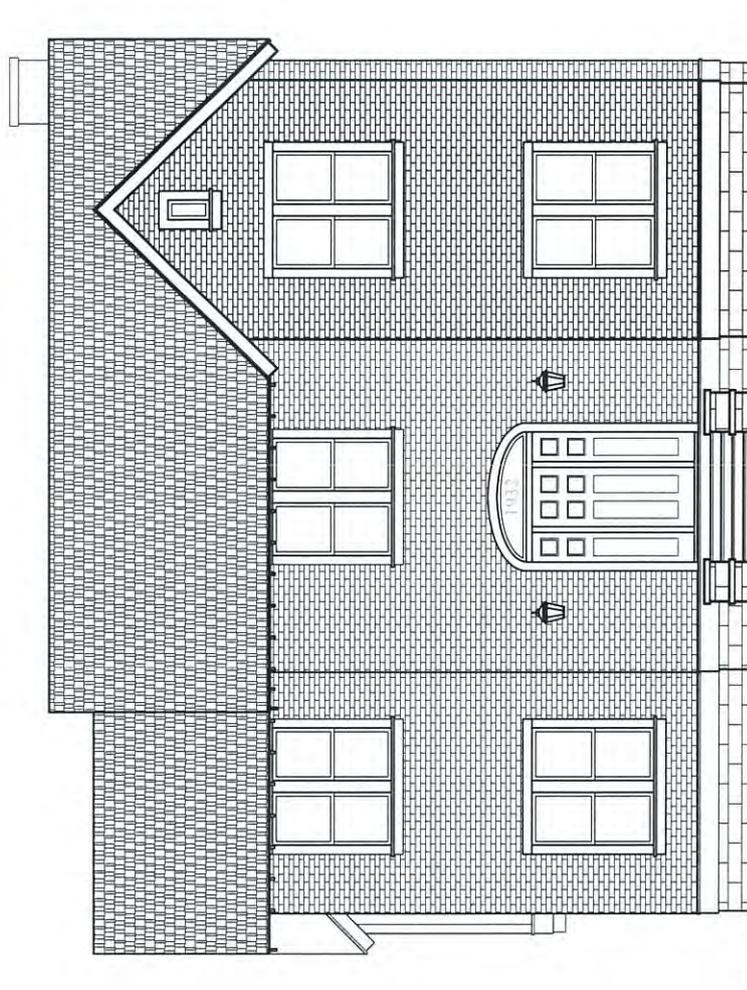


1932 SOUTH BLVD

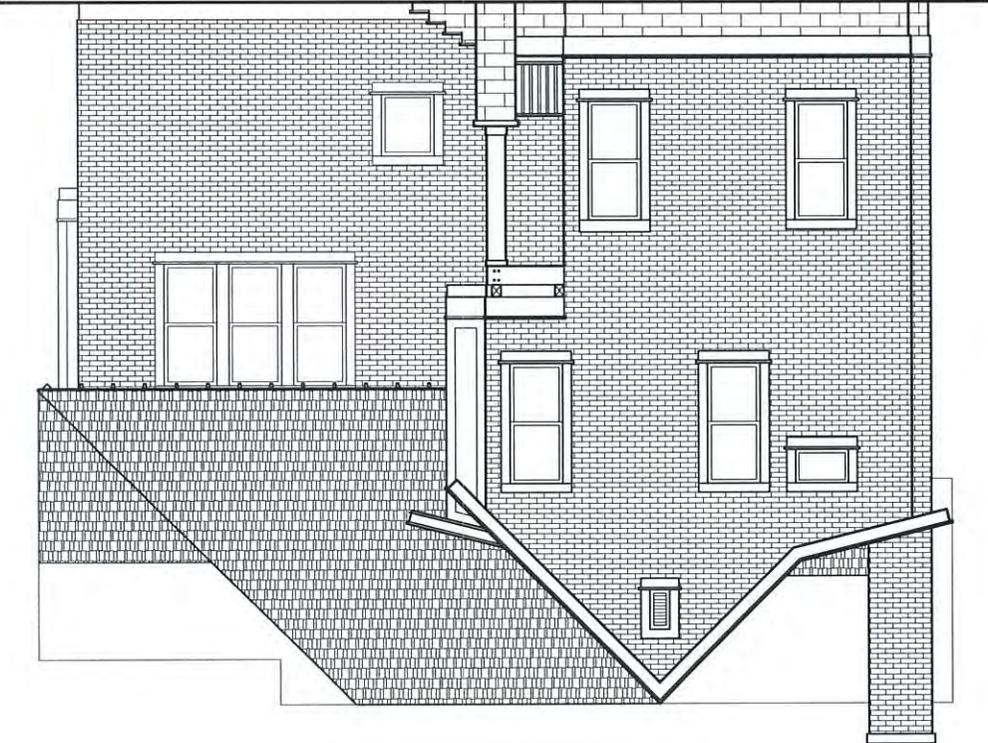


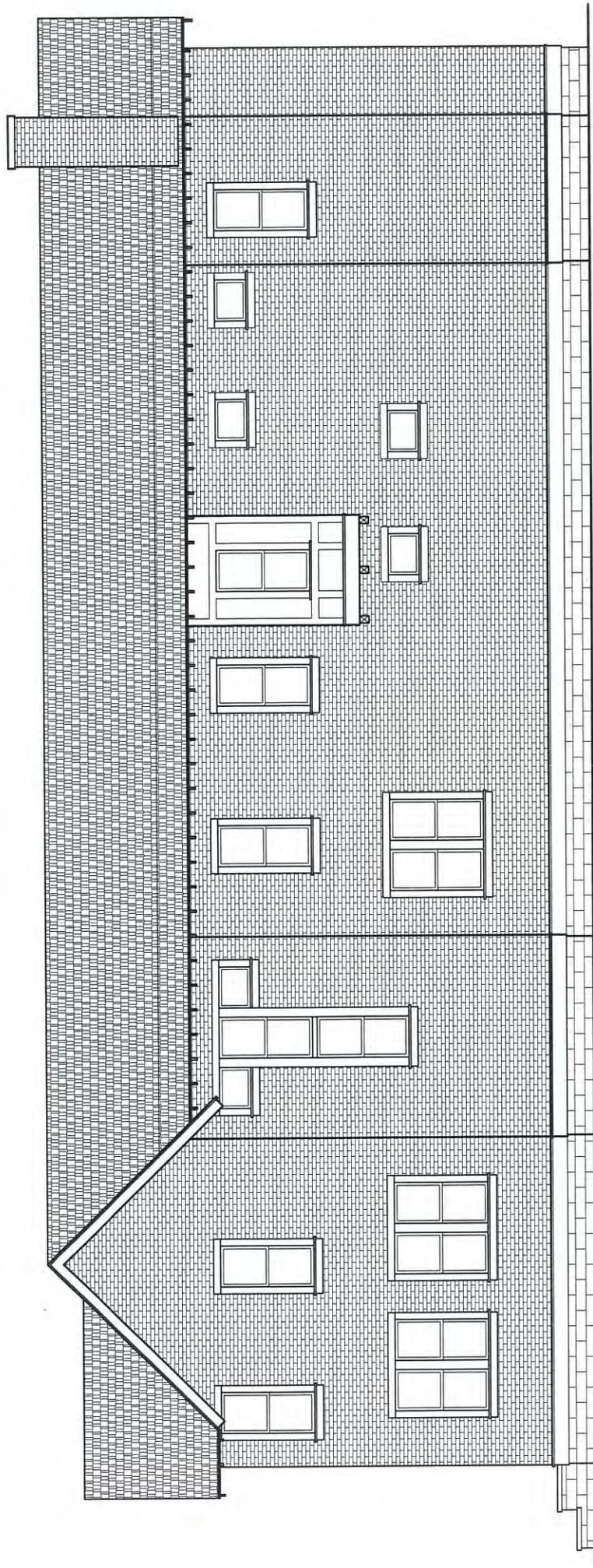












## **Section 33-247(b)(9)**

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**Plans to salvage,  
recycle, or reuse  
building materials if  
a certificate of  
appropriateness is  
granted**

**Timothy Kirwin**

---

**From:** Lynn Edmundson [REDACTED]  
**Sent:** Thursday, June 18, 2015 10:22 AM  
**To:** Timothy Kirwin  
**Subject:** RE: White Oak  
**Attachments:** Est\_1932STHBLVD\_from\_DENNIS\_WILLIAMS\_CO\_INC\_4920.pdf; HH Deconstruction Proposal 1932 South Blvd..pdf

Tim  
Attached is the Deconstruction Proposal, along with the demo bid, for 1932 South Blvd. There is a little confusion around the exact addresses (1932 South, 5115 Hazard and 5151 Hazard for the garage apt) and the ones that Dennis used on his demo bid.  
Secondly, there is a chance that the City will require a third sewer disconnect and third demo permit and that would be an additional charge of \$1,250.00 to the demo bid. There is also an option for removing the tallow tree in the demo proposal for an additional \$675.0.  
Also no fill dirt has been included on the demo bid. Sometimes fill dirt is needed to pass the final demo inspection by the City and sometimes it isn't. If it is required I will let the owner know before it is ordered and we just invoice the owner as a final invoice.

Doug may have given me his business card, but if so..I now cannot locate it. Would you mind forwarding this on to him. Thanks so much! Let me know if there is anything else you need from me.

Lynn



*Lynn Edmundson, Assoc. AIA, LEED AP BD+C  
Founder and Executive Director, Historic Houston*

**Historic Houston**  
P.O. Box 130463  
Houston, Texas 77219  
713-522-0542 office  
713-553-7035 cell  
[www.historichouston.org](http://www.historichouston.org)



Historic Houston's Salvage Warehouse  
1200 National  
Houston, Texas 77007  
*Now open the first and third Saturday's of the Month*

 Follow The Salvage Warehouse on Facebook

---

**From:** Timothy Kirwin [REDACTED]  
**Sent:** Tuesday, June 16, 2015 8:49 AM  
**To:** Lynn Edmundson  
**Subject:** RE: White Oak

Great. Yes. Still on. If something changes, i will let you know asap but i think this storm missed up

Sent from my Sprint Samsung Galaxy® Note 4.

----- Original message -----

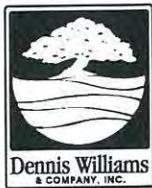
**From:** Lynn Edmundson [REDACTED]  
**Date:** 06/16/2015 8:41 AM (GMT-06:00)  
**To:** Timothy Kirwin <[REDACTED]>  
**Subject:** White Oak

Tim,  
I can still meet at White Oak today if the owners still want to meet. I've checked with Winston's assistant as well as Dennis Williams and they both can meet as well. Let me know.

Lynn

Lynn

Sent from my iPhone  
Lynn Edmundson, Executive Director  
Historic Houston



**DENNIS WILLIAMS & CO, INC.**

1748 OAK TREE  
HOUSTON, TX 77080-7240

Office	713-465-7231
Fax	713-464-3130
	[REDACTED]

**ESTIMATE**

Date  
6/10/2015

**NAME / ADDRESS**

HISTORIC HOUSTON  
PO BOX 130463  
HOUSTON, TX 77219-0463

**JOB ADDRESS / CONTACT**

1932 & 1932 1/2 SOUTH BLVD  
5115 HAZARD ST  
HOUSTON, TX 77098  
LYNN 713-553-7035

Description of work	Total
<p>GOOD MORNING LYNN,</p> <p>THANK YOU FOR THE OPPORTUNITY TO BID THIS PROJECT. WE APPRECIATE YOUR BUSINESS AND LOOK FORWARD TO WORKING WITH YOU ON THIS PROJECT. PLEASE LET US KNOW THE STATUS OF OUR ESTIMATE AT YOUR EARLIEST CONVENIENCE, THANK YOU.</p> <p>1932 &amp; 1932 1/2 SOUTH BLVD:                      DEMO &amp; HAUL OFF 41' X 5' - FLATWORK                      DEMO &amp; HAUL OFF 40' X 41' - 2-STORY HOUSE &amp; FOUNDATION                      DEMO &amp; HAUL OFF 28' X 5' - FLATWORK                      DEMO &amp; HAUL OFF 14' X 30' - SECTION OF 2-STORY HOUSE &amp; FOUNDATION                      REMOVE &amp; HAUL AWAY BAMBOO &amp; MISC STUMPS IN FRONT YARD                      DEMOLITION PERMIT &amp; SEWER DISCONNECT</p> <p>OPTION: REMOVE &amp; HAUL AWAY 1 TALLOW TREE IN MIDDLE OF BACKYARD - \$675 ADDITIONAL TO THIS ESTIMATE</p>	8,016.20
<p>5115 HAZARD ST:                      DEMO &amp; HAUL OFF 10' X 33' - FLATWORK (DRIVEWAY)                      DEMO &amp; HAUL OFF 33' X 25' - 2-STORY CARPORT/GARAGE &amp; FOUNDATION                      DEMOLITION PERMIT &amp; SEWER DISCONNECT</p> <p>NOTE - PLEASE SEE DEMO NOTES BOTTOM LEFT CORNER (NO FILL DIRT IS INCLUDED IN THIS ESTIMATE)</p> <p>NOTE - THERE ARE 3 ADDRESSES BUT I THINK WE THE CITY WILL ACCEPT 2 DEMOLITION PERMITS TO CLEAR THESE 2 ADDRESSES FROM THE CITY REGISTER. HOWEVER, IF THE CITY REQUIRES AN ADDITIONAL DEMOLITION PERMIT + SEWER DISCONNECT FOR 1932 1/2 SOUTH BLVD, THERE WILL BE AN ADDITIONAL CHARGE OF \$1,250 BRINGING THE GRAND TOTAL FOR THIS ESTIMATE TO \$13,065.45</p>	3,799.25

**Feel comfortable today, knowing that Dennis Williams & Co, Inc., recycles 25% of the volume of waste generated, from all projects.**

**DEMOLITION NOTES:**

1. Historic Houston reserves all rights to salvage
2. Fill dirt may be required to fill in void where foundation was removed to pass city final demolition inspection. If required the dirt will be charged at a rate of \$216 per load plus \$310 for skid steer loader + operator to spread
3. We are not responsible for damage to sidewalks or drive approaches due to demolition equipment.

**Total** \$11,815.45

**By signing below you agree to pay Dennis Williams & Company, Inc. as a contract price to do all work referenced above. Any addition to work described above will void the contract price. No retainage is to be held on any work described in this contract. PAYMENT IS DUE UPON COMPLETION OF WORK.**

**This contract must be signed and returned to our office before work commencement.**

X \_\_\_\_\_

**Sales tax is not included in this bid. Please send Tax Exempt or Resale Certificate if applicable.**



**Subject: 1932 South Blvd., 1932 ½ South Blvd. and 5115 Hazard**

Dear Doug,

Thank you for calling Historic Houston about the deconstruction of the duplex at 1932 South Blvd and Hazard. I have outlined below a summary of the different Deconstruction options that Historic Houston offers to assist you with reclaiming materials from the house before it is demolished. Please know that all of these options help Historic Houston- and we only want you to choose an option that works well for your specific situation. It is most important to us that the project is a "win-win" scenario for everyone.

**Deconstruction Options: 1932 South Blvd., 1932 ½ South Blvd., and 5115 Hazard**

**1. Basic Material Pick- up:**

This option is often chosen when there is a very limited time frame. Historic Houston would pick up items that have previously been removed by a contractor in preparation for the renovation or demolition. An itemized list would be provided to Historic Houston by the contractor of the items to be picked up – and a time frame of 5-7 business days in needed to schedule the pickup.

There is no funding obligation for the Owner in this scenario and the cost of the removal of items is an out of pocket expense paid by the home owner to their contractor. An appraisal is optional in this option. The items are treated as an individual item donation to Historic Houston and Historic Houston is not under any obligation to accept, pick up, or remove from the site any specific amount of material once materials have been removed. Historic Houston will provide a hand-written donation receipt for the items when they are picked-up, and the owner is responsible for determining the fair market value of items donated. Please be aware that donation in excess of \$5,000.00 require the appraisal process for determination of the Fair Market Value of the donation. If the Owner decides to get an appraisal for the donated items Historic Houston requires a donation in the amount of \$1,500 made payable to Historic Houston. This cash donation helps cover the administrative costs associated with documenting the gift for the appraisal process. This \$1,500.00 donation is received as a charitable contribution by Historic Houston and an acknowledgement letter for the cash donation would be provided. No items will be picked up prior to funding of this donation.



## **2. Selective Deconstruction: OFFERED ON A LIMITED BASIS ONLY**

This option is offered on a very limited basis due to the liability issues for the property owner and for Historic Houston in leaving a house after a partial deconstruction. An appraisal is required for this option and Historic Houston will consult with the appraiser regarding targeted material for removal within this option. Historic Houston will remove only items from the interior of the house. The removal of material for this option does not include the removal of any structural components of the house, and will not include the removal of any exterior siding or brick, or the removal of any concrete or paving materials from the property. This option also does not include the removal of any air conditioning or heating units or components from the interior or exterior of the house, or the removal of any trash from the property. Under this option Historic Houston will not be involved in securing the house or property or boarding up any openings including door openings or window openings. Historic Houston is not obligated to reclaim or remove all items but will only reclaim those items that can be easily reclaimed and that Historic Houston can reasonably resell at our Salvage Warehouse.

The estimated time frame for this option is: 14-21 days.

The funding for this option is: \$10,500.00. Due to IRS regulations, and by a resolution of Historic Houston's board, it has determined that 20% of this gift or \$2,100.00 would be considered the Fair Market Value for the deconstruction services that will be provided by Historic Houston for this option. Since Historic Houston is a 501(c)(3) Texas non-profit you may be entitled to a charitable gift for the funding provided minus the FMV of the services Historic Houston has provided for tax purposes. Historic Houston will not be responsible for the demolition of the remaining structure and the demolition cost is an expense to the property owner and separate from this agreement. This option must be approved by Historic Houston's Board of Directors and no special meetings of the Board will be called to consider a house for this option. Some neighborhoods and areas of town have specific deconstruction/salvage requirements that prohibit this option.

## **3. Advance Deconstruction:**

This option represents the maximization of the amount of materials to be reclaimed and is a combination of deconstruction by hand, including as much of the structural elements of the house as can be safely removed, with the remainder of the structure being demolition by machine. An appraisal is required for this option. Under this option Historic Houston facilitates the turn-key clearing of the lot once the deconstruction process is completed. Historic Houston contracts with a select group of third party demolition



contractors for the complete demolition and removal of the structures on the property including the foundation and any site concrete on the property. Historic Houston requires the demolition contractors to recycle the concrete from the site, and therefore Historic Houston is able to include the amount of recycled concrete on to our reclaimed material inventory list.

**The funding for this option is: \$36,615.45.** Of this amount \$12,115.45 is an expense that will be paid by Historic Houston to third party contractors, on behalf of you as the property owners.

1) The amount of \$11,815.45 to Dennis Williams & Co., Inc. for the final demolition of the remaining structures and scope of work indicated in his demo proposal which includes: the demolition and hauling of the remaining two story structure and foundation at 1932 and 1932 ½ South Blvd. including flatwork. Also to remove 2 story garage with garage apt and foundation at 5115 Hazard. Please see notes on bottom of demo bid regarding number of demo permits. Two sewer disconnects and demo bids have been included in the demo bid. It is possible that the City will require a third sewer disconnect and demo bid with will be an additional charge of \$1,250.00 to this demo bid. The demo bid included the removal of bamboo and stump in front yard. An option for the removal of the 1 tallow tree in the middle of the backyard has been provided for an additional \$675.00 to the demo bid. Demo bid outlining scope of demolition work has been included with this deconstruction proposal.

2) Historic Houston is required, by law, to safely capture the Freon from any AC units on site. Rapid Recovery is the contractor we use for the safe removal of Freon from all AC units and we are charged a rate of \$150.00/ac unit. Total amount for 2 air conditioning units is \$300.00. Any additional AC units found on the site will be billed additionally in a final invoice.

The demolition proposal includes several additional options that have not been included in the overall funding for the project but can be included:

- The possibility that a third sewer disconnect and demo permit will need to be performed for an additional charge of \$1,250.00.
- Tree removal: the removal of 1 tallow tree in the middle of the back yard for an additional charge of \$675.00



**Additional Considerations:** Often additional fill dirt is needed in order to pass the final demo inspection by the City of Houston. As noted on the demo bid, no fill dirt has been included on the demo bid. Any fill dirt required will be charged at a rate of \$216/load with an additional charge of \$310.00 for a bobcat to spread the fill dirt. This additional expense has not been included in the demolition proposal as it is an unknown factor until the foundation and concrete have been removed. Any additional fill dirt needed to pass the City of Houston final demo inspection will be added to a final invoice if needed. No dirt will be ordered without specific approval by property owner.

Since the demolition work and the capturing of Freon is completed by third party contractors to Historic Houston these amounts **are not** a charitable contribution to Historic Houston but are an expense to the owner.

The amount of \$24,500.00 is considered a charitable contribution to Historic Houston for underwriting Historic Houston's expenses for the deconstruction and an acknowledgement letter for this cash donation will be provided.

The deconstruction time frame for this option is 24-28 days. The demolition will occur once deconstruction ends. The demolition contractor will be responsible for obtaining the sewer disconnects and the demolition permits in this option.

An appraisal is required for this option and Historic Houston will consult with the appraiser regarding targeted material for removal within this option. In all instances the actual appraisal and determination of the Fair Market Value of the materials reclaimed by Historic Houston is a contract between the appraiser and the property owner and is separate from Historic Houston. The Owner is responsible for payment to the appraiser.

**NOTE Advanced Deconstruction Option:**

Part of the monetary amount in the Advance Deconstruction Option is a charitable gift to Historic Houston and part is an expense to the owner. The owner has been the beneficiary of services rendered by Historic Houston for the facilitation and oversight of the final demolition of the structure and clearing of the lot. The additional funding in Option 3 on top of the expense is considered a charitable gift to Historic Houston to underwrite our expenses for the deconstruction of the house and reclaiming of materials. Historic Houston is the beneficiary of this reclaimed material and the supplemental funding is a donation that supports Historic Houston's Salvage and Deconstruction Programs and our Salvage



Warehouse. Historic Houston requests this donation for the project so that 100 % of the sales of the reclaimed materials can benefit and support the mission of Historic Houston to preserve and conserve Houston's architectural and building resources.

### **PRIOR TO THE START OF DECONSTRUCTION:**

1) Both the gas and electric utilities must be completely disconnected **PRIOR TO** the start of deconstruction. Utilities disconnection includes not only service termination, but the removal of all utility meters, and the termination of the gas lines on the property as well as the electric lines disconnected from the house and rolled back to the nearest utility pole. Effective April 1, 2014 CenterPoint now charges a flat rate of \$700.00/meter and offers only one option for disconnecting and terminating service. The utility disconnects must be completed by the property owner at the property owner's expense. Centerpoint estimates the time requirement for meter removal and the roll back of the electric lines and termination of the gas line to take approximately 4-6 weeks, **but it can take longer.** Deconstruction cannot begin until all utilities are property disconnected. The Gas Kill Letter from Centerpoint must be provided to Historic Houston for all three addresses prior to the start of deconstruction.

2). A construction fence with 10' driveway gate must be erected prior to the start of deconstruction to secure the property and protect the gift of materials to Historic Houston. The perimeter fence must be maintained throughout the deconstruction process and the expense for the fence is the responsibility of the property owner. Any and all tree protection fencing needed or required must be in place prior to the start of deconstruction. Deconstruction will not commence until all fencing is in place.

3) A Port-a Potty must be provided and maintained, by the property owner and at the property owner's expense, for the duration of the deconstruction process.

Thank you again for taking the time to consider helping Historic Houston through this project. Please feel free to contact me with any questions that may arise as you look at these options. Once you have decided on the best option for you I would be happy to prepare a final Deconstruction Agreement that reflects the option you have selected. Historic Houston can only place a house on our crews schedule once a Deconstruction Agreement has been signed and the funding is in place.



**HISTORIC**  
**HOUSTON**

Lynn Edmundson, Executive Director  
Historic Houston

# **Unreasonable Economic Hardship**

**(1) That the property is incapable of earning a reasonable return, without regard to whether the return is the most profitable return, including without limitation, whether the costs of maintenance or improvement of the property exceed its fair market value;**

The property is incapable of earning a reasonable return. Simple and detailed cost models are attached reflecting the economic hardship related to the property.

**DO NOTHING**

**Expenses:**

Property Taxes:  
2013:\$13,225.56 (prorated amount from purchase)  
2014:\$19,350.62 (paid)  
2015:\$19,000.00 (approximate due)  
Total: \$51,606.18 (approximate)

Routine maintenance: \$37,540/year (Deferred maintenance plan spread out over 10 years)

Non-routine maintenance: Unknown (new roof; foundation repair and replacement; structural repair; electrical, mechanical, and plumbing repairs and replacements)

COA costs: Total: \$15,224.25 plus

Total expenses: \$104,370.43

Garage apartment is not habitable. City stated that it could be demolished. No income potential.

Duplex is not habitable. Owner unable to secure insurance because of the substandard condition of the building.

Total income: \$0

**Loss: \$104,370.43 which does not include non-routine maintenance for new roof, foundation repair, or structural repairs, or accelerating deferred maintenance plan.**

**REHAB DUPLEX /BUILD ADDITION**

Project Cost: \$1,961,055.00

Value: \$1,313,900.00

**Loss: -\$647,155.00**

This is not an option because the Owner is unable to secure insurance coverage to rehabilitate duplex or garage apartment. Furthermore, Owner is unable to secure financing to rehabilitate duplex or garage apartment.

**DEMOLITION/NEW SINGLE-FAMILY CONSTRUCTION**

Project Cost: \$1,750,412.50

Value: \$2,437,500.00

**Profit: \$687,087.50**

Spencer Howard Design + Construction Management

1122 West 85th  
 Houston, TX 77031  
 713.415.5033

**Cost Model Analysis**

Client Name: Douglas Heller  
 Project Address: 1932 South Blvd.  
 Date: 06/25/2015

	Renovation	New Construction
Bedrooms	3	4
Bathrooms	2	4.5
Garage	2 - detached	2 - attached
Area of Construction	3754	6500
Est. Cost per Gross Sq. Ft.	\$522.39	\$269.29
Estimated Escalation	3.00%	1.50%
Avg. Sales Price per Sq. Ft. *	\$350.00	\$375.00
Profit / Loss	-\$647,155.00	\$687,087.50

\* Sales data based on 2014 MLS figures per HAR.com

\*\* Notes taken from visual observations, property inspection report, and appraisal report.

Code	Description	Renovation	New Construction	Notes **
<b>Design Costs</b>				
007	Design Consultants	\$100,000.00	\$75,000.00	
008	Historic Preservation Consultant	\$1,500.00	\$1,500.00	Additional fees to fully document existing conditions, redesign interior, and meet with HAHC staff
010	Structural Engineering Consultant	\$6,000.00	\$4,500.00	Interior load bearing walls removed, severed deterioration of exterior walls, roof, and foundation
017	Survey Consultant	\$1,000.00	\$1,000.00	
019	Geotechnical Consultant	\$1,000.00	\$1,000.00	
020	Tree Consultant	\$2,000.00	\$0.00	Due to proximity to existing structures.
021	Roof / Waterproofing Consultant	\$3,000.00	\$0.00	Deferred maintenance on duplex had led to severe state of water infiltration
022	Permit Expediter	\$500.00	\$500.00	
023	Other Consultant	\$0.00	\$0.00	
	<b>Design Subtotal</b>	<b>\$115,000.00</b>	<b>\$83,500.00</b>	
024	Design Contingency (10%)	\$11,500.00	\$8,350.00	
	<b>Total Design Costs</b>	<b>\$126,500.00</b>	<b>\$91,850.00</b>	
<b>Construction Costs</b>				
<b>Permit Costs</b>				
025	Wastewater / Sanitary Sewer Permit	\$250.00	\$500.00	
026	Wastewater / Storm Drainage Permit	\$250.00	\$500.00	
027	Development / Planning Permit	\$250.00	\$500.00	
028	Building Permit Fee	\$750.00	\$1,500.00	
029	Other Permit Costs (Variances)	\$0.00	\$0.00	
	<b>Total Permit Costs</b>	<b>\$1,500.00</b>	<b>\$3,000.00</b>	
<b>Building Construction Contract</b>				
032	Demolition Costs	\$35,000.00	\$10,000.00	Hand removal of deferred maintenance damage, shoring up exterior walls for support
040	Landscape	\$25,000.00	\$25,000.00	
041	Tree Trimming / Removal / Relocation	\$15,000.00	\$0.00	Trees growing into foundation and roof
100	General Conditions	\$35,000.00	\$45,000.00	
200	Existing Conditions	\$15,000.00	\$5,000.00	Replacing/retrofitting existing utility lines
300	Concrete	\$15,000.00	\$35,000.00	
400	Masonry	\$15,000.00	\$10,000.00	Brick veneer separated from framing due to rot
500	Metals	\$15,000.00	\$10,000.00	
600	Woods, Plastics, and Composites	\$55,000.00	\$35,000.00	
700	Thermal and Moisture Protection	\$55,000.00	\$35,000.00	
800	Openings	\$45,000.00	\$75,000.00	
900	Finishes	\$75,000.00	\$95,000.00	
1000	Specialties	\$0.00	\$0.00	
1100	Equipment	\$15,000.00	\$15,000.00	
1200	Furnishings	\$0.00	\$0.00	
1300	Special Construction	\$15,000.00	\$0.00	Restoration of facade
1400	Conveying Equipment	\$0.00	\$0.00	
2200	Plumbing	\$35,000.00	\$25,000.00	Wholesale replacement (plumbing, electrical, HVAC estimates higher w/ remodel.)
2300	Heating Ventilating and Air Conditioning	\$35,000.00	\$25,000.00	Wholesale replacement
2600	Electrical	\$35,000.00	\$25,000.00	Wholesale replacement
2700	Communications	\$5,000.00	\$5,000.00	
2800	Electronic Safety and Security	\$5,000.00	\$5,000.00	
3100	Earthwork	\$15,000.00	\$10,000.00	Regrading and mitigation of drainage
3200	Exterior Improvements	\$15,000.00	\$15,000.00	
3300	Utilities	\$15,000.00	\$10,000.00	Reconnections
	<b>Subtotal</b>	<b>\$590,000.00</b>	<b>\$515,000.00</b>	
	Fee (20%)	\$118,000.00	\$103,000.00	
	Construction Contingency (10%)	\$59,000.00	\$51,500.00	
	<b>Construction Contract Total</b>	<b>\$767,000.00</b>	<b>\$669,500.00</b>	
<b>Miscellaneous Costs</b>				
051	Owner's Insurance	\$10,000.00	\$10,000.00	
052	Land Acquisition and Other Costs	\$765,000.00	\$765,000.00	
053	Financing Costs	\$80,000.00	\$40,000.00	Carrying costs for a 12 month project vs. a 6 month project.
	<b>Total Miscellaneous Costs</b>	<b>\$855,000.00</b>	<b>\$815,000.00</b>	
	<b>Construction Subtotal</b>	<b>\$1,623,500.00</b>	<b>\$1,487,500.00</b>	
057	Project Contingency (10%)	\$162,350.00	\$148,750.00	
058	Escalation (3%)	\$48,705.00	\$22,312.50	Material/labor inflation at 3% a year
	<b>Total Construction Costs</b>	<b>\$1,834,555.00</b>	<b>\$1,658,562.50</b>	
	<b>Total Project Cost</b>	<b>\$1,961,055.00</b>	<b>\$1,750,412.50</b>	

**(2) That the property cannot be adapted for any other use, whether by the current owner, by a purchaser or by a lessee, that would result in a reasonable return;  
and**

The property cannot be adapted for any other uses by either the current owner or by a purchaser that would result in a reasonable return other than demolition. In fact, the only scenario in which the owner can earn **any** return is to demolish the structures and build a single-family house.

**(3) That efforts to find a purchaser or lessee interested in acquiring the property and preserving it have failed**

It would likely be impossible to find a purchaser or lessee interested in acquiring the property and preserving it as the current owner will have to disclose the structural engineering report, the full inspection report, the insurance denial letter, and the mortgage denial letter. Moreover, if a COA demolition is denied, the owner will have to disclose such which further limits the use of the property.

The HAHC allowed a demolition at 702 Woodland Street in 2012. The HAHC report is included with the COA application. Just like the owner here, the 702 Woodland Street owner was a recent purchaser. The HAHC report states that because of the condition of the house, the owner satisfied this criteria.

**Unusual or  
compelling  
circumstance**

**(1) That current information does not support the historic or archaeological significance of the building, structure or object or its importance to the integrity of an historic district, if applicable;**

The current information does not support the historic or archeological significance of the building or its importance to the integrity of the historic district.

City of Houston Ordinance, Section 33-201 provides that a contributing structure is “a building, structure, object or site that reinforces, or that has conditions, which, if reversed, would reinforce, the cultural, architectural or historical significance of the historic district in which it is located, and that is identified as contributing upon the designation of the historic district in which it is located. The term also includes any structure that was identified as "potentially contributing" in any historic district designated prior to October 13, 2010.”

While the duplex structure located at 1932 South Blvd. a.k.a. 5115 Hazard Street in the Boulevard Oaks Historic District is classified as a “contributing structure,” its substandard condition, inappropriate renovations, and loss of historic integrity disqualifies the structure as a contributing structure.

The owner has retained multiple experts to advise him regarding uses and adaptive reuses of the duplex. Retained experts include architects, a structural engineer, appraiser, inspector, and attorneys. Had the City known of the extensive deterioration of the building at the time it was designated a contributing structure, the City likely would not and should not have designated it such.

This property is exactly the type of property that the ordinance makes room to be demolished. In fact, the HAHC approved a similar demolition at 1748 North Blvd. in 2010. In that case, the HAHC agreed that “Although the house was listed as ‘contributing’ at the time of the historic district inventory, the new information which has come to light about alterations would have resulted in a ‘non-contributing’ classification

had the information been available at the time of the historic district application.” See HAHC report included with this COA application.



*Houston Archaeological and Historical Commission*

*Meeting Date: August 15, 2012*

**SITE LOCATION:** 702 Woodland Street  
Woodland Heights Historic District

**AGENDA ITEM: Iij**  
**HPO File No. 120802**

- (3) That efforts to find a purchaser or lessee interested in acquiring the property and preserving it have failed; and

*The applicant purchased the property in August 2012. It was listed for \$270,000.*

*Structural and pest control reports indicate the structure cannot be preserved. The structural report indicates the siding is rotted over the majority of the house; framing is rotted from sill to rafters; and significant damage from wood destroying insects.*

*The pest control report indicates the property has rotted and termite damaged floor joists, sills, and rafters throughout; the structure is damaged beyond treatment and repair; recommends consulting a licensed demolition company. Inspector was unable to enter due to rotted framing.*

- (4) If the applicant is a nonprofit organization, determination of an unreasonable economic hardship shall instead be based upon whether the denial of a certificate of appropriateness financially prevents or seriously interferes with carrying out the mission, purpose, or function of the nonprofit corporation

**STAFF RECOMMENDATION:** Approval of Certificate of Appropriateness

**HAHC ACTION:** Approval of Certificate of Appropriateness

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## CERTIFICATE OF APPROPRIATENESS

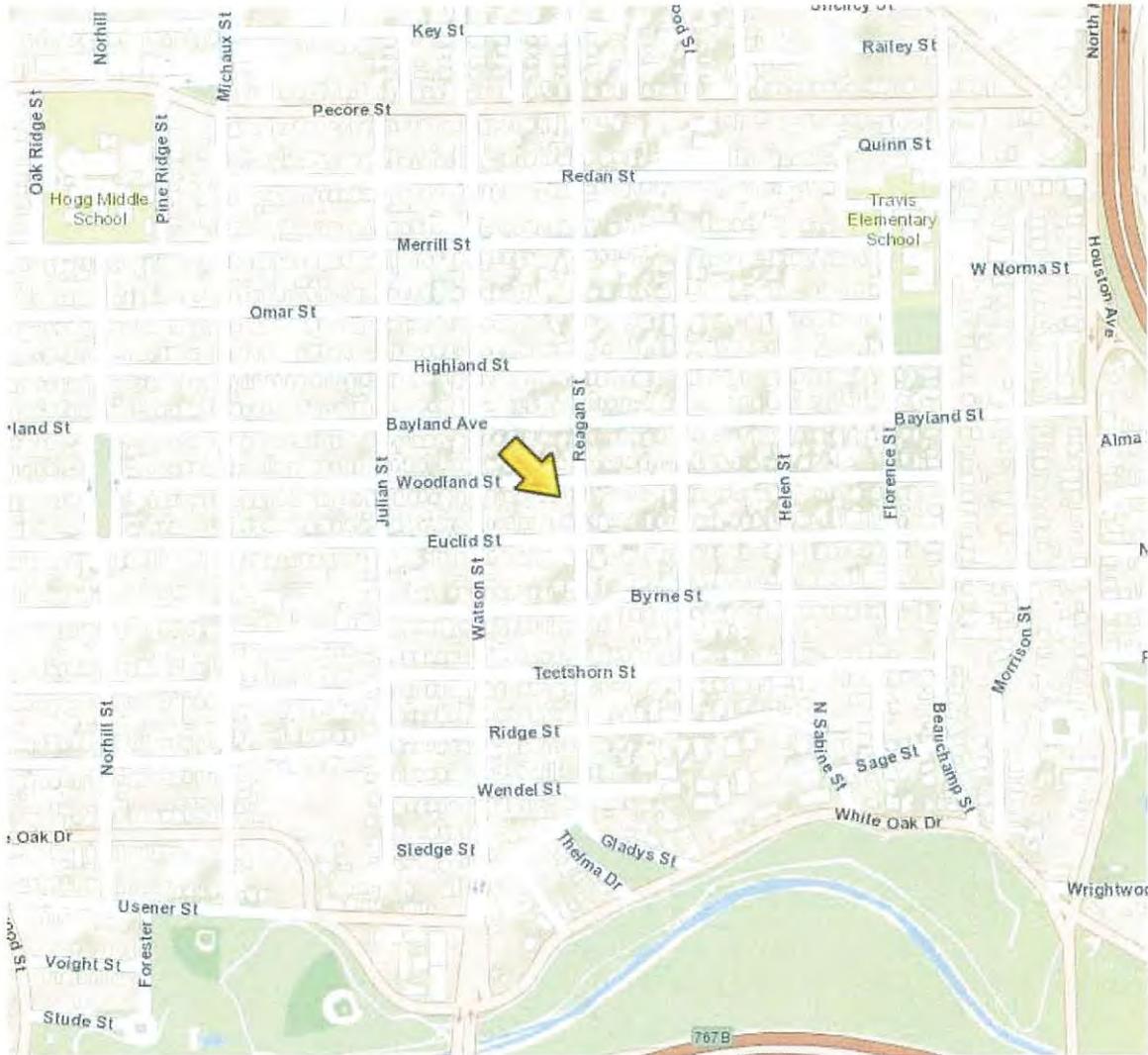
Houston Archaeological and Historical Commission

Meeting Date: August 15, 2012

SITE LOCATION: 702 Woodland Street  
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Site Location Map  
Not to scale



**CERTIFICATE OF APPROPRIATENESS**

Houston Archaeological and Historical Commission

Meeting Date: August 15, 2012

SITE LOCATION: 702 Woodland Street  
Woodland Heights Historic District

AGENDA ITEM: Iij  
HPO File No. 120802

Appraisal - July 21, 2012

**IDENTIFICATION**

Borrower Brent Reed and Jaclyn Mueck  
Property Address 702 Woodland St  
City Houston County Harris State TX Zip Code 77009  
Census Tract 5103.00 Map Reference 264-20

Legal Description Lot 1 Block 35, Woodland Heights  
Sales Price \$ 270,000 Date of Sale None Loan Term Link yrs. Property Rights Appraised  Fee  Leasehold  De Minimis FUD  
Actual Real Estate Taxes \$ 35,084 (yr) Loan charges to be paid by seller \$ N/A Other sales concessions N/A  
Lender/Client VISTA BANK TEXAS Address 1415 Louisiana, Suite 400, Houston, TX 77002  
Occupant William Sloan Appraiser Russell Milan Instructions to Appraiser Estimate Fair Market Value

**NEIGHBORHOOD**

Location  Urban  Suburban  Rural  
Built Up  Over 75%  25% to 75%  Under 25%  
Growth Rate  Fully Dev.  Rapid  Steady  Slow  
Property Values  Increasing  Stable  Declining  
Demand/Supply  Shortage  In Balance  Oversupply  
Marketing Time  Under 3 Mos.  4-6 Mos.  Over 6 Mos.  
Present Land Use 80% 1 Family 1% 2-4 Family 5% Apts. 4% Condo 10% Commercial  
% Industrial % Vacant %  
Change in Present Land Use  Not Likely  Likely (\*)  Taking Place (\*)  
(\*) From Teardown/Vacant To Residential  
Predominant Occupancy  Owner  Tenant 2 % Vacant  
Single Family Price Range \$ 100,000 to \$ 1,000,000 Predominant Value \$ 375,000  
Single Family Age New yrs. to 115 yrs. Predominant Age 60 yrs.

Employment Stability  Good  Avg.  Fair  Poor  
Convenience to Employment      
Convenience to Shopping      
Convenience to Schools      
Adequacy of Public Transportation      
Recreational Facilities      
Adequacy of Utilities      
Property Compatibility      
Protection from Deleterious Conditions      
Police and Fire Protection      
General Appearance of Properties      
Appeal to Market

Comments including these factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): See attached addenda.

**SITE**

Dimensions 50.00 X 100.00 = 5,000 Sq. Ft. or Acres  Corner Lot  
Zoning classification Residential Present Improvements  do  do not conform to zoning regulations  
Highest and best use  Present use  Other (specify)  
Public Other (Describe) OFF SITE IMPROVEMENTS Topo Level  
Elec.  Street Access  Public  Private Size Average  
Gas  Surface Concrete Shape Rectangular  
Water  Maintenance  Public  Private View Average  
San. Sewer  Storm Sewer  Curb/Gutter Drainage Appears Adequate  
 Underground Elec. & Tel.  Sidewalk  Street Lights  
Is the property located in a HUD identified Special Flood Hazard Area?  No  Yes

Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): The subject site conforms to the area and there are no known adverse easements or encroachments which would affect value at this time. The subject site has an existing structure which was entered and found to have no value and should be torn down due to its present condition. The appraisal is for land value only.

The undersigned has noted three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	702 Woodland St Houston, TX 77009	310 14th St Houston, TX 77008	1806 Columbia St Houston, TX 77008	633 E 10th 1/2 St Houston, TX 77008
Proximity to Subject		1.20 miles NW	1.41 miles NW	0.76 miles NW
Sales Price	\$ 270,000	\$ 285,000	\$ 275,000	\$ 250,000
Price / SF	\$ 54.00	\$ 43.18	\$ 41.86	\$ 40.00
Data Source	GAD/CN/Insp/MLS	MLS#55401171/MLS/REALTOR	MLS#1161771/MLS/REALTOR	MLS#66061454/MLS/REALTOR
Date of Sale and Time Adjustment	None	09/18/2012 +/- 15 Adj.	09/19/2011 +/- 15 Adj.	10/20/2011 +/- 15 Adj.
Location	Average	Average	Average	Average
Site View	5,000/Avg	6800/Avg -36,600	6600/Avg -36,600	6250/Avg -26,300
Sales or Financing Concessions	Conventional Mkt% Sp.G	Conv:250000 Mkt% Sp.G	Conv:275000 Mkt% Sp.G	Cash
Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -36,600	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -36,600	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -26,300
Indicated Value of Subject		\$ 248,400	\$ 238,400	\$ 223,700

Comments on Market Data: See Att...

Comments and Conditions of Appraisal: See attached addenda.

**RECONCILIATION**

Final Reconciliation: See attached addenda.

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF 07/20/2012 to be \$ 240,000

Russell Milan  
Appraiser(s)  Did  Did Not Physically Inspect Property  
Review Appraiser (if applicable)

CERTIFICATE OF APPROPRIATENESS

City of Houston

Planning and Development Department, Community Sustainability Division 4

*Houston Archaeological and Historical Commission*

*Meeting Date: August 15, 2012*

**SITE LOCATION:** 702 Woodland Street  
Woodland Heights Historic District

**AGENDA ITEM: Iij**  
**HPO File No. 120802**

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**Rehabilitation Cost Estimate – Cover Letter**



14 July 2012

Mr. Brent Reed

RE: 702 Woodland Rehabilitation- Revised, only what exists today

Mr. Reed,

I appreciate the opportunity to quote the rehabilitation of 702 Woodland. As we have discussed, it is basically an entire new build. The only thing we are really going to be able to save is the driveway approach and potentially some of the wood structure, although that is doubtful. We will probably have to install new utility taps as well to bring them up to code and operating conditions.

The home is in complete disrepair. After walking through the inside and checking conditions on the outside, I see no reason to save anything. However, if you do require us to build with parts of the existing house, we will do our best to save and rehab what we can. However, I want you to realize that we can't use any of the windows due to rot, the studs are most likely all eaten by termites, and the foundation footers are already failing under the existing load. In my opinion, it would not be wise to salvage anything from the home, not even trim pieces. Also, the siding is vinyl so there is nothing of value there.

If you do proceed with the rehabilitation of the home, I have attached a quote for the work to replace only what exists today. Please keep in mind that it is subject to change if we encounter more setbacks during the cleanup stage.

Rehabilitation Quote: \$370,098.00

If you determine to not move forward with the rehabilitation of the existing structure, we will be pleased to offer a price for the new construction of the house once the plan is completed. For budgetary reasons, we often quote \$160-\$175 per AC SF for new construction on Heights Style homes. We have several plans that would fit in the neighborhood very well and will also fit on this lot.

Please let me know if you have any questions. Again, thank you for the opportunity to help you on your new home.

Sincerely,

John R. Sullivan

Sullivan Brothers Builders, Ltd.

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## **CERTIFICATE OF APPROPRIATENESS**

Houston Archaeological and Historical Commission

Meeting Date: August 15, 2012

**SITE LOCATION:** 702 Woodland Street  
Woodland Heights Historic District

**AGENDA ITEM: Iij**  
HPO File No. 120802

**Rehabilitation Cost Estimate – Itemized**

A/C BID	9,800.00	INSTALL DOOR HARDWARE	350.00
ADDRESS PLAQUE	100.00	INSULATION	2,500.00
APPLIANCES-KITCHEN	4,000.00	INTERIOR CLEANS	1,250.00
ARCHITECT FEES	6,000.00	INTERIOR DOORS	2,200.00
BANK INSPECTION FEES	350.00	INTERIOR TRIM MATERIAL	6,000.00
BATHROOM HARDWARE	200.00	INTERIOR TRIM LABOR	9,623.00
BRICK LABOR	2,500.00	KILL GAS LINE	2,100.00
BRICK MATERIAL	1,500.00	LANDSCAPE ARCHITECT FEES	850.00
BUILDER'S RISK INSURANCE	1,635.00	Landscape ReHAB Current	3,500.00
CABINET HARDWARE	400.00	LEVEL HOUSE	3,000.00
CABINETS	8,500.00	LOW VOLTAGE-	850.00
CEILING FAN BUDGET	450.00	MAILBOX	100.00
CITY OF HOUSTON PERMITS	2,540.00	MASTER BATH TUB/FIXTURES	850.00
COLUMNS & CORBELS	1,500.00	MIRRORS	1,200.00
CONCRETE DEMO	3,600.00	PAINT	14,500.00
CONSTRUCTION FENCE	450.00	PERMIT AGENCY	400.00
CONTINGENCY	10,000.00	PLUMBING BID	11,200.00
COPIES OF PLANS	200.00	PLUMBING FIXTURES	3,500.00
DEMOLITION	7,500.00	PORTA CAN	600.00
DESIGNER FEES	1,500.00	PUNCH OUT	1,500.00
DOOR HARDWARE	1,200.00	RELOCATE METER	850.00
DRIVEWAY/FLATWORK	5,400.00	ROOFING	6,500.00
DUMPSTERS & EXT. CLEANS	5,000.00	SHEETROCK	11,200.00
ELECTRIC BID	10,500.00	Exterior Stairs	2,000.00
ELECTRIC FIXTURES	2,300.00	SUBFLOOR SCREWDOWN	200.00
ENERGY SENSE	300.00	SURVEYS	1,000.00
ENGINEERING FEES FOR DESIGN	2,600.00	TERMITE TREATMENT	1,400.00
EXTERIOR DOORS	2,400.00	TILE LABOR	4,000.00
FIREPLACE	1,495.00	TILE MATERIAL	3,200.00
INSULATE CRAWL SPACE	1,500.00	TRACTOR WORK/DIRT REMOVAL	500.00
FOUNDATION	39,500.00	TREE TRIMMING/STUMP GRINDING	850.00
FRAMING LABOR	38,000.00	TUB REPAIR BUDGET	150.00
FRAMING MATERIAL	65,000.00	UTILITIES & METER INSTALLS	2,165.00
FRONT DOOR	1,750.00	WEATHERSTRIP/SEALS BUDGET	900.00
Formica Countertops	2,200.00	WINDOWS	5,500.00
Tile FIREPLACE SURROUND	500.00	WOOD FENCE	2,890.00
INSTALL CABINET HARDWARE	350.00	WOOD FLOORS	18,000.00

**Total: \$370,098.00**

**CERTIFICATE OF APPROPRIATENESS**

SITE LOCATION: 702 Woodland Street  
Woodland Heights Historic District

**AGENDA ITEM: Iij**  
HPO File No. 120802

**Demo and New Construction Cost Estimate – Itemized**

ITEM NO.	702 Woodlands DESCRIPTION OF WORK	A/C S.F.	TOTAL S.F.	BUDGET	
		3086	4464	JRS	\$/Sq.FT
1005	Lot Price/Closing				0.00
1010	Lot Survey/Replat Fees			\$ 1,280.00	0.41
1020	Soil Testing			\$ 576.00	0.19
1030	Demolition/Site Work			\$5,400.00	1.75
1040	Tree Removal/Trim			\$ 576.00	0.19
1050	Bonds				0.00
1060	Architect/Engineer Fees			\$ 8,320.00	2.70
1070	Initial Appraisal				0.00
1080	Permit Fees			\$ 5,376.00	1.74
1090	Job Toilets/Dumpsters			\$ 2,655.00	0.86
1100	Temporary Fence			\$ 320.00	0.10
1105	Infrastructure				0.00
1110	Storm Sewer/Site Drainage/French Drain			\$ 1,540.00	0.50
1115	Roadway & Pavements				0.00
1120	Sanitary Sewer				0.00
1130	Water Line/Meter			\$ 2,050.00	0.66
1135	Gas Meter			\$ 705.00	0.23
1140	Sewer Tap			\$ 1,800.00	0.58
1150	Elevation Certificates (Pre/Final)	slab survey		\$ 1,150.00	0.37
1155	Select Fill/Construction Pad			\$ 775.00	0.25
1160	Termite Pre-Treatment/Shield			\$ 650.00	0.21
1170	Inspection Fees/3rd Party			\$ 320.00	0.10
1180	Foundation/Pilings	42	piers	\$20,850	6.76
1190	Rough Grade			\$ 640.00	0.21
1200	Frame Materials			\$ 83,200.00	26.96
1215	Flood/Crawlspace Vents		12	\$ 1,150.00	0.37
1220	Frame Labor			\$ 32,850.00	10.64
1240	Wood Windows		24	\$ 8,760.00	2.84
1260	Exterior Doors		3	\$ 4,230.00	1.37
1280	Roofing Material (Piecemeal)			\$ 7,700.00	2.50
1290	Roofing Labor (Piecemeal)		48	\$ 3,400.00	1.10
2000	Roofing Contract (Turnkey)				0.00
2100	Prefab. Firebox			\$ 2,050.00	0.66
2200	Masonry Fireplace				0.00
2500	Brick Material/Sand/Mortar			\$ 5,120.00	1.66
2600	Brick Labor			\$ 4,480.00	1.45
2900	Plumbing Rough (Labor)			\$ 10,880.00	3.53
2910	Sewer Line				0.00
3000	Plumbing Trim (Labor)			\$ 4,100.00	1.33
3100	Plumbing Trim (Fixtures)			\$ 7,200.00	2.33
3150	Tub Chip Repair			\$ 320.00	0.10
3300	Low Voltage Rough/Trim			\$ 1,792.00	0.58
3400	Electrical Contract			\$ 16,000.00	5.18
3500	Security System				0.00
3600	HVAC Contract			\$ 13,500.00	4.37
3650	Duct Blaster Test			\$ 450.00	0.15
3900	ADA Ramp Material				0.00
3950	ADA Ramp Labor				0.00
4000	Insulation			\$ 12,300.00	3.99
4050	Blower Door Test				0.00
4100	Drywall			/BSF \$ 14,600.00	4.73
4200	Garage Doors/Opener			\$ 4,352.00	1.41
4300	Trim Material			\$ 23,700.00	7.68
4350	Interior Doors		20	int \$ 4,225.00	1.37
4400	Trim Labor			/sf \$ 19,750.00	6.40
4500	Prefab. Cabinets				0.00
4600	Hardwood Floors			\$ 15,360.00	4.98
4700	Gutters	not complete		\$ 640.00	0.21
4900	Street Cut(s)				0.00
5000	Flat Work			\$ 5,760.00	1.87
5300	Paint Material			/sf \$ 27,300.00	8.85
5350	Paint Labor				0.00
5400	Hardware (Door/Cabinet)			\$ 5,900.00	1.91
5500	Bath/Misc. Hardware				0.00

**CERTIFICATE OF APPROPRIATENESS**

Houston Archaeological and Historical Commission

Meeting Date: August 15, 2012

SITE LOCATION: 702 Woodland Street  
Woodland Heights Historic District

**AGENDA ITEM: Iij**  
HPO File No. 120802

**Demo and New Construction Cost Estimate – Itemized**

...continued

5700	Tile Material			\$	3,200.00	1.04
5800	Tile Labor			\$	8,350.00	2.71
5900	Kitchen/Powder/Utility Counters			\$	4,600.00	1.49
6000	Master Bath Counters			\$	2,300.00	0.75
6100	Second Bath Counters			\$	1,850.00	0.60
6200	Appliances			\$	11,300.00	3.66
6300	Mirrors/Shower Doors			\$	3,300.00	1.07
6400	Light Fixtures			\$	7,500.00	2.43
6450	Ceiling Fans			\$	1,200.00	0.39
6500	Shutters (Exterior)					0.00
6900	Carpet/Vinyl					0.00
7000	Rough Clean			\$	1,860.00	0.60
7100	Final Clean		/SF	\$	1,400.00	0.45
7300	Wrought Iron			\$	9,600.00	3.11
7400	Final Grade					0.00
7500	Cedar Fence			\$	9,730.00	3.15
7600	Irrigation Allowance			\$	2,820.00	0.91
7700	Landscape Allowance			\$	8,700.00	2.82
7800	Punch-Out/Warranty			\$	1,280.00	0.41
7900	Temporary Utilities			\$	1,020.00	0.33
8000	Extra Expencc			\$	6,400.00	2.07
8500	Legal Fees					0.00
8700	Worker's Comp					0.00
8800	General Liability			\$	1,600.00	0.52
8900	Builder's Risk			\$	1,216.00	0.39
8901	Flood/Wind Insurance					0.00
8905	Swimming Pool Allowance					0.00
8910	Final Survey			\$	520.00	0.17
8920	Builder's Warranty			\$	830.00	0.27
8930	Construction Locks			\$	320.00	0.10
9050	Construction Financing			\$	5,760.00	1.87
9100	Sales Commission			\$	-	0.00
9200	Taxes			\$	5,760.00	1.87
	<b>CONSTRUCTION TOTAL</b>			\$	<b>498,468.00</b>	<b>161.53</b>

**CERTIFICATE OF APPROPRIATENESS**

Houston Archaeological and Historical Commission

Meeting Date: August 15, 2012

SITE LOCATION: 702 Woodland Street  
Woodland Heights Historic District

AGENDA ITEM: Iij  
HPO File No. 120802

**Assessment**

Owner and Property Information

Owner Name & Mailing Address:	<b>SLOAN WILLIAM S 702 WOODLAND ST HOUSTON TX 77009-7253</b>	Legal Description:	<b>LT 1 BLK 36 WOODLAND HEIGHTS</b>
		Property Address:	<b>702 WOODLAND ST HOUSTON TX 77009</b>

State Class Code			Land Use Code			
B2 -- Real, Residential, Two-Family			1001 -- Residential Improved			
Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map®
5,000 SF	1,528 SF	8306.02	1618	161	5358B	493B

Valuations

Value as of January 1, 2011			Value as of January 1, 2012		
	Market	Appraised		Market	Appraised
Land	160,000		Land	160,000	
Improvement	64,759		Improvement	64,759	
<b>Total</b>	<b>224,759</b>	<b>224,759</b>	<b>Total</b>	<b>224,759</b>	<b>224,759</b>

5-Year Value History

Land												
Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	1001 -- Res Improved Table Value	SF1	SF	5,000	1.00	1.00	1.00	--	1.00	32.00	32.00	160,000

Building

Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	1920	Residential Duplex	102 -- Residential 2 Family	Average	1,528 *	Displayed

\* All HCAD residential building measurements are done from the exterior, with individual measurements rounded to the closest foot. This measurement includes all closet space, hallways, and interior staircases. Attached garages are not included in the square footage of living area, but valued separately. Living area above attached garages is included in the square footage living area of the dwelling. Living area above detached garages is not included in the square footage living area of the dwelling but is valued separately. This method is used on all residential properties in Harris County to ensure the uniformity of square footage of living area measurements district-wide. There can be a reasonable variance between the HCAD square footage and your square footage measurement, especially if your square footage measurement was an interior measurement or an exterior measurement to the inch.

Building Details (1)

Texas law prevents us from displaying residential sketches on our website. You can see the sketch or get a copy at HCAD's information center at 13013 NW Freeway.

Building Data	
Element	Details
Cond / Desir / Util	Average
Foundation Type	Crawl Space
Grade Adjustment	C-
Heating / AC	Central Heat/AC
Physical Condition	Average
Exterior Wall	Aluminum / Vinyl
Element	Units
Room: Total	8
Room: Full Bath	2
Room: Bedroom	2

Building Areas	
Description	Area
BASE AREA PRI	1,528
OPEN FRAME PORCH PRI	216
OPEN FRAME PORCH PRI	48
OPEN FRAME PORCH PRI	48

Extra Features	
Description	Units
Carport - Residential	1

**CERTIFICATE OF APPROPRIATENESS**

SITE LOCATION: 702 Woodland Street  
Woodland Heights Historic District

AGENDA ITEM: Iij  
HPO File No. 120802

Recent Property Listing



Single- ML Status: PS LP: \$265,000 LP/SF: \$173.43  
 Family #: 43980046 Tax Acc #: 037-301-000-0001-001 Priced at Lot Value Also For  
 County: Harris Location: 41 - Houston Mkt Area: Greater Lease: No  
 Area: 9 - Central Heights City: HOUSTON Zip: 77009 - 7253 Country: United States  
 Addr: 702 WOODLAND ST map State: Texas DOM: 6  
 Sub: WOODLAND HEIGTHS Sec #: 0 Legal: LT 1 BLK 36 WOODLAND HEIGTHS  
 Master Planned Community: No/ Lot Size: 5000/Appraisal District Year Built: 1920/Appraisal District PAR: Y  
 SqFt: 1528/Appraisal District SchDist: 27 - Houston Elem: HISD Middle: HISD High: HISD  
 SCHOOL INFO IS SUBJECT TO CHANGE. BUYERS SHOULD INDEPENDENTLY VERIFY.

Media: 6

Photo Gallery

Office Information

Listing Broker: DCPR01/Donald Charles Properties  
 Listing Agent: dtr/Donald Tomek  
 Addr: 1027 E. 14th Street, HoustonTX 77009  
 Email: dtomek53@hotmail.com

Office #: (832)275-3544 Ext:  
 Fax #: (713)583-2755  
 Office Web:  
 Agent Web:  
<http://www.donaldcharles.com>

Request an Appointment

Appt #: (713)977-7469/Showing Service  
 PM #:  
 Cell Phone: (832)275-3544  
 Alternate #:



Description and Room Dimensions

Style: Traditional # Stories: 1 New Construction: No/ Builder Name: # Bedrooms: 2 /  
 Type: Duplex ApproxComplete: Access: #FB/HB: 2/0  
 LotSize: 5000/Appraisal District LotDim: Acres: / Utility Rm: Garage: 0/  
 Living: 12x12 Dining: 12x12 1st Bed: 11x12 4th Bed: Carport: 2/Detached Carport  
 Den: Kitchn: 10x12 2nd Bed: 11x12 5th Bed: FrntDoorFaces: North  
 Game Rm: Brkfst: 3rd Bed: Gar/Car:  
 Study: ExtraRm: Media: Show: Accompany

Agent Remarks: DUPLEX in the heart of Woodland Heights - great corner lot @ Reagan and Woodland w/matured trees - possible new construction site (classified as contributing in historic district) but property condition may allow tear down - buyer needs to verify with applicable sources - also possible renovate or add on - contact listing agent for more details. NO SHOWING - DRIVE BY ONLY! Property access may be arranged by appointment only. Use Stewart Title 1980 Post Oak 77056 Jane Burkhalter

Dir: Studewood to Woodland - go east to corner of Reagan and Woodland - house on corner  
 Physical Property Description - Public: DUPLEX in the heart of Woodland Heights - great corner lot @ Reagan and Woodland w/matured trees - possible new construction site (classified as contributing in historic district) but property condition may allow tear down - buyer needs to verify with applicable sources - also possible renovate or add on - contact listing agent for more details. NO SHOWING - DRIVE BY ONLY! Property access may be arranged by appointment only (must be accompanied by listing agent).

Interior, Exterior, Utilities and Additional Information

Microwave: No	Dishwasher: No	Cmpctr: No	Dispsl: No	SeplocMkr: No	Oven: Range:
Fireplace: 0/ Connect: Energy: Green/Energy Certifications: Interior: Master Bath: Exter Constr: Other Extr: Lot Desc: Subdivision Lot Waterfront Features: Golf Course Name: Restrictions: Deed Restrictions Disclosures: Sellers Disclosure Management Co./HOA Name: No / T/Date: Compensation: SubAgt 3%	Heat: Other Heating	UtilRm: Utility Rm in House Bedrooms: All Bedrooms Down Rooms: Flooring: Prvt Pool: No/ Roof: Composition Foundation: Block & Beam St Surf: Concrete, Curbs Cool: Other Cooling Defects: Has Known Defects Exclusions: List Type: Exclusive Right to Sell/Lease Expire Date: Bonus:	Countertops: unknown AreaPool: No Utility Dist: No Wtr/Swr Public Sewer, Public Water	Var/Dual Rate: No	

Financial Information

1st Assumable: No FinAvl: Cash Sale, Conventional  
 Ownership Type: Full Ownership  
 Maint Fee: No/\$0/  
 Other Mandatory Fees: No/\$0 /  
 Taxes w/o Exemptions/Yr: \$5,684/2011 Tax Rate: 2.5292329999999999 Exemptions: Over65, Homestead  
 Loss Mitigation:

Pending Information

PD: 6/15/2012 ED: 8/10/2012 SA Public ID: SHUMWAYB/Brad Shumway TREC #: 0403146  
 Sell Broker: HTEX01/Heritage Texas Properties DOM: 6 OPEnd Date:

CERTIFICATE OF APPROPRIATENESS

Houston Archaeological and Historical Commission

Meeting Date: August 15, 2012

SITE LOCATION: 702 Woodland Street  
Woodland Heights Historic District

AGENDA ITEM: IIj  
HPO File No. 120802

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**Letter from Property Owner**

To Whom It May Concern:

We are writing to illustrate our experience and findings while under contract to purchase the property located at 702 Woodland, Houston, Texas 77009, in hopes to receive approval for complete demolition.

After years of searching for the right home in the Woodland Heights, it was a very happy day when 702 Woodland popped up in our search results. It was just put on the market when Brent decided to do another search, one Sunday morning in early June 2012. We felt so lucky to probably be the first ones to see it come online! When asked to tour the property, the seller's agent, Donald Tomek- Donald Charles Properties, told us that the property was being sold at lot value and there would be no access to the home, only drive-by's. After discussing further, he agreed to open one side of the property (it is currently a duplex, but is not marketed as "for rent" by the owner), but he would not be meeting us there, refusing to walk through himself due to the condition of the home. He warned us prior to entry that we should consider wearing masks and gloves, that there was presence of termites, fleas, mold, and made an overall disclaimer to be careful not to touch anything based on the general condition of the structure.

Upon entry, we were immediately in agreement with the aforementioned assessment. This property is quite possibly in the worst condition imaginable while still having a roof. There is obvious water damage based on the evidence of a collapsed ceiling, mold on the walls, and visible termite damage due to the estimated 30 by 15 foot hole in the southwestern corner of the structure. You literally can fall through the floor, which almost happened to Brent! It is clear that the home as been open to outside elements for an extended period of time.

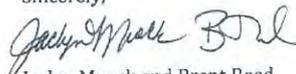
Following our walk through of the property, we met our potential future neighbor, the owner of 710 Woodland. He was very concerned about the rear access of 702 Woodland being so open and inviting for criminals, drug addicts or unruly teenagers.

With his property being in such close proximity, he feared his home could become collateral damage resulting from a number of potential causes. He fully supported our plan to demolish the house, should the seller accept our offer and actually said, "Please! Take a bulldozer to that dump!" His only concern was someone building a giant, modern, townhome structure that would stick out like a sore thumb on Woodland St. We couldn't agree more and assured him of our desire to build a home reminiscent to the gorgeous, original architecture in this historic neighborhood.

We have been searching for years to find the perfect home in the Woodland Heights within our budget constraints. After having our architect, builder and the City of Houston Historic Inspector walk the property, it was their conclusion that not only should this home be torn down immediately, but also if anyone were to attempt to rehab this house, the cost would far outweigh the gain. We received a bid for new construction and a remodel and the latter cost is not reasonable or acceptable for this property in our opinion. It makes more financial sense to build new. We want nothing more than to build a home that looks as though it has been there since the Woodland Heights inception (in remarkable condition!) and consistent with the other single-family homes on the street.

In conclusion, we hope that you will agree that our findings support demolition of 702 Woodland. Our desire is to have a safe home to live and enjoy for years to come. We are strong supporters of your efforts to conserve the beautiful history in the neighborhood and are confident that you will be pleased with our plans, which will result in a charming home that fits perfectly into the lovely, unique Woodland Heights! Thank you for your time and consideration.

Sincerely,

  
Jaelyn Mueck and Brent Reed

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**CERTIFICATE OF APPROPRIATENESS**

City of Houston

Planning and Development Department, Community Sustainability Division 11

*Houston Archaeological and Historical Commission*

*Meeting Date: August 15, 2012*

**SITE LOCATION:** 702 Woodland Street  
Woodland Heights Historic District

**AGENDA ITEM: Iij**  
HPO File No. 120802

**Applicant Photos**



**CERTIFICATE OF APPROPRIATENESS**

*City of Houston*

*Planning and Development Department, Community Sustainability Division 12*

*Houston Archaeological and Historical Commission*

*Meeting Date: August 15, 2012*

**SITE LOCATION:** 702 Woodland Street  
Woodland Heights Historic District

**AGENDA ITEM: Iij**  
HPO File No. 120802



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## **CERTIFICATE OF APPROPRIATENESS**

*City of Houston*

*Planning and Development Department, Community Sustainability Division 13*

*Houston Archaeological and Historical Commission*

*Meeting Date: August 15, 2012*

**SITE LOCATION:** 702 Woodland Street  
Woodland Heights Historic District

**AGENDA ITEM: Iij**  
HPO File No. 120802



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## CERTIFICATE OF APPROPRIATENESS

City of Houston

Planning and Development Department, Community Sustainability Division 14

*Houston Archaeological and Historical Commission*

*Meeting Date: August 15, 2012*

**SITE LOCATION:** 702 Woodland Street  
Woodland Heights Historic District

**AGENDA ITEM: IIj**  
HPO File No. 120802



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## CERTIFICATE OF APPROPRIATENESS

*City of Houston*

*Planning and Development Department, Community Sustainability Division 15*

Houston Archaeological and Historical Commission

Meeting Date: August 15, 2012

SITE LOCATION: 702 Woodland Street  
Woodland Heights Historic District

AGENDA ITEM: Iij  
HPO File No. 120802

Letter from Structural Engineer



P.O. Box 6156 - Kingwood, TX 77325

[james@jdenengineer.com](mailto:james@jdenengineer.com) ■ 281.852.3647 ■ 32.213.3622 (F) ■ [www.jdenengineer.com](http://www.jdenengineer.com)

Mr. Brent Reed  
702 Woodland Street  
Houston, TX 77009

7/30/2012

Re: Structural Inspection – 702 Woodland Street – Houston, TX 77009

Mr. Reed,

It is the intent of this letter to provide you with information pertaining to the structural inspection of the home located at the address listed above. This inspection of the structure took place on 7/26/2012 and yielded several deficiencies. These deficiencies are:

- Rotted siding over the majority of the home.
- Rotted framing from sill to rafters.
- Significant damage is seen from what appears to be wood destroying insects.

Based on the visible damages discovered in the inspection, JDSI feels there are significant hidden damages that will only be revealed with the removal of the drywall and siding. The house appears to have had little, if any maintenance performed in several years. It is unsafe to enter as the rotted and/or insect damaged framing may collapse. Due to the significant insect damage to the main framing and the high likelihood of hidden damage, JDSI therefore recommends the home be demolished and replaced. Attempts to repair the structure so that it is in compliance with the IRC and relevant city codes will far exceed the cost of a complete removal and replacement. Should you have any questions or comments, please contact me. Also, feel free to give this letter to the Building Official as required.

Regards,



James Deaver, PE  
F-11512

CERTIFICATE OF APPROPRIATENESS

*Houston Archaeological and Historical Commission*

*Meeting Date: August 15, 2012*

**SITE LOCATION:** 702 Woodland Street  
Woodland Heights Historic District

**AGENDA ITEM: Iij**  
**HPO File No. 120802**

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**Letter from Pest Control Inspector**

STUART'S PEST CONTROL, INC.  
700 COLLEGE  
SOUTH HOUSTON, TX 77587  
713-944-2347

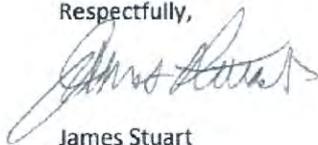
7-26-2012

CREOLE DESIGN  
ATTN: SAM GIANUKOS

Dear Mr. Gianukos:

The duplex at 702 Woodland is impossible to inspect or treat because much of it has rotted to the ground. The exterior is completely overgrown with vines and small trees. I recommend treating the multiple wasp nests on the exterior before attempting to clear the property. Please call me if you have any questions.

Respectfully,



James Stuart

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**CERTIFICATE OF APPROPRIATENESS**

*City of Houston*

*Planning and Development Department, Community Sustainability Division 17*

Houston Archaeological and Historical Commission

Meeting Date: August 15, 2012

SITE LOCATION: 702 Woodland Street  
Woodland Heights Historic District

AGENDA ITEM: Iij  
HPO File No. 120802

Termite Inspection Report

1A. **Stuart's Pest Control, Inc.** 1B. **TDA #364**  
Name of Inspection Company SPCS Business License Number

1C. **700 College** **South Houston, TX** **77587** **713-944-2347**  
Address of Inspection Company City, State Zip Telephone Number

1D. **JAMES SPURHART** 1E. Certified Applicator  Technician   
Name of Inspector (Please Print) (Check One) PTL 0562546

2. Case Number (VA/FHA/Other) 3. **7-26-2012**  
Inspection Date

4A. **CRIOLE DESIGN** Seller  Agent  Buyer  Management Co.  Other   
Name of Person Purchasing Inspection

4B. Owner/Seller

4C. REPORT FORWARDED TO: Title Company or Mortgagee  Purchaser of Service  Seller  Agent  Buyer   
(Under the Structural Pest Control regulations only the purchaser of the service is required to receive a copy)

The structure(s) listed below were inspected in accordance with the official inspection procedures adopted by TDA Structural Pest Control Services. This report is made subject to the conditions listed under the Scope of Inspection. A diagram must be attached including all structures inspected.

5. **DUPLEX**  
List structure(s) inspected that may include residence, detached garages and other structures on the property. (Refer to part A, Scope of Inspection)

6A. Were any areas of the property obstructed or inaccessible? Yes  No   
(Refer to Part B & C, Scope of Inspection) If "Yes" specify in 6B.

6B. The obstructed or inaccessible areas include but are not limited to the following:  
Attic  Insulated area of attic  Plumbing Areas  Planter Box abutting structure   
Deck  Sub Floors  Slab Joints  Wood Rot (M)  Heavy Foliage (N)   
Soil Grade Too High  Heavy Foliage  Eaves  Weepholes   
Other   
Specify: **PROPERTY WAS UNSAFE TO ENTER DUE TO ROTTED FRAMING**

7A. Conditions conducive to wood destroying insect infestation Yes  No   
(Refer to Part J, Scope of Inspection) If "Yes" specify in 7B.

7B. Conducive Conditions include but are not limited to:  
Debris under or around structure (K)  Wood to Ground Contact (G)  Formboards left in place (I)  Excessive Moisture (J)   
Planter box abutting structure (C)  Footing too low or soil line too high (L)  Wood Rot (M)  Heavy Foliage (N)   
Insufficient ventilation (T)  Wood Pile in Contact with the structure (O)  Wooden Fence in Contact with the structure (R)   
Other (C)  (Specify) **ROTTED AND TERMITE DAMAGED FLOOR JOIST, SILLS AND RAFTERS THROUGHOUT STRUCTURE**

8. Inspection Reveals Visible Evidence in or on the structure:	Active Infestation	Previous Infestation	Previous Treatment
8A. Subterranean Termites	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
8B. Drywood Termites	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
8C. Formosan Termites	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
8D. Carpenter Ants	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
8E. Other Wood Destroying Insects	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

8F. Explanation of signs of previous treatment (including pesticides, baits, existing treatment stokers or other methods) identified: \_\_\_\_\_

8G. Visible evidence of: **S ABCDE** has been observed in the following areas: **SOME PORTIONS DAMAGED BEYOND RECOGNITION**  
If there is visible evidence of active or previous infestation, it must be noted. The type of insect(s) must be listed in the first blank and all identified infested areas of the property inspected must be noted in the second blank. (Refer to Part D, E, & F, Scope of Inspection)

The conditions conducive to insect infestation reported in 7A & 7B:

9. Will be or has been mechanically corrected by inspecting company: Yes  No   
If "Yes", specify corrections: **RECOMMEND CONSULTING LICENSED DEMOLITION COMPANY**

9A. Corrective treatment recommended for active infestation or evidence of previous infestation with no prior treatment as identified in Section 8. (refer to Part G, H, and I, Scope of Inspection) Yes  No

9B. A preventive treatment and/or correction of conducive conditions as identified in 7A & 7B is recommended as follows: Yes  No   
Specify reason: **PROPERTY DAMAGED BEYOND TREATMENT AND REPAIR**  
Refer to Scope of Inspection Part J

10A. This company has treated or is treating the structure for the following wood destroying insects: **ADDFE**  
#treating for subterranean termites, the treatment was: Partial  Spot  Bat  Other   
#treating for drywood termites or related insects, the treatment was: Full  Limited

10B. Date of Treatment by Inspecting Company \_\_\_\_\_ Common Name of Insect \_\_\_\_\_ Name of Pesticide, Bait or Other Method \_\_\_\_\_

This company has a contract or warranty in effect for control of the following wood destroying insects:  
Yes  No  List insects: \_\_\_\_\_  
If "Yes", copy(ies) of warranty and treatment diagram must be attached.

CERTIFICATE OF APPROPRIATENESS

Houston Archaeological and Historical Commission

Meeting Date: August 15, 2012

SITE LOCATION: 702 Woodland Street  
Woodland Heights Historic District

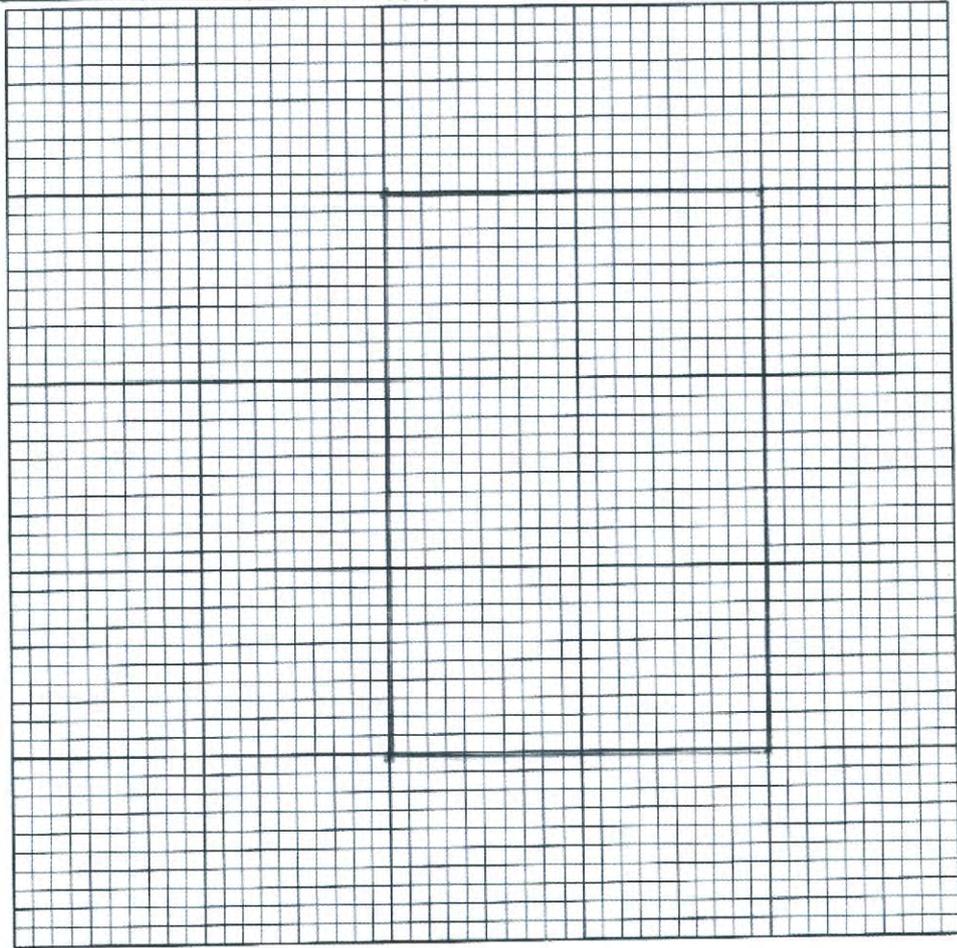
AGENDA ITEM: Iij  
HPO File No. 120802

Pest Control Report Diagram

The inspector must draw a diagram including approximate perimeter measurements and indicate active or previous infestation and type of insect by following codes: E-Evidence of Infestation; A-(active); P-(previous); D-Drywood; S-Subterranean Termite; F-Formosan Termite; C-Conducive Conditions; B-Wood Boring Beetles; H-Carpenter Ants;

Other(s) - Specify \_\_\_\_\_

Address 702 WOODLAND PROPERTY WAS TO OVERGROWN TO GRAPH PROPERTY



□ = 2 Sq. Ft.

Additional Comments: CONSULT GLENBA DEMOLITION COMPANY.  
TREATMENT IS NOT PRACTICAL.

CERTIFICATE OF APPROPRIATENESS

*Houston Archaeological and Historical Commission*

*Meeting Date: November 18, 2010*

**AGENDA ITEM: IVb**

**SITE NAME:**

**HPO File no. 101001**

**SITE LOCATION:** 1748 North Boulevard – Boulevard Oaks Historic District

**Owner:** Florence Jordan as to an undivided ½ interest, and Florence Henszey Jordan

**Applicant:** Lee Girard, Realtor

<b>Time</b>	<b>Date</b>	<b>90-day</b>
<b>Frame</b>	Accepted	Waiver
	October-6-2010	N/A

**SITE INFORMATION:**

Lots 3 & 4, Block 5, Ormond Place, City of Houston, Harris County, Texas. The building on the site includes a two-story, brick house with attached garage.

**TYPE OF APPROVAL REQUESTED:**

The owner and applicant requests approval of a certificate of appropriateness for the following work:

- Demolition of the primary two-story residential building and attached garage

**HISTORY AND SIGNIFICANCE:**

The home at 1748 South Boulevard was built in 1928 in the newly developed Ormond Place Subdivision, which is part of the Boulevard Oaks Historic District. Ormond Place, bounded by West Edgemont and extending almost to Hazard, was platted in 1923. The subdivision, which contains 33 lots, was developed by George F. Howard, a real estate developer and President of the San Jacinto Trust Company. He built his own house in Boulevard Oaks at 1707 South Boulevard. Howard and the San Jacinto Trust Company were responsible not only for a significant part of Boulevard Oaks, but also for the development of Braeswood, a southwest Houston subdivision planned by Hare & Hare in the late 1920s. E. H. Fleming, developer of Southampton Place across Bissonnet from Boulevard Oaks, planned and developed Ormond Place. West Ormond Place, platted and filed in 1935, continued from Ormond Place to Hazard.

The home is classified as “contributing” to the proposed historic district. When the Boulevard Oaks National Register Historic District was approved by the National Park Service on February 22, 2002, the house at 1748 South Boulevard was also classified as “contributing.” The house exhibits influences of the Colonial Revival style. Despite the multiplicity of subdivisions, the blocks along North and South Boulevards display a cohesiveness in terms of both architecture and landscape architecture which epitomizes upper middle income residential developments in the south end of Houston in the 1920s. The houses, most built between the middle 1920s and late 1930s, exemplify the refined suburban domestic architectural traditions prevalent in the United States during the interwar years. The neighborhood was developed as Houston’s residential and institutional core moved south and west of the downtown area. Rice University, the Texas Medical Center, Hermann Park and the Museum of Fine Arts are contemporary with the neighborhood and are located less than a mile away. The planning of North and South Boulevards as boulevards divided by central, landscaped lots guaranteed a uniformity and consistency that makes Boulevard Oaks a cohesive neighborhood in Houston

**CERTIFICATE OF APPROPRIATENESS**

*City of Houston*

*Planning and Development Department, Development Services*



*Houston Archaeological and Historical Commission*

*Meeting Date: November 18, 2010*

**AGENDA ITEM: IVb**

**SITE NAME:**

**HPO File no. 101001**

**SITE LOCATION:** 1748 North Boulevard – Boulevard Oaks Historic District

added and additional 35'-0" of street width to the original 42' wide house. Although the house was listed as "contributing" at the time of the historic district inventory, the new information which has come to light about alterations would have resulted in a "non-contributing" classification had the information been available at the time of the historic district application.

- (b) Whether there are definite plans for reuse of the property if the proposed demolition is carried out and what effect such plans have on the architectural, cultural, historical or archaeological character of the surrounding area; **The prospective purchaser's intention is to build a new single family home of comparable size, which will straddle both lots as is the current configuration.**
- (c) Whether reasonable measures can be taken to save the building, structure or object from further deterioration, collapse, arson, vandalism or neglect.

**STAFF RECOMMENDATION:** Approval of the certificate of appropriateness.

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## **CERTIFICATE OF APPROPRIATENESS**

*Houston Archaeological and Historical Commission*

*Meeting Date: November 18, 2010*

**AGENDA ITEM: IVb**

**SITE NAME:**

**HPO File no. 101001**

**SITE LOCATION:** 1748 North Boulevard – Boulevard Oaks Historic District

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**Statement from Property Owner**

October 5, 2010

To Whom It May Concern:

My parents, George and Florence Jordan, purchased the property at 1748 North Blvd in 1964.

My father is deceased and my mother is unable to live alone. She currently lives in a retirement community in Austin. Because none of my family now lives in Houston, we are relying on paid help to maintain the empty house. Needless to say, this is a financial drain on my mother's assets as she must shoulder the expenses not only for this Houston property but also for the retirement community where she lives. Although we are currently managing, my father always counted on the money from the sale of this house for my mother's future living expenses. She has minimal investments or savings.

We understand the condition of the house makes renovation an expensive proposition, so although we would be sorry to see the house torn down, we also understand this is the only reasonable option for a buyer. Everything from the wiring to the air conditioning units is long out-dated, not to mention the presence of mold in the air conditioning ducts. Since the question of permission for demolition has arisen, the interest in the property, in spite of its being in a prime location and being a double lot has been close to zero. The one offer we have for the house is contingent upon demolition.

In regard to the historic nature of the house, it has always been our understanding that the house was significantly remodeled by the previous owners, the Allens. Mr. Allen owned a construction company and we were told this company did the remodeling. Included in the renovations were the addition of what is now the front door to the house, the entrance hallway and a new staircase. The master bedroom, bath and closet as well as the eating area of the kitchen were new additions; the kitchen itself was completely remodeled. Upstairs, two rooms and a bath were added in addition to a complete re-configuring of the other rooms upstairs. The renovations were significant since the original house was probably a typical center-entry colonial of the type common in the neighborhood. The entire floor plan of the house, both upstairs and down is probably completely changed from the original structure.

Thank you for your time attention to our request for a demolition permit.

Elizabeth Bodman  
Daughter of Florence Jordan

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**CERTIFICATE OF APPROPRIATENESS**

*City of Houston*

*Planning and Development Department, Development Services*

**AGENDA ITEM: IVb**

**SITE NAME:**

HPO File no. 101001

**SITE LOCATION:** 1748 North Boulevard – Boulevard Oaks Historic District

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**Statement from Applicant  
Representing Property Owner**

Planning and Development Dept., City of Houston  
c/o Mr. Thomas McWhorter  
November 3, 2010  
Page 2

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The foregoing items were all prepared at arms-length and independently of each other. None of the authors of such materials are employed by the Property owner or its agents.

With this letter, the applicant has provided the Office of Historic Preservation with a significant amount of material in support of its application. As such, I would like to take this opportunity to summarize some of the more notable components of the application:

- The Jordan family originally purchased the Property in 1964 in an arms-length transaction for approximately \$51,000. Since its original construction, the home has gone through two major additions, severely altering the original design and resulting in a structure that straddles two platted lots in Ormand Place subdivision. Of all the professionals that have toured the home during this process, none could definitively identify the original, historic structure.
- Mrs. Jordan requires significant medical attention and currently resides in a nursing home in the Austin, Texas area. The costs of Mrs. Jordan's care are extraordinary – approximately \$6,000 per month. Mrs. Jordan's children are relying on the funds from the sale of the Property to ensure that their mother continues to receive sufficient care and attention during the final chapter of her life. The sale of the Property would also relieve the family from significant property tax, insurance and other financial burdens relating to the ownership of the Property (e.g., utilities, landscaping, homeowners' association dues, etc.). The Jordan family estimates these costs to be in excess of \$3,200 per month.
- The Property has been listed for sale since April 23, 2010. Prior to placing the Property on the Multiple Listing Service, the listing broker marketed the Property in December of 2009 by mailing 400+ letters to neighbors and area builders who might be interested in new construction or remodeling the existing home. Since that time, the Property has been under contract twice. Both contracts were withdrawn when the buyers became aware of the impending elimination of 90-day waiver certificate feature of the City's historic preservation ordinance. Both buyers had intended to demolish the existing improvements and construct a new single family home.
- According to the 2009 HCAD appraisal, the value of the Property is \$1,831,777; land is valued at 1,638,000 and the home is valued at \$193,777. The square footage is listed at 4,564 square feet, which equates to \$42 per square foot. Per Mark Atkins, AIA, who is experienced in the restoration of historic structures, the cost of a historical renovation to a home like this is estimated to be 4 to 5 times the value on a cost per square foot basis, or around \$900,000. The renovation proposals enclosed with this letter are consistent with this figure. Assuming a total renovation, the new value of the land and the improvements would be around \$2,731,000, or \$598 per square foot, far surpassing the comparables of the

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**CERTIFICATE OF APPROPRIATENESS**

*Houston Archaeological and Historical Commission*

*Meeting Date: November 18, 2010*

**AGENDA ITEM: IVb**

**SITE NAME:**

**HPO File no. 101001**

**SITE LOCATION:** 1748 North Boulevard – Boulevard Oaks Historic District

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Planning and Development Dept., City of Houston  
c/o Mr. Thomas McWhorter  
November 3, 2010  
Page 3

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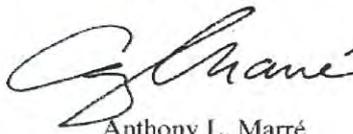
neighborhood on a cost per square foot basis. This disparity in “improved value” and comparables is very unattractive to lenders and would make for a poor investment decision.

- Mrs. Winston, who is currently under contract to purchase the Property, plans to build a modestly scaled single family home on the site, in keeping with the historic nature of the neighborhood.

Based on the foregoing and the various factors to be considered by the Historic Preservation Office in the review of an application for a Certification of Appropriateness-Demolition, the applicant respectfully requests that HPO staff recommend its application for approval by the Houston Archaeological and Historical Commission.

Please call me if you have any questions or would like any additional information.

Sincerely,



Anthony L. Marré

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## **CERTIFICATE OF APPROPRIATENESS**

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Houston Archaeological and Historical Commission

Meeting Date: November 18, 2010

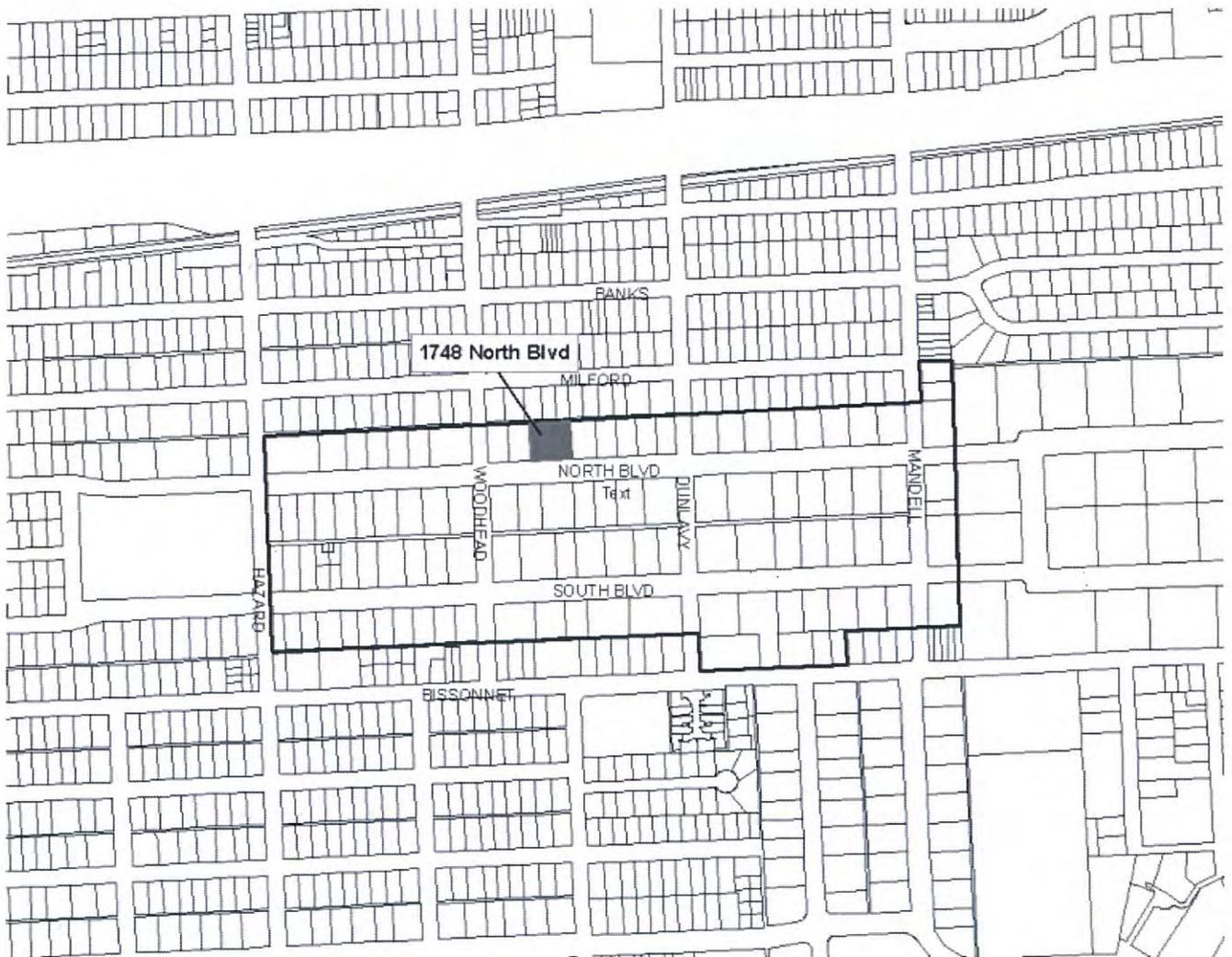
**AGENDA ITEM: IVb**

**SITE NAME:**

HPO File no. 101001

**SITE LOCATION:** 1748 North Boulevard – Boulevard Oaks Historic District

Site Location Map  
Not to Scale



**CERTIFICATE OF APPROPRIATENESS**

City of Houston

Planning and Development Department, Development Services

*Houston Archaeological and Historical Commission*

*Meeting Date: November 18, 2010*

**AGENDA ITEM: IVb**

**SITE NAME:**

**HPO File no. 101001**

**SITE LOCATION:** 1748 North Boulevard – Boulevard Oaks Historic District

**Photo of Existing Building**



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**CERTIFICATE OF APPROPRIATENESS**

*City of Houston*

*Planning and Development Department, Development Services*

*Houston Archaeological and Historical Commission*

*Meeting Date: November 18, 2010*

**AGENDA ITEM: IVb**

**SITE NAME:**

**HPO File no. 101001**

**SITE LOCATION:** 1748 North Boulevard – Boulevard Oaks Historic District

**Detail of Side Addition**



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**CERTIFICATE OF APPROPRIATENESS**

*City of Houston*

*Planning and Development Department, Development Services*

Houston Archaeological and Historical Commission

Meeting Date: November 18, 2010

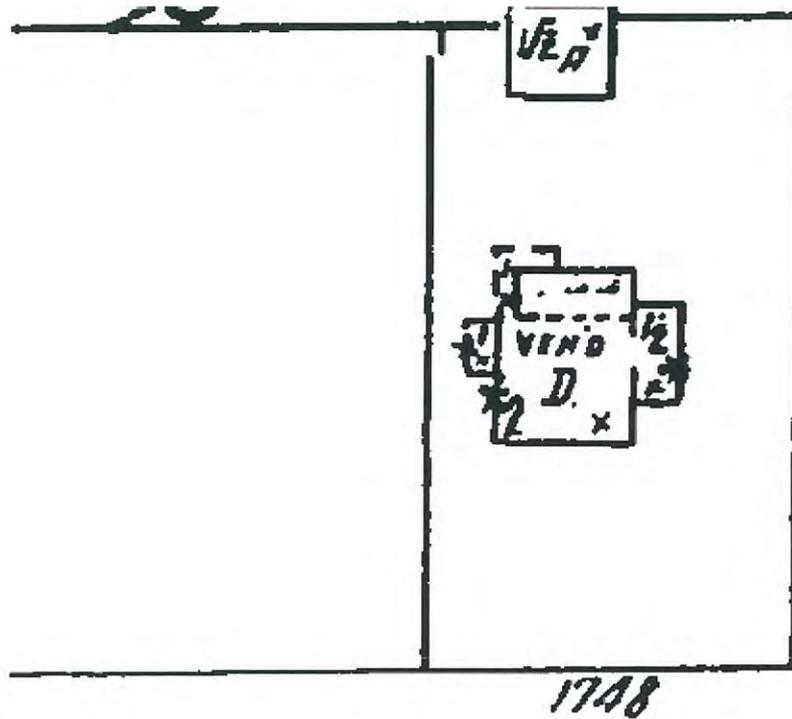
**AGENDA ITEM: IVb**

**SITE NAME:**

HPO File no. 101001

**SITE LOCATION:** 1748 North Boulevard – Boulevard Oaks Historic District

Historic Sanborn Map



NORTH

Copy of Current Survey

**CERTIFICATE OF APPROPRIATENESS**

Houston Archaeological and Historical Commission

Meeting Date: November 18, 2010

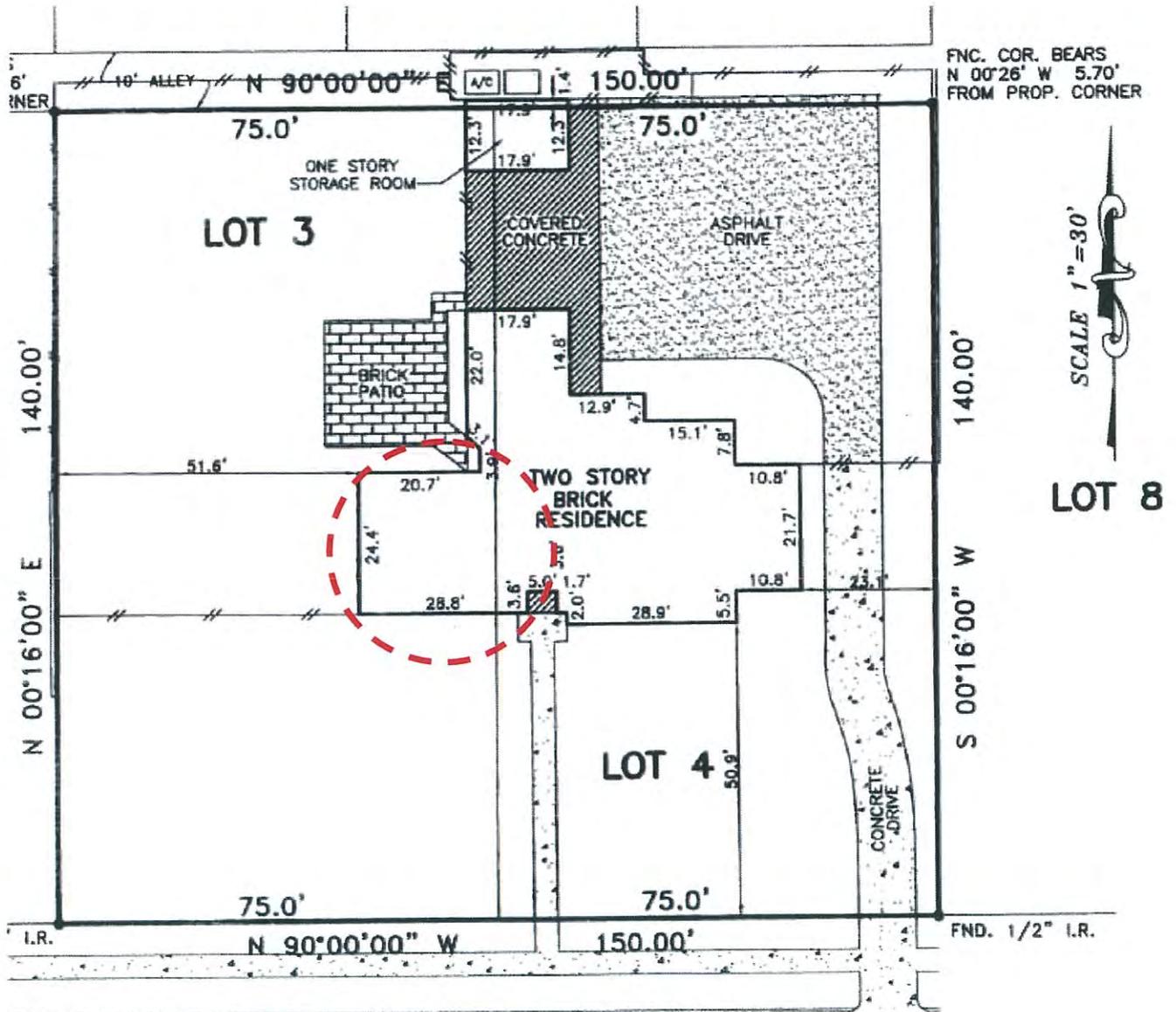
**AGENDA ITEM: IVb**

SITE NAME:

HPO File no. 101001

SITE LOCATION: 1748 North Boulevard – Boulevard Oaks Historic District

Side Addition Circled



**NORTH BOULEVARD**

**CERTIFICATE OF APPROPRIATENESS**

City of Houston

Planning and Development Department, Development Services

**(2) Whether there are definite plans for reuse of the property if the proposed demolition is carried out and what effect such plans have on the architectural, cultural, historical or archaeological character of the surrounding area; and**

The owner plans to construct a single-family residential structure on the property if the demolition COA is granted. The owner has submitted full plans for the single-family residential structure as required by ordinance. Moreover, before the owner will be allowed to construct such single-family residential structure a separate COA will be required.

The owner has presented a design for a new single-family structure that is appropriate architecturally to the Boulevard Oaks Historic District. The owner will modify the proposed single-family structure based on staff's and HAHC comments to ensure such structure is architecturally appropriate to the Historic District.

**(3) Whether reasonable measures can be taken to save the building, structure or object from further deterioration, collapse, arson, vandalism or neglect.**

The owner has explored all reasonable measures to save the structures from further deterioration, collapse, arson, vandalism, and neglect. The owner purchased the property in May 2013. Unfortunately, the deterioration of the structures at that time was irreversible. The cost models show that an economic hardship exists to repair the foundation, roof, and other structural elements much less undertake a full renovation of the property. The substandard conditions also present an usual and compelling circumstance requiring demolition.

# 1932 South Blvd - Demolition Application Materials

Spencer Howard Design + Construction Management

1122 Wyatt Street  
Houston, TX 77023  
713-213-6333

## Cost Model Analysis - ALTERNATE

Client Name: Douglas Heller  
Project Address: 1932 South Blvd.  
Date: 08/05/2015

	Duplex	Single Family	
Bedrooms	4	3	
Bathrooms	2	2	
Garage	None	None	* Sales data based on 2015 MLS figures per HAR.com
Area of Construction	2954	2954	
Est. Cost per Gross Sq. Ft.	\$649.15	\$651.63	** Notes taken from visual observations, property inspection report, and appraisal report.
Estimated Escalation	3.00%	3.00%	
Avg. Sales Price per Sq. Ft. *	\$375.00	\$375.00	
Profit / Loss	-\$809,825.54	-\$817,170.54	

Code	Description	Renovation	New Construction	Notes **
<b>Design Costs</b>				
007	Design Consultants	\$100,000.00	\$100,000.00	Additional fees to fully document existing conditions, redesign interior, and meet with HAHC staff
008	Historic Preservation Consultant	\$1,500.00	\$1,500.00	
010	Structural Engineering Consultant	\$6,000.00	\$6,000.00	Interior load bearing walls removed, severe deterioration of exterior walls, roof, and foundation
017	Survey Consultant	\$1,000.00	\$1,000.00	
019	Geotechnical Consultant	\$1,000.00	\$1,000.00	
020	Tree Consultant	\$2,000.00	\$2,000.00	Due to proximity to existing structures.
021	Roof / Waterproofing Consultant	\$3,000.00	\$3,000.00	Deferred maintenance on duplex had led to severe state of water infiltration
022	Permit Expediter	\$500.00	\$500.00	
023	Other Consultant	\$0.00	\$0.00	
	<b>Design Subtotal</b>	<b>\$115,000.00</b>	<b>\$115,000.00</b>	
024	Design Contingency (10%)	\$11,500.00	\$11,500.00	
	<b>Total Design Costs</b>	<b>\$126,500.00</b>	<b>\$126,500.00</b>	
<b>Construction Costs</b>				
<b>Permit Costs</b>				
025	Wastewater / Sanitary Sewer Permit	\$250.00	\$250.00	
026	Wastewater / Storm Drainage Permit	\$250.00	\$250.00	
027	Development / Planning Permit	\$250.00	\$250.00	
028	Building Permit Fee	\$750.00	\$750.00	
029	Other Permit Costs (Variances)	\$0.00	\$0.00	
	<b>Total Permit Costs</b>	<b>\$1,500.00</b>	<b>\$1,500.00</b>	
<b>Building Construction Contract</b>				
032	Demolition Costs	\$25,000.00	\$25,000.00	Hand removal of deferred maintenance damage, shoring up exterior walls for support
040	Landscape	\$0.00	\$0.00	
041	Tree Trimming / Removal / Relocation	\$15,000.00	\$15,000.00	Trees growing into foundation and roof
100	General Conditions	\$30,000.00	\$30,000.00	Construction overhead costs
200	Existing Conditions	\$10,000.00	\$10,000.00	Removal/disposal hazardous materials
300	Concrete	\$53,695.00	\$53,695.00	RE: Du-West Foundation Repair bid
400	Masonry	\$15,000.00	\$15,000.00	Facade restoration, brick veneer failing, no bids until damage assessed after foundation leveling
500	Metals	\$10,000.00	\$10,000.00	Gutter/downspout allowance
600	Woods, Plastics, and Composites	\$30,000.00	\$40,000.00	No bids without construction drawings. Allowance based on \$10-14/sf. RE: RS Means
700	Thermal and Moisture Protection	\$40,000.00	\$40,000.00	Roofing bid is pending, moisture barrier condition unknown behind brick and siding
800	Openings	\$40,000.00	\$40,000.00	No bid until damage assessed after foundation leveling. Allowance \$1000/window. RE: The Sash Gu
900	Finishes	\$65,000.00	\$60,000.00	No bids without construction drawings. Allowance: 2 kitchens vs. larger closets, baths
1000	Specialties	\$0.00	\$0.00	
1100	Equipment	\$0.00	\$0.00	Included in air conditioning bid
1200	Furnishings	\$0.00	\$0.00	
1300	Special Construction	\$0.00	\$0.00	
1400	Conveying Equipment	\$0.00	\$0.00	
2200	Plumbing	\$48,481.00	\$48,481.00	RE: Universal Home Experts plumbing bid, fixtures included in finishes allowance
2300	Heating Ventilating and Air Conditioning	\$41,558.00	\$41,558.00	RE: Universal Home Experts air conditioning bid
2600	Electrical	\$101,668.00	\$101,668.00	RE: Universal Home Experts electrical bid, fixtures included in finishes allowance
2700	Communications	\$0.00	\$0.00	Included in electrical bid
2800	Electronic Safety and Security	\$5,000.00	\$5,000.00	Allowance
3100	Earthwork	\$15,000.00	\$15,000.00	Regrading and mitigation of drainage, no bids until final elevation set after foundation leveling
3200	Exterior Improvements	\$15,000.00	\$15,000.00	Fencing, flatwork, hardscaping, etc.
3300	Utilities	\$0.00	\$0.00	Included in electrical and plumbing bids
	<b>Subtotal</b>	<b>\$560,402.00</b>	<b>\$565,402.00</b>	
	Fee (20%)	\$112,080.40	\$113,080.40	
	Construction Contingency (10%)	\$56,040.20	\$56,540.20	
	<b>Construction Contract Total</b>	<b>\$728,522.60</b>	<b>\$735,022.60</b>	
<b>Miscellaneous Costs</b>				
051	Owner's Insurance	\$10,000.00	\$10,000.00	
052	Land Acquisition and Other Costs	\$765,000.00	\$765,000.00	
053	Financing Costs	\$80,000.00	\$80,000.00	Carrying costs for a 12 month project
	<b>Total Miscellaneous Costs</b>	<b>\$855,000.00</b>	<b>\$855,000.00</b>	
	<b>Construction Subtotal</b>	<b>\$1,585,022.60</b>	<b>\$1,591,522.60</b>	
057	Project Contingency (10%)	\$158,502.26	\$159,152.26	
058	Escalation (3%)	\$47,550.68	\$47,745.68	Material/labor inflation at 3% a year
	<b>Total Construction Costs</b>	<b>\$1,791,075.54</b>	<b>\$1,798,420.54</b>	
	<b>Total Project Cost</b>	<b>\$1,917,575.54</b>	<b>\$1,924,920.54</b>	

## **DO NOTHING**

Property Taxes:

2013:\$12,599.97

2014:\$19,350.62

2015:\$19,000.00 (approximate due)

Property management: \$2,400.00/year

Routine maintenance: \$37,540/year (Deferred maintenance plan spread out over 10 years)

Non-routine maintenance: ? (new roof, foundation and structural repair)

COA costs:

Total expenses: \$90,889.97 minimum

Garage apartment is not habitable. City stated that it could be demolished. No income potential.

Duplex is not habitable. If Owner rented as is: Potential yearly rental income from duplex: \$45,600.00

Total income: \$45,600.00

**Loss: \$45,289.97, which does not include income tax consequences on duplex rental income, non-routine maintenance for new roof and foundation, rehabilitation costs to make duplex habitable, or accelerating deferred maintenance plan.**

## **REHAB DUPLEX**

Project Cost: \$1,917,575.54

Value: \$1,107,750.00

**Loss: -\$809,825.54**

## **CONVERT TO SINGLE-FAMILY**

Project Cost: \$1,924,920.54

Value: \$1,107,750.00

**Loss: -\$817,170.54**

## **DEMOLITION/NEW SINGLE-FAMILY CONSTRUCTION**

Project Cost: \$1,750,412.50

Value: \$2,437,500.00

**Profit: \$687,087.50**





Electrical / Air Conditioning / Plumbing



DS #

2 39077

Customer: Doug Heller

Date: 8/4/15

American studio 20sear

Observations:

Option 1 Replacment of 2 3Ton Units 20sear Communicating System with all new duct work, tear out and redressing from grill to plenum, Run chase thru existin. Equipment area, and New Return grills, new line set, pad, whip, Dissect, TST, New 410 A Free up to Code, and city Studers. Line set cover, and. Franchising

Findings: (Electrical not to be done)

20AS36.1500

10y parts system

Install in Attic.

Invested = 41,558

Option 2 Same as above but only 17sear Systems. 2 stage system.

17AS36.1500

10y parts system

Invested = 36,642

Option 3 Same as above but only 16sear Single stage Systems

16AS36.1500

10y parts system

Invested = 33,012

IAQ .400 x 2

Duct 112. 125 x 5

Exp 431. 300 x 1

Duct 111. 150 x 1





# Service Partner™

Summary of Findings & Recommendations Addendum

Dispatch Number: <u>739076</u> Date: <u>8/4/15</u>	Service Partner: <u>Doug Heller</u> Technician: <u>Javier G. Martinez</u>
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### SUMMARY OF FINDINGS/RECOMMENDATIONS ADDENDUM

**OBSERVATIONS:** option 1 - rewire all switches, plugs, smoke detectors, existing lighting, washer, DRYER, and furnaces and AFC condensers. on Both houses, upstairs and down stairs with 13 dedicated circuit to even out loads properly on Breaker Boxes.

- run 5 TV/Phone lines on each Apartment in house that includes Living Area and Bed rooms.
- Install 32 CH Panel with Breakers sized properly to each circuit
- Install 200 Amp meter can with jumpers from meter to panel to Copper Also dig under slab and build service to underground, about 30 ft.

- FINDINGS:**
- update grounding system to meet the NEC code requirements and properly ground panel and bond electrical system.
  - Install surge protector to protect panel and Appliances from future surges that can damage Electrical system due to lightning.
  - label panel to know what each circuit does for maintenance purposes
  - Price for Both units

10 year warranty parts and labor 101,668 or 2,033/month

option 2 - Same as option 1 minus the surge protector, label of Recommendations: the panel and nu TV/Phone lines.

8 year warranty parts and labor 94,728 or 1894/month



Service Partner™  
Summary of Findings & Recommendations Addendum

Service Partner: <u>Doug Heller</u>	Dispatch Number: <u>239076</u>
Technician: <u>Javier G. Martinez</u>	Date: <u>8/4/15</u>

**SUMMARY OF FINDINGS/RECOMMENDATIONS ADDENDUM**

**OBSERVATIONS:** option 3 - same as option 1 but service will be rised out under ground.

10 year warranty parts and labor 97,424 or 1948/month

option 4 - same as option 1 minus whole house surge protector, label of panel and no TV/phone lines.

**FINDINGS:** 8 year warranty parts and labor 90,484 or 1809/month

**Recommendations:**

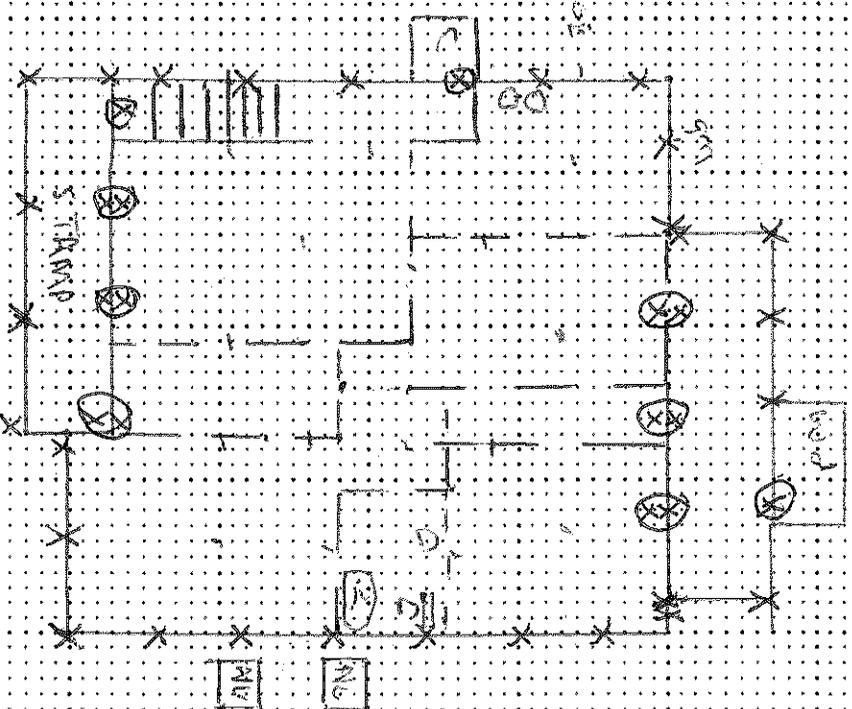


RF# 55219

Name Doug Heller  
 Address 1930 S Blvd  
 City, ST, Zip Alhambra TX 77038  
 Home #                      Work # 215-480-2700  
 Fax #                      Mobile # 713-213-6333 *Spencer*  
 Email                       
 Estimator's Name Eddie Stokes Key Map                     

<input checked="" type="checkbox"/> Perimeter Piles	<input checked="" type="checkbox"/> Interior Piles by Tunneling
<input checked="" type="checkbox"/> Interior Piles by Tunneling	<input checked="" type="checkbox"/> Perimeter Concrete Breakouts
<input checked="" type="checkbox"/> Interior Piles Breaking Thru Floor	<input checked="" type="checkbox"/> Existing Piles/Piers to be Reshimmed
<input checked="" type="checkbox"/> Tunneling	Static Test
Permit	Engineer
Yes	Yes
No	No

Stories	1	1 1/2	2
WF	BV	BVWF	
Other:			





PIER & BEAM / BLOCK AND BASE CONTRACT  
6 MONTH WARRANTY / 2 YEAR SERVICE AGREEMENT

REF: 55219

This agreement is made and entered into this 30 day of 7 A. D. 2015 by and between: Dave Heller and the State of Texas, Party of the First Part, hereinafter termed Owner, and Du-West Construction Inc., Party of the Second Part, hereinafter termed Contractor.

WITNESSETH

In exchange for the Owner's promises and agreements described below, the Contractor agrees to underpin and raise sections of the foundation as shown in the attached drawing. The surface known locally as 1930 S Blvd in the City of Houston State of Texas Zip Code 77098

<input checked="" type="checkbox"/>	Perimeter Piles	\$ 14945
<input checked="" type="checkbox"/>	Piles by Tunneling	\$ 8175
<input checked="" type="checkbox"/>	Perimeter Concrete Breakouts	\$
<input checked="" type="checkbox"/>	Interior Piles Breaking Thru Floor	\$
<input checked="" type="checkbox"/>	Existing <u>Problems</u> to be Reshipped <u>Replaced (Part of Low)</u>	\$ 18750
<input checked="" type="checkbox"/>	Tunneling	\$
<input checked="" type="checkbox"/>	State Test	\$ 450
<input checked="" type="checkbox"/>	Permit	\$ 250
<input checked="" type="checkbox"/>	Engineer Fee	\$ 125
<input checked="" type="checkbox"/>	Total	\$

Home # \_\_\_\_\_ Work # \_\_\_\_\_  
 Fax # \_\_\_\_\_ Mobile # 713-213-6333  
 Email \_\_\_\_\_  
 Estimator's Name Eddie Stokes  
 Key Map \_\_\_\_\_ Financing Available W.A.C.  
 Stories 1 1 1/2 2  
 WF BV B/W/B  
 Other \_\_\_\_\_

A. GENERAL CONDITIONS

- The work to be performed under this contract is designed to attempt to return the foundation to as near its original horizontal position as construction permits or is practically possible.
- The leveling process, stabilization or stopping of foundation movement may reverse the damage already done to the foundation and structure and may cause or create new damage by movement or lack of movement.
- If after work has begun, it is discovered that the foundation has been constructed of substandard materials, or is of inadequate structural strength to properly transfer the load imposed by underpinning and or leveling at the sole discretion of the Contractor, there may be an adjustment in the contract price. Should the owner be unwilling to pay the additional cost, the Contractor will refund monies paid less cost of material(s) and work performed and this contract shall be of no further force and effect.
- The contractor has no obligation to repair or to replace any damage to the structure, plumbing, electrical wiring, furniture, fixtures, real or personal property without regard to when or where said damage occurs or whether it is exposed, concealed, or buried. As an example pipes which break during the leveling process are the owner's responsibility.
- Contractor will remove and replant plants and shrubs however; contractor does not guarantee their survival. Contractor assumes no responsibility for grass.
- Contractor carries General Liability and Texas Workers Compensation Insurance. Certificates are available from contractor's insurance company upon the owner's request.
- No additional charges will be made without written approval signed by all the parties to this agreement. IN ADDITION TO THE CONTRACT PRICE, ANY ROTTEN WOOD TO BE REPLACED OR BEAMS TO BE ADDED FOR SUPPORT WILL COST \$ 25 PER LINEAR FOOT. THIS REPLACEMENT DOES NOT INCLUDE FLOORING OR SUB-FLOORING.

B. SPECIAL CONDITIONS

UP TO 25' wood beam replacement with 4x6" 6300  
Replace 20 block stations, 5000  
UP TO 150' LF OF TUNNEL FOR ACCESS ABOVE  
If additional beams or floor joist need to be replaced cost will be  
25' per LF for joist or beams  
The additional block/stations are needed cost will be 250' each

C. WARRANTY

If settlement occurs within the area that was repaired by Contractor during the first six months after the date of completion, Contractor will raise the repaired settled area at no charge to the owner or future owner provided that all provisions of this agreement have been met. This warranty is for six months from the original completion date on the structure for the benefit of the owner or owners proper assignee as permitted below. After the first six months and up to two years after completion Du-West Construction Inc. will perform adjustments at the rate of \$95.00 per hour for a three-man crew. Access for warranty adjustments will be performed as per access under original contract.

D. ASSIGNMENT

This agreement is assignable by the Owner of this contract if Contractor is paid a \$100.00 transfer fee within (30) days after the sale of the premises. \$ 53695

Payment of \_\_\_\_\_ is required to be paid as follows: One-half (1/2) is due at the time work begins. Balance is due upon completion. Any amounts remaining unpaid after completion shall accrue interest at rate of 12% per annum or the highest rate allowed by law whichever is less. No oral representation made by anyone can change or modify this agreement. The above prices, specifications and conditions are satisfactory and are hereby accepted.

This contract is subject to Chapter 27 of the Texas Property Code. The provisions of that chapter may affect your right to recover damages arising from the performance of this contract and that defect has not been corrected through normal construction defect arising from the performance of this contract and that defect has not been corrected through normal warranty service, you must provide the notice required by Chapter 27 of the Texas Property Code to the contractor by certified mail, return receipt requested, not later than the 60th day before the date you file suit to recover damages in a court of law or initiate arbitration. The notice must refer to Chapter 27, of the Texas Property Code and must describe the construction defect. If requested by the contractor, you must provide the contractor an opportunity to inspect and cure the defect as provided by Section 27.004 of the Texas Property Code.

By: \_\_\_\_\_ Date: \_\_\_\_\_  
 Owner: \_\_\_\_\_ Date: \_\_\_\_\_  
 Du-West Construction Inc. \_\_\_\_\_

Signature Acknowledges the Awareness and Acceptance of the terms and conditions.  
CONTRACT NOT VALID UNLESS SIGNED BY BOTH OWNERS AND CONTRACTOR

**UNIVERSAL**

Electrical Air Conditioning / Plumbing



713-863-8564

UniversalHomeExperts.com  
9326 Kay Lane • Houston, TX 77064

DATE: 08 04 15 DS #: 239078

CUSTOMER NAME (Financially Responsible Party) <b>Doug Heller</b>	CALLER NAME	JOB CONTACT NAME
JOB ADDRESS <b>1932 South Blvd.</b>	CITY <b>Houston</b>	STATE <b>TX</b>
BILLING ADDRESS (If Different)	PH1	PH2
E-MAIL ADDRESS	SERVICE PARTNER MEMBER? <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

ORIGINAL REASON FOR THE CALL: **est for total re Plumb. gas, water, sewer.**

SUMMARY: **upstairs, downstairs separate apt's. 1 meter, 1 sewer. separate meters may be required by city also separate sewer taps.**

WORK AUTHORIZATION: I, the undersigned, am owner/authorized representative/tenant of the premises at which the work above is being done. I hereby authorize you to perform the above recommendation and to use such labor and materials as you deem advisable. Unless prior authorization for billing, payment for all work done is due upon completion (C.O.D.), a \$10.00 BILLING CHARGE is due thereafter. An office billing charge and/or finance charge of 1.75% per month (21% per annum) will be added after 10 days past due. I agree to pay reasonable attorney's fees, court costs and collection fees in the event of legal action. I have read this contract, including the terms and conditions on the reverse side hereof and agree to be bound by all the terms contained herein. All old parts will be removed from premises and discarded, unless otherwise specified herein.

I HEREBY AUTHORIZE YOU TO PROCEED WITH THE ABOVE WORK AT THE DISCRETION OF US.

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

See Summary of Findings sheet for additional information.

Description	Amount
Service Call Charge	
Service Partner Membership	
May inquire additional cost if separate taps for sewer and meters for water etc required.	
left estimate	

DISCOUNT

Pre-Approved Financing Terms:
  Please pay from this invoice - Work performed C.O.D.

PAYMENT 1	Cash <input type="checkbox"/> Check <input type="checkbox"/>	Check #:	
MC <input type="checkbox"/> Visa <input type="checkbox"/> Disc <input type="checkbox"/> AmEx <input type="checkbox"/>	Auth #:	Card #:	Exp: MM YY
<b>WANT TO PAY LESS?</b>			
My Service Technician presented me with a Service Partner Program and explained the benefits:			
I want to save money and become a Service Partner			Initial ONE <b>YES</b>
OR At this time I decline the offer			<b>NO</b>

SUBTOTAL

TAX

TOTAL COST

**SERVICE PARTNER SAVINGS**

\$

ACCEPTANCE OF WORK PERFORMED: I acknowledge satisfactory completion of the above described work and that the premises has been left in satisfactory condition. I understand that if my check does not clear, I am liable for the check and any charges from the bank. I agree to pay 1.75% per month for past due contracts (minimum charge \$15). In the event that collection efforts are initiated against me, I shall pay for all associated fees at the posted rates as well as all cost of collection fees and reasonable attorney fees. I agree that the amount set forth in the space marked "TOTAL COST" is the total flat price I have agreed to.

SERVICE TECHNICIAN ACKNOWLEDGEMENT

Prior to the customer entering into the contract, I have discussed the nature of the service and cost and I have given a copy of the contract to the customer. All work I have done has been in compliance with company standards in a workmanship manner, to building codes when applicable.

CUSTOMER SERVICE IS OUR #1 FOCUS

If you are not completely satisfied for any reason please call and ask to speak with the Customer Service Manager. Your feedback is very important to us.

SIGNATURE: \_\_\_\_\_ DATE: 8/11/15

I decline to have the recommended work performed at this time. SIGNATURE: \_\_\_\_\_ DATE: 8/11/15

THANK YOU FOR CHOOSING US FOR YOUR SERVICE NEEDS!



# Service Partner™

Summary of Findings & Recommendations Addendum

Service Partner: Doug Heller  
Technician: Danny Hodges 713-816-3930

Dispatch Number: 239078  
Date: 8/1/2015

### SUMMARY OF FINDINGS/RECOMMENDATIONS ADDENDUM

**OBSERVATIONS:** Option 1: Replace water heater with 10 year Rheem dual anode tank, 40 year vent on tank, 6 parts 6 year labor. Replace all sewer lines from house to city tap, water line from meter to house all drains, water P.P.s, gas pipes, shut off valves and water heater, also vent and cap collar and flashing on roof. Drywell is to be removed prior to starting work also gas pipes may be good a test after valves are replaced will

**FINDINGS:** determine condition of P.P.s (gas) a scope estimate will be needed for gas pipes.

10 year warranty on all pipe work 40,281

option 2: sears 1 loss drains 35,281

**Recommendations:**

option 3 ~~sears 1 loss~~ gas pipe replacement throughout home, if needed 8,000



**BRAUN'S ROOFING, INC.**

6122 S. Loop East  
Houston, Tx 77087  
(713) 645-0505  
(281) 480-9900

**Proposal Acceptance**

FAX: (713) 645-0587

Proposal Submitted To:	Phone:	Date: 08-12-2015
Street: 1932 SOUTH BLVD.	Job Name:	
City, State and Zip Code: HOUSTON, TX. 77098	Job Location:	

**SPECIFICATIONS: INSTALLATION OF NEW COMPOSITION SHINGLE ROOF:**

1. Remove existing layer(s) of composition roofing. Haul away. 3 LAYERS (2 comp)
2. Replace all damaged decking. REDECK ENTIRE ROOF. (1 SHAKE)
3. Apply #30 felt as underlayment.
4. Install metal edging along roof perimeter.
5. Apply starter shingle course and extend drip edge.
6. Install double-coverage valleys. INSTALL VALLEY METAL & STORMGUARD.
7. Reroof with GAF (HD) composition shingles. ( CHARCOAL )
8. Install self-sealing matching ridge.
9. Replace all vents and stacks.
10. Waterproof all flashing. ALL FLASHING MUST REMOVED & NEW FLASHING REINSTALLED.
11. Rustproof and paint all vents, stacks and flashings.
12. Clean-up debris and haul away. Magnetic sweep.
13. Professional job supervision. Secure walls.
14. 10 Year guarantee on labor / LT year guarantee on material.

\* UPON ASBESTOS ABATEMENT. \*

\* REPLACE ALL DAMAGED OR ROTTED RAFTERS \*

The company proposes to furnish material and labor in accordance with above specifications, for the sum of: FORTY THREE THOUSAND EIGHT HUNDRED NINETY DOLLARS, (\$43,890 ).

It is understood and agreed that sums due under this agreement are payable only to Braun's Roofing Inc., and are immediately due upon completion of the work.

WITHIN THE LABOR WARRANTY ABOVE, WE AGREE TO REPAIR, AT NO COST TO THE HOMEOWNER, any and all leaks to the roof which are deemed to be caused by faulty installation during the initial installation. Our liability is limited to the roof repair only. Braun's Roofing is not responsible for any mold, mildew, fungus, or bacterial occurrences which might develop before, during, or after work is performed on this structure and property.

This warranty does not cover any liabilities or damages to the home which have been caused by acts of God or any action outside the control of the seller. This warranty does not cover any leaks caused by the failure of any material not replaced at the time of the original installation, including brick seepage, exterior siding, in wall flashing, or where any modification have been made to the roof structure or home after the installation of the original roof is completed.

DATED: \_\_\_\_\_ PURCHASER \_\_\_\_\_  
(You may cancel this offer before any work is started, without penalty or obligation, within three (3) business days from the above date.)

\* THIS COPY MAY SERVE AS A FINAL INVOICE

**BRAUN'S ROOFING, INC.**

By: C. PHILIP BRETHAUER