

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



**PLANNING &
DEVELOPMENT
DEPARTMENT**

PROPERTY

Address 204 Stratford St., Houston, TX 77006
 Historic District / Landmark IF Montrose, 4th Ward HCAD# 004136000003
 Subdivision Auradale Addition Lot 3 Block 5

DESIGNATION TYPE

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

PROPOSED ACTION

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

DOCUMENTS

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

OWNER

Name Lakshmi Sreekumar
 Company _____
 Mailing Address 5218 A Feagan St., Houston, TX, 77007
 Phone 281-381-9909
 Email [REDACTED]
 Signature [Signature]
 Date 04/01/2015

APPLICANT (if other than owner)

Name Robert Sharp
 Company _____
 Mailing Address 5218 A Feagan St., Houston, TX, 77007
 Phone _____
 Email [REDACTED]
 Signature [Signature]
 Date 04/01/2015

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: 204 Stratford St., Houston TX 77006

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

**Property description, current conditions
and any prior alterations or additions**

Houston Code of Ordinances, Ch.33 VII, Sec. 33-247

**The Legal Property Description is:
Lot3, in Block 5 of Avondale Addition, an addition in Harris County Texas.**

204 Stratford Street is a 3 story, single family dwelling that has fallen into disrepair due to neglect over a period of 15 years. The home was locked in probate for that time before it was purchased by it's current owners who had the intent of refurbishing the structure.

The home has no mechanical function. There is no HVAC, No electrical infrastructure, and no viable plumbing. The wood throughout the structure is rotting and there is extensive mold and termite damage throughout the building. The property sits on a pier and beam foundation that is failing and makes the building unsafe. There are holes in the roof that caused by years of rot and neglect, and extensive water damage in the structure from years of exposure to rain.

The house was altered in the 1940's and no longer has the historic characteristics that are consistent with the neighborhood. Two previous structures on the lot were demolished by the city of Houston for safety purposes, and there is an existing demolition notice on the property.

The house has become a nuisance in the neighborhood, and due to its rotting exterior is difficult to secure. There is evidence of prostitution and drug use in the structure. The flooring in the home has rotted through and is unsafe to walk on.

Photographs
Elevations of all sides of structure

Houston Code of Ordinances, Ch.33 VII, Sec. 33-247



Front of Structure



Left Side of Structure



Back of Structure



Right Side of Structure

Drawings

Current site plan or survey

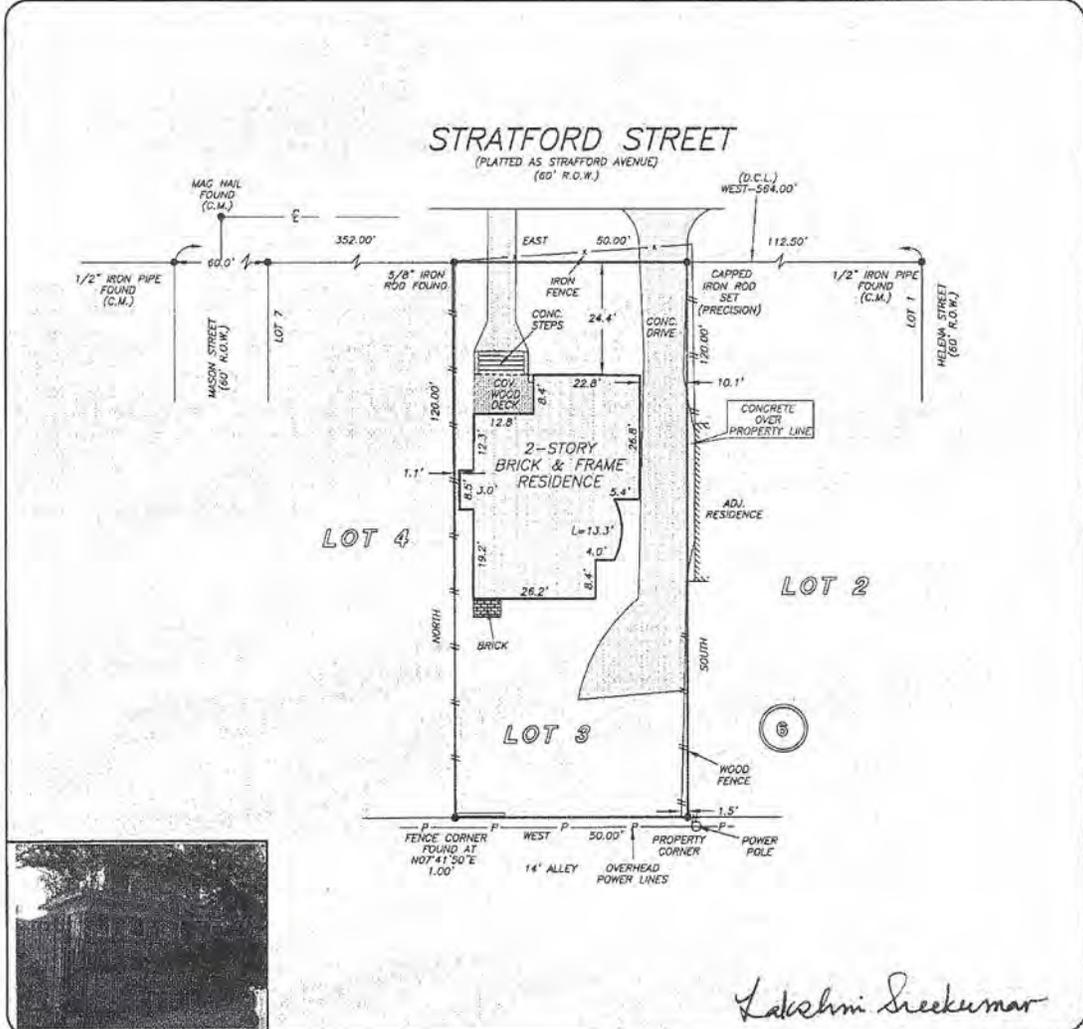
Houston Code of Ordinances, Ch.33 VII, Sec. 33-247

GF NO. 1420184338 STEWART TITLE
 ADDRESS: 204 STRATFORD STREET
 HOUSTON, TEXAS 77006
 BORROWER: LAKSHMI SREEKUMAR

LOT 3, BLOCK 5 AVONDALE ADDITION

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
 IN VOLUME 2, PAGE 32 OF THE MAP RECORDS
 OF HARRIS COUNTY, TEXAS

SCALE: 1" = 30'



Lakshmi Sreekumar

THIS PROPERTY DOES NOT LIE WITHIN THE
 100 YEAR FLOOD PLAIN AS PER FIRM
 PANEL NO. 48201C 0960 L
 MAP REVISION: 6/18/2007
 ZONE X
 BASED ONLY ON VISUAL EXAMINATION OF MAPS.
 INACCURACIES OF FEMA MAPS PREVENT EXACT
 DETERMINATION WITHOUT DETAILED FIELD STUDY

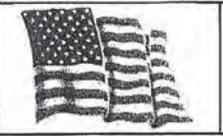
A SUBSURFACE INVESTIGATION
 WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE
 RECORD BEARING: VOL. 2, PG. 32 H.C.M.R.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
 ON THE GROUND, THAT THIS PLAT CORRECTLY
 REPRESENTS THE FACTS FOUND AT THE
 TIME OF SURVEY AND THAT THERE ARE NO
 ENCROACHMENTS APPARENT ON THE GROUND,
 EXCEPT AS SHOWN HEREON. THIS SURVEY IS
 CERTIFIED FOR THIS TRANSACTION ONLY AND
 ABSTRACTING PROVIDED IN THE ABOVE
 REFERENCED TITLE COMMITMENT WAS RELIED
 UPON IN PREPARATION OF THIS SURVEY.

GEORGE CALE
 PROFESSIONAL LAND SURVEYOR
 NO. 4678
 JOB NO. 14-10360
 OCTOBER 21, 2014

DRAWN BY: SV



stewart
 title
 LAUREN REID
 713-528-5007



DOCUMENTATION

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

Houston Code of Ordinances, Ch.33 VII, Sec. 33-247

USPAP ADDENDUM

File No. 2015032301

Borrower	N/A				
Property Address	204 Stratford St				
City	Houston	County	Harris	State	TX Zip Code 77006
Lender	Archer Capital Realty				

This report was prepared under the following USPAP reporting option:

Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(a).

Restricted Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(b).

Reasonable Exposure Time
My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: See addendum.

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

I have NOT performed 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.

I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

- The statements of fact contained in this report are true and correct.
- 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.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this 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 the 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 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.
- 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.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- 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).

Additional Comments

Note any USPAP-related issues requiring disclosure and any state mandated requirements:
USPAP 2014-2015 Compliance: This appraisal form indicates it is a summary appraisal report. It has not been updated by FNMA to conform with 2014-2015 USPAP. The current USPAP has deleted the three types of appraisals known as Self Contained, Summary, Restricted Use and replace them with Appraisal Report and Restricted Appraisal Report. This product is an Appraisal Report.

FIRREA:
The appraiser certifies and agrees that this appraisal was prepared in accordance with Title XI of the Financial Institutions, Reform, Recovery, and Enforcement Act (FIRREA) of 1989 as amended (12 U.S.C. 3331 et seq.) and any applicable implementing regulations in effect at the time the appraiser signs the appraisal certification.

APPRAISER:

Signature: Robert Bowman

Name: Robert Bowman

Date Signed: 04/01/2015

State Certification #: 1333923

or State License #: _____

State: TX

Expiration Date of Certification or License: 7/31/2016 12:00:00 AM

Effective Date of Appraisal: 03/30/2015

SUPERVISORY APPRAISER: (only if required)

Signature: _____

Name: _____

Date Signed: _____

State Certification #: _____

or State License #: _____

State: _____

Expiration Date of Certification or License: _____

Supervisory Appraiser Inspection of Subject Property:

Did Not Exterior-only from Street Interior and Exterior

QRAP
LAND APPRAISAL REPORT

File No: 2015032301

SUBJECT

Borrower N/A Census Tract 4105.00 Map Reference 493T
 Property Address 204 Stratford St
 City Houston County Harris State TX Zip Code 77006
 Legal Description Lt 3, Blk 5, Avondale
 Sale Price \$ Not Applicable Date of Sale Not Applicable Loan Term Not Applicable yrs. Property Rights Appraised Fee Leasehold De Minimis PUD
 Actual Real Estate Taxes \$ 9,490 (yr) Loan charges to be paid by seller \$ 0 Other sales concessions _____
 Lender/Client Archer Capital Realty Address 5218 A Feagan Street, Houston, TX 77007
 Occupant Vacant Appraiser Robert Bowman Instructions to Appraiser _____

NEIGHBORHOOD

Location Urban Suburban Rural Good Avg. Fair Poor
 Built Up Over 75% 25% to 75% Under 25% Employment Stability
 Growth Rate Fully Dev. Rapid Steady Slow Convenience to Employment
 Property Values Increasing Stable Declining Convenience to Shopping
 Demand/Supply Shortage In Balance Oversupply Convenience to Schools
 Marketing Time Under 3 Mos. 4-6 Mos. Over 6 Mos. Adequacy of Public Transportation
 Present 70 % One-Unit 5 % 2-4 Unit 5 % Apts. 5 % Condo 5 % Commercial Recreational Facilities
 Land Use 5 % Industrial 5 % Vacant _____ Adequacy of Utilities
 Change in Present Land Use Not Likely Likely (*) Taking Place (*) Property Compatibility
 Predominant Occupancy Owner Tenant _____ % Vacant Protection from Destructive Conditions
 One-Unit Price Range \$ 227,000 to \$ 1,923,750 Predominant Value \$ 622,501 Police and Fire Protection
 One-Unit Age Range 0 yrs. to 111 yrs. Predominant Age 8 yrs. General Appearance of Properties
 Appeal to Market
 Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise) Several employers are within reasonable commuting distance. Schools, shopping, medical facilities, and places of worship, are all nearby. The subject is located 1 miles Southwest of Houston's CBD. There are 15 homes in the subject's subdivision.

SITE

Dimensions 50x120 = 6,000 sf Corner Lot
 Zoning Classification No Zoning Present Improvements Do Do Not Conform to Zoning Regulations
 Highest and Best Use Present Use Other (specify) See attached addenda.
 Elec. Public Other (Describe) _____ OFF SITE IMPROVEMENTS
 Gas _____ Street Access Public Private
 Water _____ Surface Concrete Topo Average
 San. Sewer _____ Maintenance Public Private Size Average
 Underground Elect. & Tel. Storm Sewer Curb/Gutter Shape Rectangular
 Sidewalk Street Lights View N;Res;
 Drainage Average
 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) Appraiser is not a surveyor or environmental inspector. No encroachments or easements noted. Survey to rule and survey was not provided.

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	204 Stratford St Houston, TX 77006	1619 W Main St. Houston, TX 77006	2051 Colquit Houston, TX 77006	3610 Mount Vernon Houston, TX 77006
Proximity to Subject		1.23 miles SW	1.78 miles SW	0.76 miles SW
Sales Price	\$ Not Applicable	\$ 475,000	\$ 475,000	\$ 501,000
Price \$/Sq. Ft.	\$	\$	\$	\$
Data Source(s)		HarMLS#49270334/DOM:27	HarMLS#65037951/DOM:3	HarMLS#65444074/DOM:8
ITEM	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Date of Sale/Time Adj.	Not Applicable	05/2014	11/2014	07/2014
Location	Average	Average	Average	Average
Site/View	Average	Average	Average	Average
Site Size	6,000	6,250 sf	6,250 sf	6,250 sf
To Tear Down	Yes-Tear Down	Yes-Tear Down	Yes-Tear Down	Yes-Tear Down
Sales or Financing Concessions	0			
Not Adj. (Total)		<input type="checkbox"/> + <input type="checkbox"/> - \$	<input type="checkbox"/> + <input type="checkbox"/> - \$	<input type="checkbox"/> + <input type="checkbox"/> - \$
Indicated Value of Subject		Net 0.0 % Gross 0.0 % \$ 475,000	Net 0.0 % Gross 0.0 % \$ 475,000	Net 0.0 % Gross 0.0 % \$ 501,000
Comments on Market Data	All the above information was from HAR MLS.			

MARKET DATA ANALYSIS

Comments and Conditions of Appraisal This appraisal Report is subject to the attached certification by the appraiser(s), general assumptions and limiting conditions. Additionally, the subject is located in a historic district that contains restrictions on the house being torn down. I have appraised the subject property based on the hypothetical condition that the subject can be torn down.

RECONCILIATION

Final Reconciliation See attached addenda.
Robert Bowman
 I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE SUBJECT PROPERTY AS OF 03/30/2015 TO BE \$ 480,000
 Appraiser Robert Bowman Supervisory Appraiser (if applicable) _____
 Date of Signature and Report 04/01/2015 Date of Signature _____
 Title _____ Title _____
 State Certification # 1333923 ST TX State Certification # _____ ST
 Or State License # _____ ST Or State License # _____ ST
 Expiration Date of State Certification or License 7/31/2016 12:00:00 AM Expiration Date of State Certification or License _____
 Date of Inspection (if applicable) 03/30/2015 Did Did Not Inspect Property Date of Inspection _____

Supplemental Addendum

File No. 2015032301

Borrower	N/A				
Property Address	204 Stratford St				
City	Houston	County	Harris	State	TX Zip Code 77006
Lender/Client	Archer Capital Realty				

CURRENT CONDITION OF THE SUBJECT

In my opinion, the subject is currently a health and safety danger. I could ONLY inspect the outside of the subject and a few rooms on the first floor because of health and safety concerns. Some of the issue noted included: failing foundation; failing roof; possible termite damage; extensive water damage; unsafe flooring; damage stairs leading to the up to the subject; mold (possibly black mold); falling in ceiling; failing window frames; extensive rotting wood.

FEMA FLOOD ZONE DETERMINATION

The location of the subject relative to 100 year flood plain has been estimated using the data available. This can be considered only an estimate and it is the clients responsibility to make the 100 year flood zone determination using the survey that is performed by a qualified and licensed survey engineer.

LEAD BASED PAINT

The subject was built prior to 1978 and may contain lead based paint. The appraiser is not qualified to determine the presence or absence of lead based paint and the client should employ a qualified lead based paint inspector to determine the presence of this hazardous substance.

DEED RESTRICTIONS

The subject is in an area where property use and building specifications are controlled by deed restrictions established by the developer at the time the subdivision was originally developed. No zoning is very common in Harris and surrounding counties, and subdivisions commonly define and maintain conformity of use via deed restrictions which are specified and filed with each sale and resale. Deed restrictions are enforced by the developer while they are in control of the subdivision, and then enforced by the home owners association when the development matures. Deed restrictions are the most common method of controlling development and property use in the Greater Houston SMSA and are recognized and accepted by the market as a proven method of promoting and supporting property use and values.

CURRENT LISTING

The subject is not currently listing for sale on HarMLS or by the owner (per owner).

ADJUSTMENTS DISCUSSION

Site - Several of the sales had a different lot size compared to the subject. I estimated a \$40 per square foot adjustment based on lot sales in the area and the theory of diminishing marginal utility to allow for differences greater than 500 sf.

ADDITIONAL COMMENTS

Some of the Comparable Sales are more than 6 months old. They were used because of a lack of more recent comparable sales.

Unless otherwise noted, at least 2 of the comparables were verifiable through MLS as arm's length transactions.

EXPOSURE TIME

Estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. In this case, the exposure time is equal to the marketing time noted on the 1004mc and the top of the first page of the 1004.

Comment: Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market.

The Appraiser Independence guidelines outlined by FNMA, FMHLC and FHFA, were strictly adhered in the development of this report. The appraiser was not influenced or in any way with the development, reporting, result, or conclusion of value.

HarMLS = Houston Association of Realtors Multi-Listing System

PRESENT LAND USE

"Other" refers to vacant land and public related properties such as county and city owned buildings including fire and police stations.

HIGHEST AND BEST USE

The subject's value is in the land as the area is experiencing gentrification. Any potential buyers will likely tear down the subject to make way for new improvements.

The subject's highest and best use as improved is to tear down to make way for new development. The subject's highest and best use as vacant is single family.

ADDITIONAL CERTIFICATION: PRIOR SERVICES STATEMENT

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.

LISTING & SALES HISTORY

The subject property was purchased for \$379,000 on 10/23/2014.

Supplemental Addendum

File No. 2015032301

Borrower	N/A						
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On 02/18/2015, the subject was listed for \$450,000 and is actively listed on at the time of this report.

• Land: Final Reconciliation

All weight was placed on the direct sale comparison approach. The cost approach and the income approach are not considered applicable for a land appraisal. Comparables One, Two and Three received most weight in the final reconciliation of value because they are similar in site size and location. The listings provided in the report were not closed sales and therefore received no weight in the final reconciliation of value. See above for a discussion of the adjustments made.

Supplemental Addendum

File No. 2015032301

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Clarification of Assumptions, Limiting Conditions, Certifications and Scope of Work

The following is noted in order to define terms as they are used in the appraisal report. This is not intended to be a modification of the certification, but a clarification, which is required to be in compliance with USPAP.

The URAR appraisal form was used to report the results of my (our) appraisal. The scope of work explanations discussed here and within the body of the report, reference by number and page, the Scope of Work, Assumptions and Limiting Conditions and Certifications as shown on pages 4-6 of the FNMA Form 1004/Freddie Mac Form 70 to further define, clarify and document what the appraiser(s) did and or did not do in order to develop the appraisal and report the value opinion, based on the complexity of this appraisal assignment and or as a result of a supplementary Agreement or Engagement Letter as accepted by the appraiser(s) and client identified within the appraisal report.

If no written specific and or supplemental Scope of Work was agreed upon with the client (prior to accepting the assignment, by formal engagement letter and included in this report) the Scope of Work outlined here and within the report, is considered to be representative of what typical users of appraisal services would require and in general, what appraisers would provide as reasonable, acceptable and sufficient for the stated intended user's needs.

SCOPE OF WORK (Pg 4 & Pg 5, Cert. 2): Item (1) - it should be noted that the Appraiser(s) conducted a visual inspection of only the readily accessible areas of the property, viewing only those components of the property which were clearly visible from the ground or floor level. No tests were made of the mechanical, plumbing and electrical systems as such tests are not within the standard guidelines of FNMA or FHLMC. Comments on the condition of the foundation, roof, exterior, interior, floors, mechanical, plumbing, electrical, insulation and all other matters relating to the construction of the subject property is based on a casual observation only and which may have been limited by the placement of personal property, furnishings, etc. so as to preclude observation of the items blocked by same. Unless required in the assignment there was not observation of the attic, crawl space or other areas that would not be visible by the typical visitor to the home and or components that are hidden within walls.

Although the report may cite a general rating of the adequacy and or condition (based on observation only) it should be clearly understood that these statements are a general guide for comparison purposes (as part of the valuation process) and are not a detailed report on the physical and or operational condition of these items. The appraiser(s) is not an expert in these matters and any opinion stated is advisory based only upon observation. This report is not a home inspection. While others may choose to rely on the report, they should not rely on it to disclose condition and defects. Such knowledge goes beyond the scope of this appraisal and as such, comments on observed conditions given in this report should not be taken as a guarantee that a problem does not exist.

Complete Visual Inspection Includes:

- List the amenities
- View readily observable exterior areas
- View readily observable interior areas
- Note quality of materials and workmanship
- Measure the exterior of the improvements
- Observe the floor plan and room layout
- Assess the functional utility of the property
- Note the subject's conformity to the market area
- Note style / design
- Observe the general condition of the improvements
- Observe a representative sampling of closets, windows, electrical switches, and doors
- Photograph exterior and view site around the improvements

Complete Visual Inspection Does Not include:

- Testing or activating mechanical systems
- Activating appliances
- Observation of crawl and attic areas
- Observation of areas not readily accessible
- Building Code compliance issues
- Moving furniture or personal property
- Mold Assessment
- Removing (or moving) floor coverings
- Testing or inspection of the well and septic
- Reporting personal property
- Roof Condition report beyond an observation from ground level
- Radon Assessment

Item (2,3,4 & 5) where it states "inspect the neighborhood" the observation was limited to driving through the area and a representative number of streets, reviewing maps and other appropriate data including observing the comparables from the street, to determine the general factors that may or may not influence the value of the subject property and research to the extent further defined in the sections below.

REPAIRS/DETERIORATION (Pg. 4, Item 5 & Pg. 5, Cert. 2): The terms deficiency and livability have not been defined in the appraisal report. An effort was made to report ONLY those repair items that, in the appraiser's opinion, will affect safety, adequacy, and marketability of the property. Deterioration consistent with the age of the home has not been itemized.

COST APPROACH (Pg. 5, Cert. 4): The cost approach is typically utilized when improvements are new, near new or are of an unusual construction method. Additionally, the cost approach is only considered appropriate when sufficient land; building sites, etc. are available to a potential purchaser so as to make construction of improvements similar to the subject, a viable alternative to purchasing the subject. In areas where vacant sites (similar to the subject property in location, zoning, use and utility) are not available to a potential purchaser, use of the cost approach and reliability on the same as a value indicator could be misleading. In cases where the Cost Approach is not required (per USPAP) or deemed necessary to the development of a reliable value opinion, the cost approach has been excluded and such exclusion has been so stated with the body of the report.

If the cost approach was used it represents the "replacement cost estimate," and is for "valuation purposes only." As such, it

Supplemental Addendum

File No. 2015032301

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should not be relied upon for insurance purposes. The definition of "market value" on page 4 of this report is not consistent with the definition of "insurable value." If the cost approach was presented, a cost service such as "Marshall & Swift" (or other similar source) was used to develop the estimate. The site value opinion is based on one of several methods: extraction, allocation, the developmental method or from a review and analysis of sales of similar sites within the market area.

INCOME APPROACH (Pg. 5, Cert. 4): The income approach is typically utilized when sufficient investor owned properties exist within the subject's immediate area or neighborhood and when investors regularly acquire such properties that are similarly desirable to the subject for the express purpose of the investment income they provide. While rental properties may exist within any area, their existence alone should not be considered as evidence of a viable rental and investor marketplace. As such, in areas dominated by "owner occupied" units, it may not be appropriate to present or employ the income approach, unless the approach clearly represents the motivations and actions of investors in the marketplace as it relates to the subject property and immediate area. If the approach is included within the report, it was because sufficient data was found to support conclusions by the appraiser(s) that it was appropriate and meaningful to the analysis and value opinion. If the approach was not included, it was the appraiser's opinion that the data was insufficient to provide a useful and meaningful conclusion.

EXTENT OF DATA RESEARCH – SALES/LISTINGS (Pg. 5, Cert. 5 thru 9): Sales and listings of the subject property and comparables have been researched, verified, analyzed, and reported in compliance with Certifications 5 thru 9 of this URAR. Sales data (including listed, closed, pending and expired listings) of properties that are geographically, physically, functionally and economically similar to the subject property and that are sufficiently recent to reflect current buyer and seller actions were researched and considered. If necessary and applicable, the appraiser(s) also researched data on comparable land and improved sales, income and expense information and construction costs; confirmed comparable sales information (as noted under "EXTENT OF INFORMATION VERIFICATION;" see next section) and analyzed the information in applying the approach (es) used.

Depending upon the availability and reliability of various data sources, the appraiser(s) used any combination of reasonably available information from city/county records, real estate agents, owner's comments, buyer's description, assessor's records, multiple listing service (MLS) data, brochures, web site listings and visual observation to identify the relevant characteristics of the subject property. Comparables were selected based on physical, functional, economic and location characteristics with the sales cited in the report considered to be most relevant to the analysis of subject property. These sales were adjusted to the subject to reflect the market's reaction to differences (if any).

EXTENT OF INFORMATION VERIFICATION (Pg. 5, Cert. 10 & 13): Representative samples of disinterested sources for information and data verification include but are not limited to County/City online records – Recorder, Treasurer, Zoning, GIS, Online Assessor Property Databases – Sales, Property Characteristics, Personal observation – Condition, Location, Physical attributes, Real Estate Transaction Declaration documents – Sale date, Personal property. In addition, the subject's market area was examined to determine the demand for and marketability of the property within the subject's classification.

When and where possible, the applicable information was verified with sources deemed to be reliable and from a disinterested party or corroborated with a 3rd party source. In some cases, the motivations of the parties and other factors (terms, arms-length transactions, etc.) may not have been available and the data was used at "face value as factually accurate." The appraiser(s) was not supplied with a survey of the subject site and did not check the land records for recorded easements and have reported only apparent easements and encroachments. Unless otherwise stated within the report, no effort was made to ascertain whether the subject is located within the appropriate setbacks, as dictated by zoning, building or other regulations.

PUBLIC / PRIVATE DATA SOURCES (Pg. 5, Cert. 12): My (our) appraisal practice is limited to (Houston MSA). I have access to public data; the local Multiple Listing Service; a nationally recognized cost estimation service; FNMA flood data and maps; and private information contained within my office files considered necessary and appropriate for this assignment.

ADVERSE FACTORS (Pg 4 item 5 & Pg. 5, Cert. 14): As cited in the "Assumptions & Limiting Conditions," is subjective and subject to broad interpretation. Many properties will have some form of physical depreciation, deficiency or livability issues, dependent upon the motivations and standards of the party observing the property. A property may also be impacted to varying degrees by a wide-range of factors internal or external to the property that could be considered "adverse" by someone. Absent detailed written directives and specific guidelines from the lender/client, the appraiser(s) made a visual inspection of the property and its market environment (as cited elsewhere in the Scope of Work) and noted factors that may impact the marketability and livability to potential buyers based upon the appraiser's knowledge of the market and or as evidenced by sales of properties with similar or comparable conditions. Such items noted in the report were considered within the valuation approaches that were applied to the analysis.

While some in the market may consider factors such as drug labs, registered sex offenders, criminal activity, interim rehabilitation facilities halfway houses or similar uses as "adverse," unless cited within the report, the appraiser(s) has made no attempt to investigate or discover such activities as part of this assignment, unless such factors were readily apparent and obviously impacting the subject property as evidenced by market data. If the intended user has concerns in these areas, it is highly recommended that they secure this information from a reliable source.

DISCLOSURE/DISTRIBUTION (Pg. 6, Cert. 21 & Cert. 23): Regardless of who paid for this assignment, the intended user is only the lender/client stated within the report. The appraisal and report may be inappropriate for use by parties other than the intended user and could place them at risk. Despite the means of possession of the report, this appraisal should not be used or relied on by anyone other than the stated intended user and for the stated/intended purpose. Certification 23 – Per FNMA - "The Intended User of this appraisal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser."

THE VALUE OPINION: The value opinion stated in the report is based on my (our) analysis as of the effective date shown in the report. The value opinion considers the productivity, economic and physical conditions of the property only as of the date of value cited. As market conditions change, this value opinion may not be valid in another time period. Personal property such as furnishings, equipment or other items that may be included with a sale or transfer of the property were excluded from the value unless such items are necessary for the operations of the property (garage door remotes, pool remotes, etc) and would normally be a part of the mechanical or operational equipment that is considered realty.

Supplemental Addendum

File No. 2015032301

Borrower	N/A				
Property Address	204 Stratford St				
City	Houston	County	Harris	State	TX Zip Code 77006
Lender/Client	Archer Capital Realty				

Owner of record on page one of the URAR was confirmed through available public records which include county records and the Stewart Title report.

AIR Statement:

No employee, director, officer, or agent of the Seller, or any other third party acting as joint venture partner, independent contractor, appraisal company, appraisal management company, or partner on behalf of the Seller, shall influence or attempt to influence the development, reporting, result, or review of an appraisal through coercion, extortion, collusion, compensation, inducement, intimidation, bribery, or in any other manner.

I have not been contacted by anyone other than the intended user (lender/client as identified on the first page of this report), borrower, designated contact to make an appointment to enter the property. I agree to immediately report any unauthorized either personally by phone or electronically.

Subject Photo Page

Borrower	N/A						
Property Address	204 Stratford St						
City	Houston	County	Harris	State	TX	Zip Code	77006
Lender/Client	Archer Capital Realty						



Subject Front

204 Stratford St
Sales Price Not Applicable
G.L.A. 2,753
Tot. Rooms 6
Tot. Bedrms. 3
Tot. Bathrms. 2.0
Location Average
View Average
Site 6000 sf
Quality Q3
Age 70



Subject Rear



Subject Street

Subject Photograph Addendum

Borrower	N/A				
Property Address	204 Stratford St				
City	Houston	County	Harris	State	TX Zip Code 77006
Lender/Client	Archer Capital Realty				



Damage flooring



Damaged Stairs



Falling in Ceiling and Mold



Damaged Flooring



Side



Side

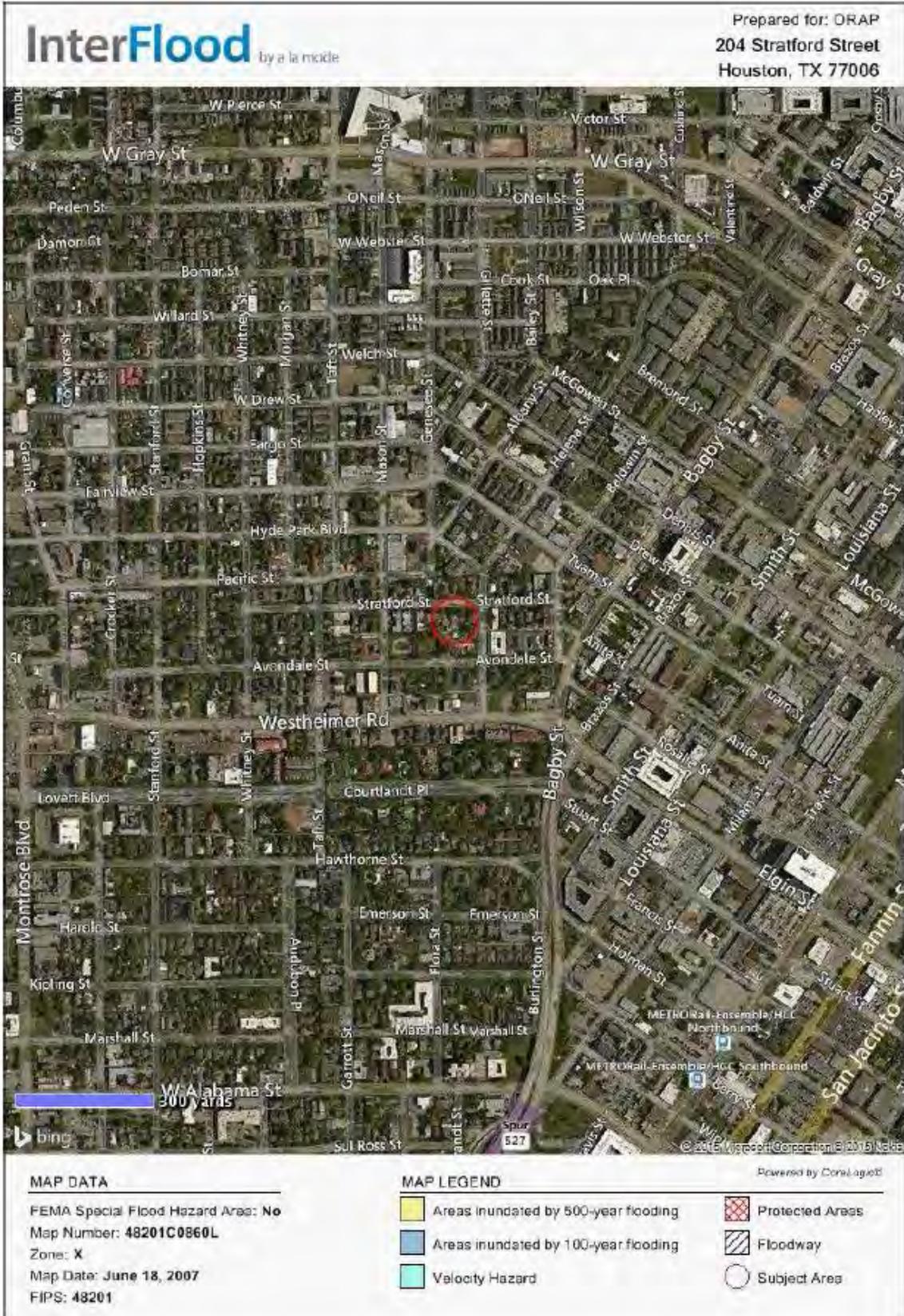
Location Map

Borrower	N/A			
Property Address	204 Stratford St			
City	Houston	County Harris	State TX	Zip Code 77006
Lender/Client	Archer Capital Realty			



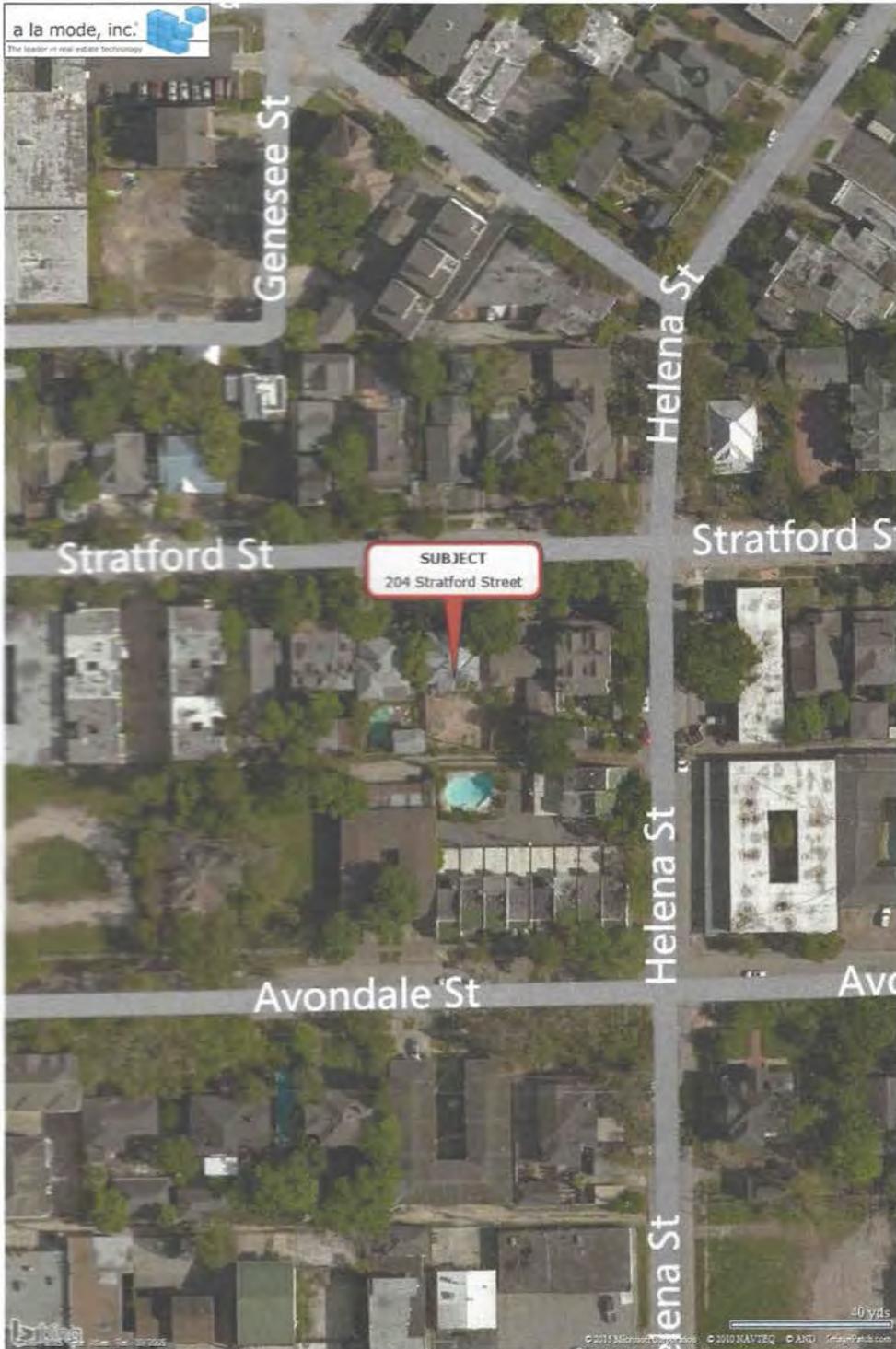
Flood Map

Borrower	N/A			
Property Address	204 Stratford St			
City	Houston	County Harris	State TX	Zip Code 77006
Lender/Client	Archer Capital Realty			



Comparable Sales Map

Borrower	N/A				
Property Address	204 Stratford St				
City	Houston	County	Harris	State	TX Zip Code 77006
Lender/Client	Archer Capital Realty				



Appraiser License

Texas Appraiser Licensing and Certification Board

P.O. Box 12188 Austin, Texas 78711-2188

Certified Residential Real Estate Appraiser

Number: **TX 1333923 R**

Issued: **07/02/2014**

Expires: **07/31/2016**

Appraiser: **ROBERT CLIFFORD BOWMAN**

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. Oldmixon
Commissioner

Assessed value of the land and improvements according to the two most recent assessments, unless the property is exempt from local property taxes.

Houston Code of Ordinances, Ch.33 VII, Sec. 33-247

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:	March 30, 2015
Account Number	004-136-000-0003



SREEKUMAR LAKSHMI
 204 STRATFORD ST
 HOUSTON TX 77006-3220

Taxing Jurisdiction	Exemptions	Taxable Value	Rate per \$100	Taxes
Houston ISD	0	370,854	1.196700	\$4,438.01
Harris County	0	370,854	0.417310	\$1,547.61
Harris County Flood Control Dist	0	370,854	0.027360	\$101.47
Port of Houston Authority	0	370,854	0.015310	\$56.78
Harris County Hospital District	0	370,854	0.170000	\$630.45
Harris County Dept. of Education	0	370,854	0.005999	\$22.25
Houston Community College System	0	370,854	0.106890	\$396.41
City of Houston	0	370,854	0.631080	\$2,340.39

Property Description	
204 STRATFORD ST 77006 LT 3 BLK 5 AVONDALE .1378 AC	
Appraised Values	
Land - Market Value	275,000
Impr - Market Value	95,854
Total Market Value	370,854
Less Capped Mkt Value	0
Appraised Value	370,854
Exemptions/Deferrals	

Page: 1 of 1

Total 2014 Taxes Due By January 31, 2015:	\$9,533.37
Payments Applied To 2014 Taxes	\$9,533.37
Total Current Taxes Due (Including Penalties)	\$0.00
Prior Year(s) Delinquent Taxes Due (If Any)	\$0.00
Total Amount Due For March 2015	\$0.00

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 11%, Taxable Value 11%, Tax Rate 2%, Tax Bill 13%.

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



SREEKUMAR LAKSHMI
 204 STRATFORD ST
 HOUSTON TX 77006-3220

PAYMENT COUPON

Make check payable to:

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

Account Number	004-136-000-0003
Amount Enclosed	\$ _____

Web Statement - Date Printed: 03-30-2015

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



00413600000033 2014 000000000 000000000 000000000 000000000

HARRIS COUNTY APPRAISAL DISTRICT
 REAL PROPERTY ACCOUNT INFORMATION
004136000003

Tax Year: 2013

 **Print**

Owner and Property Information	
Owner Name & Mailing Address:	MANNING JULIE A & EST 1400 POST OAK BLVD STE 1150 HOUSTON TX 77056-3005
Legal Description:	LT 3 BLK 5 AVONDALE
Property Address:	204 STRATFORD ST HOUSTON TX 77006

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®
6,000 SF	3,593 SF	8316.03	1656	163 -- 1F Montrose, Fourth Ward	5357D	493T

Value Status Information

Capped Account	Value Status	Notice Date	Shared CAD
No	Noticed	03/29/2013	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
	930	HC ID 6	Certified: 08/09/2013	0.125000	0.000000
957	AVONDALE T I F	Certified: 08/09/2013			

Valuations

Value as of January 1, 2012			Value as of January 1, 2013		
	Market	Appraised		Market	Appraised
Land	220,000		Land	220,000	
Improvement	119,591		Improvement	119,591	
Total	339,591	339,591	Total	339,591	339,591

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	40.00	40.00	200,000.00
2	1001 -- Res Improved Table Value	SF3	SF	1,000	1.00	0.50	1.00	--	0.50	40.00	20.00	20,000.00

Building

Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details

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

Houston Code of Ordinances, Ch.33 VII, Sec. 33-247

No Appraisals were obtained prior to acquisition of the property. The property was not financed. An appraisal has been obtained since the acquisition and is attached.

**All Listings of the property for sale or
rent that are less than a year old at the
time of the application.**

Houston Code of Ordinances, Ch.33 VII, Sec. 33-247

Current Listing

Change your region Buy Rent Home Values Schools Neighborhoods Tools

HAR.com 0 favorites

Home Finder

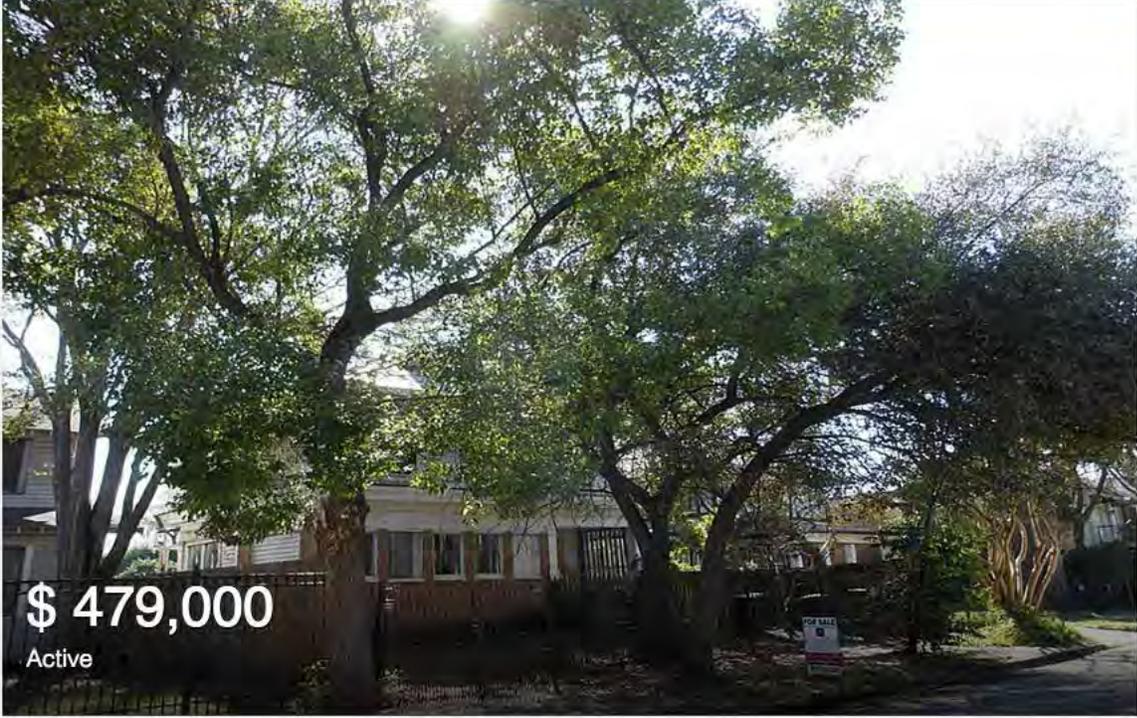
Save searches, bookmark listings, receive alerts

204 Stratford St

Houston TX 77006 [Direction](#) [Print Flyer](#) [Schedule a Tour](#)

[Photo Gallery](#) [Features](#) [Tax](#) [Calculator](#) [Neighborhood](#) [Schools](#) [Map/Drive Time](#)

Single Family / 3 Bedroom(s) / 2 FullBath(s)



\$ 479,000
Active

[Photo Gallery](#) [View Property Website](#)

Property Features

Montrose's Property located in Avondale with Mature Trees and Alley Access to back Yard.

Location Map



Listing Agent

 **Patrick Carr**

[Have Agent Call Back](#)

[Profile](#) [Email](#)

[Click to view phone](#)

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Listing Broker


Patrick Carr Properties And Associates
755 Waverly

Houston, TX, 77007

Profile

Em

[Click to view phone](#)

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VIEW OFFERS

BUILD YOUR OWN

LOC

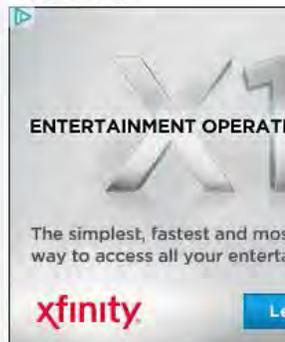
REQU

*Length of contract limited. Not available with some other offers. See dealer for details. Will not qualify. Take delivery by 4/30/15. See dealer for details.

Tools / Resource Links

- [Print Flyer](#)
- [Calculator](#)
- [Electricity Bill Estimator](#)
- [Currency Converter](#)
- [Unit of Measures](#)
- [77006 Zip Code Overview](#)
- [Avondale Overview](#)
- [Harris County Overview](#)
- [Nearby Events](#)

Advertisement



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General Description

Listing Price:	\$ 479,000 (\$173.99/sqft.)	\$Convert
Address:	204 Stratford St	
City:	Houston	
State:	TX	
Zip Code:	77006	
County:	Harris County	
Subdivision:	Avondale	
Property Type:	Single Family	
Listing Status:	● Active	
Bedrooms:	3 Bedroom(s)	
Baths:	2 Full Bath(s)	
Stories:	2	
Style:	Georgian	
Year Built:	1904 / Seller	
Building Sqft:	2,753/ Appraisal District	
Lotsize:	6,000 Sqft/ Appraisal District	
Key Map@:	493T	
Market Area:	Midtown - Houston	
MLS#:	18755839 (HAR)	

Interior Features

Heating:	Space Heater
Cooling:	No Cooling/Vent
Bed Rooms:	All Bedrooms Up
Disposal:	No
Microwave:	No
Dishwasher:	No
Compactor:	No

Room/Lot Dimension

Dining:	15x13
Kitchen:	19x13
1st Bed:	17x13
2nd Bed:	15x13
3rd Bed:	13x12

Exterior Features

Exterior:	Fully Fenced, Back Yard, Back Yard Fenced
Foundation:	Block & Beam
Roof:	Other
Exterior Type:	Brick & Wood
Water Sewer:	Public Water, Public Sewer, Public Water
Private Pool:	No
Area Pool:	No

Previous Listing

Change your region - Buy - Rent - Home Values - Schools - Neighborhoods - Tools - Find a P

HAR
com

0 favorites

Home Value Finder

A Realtor is the most reliable source of Home Value

Create An A

● **204 STRATFORD ST** Recently Sold on: 10/23/2014

HOUSTON TX 77006 [Direction](#) [Print Flyer](#)

[Photo Gallery](#) [Features](#) [Tax](#) [Calculator](#) [Neighborhood](#) [Schools](#) [Map/Drive Time](#)

Single Family / 5 Bedroom(s) / 3 FullBath(s)



\$370,001 - \$420,000
Sold Price Range

[Photo Gallery](#) [Virtual Tour](#) [View Property Website](#)

Ask a REALTOR® for Home Value
Contact a REALTOR® for an estimate of a home's market value. A sales price or tax value is not the current market value. ⓘ

Property Features

A contract has been accepted-no longer receiving offers. AMAZING OPPORTUNITY to restore one of Montrose's grand historic homes located in Avondale East Historic District. Many original details are intact including beamed Living Room Ceiling, tall pocket doors leading to Dining Room, stunning curved Dining Room wall, 5 panel doors, & truly spectacular woodwork throughout. Stairwell leads to Attic that has soaring ceilings with room to build out additional living space.

Location Map



Listing Agent

 **Patrick Banks**
★★★★★ 4.99/5
[View Ratings](#)

[Profile](#) [Email Agent](#)

[Click to view phone](#)

[Request Home Value](#)

Listing Broker


Coldwell Banker United - Heights
1505 Heights Blvd.
Houston, TX, 77008

[Profile](#) [Email Broker](#)

[Click to view phone](#)

General Description

Recently Sold Price Range: \$370,001 - \$420,000

Address: 204 STRATFORD ST

City: HOUSTON

State: TX

Zip Code: 77006

County: Harris County

Subdivision: TWO HUNDRED AVONDALE TH

Legal Description: LT 3 BLK 5 AVONDALE

Property Type: Single Family

Listing Status: ● Sold

Bedrooms: 5 Bedroom(s)

Baths: 3 Full Bath(s)

Stories: 2

Style: Traditional

Year Built: 1904 / Seller

Building Sqft: 2,753/ Appraisal District

Lotsize: 6,000 Sqft/ Appraisal District

Key Map®: 493T

Market Area: Midtown - Houston

MLS#: 59588011 (HAR)

Room/Lot Dimension

Living: 16x14

Dining: 15x13

Kitchen: 19x13

1st Bed: 17x13

2nd Bed: 15x13

3rd Bed: 13x12

4th Bed: 20x8

5th Bed: 11x7

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Evidence of any consideration by the owner of uses and adaptive reuses of the property.

Houston Code of Ordinances, Ch.33 VII, Sec. 33-247

There is no consideration by the owner to reuse the property. The current owner was planning to restore and remodel the property before it was deemed economically unviable and unsafe.

**Rehabilitation cost estimates, itemized
and detailed, for identified uses or reuses,
including the basis of cost estimates.**

Houston Code of Ordinances, Ch.33 VII, Sec. 33-247

Hance Construction Services
1795 N Fry Rd * Katy, Texas 77449
832-434-1986

Date: March 31, 2015
For: Robert Sharp
Re: 204 Stratford
Houston, Texas 77016

Dear Robert,

Our inspection of the Stratford property showed that it is in need of pier and beam leveling, and various structural repairs. There is evidence of extensive damage due to termites and water penetration, primarily from the roof area, but also some penetration at the walls.

Added to these issues, the costs associated with historical restoration of the exterior elevations will make the improvements discussed cost prohibitive as far as the targeted budget would allow.

The interior of the house will pretty much need to be gutted and the exterior built back with original details restored on the exterior, effectively constituting a total rebuild. The siding and cornice details are in very poor condition and will pretty much need to be replaced. The original windows are in poor operating condition and will be costly to replace in the original sizes.

It is our opinion that the needed repairs and restoration will be cost prohibitive, even without the planned addition of pool and the landscaping that will be necessary. There are also the additional costs of lead paint abatement, and mold remediation to consider.

All factors considered, we feel the most cost effective approach would be to tear down the original structure and rebuild, and even that may warrant an increased budget, depending on final plans, and pending Historical District considerations.

Please let us know if we can be of further assistance.

Sincerely,

Douglas Hance

Hance Construction Services
832-434-1986



Greymark
Construction
Company

Design+Build/Remodel

March 30, 2015

Robert Sharp

204 Stratford

Houston, Texas 77016

Dear Robert,

After carefully reviewing your home at 204 Stratford there are many items that need to be addressed in order to bring it back to what it would have looked like when it was built. The items that need to be corrected are:

Foundation leveling

Removing the brick enclosure façade and putting it back as a porch

Repair all the porches

Repair/replace roof

Completely gut the interior including drywall, and MEP (Mechanical, electrical, plumbing)

Prep, replace rotted wood at exterior, paint

Install all new MEP (mechanical, electrical, plumbing) to code

Refinish all wood floors and patch in areas as needed

Drywall whole interior

Rebuild cabinetry, and all trim to bring it back to its original finishes

The cost to do all of this is somewhere around \$600,000-\$800,000. This home can be saved and look like its former self with a lot of work to it.

Thank you,

Leslie S. King

President
Houston, Texas 77098
713.722.7226 *telephone*
713.722.9269 *fax*
greymarkconstruction.com



**Comparison costs of rehabilitation of the
existing building, demolition of the
building, and new construction.**

Houston Code of Ordinances, Ch.33 VII, Sec. 33-247

While we do not have any plans to rebuild on this property, here is information from the National Association of Home Builders regarding average cost to build a new home: **\$246,453.00**

This is compared to conservative estimates to restore the home above: **\$600,000.00 - \$800,000.00**

Table 1. Single Family Price and Cost Breakdowns		
2013 Results		
	Average Lot Size:	14,359 sq ft
	Average Finished Area:	2,607 sq ft
I. Sale Price Breakdown	Average	Share of Price
A. Finished Lot Cost (including financing cost)	\$74,509	18.60%
B. Total Construction Cost	\$246,453	61.70%
C. Financing Cost	\$5,479	1.40%
D. Overhead and General Expenses	\$17,340	4.30%
E. Marketing Cost	\$4,260	1.10%
F. Sales Commission	\$14,235	3.60%
G. Profit	\$37,255	9.30%
Total Sales Price	\$399,532	100%
II. Construction Cost Breakdown	Average	Share of
I. Site Work (sum of A to E)	\$16,824	6.80%
A. Building Permit Fees	\$3,647	1.50%
B. Impact Fee	\$3,312	1.30%
C. Water & Sewer Fees Inspections	\$4,346	1.80%
D. Architecture, Engineering	\$3,721	1.50%
E. Other	\$1,799	0.70%
II. Foundations (sum of F to G)	\$23,401	9.50%
F. Excavation, Foundation, Concrete, Retaining walls, and Backfill	\$23,028	9.30%
G. Other	\$373	0.20%
III. Framing (sum of H to L)	\$47,035	19.10%
H. Framing (including roof)	\$36,438	14.80%
I. Trusses (if not included above)	\$5,461	2.20%
J. Sheathing (if not included above)	\$2,332	0.90%
K. General Metal, Steel	\$1,604	0.70%
L. Other	\$1,201	0.50%
IV. Exterior Finishes (sum of M to P)	\$35,474	14.40%
M. Exterior Wall Finish	\$16,867	6.80%
N. Roofing	\$7,932	3.20%
O. Windows and Doors (including garage door)	\$10,117	4.10%
P. Other	\$557	0.20%
V. Major Systems Rough-ins (sum of Q to T)	\$32,959	13.40%
Q. Plumbing (except fixtures)	\$11,823	4.80%
R. Electrical (except fixtures)	\$9,967	4.00%
S. HVAC	\$10,980	4.50%
T. Other	\$189	0.10%
VI. Interior Finishes (sum of U to AE)	\$72,241	29.30%
U. Insulation	\$4,786	1.90%
V. Drywall	\$9,376	3.80%
W. Interior Trims, Doors, and Mirrors	\$10,536	4.30%
X. Painting	\$8,355	3.40%
Y. Lighting	\$3,008	1.20%
Z. Cabinets, Countertops	\$12,785	5.20%
AA. Appliances	\$4,189	1.70%
AB. Flooring	\$12,378	5.00%
AC. Plumbing Fixtures	\$4,265	1.70%
AD. Fireplace	\$2,057	0.80%
AE. Other	\$506	0.20%
VII. Final Steps (sum of AF to AJ)	\$16,254	6.60%
AF. Landscaping	\$5,744	2.30%
AG. Outdoor Structures (deck, patio, porches)	\$2,891	1.20%
AH. Driveway	\$3,741	1.50%
AI. Clean Up	\$2,261	0.90%
AJ. Other	\$1,617	0.70%
VIII. Other	\$2,265	0.90%
Total	\$246,453	100%

The Average cost to demolish a single family home: **\$8,644.00**,
From: [hometowndemolitioncontractors.com](http://www.hometowndemolitioncontractors.com)
<http://www.hometowndemolitioncontractors.com/demolition-cost/building-demolition>

[Demolition Cost Guide](#) > [Building Demolition Costs](#)

Building Demolition Costs

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Barn Demolition Cost

National Average Cost
\$8,340 (based on 5 projects)

[View projects in Texas >>](#)



Commercial Building Demolition Cost

National Average Cost
\$36,842 (based on 26 projects)

[View 8 projects in Texas >>](#)



Garage Demolition Cost

National Average Cost
\$2,283 (based on 58 projects)

[View 4 projects in Texas >>](#)



House Demolition Cost

National Average Cost
\$8,664 (based on 248 projects)

[View 54 projects in Texas >>](#)



Mobile Home Demolition Cost

National Average Cost
\$3,854 (based on 34 projects)

[View 6 projects in Texas >>](#)



Shed Demolition Cost

National Average Cost
\$1,512 (based on 14 projects)

[View projects in Texas >>](#)



Complete architectural plans and drawings of the intended future use of the property, including new construction, if applicable/available.

Houston Code of Ordinances, Ch.33 VII, Sec. 33-247

No drawings available at this time, the contractors quote's are attached with the former section.

Plans to reuse, recycle or salvage list of building materials if a COA is granted.

Houston Code of Ordinances, Ch.33 VII, Sec. 33-247

We are happy to save and donate any building materials that can be salvaged from this structure.

Much of the material is either covered in lead paint, rotten/ molded, or has termite damage.

However, if the HAHC would like to walk the property and select materials to be salvaged, we are happy to comply with that request.

Supporting Documentation

Structural Engineering Report

We were advised by an employee of the HAHC to have a structural analysis done on the property by a certified structural engineer. That report is below.



Richard H. Sewing & Associates, LLC
ENGINEERING & INSPECTIONS

2320 Arbor Street • Houston, Texas 77004-6082

www.richardsewing.com

FAX (713) 522-0116

(713) 523-5125

A STRUCTURAL INSPECTION REPORT

FOR

MR. ROBERT SHARP

204 STRATFORD STREET

HOUSTON, TEXAS



RICHARD H. SEWING, P.E.

REGISTERED PROFESSIONAL ENGINEER

DIRECTIONS	Facing Property From Stratford Street Front - Right - Left - Rear
DESCRIPTION OF PROPERTY	204 Stratford Street Houston, TX Three-Story 3 Bedrooms; 2 Baths Brick Veneer and Wood Exterior Composition Roof Pier-and-Beam Foundation Wood Framed Structure
DATE & TIME OF INSPECTION	March 28, 2015; morning
PERSONS PRESENT	Owner
SOIL & WEATHER CONDITIONS	Expansive soil in the general area. 60° F.; wet from previous rains
TYPE OF INSPECTION	A Visual Structural Inspection

FINDINGS

EXTERIOR

Pier and Beam Foundation System

Foundation repair piers are not all load-bearing and aligned properly. Foundation wood structural members are water-damaged and damaged from wood-destroying insects as water drains from the large open roof areas.

Exterior Wood Siding

Wood siding is loose and rotted; boards are missing at several areas.

Roof

Roof surface is rotted and open allowing water entry. Water drains from the open roof to the foundation crawl space.

INTERIOR

Floors

Wood floors are rotted, damaged and open to the crawl space at several locations.

Walls and Ceilings

There are water stains and wood-destroying insect damage at numerous areas on this structure.

CONCLUSION

All structural areas of this house have been damaged extensively by water, wood-destroying insects and mold. I do not recommend restoration because restoration appears to be cost-prohibitive.


RICHARD H. SEWING, P.E.
Registered Professional Engineer #63786
Firm Registration Number F-5930



204 STRATFORD STREET - PICTURES



Front



Rear
Sill and siding rotted at rear



**Foundation crawl space piers not aligned or
Load-bearing at rear**

204 STRATFORD STREET - PICTURES



Foundation crawl space piers are not all aligned properly or load-bearing



Foundation crawl space piers



204 STRATFORD STREET - PICTURES



Damaged and loose siding boards and wood sill at rear



Damaged rear right brick wing wall with missing bricks



Damaged siding boards at right and damaged wood sill

204 STRATFORD STREET - PICTURES



Open diagonal brick veneer joint crack at front left



Open separation between window frame and brick at front left



Open diagonal brick veneer crack at left

204 STRATFORD STREET - PICTURES



Front porch steps top tread is broken and open to the foundation crawl space



Front porch steps top tread is broken and open to the foundation crawl space



Front porch right wing wall has loose and missing bricks

204 STRATFORD STREET - PICTURES



**Damaged and sunken front roof surface (seen from 2nd floor window)
Roof surface structural members are open and rotted**



**Fascia boards water-damaged,
rotted and open at right front**



Roof soffit rotted and water stained badly at right front

204 STRATFORD STREET - PICTURES



Front roof edge and soffit is open and water-damaged



Front roof edge and soffit is open and water-damaged



Damaged wood floors at 1st floor right bath

204 STRATFORD STREET - PICTURES



Open ceiling exposing water-damaged ceiling joists at 1st floor right bath



Water-damaged ceiling joist and wall below ceiling at 1st floor right bath



Water-damaged walls and ceilings at 1st floor. Wood-destroying insect and possible mold damage

204 STRATFORD STREET - PICTURES



**Water-damaged walls and ceilings at 1st floor
Visible mold and wood-destroying insect damage**



Rotted and damaged exposed sub-flooring at 1st floor kitchen



Rotted and damaged exposed sub-flooring at 1st floor kitchen

204 STRATFORD STREET - PICTURES



Damaged ceiling at 1st floor



Damaged ceiling and wall below ceiling at 1st floor



**Damaged and open ceiling at 2nd floor
Wood-destroying insect damage and visible mold**

204 STRATFORD STREET - PICTURES



Water-damaged wood flooring at 2nd floor



Wood structural members are damaged and open ceilings at 2nd floor



Damaged flooring at 2nd floor bath
Floors are rotted and damaged on all
floors from water draining from open roof areas

204 STRATFORD STREET - PICTURES



Water-damaged wood flooring at 2nd floor rear



Water-damaged and open walls and ceilings at 2nd floor rear



Water-damaged and open walls and ceilings at 2nd floor rear

204 STRATFORD STREET - PICTURES



Roof decking open areas in attic



Water- damaged attic wood structural members and water stained roof decking



Water-damaged attic wood structural members and water stained roof decking

From The City of Houston
Department of Neighborhoods
Inspections and Public Services Division
and Police Department

204 Stratford is a Dangerous Building



VIOLATION NOTICE

sm
CITY OF HOUSTON
Office of the Mayor
Inspection & Public Services
Post Office Box 1562 Houston, Texas 77251-15
(832) 394-0600

Date: 1/13/2015

Project No: 313374

Sreekumar Lakshmi 7X7
204 Stratford
HOUSTON TX 77006

ADDRESS OF VIOLATION: 00204 STRATFORD ST
Bld/Apt: BLDG 1

LEGAL DESCRIPTION OF PROPERTY: HCAD: 004136000003

LT 3 BLK 5 Lot 3, in Block 5 of Avondale Addition, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 2, P

An inspection was made on 1/9/2015 by a representative of the Inspections & Public Services of the Department of Neighborhoods
The following violation(s) of the City of Houston Ordinance were identified:

Table with 3 columns: Category, Violation(s), and Resolve. Rows include Nuisance, Dangerous Building, and Minimum Standards with various ordinance codes and descriptions.

Violations marked with an asterisk or footnote number are subject to the conditions indicated by the corresponding symbol/number listed below.

Failure to correct the violation(s) may result in the issuance of a Municipal Court citation and the abatement of the violation(s) by the

City at the owner's expense. Information on complaints about the above property can be obtained by submitting a written request to: Assistant Chief, Neighborhood Protection Corps, at the above address.

Inspector/Officer: VERONICA DAVIS, Telephone Phone: 713-408-0436, Cell Phone: 713-408-0436

Violations marked with an asterisk or footnote number are subject to the conditions indicated by the corresponding symbol/number listed below.

* There will be no further notification regarding this type of violation. If the violation reoccurs within a 12 month period from the date of this notice, the City of Houston will abate the violation(s) and file a lien for all costs incurred to correct the violation(s).

- (1) - PERMITS MUST BE OBTAINED FROM PLANNING AND DEVELOPMENT SERVICES, DEPARTMENT OF PUBLIC WORKS AND ENGINEERING.
(2) - PERMITS MAY BE REQUIRED BY PLANNING AND DEVELOPMENT SERVICES, DEPARTMENT OF PUBLIC WORKS AND ENGINEERING.
(3) - CLOSE AND LOCK ALL DOORS AND WINDOWS. (NO PERMIT REQUIRED)



City Of Houston *10/2*

Houston Police Department
P.O. Box 1562, Houston, Texas 77251-1562
www.cityofhouston.gov

20100473869
11/04/2010 RP2 \$20.00

10/2
Tuesday, November 02, 2010

NOTICE OF PUBLIC HEARING

THE CITY OF HOUSTON'S POLICE DEPARTMENT will hold a public hearing on 11/18/2010 at 10:00 AM at 7125 Ardmore, Room 111, Houston, Texas 77054. The Hearing Officer will hear and consider testimony and evidence concerning alleged violation(s) of the City of Houston's Code of Ordinances pertaining to the following property:

Property Address

00204 STRATFORD ST (77006) BLDG # 2
Proj #: 181580

Legal Description

Lot 3, in Block 5 of Avondale Addition, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 2, Page 32 of the Map Records of Harris County, Texas. *D*

OWNER(S) LIEN HOLDER(S) AND INTERESTED PARTIES: (SEE ATTACHMENT - B)

THE FILING OF THIS NOTICE IS BINDING ON SUBSEQUENT GRANTEEES, LIENHOLDERS, OR OTHER TRANSFEREES OF AN INTEREST IN THE PROPERTY WHO ACQUIRE SUCH INTEREST AFTER THE FILING OF THIS NOTICE AND CONSTITUTES NOTICE OF THE PROCEEDING ON ANY SUBSEQUENT RECIPIENT OF ANY INTEREST IN THE PROPERTY WHO ACQUIRES SUCH INTEREST AFTER THE FILING OF THIS NOTICE.

Stephane J Morris
SJ Morris

Authorizing Representative
Houston Police Department

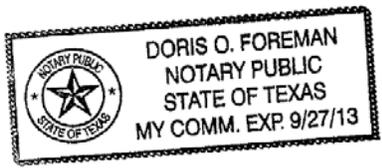
N
RETURN TO:
City of Houston
Hearing Support
7125 Ardmore 1st Floor
Houston, TX 77054

THE STATE OF TEXAS

§
This instrument was acknowledged before me on the 3rd, day of November, 2010.

Doris Foreman

Notary Public for the State of Texas



New Sewer Main	\$4,800.00
Permit	\$250
Sewer Main Connection	\$2,500
Removal of old pipe	\$1,300
16 New Piers poured	\$9,600
5 New Beams Installed	\$4,750
Engineer	\$850
Permit	\$200
Removal of old piers and beams under house land grading	\$850 \$1,350
Demo existing roof	\$1,200
Replace Roof trusses	\$3,400
Re-Roof	\$16,800
Lead Paint Abatement	\$3,700
Termite Tent	\$4,300
Mold remediation	\$3,200
Replacement of water damaged and mold infested studs	\$14,900
General Labor Costs	\$27,000
structural supports	\$3,000
waste removal	\$5,000
Hazardouse waste removal	\$2,700
engineer	\$850
Plans	\$890
Wire House	\$12,500
New Box	\$2,700
Connection	\$2,000.00
fixtures	\$1,700
HVAC	\$14,800
Plumbing	\$27,000
Exterior Demo	\$13,500
Replacement cost vs. new build	\$6,700
structural supports	\$4,900
waste removal	\$1,200
Lead Paint Abatement	\$2,500
engineer	\$2,200
Exterior framing	\$22,000
Insulation	\$6,700
Front Porch Demo	\$3,500
Front Porch Re-Build	\$17,000
Window Repairs 46 windows x \$590	\$27,140
Window installation	\$6,600

Drywall	\$11,000
Exterior siding	\$7,000
Soffit repair/ replacement	\$6,700
Interior door refinishing	\$8,820
Kitchen- Incl Appliances	\$27,000
Cabinetry	\$13,000
Bathroom 1	\$8,700
Bathroom 2	\$11,500
Bathroom 3	\$16,800
Fireplace repair	\$4,200
chimney replacement	\$3,200
interior floors- material	\$16,500
interior floors Installation	\$7,000
trim repair and refinishing	\$13,000
lighting fixtures	\$5,600
Plumbing fixtures	\$3,700
countertops	\$7,700
Paint	\$11,000
Carpet	\$5,200
staging rental	\$5,200.00
exterior doors	\$3,650.00
concrete repair exterior ground	\$8,700
home automation- fire /security /AV	\$8,700
carry cost	\$27,000
construction loan closing costs	\$9,800
misc.	\$11,500
landscaping/ tree service	\$13,000
fencing	\$4,700
tool/ equipment rental	\$3,900
Garage Build	\$22,000
fees/ permits	\$3,900
Inspections	\$1,700



CITY OF HOUSTON
DEPARTMENT OF NEIGHBORHOODS
Inspections and Public Service

Annise D. Parker

Mayor

Larry Carroll
Manager
Administration Division
7125 Ardmore Street
Houston, Texas 77054

T: 832-394-0628
F: 832-394-0642
www.houstontx.gov

September 22, 2014

Louis M. Ditta
Cenatiempo & Ditta, LLP/Attorneys at Law
770 South Post Oak Lane, Suite 500
Houston, TX 77056

Re: Extension of Expired Dangerous Building Administrative Order

Dear Mr. Ditta:

The **Administration Division Manager** reviewed your application for an extension of the expired dangerous building administrative order pertaining to **204 Stratford Street, Building #2**, Houston, Texas. After review of your application, he granted an extension for **thirty (30) days to obtain a Certificate of Compliance**. This extension expires on **October 21, 2014**.

First Action

Please contact the Dangerous Building/Structural Section in the Department of Public Works & Engineering at the following:

Veronica Farr or Geraldine Molina
Dangerous Building/Structural Section
1002 Washington Street, 4th Floor
(832) 394-8840

You do not have to contact this office if you already have a repair or demolition permit.

Section Action

Bring a copy of the extension approval letter and expired administrative order to the Dangerous Building/Structural Section Office located at 1002 Washington Avenue, Houston, Texas. The Dangerous Building/Structural Section will process your permit application and create a new project number. The creation

of the new project number will automatically result in a hold on the property due to the fact that a dangerous building administrative order was issued on the property. The Dangerous Building/Structural Section will contact Inspections and Public Service to release the hold and complete your permit application process.

During the extension period, you are required to keep the building secured from unauthorized entry when work is not in progress. All trash and debris must be removed from the property even when repairs are in progress.

Third Action

Once the repairs or demolitions are completed, you must obtain a **Certificate of Compliance** from the Dangerous Building/Structural Section located at **1002 Washington Avenue, Houston, Texas.**

If you have completed repair or demolition of the dangerous building, you may apply for a Certificate of Compliance from the Dangerous Building/Structural Section Office immediately upon receipt of this extension approval.

Final Action

After you have obtained a Certificate of Compliance, you may apply for a **Release of the Dangerous Building Administrative Order and other Hearing Documents** at the Inspections and Public Service Division, 7125 Ardmore Street, Houston, Texas. If you have questions about the release of order and other documents, you may contact Matti Terrell of the Inspections and Public Service Division at **832-394-0600.**

If you have questions about this approval, you may reach me at any of the contact below or my Administrative Assistant, Juandolyn McQueen, at **832-394-0674.**

Sincerely,



Larry Carroll
Administration Division Manager
Department of Neighborhood
T. 832-394-0628
F. 832-394-0642
C. 832-294-5665



ORDER OF THE HEARING OFFICER

On Thursday, June 27, 2013, the Hearing Officer conducted a proceeding pursuant to subchapter A of Chapter 214 of the Texas Local Government Code ("Chapter 214") and Chapter 10 of the City of Houston Code of Ordinances ("Chapter 10") to hear and determine alleged violations of Chapter 10.

The street address of the property made the subject of the proceeding is: 204 STRATFORD ST 77006, BLDG #2, PROJECT# 181580 in Houston, (Harris/Fort Bend) County, Texas which is legally described as: Lot 3, in Block 5 of Avondale Addition, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 2, Page 32 of the Map Records of Harris County, Texas.

The structure(s) on the subject property (is/are) described as: **residential two story Cinder Block building on Concrete Slab.**

The owner(s), lienholder(s) and registered agent (s) of the property, as reflected in the real property records of the county in which the property is located, and other persons having or claiming an interest in the property (is/are) listed on Attachment A of this order.

Based upon the evidence presented:

- Yes No Notice of the proceeding was proper pursuant to Subchapter A of Chapter 214 of the Texas Local Government Code and Chapter 10.
- Yes No This matter shall be dismissed.
- Yes No This matter shall be reset for a hearing
- Yes No The owner shall pay a civil penalty in the sum of \$ 6,250.00 to the City of Houston for the Ordinance violations listed below as provided in Section 214.0015(j) of the Texas Local Government Code.

The structure described above is dangerous pursuant to Division 5 of Chapter 10 and has the following violation(s):

- Yes No Walls or other vertical structural members that list, lean or buckle in excess of one-quarter inch of horizontal measurement for each foot of vertical measurement. **10-371- (a) (1)**
- Yes No Thirty-three percent or more damage or deterioration of its supporting members, or fifty percent or more damage or deterioration of its non-supporting members or outside walls or coverings. **10-371- (a) (2)**
- Yes No A floor or a roof of insufficient strength to be reasonably safe for the purpose used. **10-371- (a) (3)**
- Yes No A part not properly attached so that the part may fall on or otherwise injure occupants of the building or members of the public. **10-371- (a) (4)**
- Yes No Light or air or sanitation facilities which are inadequate to protect the health and safety of the building's occupants. **10-371- (a) (5)**
- Yes No Unsafe electrical wiring **10-371- (a) (6)**
- Yes No Unsafe natural gas piping or equipment **10-371- (a) (7)**

PLEASE RETURN TO:
INSPECTIONS AND PUBLIC SERVICE
7125 Ardmore
Houston, TX 77054

ORDER OF THE HEARING OFFICER

- Yes _____ No _____ Is vacant, and regardless of its structural condition, has been unsecured for more than seven days (which days need not be consecutive) in any 30-day period. **10-371- (a) (8)**
- Yes _____ No _____ Even if secured from unauthorized entry, there are two or more vacant buildings under common ownership situated near one another in a manner as to allow criminal acts to be shielded from public view. **10-371- (a) (9)**
- Yes _____ No _____ Is an overcrowded dwelling unit or congregate living facility **10-371- (a) (10)**
- Yes _____ No _____ Is a pool or other aquatic structure not enclosed as required by Chapter 43 of the City of Houston Code of Ordinances. **10-371- (a) (11)**
- Yes _____ No _____ A condition causing it to be unfit for human occupancy or causing a danger to the public health, safety or welfare. **10-371- (a) (12)**

Based on the above noted violations, the Hearing Officer hereby ORDERS the following action:

All persons must vacate the structure within _____ (hours/days) from the issuance of this Order.

All person must be relocated within _____ (hours/days) from the issuance of this Order.

Within _____ days from the date of this Order, the owner or lienholder must obtain: _____ all necessary City permits to secure the structure to City specifications; or _____ secure from unauthorized entry.

This Building must be either Repaired or Demolished:

If Repaired:

Within 90 days from the date of this Order, the owner or lienholder must obtain all requisite building repair permits which may be issued subject to conditions placed thereon by the City's Building Official, and

Within 90 days from the date of the Order, the owner or lienholder must repair the deficiencies which make this structure dangerous as defined by Section 10-371 of Chapter 10. Said repairs are to be completed in conformity with the currently adopted Building Code specifications. (The time limitations set forth in this Order shall control notwithstanding any time limitation specified in the building permit).

If Demolished:

Within 90 days from the date of this Order, the owner or lienholder must obtain a City demolition permit for the structure, and

Within 90 days from the date of this Order, the owner or lienholder must completely demolish and remove the structure.

ORDER OF THE HEARING OFFICER

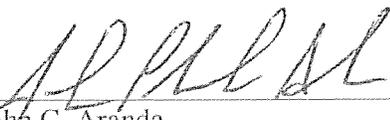
The owner or lienholder must also comply with Section 10-441 of Chapter 10 which addresses cleanup after the demolition or removal of structures.

If, after the time allowed for the repair, removal, or demolition of a building, the owner or lienholder has not complied with the Order:

Yes _____ No _____ The owner shall pay a civil penalty in the sum of \$ _____ per day plus 10 percent per year from the date of the assessment until paid in full to the City of Houston for the failure to repair, remove, or demolish the building from the date of the expiration of the Order to such time as the repair, removal or demolition is effectuated as per Section 214.0015 of the Texas Local Government Code.

In the event the owner fails to comply with this order, the City may vacate, secure, remove, or demolish the building or relocate the occupants at its own expense. If the City vacates, secures, removes, or demolishes the building or relocates the occupants, the City may assess the expenses on, and the municipality has a lien against the property on which the building was located.

Signed, on this 27th day of June, 2013.



John C. Aranda
Hearing Officer

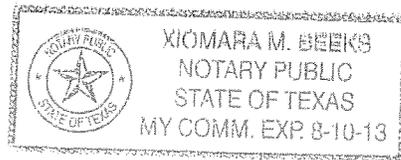
THE STATE OF TEXAS
COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared John C. Aranda of the City of Houston, known to me to be the person whose name is subscribed in the foregoing Order of the Hearing Officer, and acknowledge to me that he executed the same in the capacity therein stated and for the purpose and consideration therein expressed.

Given under my hand and seal of office this 27th day of June, 2013.



Notary Public in and for the State of Texas



ORDER OF THE HEARING OFFICER

UNLESS A JUDICIAL REVIEW PETITION IS TIMELY FILED AS PROVIDED IN SECTION 214.0012 OF THE TEXAS LOCAL GOVERNMENT CODE, THIS ORDER SHALL BE IN ALL THINGS FINAL AND BINDING AFTER THIRTY (30) DAYS FROM THE DATE OF THE ORDER.

I have received a copy of the Order dated the 27th day of June, 2013.

Kellie Wilson
SIGNATURE

SIGNATURE

Louis M. DITTA, attorney for
ADMINISTRATOR
PRINTED NAME

PRINTED NAME

SIGNATURE

SIGNATURE

PRINTED NAME

PRINTED NAME

ATTACHMENT - A

HCAD: 0041360000003

Legal Description: Lot 3, in Block 5 of Avondale Addition, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 2, Page 32 of the Map Records of Harris County, Texas.

Project **Violation Address(es)**
181580 00204 STRATFORD ST (77006) BLDG #2

Owner(s), Lien Holder(s) and Interested Parties

Recipient	Mailing Address	City/State/Zip
Owner		
The Estate of Julie Arita Manning c/o Laurenthia G. Mesh, Administrator	3450 Wycherly Ct. NE	Atlanta GA , 30319
The Estate of Julie Arita Manning c/o Laurenthia G. Mesh, Administrator	3522 Ashford Dunwoody Rd. NE Apt. 134	Atlanta Ga , 30319-2002
The Estate of Julie Arita Manning c/o Laurenthia G. Marsh, Administrator	204 Stratford St.	Houston TX , 77006
Interested Party		
Laurenthia G. Mesh, Individually	3450 Wycherly Ct. NE	Atlanta GA , 30319
Julie A. Manning	1400 Post Oak Blvd., Suite 1150	Houston TX , 77056-3005
Estate of Julie A. Manning	1400 Post Oak Blvd., Suite 1150	Houston TX , 77056-3005
Occupant(s)	204 Stratford St.	Houston TX , 77006
Laurenthia G. Mesh	204 Stratford St.	Houston TX , 77006
Doris Gary Ridgeway	204 Stratford St.	Houston TX , 77006
Richard Mesh	204 Stratford St.	Houston TX , 77006
Ronald Mesh	204 Stratford St.	Houston TX , 77006
Priscilla Mallet	204 Stratford St.	Houston TX , 77006
Mary Ann Isenhower	204 Stratford St.	Houston TX , 77006
Charles Larry Gary	204 Stratford St.	Houston TX , 77006
The Estate of Lawrence Mesh, Jr.	204 Stratford St.	Houston TX , 77006
Charles Larry Gary	3450 Wycherly Ct. NE	Atlanta GA , 30319
Priscilla Mallet	5201 Market St., Apt. 707	Houston TX , 77020-6508
Odelia Louise Gary Tate	7748 Elliott	Lake Charles LA , 70605
Doris Gary Ridgeway	625 Beechwood Dr.	Grand Prairie TX , 75052
Mary Ann Isenhower c/o Laurenthia G. Mesh	3522 Ashford Dunwoody Rd. NE Apt. 134	Atlanta GA , 30319-2002
Charles Larry Gary	3522 Ashford Dunwoody Rd. NE Apt. 134	Atlanta GA , 30319-2002
The Estate of Richard Mesh c/o Beverly Mesh	4119 Pleasant Dr.	Lake Charles LA , 70605-4459
Ronald Lee Mesh	1620 Kirkman St., Unit B	Lake Charles LA , 70601-6247
Laurenthia G. Mesh, Individually	3522 Ashford Dunwoody Rd. NE Apt. 134	Atlanta GA , 30319-2002
The Estate of Lawrence Mesh, Jr. c/o Laurenthia G. Mesh	3522 Ashford Dunwoody Rd. NE Apt. 134	Atlanta GA , 30319-2002
Odelia Louise Gary	204 Stratford St.	Houston TX , 77006

CITY OF HOUSTON CERTIFICATE OF COMPLIANCE FOR SPECIFIED WORK ONLY

Owner or Occupant: MANNING, JULIE

1204	1 STRATEFOK	ST			
<small>street no.</small>	<small>street name</small>		<small>suite</small>	<small>lot</small>	<small>block</small>

D.B./DEMO/RESIDENTIAL BLD #2 GARAGE APARTMENT/C.C.	N/A
<small>occupancy use</small>	<small>occ. load</small>

AVONDALE HISTORICAL DISTRICT	1 000 1	SEP 05	R 3		
<small>subdivision</small>	<small>stories</small>	<small>date</small>	<small>type</small>	<small>group</small>	<small>rating</small>

The building listed hereon has been inspected and found to comply with City of Houston - - Construction Code requirements and pertinent thereto. I do hereby this day approve and issue this certificate with the following exceptions:

THIS CERTIFICATE DOES NOT CERTIFY COMPLIANCE WITH THE 'AMERICAN WITH DISABILITIES' ACT.

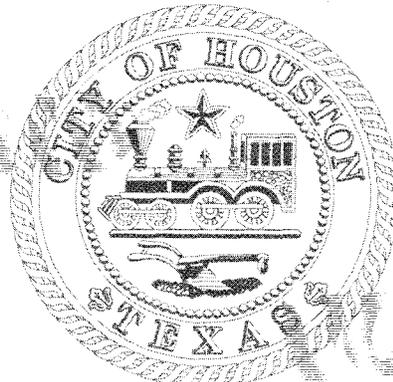
THIS CERTIFICATE IS ISSUED 'ONLY' FOR THE WORK PERFORMED REQUESTED WITH THE PERMIT.

BID #2-GA1 AGE APARTMENT-RESIDENTIAL TWO STORY CONCRETE SLAB.

Project Number: 14103841
 Receipt Number: 5798902
 Film Number:

Veronica Cirilo

Prepared by CIRILO



Thom S. J. J. J.

For Thom S. J. J. J., CBO, CASP
 Building Official for the City of Houston