

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** February 4, 2015

**Applicant:** Thomas R. Bersch, TRB Interface Investment, for Elijah A. Stansell, Jr., CFO Texas Annual Conference of the United Methodist Church, Ethel Braxton, Secretary Mallalieu United Methodist Church, representatives for the owner

**Property:** 1918-1920 Hickory Street, Lot 7, Block 268, Baker NSBB Subdivision. The property includes a historic wood frame landmarked church structure and attached parsonage building for a total of 1,798 square feet, situated on a 5,000 square foot (50' x 100') corner lot.  
Total church owned property encompasses 15,000 square feet and is comprised of Lots 5, 6, and 7, Block 268, Baker NSBB Subdivision. See survey for more detail.

**Significance:** The Mallalieu United Methodist Church is a City of Houston Landmark designated in May 2003. The present wood-frame church building, known as Mallalieu United Methodist Church, was built in 1926. The building was reconstructed after being destroyed during the 1900 Galveston Hurricane that damaged much of Houston as well. The church was deemed a "colored denomination" of the Methodist Episcopal Church in 1915. When the building became too small for the growing number of worshippers, it was replaced in 1926 with the present building. It is interesting that most of the building materials for the construction of the new church came from Camp Logan. Camp Logan, a large U.S. Army training facility during World War I, was located in present-day Memorial Park. When the camp was eventually closed, some of the buildings were relocated to adjacent neighborhoods while others were dismantled and the building materials were used in construction elsewhere, including at Mallalieu Church. The church building and parsonage are significant because they house one of the earliest Methodist Episcopal Church congregations for Blacks in Houston. Also the church building is significant because of its unique design, being constructed in the shape of a plus "+" sign with the flat-roofed bell and pedestrian entry tower being situated at its southwest corner.

**Proposal:** Demolition – Demolish the City Landmarked Mallalieu United Methodist Church and attached parsonage building.  
See enclosed application materials and detailed project description on p. 4-47 for further details.

**Public Comment:** No public comment received.

**Civic Association:** No comment received.

**Recommendation:** Denial - does not satisfy criteria 1, 2, 3, 4 for unreasonable economic hardship; does not satisfy criteria 1, 2, 3 for unusual and compelling circumstance

**HAHC Action:** -

**APPROVAL CRITERIA**

**DEMOLITION OF A LANDMARK, PROTECTED LANDMARK,  
CONTRIBUTING STRUCTURE, OR WITHIN AN ARCHAEOLOGICAL SITE**

Sec. 33-247(a): The issuance of a certificate of appropriateness for the demolition of a landmark, a protected landmark, or a contributing structure, or for the demolition of a building, structure or object on or in an archaeological site shall be subject to the establishment of an **(c) unreasonable economic hardship** or the establishment of an **(d) unusual and compelling circumstance**.

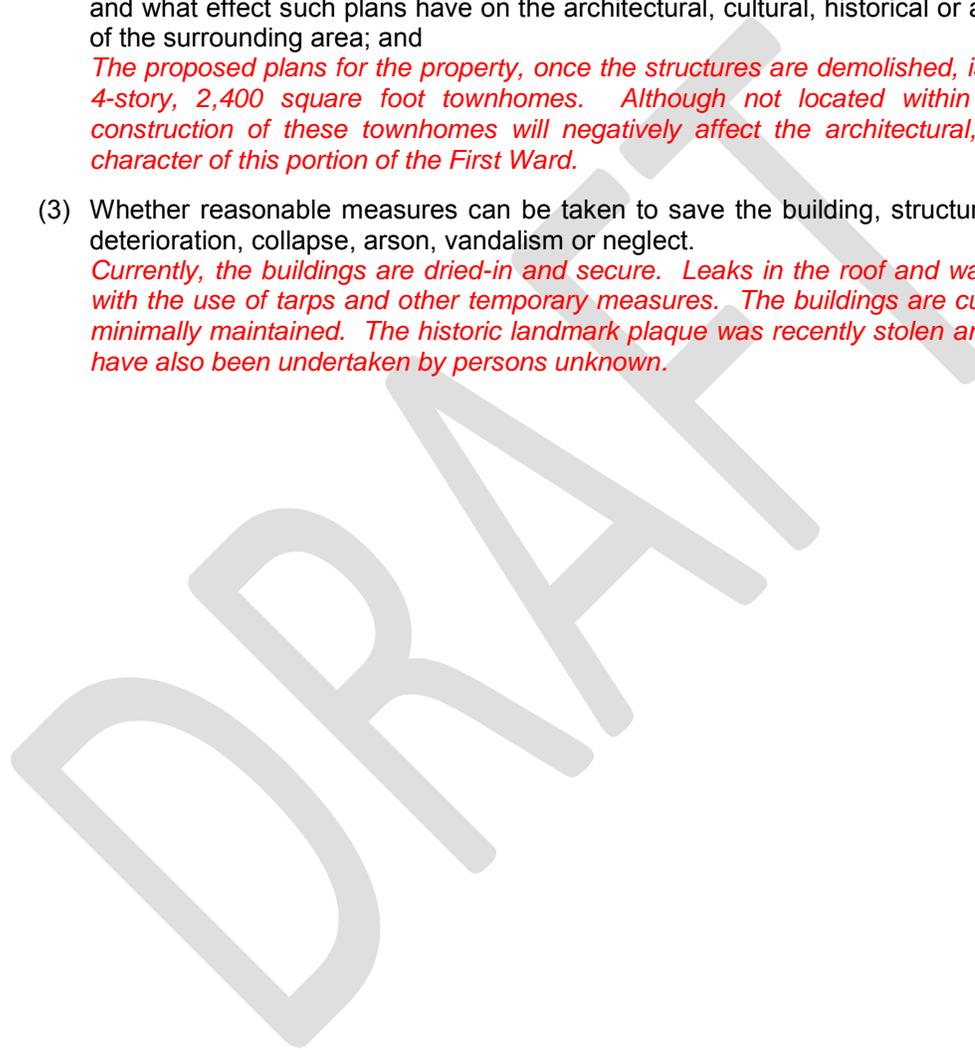
(c) Determination of the existence of an **unreasonable economic hardship** shall be based upon the following criteria:

- | <b>S</b>   | <b>D</b>                            | <b>NA</b>                           | <b>S - satisfies</b> | <b>D - does not satisfy</b> | <b>NA - not applicable</b> |
|--|-------------------------------------|-------------------------------------|----------------------|-----------------------------|----------------------------|
| <input type="checkbox"/>   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                      |                             |                            |
| <p>(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;<br/> <i>Based on the appraisal of the buildings, the structures have a value of \$0.00. Based on estimates provided by the applicant, the proposed rehabilitation cost estimate is \$500,000.00 (\$60,000.00 of the estimate was subtracted because it included the actual cost of demolition). Despite the numerous deficiencies identified in the property inspection, the buildings do not seem to be damaged beyond repair and it is implausible that the existing structures have no value. The current contract for the property is for \$680,000.00 with a listing price of \$1,000,000.00.</i></p> |                                     |                                     |                      |                             |                            |
| <input type="checkbox"/>   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                      |                             |                            |
| <p>(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;<br/> <i>No information regarding the exploration of any possible adaptations of the church and attached parsonage building was provided. The applicant has stated that the intended future use for the site will be 12 single-family townhouses and that the existing historic materials will be disposed of. The townhouses will each be 2,400 square feet and will cost \$110.00 per square foot to construct.</i></p>  |                                     |                                     |                      |                             |                            |
| <input type="checkbox"/>   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                      |                             |                            |
| <p>(3) That efforts to find a purchaser or lessee interested in acquiring the property and preserving it have failed; and<br/> <i>No information regarding any efforts to sell or lease the property to a party interested in preserving the church and attached parsonage building was provided. The owner of the property has a contingent agreement with the applicant to sell the lots and structures with the condition that the existing buildings be demolished.</i></p>  |                                     |                                     |                      |                             |                            |
| <input type="checkbox"/>   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                      |                             |                            |
| <p>(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<br/> <i>Denial of a Certificate of Appropriateness does not financially prevent or seriously interfere with carrying out the mission, purpose, or function of the nonprofit corporation, because although the owner of the property is a nonprofit organization, the current congregation is now defunct and no longer carries out its intended purposes.</i></p>   |                                     |                                     |                      |                             |                            |

OR

(d) Determination of the existence of an **unusual and compelling circumstance** shall be based upon the following criteria:

- (1) That current information does not support the historic or archaeological significance of this building, structure or object or its importance to the integrity of an historic district, if applicable;  
*There is ample amount evidence that shows these to be historic structures eligible for City of Houston Historic Landmark Designation.*
  
- (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 proposed plans for the property, once the structures are demolished, is the construction of 12, 4-story, 2,400 square foot townhomes. Although not located within a historic district, the construction of these townhomes will negatively affect the architectural, cultural, and historical character of this portion of the First Ward.*
  
- (3) Whether reasonable measures can be taken to save the building, structure or object from further deterioration, collapse, arson, vandalism or neglect.  
*Currently, the buildings are dried-in and secure. Leaks in the roof and walls have been mitigated with the use of tarps and other temporary measures. The buildings are currently looked after and minimally maintained. The historic landmark plaque was recently stolen and random acts of repair have also been undertaken by persons unknown.*





PROPERTY LOCATION

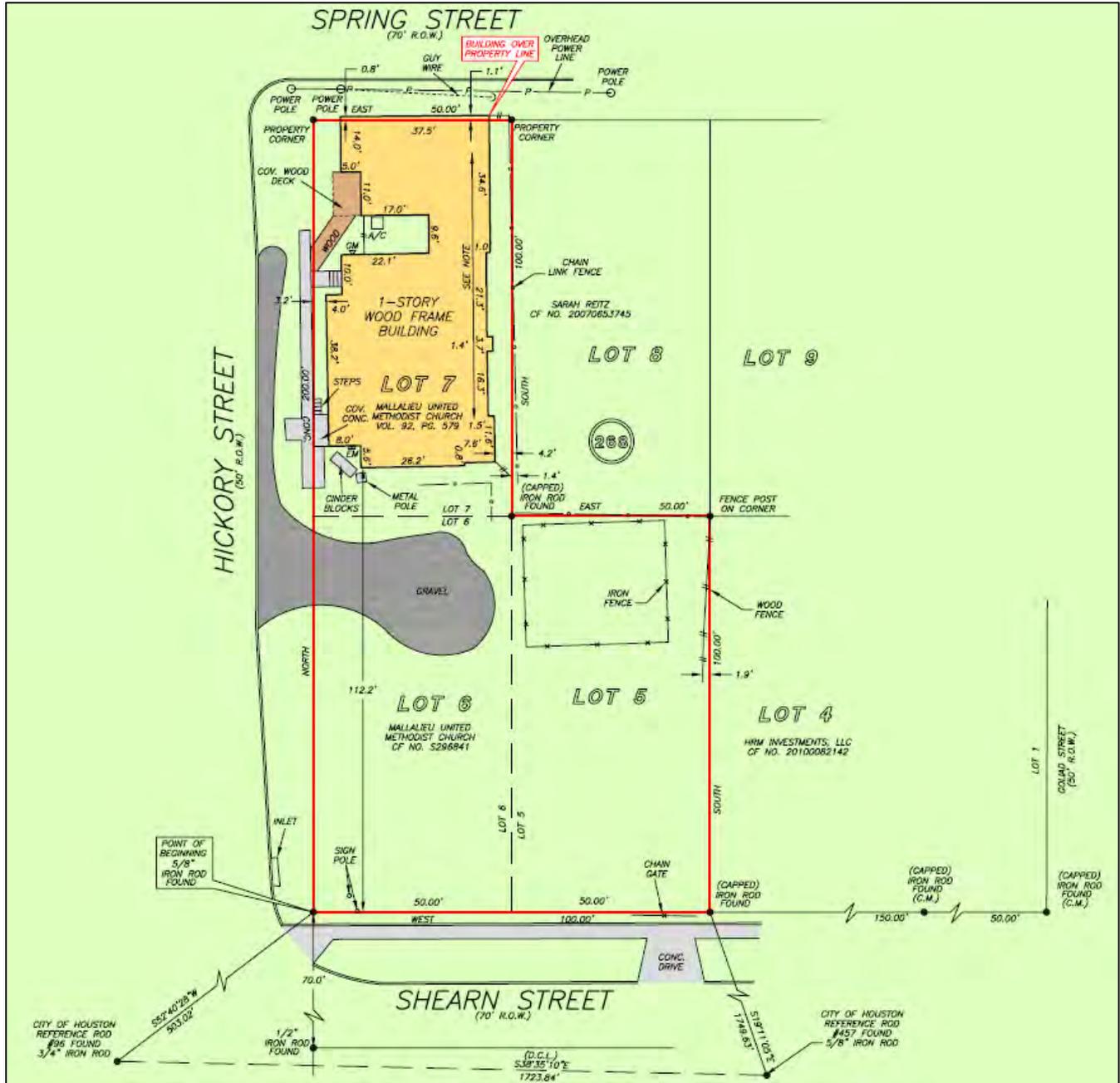
MALLALIEU UNITED METHODIST CHURCH AND PARSONAGE



CURRENT PHOTO



PROPERTY SURVEY



**APPLICATION MATERIALS  
REQUEST FOR DEMOLITION**

Aug. 4, 2014

TO: HISTORIC PRESERVATION

The Mallalieu United Methodist is part of Baker NSBB, Subdivision located in Houston TX. 77077 This is a 69 yr .old all wood Frame Building, built in 1945.

The church sustains a lot of damage in a rainstorm 18 months ago. .Some damage to the roof and causing some Water leaks inside the church. Parts of the ceiling has collapsed inside the church, with the rest of the ceiling tiles are hanging down from ceiling, with a lot of loose tiles. The insulation hanging off the ceiling appears to show signs of mold as do some of the walls inside the building

The Building sits on blocks & the flooring is uneven in some parts of the building. This may due to Foundation problems as some walls inside church show separation of the inside walls in the (Receiving part or lobby area.) . Plus the age a building could be a factor

This, is 69 years old wood frame building, that has a lot of rotten wood all around it. Some parts of the woods are missing possibility due to termites, high winds & rain falling through it. And just weather conditions.

Over a year ago, Church Members decided it was neither a sound structure nor a safe building. And with the fear of mold. It was decided that Mallalieu United Methodist would join in with another church on temporary Basic. Thus the building has been close up, locked up & never to been used again for over a year.

Last year, Mallalieu United Methodist Church, was put on the market for sale with hopes of building a new church. The church was listed for sale with Daniel & Associates @ 15614 S. Post Oak, Houston, Tx . 77053. 281-438-4444. It was of the opinion, that the Church may sale for land value only. Due to the hazardous condition of the building.

*Mallalieu United Methodist Church  
Ethel Dwyer, Secretary/Chairman Pastors Parish*

**APPLICATION MATERIALS**

**TITLE REPORT**



**Profile Report** Additional Reports

1920 HICKORY ST, HOUSTON, TX. 77007 Harris County

**General Property Description**

Map Page/Coord: 493G	School District: Houston ISD	MLS Area: 16
ParcelID : Card 005-093-000-0028-001 : 001	Census Tract/Block: 482015101 / 1	Map Facet: 5355D
Subdivision: NOT CODED		
Legal Desc: PT LT 7 BLK 268 BAKER NSBR		

**Property Characteristics**

Improved SqFt: 870	Built: 1945	Remodeled:
Bedrooms: 03	Baths: 01/	Total Rooms: 5
Foundation:	Swimming Pool: No	Stories: 1.0
Fireplace: No	Exterior Walls:	Misc2:
Style: Traditional	Misc3:	Misc4:
Heat & A/C:	Misc5:	Misc1: OPEN FRAME PORCH PR

**Land Characteristics**

Acreage: 0.0344	Land SqFt: 1,500	Depth: 0
Land Use: Res Imprvd Override - 2001		Front: 0
Latitude: 29.775010	Longitude: -95.371060	

**Deed and Sales Information**

Last Sale Date: 2 Jan 1991	Sales Amount: \$0	MLS No.:
Last Deed Date:	Loan Amount: \$0	Seller:
<a href="#">Deed History</a>	Broker:	CCF#:

**Taxpayer Information** **Owner Information**

Name: MALLALIEU UNITED METHODIST CHU	Name: MALLALIEU UNITED METHODIST CHU
Address: 1918 HICKORY ST	Address: 1918 HICKORY ST
HOUSTON TX 77007-4134	HOUSTON, TX
	77007-4134

**County Appraisal District Property Values**

2013	Change (%)	2012	Change (%)	2011
Total Value: \$0		\$0		\$0
Imprv: \$0				
Land: \$0				
CAD Mkt Val: \$0	Exempt Status: Total		Lot / Block: 7 / 268	

**Taxes**

Tax Entity/Collector	Tax Rate	Bonds Authorized	Bonds Issued	Estimated Tax
Tax Rates	(per \$100.00)			(before exemptions)
CITY OF HOUSTON	0.63875000			\$0.00
HARRIS CO	0.40021000			\$0.00
HARRIS CO DPT EDUC	0.00661700			\$0.00
HARRIS CO FLOOD CONTRL	0.02809000			\$0.00
HARRIS CO HOSPITAL	0.18216000			\$0.00
HOUSTON COMM. COLL	0.09717300			\$0.00
HOUSTON ISD	1.15670000			\$0.00
PORT OF HOUSTON AUTH	0.01052000			\$0.00
<b>Total:</b>	<b>2.52922000</b>			<b>\$0.00</b>

 Data is provided by third parties and is presumed reliable, but not warranted, guaranteed or verified.  
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**APPLICATION MATERIALS**  
**HCAD ASSESSED VALUE**

1/13/2015 Head Acct: 0050930000027

Tuesday, January 13, 2015

Texas Comptroller Leadership Circle

HARRIS COUNTY APPRAISAL DISTRICT

REAL PROPERTY ACCOUNT INFORMATION

0050930000027

Account Number Address Owner Name ?  
13-Digit Number search

Tax Year: 2014

Print E-mail

File A Protest Similar Owner Name Nearby Addresses Same Street Name Related Map 5358D

Ownership History

Owner and Property Information

Owner Name & MALLALIEU UNITED METHODIST CHURCH Legal PT LT 7 BLK 268  
Mailing Address: 1918 HICKORY ST Description: BAKER NSBB  
HOUSTON TX 77007-4134 Property 1918 HICKORY ST  
Address: HOUSTON TX 77007

State Class Code	Land Use Code	Building Class	Total Units
XV -- Other Exempt (Religious)	4620 -- Religious	E	0

Land Area	Building Area	Net Rentable Area	Neighborhood	Market Area	Map Facet	Key Map®
3,500 SF	928	0	5924	4018 -- FM 1960 Interstate 45	5358D	493G

Value Status Information

Capped Account	Value Status	Notice Date	Shared CAD
No	Noticed	04/25/2014	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	ARB Status	2013 Rate	2014 Rate	Online Tax Bill
Total	001	HOUSTON ISD	Certified: 08/15/2014	1.186700	1.196700	View
	040	HARRIS COUNTY	Certified: 08/15/2014	0.414550	0.417310	View
	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	0		Land	0	
Improvement	0		Improvement	0	
Total	0	0	Total	0	0

5-Year Value History

http://www.hcad.org/records/details.asp?crypte=%94%9A%B0%94%BF%84%8D%84zqg%8E%87Dx%5FW%8E%99%A2%D3%89%85C2e%7CU%8A%8... 1/2

**APPLICATION MATERIALS**  
**HCAD ASSESSED VALUE**

1/13/2015 Hcad Acct: 0050930000027

Land  
Market Value Land

Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	4620 -- Religious	SF1	SF	3,500	1.00	1.00	1.00	--	1.00	0	0	0

Building

Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	1945	Religious	8351 -- Single-Family Residence	Low	928	Displayed

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
Cooling Type	None	PORCH, OPEN -C	84
Construction Type	Wood / Steel Joist	BASE AREA PRI	928
Functional Utility	Good		
Heating Type	None		
Partition Type	Normal		
Physical Condition	Good		
Plumbing Type	Adequate		
Sprinkler Type	None		
Exterior Wall	Frame / Res Stucco		
Economic Obsolescence	Normal		
Element	Units		
Wall Height	9		
Interior Finish Percent	100		

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<http://www.hcad.org/records/details.asp?crypt=%04%0A%B0%04%BFg%84%8D%84zg%8E%870xv%5FW%0E%00%A2%D3%89%05%02e%7CU%8A%8...> 2/2

**APPLICATION MATERIALS**  
**CERTIFIED APPRAISAL OF THE PROPERTY**

**PROPERTY ANALYST, INC.**

*Houston ♦ Dallas ♦ Laredo ♦ San Antonio*

October 29, 2014

Interface Investments  
1920 Hickory Street  
Houston, Texas 77007

Attn.: Mr. Thomas R. Bersch

**Re: Appraisal of the building structures located @ 1920 Hickory Street, within the City of Houston, in Harris County, Texas (Mallalieu United Methodist Church)**

Dear Mr. Ellison:

At your request and authorization, we have completed an appraisal report on an appraisal of the above referenced property. The purpose of the accompanying appraisal is to estimate the market value of the fee simple interest in the above referenced property under market conditions prevailing on October 28, 2014, the site visit date.

The appraisal was completed in conformance with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute; the requirements of the Texas Appraisal Licensing and Certification Board; and the Uniform Standards of Professional Appraisal Practice (USPAP) as promulgated by The Appraisal Foundation. Unless otherwise noted, all definitions and methodologies employed within the report can be found in *The Appraisal of Real Estate*, 14<sup>th</sup> edition, or *The Dictionary of Real Estate Appraisal*, 5<sup>th</sup> edition, published by the Appraisal Institute.

Based on the investigation and the analyses of the subject property, and subject to the definitions, assumptions, and limiting conditions, it is our opinion that the market value of the fee simple interest in subject property, as of October 28, 2014, is as follows:

**NO VALUE**

**\$0**

This restricted appraisal report is intended to comply with the reporting requirements set forth under all of Standards Rule 2-2 of the Uniform Standards of Professional Appraisal Practice for a restricted appraisal report. *This report is not intended for any other use or by others than*

*2480 Times Boulevard, Suite 203-B • Houston, Texas 77005 • Tele: (713) 526-4850 • Fax: (713) 526-4813*

**APPLICATION MATERIALS**

**CERTIFIED APPRAISAL OF THE PROPERTY**

Re: 1920 Hickory Street, Houston, Tx.  
October 29, 2014  
Page 2

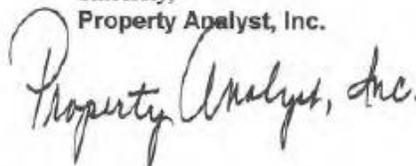
*the client, and is to be used primarily by the client for internal decision-making purposes regarding asset allocation. A reader of this report may not fully understand the appraisal without additional information that is in the appraiser's workfile.*

It should specifically be noted that the foregoing market value estimate is based on the assumption that the subject property is not negatively affected by the existence of hazardous substances deposited thereupon by present or previous owners of the subject site or detrimental environmental conditions. As part of appraisal process, the appraisal of the subject property was based on an *Inspection Report* that was recently prepared by Arsenal Inspection Services of Houston, Texas. As stated in that *Inspection Report* 'No environmental inspections of any kind were performed during this inspection. Even if comments are made regarding certain aspects or issues, inspections and/or any determination of the presence or possible dangers of materials organisms or microbial organisms including, but not limited to asbestos, lead, formaldehyde, mildew, molds, fungi, etc. are specifically excluded from the inspection and from this report. If you have any concerns over the presence or possible future growth of any of these type items, you should, as part of your due diligence, have the environmental inspections of your choice performed on the house prior to closing.' The appraiser has also not taken into account any affects regarding the presence or lack of presence regarding these potential issues. Should an inspection or tests be made by a professional qualified in this area and such an inspection revealed the existence of hazardous substances and/or detrimental environmental conditions, the market value estimated herein may not be valid.

Assuming adequate exposure and normal marketing efforts: the estimated exposure time (i.e., the length of time the subject property would have been exposed for sale in the market had it sold at the market value concluded in this analysis as of the date of this valuation) would have been within about 12 months; the estimated marketing time (i.e., the amount of time it would probably take to sell the subject property if exposed in the market beginning on the date of this valuation) is estimated to be within about 12 months.

This transmittal letter and following certification of appraisal are a part of the oral given Appraisal Report, describing the subject property and containing the reasoning and pertinent data leading to the opinion of value. Your attention is directed to the *General Assumptions and Limiting Conditions* which are considered usual for this type assignment and have been included at the beginning of the report. Also, please consult the *Extraordinary Assumptions and Limiting Conditions* that have been included solely for this assignment. A copy of this report, along with the working papers from which it was prepared, have been retained in our files.

Sincerely,  
Property Analyst, Inc.



File #14-82



**APPLICATION MATERIALS  
REAL ESTATE CONTRACT**

Commercial Contract - Improved Property concerning 1920 Hickory St, 1918 Hickory & 1320 Shearn St. Houston, Tx. 77007

*NOTICE: Chapter 62, Texas Property Code, authorizes a broker to secure an earned commission with a lien against the Property.*

C. The parties may not amend this Paragraph 9 without the written consent of the brokers affected by the amendment.

**10. CLOSING:**

- A. The date of the closing of the sale (closing date) will be on or before the later of:
  - (1)  \_\_\_\_\_ days after the expiration of the feasibility period.
  - Oct 15, 2014 (specific date).
  - Will be extended if necessary to remove church from Historic Preserve
  - (2) 7 days after objections made under Paragraph 6D have been cured or waived.
- B. If either party fails to close by the closing date, the non-defaulting party may exercise the remedies in Paragraph 15.
- C. At closing, Seller will execute and deliver to Buyer, at Seller's expense, a  general  special warranty deed. The deed must include a vendor's lien if any part of the sales price is financed. The deed must convey good and indefeasible title to the Property and show no exceptions other than those permitted under Paragraph 6 or other provisions of this contract. Seller must convey the Property:
  - (1) with no liens, assessments, or Uniform Commercial Code or other security interests against the Property which will not be satisfied out of the sales price, unless securing loans Buyer assumes;
  - (2) without any assumed loans in default; and
  - (3) with no persons in possession of any part of the Property as lessees, tenants at sufferance, or trespassers except tenants under the written leases assigned to Buyer under this contract.
- D. At closing, Seller, at Seller's expense, will also deliver to Buyer:
  - (1) tax statements showing no delinquent taxes on the Property;
  - (2) a bill of sale with warranties to title conveying title, free and clear of all liens, to any personal property defined as part of the Property in Paragraph 2 or sold under this contract;
  - (3) an assignment of all leases to or on the Property;
  - (4) to the extent that the following items are assignable, an assignment to Buyer of the following items as they relate to the Property or its operations:
    - (a) licenses and permits;
    - (b) maintenance, management, and other contracts; and
    - (c) warranties and guaranties;
  - (5) a rent roll current on the day of the closing certified by Seller as true and correct;
  - (6) evidence that the person executing this contract is legally capable and authorized to bind Seller
  - (7) an affidavit acceptable to the title company stating that Seller is not a foreign person or, if Seller is a foreign person, a written authorization for the title company to: (i) withhold from Seller's proceeds an amount sufficient to comply applicable tax law; and (ii) deliver the amount to the Internal Revenue Service together with appropriate tax forms; and
  - (8) any notices, statements, certificates, affidavits, releases, and other documents required by this contract, the commitment, or law necessary for the closing of the sale and the issuance of the title policy, all of which must be completed and executed by Seller as necessary.
- E. At closing, Buyer will:
  - (1) pay the sales price in good funds acceptable to the title company;
  - (2) deliver evidence that the person executing this contract is legally capable and authorized to bind Buyer;
  - (3) sign and send to each tenant in the Property a written statement that:
    - (a) acknowledges Buyer has received and is responsible for the tenant's security deposit; and
    - (b) specifies the exact dollar amount of the security deposit;

(TAR-1801) 4-1-14

Initialed for Identification by Seller: [Signature] and Buyer: [Signature]

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Produced with software by eScribe, 19020 Pleasant Hill Road, Dallas, Texas 75243. [www.escribe.com](http://www.escribe.com)

1920 HICKORY [unclear]

**APPLICATION MATERIALS**  
**INSPECTION REPORT SUMMARY**

*Arsenal Inspection Services*  
Property Inspection Report



1920 Hickory St, Houston, Texas 77007  
Inspection prepared for: Tom Bersch  
Date of Inspection: 9/24/2014 Time: 11:00  
Age of Home: Unknown Size: 1750 sq ft

Inspector: Abner Brown Jr.  
TREC License #20495  
2319 Cobbdale Lane, Houston, TX 77014  
Phone: 713.501.3134  
Email: [REDACTED]

**APPLICATION MATERIALS**  
**INSPECTION REPORT SUMMARY**

Arsenal Inspection Services		1920 Hickory St. Houston, Texas	
<b>PROPERTY INSPECTION REPORT</b>			
Prepared For:	Tom Bersch <small>(Name of Client)</small>		
Concerning:	1920 Hickory St. Houston Texas, 77007 <small>(Address or Other Identification of Inspected Property)</small>		
By:	Abner Brown Jr., TREC License #20495 <small>(Name and License Number of Inspector)</small>	9/24/2014 <small>(Date)</small>	
	<small>(Name and License Number of Sponsoring Inspector)</small>		
<b>PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES</b>			
<p>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.</p> <p>This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at <a href="http://www.trec.texas.gov">www.trec.texas.gov</a>.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p><b>THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS.</b> 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 or future reports.</p> <p><b>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.</b> 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.</p>			
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**APPLICATION MATERIALS**  
**INSPECTION REPORT SUMMARY**

STRUCTURAL SYSTEMS		Report Summary
Page 6 Item: A	Foundations	<p>Could not fully inspect the crawspace of the foundation due to an adequate access or clearance to the crawspace. Access should be at least 18 inches we only have nine available.</p> <p>From the inspectors vantage point, there appears to be radical shifting of the peers supporting the beams for the foundation of the structure causing significant movement and damage to the walls of exterior interior of the structure</p> <p>Termite shields missing between piers and the beams</p> <p>After examining the failure of the wall systems, unlevel interior floors along with the shifting of piers underneath the structure, it is the inspectors opinion that the foundation does not appear to be performing as intended. The inspector recommends contacting a structural engineer to evaluate as the inspector believes that the structure is possibly unsafe for usage.</p>
Page 8 Item: B	Grading and Drainage	<p>Vegetation too close to structure.</p> <p>Excessive vegetation growing on the sides of the structure, this vegetation contains moisture that can damage the structure</p> <p>Recommend contacting a landscaping specialist to evaluate the improvement of grading and drainage</p>

**APPLICATION MATERIALS**  
**INSPECTION REPORT SUMMARY**

Arsenal Inspection Services		1920 Hickory St, Houston, Texas
Page 11 Item: C	Roof Covering Materials	<p>Flashing is bent</p> <p>Flashing is lifting</p> <p>Flashing rusted</p> <p>Lifting at seams</p> <p>Roof is weathered</p> <p>Shingles lifting</p> <p>Broken shingles</p> <p>Deteriorated shingles</p> <p>Areas of the roof have been patched.</p> <p>Deteriorated soffits</p> <p>Deteriorated fascia boards</p> <p>Awning for the main entrance to the structure is severely damaged and appears to be only held in place by the gutter that is strapped to the stairway/entrance ramp to the main entrance.</p> <p>B vent for the heating system does not extend high enough above the roof covering of the structure</p>
Page 14 Item: D	Roof Structure and Attics	<p>Ridgeboard is smaller than the rafters attached to it, recommend adding an extension to support the rafters for the roof.</p> <p>There is some evidence pointing to the rafters slightly twisting and rotating due to lack of support from a smaller ridgeboard</p> <p>Roof decking appears damaged in certain areas</p> <p>Ladder for attic access is damaged.</p>

**APPLICATION MATERIALS**  
**INSPECTION REPORT SUMMARY**

Arsenal Inspection Services		1920 Hickory St, Houston, Texas
Page 17 Item: E	Walls (Interior and Exterior)	<p>Observed the presence of an organic fungal growth, mold like in appearance, recommend further investigation by a qualified state licensed Mold Assessment Consultant.</p> <p>Exterior walls are deteriorated in some places, most likely due to moisture and in some cases possible insect damage.</p> <p>Damaged exterior panels to the siding, appears to be moisture related.</p> <p>Panels of the exterior siding are missing</p> <p>Some panels on the exterior siding are loose and can allow moisture to penetrate the inside of the structure</p> <p>A section of siding is missing and the structures only protected by the vapor barrier placed to prevent water from entering the structure</p> <p>Large cracks in the interior walls</p> <p>Walls are separating at the corners due to significant movement of the structure</p>
Page 21 Item: F	Ceilings and Floors	<p>Observed the presence of an organic fungal growth, mold like in appearance, recommend further investigation by a qualified state licensed Mold Assessment Consultant.</p> <p>Large areas of the ceiling in the main area of the structure have collapsed</p> <p>Sections of drywall and all area have caved in due to moisture</p> <p>Floors are not level. Indicates possible movement of the foundation.</p>
Page 23 Item: G	Doors (Interior & Exterior)	<p>Main entrance doors to the main interior area of the structure do not close properly</p> <p>Door to the office area gets hung on the floor area from where the foundation has shifted</p> <p>Rear exterior door does not close properly</p>
Page 25 Item: H	Windows	<p>Broken Window(s)</p> <p>Frames around some windows are severely deteriorated due to moisture penetration</p>
<b>HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS</b>		
Page 27 Item: C	Duct Systems, Chases, and Vents	Duct system is damaged

APPLICATION MATERIALS  
INSPECTION REPORT

Arsenal Inspection Services 1920 Hickory St, Houston, Texas

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

I NI NP D

I. STRUCTURAL SYSTEMS

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Arsenal Inspection Services 1920 Hickory St, Houston, Texas

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A. Foundations

Type of Foundation(s):  
• Crawlspace Foundation(pier and beam)  
Comments:

All deficient items in need of attention are listed in RED, items noted for information listed in BLACK. Deficiencies of note requiring special attention are preceded and followed by asterisks. All findings are as of the date and time of the inspection. Property conditions change with time and use.

Items noted during the visual inspection that require comment, are in need of repair, adjustment, restoration, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Foundation comments: (pier and beam)  
Homes built on a pier & beam construction may have heating ductwork, plumbing, gas, and electrical lines running beneath the home in a crawl space. Clearance of at least 18" is required to inspect a crawl space and the area is required to be dry at time of the inspection.  
Because some structural movement is tolerated in the Houston area, evaluation of foundation performance is, largely, subjective. Expansive soil conditions are common in this area and can adversely affect the performance of a foundation. Geological evaluations are beyond the scope of this inspection. A professional Structural Geo-Tech Engineer should be consulted prior to closing if client is concerned by conditions listed in this report.  
Our evaluation of the foundation is a visual review and represents the opinion of the inspector based on his personal experience with similar homes. The inspection does not predict or guarantee future performance. Inspectors do not have access to information on how the home was constructed or if an engineered analysis of the underlying soils was performed. If more information is required on the type of soil in correlation to the type of foundation or future stability of the foundation, then the services of a Professional Structural Geo-Tech engineer would be required.

Could not fully inspect the crawlspace of the foundation due to an adequate access or clearance to the crawlspace. Access should be at least 18 inches we only have nine available

From the inspectors vantage point, there appears to be critical shifting of the piers supporting the beams for the foundation of the structure causing significant movement and damage to the walls of exterior interior of the structure

Termite shields missing between piers and the beams

After examining the failure of the wall systems, uneven interior floors along with the shifting of piers underneath the structure, it is the inspectors opinion that the foundation does not appear to be performing as intended. The inspector recommends contacting a structural engineer to evaluate as the inspector believes that the structure is possibly unsafe for usage.

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APPLICATION MATERIALS  
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Arsenal Inspection Services 1920 Hickory St, Houston, Texas

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Could not fully inspect the crawlspace of the foundation due to an adequate access or clearance to the crawlspace. Access should be at least 18 inches we only have nine available.

From the inspectors vantage point, there appears to be radical shifting of the piers supporting the beams for the foundation of the structure causing significant movement and damage to the walls of exterior interior of the structure




Piers appear to be shifting

Termite shields missing between piers and the beams

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Arsenal Inspection Services 1920 Hickory St, Houston, Texas

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Piers appear to be shifting

Piers appear to be shifting




Flooring is not level

Flooring is not level

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APPLICATION MATERIALS

INSPECTION REPORT

Arsenal Inspection Services 1920 Hickory St, Houston, Texas

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B. Grading and Drainage

Comments:

All deficient items in need of attention are listed in RED, items noted for information listed in BLACK. Deficiencies of note requiring special attention are preceded and followed by asterisks. All findings are as of the date and time of the inspection. Property conditions change with time and use.

Items noted during the visual inspection that require comment, are in need of repair, adjustment, restoration, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Information Notes: With slab foundations, the soil should be kept at 4 inches below the brickledge, 6 inches for siding. The final grade should slope away from the house at a rate of 6 inches in ten feet. Inadequate clearance can allow water to enter through the weep holes causing interior damages. Please note that grading and drainage was examined around the foundation perimeter only. Grading and drainage at other areas of the property are not included within the scope of this inspection. Proper clearance will also help in detecting wood destroying insects if they try to enter from a visible point outside the home. High soil around a home is conducive for wood destroying insects. Extensive vegetation next to the home or growing on the home can promote moisture damage and wood deterioration to the siding and structure. It is recommended to keep all vegetation away from the home to allow for proper ventilation between the home and vegetation.

Vegetation too close to structure.

Excessive vegetation growing on the sides of the structure, this vegetation contains moisture that can damage the structure

Recommend contacting a landscaping specialist to evaluate the improvement of grading and drainage

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Arsenal Inspection Services 1920 Hickory St, Houston, Texas

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Excessive vegetation growing on the sides of the structure, this vegetation contains moisture that can damage the structure

Excessive vegetation growing on the sides of the structure, this vegetation contains moisture that can damage the structure

Vegetation too close to structure.

Vegetation too close to structure.

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APPLICATION MATERIALS  
INSPECTION REPORT

Arsenal Inspection Services 1920 Hickory St, Houston, Texas

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

I NI NP D



Excessive vegetation in the yard

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Arsenal Inspection Services 1920 Hickory St, Houston, Texas

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I NI NP D

C. Roof Covering Materials

Type(s) of Roof Covering:  
 \* Composition shingles noted.  
 Viewed From:  
 \* Roof  
 \* Ladder  
 \* Ground with Binoculars  
 Comments:

All deficient items in need of attention are listed in RED, items noted for information listed in BLACK. Deficiencies of note requiring special attention are preceded and followed by asterisks. All findings are as of the date and time of the inspection. Property conditions change with time and use.

Items noted during the visual inspection that require comment, are in need of repair, adjustment, restoration, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Flashing is bent  
 Flashing is lifting  
 Flashing rusted  
 Lifting at seams  
 Roof is weathered  
 Shingles lifting  
 Broken shingles  
 Deteriorated shingles  
 Areas of the roof have been patched.  
 Deteriorated soffits  
 Deteriorated fascia boards

Awning for the main entrance to the structure is severely damaged and appears to be only held in place by the gutter that is strapped to the stairway/entrance ramp to the main entrance.

B vent for the heating system does not extend high enough above the roof covering of the structure

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APPLICATION MATERIALS  
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Arsenal Inspection Services 1920 Hickory St, Houston, Texas

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Flashing is lifting

Deteriorated fascia boards

Lifting at seams

Deteriorated shingles

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Arsenal Inspection Services 1920 Hickory St, Houston, Texas

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Areas of the roof have been patched.

Deteriorated shingles

Flashing is lifting

B vent for the heating system does not extend high enough above the roof covering of the structure

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APPLICATION MATERIALS  
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I NI NP D



B vent for the heating system does not extend high enough above the roof covering of the structure

D. Roof Structure and Attics

Viewed From:  
• Attic

Approximate Average Depth of Insulation:  
• Bait Insulation Present  
• No vertical insulation present in the attic

Comments:

All deficient items in need of attention are listed in RED, items noted for information listed in BLACK. Deficiencies of note requiring special attention are preceded and followed by asterisks. All findings are as of the date and time of the inspection. Property conditions change with time and use.

Items noted during the visual inspection that require comment, are in need of repair, adjustment, restoration, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Ridgeboard is smaller than the rafters attached to it, recommend adding an extension to support the rafters for the roof.

There is some evidence pointing to the rafters slightly twisting and rotating due to lack of support from a smaller ridgeboard

Roof decking appears damaged in certain areas

Ladder for attic access is damaged.

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Arsenal Inspection Services 1920 Hickory St, Houston, Texas

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I NI NP D



Ridgeboard is smaller than the rafters attached to it, recommend adding an extension to support the rafters for the roof.

There is some evidence pointing to the rafters slightly twisting and rotating due to lack of support from a smaller ridgeboard



Roof decking appears damaged in certain areas, could be insect related.

Roof decking appears damaged in certain areas

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APPLICATION MATERIALS  
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Arsenal Inspection Services 1920 Hickory St, Houston, Texas

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Roof decking appears damaged in certain areas



Ladder for attic access is damaged.

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Arsenal Inspection Services 1920 Hickory St, Houston, Texas

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E. Walls (Interior and Exterior)

Wall Materials:  
 \* Exterior walls are made of wood  
 \* Interior walls are made of Drywall  
 \* Interior walls are made of paneling  
 Comments:

All deficient items in need of attention are listed in RED, items noted for information listed in BLACK. Deficiencies of note requiring special attention are preceded and followed by asterisks. All findings are as of the date and time of the inspection. Property conditions change with time and use.

Items noted during the visual inspection that require comment, are in need of repair, adjustment, restoration, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Observed the presence of an organic fungal growth, mold like in appearance, recommend further investigation by a qualified state licensed Mold Assessment Consultant.

Exterior walls are deteriorated in some places, most likely due to moisture and in some cases possible insect damage.

Damaged exterior panels to the siding, appears to be moisture related.

Panels of the exterior siding are missing

Some panels on the exterior siding are loose and can allow moisture to penetrate the inside of the structure

A section of siding is missing and the structures only protected by the vapor barrier placed to prevent water from entering the structure

Large cracks in the interior walls

Walls are separating at the corners due to significant movement of the structure

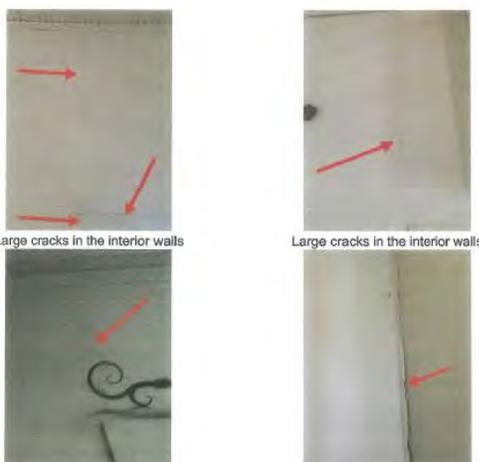
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APPLICATION MATERIALS  
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Arsenal Inspection Services 1920 Hickory St, Houston, Texas

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Large cracks in the interior walls

Large cracks in the interior walls

Large cracks in the interior walls

Walls are separating at the corners due to significant movement of the structure

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Arsenal Inspection Services 1920 Hickory St, Houston, Texas

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I	NI	NP	D
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Damaged exterior panels to the siding, appears to be moisture related.

Panels of the exterior siding are missing

Exterior walls are deteriorated in some places, most likely due to moisture and in some cases possible insect damage.

Some panels on the exterior siding are loose and can allow moisture to penetrate the inside of the structure

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APPLICATION MATERIALS

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Red arrows point to missing siding panels on the exterior wall.

Panels of the exterior siding are missing



Red arrow points to a section of missing siding where a vapor barrier is visible.

A section of siding is missing and the structures only protected by the vapor barrier placed to prevent water from entering the structure



Observed the presence of an organic fungal growth, mold like in appearance, recommend further investigation by a qualified state licensed Mold Assessment Consultant.



Observed the presence of an organic fungal growth, mold like in appearance, recommend further investigation by a qualified state licensed Mold Assessment Consultant.

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

I	NI	NP	D
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F. Ceilings and Floors

Ceiling & Floor Materials:

- Ceiling is made of drywall
- Ceiling has tile squares on it

Comments:

All deficient items in need of attention are listed in RED, items noted for information listed in BLACK. Deficiencies of note requiring special attention are preceded and followed by asterisks. All findings are as of the date and time of the inspection. Property conditions change with time and use.

Items noted during the visual inspection that require comment, are in need of repair, adjustment, restoration, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Observed the presence of an organic fungal growth, mold like in appearance, recommend further investigation by a qualified state licensed Mold Assessment Consultant.

Large areas of the ceiling in the main area of the structure have collapsed

Sections of drywall and all area have caved in due to moisture

Floors are not level. Indicates possible movement of the foundation.



Observed the presence of an organic fungal growth, mold like in appearance, recommend further investigation by a qualified state licensed Mold Assessment Consultant.



Observed the presence of an organic fungal growth, mold like in appearance, recommend further investigation by a qualified state licensed Mold Assessment Consultant.

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APPLICATION MATERIALS  
INSPECTION REPORT

Arsenal Inspection Services 1920 Hickory St, Houston, Texas

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

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Sections of drywall and all area have caved in due to moisture

Large areas of the ceiling in the main area of the structure have collapsed

Large areas of the ceiling in the main area of the structure have collapsed

Floors are not level. Indicates possible movement of the foundation.

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Arsenal Inspection Services 1920 Hickory St, Houston, Texas

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

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I	NI	NP	D



Observed the presence of an organic fungal growth, mold like in appearance, recommend further investigation by a qualified state licensed Mold Assessment Consultant.

G. Doors (Interior & Exterior)

Comments:

All deficient items in need of attention are listed in RED, items noted for information listed in BLACK. Deficiencies of note requiring special attention are preceded and followed by asterisks. All findings are as of the date and time of the inspection. Property conditions change with time and use.

Items noted during the visual inspection that require comment, are in need of repair, adjustment, restoration, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Main entrance doors to the main interior area of the structure do not close properly

Door to the office area gets hung on the floor area from where the foundation has shifted

Rear exterior door does not close properly

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APPLICATION MATERIALS  
INSPECTION REPORT

Arsenal Inspection Services 1920 Hickory St, Houston, Texas

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Main entrance doors to the main interior area of the structure do not close properly

Door to the office area gets hung on the floor area from where the foundation has shifted



Rear exterior door does not close properly

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Arsenal Inspection Services 1920 Hickory St, Houston, Texas

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

I	NI	NP	D
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H. Windows

Window Types:  
 • Stationary style windows  
 • Windows are made of wood

Comments:  
 All deficient items in need of attention are listed in RED, items noted for information listed in BLACK. Deficiencies of note requiring special attention are preceded and followed by asterisks. All findings are as of the date and time of the inspection. Property conditions change with time and use.

Items noted during the visual inspection that require comment, are in need of repair, adjustment, restoration, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:

Broken Window(s)

Frames around some windows are severely deteriorated due to moisture penetration



Broken Window(s)

Broken Window(s)

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APPLICATION MATERIALS  
INSPECTION REPORT

Arsenal Inspection Services 1920 Hickory St, Houston, Texas

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

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
  <p>Broken Window(s)</p> <p>Frames around some windows are severely deteriorated due to moisture penetration</p>			
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I. Stairways (Interior & Exterior)			
Comments:			
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
J. Fireplaces and Chimneys			
Locations:			
Types:			
Comments:			
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
K. Porches, Balconies, Decks, and Carports			
Comments:			
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
L. Other			
Materials:			
Comments:			
II. ELECTRICAL SYSTEMS			
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A. Service Entrance and Panels			
Panel Locations:			
Materials & Amp Rating:			
Comments:			
Not inspected per clients request			

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Arsenal Inspection Services 1920 Hickory St, Houston, Texas

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

I	NI	NP	D
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. Branch Circuits, Connected Devices, and Fixtures			
Type of Wiring:			
Comments:			
Not inspected per clients request			
III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS			
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A. Heating Equipment			
Type of Systems:			
Energy Sources:			
Comments:			
Not inspected per clients request			
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. Cooling Equipment			
Type of Systems:			
Comments:			
Not inspected per clients request			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C. Duct Systems, Chases, and Vents			
Comments:			
All deficient items in need of attention are listed in RED, items noted for information listed in BLACK. Deficiencies of note requiring special attention are preceded and followed by asterisks. All findings are as of the date and time of the inspection. Property conditions change with time and use.			
Items noted during the visual inspection that require comment, are in need of repair, adjustment, restoration, continuation of the due diligence process and/or servicing or items noted for information include but are not limited to:			
Cooling and heat are supplied by a duct system. Ducts are a source of indoor air quality contamination and should be cleaned periodically as an investment in your personal environmental hygiene. Environmental evaluations are beyond the scope of this inspection, if you are concerned with the indoor air quality, we recommend contacting a member of the American Society of Industrial Hygienist to perform air quality testing.			
Duct system is damaged			

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APPLICATION MATERIALS  
INSPECTION REPORT

Arsenal Inspection Services 1920 Hickory St. Houston, Texas

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I	NI	NP	D
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Duct system is damaged

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution System and Fixtures  
Location of Water Meter:  
Location of Main Water Supply Valve:  
Comments:  
Not inspected per clients request

B. Drains, Wastes, and Vents  
Comments:  
Not inspected per clients request

C. Water Heating Equipment  
Energy Source:  
Capacity:  
Comments:  
Not inspected per clients request

D. Hydro-Massage Therapy Equipment  
Comments:

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Arsenal Inspection Services 1920 Hickory St. Houston, Texas

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I	NI	NP	D
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E. Other  
Materials:  
Comments:

V. APPLIANCES

A. Dishwashers  
Comments:

B. Food Waste Disposers  
Comments:

C. Range Hood and Exhaust Systems  
Comments:

D. Ranges, Cooktops, and Ovens  
Comments:

E. Microwave Ovens  
Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters  
Comments:

G. Garage Door Operators  
Door Type:  
Comments:

H. Dryer Exhaust Systems  
Comments:

I. Other  
Observations:

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APPLICATION MATERIALS

INTERIOR PHOTOS



Front Door - Entrance



Hallway between Offices & Parsonage of Building  
approx. 25' to 30' wide



Opposite Side of Hallway



Room - Appears to be original living area  
Church



Current location - Appears to have been used  
for kitchen through part of building



Close-up picture of former kitchen area  
with the original floor of the building



Fallen debris from collapsed ceiling - An



Bottom view of former kitchen -



Another view of present area with  
debris

APPLICATION MATERIALS

EXTERIOR PHOTOS



2. Street  
view  
of  
the  
church  
from  
the  
street

3. Street  
view  
of  
the  
church  
from  
the  
street



4. Close  
up  
of  
the  
roof



5. Roof  
view  
to  
be  
restored



6. Back  
side  
of  
church



7. Close  
up  
of  
the  
door



8. Front  
side  
of  
church  
to  
be  
restored



9. Church  
view  
from  
the  
street



10. Church  
view  
from  
the  
street



11. Church  
view  
from  
the  
street

APPLICATION MATERIALS

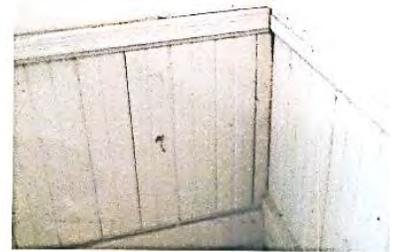
INTERIOR PHOTOS



Remaining base of Church + Parsonage wall  
separation



Bathroom



Bathroom Cabin



Areas to be mold remediation



Office - More inspection to be in  
Kitchen



Remaining Kitchen



Kitchen Cabin



Kitchen



Kitchen

APPLICATION MATERIALS

INTERIOR PHOTOS



removing tiles on back side inside Church



Pattern of tiles from College building



close up of broken tiles



The surface walls appear to be separating from walls



Small Room of separating Plaster



Separation appears to have already occurred on bathroom walls



more only separating of wall in bathroom



blue gate of bathroom - walls



Continuing of separation in bathroom walls

APPLICATION MATERIALS

INTERIOR PHOTOS



Front View of Church - Temporary Ceiling - 4/15/12



Stone Wall - Front of Church



Close up of stone wall and wooden cross - view from front of church - 4/15/12



View of ceiling in front of church



View of ceiling in front of church (Close up)



View of ceiling in front of church (Close up)



View of ceiling in front of church



View of ceiling in front of church



View of ceiling in front of church

APPLICATION MATERIALS

INTERIOR PHOTOS



MISSING TILES IN CHURCH SANCTUARY



(HOLE IN CEILING) TILE IN CHURCH SANCTUARY



WOOD PANELING IN CHURCH SANCTUARY (SEE PHOTO)



MISSING TILES ON CEILING OF CHURCH SANCTUARY



WOOD PANELING IN CHURCH SANCTUARY (SEE PHOTO)



WOOD PANELING IN CHURCH SANCTUARY (SEE PHOTO)



MISSING TILES ON CEILING OF CHURCH SANCTUARY



WOOD PANELING IN CHURCH SANCTUARY (SEE PHOTO)



WOOD PANELING IN CHURCH SANCTUARY (SEE PHOTO)

APPLICATION MATERIALS  
EXTERIOR PHOTOS



Rotten wood & missing Boards - Back of Church



Close up picture - Back of Church



Side of Building



More rotten wood - Side entrance -



Rotten wood on back - side of Church -



Different view of wall separation on the outside walls (side of church)



what appears to be separation of the outside walls - on side of Church -



more rotten wood & missing Boards



Back side - rotten wood & missing Boards

APPLICATION MATERIALS

EXTERIOR PHOTOS



Rear exterior of Church



Different side of Church



Side entrance of Church (entrance)



Front entrance to Church (shown by 3rd picture) Church out



Front Entrance to Parsonage - look up! Parsonage next - Address # -



Walk way leading to Front of Church



Church entrance -



Side profile of Church



Close up picture of side of Church

**APPLICATION MATERIALS**  
**REHABILITATION COSTS**

# **Bishop Building Company**

1335 Tulane • Houston, Texas 77008 • 713-619-3847 • Fax 713-862-1205

Date : October 29<sup>th</sup> 2014

Job #: Hickory114

Company: Hickory Church  
1920 Hickory  
Houston, Texas

Bishop Building Company would like to offer this proposal for work to be done at - "1920 Hickory"

Plans, Permit & Insurance - \$ 9,000.00

- Permits for this project
- Maintain General liability, and workers Compensation Insurance for this Project.

Demolition - \$ 60,000.00

- Remove all drywall, rotten wood framing, shingles, and siding.
- Remove all wiring.
- Remove all plumbing pipes.
- Remove all debris from project.

Wood Framing - \$ 176,000.00

- Complete structural framing repairs, floor, wall, ceiling, and roof.
- Remove rotten base plates, and studs due to water damage to exterior wall. Install new base plates, and add sister studs to the existing studs to complete repair of entire exterior.
- Replace all floor joist.
- Replace all floor decking.
- Replace all structural studs, plates, and joist.
- Install new hardie siding through out exterior.
- Install all new Windows, and doors to match.

Roofing - \$ 34,000.00

- Install #15 felt to decking.
- flash all Valleys with galvanized Metal.
- Install 30 year Elk Prestige 1 Composition shingles.

**APPLICATION MATERIALS  
REHABILITATION COSTS**

**Plumbing – \$ 45,000.00**

- Complete new ground up rough in per national Codes.
- Install all new water lines, and drains.
- Install all new plumbing fixtures, provided in this proposal.

**Electrical - \$ 56,000.00**

- Complete home rewire per national Codes.
- Install owner provided Light fixtures.
- Trim out all switches, and plugs included in price.

**HVAC - \$ 46,000.00**

- Remove all existing duct work, and replace with G-Km Thermaflex flexible duct through out.
- Change out 8 Register boxes as discussed.
- Reinstall remaining register boxes that were not installed correctly.
- Relocate Return Air as discussed.

**Flooring - \$ 48,000.00**

- Remove all carpet
- Sand, Stain, and finish 2<sup>nd</sup> floor existing 2x6 subflooring.
- Install laminated wood flooring through out first floor.

**Insulation - \$ 22,000.00**

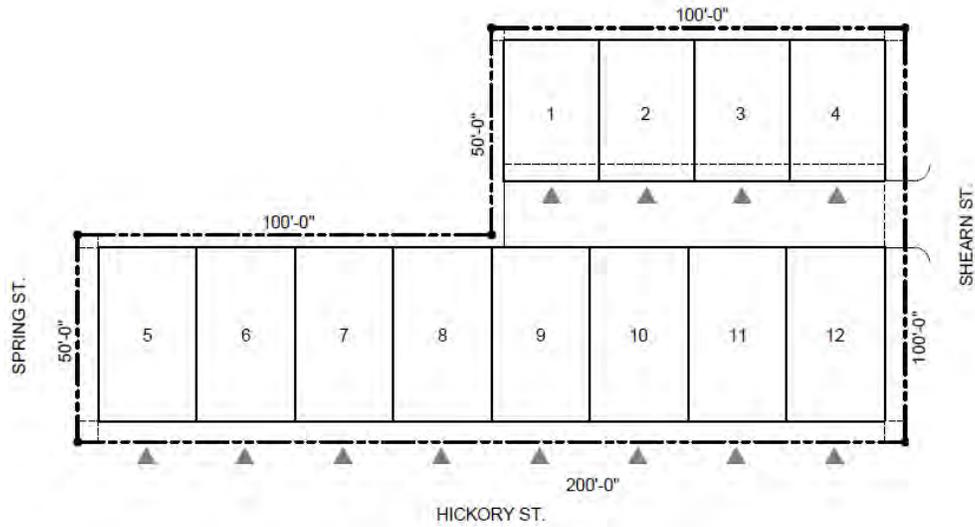
- Install R-19 in walls, and ceilings.
- Install R-30 in floor joist.

**Painting & Drywall - \$ 64,000.00**

- Provide & Install all missing drywall, and drywall needed to complete new framing through out house.
- Skim, float, sand, and finish all new drywall, and drywall repairs.
- Prep, prime, and paint all interior walls, and ceilings, and trim work through out house with 2 coats of Sherwin Williams Paint or better.

**Proposal Total – 560,000.00**

APPLICATION MATERIALS  
FUTURE PLANS FOR SITE



**APPLICATION MATERIALS**

**FUTURE PLANS FOR SITE**



**APPLICATION MATERIALS**  
**FUTURE PLANS FOR SITE**



Townhouse plans that are planned for the site after the church is demolished

1. I have sent you plans to build 12 townhouse.

- Cost of the townhouses planned for the site after the church is demolished

2. I sent you the cost of the 12 townhouse

- Evidence of consideration for adaptive reuses of the property

3. We will be building 12 single family townhouse on the site

- Plans for reuse and salvage existing materials

material will be deposited of.

12 homes 2,400 SF each. Estimated construction cost \$110/SF

**APPLICATION MATERIALS**  
**NON-PROFIT COST COMPARISON**

Dec. 2, 2014

To; City of Houston Planning & Development Department;

This is in reference to Mallalieu United Methodist CHURCH, Located @ 1918 & 1920 Hickory St.  
Houston, Tx.

n References to the CERIFICATE OF APPROPRIATENESS APPLICATION

PART 11.D CHECKLIST and FORM; DEMOLITION

Informational 54 Material

# 10. If applicant is nonprofit Organization, provide the following additional written information.

The Church is no longer exist, Therefore ,there is no Cost Comparison.



Ethel Braxton , Mallalieu United Methodist Church

## PROJECT DETAILS

**Proposal:** The applicant proposes to demolish the Mallalieu United Methodist Church and Parsonage buildings located at 1918-1920 Hickory Street. The applicant states that the structure is in severe disrepair. The structures have not been in use as a church for over a year. The congregation previously moved their services to neighboring churches and has since become defunct. The property was put up for sale within the last year.

**Structural Report:** Structurally, the major issues with the existing buildings may be focused on the foundation. The foundation piers have shifted, leading to significant movement and damage to the walls of the exterior and interior of the structure. The property inspection report notes that the foundation does not appear to be performing as intended and recommends contacting a structural engineer. In addition to the foundation issues, portions of the building's protective envelope have been compromised or lost, which has left the structure open to the elements resulting in water infiltration and deterioration, including cracked walls, uneven floors, and mold growth. Much of this may have been caused by deferred maintenance. See Property Inspection Report (*Attachment C*) for more detail.

**Assessment:** The property is not assessed by the Harris County Tax Assessor because of its non-profit status. A certified property appraiser appraised the structures and determined that the market value of the two connected buildings was \$0.00. It was noted that "the property is in poor condition. Due to condition, the existing improvements are considered to have no contributory value." See Title Report (*above*), HCAD Assessed Value (*above*), and Appraisal Report (*Attachment A*) for more detail.

**Cost Rehabilitation:** An itemized cost estimate for rehabilitation of the two connected buildings was provided. The cost estimate indicates that the total rehabilitation of the structures would be \$500,000.00. This estimate includes \$60,000.00 for the demolition of the structures which was subtracted for this analysis. See Rehabilitation Costs (*above*)

**Property Sale:** The property was put up for sale by the Church last year and has a buyer. The date of the closing is indicated as October 15, 2014 or "will be extended if necessary to remove church from Historic Preserva[tion]." The listing price is \$1,000,000.00 and the sale price is \$680,000.00. See Real Estate Contract (*Attachment B*) for more detail.

**Proposed Plans:** Once the church is demolished, the applicant proposes to construct 12 single family townhouses. Each townhouse will be four stories tall and contain 2,400 square feet (at an estimated construction cost of \$110.00 per square foot). This would be a total cost of \$3,168,000.00. The existing materials will not be reused or salvaged and will be disposed of. See Future Plans for Site (*above*) for more detail.