

General Application Materials
Sec. 33-238

Application Form
Written Description
Current Photos
Current Site Plan or Survey

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



**PLANNING &
DEVELOPMENT
DEPARTMENT**

PROPERTY

Address 901 Heights Blvd.
 Historic District Landmark HCAD # _____
 Subdivision Houston Heights Lot 12 Block 231

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 Ryan Strickland / S&I Residential
 Company N/A
 Mailing Address 318 Bordarbrook Dr.
Bryan TX, 77801
 Phone 979-820-0067
 Email [REDACTED]
 Signature [Signature]
 Date 10-29-14

APPLICANT (if other than owner)

Name _____
 Company _____
 Mailing Address _____
 Phone _____
 Email _____
 Signature _____
 Date _____

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 APPLICATION
PART II.D – CHECKLIST AND FORM: DEMOLITION



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Please complete all applicable sections and submit with the COA application; digital application documents preferred. 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 HAHC consideration criteria for approval for the demolition of a landmark; protected landmark; or contributing structure in an historic district; or structure in an archaeological site.

DEMOLITION CRITERIA: (select one)

Unreasonable Economic Hardship

Unusual or Compelling Circumstance

DEMOLITION NOTICE REQUIREMENTS:

Demolition applicants must give public notice by posting a sign at the site of the demolition. Refer to the schedule on the general application form for sign posting deadlines. Download the Relocation and Demolition Public Sign Requirements information document at www.houstontx.gov/planning; or, refer to the Historic Preservation Ordinance, Sec. 33-238.1.

DEMOLITION APPLICATION DOCUMENTATION:

Photographs (label each photo with a description and location)

All Elevations illustrating current conditions of the structure proposed for demolition

Public Notification Sign photo of the sign(s) at the site upon installation per the demolition requirements noted above *Will be placed by deadline of Nov. 10th*

Renderings (accurately scaled and dimensioned)

Current Site Plan or survey of the property containing structure proposed for demolition

Informational Material (as outlined in the Historic Preservation Ordinance, Sec. 33-247(b))

(1) Certified appraisal of the value of the property conducted by a certified real estate appraiser

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

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

(4) All Listings of the property for sale or rent that are less than a year old at the time of the application

N/A (5) Evidence of any consideration by the owner of uses and adaptive reuses of the property

(6) Rehabilitation cost estimates, itemized and detailed, for identified uses or reuses, including the basis of cost estimates

(7) Comparison costs of rehabilitation of the existing building, demolition of the building, and new construction

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

N/A (9) Plans to reuse, recycle or salvage list of building materials if a COA is granted

N/A (10) If applicant is a Nonprofit Organization, provide the following additional written information:

(a) Cost Comparison of the performance of the organization's mission or function in the existing and new buildings

(b) Impact of Reuse of the existing building on the organization's program, function or mission

Site Address <i>901 Heights Blvd.</i>	Subdivision <i>Houston Heights</i>	Lot <i>12</i>	Block <i>231</i>
Primary Project Contact <i>Ryan Strickland</i>	Email [REDACTED]	Phone <i>979-820-0067</i>	

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



PLANNING &
DEVELOPMENT
DEPARTMENT

PROPERTY

Address 901 Heights Blvd.
Historic District Landmark HCAD #
Subdivision Houston Heights Lot 12 Block 231

DESIGNATION TYPE

- Landmark
- Protected Landmark
- Archaeological Site
- Contributing
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PROPOSED ACTION

- Alteration or Addition
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- Relocation
- Demolition
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DOCUMENTS

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

OWNER

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Company N/A
Mailing Address 318 Borderbrook Dr.
Bryan, TX 77801
Phone 979-820-0007
Email [REDACTED]
Signature [Signature]
Date 10-29-14

APPLICANT (if other than owner)

Name _____
Company _____
Mailing Address _____
Phone _____
Email _____
Signature _____
Date _____

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: 901 Heights Blvd.

DEMOLITION TYPE: unreasonable economic hardship unusual or compelling circumstance

WRITTEN DESCRIPTION

property description, current conditions and any prior alterations or additions

PHOTOGRAPHS label photos with description and location

elevations of all sides of structure

public notice sign(s) at the site upon installation with time stamp *will be placed by Deadline of Nov 10th*

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 *Engineering Report*

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

DEFINITIONS

Addition: any expansion to an existing building, structure or object.
Alteration: any change to the exterior of a building or structure, including adding, moving, removing or replacing an exterior feature.
Demolition: an act or process that destroys in whole, or a majority of, any building, structure, object or site.
Excavation: to expose, uncover, or remove by digging, cutting or hollowing out.
Exterior Feature: an element of the architectural character and the general arrangement of the external portion of a building, structure or object, including building materials.
Mandatory Repair: a repair of a building or structure that is necessary to comply with Article IX, Ch. 10, Houston Code of Ordinances, as evidenced by an order of the hearing official or the building and standards commission or by a citation.
New Construction: the erection of a new building, structure, or object, on a lot, site, or other property.
Relocation: any change in the location of a building, structure, or object.
Restoration: accurately recovering the form and detail of a building, structure, object, or site and its setting as it appeared at a particular period of time by means of the removal of later work, or by the replacement of missing earlier work, or both.

2014 Meeting Dates (Thursdays unless noted otherwise)	COA Application Deadlines	Demolition / Relocation Posted Sign Deadlines
	October 23	October 1
	November 20	October 29
	December 17 (Wednesday)	November 25

MEETING SCHEDULE

- Applications are due **22 calendar days** in advance of the HAHC meeting by **12 PM (noon)** on the deadline date. Exception: revisions to items deferred or denied at the previous HAHC meeting are due 15 days in advance of the scheduled meeting.
- Application deadlines are firm. All materials must be submitted by the deadline to be considered at the following HAHC meeting. Designs must be final at time of application; revisions will not be accepted after the deadline.
- HAHC will not accept new material or redesigns presented at the HAHC meeting. Deferral until the following month's meeting may be necessary in such cases to allow for adequate review by staff and commissioners.
- HAHC monthly meetings are held at 3:00 PM at City Hall Annex, 900 Bagby Street, City Council Chambers, Public Level.

SUBMISSION INSTRUCTIONS

- To submit application to Planning Department:
- email documents to historipreservation@houston.tx.gov (attachments must be less than 10MB)
- send a Dropbox shared folder invitation to historipreservation@houston.tx.gov, or
- contact staff to set up an appointment to drop off a disc or flash drive.

Historic Preservation Office 713.837.7963 historipreservation@houston.tx.gov

Well in advance of the COA application deadline contact staff to discuss your project, application requirements, and, if necessary, to make an appointment to meet with staff for a project consultation. Visit the [Historic Preservation Web Manual](http://www.houston.gov/HistoricPreservationManual) for historic district profiles, project guidance and forms.



901 Heights Blvd.

Property Description

The current property as it exists today is a vacant structure that has been gutted by the previous owner. It is obvious that the prior owners of this property intended to remodel the property in some capacity and has stripped out all interior walls and important historical details from inside the structure. The project was then abandoned for what seems quite some time and the home was left to the elements. The home has also been at some point cover by vinyl siding and no original historical details seem to be remaining on the exterior of the home. Upon engineering inspection (report submitted along with this request) it was deemed that the damage done by the elements as well as the previous owner and the presence of dry wood termites (inspected by termite company, report also included) have left this home in a state of extreme disrepair.

901 Heights Blvd.

Exterior Photos

House:



Front view of existing house from Heights Blvd.



Left view of house from 9th Street



Rear view of home from backyard



Right side view from next door

Garage:



Front View from 9th Street



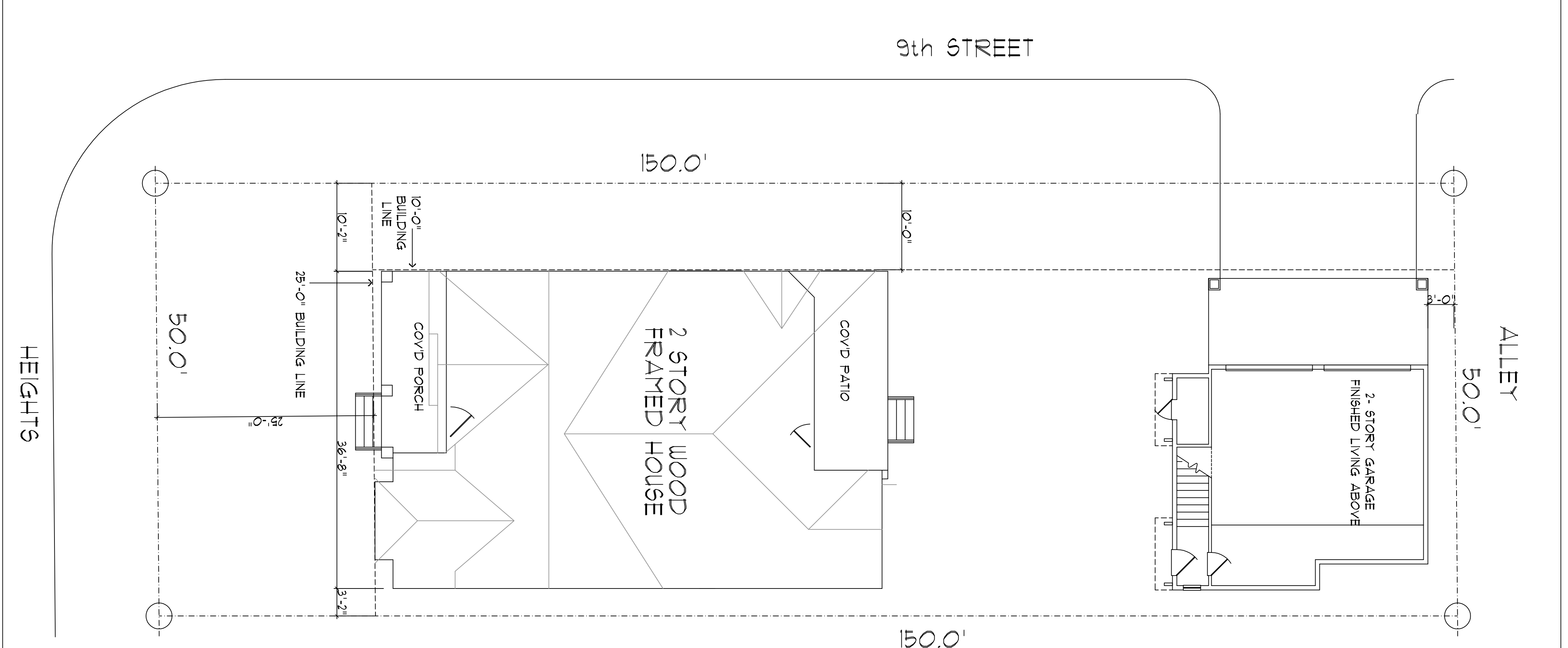
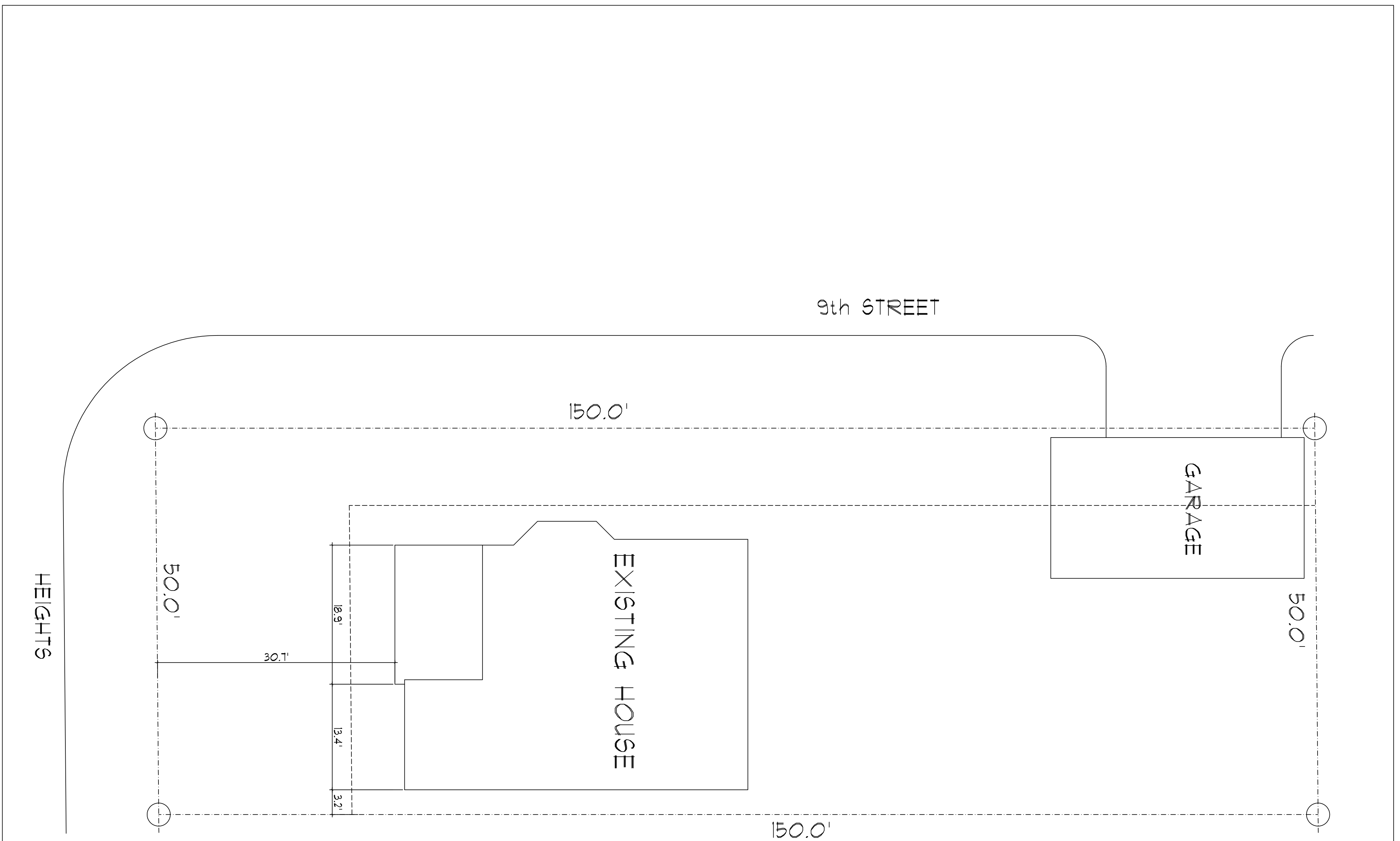
Left side view from alley



Rear view from backyard



Right side view from back door of house



SITE PLAN
 SCALE: 1/8"=1'-0"
 LOT 12 OF BLOCK 231
 901 HEIGHTS BLVD.
 HOUSTON, TEXAS 77008

<p>THIS PLAN AND THE DESIGNS CONTAINED HEREIN ARE THE PROPERTY OF CARPENTER & ASSOCIATES, ARCHITECTS AND MAY NOT BE REPRODUCED, ALL OR IN PART, WITHOUT PRIOR WRITTEN CONSENT. CARPENTER & ASSOCIATES, ARCHITECTS IS A PROFESSIONAL ARCHITECTURAL FIRM IN THE STATE OF TEXAS. WE ARE NOT AN ENGINEERING FIRM, WE DO NOT QUALIFY TO BE ONE. NOR ARE WE LICENSED TO DESIGN STRUCTURAL FRAMING, WINDBRACING OR FOUNDATIONS. A LICENSED PROFESSIONAL ENGINEER SHOULD BE CONTRACTED AND CONSULTED IMMEDIATELY REGARDING FRAMING, WINDBRACING AND THE FOUNDATION DESIGN. CARPENTER & ASSOCIATES, ARCHITECTS IS NOT TO BE HELD RESPONSIBLE FOR THE STRUCTURAL DESIGN IN ANY WAY, MATTER OR FORM IF ANY PROBLEMS ARISE.</p>		<p>carpenter & associates architect 8441 GULF FRWY., SUITE 105 HOUSTON, TEXAS 77017 (713) 644- 1600 FAX: (713) 644- 1621</p>		<p>NOTE TO OWNERS & CONTRACTORS To the best of our knowledge, these plans are drawn to comply with owner's specifications and any changes made to them after prints are produced, will be done at owner's expense. The contractor shall verify all dimensions and enclosed drawings. Carpenter & Associates is not liable for errors or omissions after building is started. While every attempt has been made in the preparation of this plan to avoid mistakes, the maker can not error. The contractor on the job guarantee human must check all dimensions and other details prior to construction and is solely responsible thereafter.</p>
<p>Builder / Owner: STRICKLAND RESIDENCE 901 HEIGHTS BLVD. HOUSTON, TX 77008</p>	<p>PROJECT NAME</p>	<p>DATE: 10/29/14</p> <p>Revisions:</p> <p>SCALE: AS NOTED</p> <p>SITE PLAN</p>	<p>FIG. 1 of 4</p>	

Demolition Application Materials
Sec. 33-247(b)

(1)

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

APPRAISAL OF REAL PROPERTY

LOCATED AT:

901 Heights Blvd
Lot 12, Block 231, Houston Heights
Houston, TX 77008

FOR:

MidSouth Bank
3200 Avenue A
Beaumont, TX 77705

AS OF:

04/21/2014

BY:

Allen R. Hendrix, Associate
Scott Stephens & Associates, Inc.
12723 Woodforest Boulevard
Houston, Texas 77015-2737
713-451-3600phone/713-451-3300fax
www.stephensappraisals.com

Uniform Residential Appraisal Report

File # 148157

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address **901 Heights Blvd** City **Houston** State **TX** Zip Code **77008**
 Borrower **Ryan Strickland** Owner of Public Record **Donna J Arledge** County **Harris**
 Legal Description **Lot 12, Block 231, Houston Heights**
 Assessor's Parcel # **020-227-000-0012** Tax Year **2013** R.E. Taxes \$ **8,256**
 Neighborhood Name **Houston Heights** Map Reference **KM 493A** Census Tract **5105 00**
 Occupant Owner Tenant Vacant Special Assessments \$ **0** PUD HOA \$ **0** per year per month
 Property Rights Appraised Fee Simple Leasehold Other (describe)
 Assignment Type Purchase Transaction Refinance Transaction Other (describe) Proposed construction appraisal:
 Lender/Client **MidSouth Bank** Address **3200 Avenue A, Beaumont, TX 77705**
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No
 Report data source(s) used, offering price(s), and date(s). **The proposed subject has not been listed within the previous 12 months**

I did did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price \$ _____ Date of Contract _____ Is the property seller the owner of public record? Yes No Data Source(s) _____
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No
 If Yes, report the total dollar amount and describe the items to be paid.

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics		One-Unit Housing Trends			One-Unit Housing		Present Land Use %	
Location <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	60 %			
Built-Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	10 %			
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	375000	Low	0	Multi-Family	20 %		
Neighborhood Boundaries N Shepherd Dr to the west, E 20th St to the north, I-45 to the east and I-10 to the south		1340000	High	110	Commercial	10 %		
		910000	Pred.	10	Other	0 %		

Neighborhood Description **When complete, the proposed subject will be located in a residential subdivision approximately 4 radial miles northwest of downtown Houston. Schools, shopping, and employment centers are conveniently located throughout the area. Access to and from the neighborhood is considered to be average.**

Market Conditions (including support for the above conclusions) **Please see the attached 1004MC addendum for additional information regarding the subject's neighborhood marketing conditions. See attached addendum for additional comments regarding predominant value vs market value.**

Dimensions Site size per HCAD **Area 7500 sf** Shape **Appears Rectangular** View **B, Res.**
 Specific Zoning Classification **None Noted** Zoning Description **No Zoning**
 Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe **The highest and best use of the proposed subject property as vacant land and as improved is single-family residential development.**
 Utilities **Public Other (describe)** **Public Other (describe)** **Off-site Improvements - Type** **Public Private**
 Electricity Water Street **Asphalt/Paved**
 Gas Sanitary Sewer Alley **Limestone**
 FEMA Special Flood Hazard Area Yes No FEMA Flood Zone **X** FEMA Map # **48201C0670L** FEMA Map Date **06/18/2007**
 Are the utilities and off-site improvements typical for the market area? Yes No If No, describe _____
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe _____
 When complete, the subject will be located on a corner lot without any noted detriment to value. Typical utility easements are present. Site size per HCAD, Police and Fire Protection provided by the City of Houston and Harris County

General Description	Foundation	Exterior Description	materials/condition	Interior	materials/condition
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input checked="" type="checkbox"/> Craw Space	Foundation Walls	Pier/Beam/C1/Prop	Floors	Wd/Tie/C1/Prop
# of Stories 2 0	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	Hard-Brd/C1/Prop	Walls	Drywall/C1/Prop
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area 0 sq.ft.	Roof Surface	Metal/C1/Prop	Trim/Finish	Wood/C1/Prop
<input type="checkbox"/> Existing <input checked="" type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 0 %	Gutters & Downspouts	Aluminum/C1/Prop	Bath Floor	Wood/C1/Prop
Design (Style) Traditional	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	Aluminum/C1/Prop	Bath Wainscot	Tie/C1/Prop
Year Built 2014	Evidence of <input type="checkbox"/> Infestation N/A	Storm Sash/Insulated	None	Car Storage	None
Effective Age (Yrs) 0	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	Yes	Driveway # of Cuts	2
Attic <input type="checkbox"/> None	Heating <input type="checkbox"/> FWA <input type="checkbox"/> HWB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> Woodstove(s) # 0	Driveway Surface	Concrete
<input checked="" type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other <input type="checkbox"/> Fuel Gas	Fireplace(s) # 0	<input checked="" type="checkbox"/> Fence Perimeter	Garage # of Cars	2
<input type="checkbox"/> Floor <input type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck Rear	<input checked="" type="checkbox"/> Porch Front	Carport # of Cars	0
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Pool None	<input checked="" type="checkbox"/> Other Balcony	Att. <input type="checkbox"/> Det. <input type="checkbox"/> Built-in	

Appliances Refrigerator Range/Oven Dishwasher Disposal Microwave Washer/Dryer Other (describe) _____

Finished area above grade contains: **9 Rooms 4 Bedrooms 3.1 Bath(s) 3,482 Square Feet of Gross Living Area Above Grade**
 Additional features (special energy efficient items, etc.) **ceiling fans, porch, patio, two-car garage, gameroom w/ full bath over garage and perimeter**

Fencing _____
 Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.) **C1. No updates in the prior 15 years. Please see the attached UAD condition/quality definitions. When complete, the subject condition rating will be considered C1. The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation. See attached addendum.**

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No If Yes, describe _____
 The appraisers are not structural, mechanical, electrical, roof, mold, termite or plumbing inspectors or engineers and attic and/or crawlspaces are not part of the complete visual inspection. No expressed or implied warranty is made. There are no functional inadequacies noted.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe _____
 The subject's features appears typical of the market area in terms of materials, design, and quality of finish.

Uniform Residential Appraisal Report

File # 148157

There are 10 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 680,000 to \$ 1,225,000	
There are 39 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 375,000 to \$ 1,340,000	
FEATURE	SUBJECT
Address	901 Heights Blvd Houston TX 77008
Proximity to Subject	0.16 miles S
Sale Price	\$ 910,000
Sale Price/Gross Liv. Area	\$ 303.23 sq.ft.
Data Source(s)	40252672;DOM 6
Verification Source(s)	Harris CAD
VALUE ADJUSTMENTS	DESCRIPTION DESCRIPTION +(-) \$ Adjustment
Sales or Financing Concessions	ArmLth Cash:0
Date of Sale/Time	s12/13;c11/13
Location	B;Res;
Leasehold/Fee Simple	Fee Simple
Site	7500 sf
View	B Res;
Design (Style)	DT2 0;Trad
Quality of Construction	Q3
Actual Age	0
Condition	C1
Above Grade	Total Bdrms Baths
Room Count	9 4 3 1
Gross Living Area	3,482 sq.ft.
Basement & Finished Rooms Below Grade	0sf
Functional Utility	Average
Heating/Cooling	Central HVAC
Energy Efficient Items	Typical
Garage/Carport	2gd2dw
Porch/Patio/Deck	Porch/Patio
Other	GmRm Abv Gar
Pool	None
Net Adjustment (Total)	\$ 161,075
Adjusted Sale Price of Comparables	\$ 1,071,075
I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain	
Please see the Subject History below	
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.	
Data Source(s) Houston Multiple Listing Services and Harris County Appraisal District	
My research <input checked="" type="checkbox"/> did <input type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.	
Data Source(s) Houston Multiple Listing Services and Harris County Appraisal District	
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).	
ITEM	SUBJECT
Date of Prior Sale/Transfer	05/27/2011
Price of Prior Sale/Transfer	\$707,000
Data Source(s)	Per MLS/HCAD
Effective Date of Data Source(s)	04/21/2014
Analysis of prior sale or transfer history of the subject property and comparable sales According to the HCAD, the proposed subject has not been sold/listed for sale or transferred deed of title within the previous 36 months. The subject's site (not the proposed subject) is currently under a pending sales contract for \$380,900. Comparable Sales Two, Five and Listing Six have previously sold within the prior 36 months. Sale Two's prior sale was an arms length transaction, based on its most recent sales price. Sale Two has since increased in market value. Sale Five and Listing Six were purchased in 2013 in "as is" condition and have since been completely renovated prior to their most recent sale.	
Summary of Sales Comparison Approach Since not every subject can be compared to "idea" comparable sales, the appraiser has chosen the best available sales from a market search which meets the investor underwriting guidelines. Every effort has been made to conform to FNMA/FHLMC guidelines and in most cases, an even stricter interpretation has been utilized.	
"AS IS" VALUE ESTIMATE - The subject's site is improved with older residential improvements that are at the end of their economic life and are to be razed and/or modified for construction of the proposed improvements. The razing of older improvements for new home construction is common in the subject's neighborhood. As such, the "as is" value is the site value, \$380,000.	
Indicated Value by Sales Comparison Approach \$ 1,135,000	
Indicated Value by Sales Comparison Approach \$ 1,135,000 Cost Approach (if developed) \$ 1,130,000 Income Approach (if developed) \$ 0	
All comparable sales are given consideration when determining the market value estimate. After adjustments, these sales have an adjusted value range of \$1,071,075 to \$1,232,075. Therefore, the "subject to completion per plans and specifications" market value opinion, based on a 1 to 3 month exposure period, is \$1,135,000.	
This appraisal is made <input type="checkbox"/> "as is", <input checked="" type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair. Please refer to the attached Certification and Statement of Limiting Conditions.	
Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 1,135,000 as of 04/21/2014, which is the date of inspection and the effective date of this appraisal.	

Uniform Residential Appraisal Report

File # 148157

COMMENTS ON SALES COMPARISON ANALYSIS / EXPLANATION OF ADJUSTMENTS

All adjustments made in the Sales Comparison Approach are based on market abstraction via matched paired analysis whenever possible. When this method is utilized, a great degree of care is taken and reasonableness is used. Adjustments are based on a combination of market abstraction and discussions with local real estate agents active in the area and our professional experience. The adjustments represent the buyer's reaction to the different characteristics of the comparable sales, as compared to the subject property. All adjustments are considered reasonable and necessary in order to derive the market value for the subject.

The comparable sales utilized are considered to be the most comparable of the recent data available. There are no other recent sales available that would have required less adjustments (gross, net, or line item), than the sales used in this report.

The appraiser chose five comparable sales and one comparable listing from the subject's market area. The sales range in prices from \$910,000 to \$1,291,000 before adjustments. The dates of the sale range from July 2013 to March 2014.

All comparable sales are adjusted for their differences in site sizes, where applicable. This adjustment is based on a paired sales analysis, CAD land values and vacant land sales from within the neighborhood boundaries.

All comparable sales are adjusted for their differences in age, where applicable. This adjustment is based on one half percent differences in effective age and multiplied by the sales price. This adjustment is reasonable based on the subject's overall quality of finish as compared to these comparable sales.

All comparable sales are adjusted for their differences in bathroom count, where applicable. This adjustment is based on \$5,000 per half bath difference. This adjustment is considered reasonable based on the quality of finish and actual market cost of construction.

All comparable sales are adjusted for their differences in gross living area, where applicable. This adjustment is based on \$75.00 per square foot difference and rounded to the nearest hundred. This adjustment is reasonable based on a cross-section of housing in the market area.

All comparable sales are adjusted for their differences in car storage, where applicable. This adjustment is based on \$3,000 per carport difference and \$5,000 per garage difference, which is reasonable, based on the quality of finish and actual market cost of construction.

All comparable sales are adjusted for their differences in other site improvements (workshop, guest quarters/garage apt, pool, etc), where applicable. This adjustment represents a mixture of a paired sales analysis and the net depreciated market value of the improvements based on information obtained from the Marshall & Swift Residential Cost Guidebook.

No other adjustments are required. Although the sales listed in the report are the primary sales considered in estimating the value of the subject, a number of other sales are considered to provide support for the appropriate adjustments that are necessary for the differences in features. The physical and financing information for the comparable sales utilized are confirmed through the respective real estate agents involved in each transaction and the Multiple Listing Service if possible. If this is not possible the information is confirmed through other public sources.

ADDITIONAL COMMENTS

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value). The appraiser derived the opinion of site value from vacant land sales, county appraisal district land value info and the allocation and/or extraction methods. After this analysis, the opinion of site value derived for the subject's site is \$380,000.

COST APPROACH

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE			=\$ 380,000
Source of cost data: Boulder Data & M&S	DWELLING	3,482 Sq. Ft. @ \$ 190.00		=\$ 661,580
Quality rating from cost service: Good Effective date of cost data: Current	Game room	525 Sq. Ft. @ \$ 100.00		=\$ 52,500
Comments on Cost Approach (gross living area calculations, depreciation, etc.)				=\$
Please see the attached sketch addendum for the floor plan and the livable area calculations. Cost approach based on boulder data & Marshall & Swift Residential Cost Guidebook. Site value explained above.	Garage/Carport	324 Sq. Ft. @ \$ 80.00		=\$ 25,920
	Total Estimate of Cost-New			=\$ 740,000
The subject is proposed construction with a remaining economic life estimated at 60 years.	Less	Physical	Functional	External
Site Improvement: landscaping, perimeter fencing and driveway	Depreciation			= \$()
	Depreciated Cost of Improvements			=\$ 740,000
	As-Is Value of Site Improvements			=\$ 10,000
Estimated Remaining Economic Life (HUD and VA only) 60 Years	INDICATED VALUE BY COST APPROACH			=\$ 1,130,000

INCOME APPROACH TO VALUE (not required by Fannie Mae)

INCOME

Estimated Monthly Market Rent \$ 0 X Gross Rent Multiplier 0 = \$ 0 Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM) in this market area, single-family residences are not typically purchased for their income production. Therefore, an income approach is not employed.

PROJECT INFORMATION FOR PUDs (if applicable)

PUD INFORMATION

Is the developer/builder in control of the Homeowners' Association (HOA)? Yes No Unit type(s) Detached Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project

Total number of phases Total number of units Total number of units sold

Total number of units rented Total number of units for sale Data source(s)

Was the project created by the conversion of existing building(s) into a PUD? Yes No If Yes, date of conversion.

Does the project contain any multi-dwelling units? Yes No Data Source

Are the units, common elements, and recreation facilities complete? Yes No If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association? Yes No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

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This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit, including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

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

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

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing the appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

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APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

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21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.


APPRAISER

Signature 
Name Allen R. Hodrick, Associate
Company Name Scott Stephens & Associates, Inc.
Company Address 12723 Woodforest Blvd
Houston, TX 77015
Telephone Number (713) 451-3600
Email Address [REDACTED]
Date of Signature and Report 04/22/2014
Effective Date of Appraisal 04/21/2014
State Certification # TX-1338177-G
or State License # _____
or Other (describe) _____ State # _____
State TX
Expiration Date of Certification or License 10/31/2014

ADDRESS OF PROPERTY APPRAISED

901 Heights Blvd
Houston, TX 77008
APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,135,000
LENDER/CLIENT
Name MountainSeed Appraisal Management, LLC
Company Name MidSouth Bank
Company Address 3200 Avenue A, Beaumont, TX 77705
Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature 
Name Scott Stephens, Appraiser
Company Name Scott Stephens & Associates, Inc.
Company Address 12723 Woodforest Blvd
Houston, TX 77015
Telephone Number (713) 451-3600
Email Address [REDACTED]
Date of Signature 04/22/2014
State Certification # TX-1320269-G
or State License # _____
State TX
Expiration Date of Certification or License 03/31/2015

SUBJECT PROPERTY

- Did not inspect subject property
 Did inspect exterior of subject property from street
Date of Inspection _____
 Did inspect interior and exterior of subject property
Date of Inspection _____

COMPARABLE SALES

- Did not inspect exterior of comparable sales from street
 Did inspect exterior of comparable sales from street
Date of Inspection _____

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FEATURE	SUBJECT	COMPARABLE SALE #4			COMPARABLE SALE #5			COMPARABLE SALE #6		
Address	901 Heights Blvd Houston TX 77008	1148 Arlington St Houston TX 77008			541 Columbia St Houston TX 77007			805 Heights Blvd Houston, TX 77007		
Proximity to Subject		0.44 miles NE			0.50 miles SE			0.11 miles S		
Sale Price	\$	\$ 1,124,000			\$ 953,000			\$ 957,000		
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 294.39 sq.ft.			\$ 264.58 sq.ft.			\$ 303.81 sq.ft.		
Data Source(s)		32418477, DOM 23			91240952, DOM 71			29667444, DOM 32		
Verification Source(s)		Harris CAD			Harris CAD			Harris CAD		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+	(-) \$ Adjustment	DESCRIPTION	+	(-) \$ Adjustment	DESCRIPTION	+	(-) \$ Adjustment
Sales or Financing Concessions		ArmLth Cash,0			ArmLth Conv,0			Listing Listing,0		
Date of Sale/Time		s07/13;c05/13			s03/14;c02/14			Active		-20,000
Location	B;Res;	B;Res;			B;Res;			B;Res;		
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Site	7500 sf	6600 sf		+30,000	6600 sf		+30,000	7500 sf		
View	B;Res;	B;Res;			B;Res;			B;Res;		
Design (Style)	DT2.0;Trad	DT2.0;Trad			DT2.0;Trad			DT2.0;Trad		
Quality of Construction	Q3	Q3			Q3			Q3		
Actual Age	0	6		+35,000	82		+75,000	98		+75,000
Condition	C1	C2		0	C2		0	C2		0
Above Grade	Total Bdrms Baths	Total Bdrms Baths			Total Bdrms Baths			Total Bdrms Baths		
Room Count	9 4 3 1	9 3 3 1		0	11 5 5 0		-15,000	8 4 3 0		+5,000
Gross Living Area	3,482 sq.ft.	3,818 sq.ft.		-25,200	3,602 sq.ft.		-9,000	3,150 sq.ft.		+24,900
Basement & Finished Rooms Below Grade	0sf	0sf			0sf			0sf		
Functional Utility	Average	Average			Average			Average		
Heating/Cooling	Central HVAC	Central HVAC			Central HVAC			Central HVAC		
Energy Efficient Items	Typical	Typical			Typical			Typical		
Garage/Carport	2gd2dw	2gd2dw			2ga3dw		0	2gd1cp2dw		-3,000
Porch/Patio/Deck	Porch/Patio	Porch/Patio			Porch/Patio			Porch/Patio		
Other	GmRm Abv Gar	Garage Apt		0	None		+50,000	None		+50,000
Pool	None	Pool		-50,000	None			None		
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$	-10,200	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$	131,000	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$	131,900
Adjusted Sale Price of Comparables		Net Adj. 0.9%			Net Adj. 13.7%			Net Adj. 13.8%		
		Gross Adj. 12.5%	\$	1,113,800	Gross Adj. 18.8%	\$	1,084,000	Gross Adj. 18.6%	\$	1,088,900
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).										
ITEM	SUBJECT	COMPARABLE SALE #4			COMPARABLE SALE #5			COMPARABLE SALE #6		
Date of Prior Sale/Transfer					05/13/2013			10/16/2013		
Price of Prior Sale/Transfer					\$0			\$375,000		
Data Source(s)	Per MLS/HCAD	Per MLS/HCAD			Per MLS/HCAD			MLS# 7374856		
Effective Date of Data Source(s)	04/21/2014	04/21/2014			04/21/2014			04/21/2014		
Analysis of prior sale or transfer history of the subject property and comparable sales										
Analysis/Comments										

Market Conditions Addendum to the Appraisal Report

File No. 148157

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address: 901 Heights Blvd City: Houston State: TX ZIP Code: 77008
 Borrower: Ryan Strickland

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

MARKET RESEARCH & ANALYSIS

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	26	8	5	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	4.33	2.67	1.67	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Total # of Comparable Active Listings	21	6	19	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	4.8	2.2	11.4	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	890,000	830,000	1,075,000	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	18	6	42	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Comparable List Price	897,000	845,000	1,075,000	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	Unavailable	Unavailable	Unavailable	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	99%	98%	100%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.) paid financial assistance prevalent?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). Over the previous 12 months, typical seller concessions for comparable sales from within the subject's neighborhood boundaries have a range of 1 to 3 points depending on the motivation of the buyer and seller. Typically, seller concessions area applied toward the buyers closing costs as part of the negotiation of sale.

Are foreclosure sales (REO sales) a factor in the market? Yes No If yes, explain (including the trends in listings and sales of foreclosed properties).
 As a result of the 2008 mortgage meltdown and subsequent economic recession the amount of foreclosures surged across the nation in record numbers, but most areas in and around the subject have since recovered. According to the Houston MLS, of the 39 sold transactions surveyed during the previous twelve months were noted as foreclosures. Therefore, foreclosure sales are not considered to have a negative impact on the area within the subject's neighborhood as compared to the previous 12 month period.

Cite data sources for above information: Houston MLS and County Tax Records. Those sections above marked "unavailable" represent areas that the Houston MLS does not have reliable data.

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.
 Based on the statistical analysis provided above the subject's current overall marketing conditions are appear to be increasing. The median per square foot sales prices for the above analysis are 7-12 months - \$259.71, 4-6 months - \$258.55, 3 months - Current - \$287.59

CONDO/CO-OP PROJECTS



If the subject is a unit in a condominium or cooperative project, complete the following: N/A Project Name: N/A

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	N/A	N/A	N/A	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	N/A	N/A	N/A	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings	N/A	N/A	N/A	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab.Rate)	N/A	N/A	N/A	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Are foreclosure sales (REO sales) a factor in the project? Yes No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties: N/A

Summarize the above trends and address the impact on the subject unit and project: N/A

APPRAISER

Signature:  Appraiser Name: Allen F. Hendrix, Associate Company Name: Scott Stephens & Associates, Inc. Company Address: 12723 Woodforest Blvd, Houston, TX 77015 State License/Certification #: TX-1338477-G State: TX Email Address: [Redacted]	Signature:  Supervisory Appraiser: Scott Stephens, MAI, President Company Name: Scott Stephens & Associates, Inc. Company Address: 12723 Woodforest Blvd, Houston, TX 77015 State License/Certification #: TX-1320269-G State: TX Email Address: [Redacted]
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UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Condition Ratings and Definitions

C1

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Quality Ratings and Definitions (continued)

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example:

3.2 indicates three full baths and two half baths.

Comments

File No. 148157

Borrower/Client	Ryan Strickland				
Property Address	901 Heights Blvd				
City	Houston	County	Harris	State	TX
Lender	MidSouth Bank				
				Zip Code	77008

APPRAISAL DEVELOPMENT AND REPORTING PROCESS:

This is an Appraisal Report that is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Practice. As such, it presents discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation that is not provided with the report concerning the data, reasoning, and analyses is retained in my file. The depth of the discussion contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.

PURPOSE OF THE APPRAISAL

The purpose of the appraisal is to estimate the current market value of the subject property for cash or the equivalent.

INTENDED USE AND INTENDED USER OF THE APPRAISAL

The intended use of this appraisal is to provide an objective value opinion in a normal marketing time for the intended user: **MidSouth Bank**.

COMPETENCY PROVISION

This appraisal report was completed by Scott P Stephens, MAI and Mr. Allen R. Hendrix, who have appraised many properties similar to the subject. Mr. Stephens and Mr. Hendrix are both state certified general real estate appraisers and are current with the educational requirements of the State of Texas. Mr. Stephens is current with the educational requirements of the Appraisal Institute.

DEFINITION OF MARKET VALUE

Market Value means: the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (1) Buyer and seller are typically motivated;
- (2) both parties are well informed or well advised, and acting in what they consider their own best interests;
- (3) a reasonable time is allowed for exposure in the open market;
- (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- (5) the price represents the normal consideration of the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Sources: **OCC Regulations, No. 12-CFR-Subpart C-34.42(g)**
Title XI of the FIRREA Act of 1989.

HIGHEST & BEST USE

The highest and best use of the subject property as vacant and as improved is for single-family residential development. Highest and Best Use is determined by the following four test: legally permissibility, physically possibility, financial feasibility, and maximum productivity.

APPRAISERS NOTE / METHODOLOGY

This real estate appraisal makes no guarantee that the subject property is free from any defects. Owners or buyers need to secure their own home inspections through the services of a qualified inspector or engineer in order to satisfy themselves about the over-all condition of the subject property.

The subject's site is improved with an older single-family home and three-car garage with garage apartment. These improvements are considered to be at the end of their economic life. The garage/apt is to be razed and a portion of the older home is being incorporated into a new single-family home. Typically, due to the Houston Heights being 100% built-out, new construction is almost always preceded by an older

Comparative Market Analysis

Prepared especially for:

Ryan Strickland

For property at:

**901 Heights
Houston, TX 77008**



Brought to you by:

**James Krueger
Krueger Real Estate
3320 Jackson St
Houston, TX 77004
(713)364-4003**



Report Created On: 10/28/2014

Ryan Strickland
901 Heights
Houston, TX 77008

Ryan Strickland

I appreciate the opportunity to provide you with a Comparative Market Analysis for your property. Prepared exclusively for you, this analysis contains a summary of the recent real estate transactions in your area for properties that are similar to yours. While none of the properties included in this analysis is exactly like yours, they do provide a good basis by which to compare your property with the 'competition'.

The following pages contain descriptions of each property whether it is currently available for sale, recently sold, or was listed but did not sell. A short description of each property is provided, followed by a summary table of each property's key features, which allows you to easily compare the features of your property with others in your area.

Your property may have special features or improvements that could substantially affect the price range in which it should be listed. We will discuss pricing in more detail after you have had a chance to review the enclosed information.

Please give me a call if you have any questions or would like any additional information. I look forward to working with you and selling your property quickly.
Sincerely,

James Krueger
Krueger Real Estate

Subject Property

901 Heights Houston, TX 77008

Building Sq Ft : 1,260

Year Built : 1910

Lot Size : 7,500

Pool - Private : No



Notes: Subject Property is on a main thoroughfare that potentially has commercial viability as a professional office.

Active Property Profile

208 East 8th St



Sub: **Houston Heights**

LP: **\$549,000**

SqFt: **1380/Seller**

LP/SF: **\$397.83**

Year Built: **1906/Appraisal District**

Stories: **1**

SP/LP%: **0.00**

Lot Size: **3000/Appraisal District**

Bedrooms: **2/3**

DOM: **18**

Garage: **0/**

Bathrooms: **3/0**

Pool:

Charming 2/2 bungalow with an add-on studio & bath is located in the heart of the historic Houston Heights, zoned to Harvard Elem & close to the hike & bike trails. This 1906 home has been fully restored & features high ceilings, extensive trim woodwork, new doors, lots of natural light, new SS appliances, new electric gate, back alley access, private studio/bedroom addition w/coffee bar can be rented, new 20-yr composition roof, new water heater, new furnace & A/C units, freshly paint & MUCH MORE!

Sold Property Profile

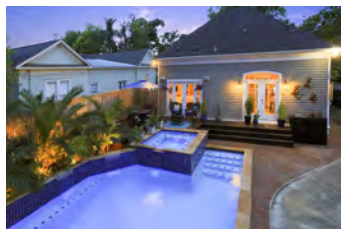
716 ARLINGTON



Sub: HOUSTON HEIGHTS	LP: \$575,000	SP: \$565,000
SqFt: 1387/Appraisal District	LP/SF: \$414.56	SP/SF: \$407.35
Year Built: 1920/Appraisal District	Stories: 1	SP/LP%: 0.98
Lot Size: 6600/Appraisal District	Bedrooms: 3/	DOM: 4
Garage: 0/	Bathrooms: 2/0	Pool:

Located on a premier street in the historic Houston Heights, this home is located close to Harvard Elementary School and Donovan Park. Nicely Updated with large enough yard for a pool and back alley access.

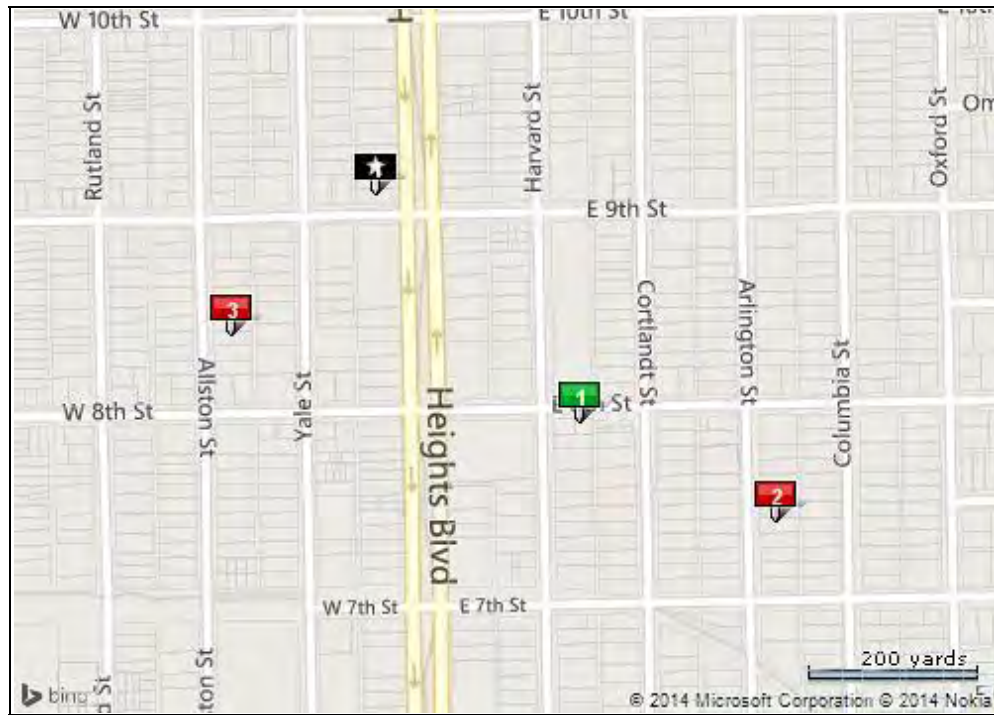
818 ALLSTON



Sub: HOUSTON HEIGHTS	LP: \$749,000	SP: \$725,000
SqFt: 1390/Appraisal District	LP/SF: \$538.85	SP/SF: \$521.58
Year Built: 1920/Appraisal District	Stories: 1	SP/LP%: 0.97
Lot Size: 6600/Appraisal District	Bedrooms: 2/	DOM: 41
Garage: 2/Detached Garage	Bathrooms: 2/2	Pool:



HCAD does not have total SQ. Guest home is 1174 of sq. per= seller This story book 1930's property has been added to & modified over the years. Totally updated to 2014 standards + heated pool & spa. There is also a cozy guest house that has two separate apartments. The grounds are well manicured and fully fenced. Owner has been here 13 yrs. and has a listed of improvements. Tasteful selections, timeless touches, lots of light, high ceilings, fresh paint, crisp & clean.

Property Map






#	Address	Status	Original List Price	List Price	Price Per Sq.Ft.	House Sq.Ft.	Adj \$/SqFt	Beds/Baths	YB	DOM
★	901 Heights					1260	7500	/.	1910	
1	208 East 8th St	Active	\$549,000	\$549,000	\$397.83	1380	3000	2/3.0	1906	18
2	716 ARLINGTON	Sold	\$575,000	\$575,000	\$407.35	1387	6600	3/2.0	1920	4
3	818 ALLSTON	Sold	\$765,000	\$749,000	\$521.58	1390	6600	2/2.2	1920	41

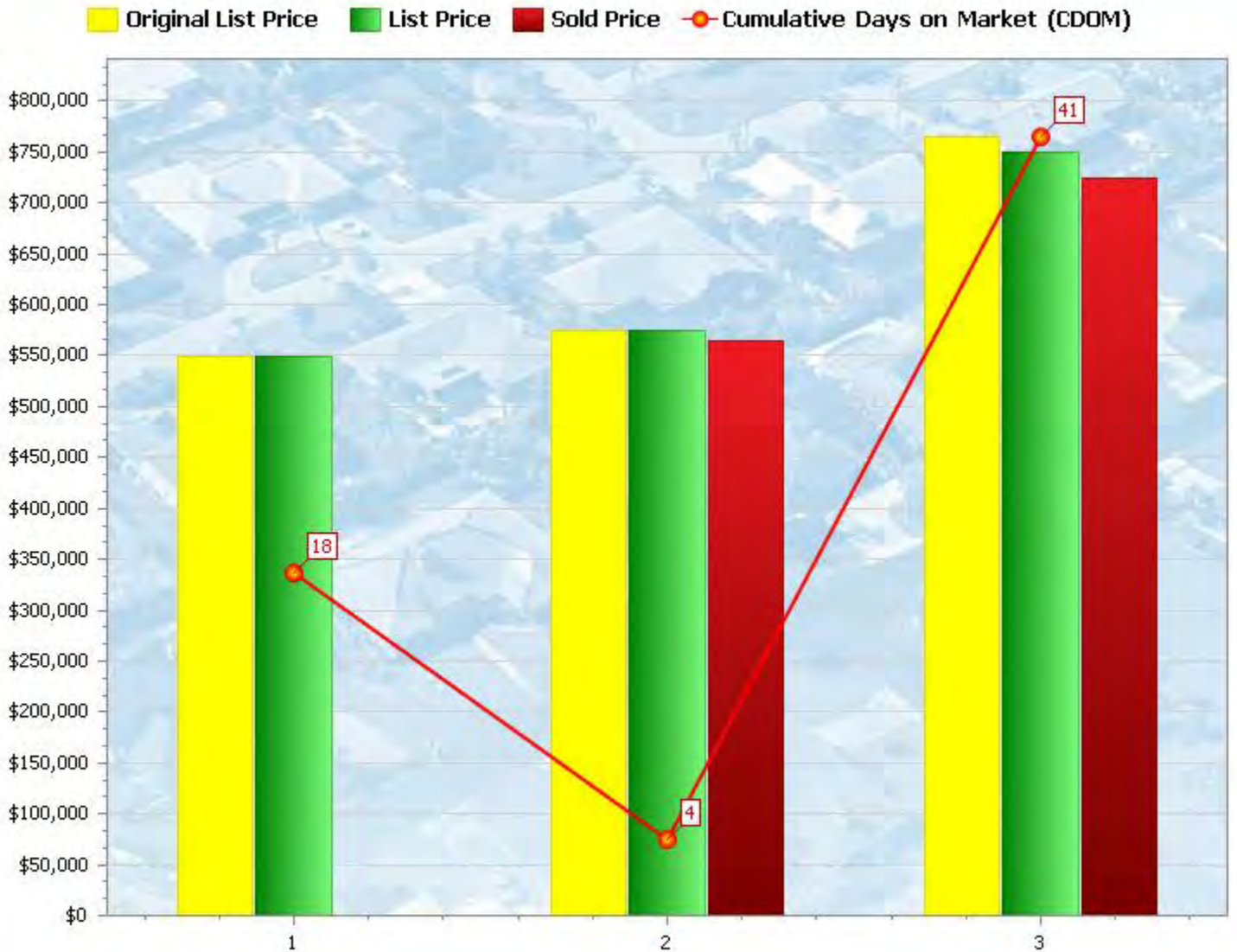
Active Comparable Properties




	901 Heights	208 East 8th St
		
Mls#		8248187
Original List Price		\$549,000
List Price		\$549,000
Sales Price		
Closing Date		
Building Sq Ft	1,260	1,380
Year Built	1910	1906 <i>Adj: (\$24,000)</i>
Lot Size	7,500	3,000 <i>Adj: \$225,000</i>
Pool - Private	No	N
<i>Net Adjustments</i>		\$201,000
Adjusted Price		\$750,000

Sold Comparable Properties

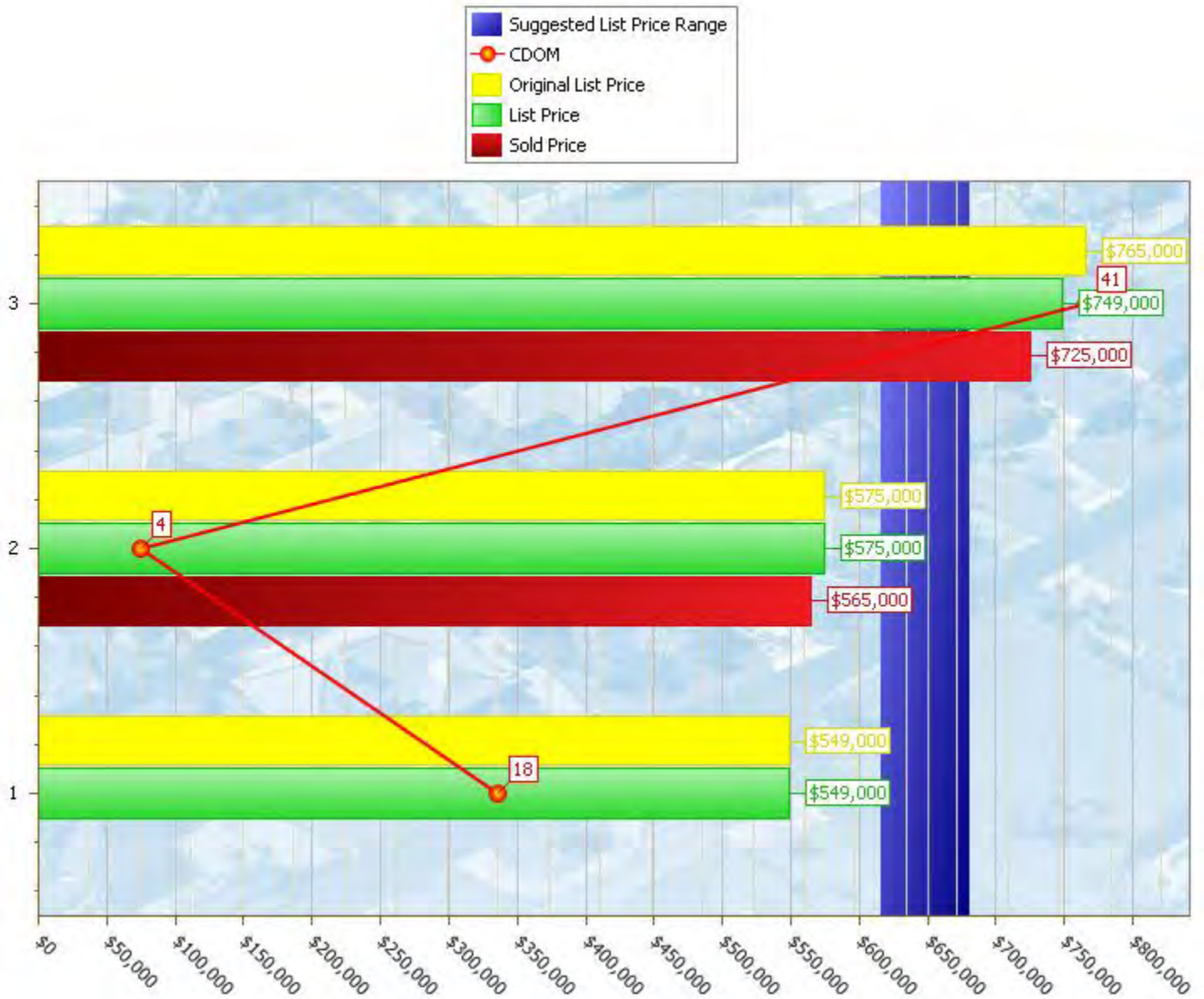
	901 Heights	716 ARLINGTON	818 ALLSTON
			
Mls#		98076239	86718673
Original List Price		\$575,000	\$765,000
List Price		\$575,000	\$749,000
Sales Price		\$565,000	\$725,000
Closing Date		10/16/2014	8/13/2014
Building Sq Ft	1,260	1,387	1,390
Year Built	1910	1920 Adj: (\$25,400)	1920 Adj: (\$26,000)
Lot Size	7,500	6,600	6,600
Pool - Private	No	N Adj: \$45,000	Y Adj: \$45,000
<i>Net Adjustments</i>		\$19,600	Adj: (\$30,000) (\$11,000)
Adjusted Price		\$584,600	\$714,000

Price History of All Properties



1		208 East 8th St Cumulative Days on Market (CDOM): 18	List Date: 10/10/2014 List Price: \$549,000	Sales Date: Sales Price:
2		716 ARLINGTON Cumulative Days on Market (CDOM): 4	List Date: 08/28/2014 List Price: \$575,000	Sales Date: 10/16/2014 Sales Price: \$565,000
3		818 ALLSTON Cumulative Days on Market (CDOM): 41	List Date: 05/14/2014 List Price: \$749,000	Sales Date: 08/13/2014 Sales Price: \$725,000

Price Comparison



Adjusted Price for Comparable Properties

(adjusted sales price for recently sold properties; adjusted list price for all others)

High Price: \$714,000

Average Price: \$649,000

Low Price: \$584,600

Median Price: \$649,300

Suggested Price for Subject Property: \$616,550 - \$681,450

Pricing Analysis

General Facts about Pricing

There are certain factors that are within our control and some factors beyond our control when it comes to setting the price. Those factors within our control are: the appearance of the property, how aggressively we market the property and the price. Factors outside our control are: location of property, size and local amenities. It's important to accept those factors that are beyond our control and focus on the pricing and preparation.

A property priced at market value will attract more buyers than a home priced above market value. Consider that a competitively priced property will also attract a greater number of potential buyers and increase your opportunity for a quick sale.

Comparable Properties

#	Address	Status	SqFt	Adj \$/SqFt	Price	Adj	Adj Price
1	208 East 8th St	Active	1,380	\$543	\$549,000	\$201,000	\$750,000
2	716 ARLINGTON	Sold	1,387	\$421	\$565,000	\$19,600	\$584,600
3	818 ALLSTON	Sold	1,390	\$514	\$725,000	(\$11,000)	\$714,000

High Adjusted Price: \$714,000

Low Adjusted Price: \$584,600

Average Adjusted Price: \$649,000

Median Adjusted Price: \$649,300

Suggested Range for 901 Heights: \$616,550 - \$681,450

Property Detail

208 East 8th St



List Price : \$549,000

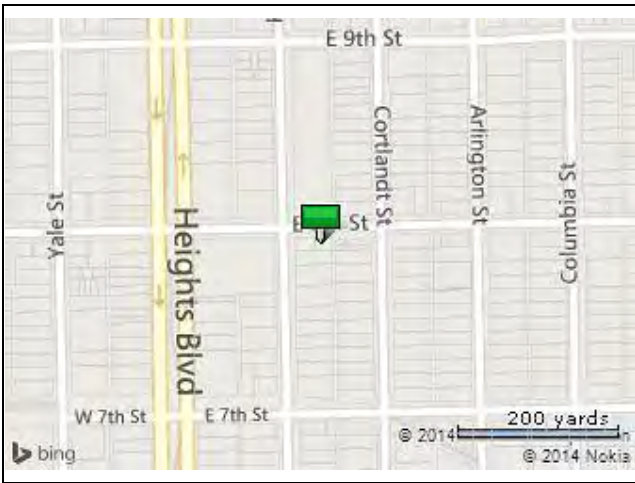
Sales Price :

Building Sq Ft : 1,380

Year Built : 1906

Lot Size : 3,000

Pool - Private : N

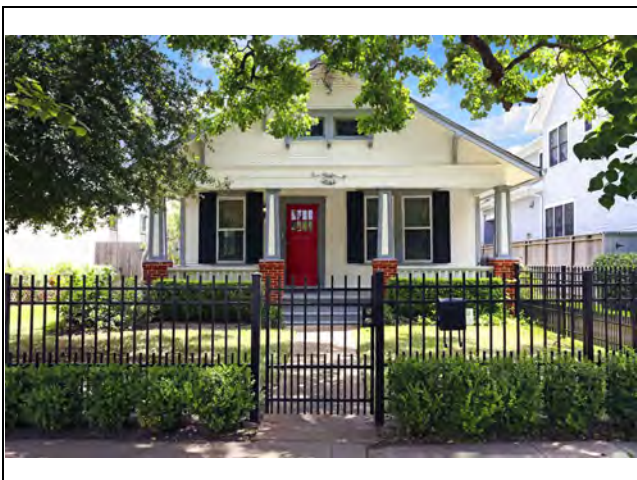


Remarks: Charming 2/2 bungalow with an add-on studio & bath is located in the heart of the historic Houston Heights, zoned to Harvard Elem & close to the hike & bike trails. This 1906 home has been fully restored & features high ceilings, extensive trim woodwork, new doors, lots of natural light, new SS appliances, new electric gate, back alley access, private studio/bedroom addition w/coffee bar can be rented, new 20-yr composition roof, new water heater, new furnace & A/C units, freshly paint & MUCH MORE!

Notes: Overly small lot. \$50 per lot sq to adjust.

Property Detail

716 ARLINGTON



List Price : \$575,000

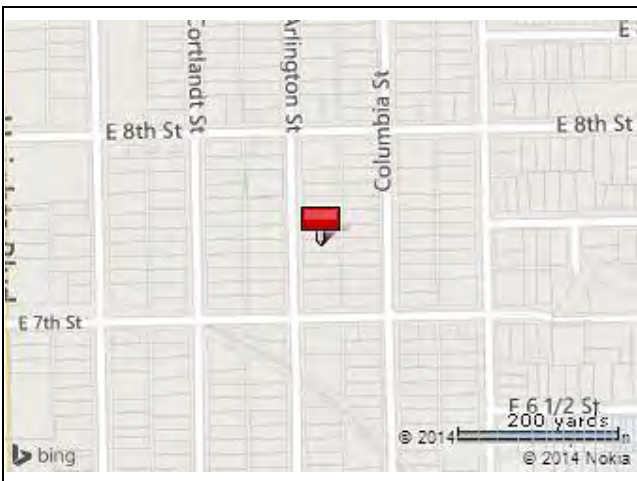
Sales Price : \$565,000

Building Sq Ft : 1,387

Year Built : 1920

Lot Size : 6,600

Pool - Private : N

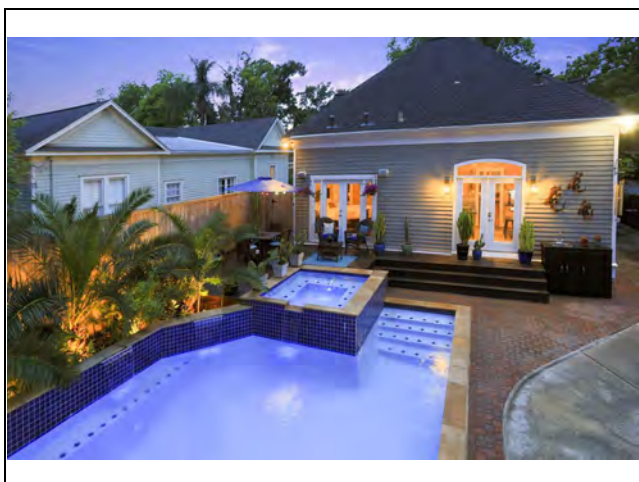


Remarks: Located on a premier street in the historic Houston Heights, this home is located close to Harvard Elementary School and Donovan Park. Nicely Updated with large enough yard for a pool and back alley access.

Notes:

Property Detail

818 ALLSTON



List Price : \$749,000

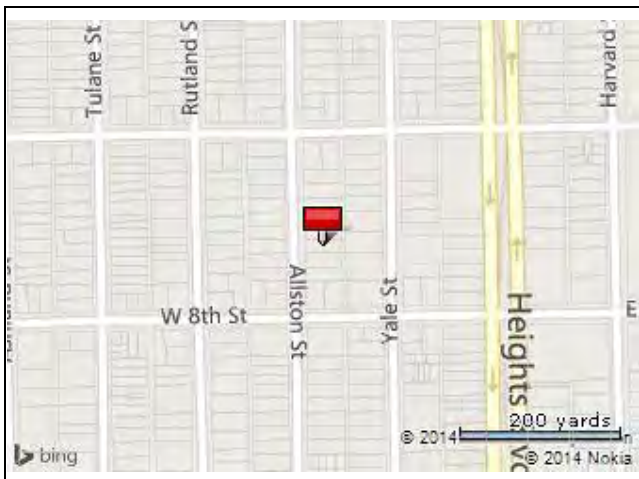
Sales Price : \$725,000

Building Sq Ft : 1,390

Year Built : 1920

Lot Size : 6,600

Pool - Private : Y



Remarks: HCAD does not have total SQ. Guest home is 1174 of sq. per= seller This story book 1930's property has been added to & modified over the years. Totally updated to 2014 standards + heated pool & spa. There is also a cozy guest house that has two separate apartments. The grounds are well manicured and fully fenced. Owner has been here 13 yrs. and has a listed of improvements. Tasteful selections, timeless touches, lots of light, high ceilings, fresh paint, crisp & clean.

Notes:

Comparative Market Analysis

Prepared especially for:

Ryan Strickland

For property at:

**901 Heights
Houston, TX 77008**



Brought to you by:

**James Krueger
Krueger Real Estate
3320 Jackson St
Houston, TX 77004
(713)364-4003**



Report Created On: 10/28/2014

Ryan Strickland
901 Heights
Houston, TX 77008

Ryan Strickland

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Please give me a call if you have any questions or would like any additional information. I look forward to working with you and selling your property quickly.
Sincerely,

James Krueger
Krueger Real Estate

Subject Property

901 Heights Houston, TX 77008

Building Sq Ft : 1,700

Lot Size : 7,500

Year Built : 1910



Notes: Subject Property is on a main thoroughfare that potentially has commercial viability as a professional office.

Sold Property Profile

619 Cortlandt St



Sub: Houston Heights	LP: \$440,000	SP: \$427,000
SqFt: 1500/Appraisal District	LP/SF: \$293.33	SP/SF: \$284.67
Year Built: 1924/Appraisal District	Stories: 1	SP/LP%: 0.97
Lot Size: 4884/Appraisal District	Bedrooms: 3/	DOM: 0
Garage: 0/	Bathrooms: 2/0	Pool:

Stunning gem in the heart of the Houston Heights! Sellers have completely remodeled the master bathroom, updated the master bedroom, kitchen, secondary bathroom and other areas. The updates are couples with period details and a well appointed floor plan. As you enter you are greeted by a warm living room open to a gorgeous dining room with a rustic chandelier and gleaming hardwood floors. The lush back yard offers plenty of space and alley access for additional parking. Zoned to Harvard Elem!

624 ARLINGTON ST



Sub: HOUSTON HEIGHTS	LP: \$469,900	SP: \$480,500
SqFt: 1946/Appraisal District	LP/SF: \$241.47	SP/SF: \$246.92
Year Built: 1920/Appraisal District	Stories: 2	SP/LP%: 1.02
Lot Size: 3285/Appraisal District	Bedrooms: 3/	DOM: 38
Garage: 0/	Bathrooms: 2/0	Pool:

Wonderful Houston Historic Heights home totally renovated in great location with nice front lot! Right off of hike and bike trail, near trendy dining and bars in the heartbeat of the Heights. Clean well-kept bright and spacious house with extras such as very spacious pantry and utility room and extra room upstairs. Double insulated windows, 9 1/2 ft ceilings, crown molding, oak floors, new doors triple lined with safety locks, neutral paint, updated appliances!

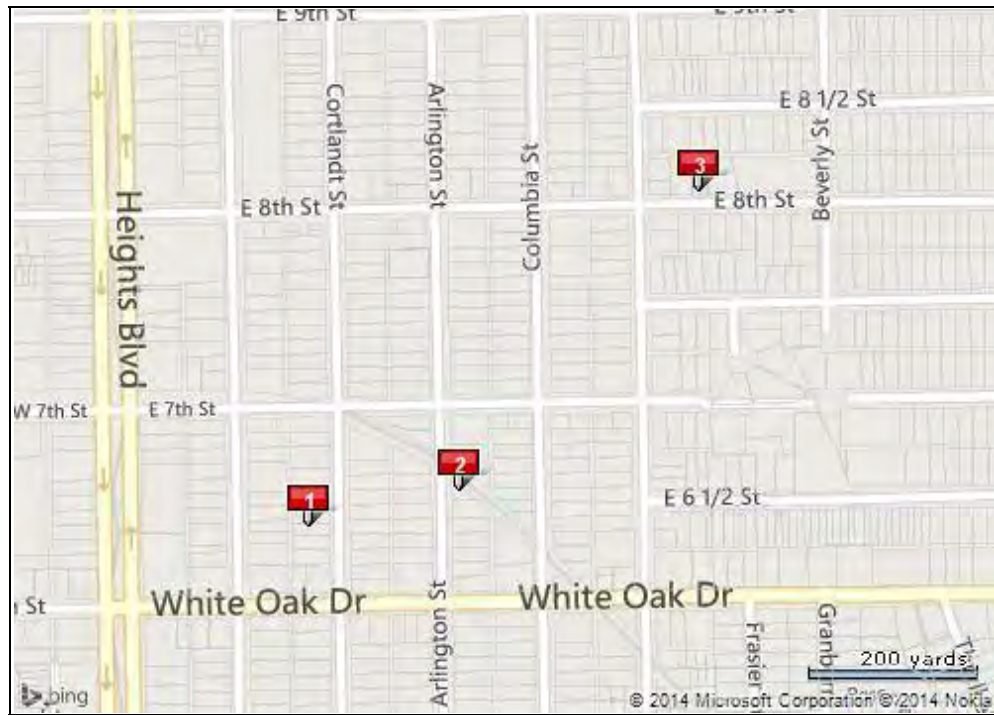
615 East 8TH ST



Sub: TEN TWELVE HEIGHTS BLVD PATI	LP: \$575,000	SP: \$575,000
SqFt: 1614/Appraisal District	LP/SF: \$356.26	SP/SF: \$356.26
Year Built: 1920/Appraisal District	Stories: 1	SP/LP%: 1.00
Lot Size: 6250/Appraisal District	Bedrooms: 3/	DOM: 9
Garage: 0/	Bathrooms: 3/0	Pool:





This home was featured in the 2007 Heights Home Tour! The home is an updated and expanded bungalow that maintains vintage charm while offering incredible amenities and outdoor living space! Recessed lighting on dimmers throughout, period hardwoods (original and reclaimed), fantastic natural light, 3 bedrooms and 3 full baths. The backyard offers wood decking and a unique outdoor room crafted from materials imported from Bali. Zoned to much sought after Harvard Elementary.

Property Map

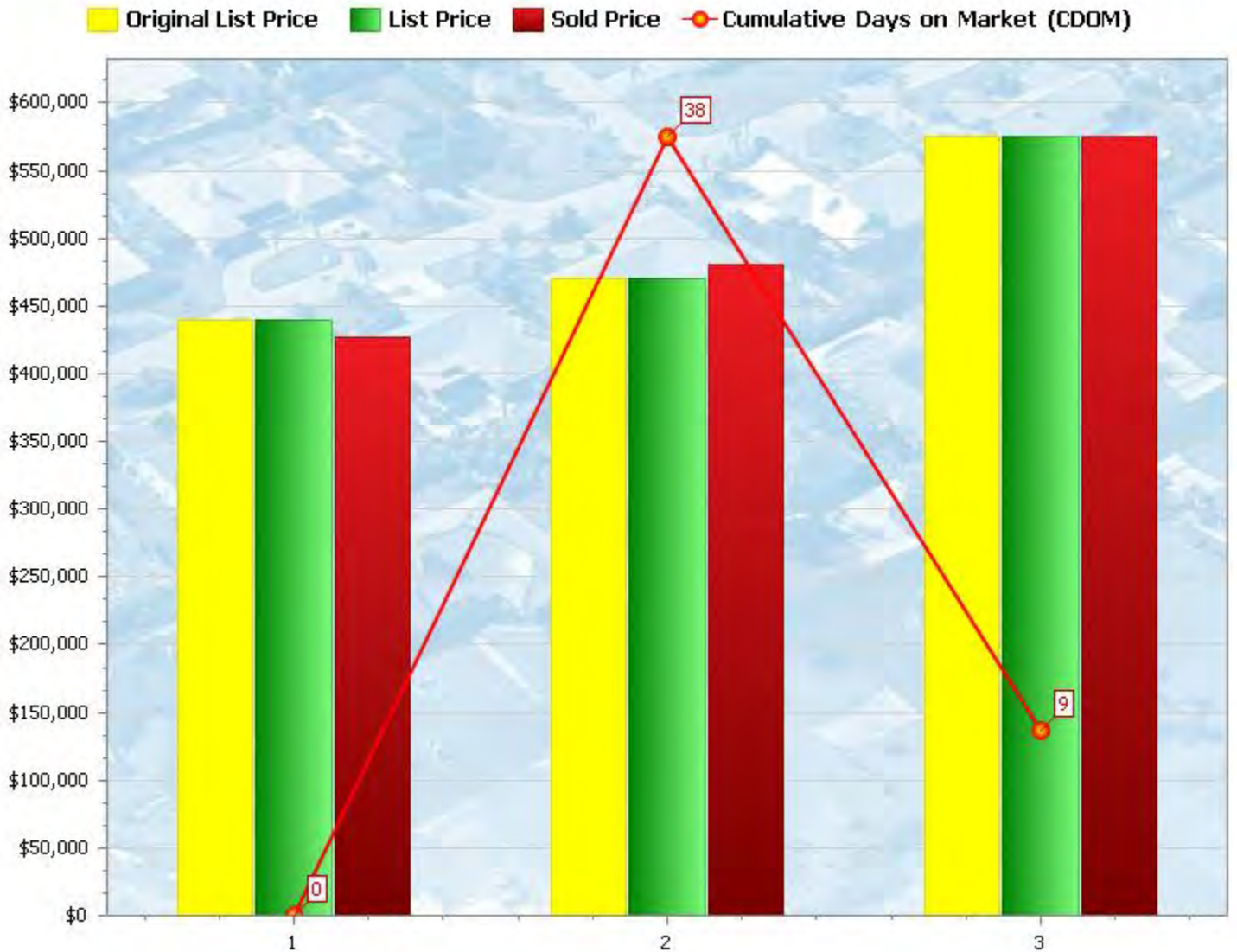





#	Address	Status	Original List Price	List Price	Price Per Sq.Ft.	House Sq.Ft.	Adj \$/SqFt	Beds/Baths	YB	DOM
★	901 Heights					1700	7500	/.	1910	
1	619 Cortlandt St	Sold	\$440,000	\$440,000	\$284.67	1500	4884	3/2.0	1924	0
2	624 ARLINGTON ST	Sold	\$469,900	\$469,900	\$246.92	1946	3285	3/2.0	1920	38
3	615 East 8TH ST	Sold	\$575,000	\$575,000	\$356.26	1614	6250	3/3.0	1920	9

Sold Comparable Properties

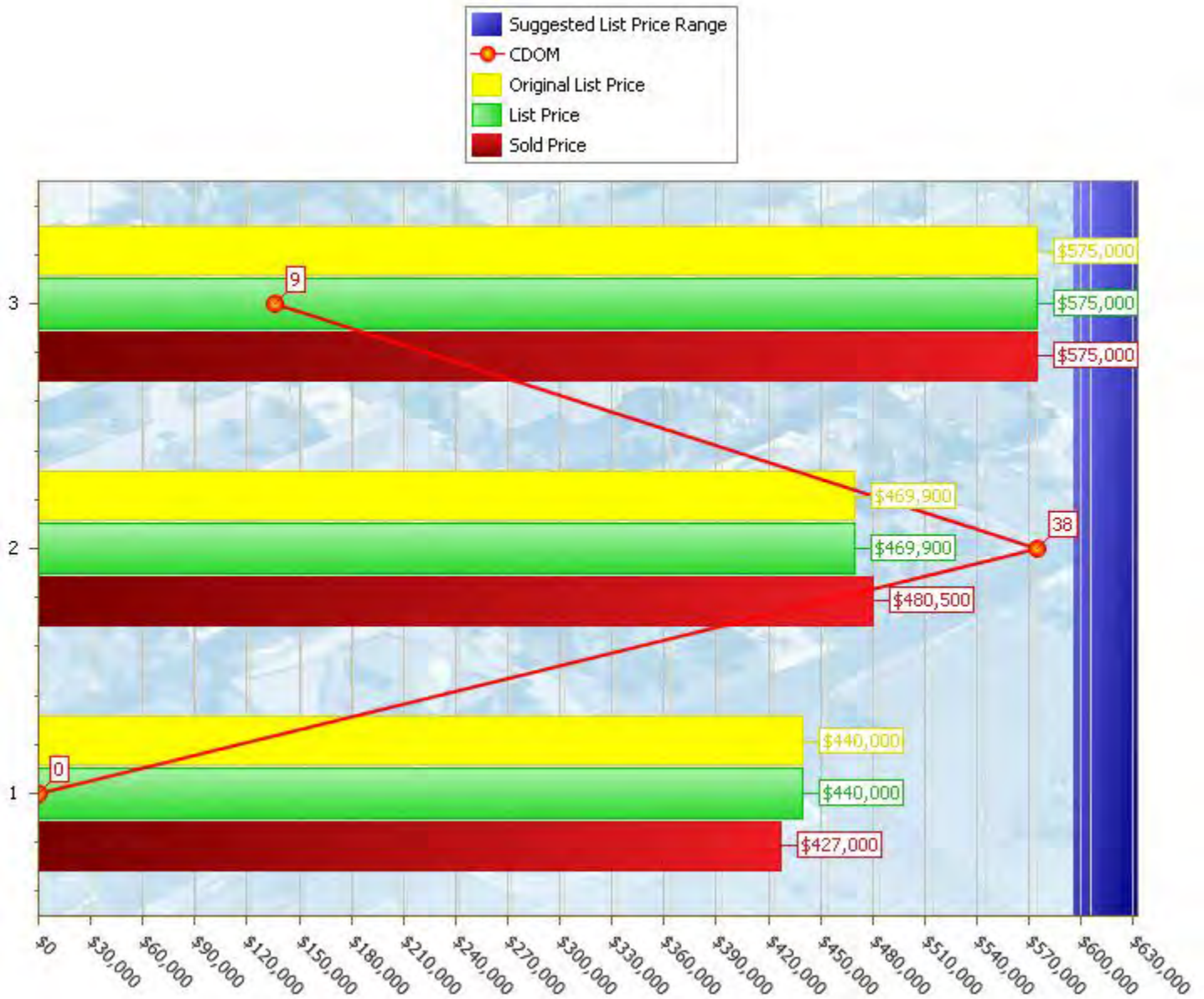
	901 Heights	619 Cortlandt St	624 ARLINGTON ST	615 East 8TH ST
				
Mls#		47430384	39641522	56324487
Original List Price		\$440,000	\$469,900	\$575,000
List Price		\$440,000	\$469,900	\$575,000
Sales Price		\$427,000	\$480,500	\$575,000
Closing Date		8/20/2014	7/15/2014	7/21/2014
Building Sq Ft	1,700	1,500	1,946	1,614
Lot Size	7,500	4,884 <i>Adj: \$28,000</i>	3,285 <i>Adj: (\$34,440)</i>	6,250
Year Built	1910	1924 <i>Adj: \$130,800</i>	1920 <i>Adj: \$210,750</i>	1920 <i>Adj: \$62,500</i>
<i>Net Adjustments</i>			<i>\$158,800</i>	<i>\$176,310</i>
Adjusted Price		\$585,800	\$656,810	\$637,500

Price History of All Properties



1		619 Cortlandt St Cumulative Days on Market (CDOM): 0	List Date: 07/26/2014 List Price: \$440,000	Sales Date: 08/20/2014 Sales Price: \$427,000
2		624 ARLINGTON ST Cumulative Days on Market (CDOM): 38	List Date: 04/21/2014 List Price: \$469,900	Sales Date: 07/15/2014 Sales Price: \$480,500
3		615 East 8TH ST Cumulative Days on Market (CDOM): 9	List Date: 06/04/2014 List Price: \$575,000	Sales Date: 07/21/2014 Sales Price: \$575,000

Price Comparison



Adjusted Price for Comparable Properties

(adjusted sales price for recently sold properties: adjusted list price for all others)

High Price: \$656,810

Average Price: \$627,000

Low Price: \$585,800

Median Price: \$637,500

Suggested Price for Subject Property: \$595,650 - \$658,350

Pricing Analysis

General Facts about Pricing

There are certain factors that are within our control and some factors beyond our control when it comes to setting the price. Those factors within our control are: the appearance of the property, how aggressively we market the property and the price. Factors outside our control are: location of property, size and local amenities. It's important to accept those factors that are beyond our control and focus on the pricing and preparation.

A property priced at market value will attract more buyers than a home priced above market value. Consider that a competitively priced property will also attract a greater number of potential buyers and increase your opportunity for a quick sale.

Comparable Properties

#	Address	Status	SqFt	Adj \$/SqFt	Price	Adj	Adj Price
1	619 Cortlandt St	Sold	1,500	\$391	\$427,000	\$158,800	\$585,800
2	624 ARLINGTON ST	Sold	1,946	\$338	\$480,500	\$176,310	\$656,810
3	615 East 8TH ST	Sold	1,614	\$395	\$575,000	\$62,500	\$637,500

High Adjusted Price: \$656,810

Low Adjusted Price: \$585,800

Average Adjusted Price: \$627,000

Median Adjusted Price: \$637,500

Suggested Range for 901 Heights: \$595,650 - \$658,350

Property Detail

619 Cortlandt St



List Price : \$440,000

Sales Price : \$427,000

Building Sq Ft : 1,500

Lot Size : 4,884

Year Built : 1924



Remarks: Stunning gem in the heart of the Houston Heights! Sellers have completely remodeled the master bathroom, updated the master bedroom, kitchen, secondary bathroom and other areas. The updates are couples with period details and a well appointed floor plan. As you enter you are greeted by a warm living room open to a gorgeous dining room with a rustic chandelier and gleaming hardwood floors. The lush back yard offers plenty of space and alley access for additional parking. Zoned to Harvard Elem!

Notes:

Property Detail

624 ARLINGTON ST



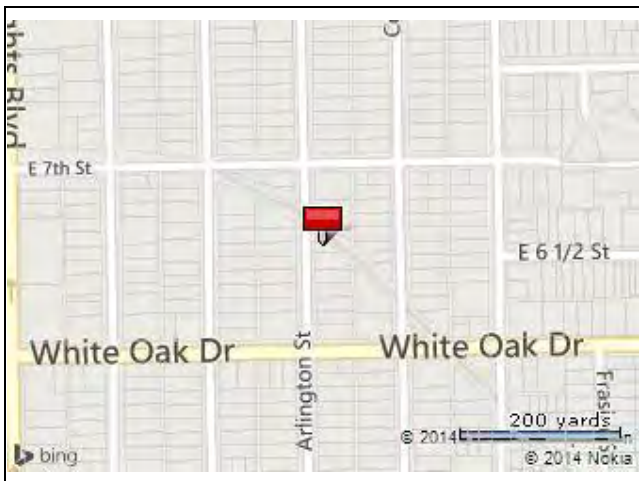
List Price : \$469,900

Sales Price : \$480,500

Building Sq Ft : 1,946

Lot Size : 3,285

Year Built : 1920



Remarks: Wonderful Houston Historic Heights home totally renovated in great location with nice front lot! Right off of hike and bike trail, near trendy dining and bars in the heartbeat of the Heights. Clean well-kept bright and spacious house with extras such as very spacious pantry and utility room and extra room upstairs. Double insulated windows, 9 1/2 ft ceilings, crown molding, oak floors, new doors triple lined with safety locks, neutral paint, updated appliances!

Notes:

Property Detail

615 East 8TH ST



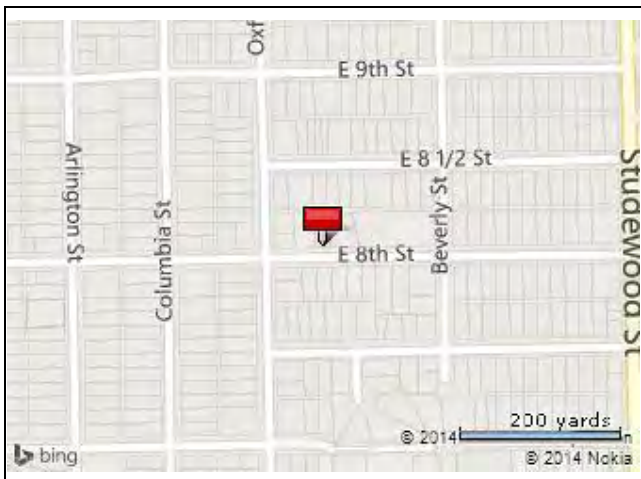
List Price : \$575,000

Sales Price : \$575,000

Building Sq Ft : 1,614

Lot Size : 6,250

Year Built : 1920



Remarks: This home was featured in the 2007 Heights Home Tour! The home is an updated and expanded bungalow that maintains vintage charm while offering incredible amenities and outdoor living space! Recessed lighting on dimmers throughout, period hardwoods (original and reclaimed), fantastic natural light, 3 bedrooms and 3 full baths. The backyard offers wood decking and a unique outdoor room crafted from materials imported from Bali. Zoned to much sought after Harvard Elementary.

Notes:

Comparative Market Analysis

Prepared especially for:

Ryan Strickland

For property at:

**901 Heights Blvd
Houston, TX 77008**



Brought to you by:

**James Krueger
Krueger Real Estate
3320 Jackson St
Houston, TX 77004
(713)364-4003**



Report Created On: 10/28/2014

10/28/2014

Ryan Strickland
901 Heights Blvd
Houston, TX 77008

Ryan Strickland

I appreciate the opportunity to provide you with a Comparative Market Analysis for your property. Prepared exclusively for you, this analysis contains a summary of the recent real estate transactions in your area for properties that are similar to yours. While none of the properties included in this analysis is exactly like yours, they do provide a good basis by which to compare your property with the 'competition'.

The following pages contain descriptions of each property whether it is currently available for sale, recently sold, or was listed but did not sell. A short description of each property is provided, followed by a summary table of each property's key features, which allows you to easily compare the features of your property with others in your area.

Your property may have special features or improvements that could substantially affect the price range in which it should be listed. We will discuss pricing in more detail after you have had a chance to review the enclosed information.

Please give me a call if you have any questions or would like any additional information. I look forward to working with you and selling your property quickly.
Sincerely,

James Krueger
Krueger Real Estate

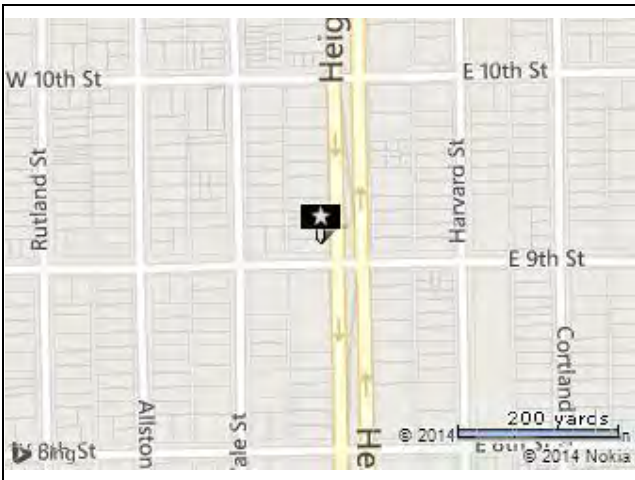
Subject Property

**901 Heights Blvd
Houston, TX 77008**

Building Sq Ft : 3,719

Lot Size : 7,500

Year Built : 2015



Sold Property Profile

938 COLUMBIA ST



Sub: HOUSTON HEIGHTS	LP: \$992,000	SP: \$1,000,000
SqFt: 3169/Appraisal	LP/SF: \$313.03	SP/SF: \$315.56
Year Built: 2001/Appraisal District	Stories: 2	SP/LP%: 1.01
Lot Size: 6600/Appraisal District	Bedrooms: 3/	DOM: 6
Garage: 2/Detached Garage	Bathrooms: 2/1	Pool:

This stately brick Italianate will not last long on prestigious Columbia St. Open floor plan, large granite kitchen looks to spacious family room with custom builtins. Study down in addition to 3 bedrooms up. The master suite is exquisite with sitting area and fireplace. Oak floors, double porches. The backyard is an oasis with professionally installed pond, lovely pergola covered with climbing roses. Fully fenced front yard. Walk to Harvard Elementary and fine dining. Guest parking a plus.

830 Ashland



Sub: Houston Heights	LP: \$1,100,000	SP: \$999,000
SqFt: 3349/Appraisal District	LP/SF: \$328.46	SP/SF: \$298.30
Year Built: 2011/Appraisal District	Stories: 2	SP/LP%: 0.91
Lot Size: 5550/	Bedrooms: 4/5	DOM: 74
Garage: 2/Attached Garage	Bathrooms: 4/0	Pool:

LEED GOLD CERTIFICATION Houston Heights Custom Home. Built by Unika Homes, LP. in 2011. Superb Quality. Open concept living with Study, full bath and Flex Room downstairs. Interior 3-panel sliding doors by The Sliding Door. Quartz Silestone counters. Upgraded Jennaire professional Appliances. Reclaimed Maple Wood floors throughout. Four bedrooms up with 3 full baths. Study downstairs could be 5th bedroom. Huge back porch overlooking full sized backyard. Beautiful contemporary finishes throughout.

920 COLUMBIA ST



Sub: HOUSTON HEIGHTS	LP: \$1,175,000	SP: \$1,175,000
SqFt: 3652/Appraisal District	LP/SF: \$321.74	SP/SF: \$321.74
Year Built: 2007/Appraisal District	Stories: 2	SP/LP%: 1.00
Lot Size: 6600/Appraisal District	Bedrooms: 4/5	DOM: 0
Garage: 2/Detached Garage	Bathrooms: 3/1	Pool:

This stunning neoclassical home is built by Whitestone and designed by Creole. The elegant exterior features Corinthian columns, wrought iron railing, and brick steps, chimney and skirting. The unparalleled interior finishes include an arched ceiling in the foyer, marble inlay on the entry floor, 3-piece crown molding, antique oak floors, antique banister, block paneling throughout house. Kitchen features a sizable marble island and stainless appliances. Huge formals, large butler's pantry and master down!

Sold Property Profile

619 E. 10 1/2 ST.



Sub: STUDE 2	LP: \$1,175,000	SP: \$1,095,000
SqFt: 4085/Appraisal District	LP/SF: \$287.64	SP/SF: \$268.05
Year Built: 2006/Appraisal District	Stories: 2	SP/LP%: 0.93
Lot Size: 6250/Appraisal District	Bedrooms: 3/4	DOM: 45
Garage: 3/Attached Garage, Tandem	Bathrooms: 3/1	Pool:

Fabulous 3/4 bdrm home located in the heart of The Heights. Boasting over 4000 sf this home has it all. Wood floors thruout, formal dining & living rooms, 300 bottle wine closet, granite countertops, oversized island kitchen w/Viking stove-oven. Oversized walk-in master closet features custom blt-ins. Home offers large bkyd (pool drawings/estimate available), front & rear patio space & 3 car garage. Located on family friendly street within walking distance to several popular Heights restaurants.

Property Map



#	Address	Status	Original List Price	List Price	Price Per Sq.Ft.	House Sq.Ft.	Adj \$/SqFt	Beds/Baths	YB	DOM
★	901 Heights Blvd					3719	7500	/.	2015	
1	938 COLUMBIA ST	Sold	\$992,000	\$992,000	\$315.56	3169	6600	3/2.1	2001	6
2	830 Ashland	Sold	\$1,100,000	\$1,100,000	\$298.30	3349	5550	4/4.0	2011	74
3	920 COLUMBIA ST	Sold	\$1,175,000	\$1,175,000	\$321.74	3652	6600	4/3.1	2007	0
4	619 E. 10 1/2 ST.	Sold	\$1,175,000	\$1,175,000	\$268.05	4085	6250	3/3.1	2006	45

Sold Comparable Properties

	901 Heights Blvd	938 COLUMBIA ST	830 Ashland	920 COLUMBIA ST
				
Mls#		51495257	80258087	69537904
Original List Price		\$992,000	\$1,100,000	\$1,175,000
List Price		\$992,000	\$1,100,000	\$1,175,000
Sales Price		\$1,000,000	\$999,000	\$1,175,000
Closing Date		7/3/2014	10/8/2014	6/9/2014
Building Sq Ft	3,719	3,169	3,349	3,652
Lot Size	7,500	6,600 Adj: \$82,500	5,550 Adj: \$55,000	6,600
Year Built	2015	2001 Adj: \$45,000	2011 Adj: \$97,500	2007
<i>Net Adjustments</i>		\$127,500	\$152,500	\$0
Adjusted Price		\$1,127,500	\$1,151,500	\$1,175,000

Sold Comparable Properties

901 Heights Blvd

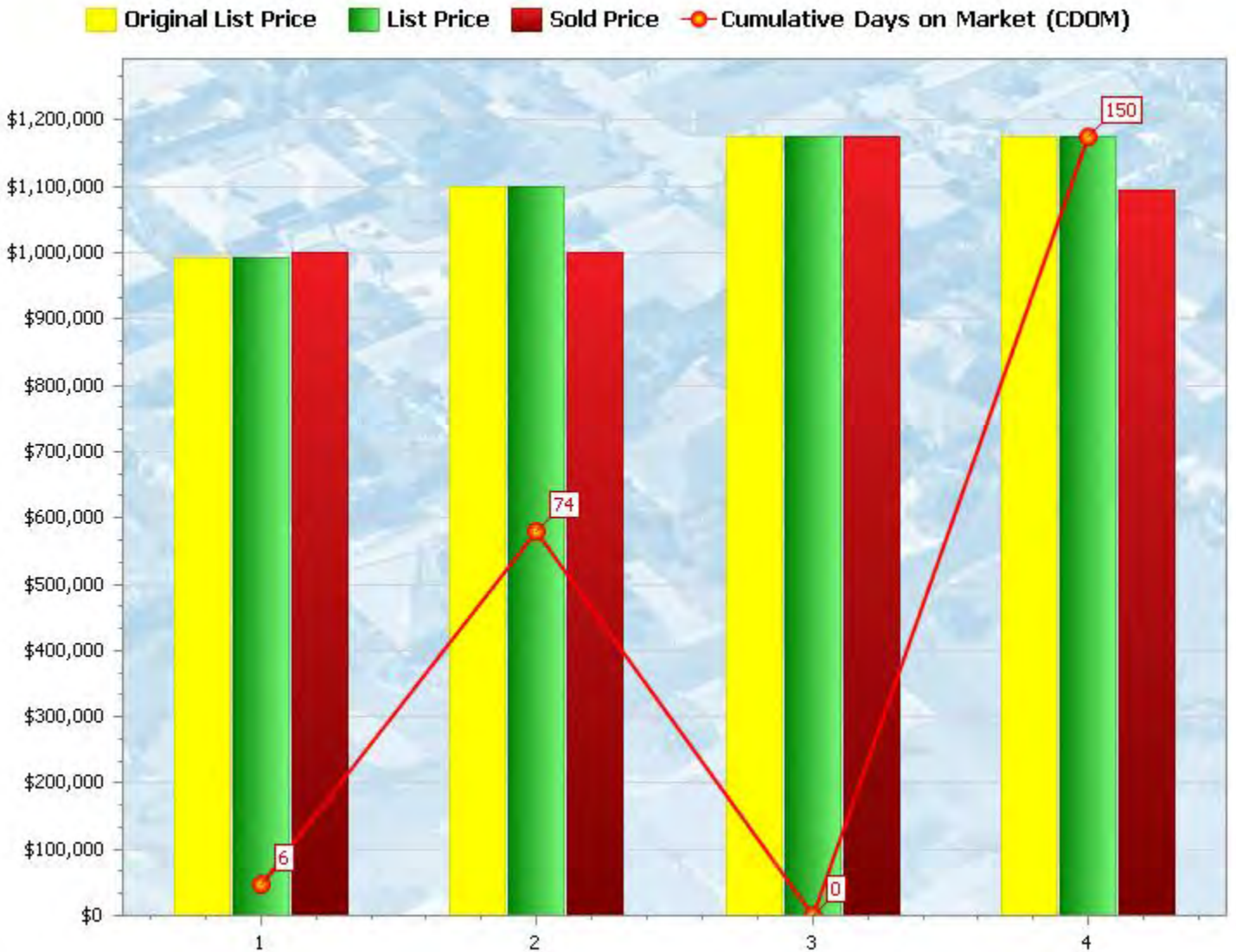






619 E. 10 1/2 ST.



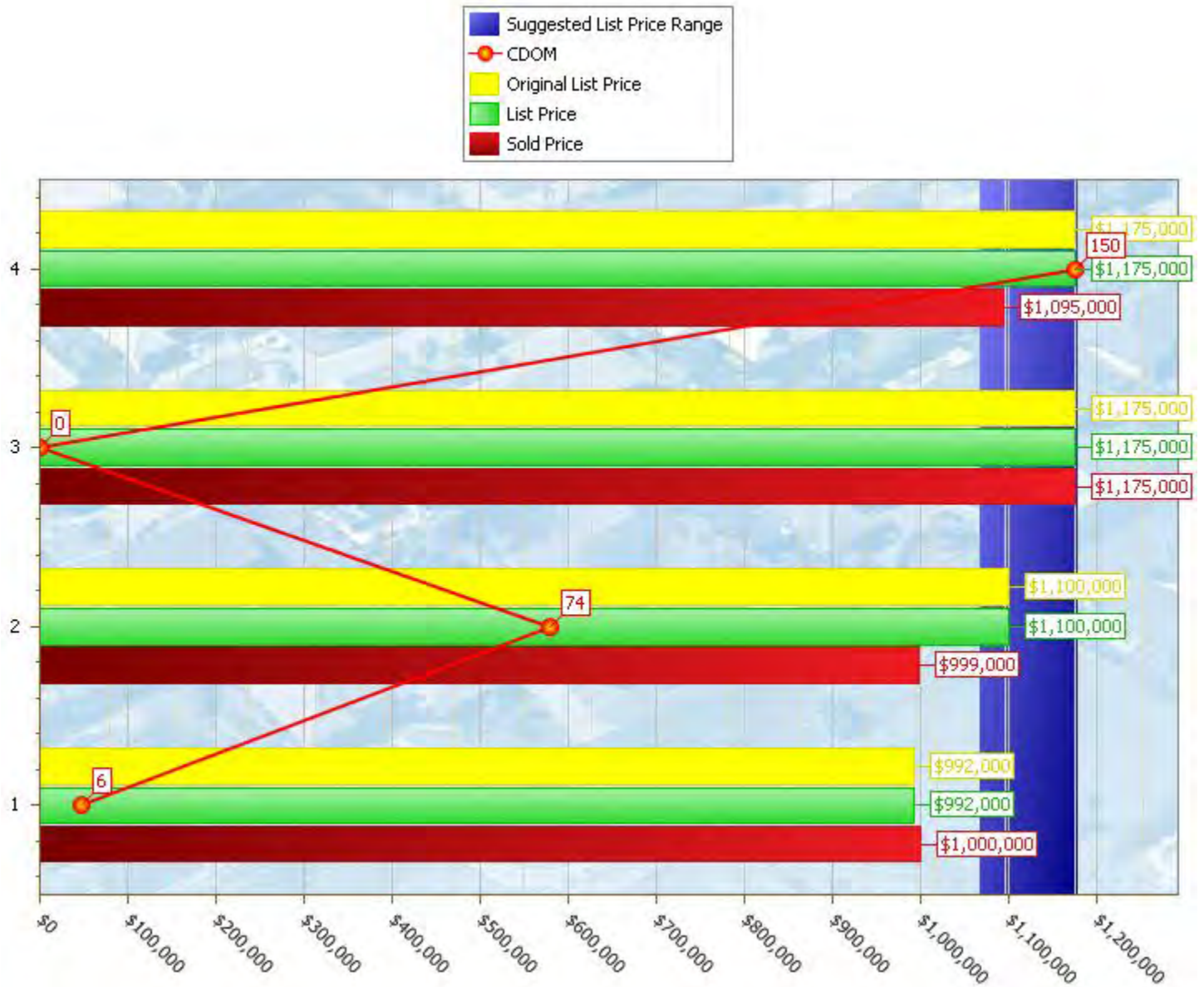
Mls#		95774860	
Original List Price		\$1,175,000	
List Price		\$1,175,000	
Sales Price		\$1,095,000	
Closing Date		6/20/2014	
Building Sq Ft	3,719	4,085	
Lot Size	7,500	6,250	<i>Adj: (\$54,900)</i>
Year Built	2015	2006	
<i>Net Adjustments</i>			<i>(\$54,900)</i>
Adjusted Price			\$1,040,100

Price History of All Properties



1	 938 COLUMBIA ST Cumulative Days on Market (CDOM): 6	List Date: 05/15/2014 List Price: \$992,000	Sales Date: 07/03/2014 Sales Price: \$1,000,000
2	 830 Ashland Cumulative Days on Market (CDOM): 74	List Date: 06/07/2014 List Price: \$1,100,000	Sales Date: 10/08/2014 Sales Price: \$999,000
3	 920 COLUMBIA ST Cumulative Days on Market (CDOM): 0	List Date: 05/01/2014 List Price: \$1,175,000	Sales Date: 06/09/2014 Sales Price: \$1,175,000
4	 619 E. 10 1/2 ST. Cumulative Days on Market (CDOM): 150	List Date: 03/26/2014 List Price: \$1,175,000	Sales Date: 06/20/2014 Sales Price: \$1,095,000

Price Comparison



Adjusted Price for Comparable Properties

(adjusted sales price for recently sold properties; adjusted list price for all others)

High Price: \$1,175,000

Average Price: \$1,124,000

Low Price: \$1,040,100

Median Price: \$1,139,500

Suggested Price for Subject Property: \$1,067,800 - \$1,180,200

Pricing Analysis

General Facts about Pricing

There are certain factors that are within our control and some factors beyond our control when it comes to setting the price. Those factors within our control are: the appearance of the property, how aggressively we market the property and the price. Factors outside our control are: location of property, size and local amenities. It's important to accept those factors that are beyond our control and focus on the pricing and preparation.

A property priced at market value will attract more buyers than a home priced above market value. Consider that a competitively priced property will also attract a greater number of potential buyers and increase your opportunity for a quick sale.

Comparable Properties

#	Address	Status	SqFt	Adj \$/SqFt	Price	Adj	Adj Price
1	938 COLUMBIA ST	Sold	3,169	\$356	\$1,000,000	\$127,500	\$1,127,500
2	830 Ashland	Sold	3,349	\$344	\$999,000	\$152,500	\$1,151,500
3	920 COLUMBIA ST	Sold	3,652	\$322	\$1,175,000	\$0	\$1,175,000
4	619 E. 10 1/2 ST.	Sold	4,085	\$255	\$1,095,000	(\$54,900)	\$1,040,100

High Adjusted Price: \$1,175,000

Low Adjusted Price: \$1,040,100

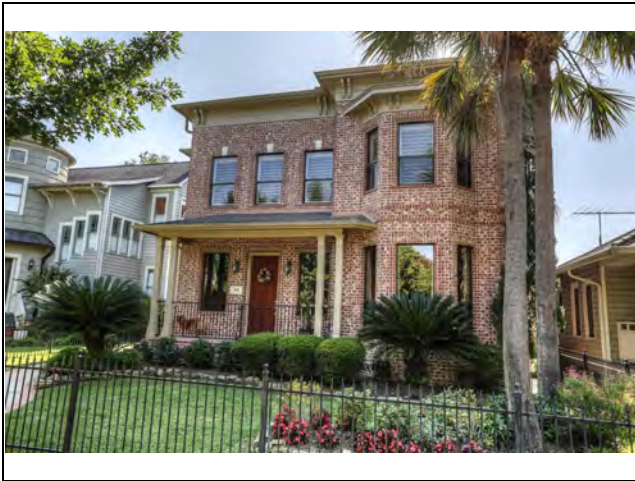
Average Adjusted Price: \$1,124,000

Median Adjusted Price: \$1,139,500

Suggested Range for 901 Heights Blvd: \$1,067,800 - \$1,180,200

Property Detail

938 COLUMBIA ST



List Price : \$992,000

Sales Price : \$1,000,000

Building Sq Ft : 3,169

Lot Size : 6,600

Year Built : 2001



Remarks: This stately brick Italianate will not last long on prestigious Columbia St. Open floor plan, large granite kitchen looks to spacious family room with custom builtins. Study down in addition to 3 bedrooms up. The master suite is exquisite with sitting area and fireplace. Oak floors, double porches. The backyard is an oasis with professionally installed pond, lovely pergola covered with climbing roses. Fully fenced front yard. Walk to Harvard Elementary and fine dining. Guest parking a plus.

Notes:

Property Detail

830 Ashland



List Price : \$1,100,000

Sales Price : \$999,000

Building Sq Ft : 3,349

Lot Size : 5,550

Year Built : 2011



Remarks: LEED GOLD CERTIFICATION Houston Heights Custom Home. Built by Unika Homes, LP. in 2011. Superb Quality. Open concept living with Study, full bath and Flex Room downstairs. Interior 3-panel sliding doors by The Sliding Door. Quartz Silestone counters. Upgraded Jennaire professional Appliances. Reclaimed Maple Wood floors throughout. Four bedrooms up with 3 full baths. Study downstairs could be 5th bedroom. Huge back porch overlooking full sized backyard. Beautiful contemporary finishes throughout.

Notes:

Property Detail

920 COLUMBIA ST



List Price : \$1,175,000

Sales Price : \$1,175,000

Building Sq Ft : 3,652

Lot Size : 6,600

Year Built : 2007

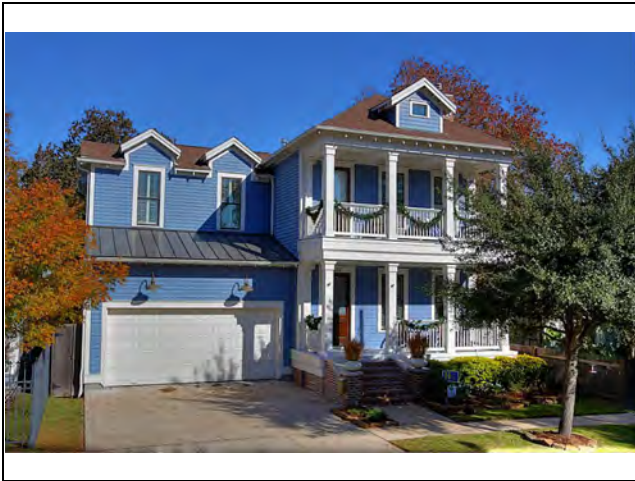


Remarks: This stunning neoclassical home is built by Whitestone and designed by Creole. The elegant exterior features Corinthian columns, wrought iron railing, and brick steps, chimney and skirting. The unparalleled interior finishes include an arched ceiling in the foyer, marble inlay on the entry floor, 3-piece crown molding, antique oak floors, antique banister, block paneling throughout house. Kitchen features a sizable marble island and stainless appliances. Huge formals, large butler's pantry and master down!

Notes:

Property Detail

619 E. 10 1/2 ST.



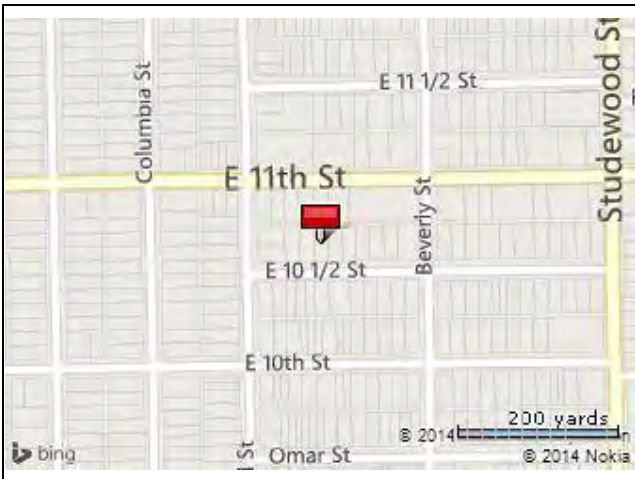
List Price : \$1,175,000

Sales Price : \$1,095,000

Building Sq Ft : 4,085

Lot Size : 6,250

Year Built : 2006



Remarks: Fabulous 3/4 bdrm home located in the heart of The Heights. Boasting over 4000 sf this home has it all. Wood floors thruout, formal dining & living rooms, 300 bottle wine closet, granite countertops, oversized island kitchen w/Viking stove-oven. Oversized walk-in master closet features custom blt-ins. Home offers large bkyd (pool drawings/estimate available), front & rear patio space & 3 car garage. Located on family friendly street within walking distance to several popular Heights restaurants.

Notes:

Demolition Application Materials
Sec. 33-247(b)

(2)

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

901 Heights Blvd, Houston, TX 77008-6911, Harris County

Multiple Building Property Summary

Owner Information

Owner Name: **S & I Residential Co Inc** Tax Billing City & State: **Houston, TX**
Owner Occupied: **Yes** Tax Billing Zip: **77008**
Carrier Route: **C002** Tax Billing Zip+4: **6911**
Tax Billing Address: **901 Heights Blvd**

Location Information

Subdivision: **Houston Heights** Market Area: **HEIGHTS/GREATER**
School District Name: **Houston ISD** Topography: **Flat/Level**
Neighborhood Code: **Houston Heights-8305.05** Census Tract: **5105.00**
Township: **Houston** Map Facet: **5358A**
MLS Area: **9** Traffic: **Corner**

Tax Information

Parcel ID: **020-227-000-0012** % Improved: **27%**
Parcel ID: **0202270000012** Tax Area: **040**
Lot #: **12** Water Tax Dist: **041**
Block #: **231**
Legal Description: **LT 12 BLK 231 HOUSTON HEIGHTS**

Assessment & Tax

Assessment Year	2013	2012	2011
Assessed Value - Total	\$322,630	\$293,300	\$266,750
YOY Assessed Change (\$)	\$29,330	\$26,550	
YOY Assessed Change (%)	10%	9.95%	
Market Value - Total	\$336,353	\$293,300	\$266,750
Market Value - Land	\$246,750	\$211,500	\$211,500
Market Value - Improved	\$89,603	\$81,800	\$55,250

Tax Year	Total Tax	Change (\$)	Change (%)
2011	\$12,444		
2012	\$8,112	-\$4,333	-34.82%
2013	\$8,256	\$144	1.78%

Jurisdiction	Tax Rate	Tax Amount
Houston ISD	1.1867	\$3,828.65
Harris County	.41455	\$1,337.46
Hc Flood Control Dist	.02827	\$91.21
Port Of Houston Authority	.01716	\$55.36
Hc Hospital Dist	.17	\$548.47
Hc Department Of Education	.00636	\$20.51
Houston Community College	.09717	\$313.51
Houston City Of	.63875	\$2,060.80
Total Estimated Tax Rate	2.559	

Characteristics

Land Use - CoreLogic: **SFR** Bedrooms: **Tax: 4 MLS: 2**
Land Use - County: **Res Imprvd Table Val** Total Baths: **2**
Land Use - State: **Resid Single Family** Full Baths: **Tax: 2 MLS: 1**
Lot Acres: **0.1722** Elec Svs Type: **Y**
Lot Sq Ft: **7,500** Heat Type: **Central**
of Buildings: **2** Porch: **Open Concrete/Masonry Porch**
Building Type: **Single Family** Porch Sq Ft: **180**
Bldg Class: **R** Parking Type: **On & Off Street**
Building Sq Ft: **Tax: 1,800 MLS: 1,260** No. Parking Spaces: **MLS: 3**
Gross Sq Ft: **1,800** Garage Type: **Parking Avail**
Above Gnd Sq Ft: **1,800** Garage Capacity: **MLS: 3**
Ground Floor Sq Ft: **1,260** Foundation: **Raised**
Stories: **1** Exterior: **Asbestos**
Condition: **Fair** Year Built: **1910**
Quality: **Average** Effective Year Built: **1910**
Total Rooms: **8**

Features

Feature Type	Unit	Size/Qty
Base Area Pri	S	1,260
Open Mas Porch Pri	S	180
Utility Shed Frame	S	171

Building Description	Building Size
Fixtures: Total	5
Room: Bedroom	3
Room: Full Bath	1
Room: Total	5
Story Height Index	1

Listing Information

MLS Listing Number:	52592240	MLS Pending Date:	04/21/2014
MLS Status:	Sold	MLS Sale Date:	05/14/2014
Listing Area:	CENTRAL NORTH	MLS Sale Price:	\$385,900
MLS D.O.M:	216	Listing Agent:	Bmccreight-Robert Mccreight
MLS Listing Date:	09/18/2013	Listing Broker:	BERKSHIREHATHAWAY HOMESERVICES ANDERSON PROPERTIES
MLS Current List Price:	\$385,000	Selling Agent:	James Krueger
MLS Original List Price:	\$420,000	Selling Broker:	KRUEGER REAL ESTATE
MLS Status Change Date:	05/15/2014		

MLS Listing #	7731054
MLS Status	Sold
MLS Listing Date	05/04/2010
MLS Listing Price	\$299,000
MLS Orig Listing Price	\$330,000
MLS Sale Date	06/29/2010
MLS Sale Price	\$275,000

Last Market Sale & Sales History

Recording Date	05/15/2014	07/01/2010		
Nominal			Y	Y
Buyer Name	S & I Residential Co Inc	Arledge Donna J	James Selma Telschow	
Seller Name	Arledge Donna J & Tillman E	Mason Judy		
Document Number	204816	280650		
Document Type	Warranty Deed	Warranty Deed	Deed (Reg)	Deed (Reg)

Mortgage History

Mortgage Date	05/15/2014	07/01/2010
Mortgage Amount	\$565,000	\$225,000
Mortgage Lender	Mid South Bk	
Mortgage Code		Private Party Lender
Borrower Name	S & I Residential Co Inc	Arledge Donna J

Building 1 of 2

Characteristics

Land Use - CoreLogic:	SFR	Total Rooms:	5
Land Use - County:	Res Imprvd Table Val	Bedrooms:	3
Land Use - State:	Resid Single Family	Full Baths:	1
Lot Acres:	0.1722	Elec Svs Type:	Y
Lot Sq Ft:	7,500	Heat Type:	Central
Building Type:	Single Family	Porch:	Open Concrete/Masonry Porch
Bldg Class:	R	Porch Sq Ft:	180
Building Sq Ft:	1,260	Parking Type:	On & Off Street
Gross Sq Ft:	1,440	Garage Type:	Parking Avail
Above Gnd Sq Ft:	1,260	Foundation:	Raised
Ground Floor Sq Ft:	1,260	Exterior:	Asbestos
Stories:	1	Year Built:	1910
Condition:	Fair	Effective Year Built:	1910
Quality:	Average		

Features

Feature Type	Unit	Size/Qty
Base Area Pri	S	1,260
Open Mas Porch Pri	S	180
Utility Shed Frame	S	171

Building Description	Building Size
Fixtures: Total	5
Room: Bedroom	3
Room: Full Bath	1
Room: Total	5
Story Height Index	1

Building 2 of 2

Characteristics

Land Use - CoreLogic:	SFR	Total Rooms:	3
Land Use - County:	Res Imprvd Table Val	Bedrooms:	1
Land Use - State:	Resid Single Family	Full Baths:	1
Lot Acres:	0.1722	Elec Svs Type:	Y
Lot Sq Ft:	7,500	Heat Type:	Central
Building Type:	Single Family	Porch:	Enclosed Frame Porch
Bldg Class:	R	Porch Sq Ft:	54
Building Sq Ft:	540	Parking Type:	Frame Garage
Gross Sq Ft:	1,134	Garage Type:	Garage
Above Gnd Sq Ft:	540	Garage Sq Ft:	540
Ground Floor Sq Ft:	540	Foundation:	Slab
Stories:	1	Exterior:	Asbestos
Condition:	Unsound	Year Built:	1925
Quality:	Poor	Effective Year Built:	1925

Features

Feature Type	Unit	Size/Qty
Base Area Pri	S	540
Encl Frame Porch Pri	S	54
Frame Garage Lwr	S	540

Building Description	Building Size
Fixtures: Total	5
Room: Bedroom	1
Room: Full Bath	1
Room: Total	3
Story Height Index	1

Courtesy of James Krueger, Krueger Real Estate, Houston Association of REALTORS

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Property Detail

General Application Materials
Sec. 33-238

(3)

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

See Item 1; no other appraisals received.

Demolition Application Materials
Sec. 33-247(b)

(4)

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



Single-Family ML #: 52592240 Status: S LP: **\$385,000*** LP/SF: **\$305.56**
 County: **Harris** Tax Acc #: **020-227-000-0012** SP/LP Ratio: **1.00** Also For Lease: **No**
 Area: **9 - Central North** Location: **41 - Houston** Mkt Area: **Heights/Greater Heights** KM: **493**
 Addr: **901 HEIGHTS BL** City: **HOUSTON** Zip: **77008 - 6911**
 Sub: **HOUSTON HEIGHTS** Sec #: **1** State: **Texas** Country: **United States**
 Master Planned Community: **No/** Legal: **LT 12 BLK 231 HOUSTON HEIGHTS** DOM: **163**
 SqFt: **1260/Appraisal District** Lot Size: Year Built: PAR: **Y**
 SchDist: **27 - Houston** Elem: Middle: High:
 SCHOOL INFO IS SUBJECT TO CHANGE. BUYERS SHOULD INDEPENDENTLY VERIFY AND CONFIRM AVAILABILITY.

Pics: 8

Listing Broker: **SUAN02/BerkshireHathaway HomeServices Anderson Properties**

Listing Agent: **bmcCreight/Robert McCreight**

Addr: **741 E 11th Street, HoustonTX 77008**

Email: [REDACTED]

Office Information

Office #: **(713)862-0000** Ext:

Fax #: **(713)868-3284**

Office Web: <http://www.andersonprops.com>

Agent Web:

<http://www.suzanneandersonproperties.com>

[Request an Appointment](#)

Appt #: **(713)977-7469/Showing Service**

PM #:

Cell Phone: **(713)553-4333**

Alternate #:



Description and Room Dimensions

Style: Victorian	# Stories: 1	New Construction: No/	Builder Name:	# Bedrooms: 2 /
Type: Historic	ApproxComplete:	Access:	#FB/HB: 1/0	
LotSize: 7500/Appraisal District	LotDim:	Acres: /	Utility Rm:	Garage: 3/Detached Garage
Living:	Dining: 1st Bed: 12x12	4th Bed:	4th Bed:	Carport: /
Den:	Kitchn: 2nd Bed: 12x12	5th Bed:	5th Bed:	FrntDoorFaces: East
Game Rm:	Brkfst: 3rd Bed:	Gar/Car:	Gar/Car:	
Study:	ExtraRm: Media:	Show: Lockbox Front	Show: Lockbox Front	

Agent Remarks: **We have accepted an offer and waiting on checks to go to title on 4/20/2014**

Dir: **On Heights Blvd on the corner of 9th north of I-10**

Physical Property Description - Public: **Great 7500sf corner lot with house and 3-car garage apartment ready to remodel. Alley access. Seller will do no repairs. House has already been gutted. Plans were submitted with APD and those were approved with the city. The COA has expired, but is still in their system.**

Interior, Exterior, Utilities and Additional Information

Microwave:	Dishwasher:	Cmpctr:	Dispsl:	SeplceMkr:	Oven:	Range:
Fireplace: /			UtilRm:			
Connect:			Bedrooms: Split Plan			
Energy:			Rooms: 1 Living Area			
Green/Energy Certifications:			Flooring:		Countertops:	
Interior:			Prvt Pool: No/		AreaPool:	
Master Bath: No Master			Roof: Other			
Exter Constr: Vinyl, Wood			Foundation: Block & Beam			
Extr:			St Surf:		Utility Dist:	
Lot Desc: Corner						
Waterfront Features:						
Golf Course Name:	Heat: No Heating		Cool: No Cooling/Vent		Wtr/Swr Public Sewer	
Restrictions: Historic Restrictions			Defects: No Known Defects			
Disclosures: Sellers Disclosure			Exclusions:			
Management Co./HOA Name: No/ /			List Type: Exclusive Right to Sell/Lease			
T/Date:	List Date: 9/18/2013		Expire Date:			
Compensation: SubAgt 3%	BuyerAgt: 3%		Bonus:		Var/Dual Rate: No	

Financial Information

FinAvl: **Cash Sale, Conventional**

1st Assumable: **No**

Ownership Type: **Full Ownership**

Maint Fee: **No/\$0/**

Other Mandatory Fees: **No/\$0 /**

Taxes w/o Exemptions/Yr: **\$ 7,418/2012**

Loss Mitigation:

Tax Rate: **2.52922**

Exemptions: **Over65, Homestead**

Pending Information

PD: **4/21/2014**

ED: **5/15/2014**

Sell Broker: **AXRE01/Krueger Real Estate**

SA Public ID: **JKrueg/James Krueger**

TREC #: **0573025**

DOM: **163**

OPend Date:

Sold Information

Sale Price: **\$ 385,900**

SP/SF: **\$ 306.27**

New Loan: **\$ 0**

Seller Contribution to Buyer Costs: **0**

Terms: **Cash Sale**

Interest Rate:

Total Discount Pts: **0**

Amortized Years: **0**

Repair/Actual Paid: **0**

Close Date: **5/14/2014**

Days to Close: **23**

CoOp: **No**

Title Paid By: **Both**



Fronts Heights Blvd.



7500 lot with full side fronts 9th street



ready to remodel



Alley access in place

Archive Report

Created on: Tuesday, October 28, 2014

901 HEIGHTS BL

Cumulative Days On Market (CDOM): 163

Single Family

Current Listing Days On Market (DOM): 163


MLS# 52592240

Office	Agent	Field	Old Value	New Value	Price	Date	DOM
AXRE01*	JKrueg*	ListStatus	pend	closd	\$385,900	05/15/2014	163
SUAN02	bmccreight	OfficeSell	INTL01	AXRE01	\$385,000	05/10/2014	163
SUAN02	bmccreight	AgentSell	ROSSR	JKrueg	\$385,000	05/10/2014	163
INTL01*	ROSSR*	ListStatus	act	pend	\$385,000	04/21/2014	163
SUAN02	bmccreight	ListStatus	pend	act	\$385,000	04/18/2014	160
AXRE01*	JKrueg*	ListStatus	PSHO	pend	\$385,000	04/05/2014	160
AXRE01*	JKrueg*	ListStatus	op	PSHO	\$385,000	03/20/2014	160
AXRE01*	JKrueg*	ListStatus	act	op	\$385,000	03/06/2014	160
SUAN02	bmccreight	ListStatus	op	act	\$385,000	01/03/2014	93
PTXP01*	Wiseman*	ListStatus	act	op	\$385,000	12/25/2013	98
SUAN02	bmccreight	ListPrice	420000	385000	\$385,000	10/21/2013	33
SUAN02	bmccreight	ListStatus		act	\$420,000	09/18/2013	1

MLS# 7731054

Office	Agent	Field	Old Value	New Value	Price	Date	DOM
SUAN02*	bMccreight*	ListStatus	op	closd	\$275,000	06/29/2010	46
SUAN02*	bMccreight*	ListStatus	act	op	\$299,000	06/22/2010	49
KWHM01	ettinger	ListPrice	330000	299000	\$299,000	06/16/2010	43
KWHM01	ettinger	ListStatus		act	\$330,000	05/04/2010	1

* denotes the selling agent and office

 Software Copyright © Marketlinx, Inc. 1997-2014 All Rights Reserved V3.0
Copyright: MLS Data Copyright © 2003-2014 Houston Realtors Information Service, Inc. All Rights Reserved
Suggestions:Email HAR **Support:**Email Help Desk
DATA NOT VERIFIED/GUARANTEED BY MLS - Obtain signed HAR Broker Notice to Buyer form

Demolition Application Materials
Sec. 33-247(b)

(5)

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



GESSNER
ENGINEERING

September 8, 2014

Mr. Ryan Strickland
3131 Memorial Court
Houston, Texas 77007

Re: Forensic Structural Inspection
901 Heights Blvd
Houston, Texas
Gessner Engineering Job No.: 14-0515

Dear Mr. Strickland:

A visual structural inspection of the residence located at 901 Heights Boulevard in Houston, Texas was performed by Gessner Engineering as per your request on August 14, 2014. This inspection was requested to evaluate the condition of the structure and recommend remediation as required. The items listed are not meant to represent a total or exhaustive list of defects which may be present. I neither extend nor imply any warranty as a result of this inspection or any repair performed upon this structure. The results of this inspection are provided in the following paragraphs and are provided for the exclusive use of Mr. Ryan Strickland.

The residence is a wood framed structure on a pier and beam foundation system originally constructed in 1910. Recently, an attempt was made to alter the structure including the addition of stairs, a beam in the living area, and new foundation supports. Gessner Engineering understands this effort was undertaken by a previous owner and that the construction was not completed.

In general, the structure is in poor condition. Numerous defects noted throughout the home include rot, insect damage, and a lack of headers and sills. The damage extended to every room. Additionally, no lateral resistant system was present in the house. The interior wall framing was exposed, and no let-in bracing, continuous sheathing or other approved methods of providing lateral resistance and stability were present. Even had these items existed, their effectiveness would have been limited due to inadequate connections to the foundation and inadequate stiffness in the foundation itself. The foundation, which was part of the recent alteration, appears to consist of unreinforced concrete masonry units (cmu) stacked over precast bearing pads. The footing lacks the stiffness and mechanical connectors required to transmit forces from a lateral resistant system to the earth. Based on the visual inspection, several of the footings were not plumb, putting their long term capability of supporting the gravity loads in question as well.

The attempted alteration of the residence presents issues in addition to the foundation supports. In the living area, a new beam was placed across the space and was supported on posts on both sides. The beam is parallel to the existing 2x4 ceiling joists, and thus is currently lightly loaded; however, the newly installed stairs indicate an intention to use the second floor area. This change of use would require additional framing to support use on this ceiling which could, in turn, load this beam. It does not appear that the beam, columns, main floor framing and foundation supports were installed with a clear load path in mind, or with sufficient connectors to facilitate any load path. Adjacent to the beam was an opening in the ceiling, presumably for ductwork, that was created by cutting a ceiling joist. This joist was left unsupported on both sides of the opening. A similar condition exists at the stairs, where joists were cut and left unsupported. The stairs themselves do not appear to be adequately sized or supported in the floor system and foundation below.

COLLEGE STATION 979 680 8840 • BRENHAM 979 836 6855 • FORT WORTH 817 405 0774 • SAN ANTONIO 210 305 4792

2501 Ashford Drive, Suite 102 / College Station, Texas 77840 • Fax 979 680 8841 • www.gessnerengineering.com

CIVIL STRUCTURAL GEOTECHNICAL LAND SURVEYING CONSTRUCTION MATERIALS TESTING

In evaluating the rehabilitation of this residence, it is the opinion of Gessner Engineering that the incomplete alterations should be completed and the appropriate repairs made. The feasibility and cost effective nature of these efforts is beyond the scope of this report; however, the repairs to this structure are extensive and some works would be required of every structural element type (rafter, ceiling joist, floor framing, etc.) within the home. To that end, the following recommendations are based on AJ501.4 of the 2006 International Residential Code (IRC) which states: *Structural. The minimum design loads for the structure shall be the loads applicable at the time the building was constructed, provided that no dangerous condition is created. Structural elements that are uncovered during the course of the alteration and that are found to be unsound or dangerous shall be made to comply with the applicable requirements of this code.*

Roof and Roof Framing:

- The existing roof decking consists of cedar shakes and had rotted in some areas. This decking will require replacement to achieve diaphragm action as a part of the lateral system, resist uplift and address the existing rot. Roof sheathing shall comply with R803 of the IRC, and shall be plywood decking installed in accordance with the code and the American Plywood Association.
- The existing roof framing consists of 2x rafters spaced at twenty-four inches on center. Although some of the rafters showed rot, those in good condition may remain provided that the load and span does not change. Over the living area; however, these rafters were braced directly to ceiling joists. At this location, the braces shall be supported on beams in the attic designed to support this roof load. These beams shall, in turn, be adequately be supported to the foundation. Rafter brace supports are indicated in figure R802.5.1 and described in section R802.5.1.
- To meet current code, additional connectors will be required to provide the necessary uplift resistance, as described in R802.11.1. These connectors will be required at the ends of rafters.
- At one location, the ends of hips are not braced to structure below. The end of these members shall be braced to a wall or beam below. (see photo)



Figure 1: Unsupported Roof Hips

Ceiling Framing:

- As previously noted, several of the ceiling joists were cut and left unsupported. These joists shall be supported with walls or beams adequately sized to support the required loads. Bearing for joist ends shall comply with R802.6.
- Based on the installed stairs, Gessner Engineering understands that a change of use was considered for the attic space. At present, the 2x4 joists will not allow attic storage. If storage, equipment, or another use is desired, the joists shall be stiffened or replaced with members sized in accordance with Chapter 5 of the IRC.
- In various areas, there was evidence of insect damage and rot. Damaged joists will require replacement.

Wall Framing:

- Per R602.3.2, a double top plate is required on walls. With the absence of a double top plate, the single plate must be adequately tied together at joints, corners and intersecting walls.

- Headers were absent from many window and door openings. Headers shall be installed and shall meet or exceed the size requirements of tables R502.5(1) and R502.5(2).
- Sill plates were absent at several window openings. A 2x continuous sill plate shall be installed below wall openings, supported by intermediate cripple studs.
- Rotted and insect damaged wall studs and wall sill plates shall be replaced and shall bear on solid floor decking and joists.
- No lateral bracing was noted in the inspection of the residence. Walls shall be modified to comply with R602.10 Wall Bracing, or an engineered solution shall be provided. The laterally resistant system shall be designed to resist the required wind loadings and shall provide a consistent load path connecting the foundation, floor, walls and roof.

Floor Framing:

- Although no lateral system was present at the time of inspection; remediation requires the addition of this system. As stated in R502.2.1, “A load path for lateral forces shall be provided between floor framing and braced wall panels located above or below a floor.”
- In several areas floor joists were rotted or damaged by insects. At the rear of the residence, one room had no decking and several of the joists were badly damaged. At these locations, the joists shall be replaced. Joists shall be adequately sized for use and span as defined in R502.3 of the IRC. Decking shall comply with R503. Due to the amount of damage and unknown extent of insect damage, Gessner Engineering recommends that the entire floor deck be replaced.
- Below two walls on the right side of the residence, no joists were present below walls. This resulted in localized deflection of the floor decking at the walls. Joists shall be placed below partitions as defined in R502.4.

Foundation:

- Referencing R401.3, the foundation surface drainage “shall fall a minimum of 6 inches within the first 10 feet.” The code provides exceptions for swales and requirements for the slope of these swales. Although measurement of site elevations was beyond the scope of this inspection, visually, the site does not meet this requirement.
- Section R403 of the IRC addresses footings. The first section states, “All exterior walls shall be supported on continuous solid or fully grouted masonry or concrete footings, wood foundations, or other approved structural systems which shall be of sufficient design to accommodate all loads according to Section R301 and to transmit the resulting loads to the soil.....” At this residence, the perimeter is not supported on continuous footings, the footings do not appear to be grouted, and do not appear to have sufficient capacity transfer the loads applied to the soil, specifically any lateral loads. The ability to transmit gravity loadings is also in question due to many of the supports being out of plumb. In addition to the foundation being unreinforced, there was no evidence of mechanical connections between the footing and the concrete block columns, or between the columns and the wood framed floor.

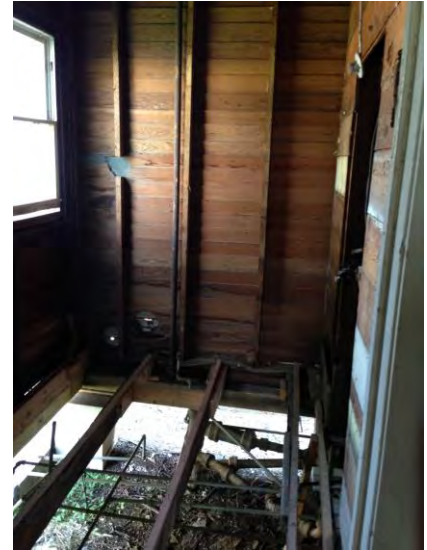


Figure 2: Missing Floor



Figure 3: Leaning Footings

- The following section, R403.1.1 requires that footings be a minimum of six inches in thickness. The precast concrete pads used as footings here do not meet this requirement.
- The concrete precast footings are primarily placed at or near the surface. According to section R403.1.4, all exterior footings are required to bear a minimum of twelve inches below grade.
- Lastly, the cmu columns which support the floor frame are required in section R407.3 to be restrained to prevent lateral displacement at the bottom end. No connections were evident in the inspection.

As previously noted, the degree of remediation for this structure is extensive. If this building is to be altered, it is recommended that Gessner Engineering or another qualified structural engineer be retained to design the necessary components and systems, and to inspect the construction.

It has been a pleasure to provide you this information. If I can be of further assistance to you with this situation please contact me.

Sincerely,
GESSNER ENGINEERING, LLP F-7451



Thomas E. Gessner, P.E.



GESSNER ENGINEERING

CIVIL STRUCTURAL GEOTECHNICAL LAND SURVEYING CONSTRUCTION MATERIALS TESTING

END-O-PEST AND COASTAL FUMIGATORS

FACSIMILE TRANSMITTAL SHEET

TO: BRIAN FROM: CHUCK DOMEL

COMPANY: BRIAN DATE: 8/15/14

FAX NUMBER: TOTAL NO. OF PAGES INCLUDING COVER: 8

PHONE NUMBER: 979 820 0067 OFFICE NUMBER: 713-863-7378/CELL 281-455-3800

RE: 921 Heights FAX NUMBER: 713-863-0143

EMAIL: EMAIL: [REDACTED]

URGENT FOR REVIEW PLEASE COMMENT X PLEASE REPLY PLEASE RECYCLE

NOTES/COMMENTS: [REDACTED]

7 pages sign bottom & also
initial 6014

Chuck





COASTAL FUMIGATORS INC.

713-863-7378 (PEST)
1119 West 34th St.
Houston, Texas 77018
TPCL #6856
R.C.A. 34261

DRYWOOD TERMITE SERVICE AGREEMENT

Treatment Date: _____ C# _____ R# _____
 Customer's Name: _____
 Covered Premises (Address) 901 Heights
 Billing Address _____
 City Houston State TX Zip Code 77005
 Telephone No (Home) _____ (Office) _____ (Other) _____

TREATMENT: This agreement covers only the premises specified above and included on the graph sheets. Type of treatment is for drywood termites only. (Note graph) Coastal Fumigators agrees to exercise reasonable care in the application of any treatment to avoid damage to the roof, gutters, shrubs or vegetation, and will not be responsible for damage to the roof, gutters, shrubs or vegetation unless said damage results directly from Coastal Fumigators gross negligence.

COVERAGE: For a period beginning on the date of treatment, and ending on the last day of the month preceeding the month in which the first anniversary of the date of treatment occurs, COASTAL FUMIGATORS agrees to provide necessary service and treatment for the control of drywood termites (KALOTERMES) to the covered premises for the sum of \$ 1840.00 plus sales tax of \$ 151.80 for a total of \$ 1991.80 which is due upon arrival of fumigation crew at the service address. Should CUSTOMER fail to make payment in full, in accordance with a pre-arranged schedule, CUSTOMER agrees to pay additional finance charges of 18% per annum (1.5% per month).

RETREATMENT: If drywood termite re-infestation occurs to the covered premises while this agreement is in effect, then Coastal Fumigators will, upon notification and inspection, arrange for necessary retreatment at its expense. **COASTAL FUMIGATORS DOES NOT ACCEPT ANY LIABILITY FOR ANY DRYWOOD TERMITE DAMAGE REPAIR.** Any re-treatment obligation hereunder covers only the woodwork of the building treated under the initial treatment. In the event the treated building is structurally modified, altered or otherwise changed after the date of the initial treatment, the retreatment obligation of Coastal Fumigators shall terminate unless a prior written agreement is entered into between Owner and Coastal Fumigators to provide for such additional treatment, if necessary, of said areas, and/or an adjustment to the annual renewal fee is agreed upon between Owner and Coastal Fumigators. Should the customer request an inspection not due to reinfestation, there will be a "Trip Charge" at the current trip charge rate.

RENEWAL: This agreement is renewable by customer by payment of an annual renewal fee of \$ 1840.00 plus sales tax. The annual renewal fee must be paid each year before the first day of the month in which occurs the anniversary of the original treatment date. **This agreement may be terminated by either party with or without cause at the end of any anniversary year.** It is the customer's responsibility to correct conducive conditions to the covered property in order for Coastal Fumigators to continue to renew this service agreement. Coastal Fumigators does not crawl any premise during the renewal process.

COASTAL FUMIGATORS reserves the right to modify the price of renewal after the second year due to increased costs, inflation, etc.

TRANSFER: This agreement may be transferred to a new owner of the covered premises by payment of the current transfer fee within thirty (30 days of closing date). At that time the annual renewal date will change to the first day of the month in which the transfer date occurs.

MEDIATION: All controversies arising under or in connection with, or relating to any alleged breach of the Agreement shall be attempted to be settled by Mediation, utilizing an agreed upon Mediator. The CUSTOMER and COASTAL FUMIGATORS shall share equally in the cost of the Mediator, regardless of outcome, finding or recommendation.

Each party shall pay its own costs, expenses, and legal fees incident to this Agreement and the transaction contemplated hereby, whether or not this Agreement and such transactions shall be consummated.

Should both parties be unable to reach an acceptable Agreement during Mediation, CUSTOMER and COASTAL FUMIGATORS, hereby agree to enter into Arbitration.

ARBITRATION: Any dispute arising out or relating to this agreement or the services performed under this agreement or tort based claims for personal or bodily injury or damage to real or personal property shall be finally resolved by Arbitration administered under the commercial arbitration rules of the American Arbitration Association. This agreement involves interstate commerce; furthermore the parties expressly agree that their mutual rights and obligations & the conduct of any arbitration proceeding shall be controlled by the Federal Arbitration Act. The award of the Arbitrator shall be final, binding, non-appealable and may be entered and enforced in any court having jurisdiction in accordance with the Federal Arbitration Act. The Arbitrator shall have the power or authority to award exemplary, treble, liquidated or any type of punitive damage.

SPECIAL AGREEMENT: COVERS HOUSE ONLY FOR DRYWOOD TERMITES (KALOTERMES)

Coastal Fumigators is licensed and regulated by: Texas Department of Agriculture, Structural Pest Control Service, P.O. Box 12847 • Austin, Texas 78711-2847 • Phone: 512-305-8250 or 866-918-4481 (Fax) 888-232-2567
COASTAL FUMIGATORS will not be responsible for treatment of SUBTERRANEAN TERMITES (RETICULITERMES) or FORMOSAN TERMITES (COPTOTERMES).

Authorized Representative [Signature] CA# 0567998 Customer Signature [Signature] Date _____



OWNER'S NAME
ADDRESS
HOME PH
WORK PH
CELL PH

901 Heights
Houston, TX 77008

GRAPH SHEET

END-O-PEST
COASTAL FUMIGATORS
1119 West 34th Street
Houston, TX 77018

493A

DATE 8/15/14

Phone: (713) 863-7378
TDA # 1495 / 6856

SERVICE ADDRESS

Fence

appr 36' x 28' w'

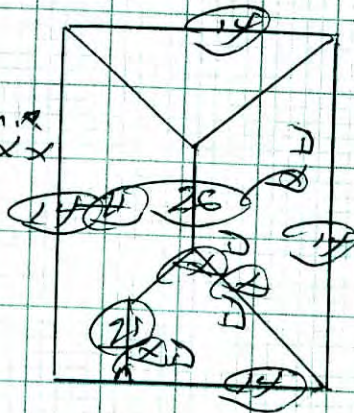
* ASBESTOS ROOF HAS
EXISTING DAMAGE *

- * CUSTOMER MUST:
 - 1) PROVIDE ELECTRICITY
 - 2) MAKE STRUCTURE SECURABLE TO MEET STATE REQUIREMENTS

- 3) OPEN FENCE LEFT SIDE TO ALLOW TENT TO REACH GROUND

- 4) CLOSE ALL OPENINGS ^{m.a} WALLS & FLOORS

- 5) CUT ALL FOLIAGE AWAY 12-18" FOR TENT ACCESS



"S" Subterranean Termites

"D" Drywood Termites

"P" Wood Boring Beetles

Damage

USE

- residential occupied
- commercial vacant
- apartment

FOUNDATION

- slab
- pier & beam
- other

EXTERIOR

- brick
- wood
- other vinyl

ROOF

- wood shingle
- composition
- other ASBESTOS TILE

TERMITICIDE

Vikane

%

59.8

GALLONS

NA

TYPE OF TREATMENT IS: SPOT PARTIAL FULL

OBSTRUCTIONS OR INACCESSIBLE AREAS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

- Bath trap, drain area
- shower drain
- other
- ivy or vines
- decking
- soil over siding
- expansion joint
- wood pile
- soil over slab

CONDITIONS CONDUCTIVE TO WOOD DESTROYING INSECTS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

- above ground moisture
- leak in roof
- decay in roof
- wood pile next to structure
- decaying expansion joint
- other
- standing water
- soil over siding
- soil over slab
- decay in threshold
- wet rot in siding
- decay in eaves
- ivy or vines
- decay around window(s)
- decay in door jamb
- wood to ground contact

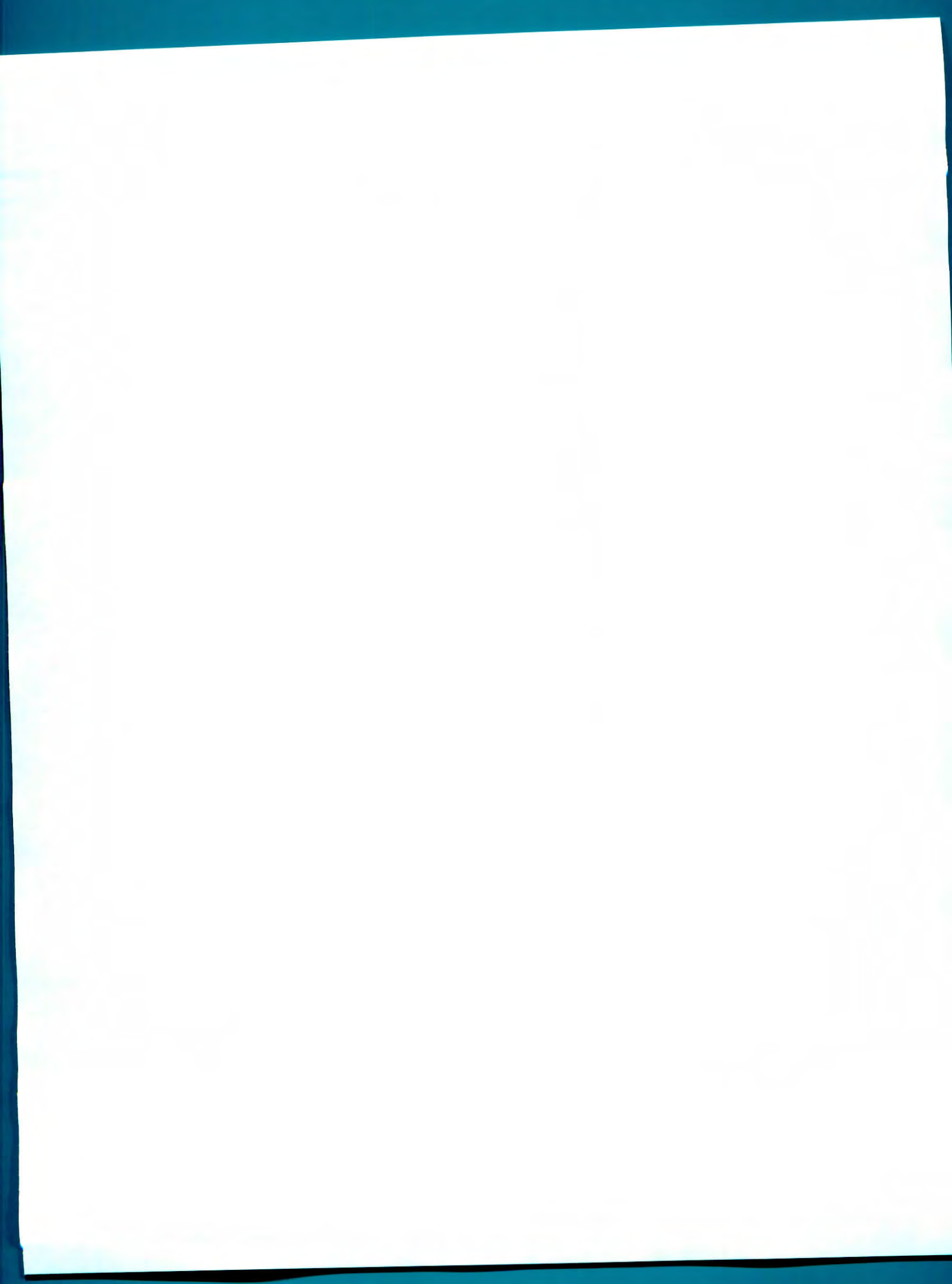
[Signature]

CA#

0567998

COMPANY REPRESENTATIVE

CUSTOMER





COASTAL FUMIGATORS INC.

713-863-7378 (PEST)
1119 West 34th St.
Houston, Texas 77018
R.C.A. 34261

CUSTOMER'S DUTIES IN PREPARING FOR TENT FUMIGATION

1. All persons, pets, and plants must be removed.
2. Food, medicines and beverages not in factory sealed glass or metal containers must be removed. All alcohol and tobacco products must be removed. Cosmetics, skin care products, and dental hygiene products must be removed.
3. Water-proof mattress covers and baby mattresses must be removed.
4. All food in refrigerators and freezers must be removed.
5. Dishes and utensils need not be removed or washed, structural fumigants are colorless, odorless and will not affect paints, finishes or fabrics.
6. **Additional items to be removed include ice cubes, water coolers, cars in garage and driveway, bean bag chairs, and alarms disarmed. CARS ARE TO BE MOVED 50' FROM HOUSE.**
7. Natural gas must be turned off at the meter. Coastal Fumigators will not be responsible for re-lighting pilot lights. Contact your local Gas Utility Company.
8. All heating elements must be unplugged (pianos, organs, etc.).
9. All automatic timing devices (sprinklers, lights, etc.) must be disconnected.
10. We must have access to electricity for our own use of fans to circulate fumigant. We also use measuring devices for proper control of fumigant.
11. As a safety precaution, fumigator must have access to all parts of the structure. This includes storerooms, closets, etc. which are normally kept locked. Safes must be empty and left open.
12. Any plants closer than 12 inches to the building or vines attached to the building must be removed, or cut back to provide enough space so tent can fall freely to the ground. Tree limbs over roof must be trimmed back. Decorative bark, gravel, rocks, etc. must be raked back 12 inches from the building. Bird baths, potted plants, patio furniture etc., must be relocated ten feet from the structure.
13. Soil should be soaked 6 inches deep, 1 foot outward from foundation on day before scheduled fumigation.
14. **Care will be taken to avoid any damage to roof. During fumigation some roof damage may be unavoidable. This company will assume no responsibility for any roof or gutter damage.**
15. Antennae, satellite dishes, weather vanes or any item attached to the structure must be removed by owner or occupant. Fences must be detached from the structure. Gutters may be bent in the tenting process - if owner wishes 2x4's may be added for support.
16. Our crews must fumigate several structures in various locations each day, therefore the time any fumigation is scheduled must be approximate.
17. Fumigation operations may not commence during inclement weather (high winds, rain, etc.) or temperatures below 40° Fahrenheit and have to be rescheduled. This company will assume no responsibility for fees for lodging or kennels.
18. During the fumigation procedure and aeration period, this company will not be held responsible for vandalism, theft or breaking and entering. A guard will be posted after the gas has been administered and will remain on site until the aeration period begins. After this company has locked and secured the structure, there will not be a guard present.
19. This building will be fumigated with POISONOUS GASES. All persons and pets must vacate the premises when the fumigation crew arrives. Under no circumstances can anyone enter the building until the fumigation notice is posted giving the time & date for safe entry.
20. Payment and keys to all exterior and interior doors must be in Coastal Fumigators' possession before the fumigation will begin.

INITIAL

INITIAL

I have read this instruction sheet and understand that it is my responsibility to have these things done before the fumigation crew arrives. The fumigation crew will not remain on site until the above preparations are met in full. I understand there is an additional charge of \$250.00 + tax if preparation is not complete upon the arrival of the fumigation crew.

DATE _____

ALSO 6-2-14

PLEASE SIGN & RETURN *X*

PROPERTY ADDRESS *Gal Heights*

FUMIGATION CANNOT COMMENCE WITHOUT THIS SIGNED NOTICE IN FUMIGATOR'S POSSESSION.



Sulfuryl fluoride is a colorless, odorless gas, so a warning agent is added to the building that causes watery eyes and a scratchy throat. If you experience these symptoms in a structure that has been recently fumigated, you should leave immediately and call the pest control company to have your building retested.

SULFURYL FLUORIDE (POTENTIAL HEALTH RISKS FROM OVEREXPOSURE)
Sulfuryl fluoride is a gas and can potentially enter your body only through inhalation. Because it is a gas, it does not stay on dry surfaces, therefore, there is no exposure from touching treated surfaces.

Nervous system and respiratory irritation:

Overexposure to high levels of sulfuryl fluoride can result in nose and throat irritation and nausea. At high concentrations (such as those used during the fumigation) it can cause excess fluid in the lungs, sleepiness, pneumonia, and convulsions. These symptoms would be expected to appear within 8 hours after such an exposure. In the unlikely event you experience these symptoms in the building that has been recently fumigated, you should leave immediately. Consult your physician and call the pest control company to have your building retested.

Additional studies:

Sulfuryl fluoride has not been shown to cause birth defects in pregnant animals exposed under experimental conditions. In addition, current studies have demonstrated there are no mutagenic or genotoxic effects caused by exposure to sulfuryl fluoride.

Safety Precautions and Homeowner Preparation

- Discuss the treatment program in advance with your pest control company so you fully understand what will be done and what you need to do.
- Carefully follow the instructions you are given about what items you are to remove from your building.
- Stay out of the treated building until it is cleared for reentry.
- If you are interested or concerned, you should ask your pest control company to show the records of how your building was aerated before it was cleared to reentry.
- You may wish to increase ventilation by opening doors and windows.

If you have specific questions about your fumigation, refer to documents provided by the fumigator or call the fumigator listed on the warning signs posted on your structure. Call the Dow AgroSciences Customer Information Center at 1-800-352-6776 if you need additional information or have questions concerning the product.

DATE: _____ PLEASE SIGN & RETURN: _____

PROPERTY ADDRESS: 921 Heights

CUSTOMER'S SIGNATURE: X

Fact Sheet for Vikane[®] Gas Fumigant (Sulfuryl Fluoride)

In the interest of Dow AgroSciences' commitment to product stewardship, this fact sheet is intended to provide basic information about the product and how it is used. If you have specific questions about your fumigation, refer to documents provided by the fumigator or call the fumigator listed on the warning signs posted on your structure. If you have questions about Vikane[®] gas fumigant (the fumigant used) or the procedures described, call the Dow AgroSciences Customer Information Center at 1-800-352-6776.

WHY BUILDINGS ARE FUMIGATED

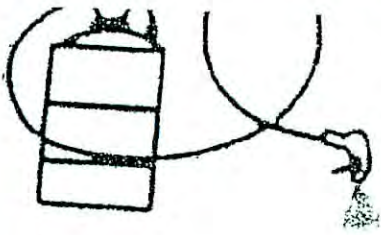
Insects that feed or tunnel into wood can seriously damage houses, apartments, and other dwellings or structures. Each year termites or other wood destroying insects damage more than 5 million homes. Depending on the extent or location of the infestation, fumigation is the only total control method proven to eliminate certain infestations of wood destroying insects.

HOW BUILDINGS ARE FUMIGATED

Because Vikane is a gas, prior to fumigation, the structure is completely sealed. This serves to contain Vikane in the building so it can penetrate wood thoroughly and eliminate the pests. Depending on the construction of the building, the doors and windows may be sealed with tape and a plastic sheet, or the structure may be covered with a tarp. The building will remain sealed for 2-72 hours depending on the specifics of the job. Warning signs are posted around the building notifying people to keep out.

After the tarp or tape is removed, a professional fumigator will aerate the structure by opening the doors and windows. Fans may also be used to clear out the building. Once the dwelling has been thoroughly aerated, the fumigator is required to measure the level of any fumigant remaining in the living space to ensure it is below the EPA approved concentration for reentry by the occupants. Extremely low levels of fumigant can remain for a short period of time in dead air spaces between walls and inside cabinets as well as porous materials such as furniture. The small amount of fumigant in these areas will continue to dissipate for a few hours after the fumigation but at levels well below the established safe reentry concentration. Your building should not be cleared for reoccupancy until it is safe to enter. The fumigator will post a notice on your building indicating the day and time for reentry. Structures can be occupied only when the concentration is one part per million or less (this represents a margin of safety - laboratory animals have been exposed to 100 parts per million for 2 weeks with no adverse effects.) Because Vikane is a true gas and not a vapor, aeration is rapid. Recent studies demonstrated that in most structures levels are less than 1 part per million within 6 hours of clearing and have no detectable levels of Vikane within 24 hours after the start of aeration.

*Trademark of Dow AgroSciences LLC
Vikane is a federally Restricted Use Pesticide.



Coastal Fumigators END-O-PEST

TERMITE AND PEST CONTROL

ROOF RELEASE FORM

Date: _____

Name: _____

Address: 941 Heights
77007

Dear _____,

Coastal Fumigators, Inc. will be fumigating your HOUSE on _____, Coastal Fumigators, Inc. will not be responsible for any damage incurred to the ASBESTOS ROOF during the tenting, fumigation, removal and clearing process.

Please sign your name in the appropriate space designated "Customer Signature", confirming that you understand the conditions of this letter and that you agree to the terms. If you have any questions concerning this matter, please call our office at 713-863-7378.

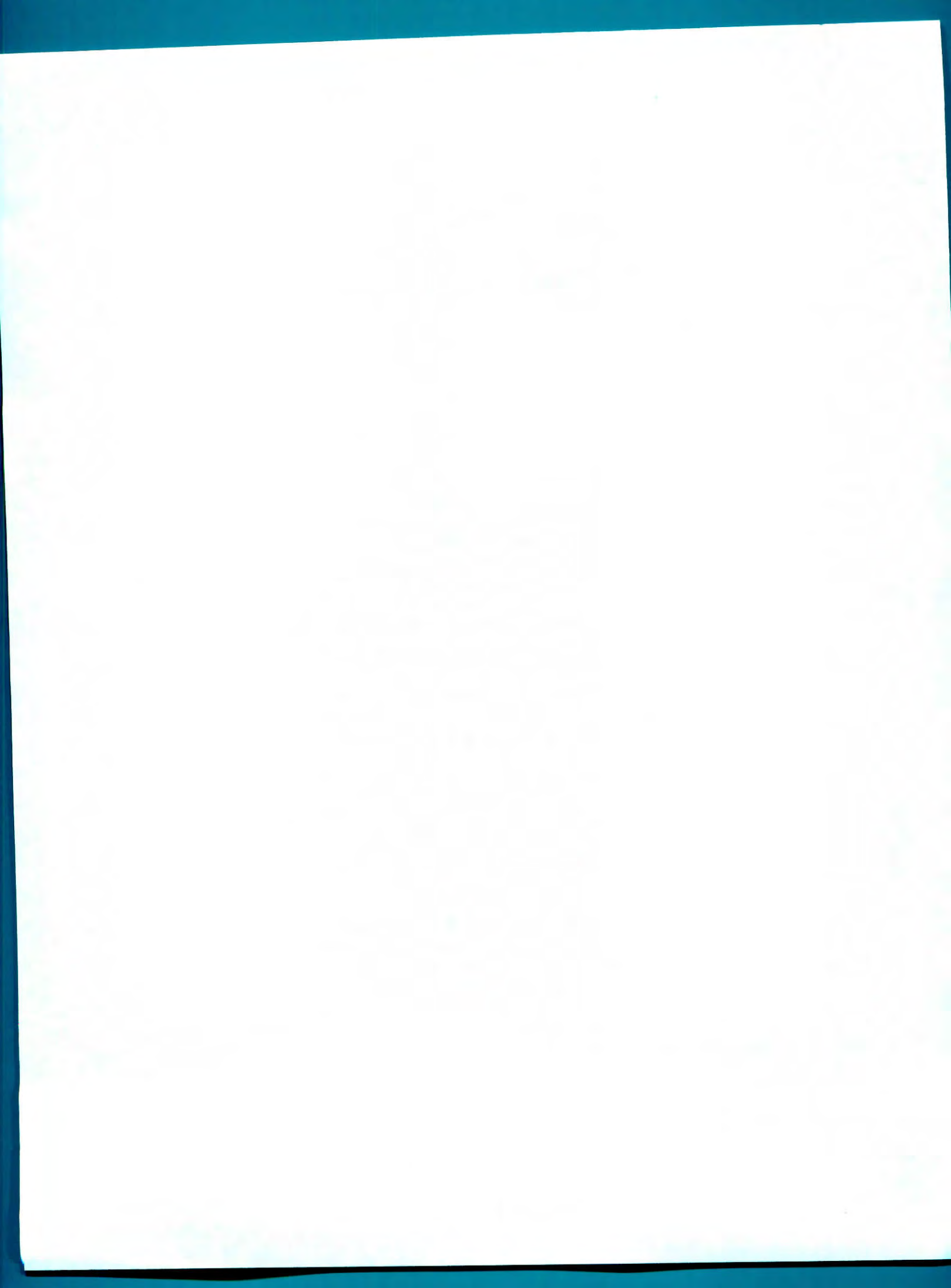
We take the utmost consideration and care in providing the best and safest service available to our customers and their homes so you can feel confident that we will do the best possible fumigation.

Thank you for your business and welcome to Coastal Fumigators, Inc. as our valued customer.

Sincerely,
Termite Department

CUSTOMER SIGNATURE: _____







COASTAL FUMIGATORS
END-O-PEST
TERMITE & PEST CONTROL

713-863-7378 (PEST)
1119 West 34th St.
Houston, Texas 77018
R.C.A. 34261

CONSUMER DISCLOSURE STATEMENT
Wood Destroying Insects (W.D.I)

Regulations by the Texas Department of Agriculture require that before conducting a termite treatment, the pest control company proposing the treatment shall present the prospective customer with a disclosure statement containing the following information.

1. A graph and description of the structure or structures to be treated including:
 - a. The address or location.
 - b. A graph showing:
 - (1) Approximate measurements as accurately as possible.
 - (2) Construction details needed for clarity of the report.
 - (3) Areas of present W.D.I. activity.
 - (4) Areas of previous W.D.I. activity.
 - (5) Areas of W.D.I. damage.
 - (6) Areas of conditions conducive to infestation by W.D.I.
 - c. The type of construction:
 - (1) foundation: slab, pier & beam, basement, etc.
 - (2) siding: wood, brick, stone, etc.
 - (3) roof: composition, wood, metal, etc.
 - (4) primary use: residence, public, commercial, industrial, etc.
2. The name of the pesticide (s) to be used and a label for any pesticide recommended or used.
3. The complete details of the service agreement provided, including:
 - a. If the service agreement does not include the entire structure treated, a list of the areas excluded.
 - b. The time period of the service agreement.
 - c. The renewal options and cost.
 - d. Any obligations accepted by the pest control company to retreat for termite infestations within the service agreement period.
 - e. Any obligations accepted by the pest control company to repair damage caused by termites within the service agreement period.
 - f. Conditions that could develop as a result of the owner's action or inaction that would void the service agreement.
4. The signature of approval by a certified applicator in the termite category employed by the company making the proposal.

END-O-PEST is licensed and regulated by the Texas Department of Agriculture
Structural Pest Control Service, P.O. Box 12847, Austin, Texas 78711-2847
(512) 305-8250 or (866) 918-4481 Fax: (888) 232-2567

I acknowledge receipt of the above information and understand the details of the service agreement.

Date: _____

Customer Signature: _____

Address: 521 Heights

Cert. Appli. Signature: _____

CONSUMER INFORMATION SHEET

The structural pest control industry is regulated by the Texas Department of Agriculture (TDA), Structural Pest Control Service (SPCS), P.O. Box 12847, Austin, Texas 78711-2847. TDA licenses the businesses, certified applicators and technicians who perform structural pest control work. Certified applicators and technicians must pass a written examination in order to receive their licenses.

Pesticides must be registered with the United States Environmental Protection Agency (EPA) and the TDA before they may be used in Texas. EPA registration is not a finding of product safety. Pesticides are designed to kill or control pests. Your risk of harm depends upon the degree of your exposure and your individual susceptibility.

Specific health and safety information varies between pesticides and types of exposures and is available on the label information or MSDS sheet which can be supplied to you upon request from the licensed applicator. Take precautions when a treatment has been performed to avoid exposure to vulnerable individuals. Pesticides may be harmful if swallowed, inhaled, or absorbed through the skin. Avoid breathing dust or spray mist and any unnecessary contact with treated surfaces. If you desire specific information on precautions, refer to the pesticide label. The law requires that the application procedures specified on the label be followed.

If you have questions about the application, contact the business or person making the application. If you suspect a violation of the law regarding structural pest control, contact the SPCS. In case of a health emergency, seek immediate medical attention.

Pest control signs must be posted prior to treatment in many instances. The signs should be posted in an area of common access at least 48 hours prior to treatment. The information sign will allow you to contact someone who can tell you what pesticide is being used.

If you are contracting for pest control services due to a home solicitation, you have the right to cancel the contract within 72 hours. You may exercise this right by notifying the pest control company that you do not wish to receive their service.

For general information on pesticides, contact: National Pesticide Information Center 1-800-858-7378

For information concerning structural pest control laws, contact the Structural Pest Control Service at: (512) 305-8250 or (866) 918-4481

For information concerning the formulation and registration of pesticides, contact the TDA pesticide registration at: (512) 463-7476 or (800) 835-5832.

For non-emergency health information relating to pesticides, contact Texas Department of State Health Services (512) 458-7111.

REDUCED IMPACT SERVICE

In order to minimize the reliance on pesticides and reduce pest populations, a Reduced Impact Pest Control operator may recommend that you consider the sanitation or physical alteration of your work place or residence. It is your responsibility to follow those recommendations. Your pest control operator may or may not offer these services upon request. A proper inspection will provide the information necessary for you to choose the method of pest control which best suits your situation. Many pest problems can be solved without using pesticides.

This Reduced Impact Service will include an inspection report and treatment recommendations. You should review these and keep a copy for your records. Your cooperation in following the recommendations made by your service provider is essential to a reduced impact service program.

Pesticides may be used in a responsible and professional manner in a reduced impact pest control service. If you do not want a specific pesticide used or any pesticides used at all, you must note this in writing on the contract prior to the initiation of the service. If any specific pesticide or class of pesticides are not excluded, it may be used by the provider.

ABET Termite And Pest Control

P.O. Box 2302 • Sugar Land, Texas 77487 • Physical Address: 1617 CR 244A • Brazoria, Texas 77422

281-242-1300

TPCL #13562

TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

901 Heights Blvd
Inspected Address

Houston
City

77008
Zip Code

SCOPE OF INSPECTION

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

1A. Abet Termite & Pest Control 1B. TPCL#13562
Name of Inspection Company SPCB Business License Number

1C. P.O. Box 2302, Sugar Land Tx 77479 281-242-1300
Address of Inspection Company City State Zip Telephone No.

1D. Dimas Hernandez 1.E. Certified Applicator Technician (check one)

2. N/A 3. 11/20/14
Case Number (VA/FHA/Other) Inspection Date

4A. Ryan Strickland Seller Agent Buyer Management Co. Other Owner
Name of Person Purchasing Inspection

4B. N/A
Owner/Seller

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

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

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

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

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

Attic <input type="checkbox"/>	Insulated area of attic <input type="checkbox"/>	Plumbing Areas <input type="checkbox"/>	Planter box abutting structure <input type="checkbox"/>
Deck <input type="checkbox"/>	Sub Floors <input type="checkbox"/>	Slab Joints <input type="checkbox"/>	Crawl Space <input type="checkbox"/>
Soil Grade Too High <input type="checkbox"/>	Heavy Foliage <input type="checkbox"/>	Eaves <input type="checkbox"/>	Weepholes <input type="checkbox"/>
Other <input type="checkbox"/>	Specify: _____		

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

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

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

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

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

Specify: _____

8F. Explanation of signs of previous treatment (including pesticides, baits, existing treatment stickers or other methods) identified: None

8G. Visible evidence of: Delayed termite has been observed in the following areas: front, rear + side walls, interior walls

If there is visible evidence of active or previous infestation, it must be noted. The type of insect(s) must be listed in the first blank and all identified infested areas of the property inspected must be noted in the second blank. (Refer to Part D, E & F, Scope of Inspection)

ABET Termite And Pest Control

P.O. Box 2302 • Sugar Land, Texas 77487

281-242-1300

TPCL #13562

TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

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

9. Will be or has been mechanically corrected by inspecting company:
If "Yes," specify corrections:

Yes No

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

Yes No
Yes No

9B. A preventive treatment and/or correction of conducive conditions as identified in 7A & 7B is recommended as follows:

Specify reason: Redo + Fix Rot wood + Treatment for drywood termite activity

Refer to Scope of Inspection Part J

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

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

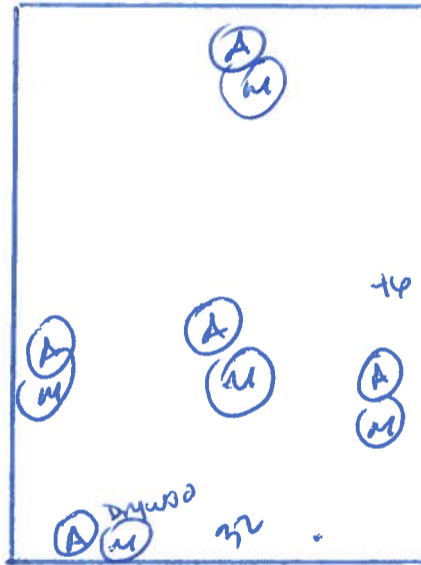
10B. n/a Date of Treatment by Inspecting Company n/a Common Name of Insect n/a Name of Pesticide, Bait or Other Method

This company has a contract or warranty in effect for control of the following wood destroying insects:

Yes No List Insects: none
If "Yes", copy(ies) of warranty and treatment diagram must be attached.

Diagram of Structure(s) Inspected

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



Additional Comments

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

Signatures:
11A. [Signature]
Inspector

Notice of Inspection Was Posted At or Near

12A. Electric Breaker Box
Water Heater Closet
Bath Trap Access
Beneath the Kitchen Sink
Date Posted 11/20/14

Approved:
11B. #45194
Certified Applicator and Certified Applicator License Number

Date

Statement of Purchaser

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

Signature of Purchaser or Property or their Designee

Date

11-20-14

Demolition Application Materials
Sec. 33-247(b)

(6)

**Itemized and detailed
rehabilitation cost estimates for
the identified uses or reuses,
including the basis of the cost
estimates**

G.R. CONSTRUCTION

GONZALO RAMOS JR.

(281) 830 - 6384

VENDOR# 5913933

ESTIMATE

Number: E143

Date: October 28, 2014

Bill To:

RYAN STRICKLAND
901 Heights Blvd.
Houston, Tx 77008

Ship To:

RYAN STRICKLAND
901 Heights Blvd.
Houston, Tx 77008

Description	Amount
<p>1. rebuilding the existing structure to current code and correcting issues on the home</p> <p>a. all of the exterior needs to be removed it is not reusable</p> <p>b.all of the roof needs to be removed with plywood need to take all out</p> <p>c. all roof rafters are damaged from damages done prior to home and weather</p> <p>d. after all demolition is done what ever stuctural that is left will be treated for termites infestation</p> <p>e. we will need to demo inside home as needed to do approved repairs for home</p> <p>f. all windows from home are damaged and not working properly need to be taken out</p> <p>g. all lumber that is damaged from termite or weather will be removed</p> <p>h. all plumbing need to corrected and need to be brought up to code</p> <p>i. all electrical is not up to code and its hazard to be left undone</p> <p>j. the exterior porch and decking has to be taken out is all rotted and damaged</p> <p>k. subfloors are damaged and need to be repair as floor supports are damaged and need to be fixed up to code</p> <p>l. need to redo all stairway with stairsteps ifts a safety hazard and not secured</p> <p>m all walls need to be taken down and redone</p>	<p>498,500.00</p>

G.R. CONSTRUCTION

GONZALO RAMOS JR.

(281) 830 - 6384

VENDOR# 5913933

ESTIMATE

Number: E143

Date: October 28, 2014

Bill To:

RYAN STRICKLAND
901 Heights Blvd.
Houston, Tx 77008

Ship To:

RYAN STRICKLAND
901 Heights Blvd.
Houston, Tx 77008

Description	Amount
n. all doors and wood work need to be installed -	
2. addition to home a second floor a. the second story will be about 10' x 33' will cover the rear of the home b. this extra space will helps get a laundry room downstairs of a 10x10 room c. will add a 10x23 covered porch d.at the upstairs addition will have two bedrooms 10 x 12 with a shared full bathroom e. the addition will give us approx. 490-500 sqft of living space	148,700.00
Total	\$647,200.00



SHORT FORM CONSTRUCTION CONTRACT

This Agreement (hereinafter “Contract”) is made this the 13th day of October 2014, by and between Ryan Strickland (hereinafter “Owner”), and Designed with Flair, LLC, (hereinafter “Builder”).

Owner and Builder agree as set forth below.

1. Project Name and Location: **901 Heights Blvd Houston 77008**
2. ADDRESS: 901 Heights Blvd Houston 77008
3. PHONE: 979 820 0067
4. The Work: Builder shall furnish all labor, materials, equipment and services to perform the following work in strict accordance with the Contract Documents (a through g) below.

After careful consideration of the expressed Historical Significance of 901 Heights Blvd, it’s current structural condition as determined by Gessner Engineering dated and signed 9/8/14 and the fact that the home was previously remodeled without regard to its Historical Significance, the following **Two (1. & 2.)** Determinations have been made.

1. Rebuilding the Existing structure to current Code, Correcting noted issues on Engineering Report as well as returning the home to its Historical Origin will cost approx. **\$472,389.00.**
 - a. 100% of current exterior must be removed and disposed of
 - b. 100% of current roof must be removed and disposed of
 - c. All roofing rafters must be removed and disposed of
 - d. Home must be treated for live termite infestation
 - e. Termite infested beams and boards must be removed and disposed of
 - f. All windows in home are nonfunctional and must be replaced
 - g. All Electrical must be replaced (removed by previous owner)
 - h. All plumbing must be replaced (removed by previous owner)
 - i. Foundation, piers and beams must be replaced
 - j. All Interior doors and walls must be replaced (removed and destroyed by previous owner)
 - k. Floor Decking is missing and open to the ground below in several rooms
 - l. Stairs must be removed and replaced as per code
 - m. Exterior porch decking must be removed and replaced due to wood rot.

Because of the current condition and partial demolition work done by the previous home owner there is nothing significant or Historical to work off of. Working around the current structure will not allow for any Historical Preservation and will result in a much higher cost per square foot.

2. Working off the above assumptions and adding a 2 story 10'x33' extension across the rear of the home. This additional space will include a 10'x10' laundry room on the first floor and a 10'x23' covered porch. On the second floor there will be two additional 10'x12' bedrooms and a shared full bath. Total additional living square footage of 496sq ft and 23q ft of covered area.

Rebuilding the current square footage of appox. 1200sq ft as mentioned in #1 above and adding the additional space will bring the total project cost to appox. **\$596,690.00**

5. Contract Time: Builder shall commence the Work on or about **November 30th 2014**, and shall complete the Work by **July 15th, 2015**. Time is of the essence of this Contract.
6. Contract Sum: Owner shall pay Builder the sum of **TBD** for full performance of the Contract, subject to additions and deductions as provided herein.
7. Payment: Owner shall pay Builder for the Work that is performed to Owner's satisfaction in accordance with the payment schedule and terms attached hereto as **Exhibit "C"**.
8. Contract Documents: The Contract Documents consist of this Contract, the General Conditions attached hereto and incorporated herein, any modifications executed after execution of this Contract, and the following additional documents:

Exhibit "A" – Scope of Work

Exhibit "B" – Insurance Requirements

Exhibit "C" Payment Schedule

RYAN STRICKLAND

DESIGNED WITH FLAIR, LLC

Name: _____

Name: _____

Name: _____

Title: _____

GENERAL CONDITIONS OF CONSTRUCTION CONTRACT

1. **Means and Methods.** Builder shall be solely responsible for and have control over construction means, methods, techniques, sequences and procedures and for coordinating all portions of the Work under the Contract unless otherwise specified herein.
2. **Utilities, services, etc.** Owner shall provide and pay for water, heat, utilities, toilet facilities and services necessary for the proper execution and completion of the Work, including all incidental items required for full completion of the Work, even though not particularly specified or indicated in the Contract Documents.
3. **Materials and Workmanship.** Builder warrants to Owner that materials and equipment furnished under the Contract will be of good quality and new unless otherwise permitted by the Contract Documents, that the Work will be free from defects not inherent in the quality required or permitted, and that the Work will conform to the requirements of the Contract Documents. Work not conforming to these requirements, including substitutions not properly approved and authorized, may be considered defective.
4. **Ordinances, Laws, Permits and Safety.** All permits and licenses necessary for the prosecution of the Work shall be secured and paid for by Builder, unless otherwise specified in writing. Builder shall give all notices, and comply with all laws, ordinances, rules and regulations bearing on the performance of the Work. If Builder observes the specifications or any drawing are at variance therewith, he shall promptly notify Owner in writing and any necessary changes must be adjusted to the satisfaction of Owner before proceeding with the Work. If Builder performs any work knowing it to be contrary to any of such laws, ordinances, rules and regulations, and without such notice, he shall bear all costs and damages arising therefrom or in connection therewith. Builder shall be solely responsible for safety and shall take all necessary precautions to perform the Work safely and avoid injury to persons and property.
5. **Subcontracts.** Builder shall not sublet or subcontract any portion of the Work without prior written permission of Owner.
6. **Taxes.** Builder shall pay all sales, use or other taxes of every kind applicable to the performance of the Work.
7. **Assignment.** Builder shall not assign the Contract or any monies to become due hereunder without prior written consent of Owner.
8. **Clean-up.** Builder shall keep the Project and surrounding area free from accumulation of waste materials or trash caused by operations under the Contract. At completion of the Work, Builder shall remove from and about the Project waste materials, trash, Builder's tools, construction equipment, machinery, and surplus materials.
9. **Liability Insurance.** Builder shall maintain, in amounts satisfactory to, and with companies approved by Owner, such insurance as is [specified at Exhibit B hereto and as] necessary to protect Builder and Owner from claims under workers' compensation acts, and from any other

claims for damages, or for personal injury including death, which may arise from operations under this Contract, whether such operations be by Builder, or any Builder, or anyone directly or indirectly employed by either. No officer, employee or agent of Owner is authorized, under any condition, to waive this requirement. Builder shall provide Owner with a Certificate of Insurance as evidence of his compliance with this provision, prior to commencing the Work, and as a condition precedent to payment for services covered by the Contract, and Owner shall be named as an additional insured on any and all such policies of insurance.

10. **Indemnification.** TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, THE BUILDER SHALL INDEMNIFY, PROTECT, DEFEND, AND HOLD HARMLESS THE OWNER, ITS OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, AGENTS AND EMPLOYEES (COLLECTIVELY, THE "INDEMNITEES") FROM AND AGAINST ANY AND ALL CLAIMS, DAMAGES, LOSSES, LIABILITIES, COSTS, RESULTING FROM OR ATTRIBUTABLE TO BODILY INJURY OR PROPERTY DAMAGE CAUSED BY THE NEGLIGENCE OF THE BUILDER. This indemnification shall not be limited to damages, compensation or benefits payable under insurance policies, workers' compensation acts, disability benefit acts or other employee benefit acts. It is agreed with respect to any legal limitations now or hereafter in effect and affecting the validity or enforceability of the indemnification obligations under this Paragraph, such legal limitations are made a part of the indemnification obligation and shall operate to amend the indemnification obligation to the minimum extent necessary to bring the provision into conformity with the requirements of such limitations, and as so modified, the indemnification obligations shall continue in full force and effect. It is understood and agreed that this Paragraph is subject to, and expressly limited by, the terms and conditions of Texas Civ. Prac. & Rem. Code Ann. Sec. 130.001 to 130.005, as amended. Builder's obligations under this Paragraph 10 shall survive completion, final payment and/or termination of this Contract.
11. **Extras and Changes.** Any claims for extra work or changes in the Work will not be allowed unless approved in writing, **IN TRIPLICATE TO HOME OWNEWR DESIGNER AND BUILDER.**
12. **Inspections and Acceptance of Work.** Owner and its representatives shall at all times have access to the Work. All materials and workmanship shall be subject to inspection and acceptance by Owner. **Defective Work.** Neither final payment nor any other provision in the Contract shall relieve Builder of responsibility for faulty materials or workmanship and, unless otherwise specified, Builder shall remedy any defects due thereto and/or pay for any damage resulting therefrom.
13. **Guarantee.** Unless otherwise specified herein, Builder guarantees that all work to be performed and all materials to be furnished under this Contract shall be free from defects in materials and workmanship for a period of one (1) year from final payment, and such defects shall be corrected without cost to Owner. Builder's warranty excludes remedy for damage or defect caused by abuse, modifications not executed by Builder, improper or insufficient maintenance, improper operation, or normal wear and tear under normal usage.
14. **Title.** Title to all completed or partially completed work at the jobsite and to all materials delivered to and stored at said jobsite which are intended to become part of the completed work shall be in Owner's name, but Builder shall bear all risk of loss relating to said work and materials until Owner accepts the Work. Builder shall indemnify, defend and hold Owner harmless from and against any and all claims or liens of suppliers or others furnishing

materials or labor for the Project. Upon request by Owner, Builder shall furnish Owner with a bond to indemnify Owner against such liens.

16. **Default and Termination.** If Builder defaults, the Owner, after seven (7) calendar days written notice to Builder, there having been no bona fide attempt to remedy such default by Builder and without prejudice to any other remedy Owner may have, Owner may terminate this Contract and take possession of the site and of all materials, and construction thereon owned by Builder and may finish the Work by whatever reasonable method Owner may deem expedient. If the unpaid balance of the Contract Sum exceeds costs of finishing the Work, such excess shall be paid to Builder, but if such costs exceed such unpaid balance, Builder shall pay the difference to Owner. This Contract may be terminated with or without reason by Owner or Builder, for its convenience, in whole or in part, by giving ten (10) days notice in writing, in which event Builder shall cancel any and all cancelable orders for materials or equipment ordered for the Project, and shall forthwith remove any and all of his equipment and tools from the premises and shall thereafter have no further right to enter upon the said properties without permission of Owner. Upon termination for convenience, Owner shall pay Builder for all work performed and/or materials delivered to the date of termination.

EXHIBIT A

SCOPE OF WORK

This is a lump sum fixed price contract. Line item pricing is listed only for the purpose of referencing the agreement as to calculation of the lump sum amount particularly for items that are not included or deducted from the plans.

Job description;

As per attached plans Builder will supply all labor and materials to complete the proposed project.

Items Not Included Are:

Landscaping
Lot Fill after Construction
Alarm
Fire Suppression/Sprinklers
Landscape Irrigation
Landscape Lighting
Outdoor Kitchen
Out Door Fireplace
Spa
Pergola
Grass

EXHIBIT B

Insurance Certificate to be Supplied at time of Signature

EXHIBIT C

Payment Schedule TBD by Bank

DWAYNE PICOU
832.754.0419
DESIGN WITH FLAIR LLC

DESIGN CONSTRUCTION CONSULTING
PROJECT MANAGEMENT



PROJECT DESCRIPTION

Ryan Strickland
901 Heights Blvd Houston 77008

ESTIMATING & BUDGETING WORKSHEET

DESCRIPTION	SUBCONTRACTOR/CONTRACTOR	ESTIMATED COST			ACTUAL COST	VARIANCE	CURRENT PAID	AMOUNT DUE
		LABOR	MATERIALS	TOTAL				
GENERAL REQUIRMENTS				\$ -				\$ -
Plans and Specifications				\$ 4,234.00				\$ -
Plan Review				\$ 1,200.00				\$ -
Permits: Zoning, Building, Environmental, Other				\$ 3,200.00				\$ -
Survey				\$ 450.00				\$ -
Impact Fee				\$ 750.00				\$ -
Administrative Costs				\$ 1,275.00				\$ -
Financing Costs				\$ -				\$ -
Legal Fees				\$ 1,100.00				\$ -
Engineering Fees				\$ 2,300.00				\$ -
Other				\$ -				\$ -
Subtotal		\$ -	\$ -	\$ 14,509.00	\$ -	\$ -	\$ -	\$ -
SITE PREP				\$ -				\$ -
Demolition (Remodel)				\$ 8,750.00				\$ -
Jacking & Shoring (Remodel)				\$ 12,502.00				\$ -
Erosion Control, Surface Protection				\$ 980.00				\$ -
Job-Site Access				\$ 1,100.00				\$ -
Job-Site Security				\$ 1,290.00				\$ -
Dumpster & Removal				\$ 5,200.00				\$ -
Clear Lot				\$ 1,800.00				\$ -
Storage On Site				\$ 1,190.00				\$ -
Portable Toilet				\$ 890.00				\$ -
Temporary Power				\$ 675.00				\$ -
Temporary Heat				\$ -				\$ -
Scaffolding Rental				\$ 1,800.00				\$ -
Tool/Equipment Rental				\$ -				\$ -
Other				\$ -				\$ -
Subtotal		\$ -	\$ -	\$ 36,177.00	\$ -	\$ -	\$ -	\$ -
ON-SITE WATER/SEWER				\$ -				\$ -
Soil & Perc Tests				\$ 800.00				\$ -
Septic System Design				\$ -				\$ -
Septic Permits, Inspections, Fees				\$ -				\$ -
Septic System Onstallation, Tie In To House				\$ -				\$ -
Dewatering (High Water Table)				\$ -				\$ -
Well, Pump, Trenching, Plumbing To House, Perc Tests				\$ -				\$ -
Well Permits & Fees				\$ -				\$ -
Other				\$ -				\$ -
Subtotal		\$ -	\$ -	\$ 800.00	\$ -	\$ -	\$ -	\$ -

ESTIMATING & BUDGETING WORKSHEET

DESCRIPTION	SUBCONTRACTOR/CONTRACT OR	ESTIMATED COST			ACTUAL COST	VARIANCE	CURRENT PAID	AMOUNT DUE
		LABOR	MATERIALS	TOTAL				
UTILITIES				\$ -			\$ -	
Town Water: Tap Fees & Hookup				\$ 675.00			\$ -	
Town Sewer: Tap Fees & Hookup				\$ 800.00			\$ -	
Electrician: Permit, Connection Fee, Hookup				\$ 250.00			\$ -	
Gas: Permit, Connection Fee, Hookup				\$ 250.00			\$ -	
LPN: Tank Installation, Hookup				\$ -			\$ -	
Oil Tank Installation				\$ -			\$ -	
Telecom Hookup				\$ -			\$ -	
Other				\$ -			\$ -	
Subtotal		\$ -	\$ -	\$ 1,975.00	\$ -	\$ -	\$ -	
EXCAVATION & EARTHWORK				\$ -			\$ -	
Cut & Fill				\$ 2,000.00			\$ -	
Blasting				\$ -			\$ -	
Removal Of Stone/Dirt				\$ 698.00			\$ -	
Rough Grading				\$ 600.00			\$ -	
Trenching For Utility Hookups				\$ 1,290.00			\$ -	
Foundation Excavation				\$ 3,800.00			\$ -	
Foundation Footing Drains				\$ -			\$ -	
Curtain Drains				\$ -			\$ -	
Culverts				\$ -			\$ -	
Swales				\$ -			\$ -	
Retaining Walls				\$ 1,250.00			\$ -	
Ponds				\$ -			\$ -	
Other Site Drainage				\$ 1,800.00			\$ -	
Backfill				\$ 2,756.00			\$ -	
Compaction				\$ -			\$ -	
Top Soil				\$ 1,200.00			\$ -	
Finish Grading				\$ 600.00			\$ -	
Seeding/Sod				\$ 2,375.00			\$ -	
Other				\$ -			\$ -	
Subtotal		\$ -	\$ -	\$ 18,369.00	\$ -	\$ -	\$ -	
FOUNDATION				\$ -			\$ -	
Footings/Pads				\$ 8,450.00			\$ -	
Foundation walls/stem walls/grade beams				\$ -			\$ -	
Piers				\$ -			\$ -	
Slabs - Foundation, Basement, Garage				\$ 11,040.00			\$ -	
Steel Reinforcing				\$ 890.00			\$ -	
Anchor Bolts, Hold Downs				\$ 960.00			\$ -	
Exterior Foundation Insulation				\$ 640.00			\$ -	
Exterior Insulation Coating/Protection				\$ -			\$ -	
Other				\$ -			\$ -	
Subtotal		\$ -	\$ -	\$ 21,980.00	\$ -	\$ -	\$ -	

ESTIMATING & BUDGETING WORKSHEET

DESCRIPTION	SUBCONTRACTOR/CONTRACT OR	ESTIMATED COST			ACTUAL COST	VARIANCE	CURRENT PAID	AMOUNT DUE
		LABOR	MATERIALS	TOTAL				
OTHER MASONRY/PAVING				\$ -				\$ -
Patios				\$ 4,806.00				\$ -
Exterior Stairs				\$ 3,250.00				\$ -
Masonry Chimneys				\$ 3,800.00				\$ -
Fireplaces/Hearths				\$ 1,200.00				\$ -
Driveway				\$ 2,580.00				\$ -
Walkways				\$ 2,390.00				\$ -
Other				\$ -				\$ -
Subtotal		\$ -	\$ -	\$ 18,026.00	\$ -	\$ -	\$ -	\$ -
ROUGH FRAMING								\$ -
Sill & Seal				\$ 3,474.00				\$ -
Steel/Wood Carrying Beam, Lolly columns				\$ 2,780.00				\$ -
Floor Framing				\$ 15,264.00				\$ -
Exterior & Interior Walls, Rough Stairs				\$ 17,840.00				\$ -
Sheathing, Subflooring				\$ 2,120.00				\$ -
Roof Framing/Trusses				\$ 9,780.00				\$ -
Subfascia				\$ 2,300.00				\$ -
Steel Framing Connectors				\$ 1,200.00				\$ -
Nails, Screws, Fasteners				\$ 890.00				\$ -
Prep for Plaster, Drywall				\$ 1,680.00				\$ -
Rough Framing - Labor				\$ 9,875.00				\$ -
Other				\$ -				\$ -
Subtotal		\$ -	\$ -	\$ 67,203.00	\$ -	\$ -	\$ -	\$ -
ROOFING								\$ -
Underlayment				\$ 3,200.00				\$ -
Membrane				\$ 4,000.00				\$ -
Flashing: Chimney, Vent Pipes, Sidewalls, Other Penetrations				\$ 1,200.00				\$ -
Drip Edge				\$ 980.00				\$ -
Roofing Installation				\$ 3,200.00				\$ -
Gutters & Downspouts				\$ 1,800.00				\$ -
Skylights				\$ -				\$ -
Ridge and roof vents				\$ 675.00				\$ -
Other				\$ -				\$ -
Subtotal		\$ -	\$ -	\$ 15,055.00	\$ -	\$ -	\$ -	\$ -

ESTIMATING & BUDGETING WORKSHEET

DESCRIPTION	SUBCONTRACTOR/CONTRACTOR	ESTIMATED COST			ACTUAL COST	VARIANCE	CURRENT PAID	AMOUNT DUE
		LABOR	MATERIALS	TOTAL				
EXTERIOR				\$ -				\$ -
Exterior Foam Sheathing				\$ 975.00				\$ -
Weather Barrier (Tyvek, etc.)				\$ 2,350.00				\$ -
Membrane & Flashing				\$ 3,870.00				\$ -
Vinyl or Composite Siding				\$ -				\$ -
Wood Siding				\$ 13,432.00				\$ -
Brick Vneer				\$ 6,780.00				\$ -
Stone Veneer				\$ -				\$ -
Stucco				\$ -				\$ -
Fascia, Soffit, Frieze, Corner Boards, Water Table				\$ 3,498.00				\$ -
Soffit/Gable vents				\$ 1,390.00				\$ -
Window/Door Trim				\$ 3,287.00				\$ -
Other Exterior Trim				\$ 2,342.00				\$ -
Exterior Stairs, Landing				\$ 3,250.00				\$ -
Exterior Paint, Stain, Caulk				\$ 11,475.00				\$ -
Other				\$ -				\$ -
Subtotal		\$ -	\$ -	\$ 52,649.00	\$ -	\$ -	\$ -	\$ -
WINDOWS/EXTERIOR DOORS				\$ -				\$ -
Membrane & Flashing				\$ 1,180.00				\$ -
Exterior doors, prehung				\$ 3,290.00				\$ -
Exterior door frames, sills				\$ 769.00				\$ -
Sidelights, transoms				\$ -				\$ -
Locksets, knobs, door hardware				\$ 675.00				\$ -
Patio doors: sliding or hinged				\$ -				\$ -
Windows				\$ 18,675.00				\$ -
Garage Doors & Opener				\$ 3,870.00				\$ -
Other				\$ -				\$ -
Subtotal		\$ -	\$ -	\$ 28,459.00	\$ -	\$ -	\$ -	\$ -

ESTIMATING & BUDGETING WORKSHEET

DESCRIPTION	SUBCONTRACTOR/CONTRACT OR	ESTIMATED COST			ACTUAL COST	VARIANCE	CURRENT PAID	AMOUNT DUE
		LABOR	MATERIALS	TOTAL				
PLUMBING				\$ -			\$ -	
Drain/Waste/Vent				\$ 1,323.00			\$ -	
Water Supply Piping				\$ 1,480.00			\$ -	
Gas Piping				\$ 2,290.00			\$ -	
Water Treatment				\$ -			\$ -	
Water Heater				\$ 6,800.00			\$ -	
Fixtures: Toilets,Tubs, Sinks, Showers				\$ 7,440.00			\$ -	
Faucets, Mixing Valves, Shower Heads				\$ 1,800.00			\$ -	
Disposal				\$ 250.00			\$ -	
Other				\$ -			\$ -	
Subtotal		\$ -	\$ -	\$ 21,383.00	\$ -	\$ -	\$ -	
ELECTRICAL				\$ -			\$ -	
Service Panel, Sub-Panels				\$ 2,356.00			\$ -	
Rough Wiring				\$ 14,788.00			\$ -	
Phone, Cable, Internet Wiring				\$ 1,204.00			\$ -	
Lighting Fixtures				\$ 3,600.00			\$ -	
Low-Voltage Fixtures/transformers				\$ 1,988.00			\$ -	
Exterior Lighting				\$ 1,368.00			\$ -	
Devices: outlets, switches, dimmers				\$ 1,350.00			\$ -	
Lighting control system				\$ 1,250.00			\$ -	
Doorbell System				\$ 269.00			\$ -	
Smoke, CO2 Alarms				\$ 690.00			\$ -	
Intercom system				\$ -			\$ -	
Security system				\$ 980.00			\$ -	
Home Theater/Entertainment				\$ -			\$ -	
Other				\$ -			\$ -	
Subtotal		\$ -	\$ -	\$ 29,843.00	\$ -	\$ -	\$ -	
HVAC				\$ -			\$ -	
Furnace/Heat Pump				\$ 3,200.00			\$ -	
Central AC				\$ 6,584.00			\$ -	
Air Handler				\$ -			\$ -	
Ductwork, Grilles, Registers				\$ 1,297.00			\$ -	
Air Filter				\$ -			\$ -	
Boiler, Piping				\$ -			\$ -	
Radiators				\$ -			\$ -	
Whole-House Ventilation (HRV, ERV, Exhaust Only, Other)				\$ 980.00			\$ -	
HVAC Controls				\$ 590.00			\$ -	
Solar hot water				\$ -			\$ -	
Other				\$ -			\$ -	
Subtotal		\$ -	\$ -	\$ 12,651.00	\$ -	\$ -	\$ -	

ESTIMATING & BUDGETING WORKSHEET

DESCRIPTION	SUBCONTRACTOR/CONTRACT OR	ESTIMATED COST			ACTUAL COST	VARIANCE	CURRENT PAID	AMOUNT DUE
		LABOR	MATERIALS	TOTAL				
INSULATION & AIR SEALING				\$ -				\$ -
Roof/Attic Insulation				\$ 1,909.00				\$ -
Roof/Eave Baffles				\$ 540.00				\$ -
Wall Cavity Insulation				\$ 2,200.00				\$ -
Foam Board Insulation				\$ 1,120.00				\$ -
Spray Foam Insulation				\$ -				\$ -
Basement Insulation (interior)				\$ -				\$ -
Crawlspace Insulation				\$ 2,700.00				\$ -
Air Sealing				\$ -				\$ -
Energy Diagnostics (Blower Door, Infrared)				\$ -				\$ -
Other				\$ -				\$ -
Subtotal		\$ -	\$ -	\$ 8,469.00	\$ -	\$ -	\$ -	\$ -
DRYWALL/PLASTER				\$ -				\$ -
Walls				\$ 2,230.00				\$ -
Ceilings, Soffits				\$ 1,689.00				\$ -
Decorative Plaster				\$ -				\$ -
Drywall Labor Only				\$ 1,650.00				\$ -
Other				\$ -				\$ -
Subtotal		\$ -	\$ -	\$ 5,569.00	\$ -	\$ -	\$ -	\$ -
INTERIOR FINISH				\$ -				\$ -
Interior Doors, prehung				\$ 2,890.00				\$ -
Interior Door slabs				\$ -				\$ -
Interior Door frames, thresholds				\$ 980.00				\$ -
Door knobs, hardware				\$ 4,500.00				\$ -
Interior Trim: Baseboard, Casings, Crown, Chair Rail, Other				\$ 2,860.00				\$ -
Wainscotting, Paneling				\$ -				\$ -
Built-in Shelving, Cabinets				\$ 4,580.00				\$ -
Closet Shelving, Hardware				\$ 3,350.00				\$ -
Stairs, Railings, Newels				\$ 2,930.00				\$ -
Interior Painting, Staining				\$ 6,830.00				\$ -
Wood Flooring				\$ 15,210.00				\$ -
Carpeting				\$ 8,580.00				\$ -
Resilient/Vinyl Flooring				\$ -				\$ -
Ceramic Tile/Stone (& Underlayment, Surface Prep)				\$ 1,260.00				\$ -
Other Flooring Travertine				\$ 4,500.00				\$ -
Acoustical, Metal, Decorative Ceilings				\$ 1,290.00				\$ -
Other				\$ -				\$ -
Subtotal		\$ -	\$ -	\$ 59,760.00	\$ -	\$ -	\$ -	\$ -

ESTIMATING & BUDGETING WORKSHEET

DESCRIPTION	SUBCONTRACTOR/CONTRACT OR	ESTIMATED COST			ACTUAL COST	VARIANCE	CURRENT PAID	AMOUNT DUE
		LABOR	MATERIALS	TOTAL				
Kitchen & Bath				\$ -			\$ -	
Kitchen Cabinets				\$ 9,830.00			\$ -	
Bath Cabinets				\$ 2,871.00			\$ -	
Cabinet Pulls, Hardware				\$ 1,300.00			\$ -	
Countertops, Backsplash				\$ 11,980.00			\$ -	
Ceramic Tile, Stone				\$ 1,230.00			\$ -	
Raised Tub Platform				\$ -			\$ -	
Tub Enclosure				\$ -			\$ -	
Shower enclosure/doors				\$ 1,100.00			\$ -	
Medicine Cabinets				\$ 320.00			\$ -	
Mirrors				\$ 1,900.00			\$ -	
Towel hangers, toilet paper holders, accessories				\$ 1,500.00			\$ -	
Other				\$ -			\$ -	
Subtotal		\$ -	\$ -	\$ 32,031.00	\$ -	\$ -	\$ -	
Porches & Decks				\$ -			\$ -	
Open Porch				\$ 24,090.00			\$ -	
Screened Porch				\$ -			\$ -	
Wood or Composite Deck				\$ -			\$ -	
Fencing				\$ 4,505.00			\$ -	
Other Outdoor Structures				\$ -			\$ -	
Other				\$ -			\$ -	
Subtotal		\$ -	\$ -	\$ 28,595.00	\$ -	\$ -	\$ -	
Appliances				\$ -			\$ -	
Refrigerator				\$ -			\$ -	
Range, Cooktop				\$ 3,270.00			\$ -	
Microwave				\$ 2,150.00			\$ -	
Range Hood				\$ 2,590.00			\$ -	
Dishwasher				\$ 1,180.00			\$ -	
Washer/Dryer				\$ -			\$ -	
Other				\$ -			\$ -	
Subtotal		\$ -	\$ -	\$ 9,190.00	\$ -	\$ -	\$ -	
TOTAL CONSTRUCTION COSTS		\$ -	\$ -	\$ 482,693.00	\$ -	\$ -	\$ -	
25% Contractor's overhead and profit				\$ 113,997.00				

Demolition Application Materials
Sec. 33-247(b)

(7)

A comparison of the cost of rehabilitation of the existing building with the demolition of the existing building and the construction of a new building

Cost Comparison (Remodel vs. New Build)

	Remodel As Is: (1200 sqft)	Reodel with Addition (1700 sqft)	New Build (3719sqft)
Land	388,000	388,000	388,000
Construction Cost Average of 2 Bids	485,445	621,945	610,000
Total Cost	873,445	1,009,945	998,000
Value of Property Average of Range	649,000	627,000	1,124,000
Difference	(-224,445)	(-382,945)	126,000

G.R. CONSTRUCTION

GONZALO RAMOS JR.

(281) 830 - 6384

VENDOR# 5913933

ESTIMATE

Number: E144

Date: October 28, 2014

Bill To:

RYAN STRICKLAND
901 Heights Blvd.
Houston, Tx 77008

Ship To:

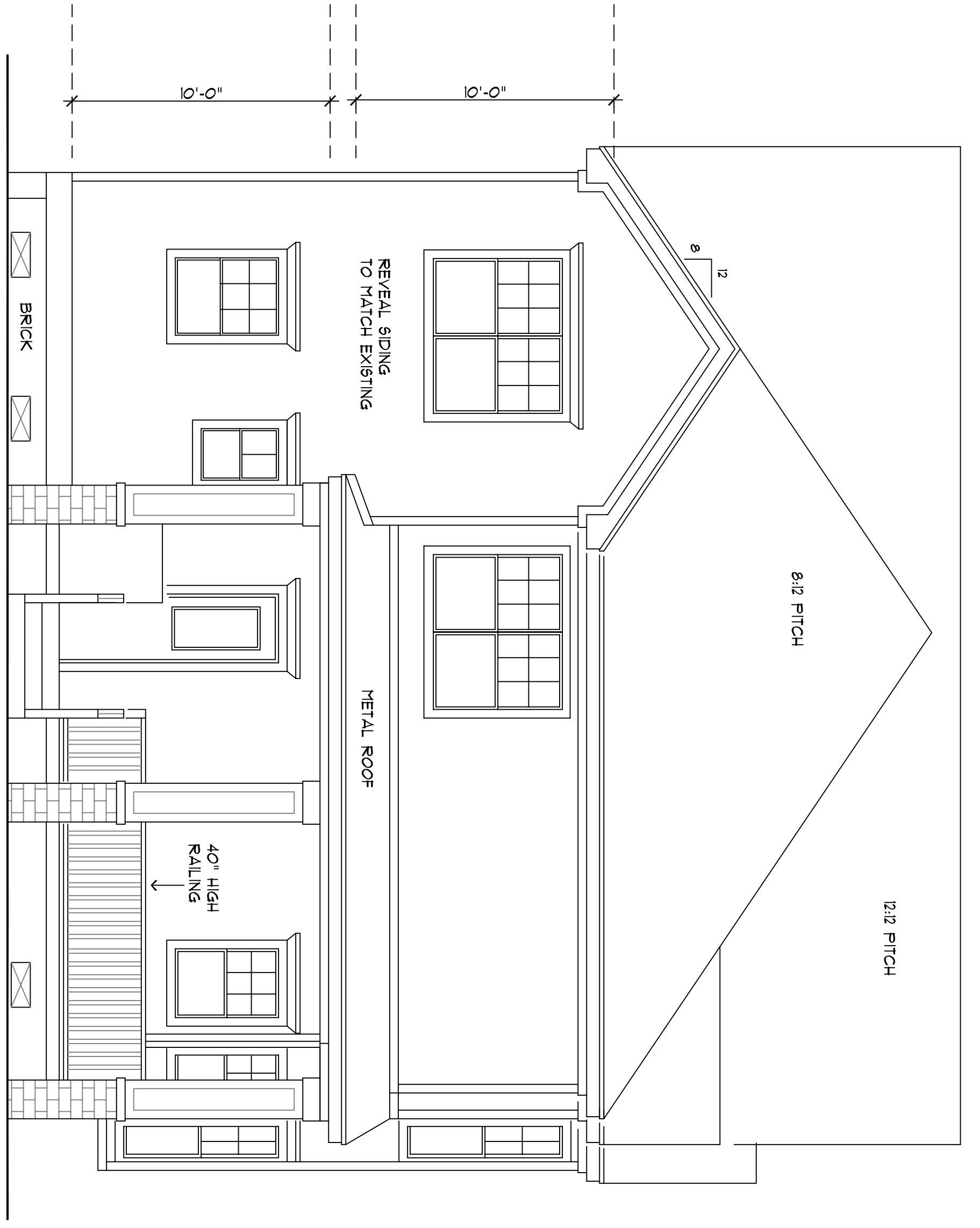
RYAN STRICKLAND
901 Heights Blvd.
Houston, Tx 77008

Description	Amount
1. demo;ition of all the house	15,000.00
-	
2. rebuilt new home of 3,719 sqft	
a. a new home rebuilt \$160 sqft	595,000.00
Total	\$610,000.00

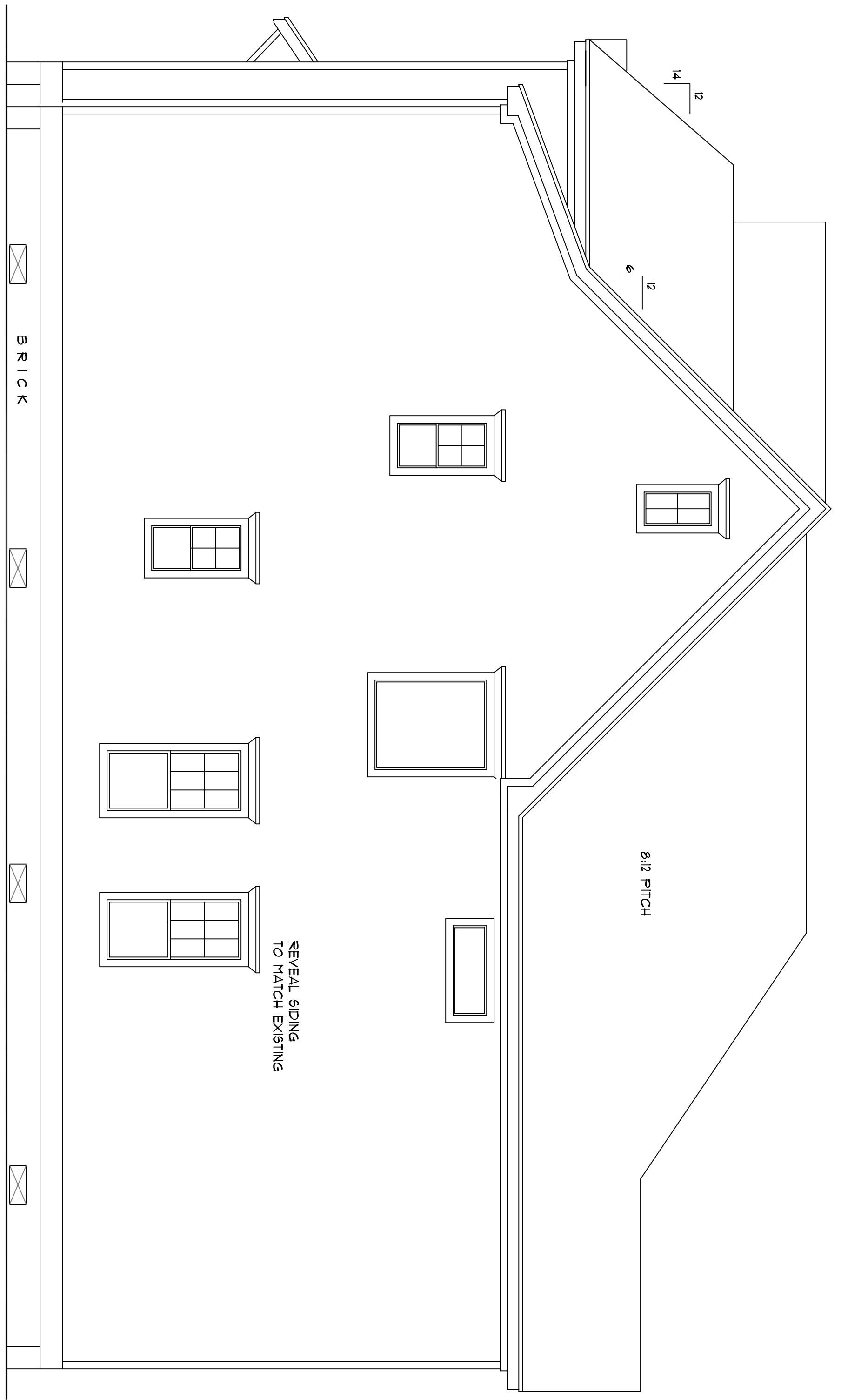
Demolition Application Materials
Sec. 33-247(b)

(8)

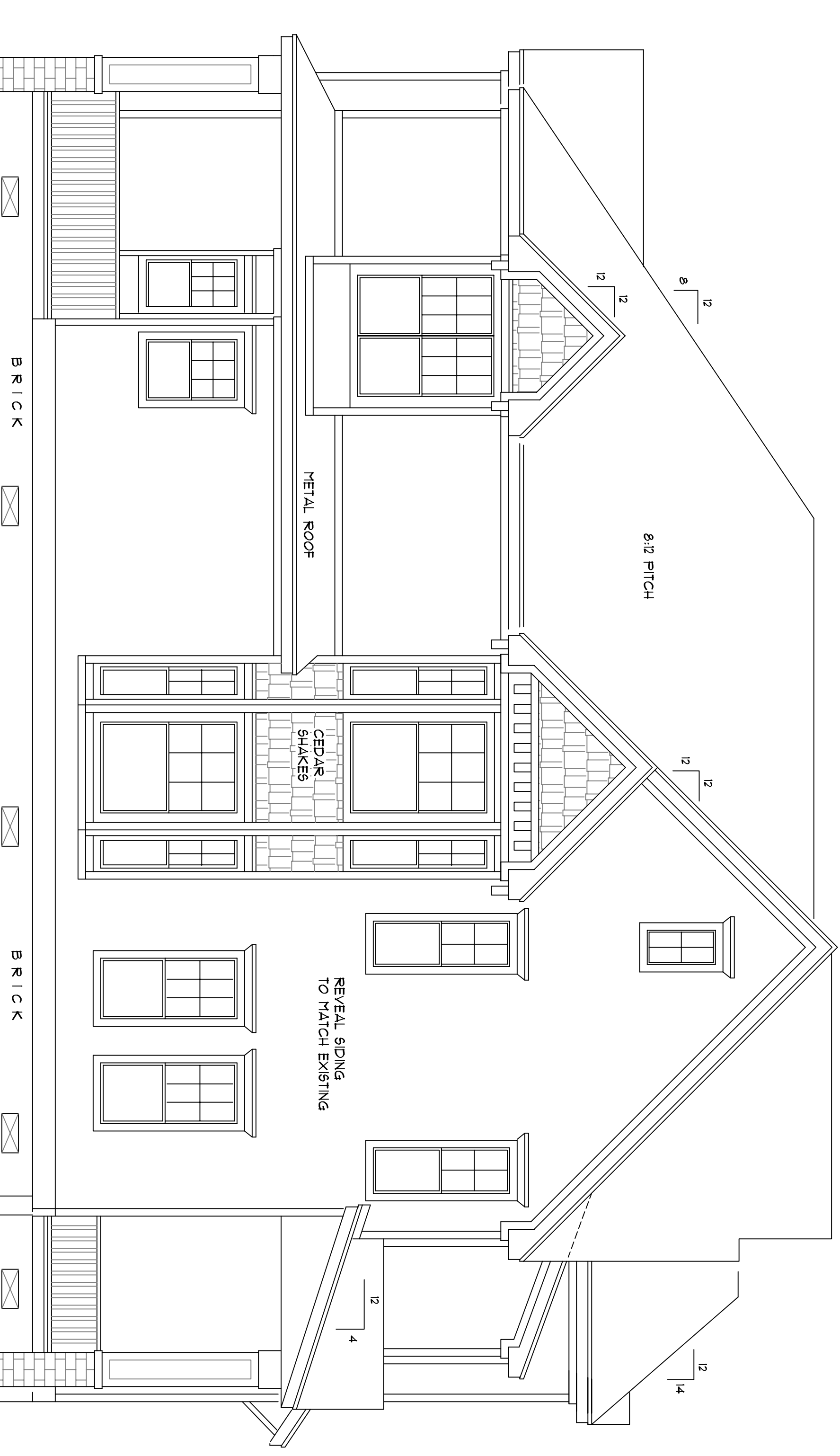
**Complete architectural plans
and drawings of the intended
future use of the property,
including new construction, if
applicable**



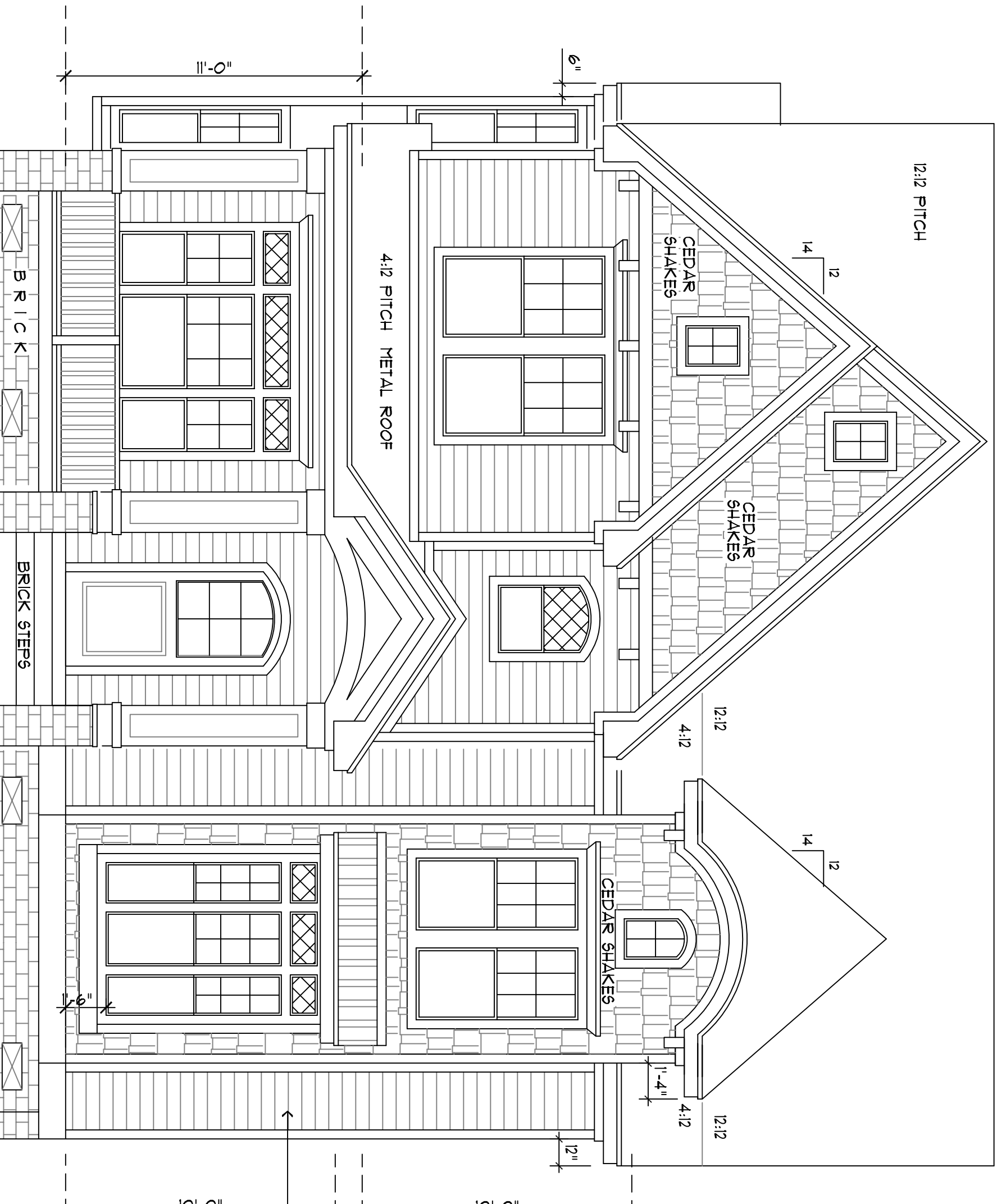
REAR ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

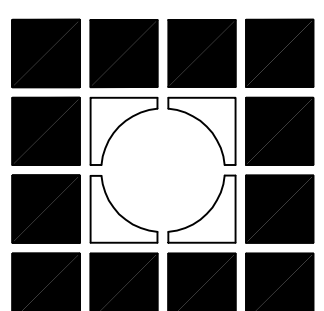


FRONT ELEVATION
SCALE: 1/4" = 1'-0"
NOTE: VERIFY ALL DETAILS & TRIM W/
BUILDER / OWNER PRIOR TO CONSTRUCTION

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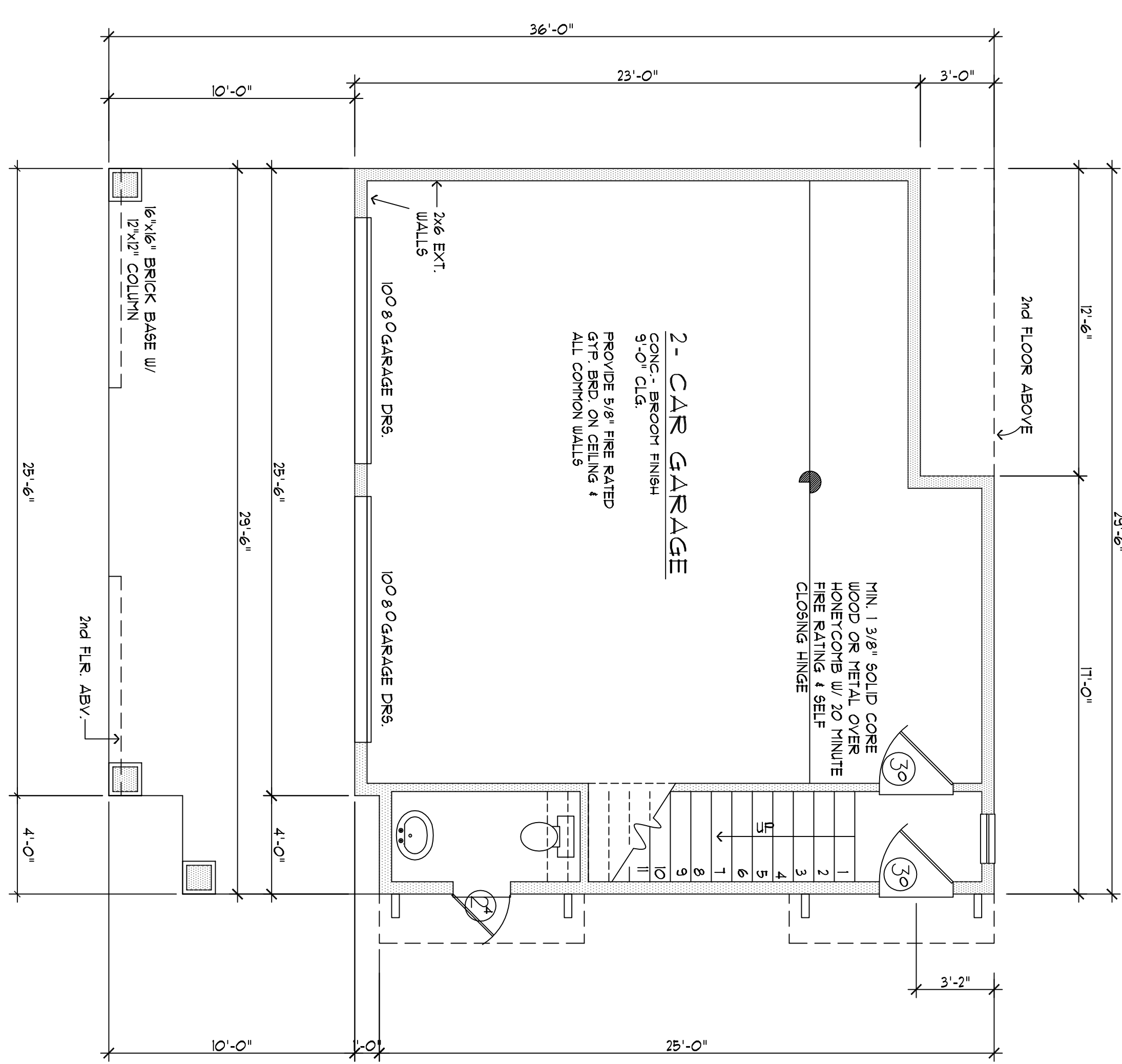
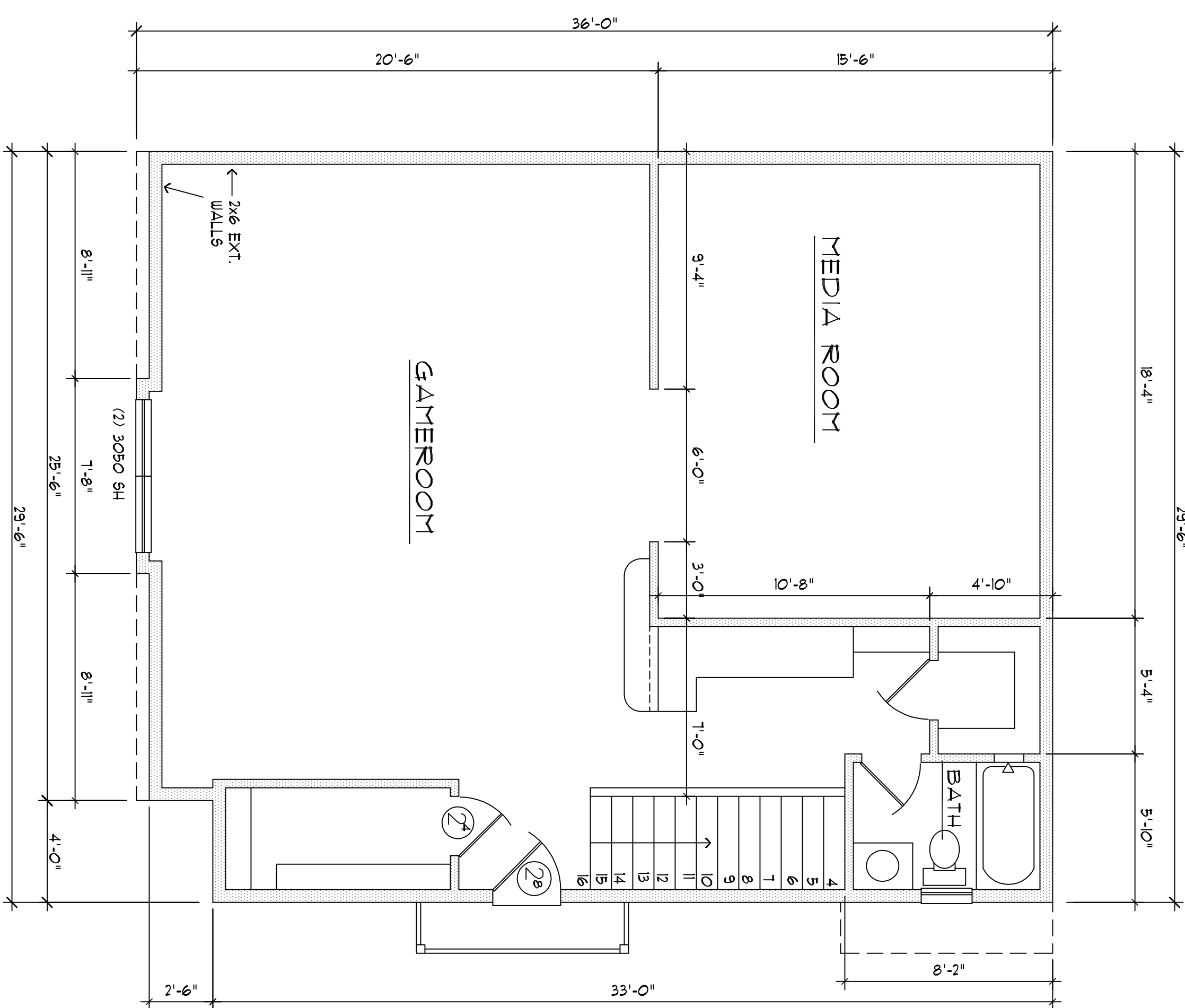
PROJECT NAME	REMODEL
DATE:	10/14/14
REVISIONS:	
SCALE:	AS NOTED
ELEVATIONS	
FIG.	of 3

Builder / Owner:
S#1 RESIDENTIAL
901 HEIGHTS BLVD.
HOUSTON, TX 77008



carpenter & associates architect
8441 GULF FRWY., SUITE 105
HOUSTON, TEXAS 77017
(713) 644- 1600 FAX: (713) 644- 1621

NOTE TO OWNERS & CONTRACTORS
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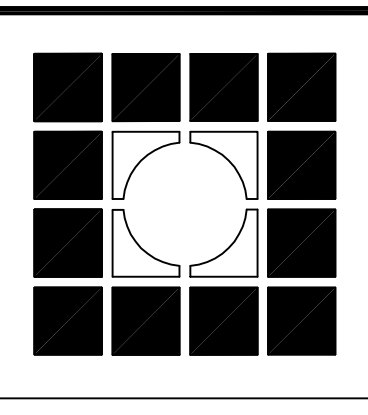


GARAGE & MEDIA ROOM
SCALE: 1/4" = 1'-0"

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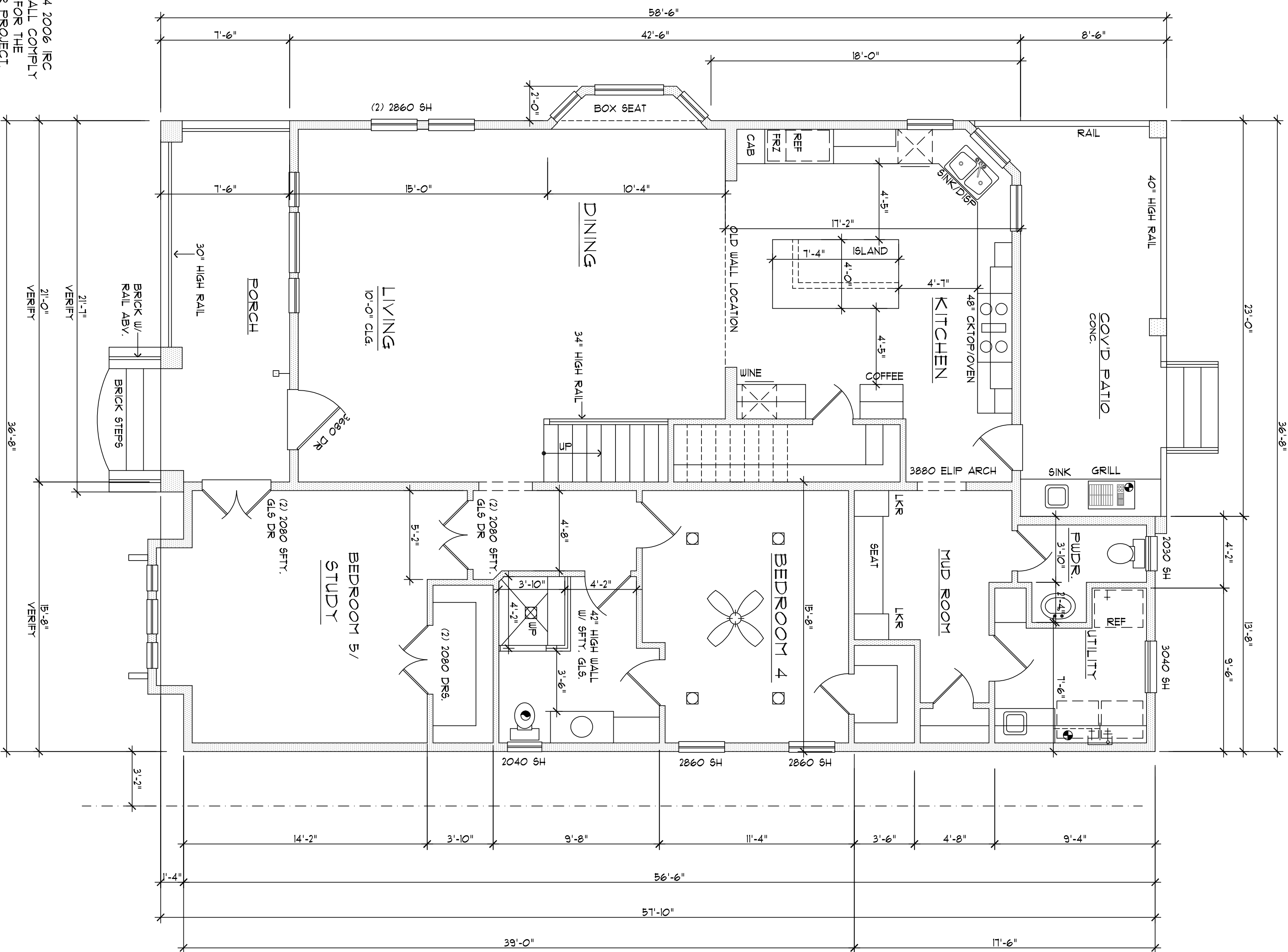
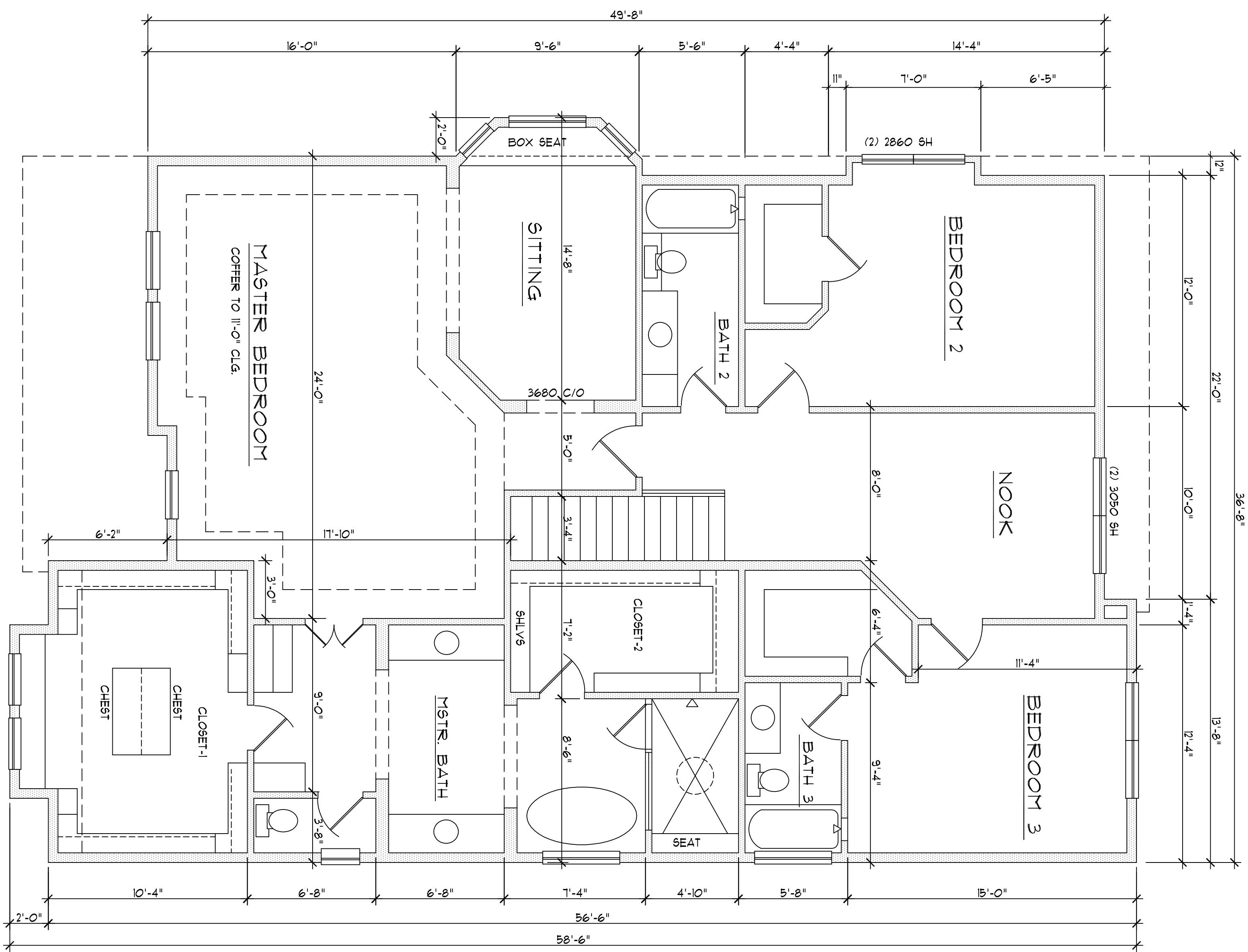
PROJECT NAME	REMODEL
DATE:	10/14/14
REVISIONS:	
SCALE:	AS NOTED
FIG. OF	GARAGE PLAN

Builder / Owner:
S# RESIDENTIAL
 901 HEIGHTS BLVD.
 HOUSTON, TX 77008



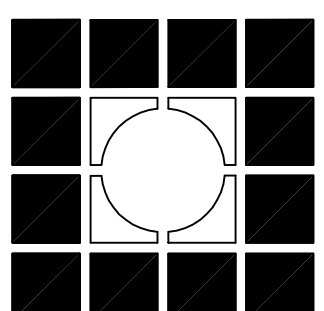
carpenter & associates architect
 8441 GULF FRWY., SUITE 105
 HOUSTON, TEXAS 77017
 (713) 644- 1600 FAX: (713) 644- 1621

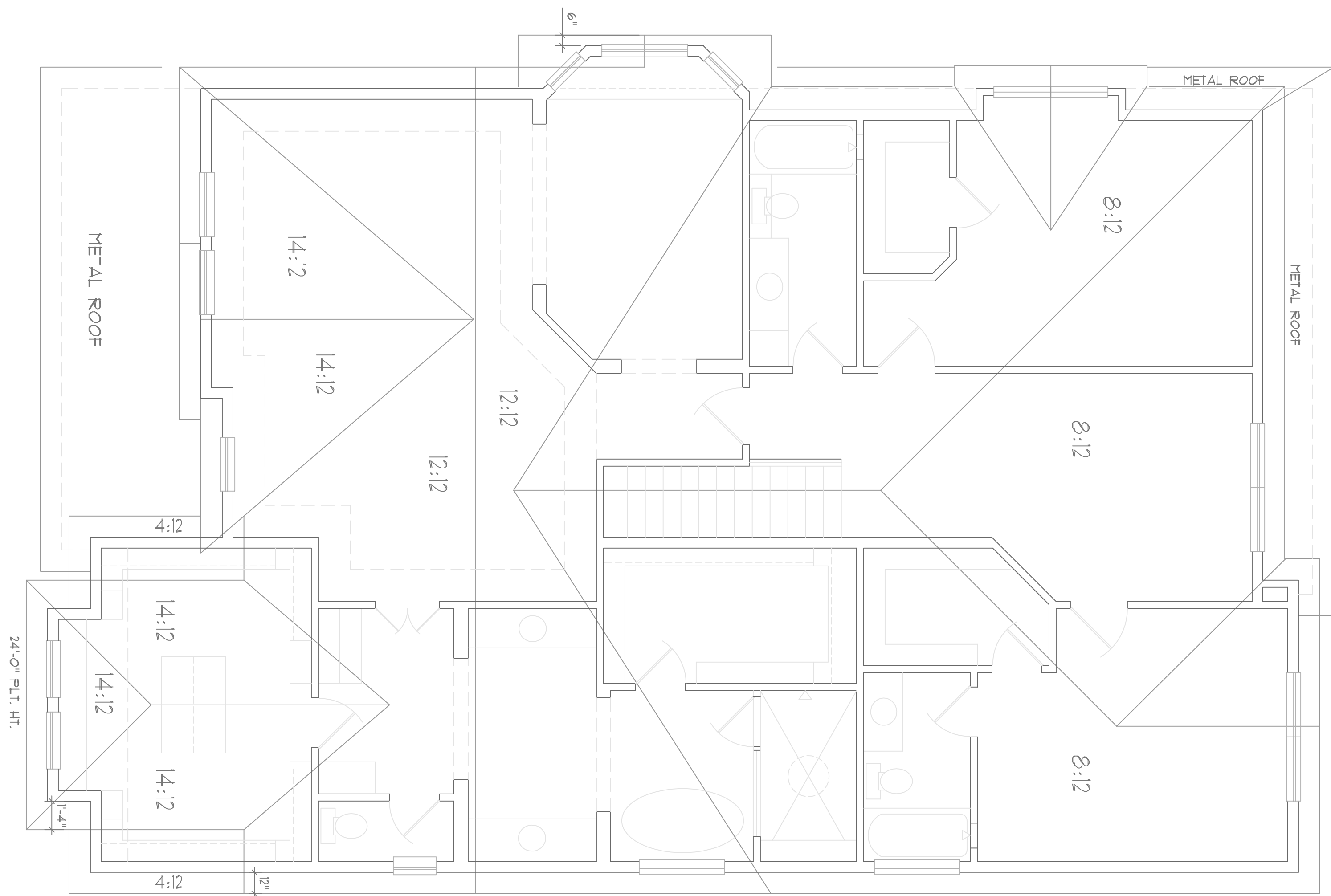
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APPROX. TABULATIONS
 FIRST FLOOR - 1826
 SECOND FLOOR - 1893
 TOTAL LIVING - 3719 S.F.
 GARAGE - 524
 PORCH - 168
 PATIO - 275

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PROJECT NAME REMODEL	Builder / Owner: S&R RESIDENTIAL 901 HEIGHTS BLVD. HOUSTON, TX 77008	 carpenter & associates architect 8441 GULF FRWY., SUITE 105 HOUSTON, TEXAS 77017 (713) 644-1600 FAX: (713) 644-1621	NOTE TO OWNERS & CONTRACTORS To the best of our knowledge, these plans are drawn to comply with owner's specifications and any changes made to them after prints are produced, will be done at owner's expense. The contractor shall verify all dimensions and enclosed drawings. Carpenter & Associates is not liable for errors or omissions after building is started. While every attempt has been made in the preparation of this plan to avoid mistakes, the maker can not error. The contractor on the job guarantees human must check all dimensions and other details prior to construction and is solely responsible thereafter.
	Date: 10/14/14 Revisions: Scale: AS NOTED FLOOR PLANS		

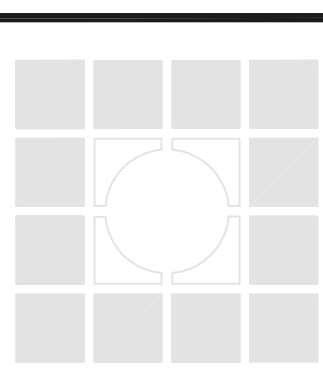


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DATE: 07/14/14
 REVISIONS:
 SCALE: AS NOTED
 ROOF PLAN

PROJECT NAME
 REMODEL

Builder / Owner:
S41 RESIDENTIAL
 301 HEIGHTS BLVD.
 HOUSTON, TX 77008



carpenter & associates architect
 8441 GULF FRWY., SUITE 105
 HOUSTON, TEXAS 77017
 (713) 644-1600 FAX: (713) 644-1621

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Demolition Application Materials
Sec. 33-247(b)

(9)

**Plans to salvage, recycle, or
reuse building materials if a
certificate of appropriateness is
granted**

901 Heights Blvd.

Material Reuse Plan

It has been strongly advised that we not reuse any existing components of the existing home, due to the presence of dry wood termites.