

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** May 21, 2023

**Applicant:** Toufic Halabi, agent for Nicole Lowenstein, owner

**Property:** 1113 Tulane St, Lots 11 & 12, Block 205, Houston Heights Subdivision. The property includes a 1,024 SF one-story wood single family residence with a later two-story addition in the rear on a 8,800 sqft interior lot.

**Significance:** Contributing Hipped Bungalow residence, constructed circa 1920, located in the Houston Heights Historic District West.

**Proposal:** Demolition –The applicant is proposing to demolish the contributing structure and the later additions due to its deteriorated condition, termite damage and water damage.

See attachment A for structural report.

See attachment B for termite inspection report.

See attachment C for City of Houston Building Inspection Code Word 2012

See attachment D

See enclosed application materials and detailed project description for further details.

**Public Comment:** One public comment received in opposition. Attachment E

**Civic Association:** No comment received.

**Recommendation:** No recommendation

**HAHC Action:** -

**APPROVAL CRITERIA**

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

Sec. 33-247(a): The issuance of a certificate of appropriateness for the demolition of a landmark, a protected landmark, or a contributing structure, or for the demolition of a building, structure or object on or in an archaeological site shall be granted only if:

**S D NA S - satisfies D - does not satisfy NA - not applicable**

- (1) The building, structure, or object has seriously deteriorated to an unusable state and is beyond reasonable repair; and
- (2) The HAHC finds, based on the preponderance of credible evidence presented subject to the establishment by the applicant, the existence of an unreasonable economic hardship under subsection (c) of this section or the establishment of an unusual and compelling circumstance pursuant to subsection (d) of this section.

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

- (1) That the property is incapable of earning a reasonable return, regardless of whether the return is the most profitable return, including without limitation, regardless of whether the costs of maintenance or improvement of the property exceed its fair market value;
- (2) That the owner has demonstrated that the property cannot be adapted for any other use, whether by the current owner, by a purchaser or by a lessee, that would result in a reasonable return;
- (3) That the owner has demonstrated reasonable efforts to find a purchaser or lessee interested in acquiring the property and preserving it, and that those efforts have failed; and
- (4) If the applicant is a nonprofit organization, determination of an unreasonable economic hardship shall instead be based upon whether the denial of a certificate of appropriateness financially prevents or seriously interferes with carrying out the mission, purpose, or function of the nonprofit corporation

**OR**

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

- (1) That current information does not support the historic or archaeological significance of this building, structure or object or its importance to the integrity of an historic district, if applicable;
- (2) Whether there are definite plans for reuse of the property if the proposed demolition is carried out and what effect such plans have on the architectural, cultural, historical or archaeological character of the context area; and
- (3) Whether reasonable measures can be taken to save the building, structure or object from further deterioration, collapse, arson, vandalism or neglect.

**HEIGHTS DESIGN GUIDELINES**

- In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.



**PROPERTY LOCATION**  
**HOUSTON HEIGHTS WEST HISTORIC DISTRICT**



**Building Classification**

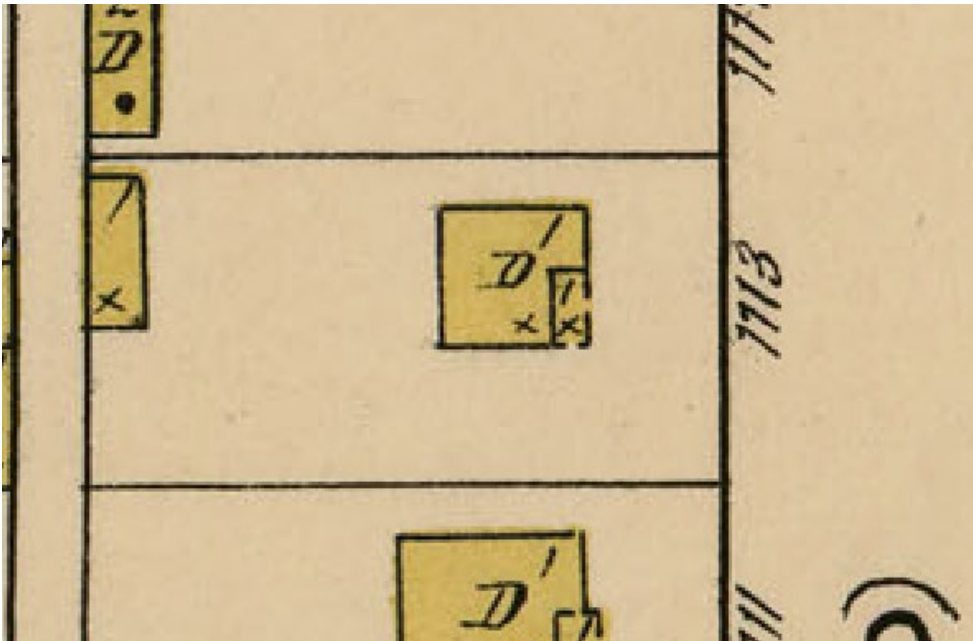
- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO

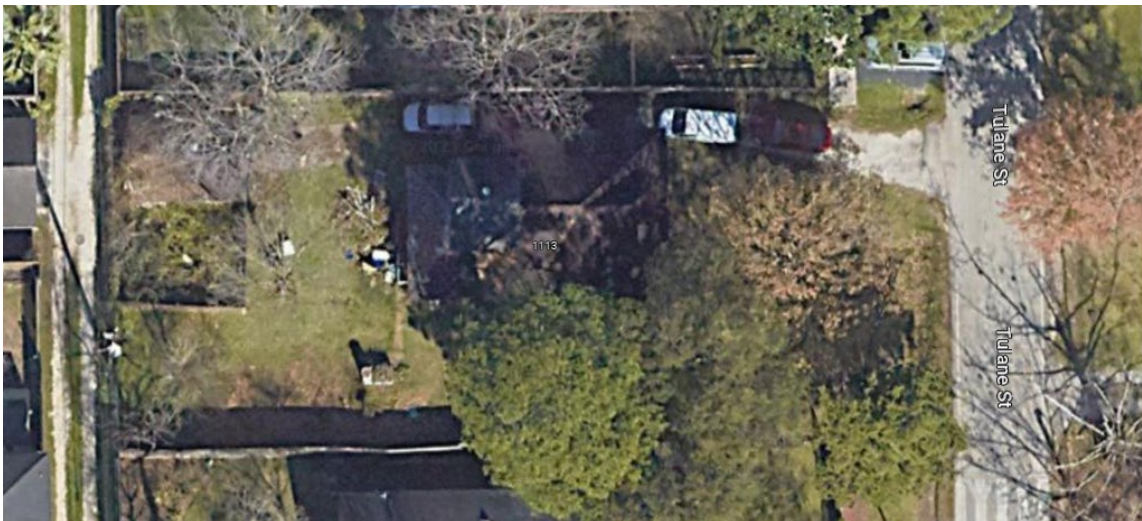




**SANBORN MAP**



**EXISTING GOOGLE MAP**



TAX RECORDS 1968

1st 39.  
126.  
532.  
72.  
84.  
853.

2ND 165.  
24.  
24.  
213.

UNC  
GAR  
18 396<sup>0</sup>  
22

anno 49-072-00-003-3

5000  
x 2.50 City factor  
12,500 = new 100% mkt value for 1978

Co. 32% = 4,000

EXISTING APPRAISALS, if any -  
100% Value - without depreciation-\$ \_\_\_\_\_

Dep.-Ph. 50% Fu. % Ec. \$\$\$ \_\_\_\_\_

NEW APPRAISALS

1st 853. area	460	\$ 3920.
2ND 213.	280	600.
OP 124.	120	150.
SP 156.	250	390.
GP 192.	370	710.
Gar 396.	120	480.
		6250.
Less 50%		3130.
		3120.

old 100% SF @ \$6.250 \$ 6.8 = \$5000

name & date  
Appraiser's name & date  
V. Poffenberger  
1-29-68

TOTAL VALUE \$ 3120.  
FOR 19 69 100% \$ 1250.  
529. 1660

Yr. Built \_\_\_\_\_ Depr. \_\_\_\_\_  
A/C&C/H@ \$ \_\_\_\_\_ Total Unit @ \$ \_\_\_\_\_

Total 100% Value \$ 5000  
For 19 77



**EXISTING PHOTOS**

(AFTER APPLICANT REMOVE SOME BOARDS FOR FURTHER INSPECTION)



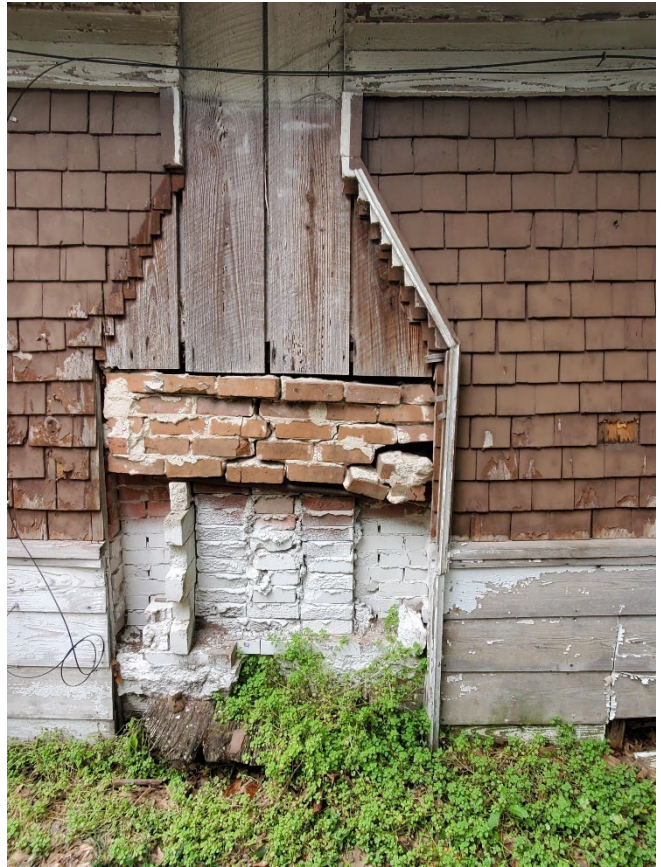












**Attachment A**  
structural report





HEDDERMAN SERVICES

281-355-9911

[office@hedderman.com](mailto:office@hedderman.com)

<https://hedderman.com/>



## STRUCTURAL REPORT

1113 Tulane St  
Houston, TX 77008

Marcus Selander

MAY 9, 2023



Inspector

**Javier Almodovar**

Engineer

281-355-9911

[office@hedderman.com](mailto:office@hedderman.com)

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# 1: COVER LETTER

## Information

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### **HEDDERMAN ENGINEERING, INC.**

www.heddermanengineering.com Office 281-355-9911 Fax 281-355-9903 office@heddermanengineering.com

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05/09/2023

TO: Marcus Selander

REF: CONDITION OF PROPERTY SURVEY

Dear Marcus Selander:

At your request, a visual survey of the house located at 1113 Tulane St, Houston, TX 77008 was performed by Javier Almodovar. Transmitted herewith is the inspection report stating our professional opinions on whether the items of construction included in the survey are functional on the day of the inspection, or are in need of repair.

The scope of our inspection and other important information, particularly in the area of dispute resolution should a question arise, is contained in our Service Agreement, which has been included at the end of this report.

Thank you for asking HEDDERMAN ENGINEERING, INC. to perform this important inspection work for you. If you have any questions after reviewing this report, please feel free to call me at my office.

At your service,

HEDDERMAN ENGINEERING, INC.

Tim Hedderman, President

## 2: PURPOSE/SCOPE

### Information

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#### **INTRODUCTION**

The purpose and scope of the inspection are detailed below, as well as in the executed Service Agreement at the end of this report. Also included are the limitations of the inspection.

#### **PURPOSE**

The purpose of the inspection was to view selected components of the house included in the inspection and to give our opinions on whether or not these specific items were functioning at the time of the inspection, or were in need of repair. Although this report may include observations of some building code violations, total compliance with structural, mechanical, plumbing, electrical codes, specifications, and/or legal requirements is specifically excluded.

This also applies to all non-code making bodies, including but not limited to, the Brick Institute of America and the Texas Lathing and Plastering Contractors Association and their respective recommendations of building construction details. We do not perform "code" inspections, and since building codes change every few years, our inspections are not done with the intention of bringing every item in the house into compliance with current code requirements.

Rather, the standard of our inspections is a performance standard to determine if the items inspected are functioning at the time of the inspection, or if they are in need of repair. This is particularly applicable to Home Warranty policies, where the standards of the Home Warranty service company may differ than the scope of our stated performance standard for judging whether a piece of equipment is functional or in need of repair. If you intend to rely on a Home Warranty policy, then it is recommended that you contact the Home Warranty company of your choice for a more in-depth analysis of what may be required to meet their standards should a claim be made against their policy. It has been our experience that Home Warranty companies may require the equipment to be in total compliance with current code (even if it was installed before the current code was adopted) to be covered under their policy, and if so, it is recommended that you contact the appropriate service companies for a code compliance certification inspection. This report is provided solely for the use of the person to whom this report is addressed, and is in no way intended or authorized to be used by a third party, who may have different requirements, and to whom we have not contracted to perform the inspection. If a third party chooses to use this inspection report, they do so without HEDDERMAN ENGINEERING, INC. permission or authorization, and they do so at their own risk. It is our purpose to provide information on the condition of the house on the day of the inspection. It is not our purpose to provide discussions or recommendations concerning the future maintenance of any part of the house, or to verify the adequacy and/or design of any component of the house. It is pointed out that other engineers/inspectors may have contrasting opinions to those given in this report. Items that we find that in our opinion are in need of repair will typically include the recommendation to Obtain a Cost Estimate from qualified contractors. The scope and cost of the actual repairs can vary significantly from company to company, and it is your responsibility to see that the scope of work needed and actual cost of repairs is confirmed by contacting one or more qualified service companies before your option period ends or before closing on the property. This report may also contain informational items which are included as a courtesy to help you become more aware of the condition of the house. In the performance of this inspection, HEDDERMAN ENGINEERING, INC. has acted as an engineering consultant subject to the standards of the State Board for Professional Engineers.

#### **SCOPE**

The scope of the inspection included limited, visual observations at the interior and exterior of the structure. Only those items readily visible and accessible at the time of the inspection were viewed and are included in this report. Due to COVID 19 restrictions, our inspectors are sometimes required to wear masks indoors. This restricts the inspector from using his full set of senses that are needed during the inspection process by inhibiting the inspector from possibly detecting odors that may be indicative of a problem, including but not limited to, mold, musty odors, natural or LP gas odors, pet odors, urine or fecal odors, etc. Any items causing visual obstruction, including, but not limited to furniture, furnishings, floor or wall coverings, pictures, foliage, registers and grills on HVAC ductwork, soil, appliances, insulation, etc., were not moved. The basis of our opinions will be the apparent performance of that portion of the house readily visible at the time of the inspection. Disassembly or removal of any portion of the structure, mechanical equipment, plumbing equipment, or electrical equipment is beyond the scope of this inspection. There is no warranty or guarantee, either expressed or implied, regarding the habitability, future performance, life, insurability, merchantability, workmanship, and/or need for repair of any item inspected. The components of the house included in scope of the inspection, if present and applicable, include:

Structural: Foundation, primary load-carrying framing members, roof surface, water penetration, and miscellaneous items related to the house.



Items specifically excluded from our inspection include:

Mechanical: Air conditioning and heating systems, water heaters, built-in kitchen appliances, and garage door openers.

Plumbing: Water and gas supply lines, sinks, toilets, tubs, showers, visible drain lines inside the house, and vents.

Electrical: Service entrance conductors, electric meter, distribution panel, visible wiring, light fixtures, switches, and receptacle outlets.

Tainted and Corrosive sheetrock (Chinese Sheetrock),

All pests, wood destroying insects, conducive conditions, ants, or rodents.

All equipment related to mosquito control.

All items related to major geological conditions such as faults or subsidence.

All underground piping, including water, sewer, and gas piping.

Water softening and water treatment systems.

Identifying products that have been recalled.

Pressure testing of gas system.

All low voltage lighting systems and/or photocells.

All low voltage data systems such as telephone, cable TV or data lines.

All fire detection, carbon monoxide, smoke alarms and/or security alarm systems.

All environmental hazards, or any toxic/hazardous materials including, but not limited to: radon gas, lead, formaldehyde, electromagnetic, any and all items related to asbestos.

A backup generator and transfer switch panel.

Any electrical load analysis on the electrical system to determine adequacy of the service or any branch circuit.

If you desire information or inspections concerning the items listed above, or any other items, then it is recommended that you contact the appropriate service companies. Also excluded from the scope of the inspection are any and all items related to mold and/or all microbial substances. Due to the current limitations of coverage on most homes by the insurance industry in Texas, where damages due to mold and/or other microbial substances may not be covered, we routinely recommend that you have a mold inspection by a qualified professional before you close on the house.

Built-in appliances and mechanical equipment were operated in at least one, but not all, of their operating modes, where possible. If you desire for every operating mode of each piece of equipment to be operationally checked, then it is recommended that you contact a service company. Equipment and materials that are not visible, including structural components, underground plumbing and gas lines, and all other items not normally available for ready viewing, are excluded from the scope of this inspection. If you desire an inspection on the underground plumbing pipes or a hydrostatic test to determine if the plumbing pipes are leaking under the house, then it is recommended that you contact a plumber. No electrical circuit or load analysis will be performed on the electrical system.

We make no representation regarding the condition of this house other than as contained in this written report. Any verbal discussions concerning this house that were made at the time of the inspection, and not contained in this written report, are not to be relied upon.

Although the structural portion of this inspection was made by an engineer, it cannot be considered to be a formal engineering study since no calculations, structural analysis, or physical material testing were performed. If engineering drawings/specifications have been made available during this inspection and, if they have been viewed, it is pointed out that all such viewing is strictly cursory, and in no way should our cursory examination be construed as providing engineering judgments concerning the adequacy or acceptability of the drawings/specifications. It is pointed out that it is possible for latent defects to exist in the structure and its related equipment, underground piping, and systems that are not visible at the time of the inspection, and may not be able to be viewed during a limited visual inspection. This is particularly applicable in items relating to water, such as roof leaks, water penetration conditions, etc., where the condition may exist, but not be visible at the time of the inspection (e.g. where it has not rained for a period of time, allowing materials time to dry out). HEDDERMAN ENGINEERING, INC. does not claim or warrant that the observations listed in this report represent every condition that may exist. In using the information supplied by this inspection, one must recognize the limitations of a limited, visual inspection conducted at a single point in time, and accept the inherent risk involved.

It is recommended that you obtain as much history as is available concerning this house. This historical information may include copies of any seller's disclosures, previous inspection or engineering reports, building drawings and/or specifications, bids to perform repair work on the house, knowledge of any drainage problems, receipts from repair work that has been performed, reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should attempt to determine whether repairs, renovation, remodeling, additions or other such activities have taken place at this house.

## 3: SITE CONDITIONS

### Information

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**In Attendance**

Structural Inspector, Builder

**Weather**

Cloudy, Raining, Wet,  
Temperature - 70-80 degrees

**Occupancy**

Vacant

**Age of Home - Public Records**

According to public records, the house was built in 1910.

**North-Right**

For the purpose of the inspection and report, NORTH will be assumed to be from the left side of the house towards the right, when facing the house from the front.

**Note when reviewing the report**

It is pointed out that when reviewing the report, the reader should be aware that photos and comments regarding specific issues are typically a **REPRESENTATIVE SAMPLE** of what we observed at the time of the inspection, and are not necessarily an exhaustive list of all instances of that item/condition on the property.

## 4: FOUNDATION

### Information

#### Description: FOUNDATION OBSERVATIONS AND CONCLUSIONS:

*The following items were inspected, with our Observations and Conclusions noted.*

#### Description: Block and Beam

The foundation of the house was a block and beam type foundation, with individual support piers (blocks) and wood beams spanning between the piers at the crawlspace under the house.



#### Differential Movement: Reference point

See our field sketch below showing the elevation readings for this structure. Note that the "R" on the sketch is our randomly chosen starting reference point, where the elevation is 0, and all other elevation readings are taken relative to the reference point, and are measured in inches to the nearest 1/10 inch. Height adjustments were made for variations in the height or thickness of the various floor coverings. If there is a step up or a step down into an area such as a garage, sunken room, balcony/patio area, or raised rooms, the elevation readings will have larger numbers due to the amount of the step.

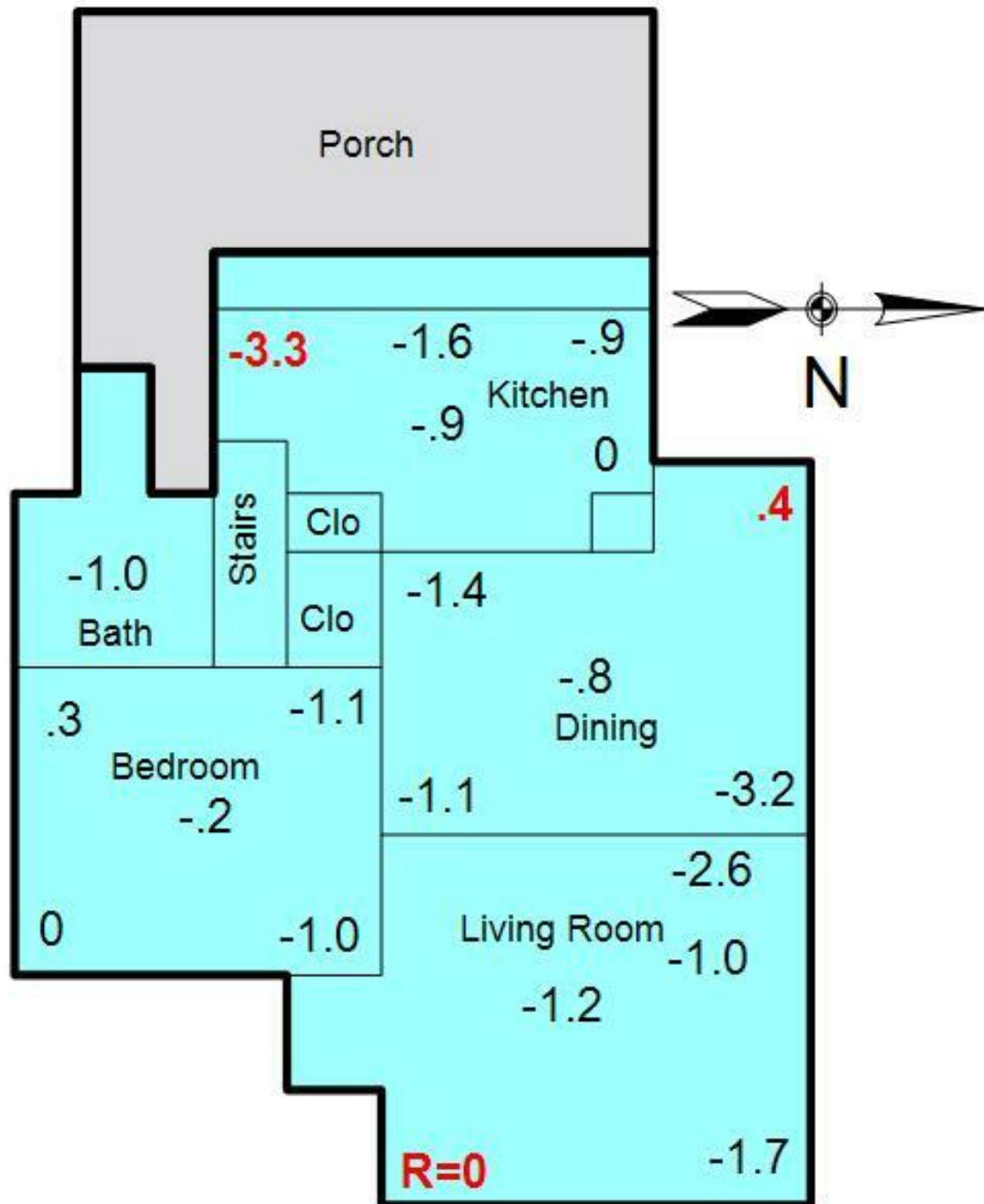
We typically point out that foundations are rarely constructed perfectly level, so most properties have some unlevelness (typically  $\frac{3}{4}$  to 1-1/2 inches) built into the foundation as part of original construction. We have no knowledge as to how much unlevelness was built into this house foundation during original construction.

Note that it is not HEI's purpose to exhaustively document each and every evidence that may be related to foundation movement, but rather to document a representative sample and/or the most significant evidences of movement upon which we base our opinion on the condition of the foundation.

#### Differential Movement: Levelness - More than normal sloping

The floors were checked with an electronic level, and were observed to be sloping a more than normal degree towards the rear of the house and the east side of the house. The difference in elevation between the high point and low point was 3.7 inches. The high point was located at the dining room, and the low point was located at the kitchen. The unlevelness takes place over a horizontal distance of approximately 15-20 feet.

# 5.9.23 HEI Selander



## Elevation Readings 1113 Tulane St.

### Differential Movement: Fireplace - Cracks

Cracks were observed in the fireplace at the time of the inspection.





**Differential Movement: Sheetrock Cracks/Patches/Compression ridges**

Sheetrock cracks, patches, and/or compression ridges were observed in the house during the inspection, including at the specified locations.





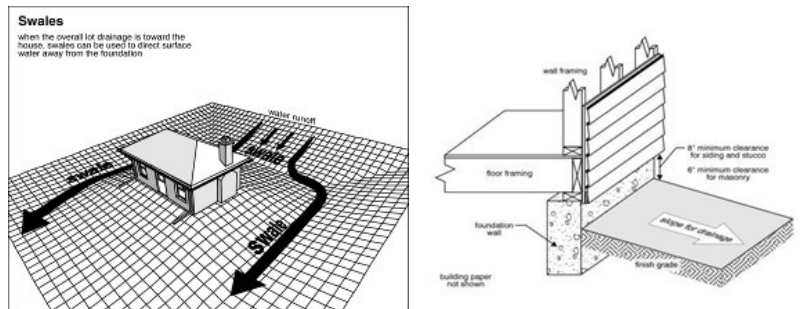
**Separation of Materials: Doors and windows out of square**

Several door frames and window frames were out of square.

**Perimeter Grading/Drainage: FLOOD PLAIN**

**100 Year Floor Plain**

This inspection does not include determining if the property is in the 100 year flood plain. For further information regarding the elevation of this lot, check with your survey and/or a land surveyor.



**Repairs/recommendation**

4.4.1 Other Observations

**TREES AND/OR FOLIAGE**

Trees and/or foliage were observed in the vicinity of the house which can contribute significantly to differential movement of the house foundation. Care should be taken to prevent the trees and foliage from removing an excessive amount of water from near the foundation of the house.

4.5.1 Crawlspace

**CLAY BRICK**

A piece of clack brick was used as a shim. Clay bricks are not suitable for this application and the brick should be replaced.

**Obtain Cost Estimate**





## 4.5.2 Crawlspace

**MISSING PIERS**

Missing piers were observed under the living room fireplace. Also, leaning piers were visible at several location. Some of the brick piers were eroded and in need of repairs. Some areas have wood piers that were rotted. Many repairs are needed at the piers under the house. Contact a foundation contractor to provide a cost estimate.

**Obtain Cost Estimate**



## 4.7.1 FOUNDATION CONCLUSIONS

**REPAIR RECOMMENDED**

Due to the more than acceptable amount of movement of the foundation of this structure, it is our opinion that releveling of the foundation is needed at this time. It is recommended that at least three foundation repair contractors be contacted in order that they may make their own assessment of the scope and cost of the work needed to bring this foundation back to an acceptable degree of levelness.

**Obtain Cost Estimate**



4.8.1 Perimeter Grading/Drainage

**WATER PONDING**

Water was observed to be ponding at some locations on the property. Have a service company specializing in drainage solutions provide a solution and cost estimate to eliminate the poor drainage conditions, as poor drainage can contribute to foundation movement.

**Obtain Cost Estimate**





# 5: ROOF

## Information

### Roof Description: ROOF OBSERVATIONS AND CONCLUSIONS

*The following items were inspected, with our Observations and Conclusions noted.*

### Roof Description: Composition Shingles

The pitched roof surface was constructed of composition shingles. The life expectancy of a composition shingle roof has been observed to vary from 15 to 20 years, with most requiring replacement at about 17-20 years.





## Roof viewed from: Surface

The roof was viewed from the surface of the roof at the time of the inspection.

### Wear and Deterioration: Composition - Advanced

Discolored, Brittle, Excessive aggregate loss, Rusted Roof Jack, Cracked, Curling, Deteriorated Ridge Shingles, Patched, Roof decking rotted, Sealants deteriorated, Shingles Damaged

The composition roof surface was showing evidences of advanced deterioration of the roof surface as described above and shown below.



## Limitations

Roof viewed from

### LIMITATIONS OF ROOF INSPECTION

It is pointed out that our roof inspection is limited to viewing the surface of the roof from only those areas determined by the inspector to safely accessible at the time and conditions of the inspection. If the height of the roof, steepness of the pitch, or surface conditions due to wear or weather are such that the inspector determines that he cannot safely access some or all of the roof, then we will use a drone if possible (subject to weather limitations and/or No Fly Zones) to take photos of the surface of the roof. The roof will also be viewed from the underside of the roof, from the readily accessible attic access decking. For areas of the attic/roof that are not readily accessible from the safety of secure access decking, the inspector is not required to walk off the decking across the attic framing members to access all portions of the attic. Therefore, it is pointed out that there may be deficient roof conditions present in the attic that are not visible on the day of the inspection due to the limitations imposed on the inspector. This emphasizes the need and responsibility of the client to do further investigations with a roofing contractor to determine all deficiencies with the roof before any option period ends.

## Repairs/recommendation



5.9.1 Roof Leaks

**SEVERAL LEAKS**

It was raining during the inspection and the roof was leaking severely at the back porch, bedroom and the second floor. It is pointed out that some areas were not safe to access due to the water damage on the framing due to the leaks.

**Obtain Cost Estimate**



## 5.10.1 ROOF CONCLUSION

**ROOF NOT SERVICEABLE - REPLACE COMPOSITION**

After observing the age of the roof, the deteriorated condition of the majority of the shingles, and the evidences of roof leaks, it is my opinion that the roof is at the end of its normal, serviceable life, and replacement of the roof is needed at this time. It is recommended that a roofing contractor be contacted for a cost estimate to install a new roof.

**Obtain Cost Estimate**

## 6: STRUCTURAL FRAMING

### Information

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#### Framing Description: OBSERVATIONS AND CONCLUSIONS

*The following items were inspected, with our Observations and Conclusions noted.*

#### Framing Description: Two story wood frame house with crawlspace

The house was observed to be a two story wood frame structure that includes the standard major framing components, including wall framing and ceiling joists, and roof framing, as well as the framing members under the house at the crawlspace.



### Limitations

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Framing Description

**INACCESSIBLE FRAMING NOT VIEWED**

It is pointed out that framing members in the wall, ceiling, floor, and/or roof that were covered with finish construction materials were not accessible and were not viewed at the time of the inspection. HEI performs limited, visual inspection in accordance with industry standards and does not remove finish construction materials to view framing members that are not readily accessible and viewable.

**Repairs/recommendation**

6.4.1 Crawlspace Framing

**FRAMING DAMAGED**

We observed framing members that were damaged and need to be replaced.

**Obtain Cost Estimate**



6.17.1 Wall Framing

**REAR PORCH WALL AND THE HOUSE NORTH WALL**

The wall framing at the back porch and the north wall of the house were severely compromised.





6.18.1 Roof Framing

**DEFLECTED**

FRONT PORCH, REAR PORCH, NORTH SIDE OF THE HOUSE NEAR THE CHIMNEY.

The roof framing was deflecting at several locations. The majority of the deflected areas have rotted rafters, and damage from wood destroying insects.





## 6.19.1 Wood Destroying Insect Damage

**CRAWLSPACE - REPAIR**

We observed damage from wood destroying insects to the framing members under the house at the crawlspace, exterior walls, and some of the roof rafters. The degree of the damage was significant enough to need repairs to the damaged framing members. Have a contractor provide a cost estimate to make all needed repairs.

**Obtain Cost Estimate**



## 6.21.1 STRUCTURAL FRAMING CONCLUSION

**REPAIRS NEEDED**

The primary load carrying members of the structural framing that were accessible and viewed at the time of the inspection were generally functional with the exception of the item(s) listed above as in need of repair. Have a contractor determine the cause of the condition and confirm the scope of repairs needed, along with a cost estimate for all repairs.

**Obtain Cost Estimate**

# 7: WATER PENETRATION

## Information

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### Water Penetration: OBSERVATIONS AND CONCLUSIONS

*The following items were inspected, with our Observations and Conclusions noted.*

## Repairs/recommendation

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### 7.1.1 Water Penetration

#### **WATER STAINS/WATER DAMAGE**

DINING ROOM NORTH WALL, BACK PORCH REAR WALL, AND THE SECOND FLOOR SOUTH WINDOW.

Evidences of water penetration to the interior of the structure were observed, including water stains/water damaged materials. Further investigation is recommended with service companies to determine the source(s) of the water penetration along with any secondary damages, and also to provide a cost estimate for any needed repairs.

**Obtain Cost Estimate**



Back porch rear wall and floor



## 8: FIREPLACE/CHIMNEY

### Information

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#### Observations: FIREPLACE OBSERVATIONS AND CONCLUSIONS

*The following items were inspected, with our Observations and Conclusions noted.*

### Repairs/recommendation

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#### 8.1.1 Observations

##### **MOCK FIREPLACE NO FLUE PIPE**

The fireplace was a mock fireplace. The fireplace was completely damaged. Further investigation with a contractor is recommended to provide a cost estimate to replace the fireplace.





## 9: ATTIC

### Information

#### Observations and Conclusions: OBSERVATIONS AND CONCLUSIONS

*The following items were inspected, with our Observations and Conclusions noted.*

#### Attic Viewed From: Viewed only from opening

Attic near the stairs

The attic was not entered but was viewed from the access opening into the attic.

#### Attic Viewed From: Attic not Accessible-Obstructions

The attic back porch attic was not safe to access due to the rear porch falling apart. Due to the current condition the back porch attic was not entered.



### Limitations

Attic Viewed From

#### **ATTIC NOT ALL ACCESSIBLE**

The entire attic space was not accessible from the decking provided, and if remote areas were viewed at all, it would be from the safety of the access decking. Note that it is our policy to not walk off the access decking nor climb over equipment to walk across framing members due to safety hazards and the potential for damaging equipment/ductwork and/or slipping off the framing members and falling through the ceiling. It is pointed out that there may be deficiencies in the attic and/or for the roof that were not viewed at the time of the inspection due to a lack of access walkway decking.



# 10: GENERAL CONCLUSION

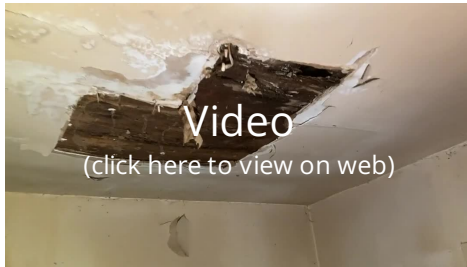
## Information

### House general evaluation

The house was in very poor condition, and, in our opinion, was in essentially tear down condition, with severe damage on beams under the house, water damage due to severe roof leaks, the walls being racked out of plumb, sagging framing members, rotted framing members, damage from wood destroying insects, and rotted roof deck. It is pointed out that the house it is not safe to inhabit in its current condition.









# 11: CLOSE

## Information

### **CLOSE**

Opinions and comments stated in this report are based on the apparent performance of the items included within the scope of the inspection, at the time of the inspection. Performance standards are based on the knowledge gained through the experience and professional studies of the inspector. There is no warranty or guarantee, either expressed or implied, regarding the habitability, future performance, life, merchantability, and/or need for repair of any item inspected. It is suggested that it would be a prudent thing to purchase a Home Warranty Policy to protect the appliances and equipment against unforeseen breakdowns during the first year and for preexisting conditions. It is recommended that you research various options available and protect yourself with a policy. Check with your agent for details and please read our comments concerning Home Warranty policies on page 4 of this report.

**Items identified as being deficient and/or in need of repair along with our Recommendations are provided in the above report. Many, but not all, recommendations are highlighted in bold red text. It is our intention, and your responsibility, that you follow up on these deficiencies and recommendations as part of your due diligence by contacting the appropriate service contractor(s) for Further Investigation, Obtain a cost estimate and/or Contact the Builder. It is pointed out that other related and/or underlying conditions may be present, and which may not be apparent without further investigation by qualified service companies. It is emphasized how important it is for you if you intend to rely on our report(s), to continue to gather the in-depth information that will be obtained by further investigation with appropriate service technicians who will use their specialized knowledge of the component(s) and the related building codes along with their specialized diagnostic equipment to give you a TOTAL PICTURE of the condition of the property. Failure on your part to do your due diligence will constitute negligence on your part and result in an incomplete body of knowledge upon which you base your decisions regarding this property. We recommend that your further investigations be done before the expiration of your option period and before closing on the property.**

We also recommend that you review the Service Agreement at the end of this report regarding any complaint concerning the inspection services provided pursuant to the service agreement. As agreed to, Client must notify HEI in writing of such complaint within ten (10) business days of the date of Client's actual discovery and thereafter allow a prompt reinspection of the item relating to the claimed condition. Client further agrees that client and he/she/it's agents, employees or independent contractors **will make no alterations, repairs or replacements to the item complained about prior to a reinspection by HEI as agreed above.**

As an additional service, we recommend using a new tool we have on our website that can quickly turn your inspection report into an easy-to-read estimate of repairs for a nominal fee. These pricing reports from a third party company called **RepairPricer** not only make the inspection report easy to understand in terms of dollars and cents, but they are also useful negotiation tools. Just visit the page below on our website and upload your report into **RepairPricer**. If you have any questions when you receive your report, you can contact them at [info@repairpricer.com](mailto:info@repairpricer.com) <http://www.heddermanengineering.com/repair-cost-estimates>

Thank you again for asking HEDDERMAN ENGINEERING, INC. to perform this inspection for you. If you have any questions after reviewing this report, please feel free to call the office. It is emphasized that the executed Service Agreement contract, which has been included at the end of this report, contains a provision under "Dispute Resolution" for you to contact HEI to resolve any disputes.

At your service,  
Kyle Kuhl  
Texas Licensed Professional Engineer #141672  
Texas Firm Number: 7942



# 12: RECEIPT

## Information

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### **HEDDERMAN ENGINEERING, INC.**

www.heddermanengineering.com Office 281-355-9911 Fax 281-355-9903 office@heddermanengineering.com

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05/09/2023

TO: Marcus Selander

REF: Inspection of the property at 1113 Tulane St, Houston, TX 77008.

Total cost of inspection: \$650.00

Total Paid: \$650.00

Total Due: - 0 -

# 13: SERVICE AGREEMENT

## Information

**For your records, following is the Service Agreement that you executed for this inspection.**

### **HEDDERMAN ENGINEERING, INC.**

Office: 281-355-9911 Fax: 281-355-9903

[office@heddermanengineering.com](mailto:office@heddermanengineering.com) [www.heddermanengineering.com](http://www.heddermanengineering.com)

### **Real Estate Inspection Service Agreement**

**NOTICE: THIS AGREEMENT IS INTENDED TO BE A LEGALLY BINDING CONTRACT - PLEASE READ IT CAREFULLY**

**NAME OF CLIENT(S): Marcus Selander**

**DATE OF INSPECTION: 05/09/2023**

**PROPERTY ADDRESS: 1113 Tulane St, Houston, TX 77008**

#### Purpose of inspection

The purpose of the inspection is to view selected accessible components and/or systems, and to inform you, our client, of our observations and professional opinions from a NON-INVASIVE VISUAL SURVEY on whether or not those selected components and/or systems appear to be functioning on the day of the inspection, or appear to be in need of repair. Although this report may include observations of some building code violations, total compliance with structural, mechanical, plumbing, electrical codes, specifications, and/or legal requirements is specifically excluded. HEI does not perform Code inspections. Since building codes change every few years, our inspections are not done with the intention of bringing every item in the house into compliance with current code requirements. Rather, the standard of our inspections is a **PERFORMANCE STANDARD** to determine if the items inspected in the opinion of HEI appear to be functioning at the time of the inspection, or appear to be in need of repair. It is pointed out that other engineers/inspectors may have different opinions to those given in this report. It is also not our purpose to verify the adequacy and/or design of any component of the house, including the proper sizing and compatibility of HVAC, Electrical, and/or Plumbing components.

It is also not within the purpose and/or scope of this report to determine the insurability, habitability, merchantability, future performance, suitability of use, economic life span, or deferred maintenance issues, and/or issues unnamed in this report. This report is not an insurance policy, neither is it an express or implied warranty or guarantee as to future life and/or continued performance of the items inspected. Our inspection and report are intended to express HEI's perceived impression of the apparent performance of the inspected components and systems viewed on the date of the inspection. HEI's intent is to reduce your risk associated with this transaction, however we cannot eliminate all risk, nor assume your risk. Any items pointed out as in need of repair or further investigation should be evaluated by a qualified repair specialist or service company who should provide estimated repair costs **PRIOR TO CLOSING ON THE PROPERTY**. By accepting this agreement, the Client understands that the services provided by HEI are the types of services described in the Professional Services Exemption of the Texas Deceptive Trade Practices-Consumer Protection Act ("DTPA) and agrees that no cause of action exists under the DTPA related to the services provided.

It is recommended that you obtain as much history as is available concerning this property. This historical information may include copies of any seller's disclosures, previous inspection or engineering reports, building drawings and/or specifications, bids to perform repair work on the property, receipts from repair work that has been performed, reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should attempt to determine whether repairs, renovations, remodeling, additions or other such activities have taken place at this property.



### Scope of inspection

The scope of the inspection includes limited, visual observations at the interior and exterior of the structure, the attic (if applicable) as viewed only from the areas determined by the inspector to be safely accessible, the underside of the house (if applicable) as viewed only from the crawlspace areas determined by the inspector to be safely accessible, and the roof as viewed from the ground and/or only from the locations on the roof **if the roof is determined by the inspector to be safely accessible**. Only those items **readily** accessible and visible at the time of the inspection will be viewed and included in this report. Any items causing visual obstruction, including, but not limited to, furniture, furnishings, floor or wall coverings, registers and grills on HVAC ductwork,, foliage, soil, appliances, stored items, insulation, etc., will not be moved or removed. Only those electrical outlets that are readily accessible will be operationally checked. Disassembly or removal of any portion of the structure, mechanical equipment, plumbing equipment, or electrical equipment is beyond the scope of this inspection.

The components of the property included, if applicable, in the scope of the inspection:

#### Structural:

Foundation, elevation survey including sketch of house and level readings, primary load-carrying framing members, roof surface, water penetration, grading and drainage, fireplace/chimney, and miscellaneous items related to the house.

#### Mechanical:

Air conditioning and heating systems, water heater, built-in appliances, and garage door opener.

#### Plumbing:

Water and gas supply lines that are visible, sinks, toilets, tubs, showers, visible drain lines, and vents.

#### Electrical:

Service entrance conductors, electric meter, distribution panel, visible wiring, light fixtures, switches, and accessible receptacle outlets.

#### Lawn Sprinkler:

Control panel, solenoid valves, backflow prevention device, visible piping, and sprayer heads.

#### Pool:

Basin, deck, waterline tiles, pumps, filters, piping, heater, timer, and electrical.

The following items, even if present in the subject property, are not inspected and do not constitute any part of the inspection services to be performed hereunder unless a specific notation is made on this report stating its condition:

Tainted and Corrosive drywall (Chinese Drywall), Clock Timers, Landscape Lighting, Sump Pumps, Wood Destroying Insects/Pests, Antennas, Environmental Hazards, Laundry Equipment, Water Filters, Geological faults/subsidence, Automatic Oven Cleaners, Fire Sprinklers System, Mold/Microbial, Water Wells, Mosquito Misting Systems, Buried/Concealed Plumbing, Fire/Smoke Alarm Systems, Septic Systems, Indoor Air Quality, Asbestos, Low Voltage and data Systems, Lights on Photo-cell/timers, Carbon Monoxide Alarms, and Water Softeners/Water Treatment systems/Reverse Osmosis systems with all related piping.

#### Reinspections:

HEI typically does not perform reinspections on the property. However, if we agree to return to the property, it is with the understanding that we are not certifying the adequacy of any repair work that has been done, and there will be an additional fee charged. This is also true for conditions that are beyond the control of the inspector and hinder the inspector during the inspection, such as inclement weather, lack of adequate access to attics, crawlspaces, or other areas, utilities that are off, non-functional equipment, etc. If a return trip to the house is requested to finish items that were not able to completed at the time of the originally scheduled inspection, then an additional fee will be charged.

#### Limitations of Inspection

A visual inspection method will generally produce a competent first impression assessment of the apparent performance of the structural, mechanical, plumbing, and electrical components, provided repairs have not been performed which would cover distress patterns normally produced by problems. Because the inspection procedure is visual only, and is not intended to be diagnostic and/or technically exhaustive, an inherent residual risk remains that undiscovered problems exist and/or future problems will develop.

This report is provided solely for the use of the person to whom this report is addressed, and is in no way intended or authorized to be used by a third party, who may have different requirements, and to whom we have not contracted with to perform an inspection. If a third party chooses to use this inspection report, they do so without HEI's permission or authorization, and they do so at their own risk.

#### Dispute Resolution

In the event of a complaint concerning the inspection services provided pursuant to this agreement, Client must notify HEI in writing of such complaint within ten (10) business days of the date of Client's actual discovery and thereafter allow a prompt re-inspection of the item relating to the claimed condition. Client further agrees that client and he/she/it's agents, employees or independent contractors **will make no alterations, repairs or replacements to the item complained about prior to a reinspection by HEI as agreed above**. You agree that failure to comply with

this procedure shall result in your express release of all claims Client may have against HEI, known and unknown, related to the item complained about and any related alleged act or omission by HEI.

**LIMITATION OF LIABILITY:**

**In any event the inspector fails to fulfill the obligations under this agreement, CLIENTS EXCLUSIVE REMEDY AT LAW OR IN EQUITY AGAINST INSPECTOR IS LIMITED TO A MAXIMUM RECOVERY OF DAMAGES EQUAL TO THE INSPECTION FEE PAID HEREIN. CLIENT VOLUNTARILY AGREES TO WAIVE THEIR RIGHTS UNDER THE DECEPTIVE TRADE PRACTICES-CONSUMER PROTECTION ACT, SECTION 17.41 ET SEQ. BUSINESS & COMMERCE CODE. This limitation of liability applies to anyone, including client, who is damaged or has to pay expenses of any kind, including attorney fees and costs. Client assumes the risk of losses greater than the refund of the fee paid herein. Client acknowledges that this limitation of liability is reasonable in view of the relatively small fee that inspector charges for making the inspections when compared with the potential of exposure that inspector might otherwise incur in the absence of such limitation of liability, and that a much higher fee would be charged if the inspector were subject to greater liability.**

Statute of Limitations

The parties agree that no claim, demand, or action, whether sounding in contract or in tort, may be brought to recover damages against HEI, or its officers, agents, or employees MORE THAN TWO YEARS AND ONE DAY AFTER THE DATE OF THE INSPECTION OR THE DATE ANY PURPORTED CAUSE OF ACTION ARISING OUT OF THE INSPECTION ACCRUES. TIME IS EXPRESSLY OF THE ESSENCE HEREIN. Client understands that this time period may be shorter than otherwise provided by law.

Acceptance of Report

By signing I confirm that I have read, understood, and agree to the above pre-inspection service agreement, and that I agree to be bound by these terms and conditions. In the absence of Client signing this service agreement prior to or at the time of the inspection, then acceptance of the report and/or payment for the inspection shall constitute agreement with all of the terms of this agreement. The report to be prepared by HEI shall be considered the final and exclusive findings of HEI regarding the inspection of the property which is the subject of this agreement. Client shall not rely on any oral statements made by HEI or its representatives prior to issuance of the printed report.

**NOTE: IF THE INSPECTION IS CANCELLED LESS THAN ONE FULL BUSINESS DAY BEFORE THE SCHEDULED TIME, INCLUDING SATURDAYS, SUNDAYS, AND/OR HOLIDAYS, THE CLIENT WILL BE CHARGED ½ OF THE ORIGINAL INSPECTION FEE AND AGREES TO PAY SUCH PENALTY FEE. IF THE INSPECTION IS CANCELLED LESS THAN ONE HOUR BEFORE THE SCHEDULED TIME OF THE INSPECTION, THE CLIENT WILL BE CHARGED THE FULL INSPECTION FEE.**

**I HAVE READ AND ACCEPT THIS AGREEMENT**

**Attachment B**

Termite inspection report



**PARKWAY PEST CONTROL CO.**

21898 Pinewilde Ct. Porter, TX 77365

Phone (281) 354- 6630

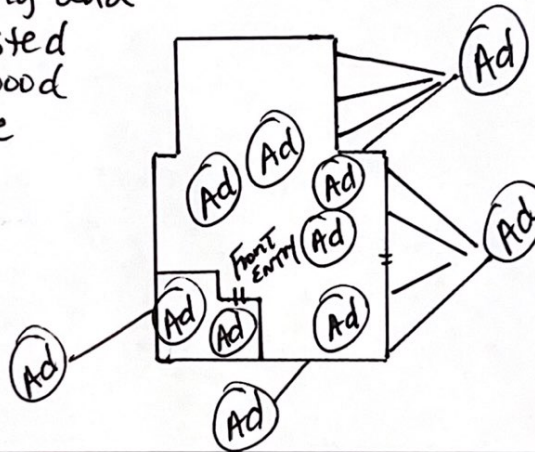
**DISCLOSURE/CHEMICAL REPORT**

Owner/Seller \_\_\_\_\_ Key Code \_\_\_\_\_  
 Service Address 1113 Tulane, Houston, TX 77007  
 Contact No. ( ) \_\_\_\_\_ Inspector Clayton Adair  
 Date 5/15/23 ID# 4006DPT

S-Subterranean Termites; D-Drywood Termites; P-Wood Boring Beetles; X-Cold Joints; OB-obstructions

TYPE OF TREATMENT: ( ) Full ( ) Partial ( ) Limited ( ) Other (specify)

In my professional opinion,  
 Framing, subFlooring and  
 Siding is too infested  
 with active drywood  
 termites to achieve  
 control.



Approximate measurements

Foundation: \_\_\_\_\_ Siding: \_\_\_\_\_ Roof: \_\_\_\_\_  
 Type of treatment Recommended \_\_\_\_\_  
 Structure(s) to be treated \_\_\_\_\_  
 Chemical(s) to be Used \_\_\_\_\_

All repairs are to be made by customer at customer's expense to enable Parkway Pest Control Co. to effectively treat or retreat for termite control. Parkway Pest Control Co. will not be responsible for any repairs or treatment or retreatment due to existing or new construction of any kind.

Date Treated \_\_\_\_\_ Lin Ft. \_\_\_\_\_ Gals. Chemical Pumped \_\_\_\_\_

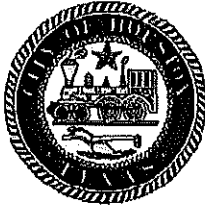
Date Completed \_\_\_\_\_ Chemical(s) Used \_\_\_\_\_

Certified Applicator \_\_\_\_\_ Technician \_\_\_\_\_

Customer \_\_\_\_\_

**Attachment C**

City of Houston Building Inspection Code Word 2012  
& section.33-247 from Muni Code



**City of Houston  
Building Inspection  
CODE WORD 2012**

INTERPRETATIONS AND APPLICATIONS OF  
THE HOUSTON ADOPTED CODES  
2012 IBC, 2012 IRC, 2020 NEC, 2012 UMC, 2012 UPC,  
2015 IECC and ASHRAE 90.1-2013

<b>CW No:</b>	<b>2012- B49</b>	<b>Page:</b>	<b>1</b>	<b>of</b>	<b>1</b>
<b>PUBLICATION:</b>	<b>July 6, 2021</b>				
<b>SUBJECT:</b>	<b>Definitions Related to Administrative Processes</b>				
<b>CODE(S):</b>	<b>2012 Houston Building and Residential Codes</b>				
<b>SECTION(S)</b>	<b>104.1 (Interpretation and Policy)</b>				

Code Word B49 defines terms related to existing building alterations that is used for administrative processes associated with plan review and permitting. The intent is to clarify when a building alteration is minor and when it becomes a substantial alteration. Alterations to <50% of the building area is established as a minor alteration, and alterations to ≥50% of building area establishes a substantial alteration and establishes a plan review as a new building. This is intended to provide definitive numbers for customers and city employees. This will help all to know the expectations associated with the different scopes of work. The requirements established in this Code Word is intended for all structures. These definitions have no impact on how the Flood Department enforces its own 50% substantial alteration rule. In the event a conflict occurs, the most restrictive requirements apply.

- a. *Minor remodel or alteration.*
- b. *Substantial remodel or alteration*
- c. *New building.*
- d. *Building demolition*

**Minor remodel or alteration** means a remodel or alteration of an existing building where the total area of the building or structure altered is less than 50% of the total building area of the existing building as defined by the Houston *Building Code*, prior to any city approved modifications.

**Substantial remodel or alteration** means a remodel or alteration to an existing building where the total aggregate square footage of the building or structure altered is equal to or greater than 50% of the total building area of the existing building as defined by the Houston *Building Code*, prior to any city approved changes.

**New Building** means any new or rebuilt building resulting from a building demolition or deconstruction project, or a relocated building from a different address that is used or intended for supporting or sheltering any use or occupancy defined by Chapter 3 of the *Houston Construction Code*.

**Building Demolition** means the permanent or temporary demolition, removal, or disassembly of any structure that meets either item 1 or 2 below:

- (1) The exterior walls and roof of a previously permitted existing building that results in the elimination, removal, or disassembly of 50% or more of the total square footage of the building area as defined by the Houston *Building Code*, or
- (2) The elimination, removal, or disassembly of 50% or more of the total linear feet of the exterior walls of any previously permitted existing building.

Permanent or temporary demolition, removal, or disassembly of either items 1 or 2 above at any time during an alteration constitutes a building demolition and requires plan review as a new structure. Proposed construction on an existing foundation of project types identified in items 1 or 2 above, relocated buildings, and new construction on new foundations will be reviewed as a new structure or building. No vertical building additions shall be approved on existing foundations without a structural analysis of the existing foundation and supporting framing, sealed, signed, and dated by a Texas registered professional engineer indicating compliance with all appropriate provisions of the Houston Construction Code for the occupancy, type of construction and number of stories proposed.

Approved:   
Mark Savasta, CFM, CBO, MCP, FM  
Houston Building Official



Sec. 33-247. - Same—Demolition of landmark, protected landmark or contributing structure, or within archaeological site.

- (a) The issuance of a certificate of appropriateness for the demolition of a landmark, a protected landmark, or a contributing structure, or for demolition of a building, structure or object on or in an archaeological site shall be granted only if:
  - (1) The building, structure, or object has seriously deteriorated to an unusable state and is beyond reasonable repair; and
  - (2) The HAHC finds, based on the preponderance of credible evidence presented by the applicant, the existence of an unreasonable economic hardship under subsection (c) of this section or the establishment of an unusual and compelling circumstance pursuant to subsection (d) of this section.
- (b) An application for a certificate of appropriateness for demolition shall contain the following information:
  - (1) Photographs and other documented evidence detailing the deteriorated state of the property and the inability to reasonably repair the property;
  - (2) A certified appraisal of the value of the property conducted by a certified real estate appraiser that takes into account that the property is a landmark, protected landmark or contributing structure in a historic district as well as the two most recent assessments of the value of the property 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, or during the ownership of the property;
  - (4) All listings for the sale or lease of the property by the owner within the last year, and a statement by the owner of any bids and offers received and counteroffers given on the property;
  - (5) Evidence of any consideration by the owner of uses and adaptive reuses of the property;
  - (6) Itemized and detailed rehabilitation cost estimates for the identified uses or reuses, including the basis of the cost estimates;
  - (7) Any financial statements showing revenue and expenses incurred for the property;
  - (8) Complete architectural plans and drawings of the intended future use of the property, including new construction, if applicable;
  - (9) Plans to salvage, recycle, or reuse building materials if a certificate of appropriateness is granted;
  - (10) An applicant who is a nonprofit organization shall provide the following additional information:
    - a.

A comparison of the cost of performance of the mission or function of the nonprofit organization in the existing building and in a new building;

- b. The impact of the reuse of the existing building on the organization's program, function or mission;
- c. The additional cost, 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;
- d. Grants received, applied for or available to maintain or improve the property; and
- e. The nonprofit organization's budget for the current and immediately past fiscal years.

(11) Any additional information the director determines is reasonably necessary to the review the application.

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

- (1) That the property is incapable of earning a reasonable return, regardless of whether the return is the most profitable return, including without limitation, regardless of whether the costs of maintenance or improvement of the property exceed its fair market value;
- (2) That the owner has demonstrated that the property cannot be adapted for any other use, whether by the current owner, by a purchaser or by a lessee, that would result in a reasonable return;
- (3) That the owner has demonstrated reasonable efforts to find a purchaser or lessee interested in acquiring the property and preserving it, and that those efforts have failed; and
- (4) If the applicant is a nonprofit organization, determination of an unreasonable economic hardship shall instead be based upon whether the denial of a certificate of appropriateness financially prevents or seriously interferes with carrying out the mission, purpose, or function of the nonprofit corporation.

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

- (1) That current information does not support the historic or archaeological significance of the building, structure or object or its importance to the integrity of an historic district, if applicable;
- (2) Whether there are definite plans for reuse of the property if the proposed demolition is carried out and what effect such plans have on the architectural, cultural, historical or archaeological character of the context area; and
- (3) Whether reasonable measures can be taken to save the building, structure or object from further deterioration, collapse, arson, vandalism or neglect.

(e)

If the HAHC denies an application for a certificate of appropriateness for demolition, the director and the applicant shall have 90 days for which to explore alternatives to demolition. The applicant may not appeal the decision of the HAHC during this period. It shall be the duty of an applicant for a certificate of appropriateness for demolition to participate in good faith in a diligent effort to identify alternatives to demolition. The HAHC, the director and the applicant may consult with recognized historic preservation organizations and other civic groups, public agencies and interested citizens to determine the feasibility of:

- (1) Public or other acquisition of the property, structure, building or object;
- (2) Relocating one or more of the structures or features of the property if to do so would preserve its historic or architectural value and that the property meets the criteria for relocation in section 33-243 of this Code; or
- (3) Any other reasonable means of preserving the property, structure, building or object's historic or architectural value.

(Ord. No. 95-228, § 2, 3-1-95; Ord. No. 05-969, § 16, 8-17-05; Ord. No. 2010-814, §§ 5, 26, 10-13-2010; Ord. No. 2015-967, § 32, 10-7-2015)



**Attachment D**

Appraisal & Preliminary Design







Honeycomb Contracting LLC  
 1519 Kelliwood Oaks Dr  
 Katy, TX 77450  
 (713) 540-4425  
 hello@honeycombcontracting.com  
 www.honeycombcontracting.com

# Estimate



ADDRESS
1113 Tulane 1113 Tulane St Houston, Tx 77008

ESTIMATE #	DATE
1153	06/20/2023

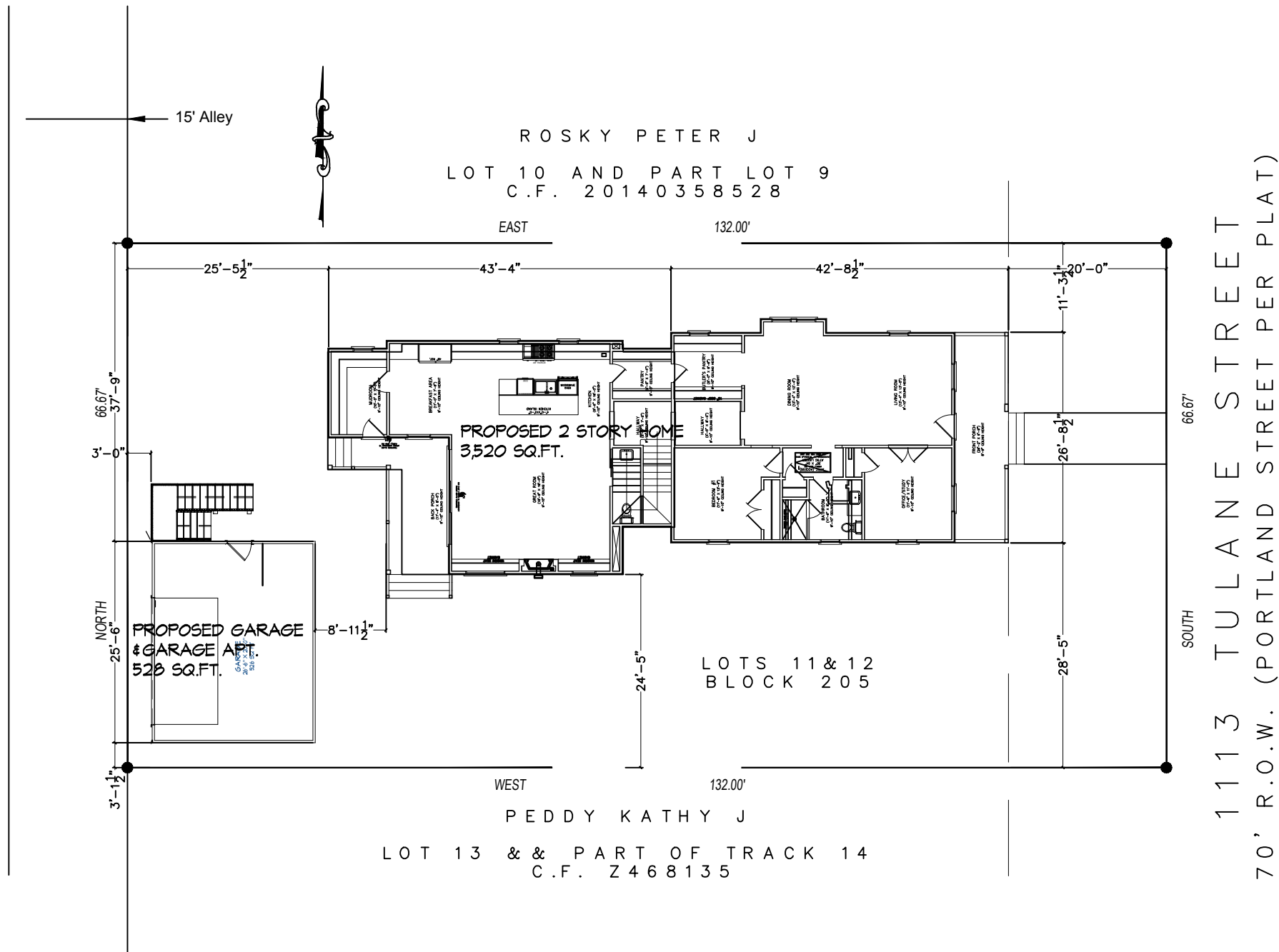
ACTIVITY	QTY	RATE	AMOUNT
<b>02 Site Work</b> Restoration of entire home including all new foundation as well as raising level of the property. Price is calculated based on estimated price per square foot. This would include all material and labor to refinish walls, ceilings, roof, sheathing and all interior final finish. It is based on the conservative price of \$395/sqft.	1	404,480.00	404,480.00
<b>TOTAL</b>			<b>\$404,480.00</b>

Accepted By

Accepted Date



\* To the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints, will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. THE DESIGNER is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.



PROJECT DATA:  
 LOT SIZE: 8,800 SQ.FT.  
 LOT COVERAGE: 0.38 = 3344 SQ.FT.  
 FAR: 0.4 = 3,520 SQ.FT.  
 GARAGE APT. EXEMPTION : 528 SQ.FT.  
 GARAGE = 528 SQ.FT.

FIRST FLOOR LIVING AREA: 1,925 SQ.FT.  
 SECOND FLOOR LIVING AREA: 1,595 SQ.FT.  
 GARAGE APT. EXEMPTION : 528 SQ.FT.  
 GARAGE = 528 SQ.FT.

1 | PROPOSED SITE PLAN  
 1/16"=1'-0"

\* CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE DESIGNER OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.



Residential Design  
 Construction Drawings - Permit  
 Drawings  
 maracasdesign@gmail.com

PROJECT DESCRIPTION:  
 NEW SINGLE RESIDENCE  
 1113 TULANE STREET

CLIENT:  
 SNOOP PROPERTIES, LLC

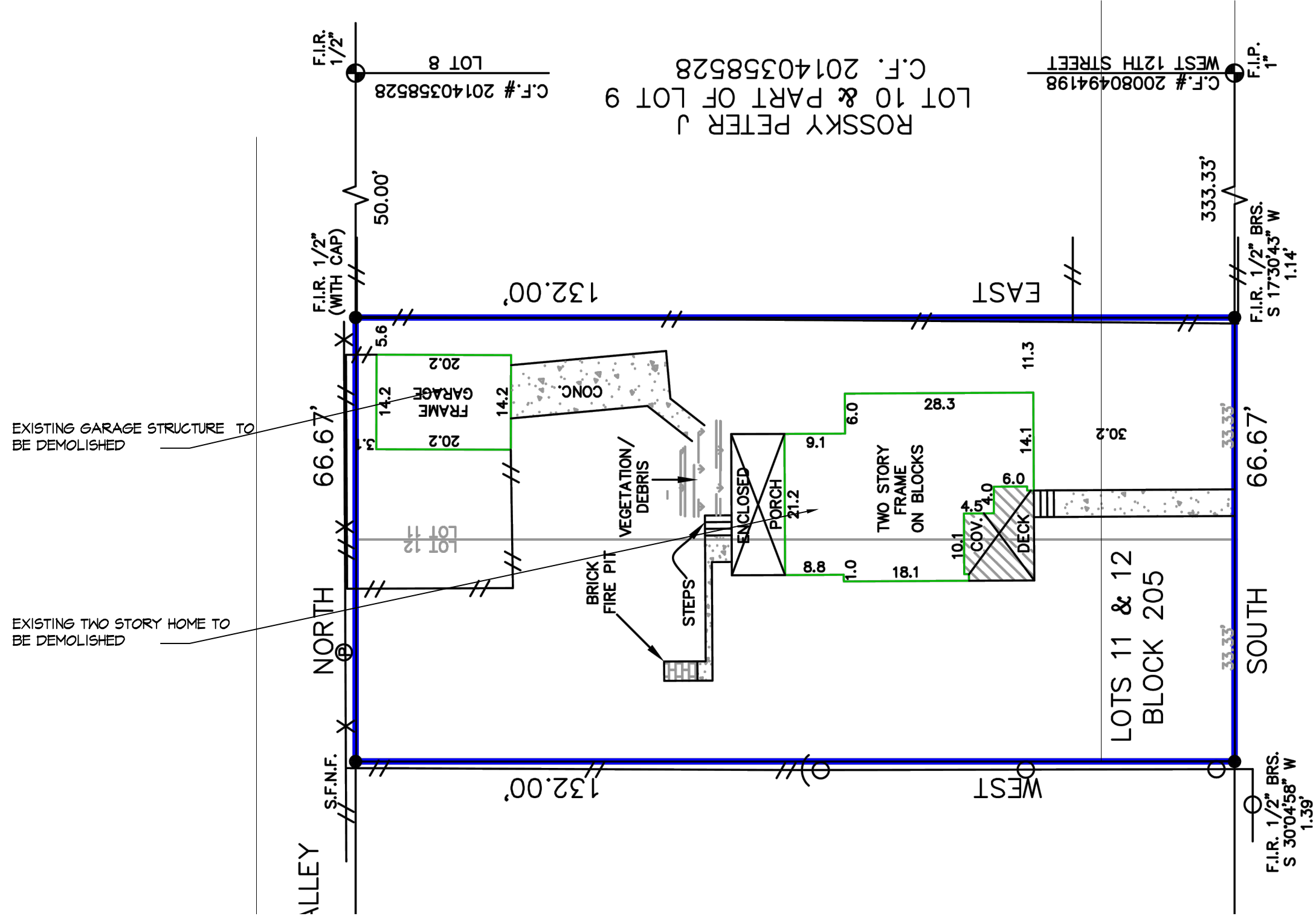
SHEET DESCRIPTION:

DATE	DESCRIPTION
10.5.2022	ISSUE FOR PERMIT

DATE: 10.5.2022  
 SCALE: AS SHOWN

SHEET:  
 AO.1

\* To the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints, will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. THE DESIGNER is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.



1 | DEMOLITION PLAN / SURVEY  
1/16"=1'-0"

\* CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE DESIGNER OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.

1113 TULANE STREET  
(PORTLAND STREET PER PLAT)  
(70' R.O.W.)



Residential Desing  
Construction Drawings - Permit  
Drawings  
maracasdesign@gmail.com

PROJECT DESCRIPTION:  
NEW SINGLE RESIDENCE  
1113 TULANE STREET

CLIENT:  
SNOOP PROPERTIES, LLC

SHEET DESCRIPTION:

DATE	DESCRIPTION
10.5.2022	ISSUE FOR PERMIT

DATE: 10.5.2022  
SCALE: AS SHOWN

SHEET:  
A0.2



\* To the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints, will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. THE DESIGNER is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.



1 | FRONT ELEVATION  
1/8"=1'-0"



2 | BACK ELEVATION  
1/8"=1'-0"



Residential Desing  
Construction Drawings - Permit  
Drawings  
maracasdesign@gmail.com

PROJECT DESCRIPTION:  
NEW SINGLE RESIDENCE  
1113 TULANE STREET

CLIENT:  
SNOOP PROPERTIES, LLC

SHEET DESCRIPTION:

DATE	DESCRIPTION
10.5.2022	ISSUE FOR PERMIT

DATE: 10.5.2022

SCALE: AS SHOWN

SHEET:

A0.3

\* CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE DESIGNER OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.

\* To the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints, will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. THE DESIGNER is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.



3 | SIDE ELEVATION  
1/8"=1'-0"



Residential Desing  
Construction Drawings - Permit  
Drawings  
maracasdesign@gmail.com

PROJECT DESCRIPTION:  
NEW SINGLE RESIDENCE  
1113 TULANE STREET

CLIENT:  
SNOOP PROPERTIES, LLC

SHEET DESCRIPTION:

DATE	DESCRIPTION
10.5.2022	ISSUE FOR PERMIT

DATE: 10.5.2022

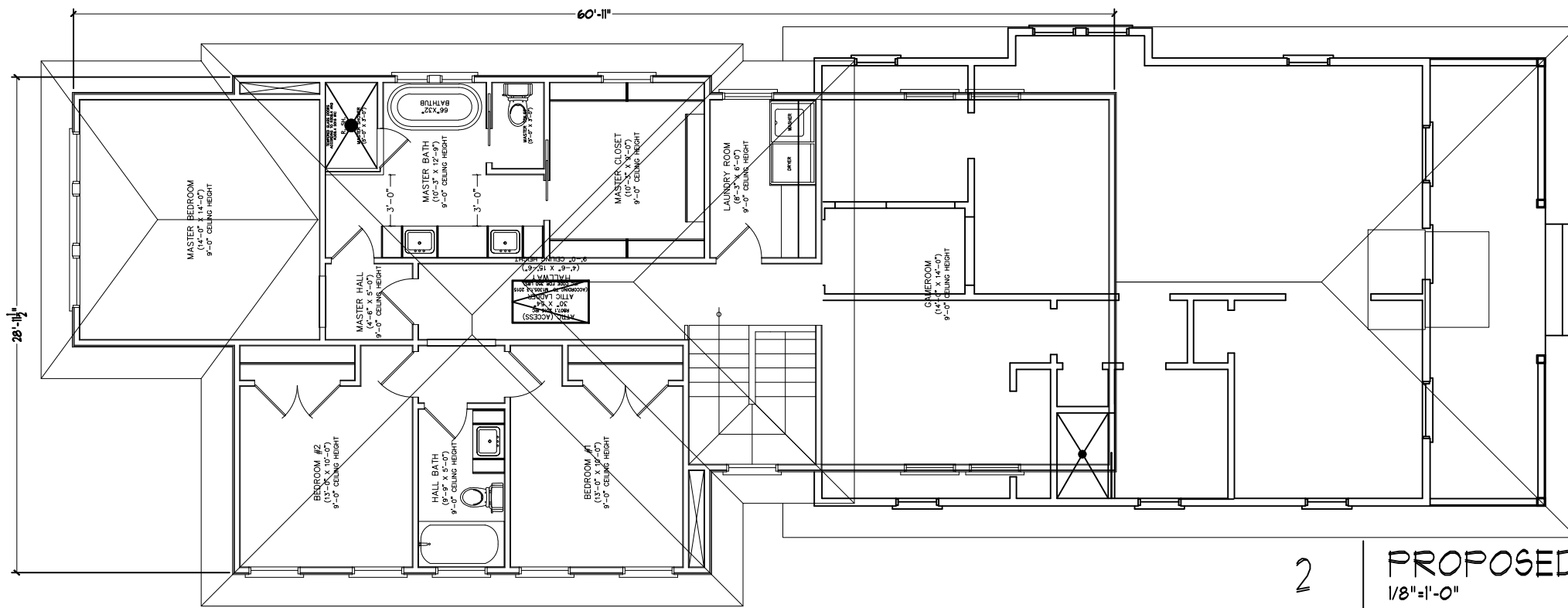
SCALE: AS SHOWN

SHEET:

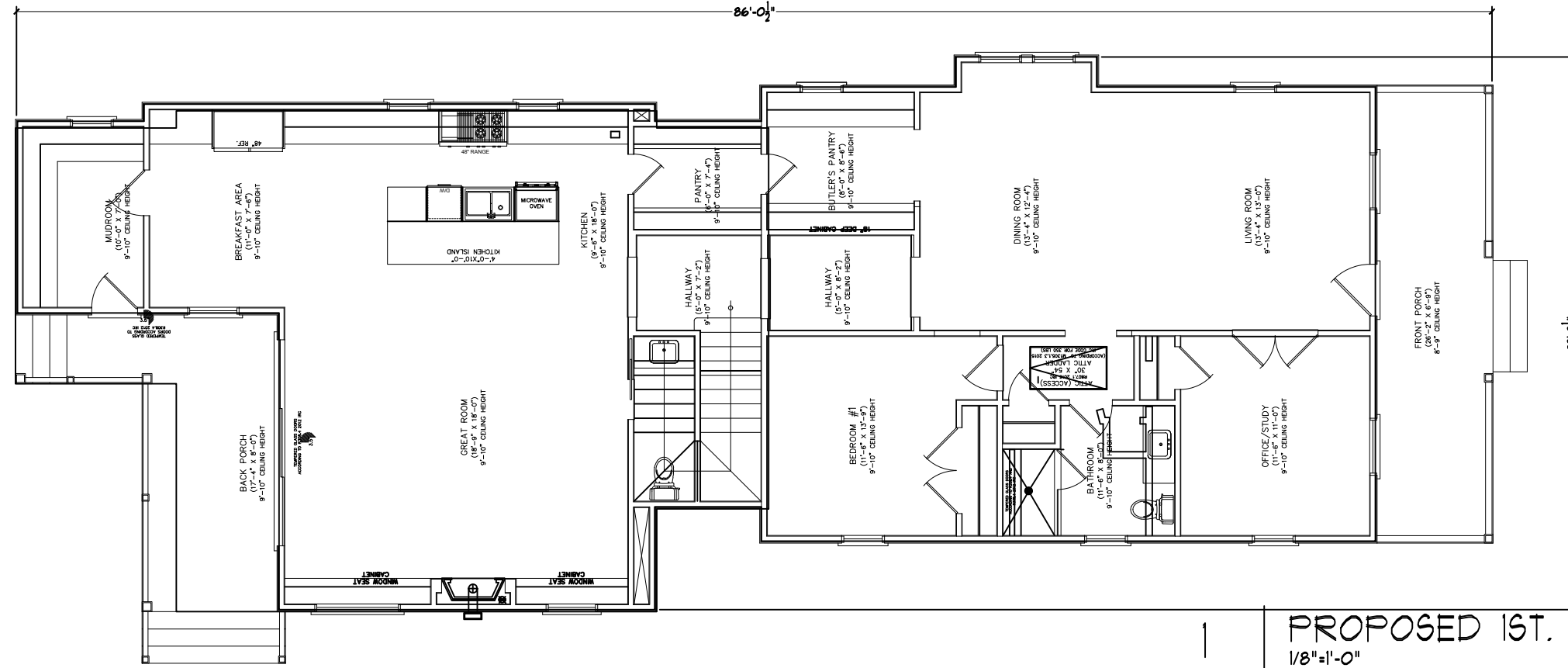
A0.4

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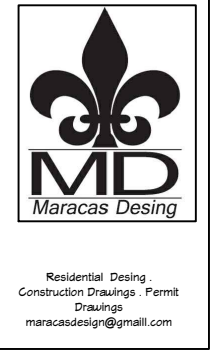


2 | PROPOSED 2ND. FLOOR PLAN  
1/8"=1'-0"



1 | PROPOSED 1ST. FLOOR PLAN  
1/8"=1'-0"

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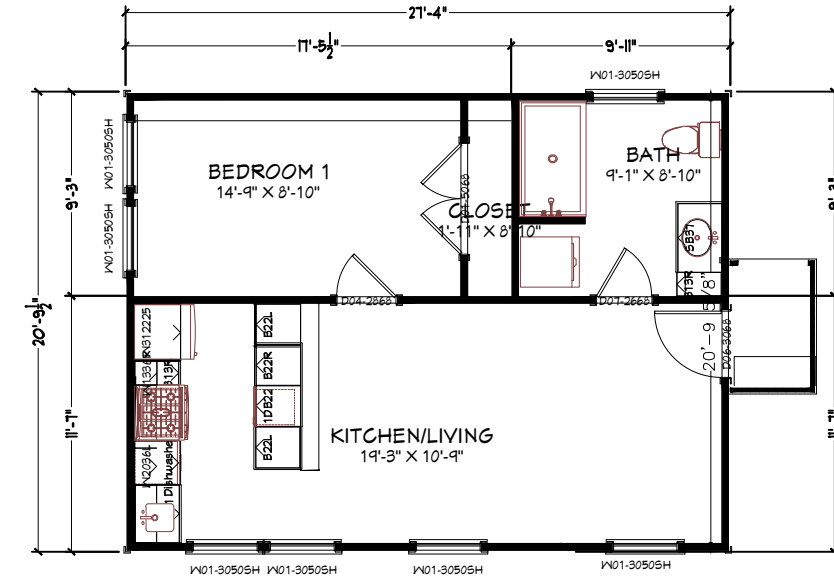
DATE	DESCRIPTION
10.5.2022	ISSUE FOR PERMIT

DATE: 10.5.2022  
SCALE: AS SHOWN

SHEET:  
A0.5



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1 | PROPOSED GARAGE APT. FLOOR PLAN  
1/8"=1'-0"

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SNOOP PROPERTIES, LLC

SHEET DESCRIPTION:

DATE	DESCRIPTION
10.5.2022	ISSUE FOR PERMIT

DATE: 10.5.2022  
SCALE: AS SHOWN

SHEET:  
A0.6

**Attachment E**

Letter from the public

From: Laura Thorp <[lgthorp@icloud.com](mailto:lgthorp@icloud.com)>

Sent: Wednesday, June 21, 2023 8:22 PM

To: PD - Historic Preservation <[historicpreservation@houstontx.gov](mailto:historicpreservation@houstontx.gov)>

Subject: 1113 Tulane HP 2023-0117

[This message came from outside the City of Houston email system. Please be careful while clicking links, opening attachments, or replying to this email.]

Historic Preservation Staff,

This email is to request denial for a demolition request at 1113 Tulane in the West Heights Historic District. Our historic districts were put in place to preserve and protect the character of our historic Houston Heights. Allowing a demolition only eliminates these structures we fought so hard to save. No one should be rewarded for neglect and removal only to build a non-contributing structure completely covering the lot. They should not be able to base their request on financial hardship as the restored properties in the Heights sell for upward to a million. Again, the Houston Archeological and Historical Commission should deny and if they choose to appeal then the Historic Preservation Appeals Board should also deny. The developer can creative in figuring out how to save this property.

Thank you,

Laura Thorp

Houston Heights East Historic District