



BTR Consulting, LLC

APPRAISALS & INSPECTIONS

BTR Consulting, LLC
526 Kingwood Dr, Ste 202
Kingwood, TX 77339
(281) 815-2881

06/05/2019

Jiani Sun

Re: Property: 7503 Ralick Ct
Spring, TX 77379
Borrower: Not ordered for loan processing
File No.: AD1906-001

Assignment Type: Measurement Only
Effective Date: 06/04/2019

In accordance with your request, we have measured the above referenced property per **ANSI Z765-2013** standards and in accordance to the guidelines set forth by local standards (including staircases). Sometimes it may not be feasible to measure to the exact **ANSI** standard without copies of the blue prints used, due to 'blind' walls or foundation areas that simply cannot be measured on an exterior basis; and that I may be forced to make assumptions regarding wall thicknesses on certain interior dimensions. This report is "Limited" and intended for one purpose which is to determine the square footage or "GLA" (Gross Living Area) of the above referenced property.

The final calculation of "GLA" (gross living area) are listed below. There may be areas that are NOT considered "GLA" (gross living area), such as breezeways, unfinished attics, garages and **open area above first floor**. To be considered "GLA" these areas must be finished out with air conditioning and have an interior means of egress from the adjacent living area. **(see attached sketch for dimensions)**

MAIN RESIDENCE 3,751 square feet.

Once a measurement has been delivered, any requests for modification will incur an administrative fee, unless such request is made due to errors or omissions on our part. If the Appraiser is supplied with incorrect or incomplete information by Client/Lender all fees will be applicable. The fee for a supplemental information and/or updated appraisal requests will be determined on a case by case basis.

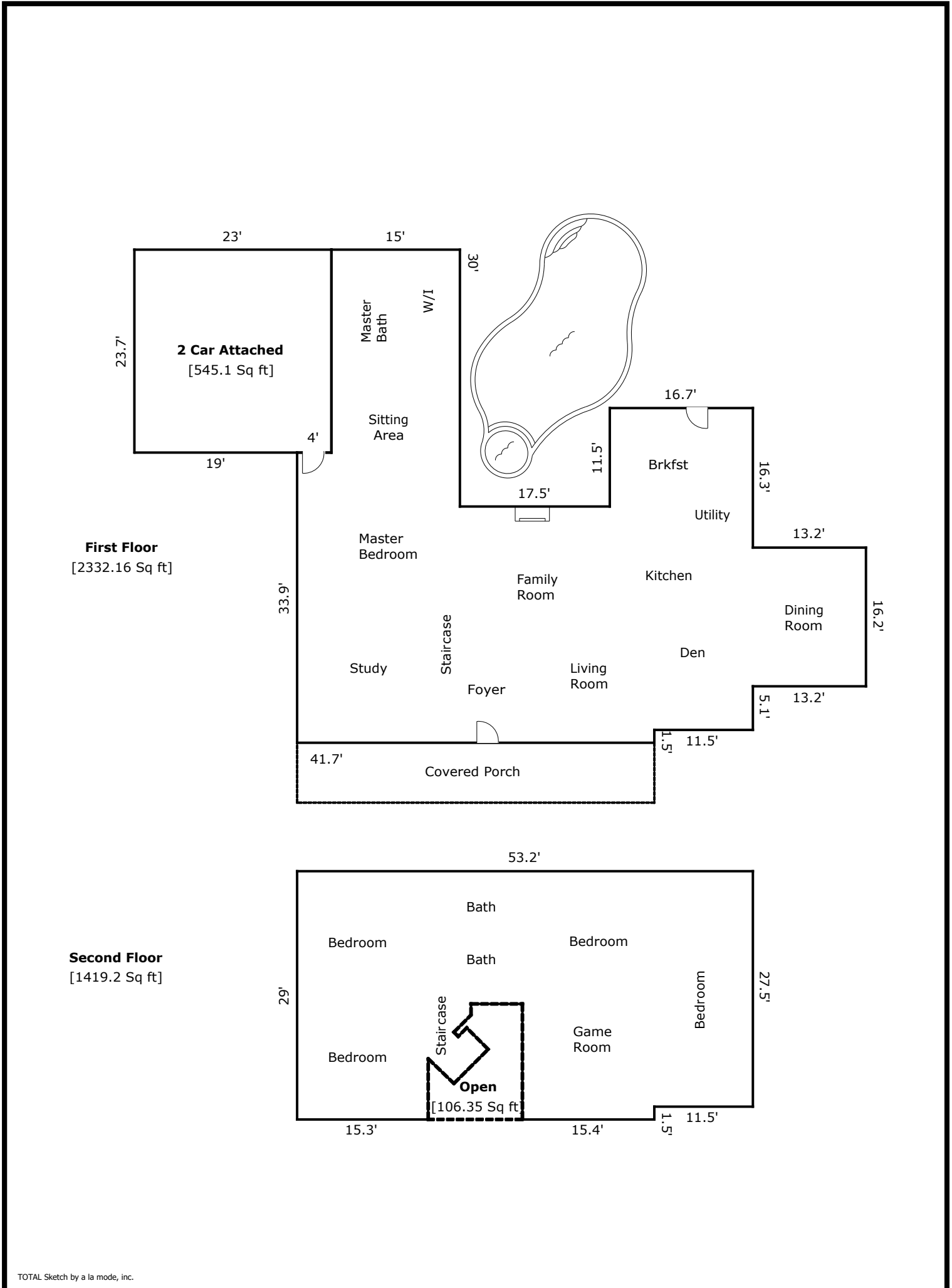
It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,

Daniel E. Smith
License or Certification #: TX-1350352
State: TX Expires: 12/31/2020
dan@BTRconsultingllc.com

Building Sketch (Page - 1)

Borrower	Not ordered for loan processing			
Property Address	7503 Ralick Ct			
City	Spring	County	Harris	State TX Zip Code 77379
Lender/Client	None Noted			



TOTAL Sketch by a la mode, inc.

Building Sketch (Page - 2)

Borrower	Not ordered for loan processing			
Property Address	7503 Ralick Ct			
City	Spring	County	Harris	State TX Zip Code 77379
Lender/Client	None Noted			

TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area	Calculation Details	
First Floor	2332.16 Sq ft	
		$16.2 \times 13.2 = 213.84$ $15 \times 23.7 = 355.5$ $16.7 \times 11.5 = 192.05$ $33.9 \times 19 = 644.1$ $27.6 \times 22.7 = 626.52$ $11.5 \times 26.1 = 300.15$
Second Floor	1419.2 Sq ft	
		$29 \times 15.3 = 443.7$ $27.5 \times 11.5 = 316.25$ $15.4 \times 13.5 = 207.9$ $15.5 \times 21.4 = 331.7$ $5 \times 16.8 = 84$ $3 \times 2 = 6$ $0.5 \times 2 \times 2 = 2$ $3.54 \times 1.41 = 5$ $3 \times 3 = 9$ $0.5 \times 3 \times 3 = 4.5$ $0.1 \times 3 = 0.3$ $0.5 \times 2.9 \times 3 = 4.35$ $0.5 \times 3 \times 3 = 4.5$
Total Living Area (Rounded):	3751 Sq ft	
Non-living Area		
2 Car Attached	545.1 Sq ft	$23.7 \times 23 = 545.1$
Open	106.35 Sq ft	$11 \times 4.2 = 46.2$ $9.3 \times 4 = 37.2$ $2 \times 1.3 = 2.6$ $0.71 \times 1.41 = 1$ $2 \times 2 = 4$ $0.5 \times 2 \times 2 = 2$ $0.5 \times 2 \times 1 = 1$ $0.5 \times 4 \times 4 = 8$ $0.5 \times 3 \times 2.9 = 4.35$

Appraiser Licenses

Texas Appraiser Licensing and Certification Board

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

Licensed Residential Real Estate Appraiser

Number: **TX 1350352 L**

Issued: **12/18/2018**

Expires: **12/31/2020**

Appraiser: **DANIEL E SMITH**

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


Douglas E. Oldmixon
Commissioner



REAL ESTATE SERVICES ERRORS AND OMISSIONS INSURANCE

PART 1.

DECLARATIONS PAGE

- Named Insured / Address:** Policy Number: HGI-1024813-00
Individual Licensee : Daniel Smith
526 Kingwood Dr, Ste 202
Kingwood ,TX 77339
- Policy Period:** 12-27-2018 to 12-27-2019 (12:01 AM at address #1)
- Retroactive Date:** See Insured Services section. Retroactive date is bound to each insured service separately.
- Insured Services:**

Insured Service Name	Prior Acts Type	Retroactive Date
Appraisal of 1-4 unit residential properties.	Match Priors	

- Limit of Liability:**
 - Each **Wrongful Act** \$1,000,000
 - Aggregate \$1,000,000
 - Discrimination To Aggregate Limit
 - Lockbox To Aggregate Limit
 - Contingent Liability \$100,000