

710 Fowler St, Houston, Tx 77007 – Property Renovations, Warranty Information

General Info

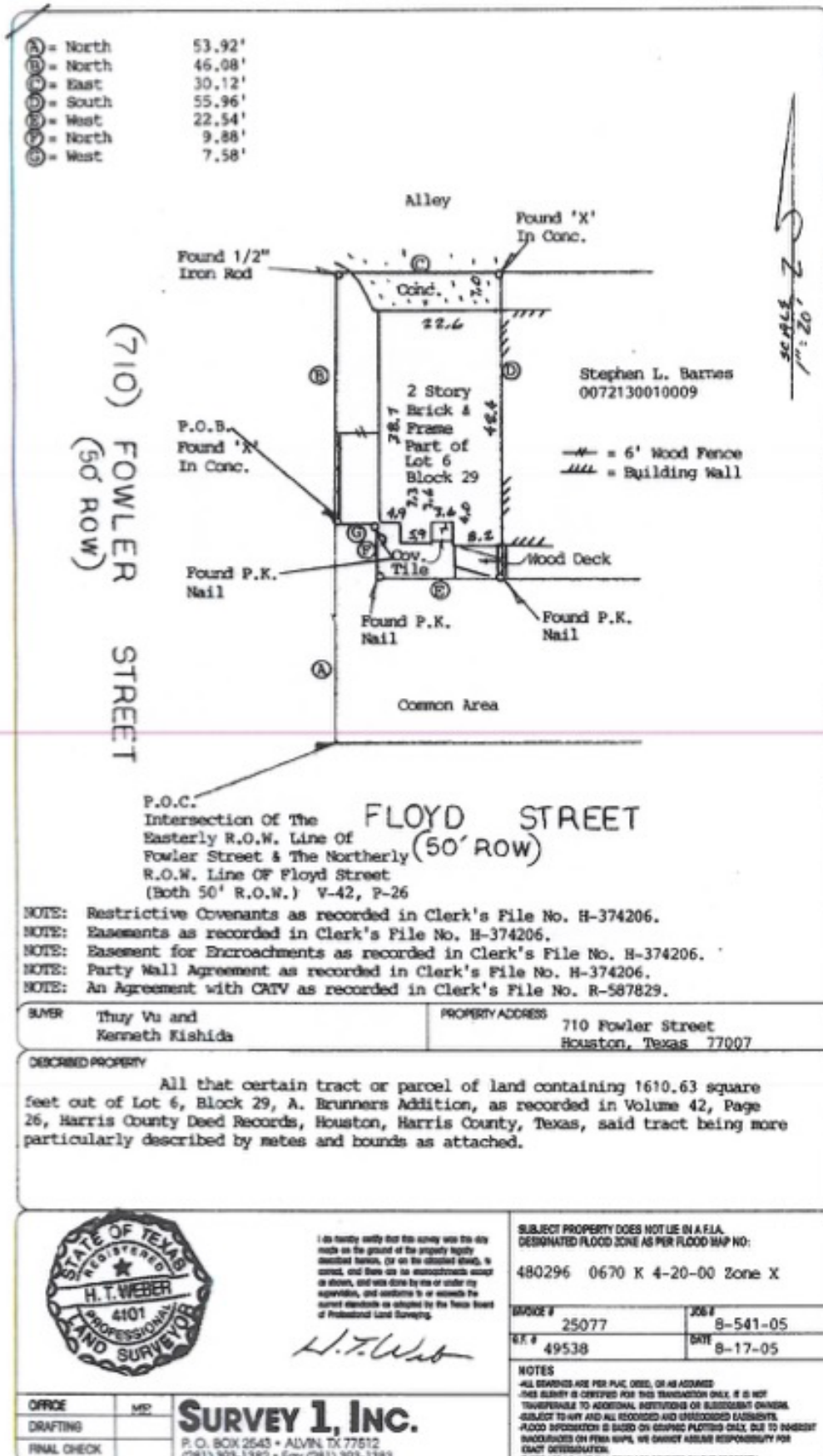
The owner of this property passed away unexpectedly in May, 2021. He purchased it in June 2016, lived alone, and was infrequently visited by family & friends. Accordingly, little was known about the condition of the property. The info provided herein was gathered from personal documents, etc. and is provided in good faith to interested potential buyers.

Summary

- Property Survey -Attached
- HCAD Ownership history
- Foundation 2004 – Allied Foundation Documents attached.
 - [17] driven piles around perimeter, [2] under interior load-bearing walls.
 - 2010- Allied returned and adjusted 11 of the piers under warranty.
 - Lifetime transferrable warranty. Warranty passes with property, no requirement to formally transfer it.
 - *[Info provided by Allied's business office @ 281-479-5832.]*
- Air Conditioner 2010 New RUUD R410a Complete System
 - Heat Exchanger [coil] warranty 20 years.-Documents attached.
- Roof 2007 replaced w/ 30 yr shingles- Documents attached.
- Chimney Cap 2009 Replaced- Documents attached.
- Floors - updated w/ Vinyl WoodPlank [except bathrooms]
 - 2020-Stairs & Upstairs
 - 2021- First floor & kitchen
- New Paint- Walls & Trim [except kitchen & baths]-2021
- New Garage Door & Opener -2021
 - Neighborhood Garage Door Service of Houston – 713-364-0913
 - Installed May 14, 2021 – 10 Year Warranty
- Chimneys Inspected & Swept – 2021
- New Door Handle locksets -Kwikset SmartKey™ enables easy DIY re-keying
- Electrical Updates- 2021
 - LED light upgrades
 - Kitchen fluorescent tubes replaced with LED tubes
 - Front porch light -LED with switchable color temp
 - Downstairs track lights – Dimmable LEDs
 - Bathrooms – LED bulbs
 - Ceiling fan lights – Dimmable LED candelabra bulbs in bedroom
 - Note: Wall switches must be in “ON” position, both pull chains “on, and then remotes used to control fan & lights
- Property Updates [by HoA] – See attached HoA letter
 - Wall repair planned 2021 [caused by tree on city property]
 - Sidewalk revision to accommodate tree- planned early 2022
 - HoA Policy can be provided on request. Note dues =\$75/month

WORK ON REPAIRS TO THE COMPLEX BRICK WALL ON FOWLER ST AND SIDEWALK WILL BEGIN AS SOON AS THE SELECTED CONTRACTOR[S] ARE AVAILABLE.

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FIELD NOTES
Of A Survey Of

All that certain tract or parcel of land containing 1610.63 square feet out of Lot 6, Block 29, A. Brunners Addition, as recorded in Volume 42, Page 26, Harris County Deed Records, Houston, Harris County, Texas, said tract being more particularly described by metes and bounds as follows:

COMMENCING at the intersection of the Easterly right-of-way line of Fowler Street (50.00 feet wide) and the Northerly right-of-way line of Floyd Street (50.00 feet wide), said point being the Southwest corner of said Lot 6, Block 29, A. Brunner's Addition;

THENCE North, along the Easterly right-of-way line of said Fowler Street, being the Westerly line of said Lot 6, a distance of 53.92 feet to an "X" in concrete found marking the Southwest corner and the POINT OF BEGINNING of the herein described tract;

THENCE North, along the Westerly line of the tract herein described, being the Easterly right-of-way line of said Fowler Street, a distance of 46.08 feet to a ½ inch iron rod found for corner;

THENCE East, along the Northerly line of the tract herein described, a distance of 30.12 feet to an "X" in concrete found for corner;

THENCE South, along the Easterly line of the tract herein described, a distance of 55.96 feet to a P. K. Nail found for corner;

THENCE West, along the Southerly line of the tract herein described, a distance of 22.54 feet to P. K. Nail found for corner;

THENCE North, a distance of 9.88 feet to a P. K. Nail found for corner;

THENCE West, a distance of 7.58 feet to the POINT OF BEGINNING of the herein described tract of land.



H. T. Weber

Property Ownership History [per HCAD]

Anthony Doyle [Estate of]	06/14/2016
Kenneth Kishida & Thuy Vu	08/31/2005
Leslie Niccum	01/02/1998

ALLIED FOUNDATION SPECIALISTS

WARRANTY

710 Fowler

**Allied Foundation Specialists has placed: (19)
Nineteen Ext. Driven Concrete Piers around the
Partial perimeter of the structure located at:
710 Fowler Houston, Texas.**

**Allied Foundation Specialists issues an unconditional
Life Time Service Agreement effective: December 19, 2004.**

This warranty is completely transferable to any and all
future owners of this home, provided no major structural
changes have been made.

**In the event any adjustment is required at a later day, it
will be done at no cost to the homeowner.**

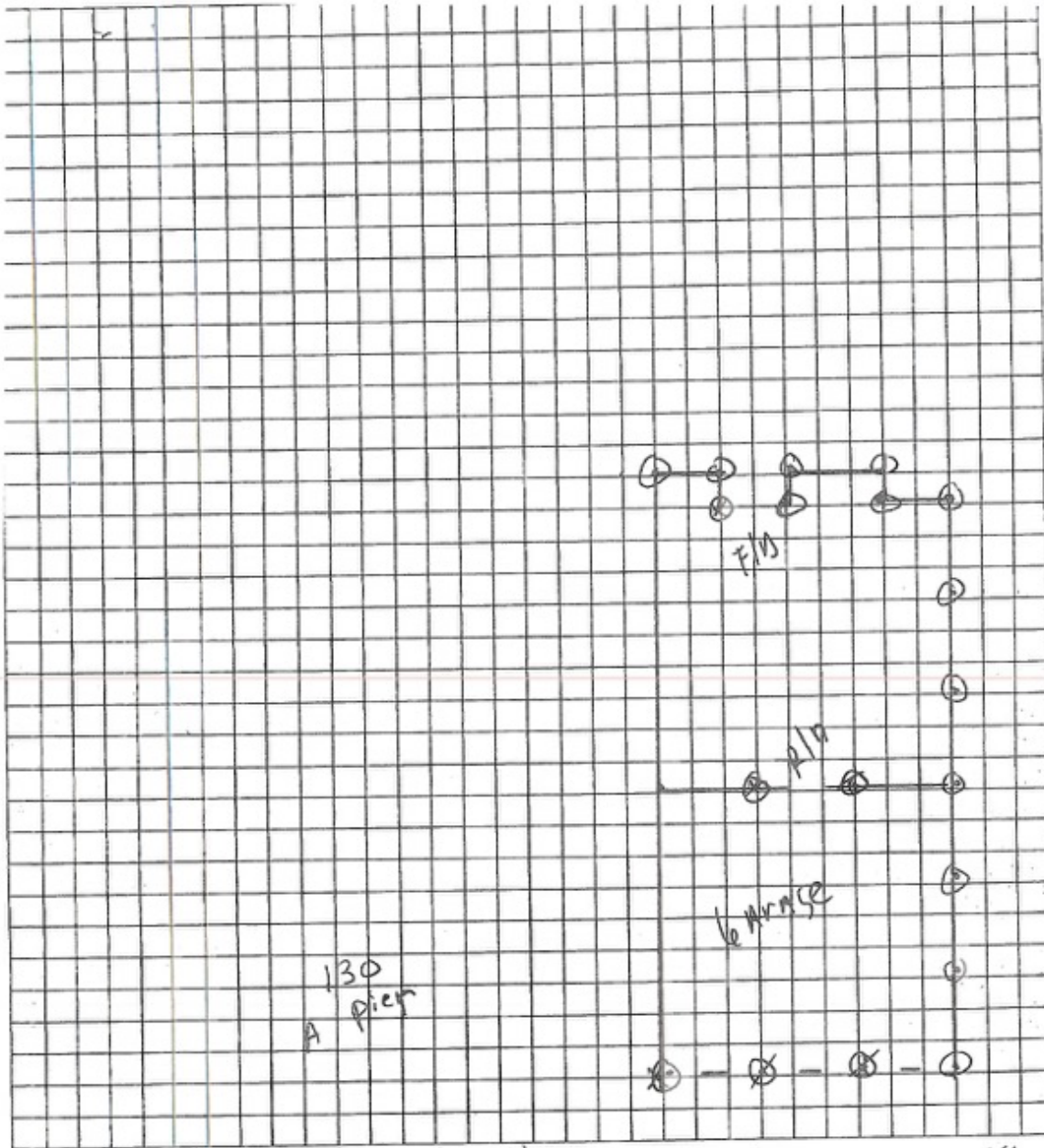
It is noted that the company is responsible for the foundation
alone. No other part of the structure, interior and exterior is
covered under this agreement.

Allied Foundation Specialists, Inc.

Richard Pacheco
Richard Pacheco

(281) 479-5247

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ALLIED FOUNDATION
 1321 VELMA
 DEER PARK, TX 77536
 OFFICE: 281/479-5247
 FAX: 281/479-0123

NAME Smith Development
 ADDRESS 710 Fowler
 CITY ZIP HOU 77007
 HOME # 713 459-9944
 WORK # 713 526-1023

NO. OF PIERS 19
 BREAKOUTS 10
 KEY MAP
 COST OF JOB 2470
 CHECK

FOUNDATION REPAIR

REASONS FOR SETTLEMENT:

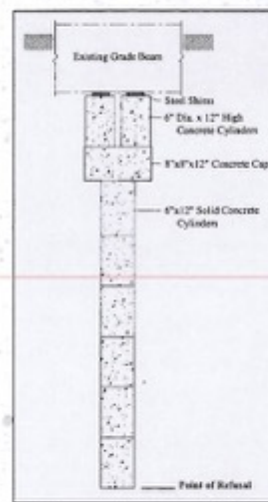
Seasonal drying to drought like conditions cause the soil to shrink. Excessive rain causes it to swell just like a sponge. The shifting and moving of the ground below, stresses the foundation and eventually cracks the slab.

THE SOLUTION:

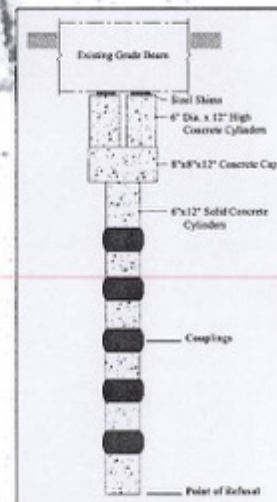
Allied Foundation has two (2) outstanding piers to stabilize your foundation.

1. Driven Concrete Pier:

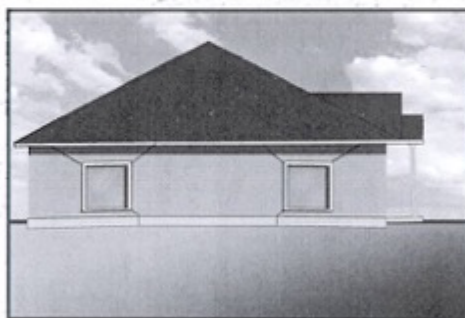
Solid concrete piers are driven to a point of refusal. Hydraulic jacks are then placed on concrete pads to level the foundation. The lift is secured with concrete blocks and shims.



Driven Concrete Pier



Pile Guard Pier



Before



After

House Pro, Inc.
Heating Ventilation Air Conditioning
Specialty Solutions For Today's
Quality Custom Home Builder

7 May 2010

House Pro, Inc. Proposal Created For

Homeowner: Ken Kishida
Address: 704 Fowler
City/St./Zip: Houston, TX 77007

Email: ken.kishida@gmail.com
Address:
City/St./Zip:

Scope of Work

Install Ruud Value Series Air Conditioning System

Condenser: 13AJM42A01

Condenser Install Package: new slab, filter drier, suction line insulation

Air Handler: RHSL-HM3617JA

Air Handler Install Package: primary drain lines, secondary drain pan, float switch, furnace stands,

Thermostat: Relocate thermostat to upstairs

Warranties**

Compressor: 10 years

Condenser Coil: 10 years

Evaporator Coil: 10 years

Heat Exchanger: 20 years

Parts: 10 years

Labor: 1 years

** Requires online registration

Total Installation Price: \$6,061
Ruud Instant Rebates: \$500
House Pro System Discount: \$500
Total Investment: \$5,061

Terms: C.O.D.

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House Pro Inc.
6115 Skyline Dr., Suite C
Houston, TX 77057

Invoice

Date	Invoice #
5/12/2010	1001-1224

710

Bill To
Ken Kishida 710 204 Fowler Houston, TX 77007

710

Ship To
Ken Kishida 710 204 Fowler Houston, TX 77007

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
810100	Due on receipt	MK	5/12/2010	Hand delivered		810100
Quantity	Item Code	Description			Price Each	Amount
1	AC Installation	A/C Installation			5,061.00	5,061.00
					Total	\$5,061.00

710 Fowler St, Houston, Tx 77007 – Property Renovations, Warranty Information

RJM Roofing LLC
11518 BISCAYNE WAY
HOUSTON TX, 77076
Ph 713-691-6838
Fax 713-692-5427

Page No. 1
of 2 Pages
Proposal No. 2171
DATE 04/28/07

PROPOSAL SUBMITTED TO:

Thuy M.
710 Fowler St.
Houston Tx, 77007
Ph 832-594-5244

WORK PERFORMED AT:

SAME

We hereby propose to furnish the material and performed th the labor necessary for the completion of the composition roof as follows:

Remove one layer of composition shingles.
Replace rotted damage decking at a cost of \$ 1.25 per square foot.
Install one layer of 15 Lb. felt.
Install 1.5X 1.5 galv. metal edge to the perimeter of the roof.
Install new roof with 30 years class A composition shingles, hand nailed with 1.25" galv.nails, four nails per shingle.
Install one 24"X 36" sky lighth doble dome.l
Install 7X8 tin shingle and counter flash chimney.
Replace lead pipe vents and roof jacks as needed.
Remove all debris incidental to our work from the premises.
Roll yard and drive way with a magnetic roller after work is completed.

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of : TWO THOUSAND THREE HUNDRED FIFTY FIVE DOLLARS (2,355.00)

With payments to be as follows.

50% BEFORE START THE WORK AND 50% AFTER WORK IS COMPLETED.

Any alteration or deviation from above specifications involvin extra costs will be executed only upon written order, and will become an extra charge over the above estimate.

LIMITED WARRANTY

RJM ROOFING LLC. Warrants its workmanship for a period of 5 years and expressly limits such warranty. express or implied to provide labor and supervision as is required to correct any defects of its work caused by its workmanship.

ADDITIONAL TERMS AND CONDITIONS

1. I will not be responsible for damages to the building or contents due to acts of God such as earthquakes, fire, windstorm, hailstorm, tornado, or other unusual phenomena or other occurrences or forces beyond our control.

2. Prices subject to change as material cost escalate without notice to us. Once contract is signed by customer the price will be binding unless customer delays our starting the job.

3. Prices quoted in the proposal do not include rotten lumber replacement unless is spicified.

No painting or gutter work is included, any extra work performed , other then specified will be an extra charge.

It is impossible to determine extent of rotten decking, except by inspection after removal of old roofing to expose decking, also we cannot be responsible for internal structural strength so if you have any doubt about the strength of your roof substructure, rafters, beams etc. it will be your responsibility to either notify us or to have weakened conditions repaired before we start our work. Also if you have any exposed decking inside your house (catherdral ceilings)..

you should be sure that we know, so that proper nail length can be used.

4. It is understood and agreed upon that the contract price for the work including alternates is DUE and PAYABLE IN FULL, in Houston, Harris County, Texas, upon completion of the work.

All unpaid amounts shall bear interest at the maximum lawful rate from the due date until paid in full. Should it become necessary to employ an attorney to collect or take legal action, for any amounts that may become due hereunder, then the attorney fees and court cost will be added.

This contract is enforceable in Harris county, Texas, an shall be construed in accordance with the laws of the state of Texas, regardless of the location of the work performed hereunder.

Respectfully submitted _____

Per Raymond Medina

Note. This proposal may be withdrawn by us if not accepted within 60 days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. you are authorized to do the work as specified. Payment will be made as outlined above.

Date _____

Signature Raymond Medina

CUSTOMER INFORMATION

JOB DATE: February 27 TIME: _____
 NAME: MISS L. GALT
 STREET: 710 Fowler St
 CITY: HOUSTON ZIP: 77007
 ORDER DATE: _____ BY: _____
 PHONE: 281-895-9631
 ALT. PHONE: _____
 E-MAIL: _____



Anytime

CHIMNEY SWEEP & AIR DUCT CLEANING

832-438-1870

NEXT INSPECTION SCHEDULED

IN: _____ OF: _____

THE NATIONAL FIRE PROTECTION ASSOC. CODE STATES:
 THE FIREPLACE AND CHIMNEY SHOULD BE INSPECTED
 YEARLY FOR ANY STRUCTURAL FAULTS.

Type of Fireplace:
 Masonry Heatlator
 Pre-Fab

Woodstove:
 Insert Free Standing
 Direct Connect

CONDITION REPORT

CHIMNEY

1. Height
2. Chimney Cap/Shroud
3. Crown/Chase Cover
4. Spark Arrestor
5. Brickwork/Mortar/Stucco
6. Flue Liner
7. Moisture Resistance

FIREPLACE

8. Smoke Chamber
9. Damper
10. Firebox
11. Ash Doors
12. Fireback/Reflector
13. Firewall
14. Gas Logs

ROOF

15. Flashing
16. Tiles / Shingles

WOODSTOVE

17. Stove Pipe Condition
18. Stove Condition
19. Installation/Clearance

	SATISFACTORY	UNSATISFACTORY	UNSAFE	RECOMMENDED
1. Height				
2. Chimney Cap/Shroud				
3. Crown/Chase Cover				
4. Spark Arrestor				
5. Brickwork/Mortar/Stucco				
6. Flue Liner				
7. Moisture Resistance				
8. Smoke Chamber				
9. Damper				
10. Firebox				
11. Ash Doors				
12. Fireback/Reflector				
13. Firewall				
14. Gas Logs				
15. Flashing				
16. Tiles / Shingles				
17. Stove Pipe Condition				
18. Stove Condition				
19. Installation/Clearance				

	IN	OF	DONE
CHIMNEY CLEANING	<input checked="" type="checkbox"/>		
ADDITIONAL INSPECTION ONLY	<input type="checkbox"/>		
INSTALLATIONS /REPAIRS:			
CHIMNEY CAP GALV SS	<input type="checkbox"/>		
CHASE COVER:	<input type="checkbox"/>		
FIREBACK REFLECTOR	<input type="checkbox"/>		
SM .MED LG XLG MAG			
TOP SEALING DAMPER	<input type="checkbox"/>		
FLASH SEAL	<input type="checkbox"/>		
SMOKE GUARD	<input type="checkbox"/>		
ASH DOOR	<input type="checkbox"/>		
WATER REPELLENT	<input type="checkbox"/>		
SPARK ARRESTOR	<input type="checkbox"/>		
CROWN REPAIR	<input type="checkbox"/>		
DRYER VENTS	<input type="checkbox"/>		
GAS LOGS	<input type="checkbox"/>		
MORTAR REPAIR	<input type="checkbox"/>		
OTHER	<input type="checkbox"/>		

SWEEP'S REPORT & NOTES

SUB: 275
 TAX: 72.12
 TOTAL: 347.12
 DEPOSIT: _____
 BALANCE: _____

BILLING
 PND
 CHECK # _____
 CASH
 VISA | MC | DISC | AMEX
 MOBILE CC PMT

THIS SHEET IS THE RESULT OF A VISUAL INSPECTION DONE BY _____ AT THE TIME OF CLEANING INSPECTION. IT IS INTENDED AS A CONVENIENCE TO OUR CUSTOMER NOT AS CERTIFICATION OF FIRE WORTHINESS OR SAFETY. SINCE CONDITIONS OF USE AND HIDDEN CONSTRUCTION DEFECTS ARE BEYOND OUR CONTROL, WE MAKE NO WARRANTY OF THE SAFETY OR FUNCTION OF ANY APPLIANCE AND NONE IS TO BE IMPLIED.

CUSTOMER SIGNATURE:

I have inspected the work, read the terms on the reverse and am completely satisfied with the work done.

SWEEP: _____

X _____

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Brick wall repair

Subject: Brick wall repair

From: Jim Taylor [REDACTED]

Date: 9/28/21, 10:18 PM

To: jmwted@comcast.net

Hello fellow HOA members.

We have picked a company to repair the brick wall in the front of the south courtyard. We are working to schedule the repair. The repair should should only take a few days to complete.

The next project is to replace the sidewalks that have been damaged by the tree roots. We are a little short of the funds but hope to be able to start this project the first part of 2022

Thanks
Jim Taylor
700 Fowler Place HOA
President