



**BTR Consulting, LLC**  
APPRAISALS & INSPECTIONS

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

01/20/2022

Emily Zakhem  
Emily Zakhem

Re: Property: 41 Clansmoor Ct  
Sugar Land, TX 77479  
Borrower: Not ordered for loan processing  
File No.: 2201-028D

Assignment Type: Measurement Only  
Effective Date: 01/19/2022

In accordance with your request, we have measured the above referenced property per ANSI Z765-2020 standards and in accordance to the guidelines set forth by local standards. 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. ANSI Z765-2020 DOES INCLUDE STAIRCASES.

The final calculation of "GLA" (gross living area) is 4,606 square feet. There may be areas that are NOT considered "GLA" (gross living area), such as breezeways, unfinished attics, storage, 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. (may exclude partially finished garages or patios) Detached structures will be calculated separately regardless of finish out.

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 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,

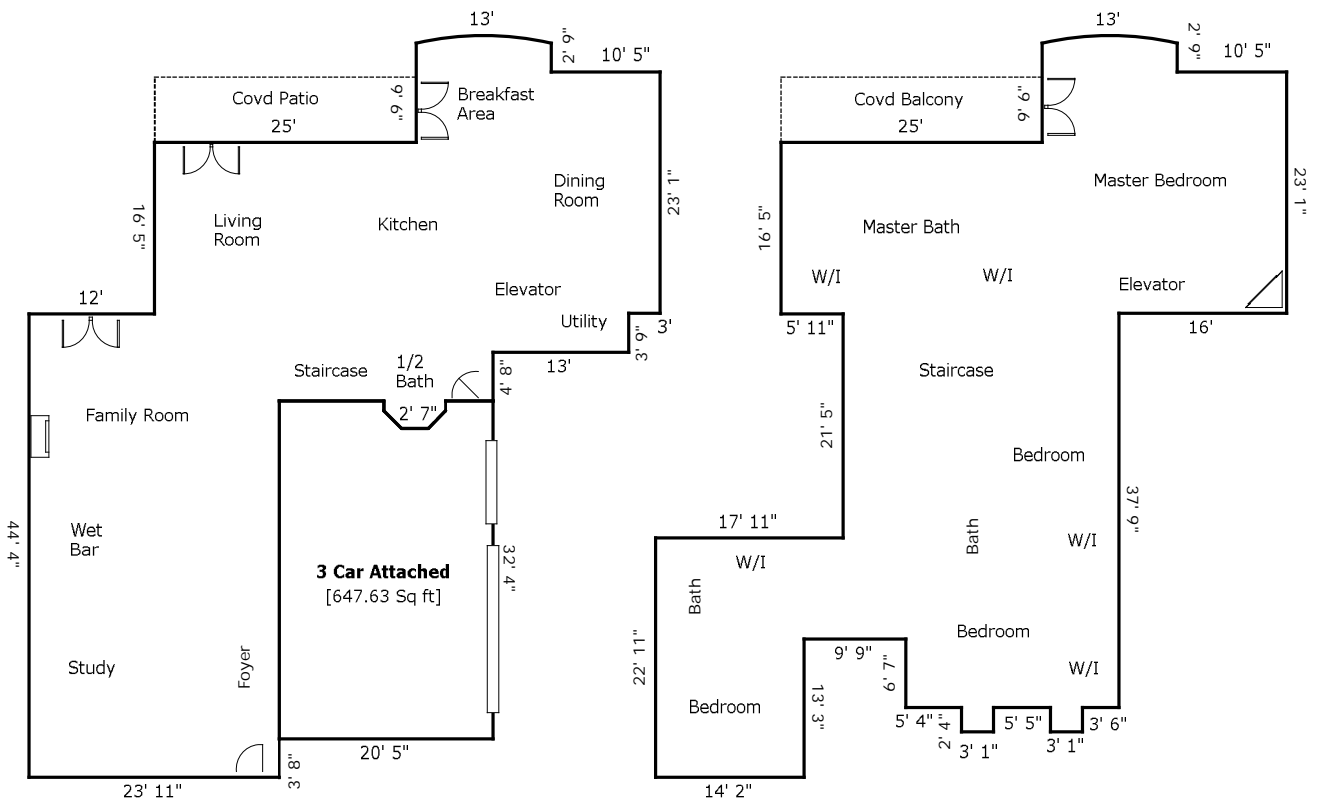
Daniel E. Smith  
License or Certification #: 1350352-L  
State: TX Expires: 12/31/2022  
dan@BTRconsultingllc.com

# Building Sketch (Page - 1)

Borrower	Not ordered for loan processing				
Property Address	41 Clansmoor Ct				
City	Sugar Land	County	Fort Bend	State	TX
Lender/Client	Emily Zakhem			Zip Code	77479

**First Floor**  
[2283.31 Sq ft]

**Second Floor**  
[2322.43 Sq ft]



## Building Sketch (Page - 2)

Borrower	Not ordered for loan processing				
Property Address	41 Clansmoor Ct				
City	Sugar Land	County	Fort Bend	State	TX
Lender/Client	Emily Zakhem			Zip Code	77479

Living Area	Calculation Details	
First Floor	2283.31 Sq ft	$23.92 \times 36 = 860.99$ $0.5 \times 1.67 \times 1.67 = 1.39$ $0.5 \times 1.67 \times 1.67 = 1.39$ $2.58 \times 1.67 = 4.31$ $5.92 \times 0.92 = 5.42$ $39.83 \times 0 = 0.02$ $44.33 \times 4.67 = 206.89$ $57.33 \times 3.67 = 210.22$ $45.33 \times 0.08 = 3.78$ $48.33 \times 16.33 = 789.44$ $23.33 \times 6.75 = 157.5$ $12.92 \times 2.75 = 35.51$ $0.5 \times 12.92 \times 0 = 0$ Negative Arc = 6.45
Second Floor	2322.43 Sq ft	$3.08 \times 2.33 = 7.19$ $3.08 \times 2.33 = 7.19$ $14.17 \times 13.25 = 187.71$ $9.67 \times 17.92 = 173.2$ $23.08 \times 10.42 = 240.45$ $12.92 \times 9.5 = 122.71$ $37.92 \times 16.33 = 619.3$ $37.75 \times 20.42 = 770.73$ $6 \times 31.08 = 186.5$ $0.08 \times 11.92 = 0.99$ Arc = 6.45
<b>Total Living Area (Rounded):</b>		<b>4606 Sq ft</b>
<b>Non-living Area</b>		
3 Car Attached	647.63 Sq ft	$20.42 \times 29.75 = 607.4$ $2.58 \times 4.5 = 11.62$ $0.5 \times 1.67 \times 1.67 = 1.39$ $2.58 \times 10 = 25.83$ $0.5 \times 1.67 \times 1.67 = 1.39$



## Licensed Residential Real Estate Appraiser

Appraiser: **Daniel E Smith**

License #: **TX 1350352 L**

License Expires: **12/31/2022**

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

**Chelsea Buchholtz**  
Commissioner

For additional information or to file a complaint please contact TALCB at [www.talcb.texas.gov](http://www.talcb.texas.gov).



## Real Estate Broker License

**Daniel E Smith**  
19747 US-59 Ste 215  
HUMBLE, TX 77338

Broker License #: **684607**  
License Expires: **03/31/2023**

Having provided satisfactory evidence of the qualifications required by the Texas Real Estate License Act, Occupations Code, Chapter 1101, authorization is granted to use this title: Real Estate Broker

**Chelsea Buchholtz**  
Executive Director

For additional information or to file a complaint please contact TREC at [www.trec.texas.gov](http://www.trec.texas.gov).

# Appraiser Credentials pg-1

DANIEL E. SMITH  
526 KINGWOOD DR, STE 202  
KINGWOOD TX, 77339 · 281-815-2881  
[DAN@BTRCONSULTING.COM](mailto:DAN@BTRCONSULTING.COM)

## Professional Experience

2017 – PRESENT

**BTR Consulting, LLC - CO-OWNER/CONSULTANT/APPRaiser/INSPECTOR**

Appraisal of numerous types of Residential properties including Single-Family, Condos, Vacant Land, Manufactured/Modular Homes and Multi-Family properties. Assist with Commercial site visits, building measurements, data collection and comparable sales research for commercial assignments. Supervise the call center while coordinating appraisal assignments to multiple appraisers. Review client orders supervise Appraisal & Inspection services with multiple appraisers and inspectors while coordinating report revisions with Banks, Lenders, Investors, Brokers and AMC's.

2017 – PRESENT

**BLUE TAG REALTY, LLC – CO-OWNER/BROKER®**

Client relations, CMA generation and Consulting for property sales. Website development with MLS integration, coordinating marketing campaigns, materials, and brochures. Daily operations and oversight of multiple agents, sales, procedures, and policies. Manager of advertisement including squeeze pages, Facebook and PPC campaigns for SEO optimization.

2014 – 2017

**MD Anderson Cancer Center - ACUTE MYELOID LEUKEMIA (FULL REMISSION)**

2008 – 2014

**Texas Home Appraisers – CO-OWNER / CONSULTANT / COORDINATOR**

Supervised the call center while coordinating appraisal assignments to multiple appraisers. Review of client orders & SOW applications performed dispatch functions and coordinated file revisions with underwriters and AMC's. Retrieved county records, MLS data, downloaded location maps and was responsible for data entry on appraisal forms. Processed appraisal orders and coordinated assignments to multiple appraisers.

2003 – 2008

**Houston Appraisal Company – MARKETING MANAGER / CONSULTANT / COORDINATOR**

Supervised the call center while coordinating appraisal assignments to multiple appraisers. Reviewed client orders & SOW performed dispatch functions and coordinated file revisions with underwriters and AMC's. Retrieved county records, MLS data, downloaded location maps and was responsible for data entry on appraisal forms. Processed appraisal orders and coordinated assignments to multiple appraisers. Reviewed new client orders/applications while designing the company website, marketing materials and brochures. Researched and implemented paid marketing campaigns including Facebook, Google and Bing.

2000 – 2003

**Holste & Associates - HVAC DESIGNER / PIPING DESIGNER / CAD MANAGER**

HVAC & Piping Design for various Public/Commercial Buildings, Education Institutions and Retail Projects. Project coordination with multiple consulting firms, architects, and structural engineers. On-site evaluations, daily design & production of new construction and demolition documents along with specifications. Tasked with updating and implementing new CAD standards for existing employees and new trainees. Tablet/Puck configurations, LISP routines, server/network connections, batch plots and PLOTTER management.

1996 – 2000

**R.H. George & Associates - HVAC & PIPING DESIGNER**

HVAC & Piping Design for various Public/Commercial Buildings, Education Institutions and Retail Projects. Project coordination with multiple consulting firms, architects, and structural engineers. On-site evaluations, daily design & production of new construction and demolition documents along with specifications.

1992 – 1996

**Austin Industrial - CONTRACT PROCESS OPERATOR/PIPE FITTER**

Process Operator at FINA in La Porte, Industrial maintenance, and industrial construction at various job locations throughout the Houston, Pasadena, Deer Park and Baytown areas. Shipping/Receiving chemical product in rail cars and tanker trucks. Also responsible for sample collections and testing in house prior to product transfers.

### Education and certifications

2019-Attending  
BBA Finance and Minor in Real Estate, U of H, C.T. Bauer College of Business

2017-2018  
Associate of Arts (AA), Lone Star College

1996-1997  
Engineering & Drafting Technology, San Jacinto College

1991-1992  
Chemical Process Technology, San Jacinto College

#### Professional Licenses:

**TALCB** (#1341620) Licensed Residential Appraiser

**TREC** (#23426) Professional Home Inspector

**TREC** (#684607) BROKER

#### Designations:

**(SRS)** Seller Representative Specialist

**(MRP)** Military Relocation Professional

**(PSA)** Pricing Strategy Advisor

**(ABR)** Accredited Buyer's Representative

**(CHMS)** Certified Home Marketing Specialist

### Activities

2017 – Present

**Agents for Action** – Executive member

Procurement and delivery of donations, charitable activities and local community involvement.

2015 – Present

**Leukemia Warriors, Inc** – Founding member

Crowd funding with online patient sponsorship through website development. Procurement of corporate sponsorship to facilitate fund raising at community events.

### Additional Education (see attached summary documents)

Real Estate Education (883 hours)

Appraisal Education (356 hours)

Inspection Education (427 hours)

## Appraiser Credentials pg-3

### Real Estate Education - (883 hours)

#### Realty Classes:

- 30hr - Principals of Real Estate 1 (SAE)
- 30hr - Principals of Real Estate 2 (SAE)
- 30hr - Real Estate Finance 1 (SAE)
- 30hr - Promulgated Contracts (SAE)
- 30hr - Law of Contracts (SAE)
- 30hr - Law of Agency (SAE)
  - 4hr - TREC Legal Update 1 (CE)
  - 4hr - TREC Legal Update 2 (CE)
- 30hr - Real Estate Inspection (SAE)
- 30hr - Real Estate Brokerage (SAE)
  - 6hr - Foundations of Real Estate Finance (CE)
  - 6hr - Contract to Keys: The Mortgage Process (CE)
  - 3hr - MLS/HAR Platinum Tools (CE)
  - 3hr - Closing & Settlement Costs (CE)
  - 5hr - Contracts, Purchases and Sales Agreements (CE)
  - 3hr - Real Property Ownership and Land Use (CE)
- 30hr - Property Management I (SAE)
  - 3hr - Liens, Taxes and Foreclosures (CE)
  - 3hr - Using Retirement Assets to purchase RE (CE)
  - 3hr - Understanding Today's Investor (CE)
  - 4hr - Tax Favorable RE Transactions (CE)
  - 4hr - Environmental Hazards (CE)
  - 3hr - TILA/RESPA Integrated Disclosure Rule (CE)
  - 4hr - FHA Handbook for RE Professionals (CE)
- 14hr - Seller Representative Specialist (CE)
  - 3hr - Americans with Disabilities Act (CE)
- 10hr - Military Relocation Professional (CE)
  - 8hr - Pricing Strategy Advisor (CE)
  - 6hr - Truth About Mold v3.0 (CE)
  - 3hr - Anatomy of a Commercial Building (CE)
  - 3hr - Introduction to Commercial RE Sales (CE)
  - 3hr - Investment Strategies in Commercial RE (CE)
  - 3hr - Commercial Landlord Representation (CE)
  - 3hr - Introduction to Commercial RE Sales V4 (CE)
  - 3hr - The Property Management Primer (CE)
  - 3hr - Client Advocacy in Commercial RE (CE)
  - 3hr - Real Estate Investors and Your Business (CE)
  - 3hr - Property Management: The Next Generation (CE)
  - 4hr - Residential Property Management Essentials (CE)
  - 9hr - Certified Home Marketing Specialist (CE)
  - 3hr - How to work with Real Estate Investors - Part 1 (CE)
  - 3hr - Getting Down to the Facts About Fair Housing (CE)
  - 3hr - Know the Code: Your Guide to the Code of Ethics (CE)
  - 4hr - Housing for Low-Moderate Income Buyers (CE)
  - 3hr - Discover the Value of 1031 Tax Deferral (CE)
  - 3hr - A New Look at Contract Law (CE)
  - 3hr - How to Conduct Paperless Transactions (CE)
- 3hr - Social Media: Reaching & Networking the Affluent (CE)
- 4hr - Millennials Changing Real Estate: Are You Ready (CE)
- 4hr - Technology, Relationships & the Digital Consumer (CE)
- 3hr - The Basics of Land Management (CE)
- 15hr - Accredited Buyers Representative (CE)
- 30hr - Appraisal Principals (SAE)
- 30hr - Appraisal Procedures (SAE)
- 30hr - Residential Site Valuation & Cost Approach (SAE)
- 30hr - Residential Sales Comparison & Income Approach (SAE)
  - 3hr - Technology can ruin your Real Estate Business (CE)
  - 2hr - Helping Buyers narrow in on their Dream Home (CE)
- 30hr - Market Analysis & Highest Best Use (SAE)
  - 4hr - MLS/HAR Matrix Overview (CE)
- 30hr - Real Estate Math (SAE)
- 30hr - Real Estate Law (SAE)
  - 6hr - Broker Responsibility Course (CE)
- 30hr - Real Estate Marketing Commercial (SAE)
- 10hr - Insider's Guide to Commercial Real Estate (CE)
- 30hr - Real Estate Marketing (SAE)
- 30hr - Real Estate Investments (SAE)
  - 3hr - How to work with Real Estate Investors-Part 2 (SAE)
  - 4hr - Real Estate Investing-Beyond Basics (SAE)
  - 4hr - Putting together a 1031 Exchange (CE)
  - 3hr - Uncovering the Facts About Mortgage Financing
  - 4hr - Flood Insurance: Gulf of Mexico Region Specific
  - 3hr - Doctor's In: Diagnosing Your Risk Management
  - 4hr - Texas Negotiation Law
  - 3hr - Transaction Control
  - 3hr - Commercial Letters of Intent 101 (CE)
  - 2hr - How to NOT practice law on Commercial Forms (CE)
  - 4hr - TREC Legal Update 1 (2020-2021)
  - 4hr - TREC Legal Update 2 (2020-2021)
  - 6hr - Broker Responsibility Course (2019-2020)
  - 3hr - New Look at Contract Law
  - 2hr - Writing & Understanding Policy Procedure Manuals
  - 3hr - Top Issues Facing Brokerages Today
- 30hr - Real Estate Brokerage (SAE)
- 10hr - Farm & Ranch Properties

## Appraiser Credentials pg-4

### Appraiser Education - (356 hours)

#### Appraisal Classes:

- 4hr - Texas Appraiser Trainee Supervisory Course
- 30hr - Appraisal Principals (AQE)
- 30hr - Appraisal Procedures (AQE)
- 15hr - Residential Site Valuation & Cost Approach (AQE)
- 30hr - Residential Sale Comparison & Income Approach (AQE)
- 15hr - Residential Report Writing & Case Studies (AQE)
- 15hr - Market Analysis & Highest Best Use (AQE)
- 15hr - USPAP 2016-2017 Residential (USPAP)
- 2hr - Introduction to Legal Descriptions (CE)
- 2hr - Introduction to Uniform Appraisal Dataset (CE)
- 4hr - Manufactured Home Appraisal (CE)
- 7hr - Understanding Residential Construction (CE)
- 4hr - Divorce & Estate Appraisals: Non-Lender Work (CE)
- 3hr - The Dirty Dozen (CE)
- 7hr - Residential Property Inspection for Appraisers (CE)
- 3hr - Supporting Your Adjustments: For Appraisers (CE)
- 4hr - That's a Violation (CE)
- 5hr - Essential Elements of Disclosures and Disclaimers (CE)
- 7hr - Residential Report Writing: More than Forms (CE)
- 4hr - Evaluations, Desktops & Limited Scope Appraisals (CE)
- 6hr - Managing Appraiser Liability (CE)
- 7hr - ANSI Home Measurement, Power of Price/SF (CE)
- 7hr - Appraisal of REO and Foreclosure Properties (CE)
- 7hr - Complex Properties: The Odd Side of Appraisals (CE)
- 6hr - Relocation Appraisal & The ERC Form (CE)
- 4hr - Intro to Expert Witness Testimony for Appraisers (CE)
- 7hr - Land and Site Evaluation (CE)
- 7hr - The Cost Approach (CE)
- 7hr - The Sales Comparison Approach (CE)
- 7hr - The Income Approach: An Overview (CE)
- 7hr - Avoiding Mortgage Fraud for Appraisers (CE)
- 7hr - Residential Appraisal Review & USPAP Compliance (CE)
- 7hr - Evaluating Residential Appraisals: Reliable Review (CE)
- 15hr - Advanced Residential Applications & Case Studies (CE)
- 15hr - Appraisal Subject Matter Electives (CE)
- 20hr - Statistics, Modeling and Finance (CE)
- 7hr - USPAP 2018-2019 Update (USPAP)
- 7hr - USPAP 2020-2021 Update (USPAP)

### Inspector Education - (427 hours)

#### Inspection Classes (90hr):

- 8hr - Appliances (IQE)
- 10hr - Building Enclosures (IQE)
- 10hr - Electrical (IQE)
- 8hr - Framing (IQE)
- 10hr - Foundations/Structure (IQE)
- 10hr - HVAC (IQE)
- 8hr - Plumbing (IQE)
- 10hr - Roofing (IQE)
- 4hr - Report Writing (IQE)
- 4hr - Standards of Practice General Provisions (IQE)
- 8hr - Texas Legal/Ethics (IQE)
- 8hr - Standards of Practice Legal/Ethics Update (IQE)
- 8hr - Standard Report Form/Report Writing (IQE)
- 24hr - Building Enclosure (IQE)
- 24hr - Electrical Systems (IQE)
- 30hr - Foundation Systems (IQE)
- 30hr - Framing (IQE)
- 24hr - HVAC Systems (IQE)
- 16hr - Plumbing (IQE)
- 24hr - Roof Systems (IQE)

#### Inspection Classes (40hr):

- 8hr - Building Enclosures (IQE)
- 8hr - Electrical (IQE)
- 4hr - Mechanical (IQE)
- 4hr - Plumbing (IQE)
- 8hr - Report Form/Report Writing (IQE)
- 8hr - Standard of Practice Legal/Ethics Update (IQE)

#### Inspection Classes (200hr):

- 6hr - Appliances (IQE)
- 6hr - Other Approved Courses (IQE)
- 24hr - Home Inspector Interactive Training (IQE)
- 40hr - Home Inspector Field Training "Ride-Along" (IQE)
- 16hr - Certified Pool Operator/Inspector
- 2hr - Radon Inspection for Residential Properties
- 1hr - Inspecting Residential Septic Systems
- 4hr - Residential Sewage Disposal Systems
- 2hr - Ethical Practice for Home Inspectors
- 4hr - Standards of Practice Review (2019 - 2021)
- 4hr - Inspector Legal & Ethics (2019 - 2021)