

LONESTAR  
STUCCO



10/14/2022

Blake Hillegeist

306 Fargo Street

Houston, TX 77006

To Whom It May Concern,

Lone Star Stucco, LLC returned to the property at 306 Fargo St, Houston, TX 77006 to inspect the garage ceiling moisture readings from the general inspection dated 09/09/2022. Upon inspection of the garage ceiling, previous stains were noted along the sheetrock tape line. All invasive pin testing from the Delmhorst Moisture Probe meter BD2100 were in the acceptable and normal range of 8% to 11%.

Important Note: The test equipment is used to help locate problem areas. It must be understood that the test equipment is not an exact science, but rather good tools used as indicators of possible problems. At times, because of hidden construction within the wall cavity, the meters get false readings or no readings at all. Some meters will pick up on metals, wiring, unique wall finishes, etc. Positive readings do not always mean there is a problem, nor do negative readings necessarily mean there is not a problem. We do not use the equipment to obtain exact moisture content, but rather to obtain relative readings between suspected problem areas and non-problem areas. This information is then used to help determine potential problem areas which may warrant more investigation.

Please note this is only a visual inspection and is a limited assessment with moisture readings. **Lone Star Stucco, LLC does not warrant any work done by the contractor. Lone Star Stucco, LLC suggests maintaining sealants on all doors, windows, and penetrations as needed in an effort to prevent future moisture intrusion from occurring.**

Lone Star Stucco, LLC  
2111 Welch Street, #A304  
Houston, TX 77019  
936-228-2268

**LIMITATIONS OF LIABILITY:**

Because this is a limited inspection, we can make no guarantee, express or implied, that our observations and random moisture readings offer conclusive evidence that no installation or moisture problems exist, or that problems found are all-inclusive. This inspection company, its employees and any divisions shall not be liable for non-visual defects, unseen defects, unspecified defects or hidden damage and conditions existing on the subject property and hereby disclaims any liability or responsibility thereof. All parties concerned agree to hold harmless and indemnify this inspection company involving any liabilities that may results.

**PLEASE NOTE:**

Lone Star Stucco, LLC is not a home inspection company, and does not perform home inspections. This report's primary use is to show the areas that are likely to have moisture intrusion in an effort to help control mold. This report and all its contents are sanctioned by the Texas Department of State and Health Services in guidelines for mold prevention.

*Thank you for your business,*

*James "Gregg" Morgan*

*2111 Welch Street, #A304*

*Houston, TX 77019*

*Texas Department of Licensing and Regulation*

*Mold Assessment Consultant*

*License Number: MAC 1299*

*Expiration August 2022*

Lone Star Stucco, LLC  
2111 Welch Street, #A304  
Houston, TX 77019  
936-228-2268



# 306 FARGO ST Roof Maintenance

DBA BLAKE HILLEGEIST REAL ESTATE  
BLAKE T HILLEGEIST - SOLE PROP

2813 NEWMAN ST  
HOUSTON, TX 77098-1407

5027

35-2/1130 TX  
17921

DATE October 8, 2022

PAY TO THE ORDER OF

RONALD SANTANA

\$ 1600<sup>00</sup>

ONE THOUSAND SIX HUNDRED NO/100

DOLLARS



BANK OF AMERICA

ACH R/T 111000025

FOR 306 FARGO Street Roof repairs maintenance

Blake Hillegeist

⑈005027⑈ ⑈113000023⑈

Ronald Santana  
10302 Emerald Ln  
Houston TX 77043  
832-994-3158

INVOICE NO. **229201**

**Invoice**

SOLD TO <u>Blake Hillegeist</u>		SHIPPED TO		VIA	
ADDRESS <u>2813 Newman</u>		ADDRESS <u>306 Fargo St</u>			
CITY, STATE, ZIP <u>Houston TX 77098</u>		CITY, STATE, ZIP <u>Houston TX 77006</u>			
CUSTOMER ORDER NO.	SOLD BY	TERMS	F.O.B.	DATE	

1. Remove 5 existing lead jacks  
3-1 1/2" and 2-2" and replace with  
new lead jack and reshingle paint + caulk.
2. Remove 2 existing air hawk vent  
and replace with new, reshingle paint + caulk.
3. Remove 1 existing roof vent pipe and replace  
with new one and reshingle paint + caulk.
4. Remove 1 existing water heater pipe metal base  
and replace with new one reshingle, paint + caulk.
5. paint + caulk 1 existing Furnace pipe to prevent leaks.
6. Remove <sup>1 1/2"</sup> plywood under one 2" lead jack and replace with new plywood.  
rotten about 3'x3' plywood.
7. Install 120 ft of ridge all along the top and 2 sides.

Total Price Labor + material \$1600.00