

I N V O I C E

Ashlor Construction, Roofing, & Aerial Services
 Houston, Tx. 77084
 713-319-7748

Sales Representative
 Pervis Richard
 (713) 319-7748
 richard@ashlorllc.com



Ray Koon
 200 Beacon Ln
 Livingston, TX 77351

PAID

Invoice #	1073
Date	9/20/2021
Amount Due	\$0.00
Due Date	Due on Receipt

Item	Description	Qty	Price	Amount
Interior Repair	Build scaffold to access vaulted ceiling, replace any rotted drywall (tape, float, & texture), kiltz and paint ceiling. Approx 3-7 days.	1.00	\$2,100.00	\$2,100.00
Install Tarp	Cost will be charged to insurance.	1.00	\$0.00	\$0.00
Roof Replacement	1- Tear off roof and haul away debris. 2- Replace any bad decking. ADD- Install ice and water shield on around chimney, around dormer, and around ridge vent. 3- Replace flashing and plumbing jacks 4- Install new synthetic underlayment. 5- Install new 30 year shingles. 6- Install new ridge vents and Ridge shingles.	1.00	\$14,825.00	\$14,825.00
Ice & Water	I will need 15 rolls of ice and water shield to complete your house. However 3 were included in the original quote for the valleys and chimney.	12.00	\$140.00	\$1,680.00
Deck Repair		1.00	(\$2,726.00)	(\$2,726.00)
Credit - Ice and Water Shield		1.00	(\$560.00)	(\$560.00)

Sub Total	\$15,319.00
Total	\$15,319.00
Payment 8/26/2021	\$5,500.00
Payment 9/1/2021	\$5,500.00
Payment 9/10/2021	\$2,100.00
Payment 9/27/2021	\$2,219.00
Amount Paid	\$15,319.00
Balance Due	\$0.00

SPECIAL INSTRUCTIONS

This install includes HIGH WIND zone installation, which is recommended for your location. This install comes with a 10 year warranty.

ESTIMATE

Ashlor Construction, Roofing, & Aerial Services
 Houston, TX 77042
 (713) 319-7748

Sales Representative
 Pervis Richard
 (713) 319-7748
 richard@ashlorllc.com



Ray Koon
 200 Beacon Ln
 Livingston, TX 77351

Estimate #	1239
Date	6/28/2021

Item	Description	Qty	Price	Amount
Interior Repair	Build scaffold to access vaulted ceiling, replace any rotted drywall (tape, float, & texture), kiltz and paint ceiling. Approx 3 days.	1.00	\$2,100.00	\$2,100.00
Install Tarp	Cost will be charged to insurance.	1.00	\$0.00	\$0.00
Roof Replacement	1- Tear off roof and haul away debris. 2- Replace any bad decking. 3- Replace flashing and plumbing jacks 4- Install new synthetic underlayment. 5- Install new 30 year shingles. 6- Install new ridge vents and Ridge shingles.	1.00	\$14,825.00	\$14,825.00

Sub Total	\$16,925.00
Total	\$16,925.00

SPECIAL INSTRUCTIONS

The cash price for a full roof replacement would be \$15,200. This is a CASH price only, and includes HIGH WIND zone install, which is recommended for your location.

If going through insurance the process does take longer, both for work to be completed and for me to get paid. However, you will ONLY be required to pay your deductible and the additional cost will be covered by your insurance company.

ESTIMATE

Ashlor Construction, Roofing, & Aerial Services
Houston, TX 77042
(713) 319-7748

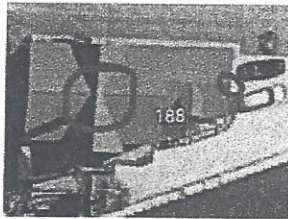
Sales Representative
Pervis Richard
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Ray Koon
200 Beacon Ln
Livingston, TX 77351

Estimate #	1239
Date	6/28/2021

Item	Description	Qty	Price	Amount
x2 - Roof Repair	<p>1- repair hole over garage by installing decking, new underlayment, new 30yr shingles and new ridge shingles.</p> <p>2- Remove approx 400 sq ft of shingles in center of upper level and half of each valley. Then repair decking if needed, install ice and water shield (in x4 valley's), install new underlayment, install new 30yr shingles, and new ridge shingles.</p>	1.00	\$2,250.00	\$2,250.00



Interior Repair	<p>Build scaffold to access vaulted ceiling, replace any rotted drywall (tape, float, & texture), kiltz and paint ceiling.</p> <p>Approx 3 days.</p>	1.00	\$2,100.00	\$2,100.00
Install Tarp	Cost will be charged to insurance.	1.00	\$0.00	\$0.00

Sub Total	\$4,350.00
Total	\$4,350.00

SPECIAL INSTRUCTIONS

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State Farm
P.O. Box 106169
Atlanta, GA 30348-6169
Fax: 1-844-236-3646
statefarmfireclaims@statefarm.com

Structural Damage Claim Policy

This estimate is priced based on estimated market pricing for the cost of materials, labor, and other factors at the time of the loss.

Adjustments in market pricing and timing of the repairs may impact the final cost of covered repairs. Should you or the contractor you select have questions concerning our estimate, please contact us. If your contractor's estimate is higher than ours, you should contact us prior to beginning repairs. State Farm will work with you and your contractor to determine the actual and necessary cost of covered repairs at the time repairs will be completed, subject to policy terms, conditions and limits.

- We want you to receive quality repair work to restore the damages to your property.
- We will provide you with a detailed estimate of the scope of the damage and costs of repairs. Should the contractor you select have questions concerning our estimate, they should contact your claim representative directly.
- Depending upon the complexity of your repair, our estimate may or may not include an allowance for general contractor's overhead and profit. If you have questions regarding general contractor's overhead and profit and whether general contractor services are appropriate for your loss, please contact your claim representative before proceeding with repairs.
- There may be building codes, ordinances, laws, or regulations that affect the repairs of your property. These items may or may not be covered by your policy. Please contact your claim representative if you have any questions regarding coverage which may be available under your policy.
- State Farm® cannot authorize any contractor to proceed with work on your property. Repairs should proceed only with your authorization.
- State Farm does not guarantee the quality of the workmanship of any contractor or guarantee that the work will be accomplished within any specific time frame.
- It is understood that the contractor is hired by you, our insured, and that they work for you - not State Farm.

If you have any questions or need additional information regarding your claim, please contact your claim representative immediately.



Building Estimate Summary Guide

This summary guide is based on a sample estimate and is provided for reference only.

Please refer to the estimate for specifics of your claim.

State Farm Insurance

Insured: Smith, Joe & Jane	Estimate: 00-0000-000
Property: 1 Main Street	Claim number: 00-0000-000
Anywhere, IL 00000-0000	Policy Number: 00-00-0000-0
Type of Loss: Other	Price List: ILBL8F_MAR 13
Deductible: \$1,000.00	Restoration/Service/ Remodel F = Factored In, D = Do Not Apply

Summary for Dwelling

Line Item Total [1]		5,953.10
Material Sales Tax	@ 10.000% x 1,520.00	
Subtotal		6,105.10
General Contractor Overhead [2]	@ 10.0% x 6,105.10	610.51
General Contractor Profit	@ 10.0% x 6,105.10	
Replacement Cost Value (Including General Contractor Overhead and Profit [3])		7,326.12
Less Depreciation (Including Taxes) [4]		(832.50)
Less General Contractor Overhead & Profit on Recoverable & Non - recoverable Depreciation		(166.50)
Less Deductible [5]		
Net Actual Cash Value Payment [6]		

Maximum Additional Amounts Available If Incurred:

Total Line Item Depreciation (Including Taxes) [4]	832.50
Less Non - recoverable Depreciation (Including Taxes) [7]	
Subtotal	312.50
General Contractor O&P on Depreciation	166.50
Less General Contractor O&P on Non - recoverable Depreciation	
Subtotal	
Total Maximum Additional Amounts Available If Incurred [8]	
Total Amount of Claim If Incurred [9]	

Claim Representative _____

ALL AMOUNTS PAYABLE ARE SUBJECT TO THE TERMS, CONDITIONS AND LIMITS OF YOUR POLICY.

1. **Line Item Total** – Total value of all line items in the estimate plus possible adjustments for *labor minimums*. *Labor Minimum* is to cover a certain minimum number of hours for drive-time, set up time and applicable administrative costs and repairs.
2. **General Contractor's Overhead and Profit** – General contractor's charge for coordinating your repairs.
3. **Replacement Cost Value (RCV)** – Estimated cost to repair or replace damaged property.
4. **Depreciation** – The decrease in the value of property over a period of time due to wear, tear, condition, and obsolescence. A portion or all of this amount may be eligible for replacement cost benefits.
5. **Deductible** – The insurer will pay for losses, up to the policy limits, in excess of your applicable deductible.
6. **Net Actual Cash Value Payment (ACV)** – The repair or replacement cost of the damaged part of the property less *depreciation* and *deductible*.
7. **Non Recoverable Depreciation** – *Depreciation* applied to items that are not eligible for replacement cost benefits.
8. **Total Maximum Additional Amount if Incurred** – Total amount of recoverable depreciation after actual repair or replacement of the property.
9. **Total Amount of Claim if Incurred** – Total amount of the claim, including *net actual cash value payment* and *total maximum additional amount available if incurred*.

State Farm

KOON, RAY

53-21H7-44J

Insured: KOON, RAY
Property: 200 BEACON LN
LIVINGSTON, TX 77351-9569
Home: 713-412-1428
Cellular: 713-412-1428
Type of Loss: Wind Damage
Deductible: \$6,361.00
Date of Loss: 6/23/2021
Date Inspected: 8/4/2021

Estimate: 53-21H7-44J
Claim Number: 5321H744J
Policy Number: 53BAD8043
Price List: TXTW28_JUN21
Restoration/Service/Remodel

Summary for Coverage A - Dwelling - 35 Windstorm and Hail

Line Item Total	2,365.50
Material Sales Tax	18.46
Replacement Cost Value	2,383.96
Less Deductible	(6,361.00)
Replacement Cost Value Total	(3,977.04)
Net Payment	\$0.00

Gostick, William
844-458-4300 x 3099942602

ALL AMOUNTS PAYABLE ARE SUBJECT TO THE TERMS, CONDITIONS AND LIMITS OF YOUR POLICY.

State Farm

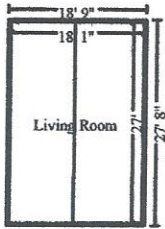
KOON, RAY

53-21H7-44J

Main Level

Main Level

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV
26. Comb and straighten a/c condenser fins - with trip charge	1.00 EA	159.64	0.00	159.64
For garage window unit.				
Total: Main Level			0.00	159.64



Living Room

Height: Peaked

1,758.39 SF Walls	699.99 SF Ceiling
2,458.37 SF Walls & Ceiling	486.37 SF Floor
105.85 LF Ceil. Perimeter	90.00 LF Floor Perimeter

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV
5. Seal the surface area w/latex based stain blocker - one coat	180.00 SF	0.54	0.85	98.05
7. Paint the ceiling - one coat	699.99 SF	0.58	5.20	411.19
8. Additional cost for high wall or ceiling - Over 14'	699.99 SF	0.08	0.00	56.00
9. Floor protection - cardboard and tape	486.37 SF	0.57	7.88	285.11
12. Mask and prep for paint - tape only (per LF)	224.00 LF	0.54	0.60	121.56
To tape unpainted exposed beams				
13. Scaffold - per section (per day)	6.00 DA	25.28	0.00	151.68
14. Scaffolding Setup & Take down - per hour	3.00 HR	35.55	0.00	106.65
10. Content Manipulation charge - per hour	2.00 HR	35.55	0.00	71.10
17. Haul debris - per pickup truck load - including dump fees	0.25 EA	146.20	0.00	36.55
Totals: Living Room			14.53	1,337.89

Area Totals: Main Level

State Farm

KOON, RAY

53-21H7-44J

1,758.39 SF Walls
 486.37 SF Floor
 486.37 Floor Area
 1,878.85 Exterior Wall Area

699.99 SF Ceiling
 516.82 Total Area
 92.67 Exterior Perimeter
 of Walls

2,458.37 SF Walls and Ceiling
 90.00 LF Floor Perimeter
 105.85 LF Ceil. Perimeter
 1,758.39 Interior Wall Area

Total: Main Level

14.53 1,497.53

Roof

0.00 SF Walls
 0.00 SF Floor
 0.00 SF Long Wall

0.00 SF Ceiling
 0.00 SF Short Wall

0.00 SF Walls & Ceiling
 0.00 LF Floor Perimeter
 0.00 LF Ceil. Perimeter

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV
3. R&R Ridge cap - composition shingles	6.00 LF	6.04	0.43	36.67
28. Additional charge for high roof (2 stories or greater)	1.00 SQ	16.96	0.00	16.96
22. R&R Tarp - all-purpose poly - per sq ft (labor and material)	192.00 SF	0.98	3.50	191.66
24. Remove Tarp - all-purpose poly - per sq ft (labor and material)	360.00 SF	0.09	0.00	32.40
25. Install Tarp - all-purpose poly - per sq ft (labor and material)	360.00 SF	0.62	0.00	223.20
Totals: Roof			3.93	500.89

Labor Minimums Applied

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV
* 4. Roofing labor minimum	1.00 EA	385.54	0.00	385.54
Totals: Labor Minimums Applied			0.00	385.54

Line Item Totals: 53-21H7-44J

18.46 2,383.96

State Farm

KOON, RAY

53-21H7-44J

Grand Total Areas:

1,758.39 SF Walls

486.37 SF Floor

486.37 Floor Area

1,878.85 Exterior Wall Area

699.99 SF Ceiling

516.82 Total Area

92.67 Exterior Perimeter of
Walls

2,458.37 SF Walls and Ceiling

90.00 LF Floor Perimeter

105.85 LF Ceil. Perimeter

1,758.39 Interior Wall Area

State Farm

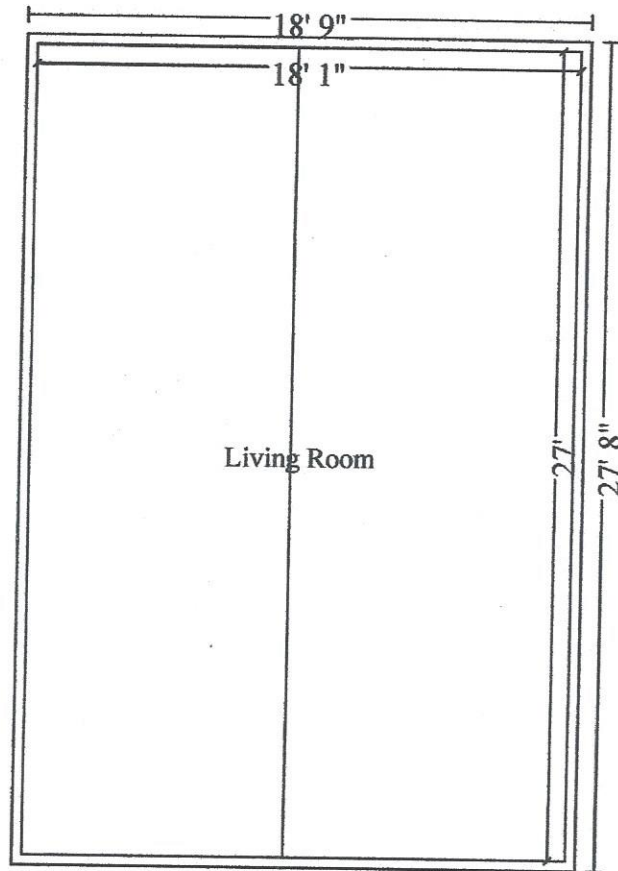
KOON, RAY

53-21H7-44J

Recap of Taxes, Overhead and Profit

	GC Overhead (0%)	GC Profit (0%)	Material Sales Tax (6.75%)	Cleaning Mtl Tax (6.75%)	Cleaning Sales Tax (6.75%)	Manuf. Home Tax (5%)	Storage Rental Tax (6.75%)	Total Tax (6.75%)
Line Items	0.00	0.00	18.46	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.00	18.46	0.00	0.00	0.00	0.00	0.00

Main Level



Main Level

Page: 8



P.O. Box 2586 Humble, Texas 77347 830 Wilson Road, Humble, Texas 77338
281-548-2777 • Fax 281-548-2875

August 30th, 2023

Ray Koon
200 Beacon Ln.
Livingston TX 77351

Reference: Foundation Inspection at
200 Beacon Ln. in Livingston, TX 77351
KESCORP File No. 2308124

Introduction:

You requested Knight Engineering Services inspect the home foundation at the above-mentioned address due to an apparent soil fault near the home. This home is about 3019 sq-ft built in 2006 and is a two-story wood framed residential structure with exterior of brick veneer and siding with wood trim. The foundation is a steel reinforced concrete slab on grade-beam system with post-tensioning. No previous foundation repairs were reported. This inspection was conducted on August 28th, 2023.

Scope of work:

The scope of this inspection is to determine the cause and extent of foundation movements and make recommendations as needed. The inspection included a visual examination of the exterior and interior of the home for evidence of distress and an elevation survey in accordance with ASCE Level B evaluations as written in the "Guidelines for the Evaluation and Repair of Residential Foundations" Ver. 2 published in May of 2009 and written by the Texas Section of the American Society of Civil Engineers. Our survey is corrected for elevation variances such as floor covering thickness and built-in step-downs. Elevation readings are in inches, and we are only interested in the relative difference between these readings. Readings marked "OH" are uncorrected readings taken at the overhead garage doorframe, and those marked "F" are uncorrected readings taken on the garage floor. These elevation readings are used to produce a topographical drawing of the foundation showing elevation contour lines every ½-inch, see the attached Floor Survey drawing. This drawing is used to determine the elevation variance and floor slopes, as well as patterns in the topography which are used for troubleshooting.

Significant Observations include, but are not limited to, the following:

- 1) ½-inch wood trim separation at an upper window on the side of the garage. This separation appears to be unrelated to the foundation movements.
- 2) Brick cracks were significant above the overhead garage door, due to lintel sagging.
- 3) Minor brick cracks were not significant and are not quantified here.
- 4) Sheetrock cracks and separations were not significant and are not quantified here.
- 5) Door misalignment was not significant.
- 6) One tree was near the home on the side of the garage.
- 7) An apparent soil fault line runs along the end of the home. This fault is 4 to 7 feet from the house and is located between the house and the soil retention wall, which is located about 10 to 12-feet out from this end of the home. There is a bulkhead about 30-feet out from this end of the home. No obvious or apparent movement was seen in the bulkhead or the retention wall, both of which appear to be functioning as intended. Minor insignificant cracking was observed in the stonework of the retaining wall. See the attached drawing showing location of the fault and retention walls.
- 8) A bulkhead adjacent to the one mentioned above is failing. The soil fault line is parallel to the failing bulkhead and appears to be related to this bulkhead movement. The failing bulkhead appears to be related to the fault that is forming alongside the house, since the line of soil movement/faulting is connected and continuous.

Discussion, Conclusions and Recommendations

This home has a normal differential of 1.0-inches and no abnormal floor slopes. Homes of this type normally have less than 1.5-inches of differential, and slopes less than 1-inch in 15-feet if the foundation is performing as intended. The intended elevation is probably about 8.0-inches as indicated on the attached drawing. The elevation contours and lack of significant distress indicate the foundation is performing as intended. No foundation repairs are recommended, and the soil movement noted above has not affected the house foundation.

The soil fault line appears to be caused by the bulkhead failure in the adjacent lot, not directly out from the end of the house in question. The newer bulkhead and the soil retention wall, both located directly out from this end of the house, as shown on the drawing, appear to be functioning as intended. However, the dynamics of the soil movement is not clear, and I recommend a bulkhead specialist review this situation as soon as possible to make recommendations for stopping the soil movement.

I recommend that you monitor for and correct any ponding water or soil cavities that may occur. Water that ponds near the foundation or flows into cavities may cause differential movements resulting in damage to the structure. Do not fill low areas with rock, gravel, or sand since water migrates through these and may still get under the house. Do not use French Drains within 20-ft of the foundation.

Conclusions and recommendations in this report are the opinions of this engineer. Future performance of the foundation is not guaranteed. Our inspection of this home does not assure the structure or systems comply with building codes or manufacturer requirements. See the attached terms and conditions for reliance on this report. If you have any questions please call.

Sincerely,



Tony S. Knight, P.E.



08/31/23

TERMS AND CONDITIONS

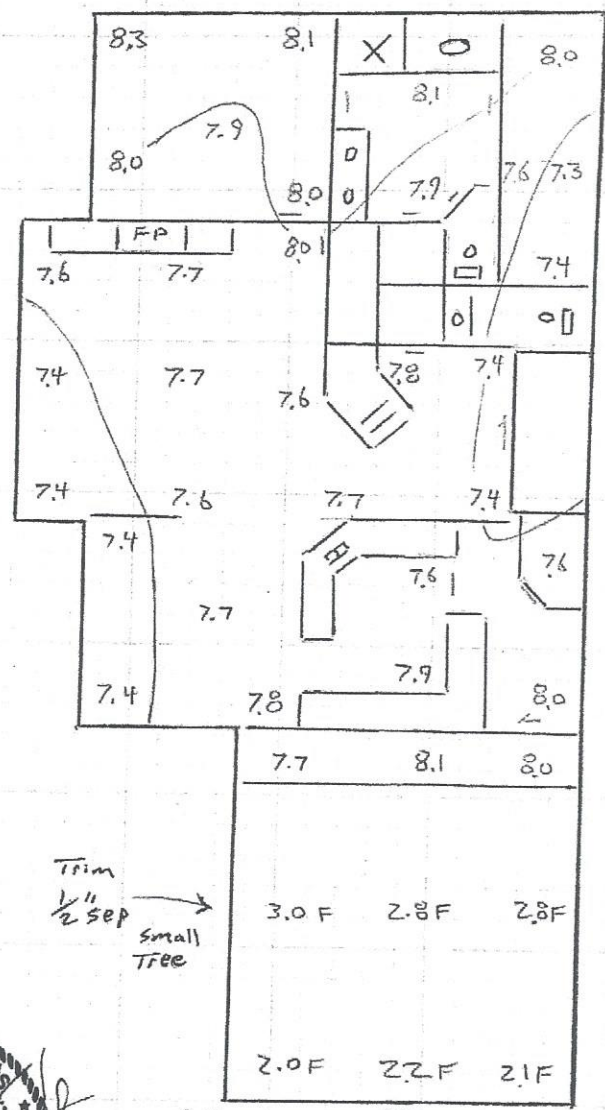
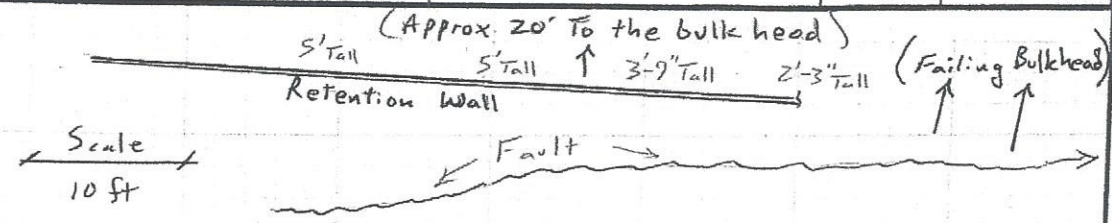
1. This report is based upon visual observations, audible and operational test techniques and is furnished only as an "opinion". No representation is made concerning any other conditions or the future performance of any item.
2. This report reflects the condition of listed items at the time of inspection. We offer no comments concerning hidden defects or defects not reasonably observable at the time of our inspection; or of items that require the removal of floor coverings or furniture. For example, improper repairs covered by painting, floor coverings, wall coverings or furniture may conceal damage that cannot be observed by the Inspector. Therefore, no opinion can be expressed regarding that concealed damage.
3. Except as specifically stated in this report, this report offers no guarantee or warranty of merchantability, or fitness for use, regarding the conditions of this property or items and components inspected and this report should not be relied upon as such. This opinion addresses only the current condition of the items reported on, utilizing the manner and extent of inspection stated in paragraph 1 above. If a more detailed inspection is requested then additional written specifications detailing such manner and extent of inspection, as well as the cost thereof shall be made.
4. This report is not a certification that items observed comply with applicable home codes, deed restrictions, or manufacturer's installation instructions.
5. The client must notify KESCORP in writing, of any complaints, within seven (7) days of the inspection, and must thereafter allow prompt re-inspection of the item(s) complained thereof. Otherwise, the client waives all claims for damages resulting from such complaint.
6. Our inspection and report are performed only for the person, individual, or company named in the report. The report is not transferable to any other person or company, and no other person may place reliance upon the content or conclusions.
7. If the client institutes any legal action concerning this inspection and fails to prevail on all of the causes of action alleged, the client shall be liable to KESCORP for payment of all fees incurred in such action.
8. We do not:
 - Perform any water, air, soil or material content evaluations including those for health or environmental concerns such as asbestos, radon, lead paint, fungi, etc.
 - Inspect security systems, solar heating devices, water conditioning equipment, lightning protection, antenna, satellite TV, burglar alarm.
 - Burn fire in the fireplace(s).
 - Enter crawl areas or attic spaces where headroom is less than 3 feet or where other adverse conditions exist.
 - Walk on the roof where it could damage the roof materials or be unsafe for the Inspector.
 - Perform pressure tests on piping systems (i.e.: gas, water, sewer, etc.).
 - Report on cosmetic items such as soiled or torn wall or floor coverings, minor cracks in the brick veneer and concrete, peeling of wall paint, holes in walls, closet & cabinet doors off track, etc.
9. We recommend that all gas-fired furnaces be serviced annually to verify safe performance and to remove rust and scale buildup that has accumulated on the heat exchanger, burner, or other components.
10. Notice: You the buyer have other rights and remedies under the Texas Deceptive Trade Practices - Consumer Protection Act which are in addition to any remedy which may be available under this contract. For more information concerning your rights, contact the consumer protection division of the Attorney General's Office, your Local District or County Attorney, or the attorney of your choice.

KNIGHT Engineering Services

Name: Koon
File #: 2308124

Details and Observations:
Siding: Front Stone Back " Sides "
Foundation: Slab B&B P/B PT
Stories: 1 2 Other: _____
Comments:
Floor Survey

Address: 200 Beacon Ln
Livingston TX 77351
Date: 08/28/23
Final Elevations
High: 8.3
Low: 7.3
 $\Delta = 1.0$
Total Supports
● Exterior N/A
■ Interior 1
of Days _____



Trim
1/2 sep
Small Tree



9.5 OH
8.8 OH
10.0 OH
Mult. Cracks
Sagging Lintel Approx. 1" Sag
Mult. Cracks

 **KNIGHT**
Engineering Services

P.O. Box 2586 Humble, Texas 77347 830 Wilson Road, Humble, Texas 77338
281-548-2777 • Fax 281-548-2875

INVOICE

August 30th, 2023

Ray Koon
200 Beacon Ln.
Livingston TX 77351

Reference: Foundation Inspection at
200 Beacon Ln. in Livingston, TX 77351
KESCORP File No. 2308124

<u>Date</u>	<u>Service</u>	<u>Total</u>
08-28-2023	Foundation Inspection	\$700.00
08-28-2023	Paid by check	<u>-\$700.00</u>
Total Amount Due		\$ 0.00

REMIT TO: KESCORP - Knight Engineering Services Corporation
PO Box 2586
Humble, Texas 77347-2586

Tax ID: 76-0492672

Terms: Due upon Receipt

Contact: Joanne at 281-548-2777 for questions on payment

Thanks for Your Business!