

LIST · FOR MY CLIENTS AND MY NEIGHBORS

Preferred professionals

Lenders, inspectors, title, and the people who fix what breaks. With their license, their phone, and the date I last reviewed each category.



Lliliam Foster

FOSTER EVOLUTION · COMPASS RE TEXAS, LLC

Houston

THE LIST

People I have used, not people who pay me

Every name here is someone I have worked with or someone my clients have used. I receive no compensation for referring you to any of them, and that is the entire reason this list is worth anything.

HOW TO READ THIS LIST

Every entry carries the **license number** of whoever has one, so you can check it yourself: lenders at nmlsconsumeraccess.org, inspectors at trec.texas.gov.

And every category says when I last reviewed it. If you see an old date, ask me before you call.

Mortgage Lending & Pre-Approval Specialists

Trusted local lenders offering Conventional, FHA, VA, and Jumbo loan solutions with rapid underwriting turnaround. Reviewed: September 9, 2026.

- **David Herrera** — HomeView Lending
NMLS 2311843 · (832) 270-7611
david@homeviewlending.com
Español · English
Bilingual. Answers the phone and walks you through every step, in your language.
- **Rolando Martínez** — Streams Lending
NMLS 2462984 · (832) 764-6873
rolando@streamslending.com
Español · English
Bilingual. Clear communication from pre-approval to closing, in your language.
- **Lee Hunt** — NxtGen Mortgage
NMLS 298531 · (713) 677-4101
lee@nxtgenmortgage.com
English
Mortgage broker in The Woodlands.

Home Inspection

Independent, Texas-licensed home inspectors for your option period in Greater Houston. Reviewed: September 16, 2026.

- **Angel Medina** — Angel Home Inspections
TREC 24264 · (832) 388-5050
Español · English
Bilingual. Walks you through the inspection and the report in your language.
- **Sunbelt Inspections**
TREC 20775 (Marcus Staudt) · (281) 964-9798
Español · English
Spanish-speaking staff. Request your inspection on their website.
- **Russell Johnson** — Distinguished Inspections
TREC 9623 · (281) 793-0971
English
Home inspector.
- **Paul Ferguson** — A Plus Inspections of Texas
TREC 6883 · (713) 249-2618
English
Home inspector. Request your inspection on their website.

- **Lee Rushing** — ProVantage Inspections
TREC 21601 · (936) 900-3421
English
Home inspector. Book your appointment on their website.
- **Mike Weible** — MasterCraft Home Inspections
TREC 4596 · (281) 635-0298
English
Home inspector. Reach him by phone.

Title & Escrow Services

Reputable Houston title attorneys ensuring clean title search, lien resolution, and seamless closing experiences. Reviewed: September 9, 2026.

- **Magaly Mulhern** — University Title
(832) 852-5502
magaly.mulhern@universitytitle.com
Español · English
Bilingual escrow officer. Explains every document before you sign, and closes on time.
- **Nora Montalvo** — University Title
(832) 957-0241
nora.montalvo@universitytitle.com
Español · English
Bilingual senior escrow officer. Years of closings in The Woodlands; no question goes unanswered.

THE LIST · CONTINUED

Remodeling, Painting & Repairs

Painters, contractors, stucco and refinishing. Reviewed: September 17, 2026.

- **Carlos Miranda** — Painting
(346) 438-4077
Español · English
Bilingual. Interior and exterior painting.
- **Johnny Gavela** — Painting
(281) 701-9892
Español · English
Bilingual. Interior and exterior painting.
- **Manuel Espinosa** — Contractor
(832) 528-5775
Español · English
Bilingual general contractor.
- **Buffalo Stucco & Stone**
(713) 203-7277
Stucco and stone work in Houston.
- **Miracle Method**
(832) 698-6009
Bathtub, tile and countertop refinishing.

Cleaning Services

Housekeeping, move-in and move-out cleaning, and carpet cleaning. Reviewed: September 16, 2026.

- **Leydi Zavala** — House cleaning
(346) 329-8154
House cleaning in Houston.
- **Premium Cleaning Solutions**
(832) 696-9295
House cleaning.
- **Hilda Cruz** — House cleaning
(832) 638-6127
House cleaning.
- **Abigail** — House cleaning
(936) 499-9822
House cleaning.
- **Kiwi Carpet Cleaning**
(713) 595-0446
Carpet cleaning.
- **McGinnis Carpet Cleaning**
(281) 219-8181
Carpet cleaning in Houston.

Home Warranty

Coverage for appliances and systems after closing. Reviewed: September 16, 2026.

- **Amy Karels** — First American Home Warranty
(281) 541-3771
akarels@firstam.com
Home warranty representative.
- **Mauri Pfaff** — Choice Home Warranty
(888) 275-2980
mpfaff@chwpro.com
Home warranty representative.

THE LIST · CONTINUED

Electricians

Electrical repairs, panels and generators.

Reviewed: September 17, 2026.

- **Abash Services**
TECL 23318 · (281) 367-9362
Electrical contractor in Conroe.
- **Bales Electric**
TECL 20122 · (281) 367-4193
Electrical contractor in Conroe.
- **Bill Holmes** — Journeyman Electrician
(832) 347-8418
Electrician.

Air Conditioning & Heating (HVAC)

Service and repair for A/C and heating systems. Reviewed: September 16, 2026.

- **Darwin** — HVAC
(832) 931-7104
A/C and heating technician.

Roofing & Gutters

Roof repair and replacement, and gutter work. Reviewed: September 28, 2026.

- **Abraham Cruz** — Zennon Gutters
(832) 560-6737
Español · English
Bilingual. Gutter installation and repair.
- **Jeremy Fain** — Priority Roofs
(936) 548-9231
jeremy@priorityroofs.com
Roofing.
- **Roland Tillery** — Roofing
(832) 246-2757
Roofing.

Real Estate Photography & Video

Listing photos, video and virtual tours.

Reviewed: September 17, 2026.

- **Harold Rivero** — Listing Light Media
(346) 544-0288
listinglight.media@gmail.com
Real estate photography and video in Houston.
- **Zoe Zambrano** — Zoe Lenca Studio
(713) 485-9725
Español · English
Bilingual photographer in The Woodlands and Houston.
- **Gustavo Hurtado** — Altavista Photos
(346) 401-9817
Real estate photography.

THE LIST · CONTINUED

Pool Service

Pool maintenance and repair. Reviewed: September 16, 2026.

- **Hometown Pools**
(281) 367-4981
Pool service in Houston.
- **Make Em Blue**
(832) 465-5104
Pool service.

Lawn & Tree Service

Lawn care, landscaping and tree removal. Reviewed: September 17, 2026.

- **Top Cut Tree Services**
(281) 537-4292
Tree trimming and removal in Houston.
- **Bill Beals — Tree removal**
(281) 367-5448
Tree removal in Houston.
- **AIRMOW**
(281) 991-9992
Lawn service.
- **Angel Morales — Yard services**
(832) 413-7386
Lawn care and yard work.

Home Theater & Audio

Home theater, audio and smart-home installation. Reviewed: September 16, 2026.

- **Define Audio Video**
(713) 714-6204
Audio and video installation.
- **Home Entertainment Inc**
(281) 296-6600
Home theater installation.
- **Texas Home Theaters**
(281) 681-1373
Home theater installation in Houston.

Transportation Services

Executive transportation and limousine service. Reviewed: September 16, 2026.

- **BK Transportation**
(281) 431-8400
Transportation service.
- **C&S Executive Transportation**
(281) 367-7876
Executive transportation in Houston.
- **Corporate Limos of The Woodlands**
(281) 298-5466
Limousine service in The Woodlands.

Septic Systems

Septic inspection, pumping and repair. Reviewed: September 16, 2026.

- **Conroe Septic Services**
(936) 209-5078
Septic service in the Conroe area.

Land Surveyor

Property surveys for closings and fences.

Reviewed: September 16, 2026.

- **C&C Surveyor**
(281) 259-4377
Land surveys in Houston.

Mobile Notary

Notary who comes to you for signings.

Reviewed: September 16, 2026.

- **Deantez Willis** — Mobile notary
(281) 865-4029
Mobile notary.

Real Estate Signs

Yard signs, banners and printed signage.

Reviewed: September 17, 2026.

- **Fab Signs & Embroidery** — Lisa Jones · The Woodlands
(281) 999-7446
signs@gofabsigns.com
Yard signs and banners, made fast.

Real Estate Attorneys

Attorneys in Houston for contracts, disputes and closings that need legal counsel. Reviewed: September 17, 2026.

- **Lisbet Velázquez** — VPP Law Firm
State Bar of Texas 24153124 · (305) 549-8280
info@vpplawfirm.com
Español · English
They speak Spanish. Licensed in Texas since June 2026, and in Florida. Real estate and contracts.
- **Anabel King** — Wauson | King
(713) 449-8961
Español · English
Bilingual attorney in Houston.
- **Raúl Martínez** — RMS Law Firm
(713) 979-0033
Attorney in Houston.

If someone does not treat you the way you expected, tell me. It is the only way this list stays worth anything.

LET'S CONNECT

If any of these steps raises a question, call me.

I am an agent who builds relationships, not just closes transactions. And if someone in your circle is thinking about buying or selling, I would love to help them.

Lliliam Foster

REAL ESTATE ADVISOR · COMPASS

346-654-5577

lliliam@lliliamfoster.com

lliliamfoster.com · @lliliamfosterrealtor



Lliliam Foster, REALTOR® · Associated with Compass RE Texas, LLC. REALTOR® in Texas · Licensed Real Estate Broker in Florida.

I receive no compensation for referring you to anyone on this list. These are recommendations based on my experience and my clients', not endorsements or guarantees of their work: each is an independent business and you contract directly with them. Verify licenses and insurance yourself before hiring —the license numbers shown can be checked at nmlsconsumeraccess.org for lenders and trec.texas.gov for inspectors— and get more than one bid when the job is large. The details are the ones each professional gave me and are reviewed by category on the date shown next to each one; they can change. If someone does not treat you the way you expected, tell me: it is the only way this list stays worth anything.

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