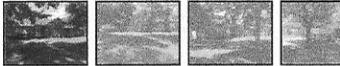


# Texas Listing Service

Texas' Leading Provider of Country Real Estate Services

## 100 E. Summit - Schulenburg 78956, Fayette County



ID No.: 104305  
Listing Type: For Sale, Auction  
List Price: \$284,900  
Use: Residential  
Building: Single Family Residence  
Status: Active

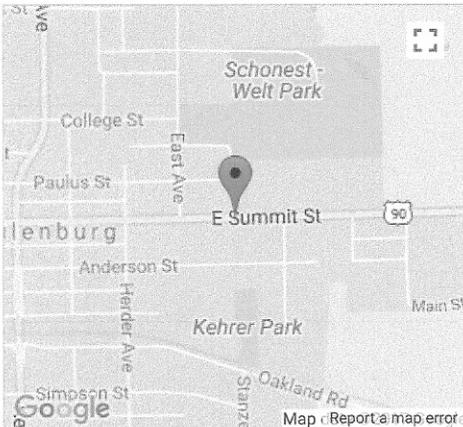


Buck Up Realty/My Real Estate  
Expert, LLC.

Office Phone: 9794210325

### Building Information

Size: 2,173 Sq. Ft.	Const. Type: Standard Frame	Levels: Single
Beds: 2	Exterior: Brick	Year Built: 1987
Baths: 2	Roof: Composition	Age Range: 5-20 Yrs
Other Features: Fireplace, Central Heat & Air, Garage/Carport		



### Land Information

Acreage: 0.58 Acres  
Mineral Conveyance: All  
Utilities: Public Water  
Frontage: Paved Road  
Improvements:  
Water Features:  
Terrain:  
Land Use:  
Maint. Fees:

### Tax Information

Tax Id No.: 44914 & 44915  
Taxes:  
Subdivision:  
School District: Schulenburg ISD  
Legal Description: #44914 - SUMMIT ADDN. (518) LOT 3 0.241 HSE, GAR, C/PORT, BLDG, STG & #44915 - SUM O MIT ADDN. (518) LOT 4 .3362 14,649 SFT, NO BLDGS OR M H

### Additional Information

Financing: Cash, Conventional, FHA, VA

Comments: This listing includes both: Fayette CAD #44914 & #44915. Great spacious 2 bedroom home! Fenced with great yards & shade! Great detached 2 car garage, with workshop area, room to park RV & upstairs storage. This property is being marketed via the Auction Method of Marketing. Tentative Auction date is September 5, 2017. More info coming soon. Seller is reviewing & encouraging offers before auction & has the right to accept or reject offers and the final bid price.

Directions: From Austin: Get on I-35 S/US-290 W. Merge onto TX-71 E toward Bastrop (Portions toll). Take the TX-71 Bus exit toward FM-609/La Grange. Keep left at the fork in the ramp. Merge onto W State Highway 71. Take the 1st right onto FM 609/FM-609. Turn left onto FM-2436/FM 2436. Turn right onto S US Highway 77/US-77 S. Continue to follow US-77 S. Turn left onto Summit St/US-90 E. 100 E Summit St, Schulenburg, TX 78956-1624, 100 E SUMMIT ST is on the left. From Houston: Merge onto I-10 W left toward San Antonio. Take the US-90 exit, EXIT 677. Turn left onto E US Highway 90/US-90 W. Continue to follow US-90 W. Home is on right.

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**Room Dimensions**  
for  
**100 E. Summit St., Schulenburg, Texas**

Utility Room: 7'8" by 12'4"

Informal Dining Room: 11'9" by 13'

Kitchen: 13' by 15'

Formal Dining Room: 17'7" by 12'

Bedroom 1: 11'3" by 13'

Guest Bathroom: 11'3" by 5'3" (Jack and Jill Sink)

Living Room: 16' by 24'2"

Back Bathroom: 5'4" by 5'

Master Bedroom: 16'10" by 14'4"

Master Bathroom: 16'5" by 21'6" (including walk-in closets)

Map



Property Details

<b>Account</b>	
<b>Property ID:</b>	44914
<b>Legal Description:</b>	SUMMIT ADDN. (518) LOT 3 0.241 HSE, GAR, C/PORT, BLDG, STG
<b>Geographic ID:</b>	66-0099-0000030-040
<b>Agent Code:</b>	
<b>Type:</b>	Real
<b>Location</b>	
<b>Address:</b>	100 E SUMMIT SCHULENBURG, TX 78956
<b>Map ID:</b>	
<b>Neighborhood CD:</b>	CSH
<b>Owner</b>	
<b>Owner ID:</b>	162265
<b>Name:</b>	BARTON ROBERT F EST
<b>Mailing Address:</b>	915 BENT CREEK CT RICHMOND, TX 77406-1245
<b>% Ownership:</b>	100.0%
<b>Exemptions:</b>	HS - Homestead For privacy reasons not all exemptions are shown online.

## Property Values

Improvement Homesite Value:	\$217,470
Improvement Non-Homesite Value:	\$0
Land Homesite Value:	\$10,500
Land Non-Homesite Value:	\$0
Agricultural Market Valuation:	\$0
Market Value:	\$227,970
Ag Use Value:	\$0
Appraised Value:	\$227,970
HS Cap:	\$0
Assessed Value:	\$227,970

**DISCLAIMER** Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

## Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	CENTRAL APPRAISAL DISTRICT	0.000000	\$227,970	\$227,970	\$0.00	
CSH	CITY OF SCHULENBURG	0.175000	\$227,970	\$224,970	\$393.70	
GFA	FAYETTE COUNTY	0.293000	\$227,970	\$217,470	\$637.19	
RFM	ROAD AND BRIDGE	0.155900	\$227,970	\$217,470	\$339.04	
SSH	SCHULENBURG ISD	1.270000	\$227,970	\$192,970	\$429.55	\$429.55
WFC	FAYETTE CO GWCD	0.014000	\$227,970	\$227,970	\$31.92	

**Total Tax Rate: 1.907900 Estimated Taxes With Exemptions: \$1,831.39 Estimated Taxes Without Exemptions: \$4,349.44**

## Property Improvement - Building

Type: RESIDENTIAL State Code: A1 Living Area: 2,173.00sqft Value: \$189,040

Type	Description	Class CD	Exterior Wall	Year Built	SQFT	
MA	MAIN AREA	MV6		BV	1987	2,173.00
CP	COVERED SLAB/CONCRETE	*				360.00
CP	COVERED SLAB/CONCRETE	*				44.00
OC	OPEN SLAB/CONCRETE	*				27.00

Type: MISCELLANEOUS IMPROVEMENT State Code: A1 Living Area: 0.00sqft Value: \$24,330

Type	Description	Class CD	Year Built	SQFT
DGVFG2	DGVFG2	*		624.00
STG11	STORAGE/UTILITY (15.00)	*	0	432.00
CCPL	CCPL	*		288.00
CCPL	CCPL	*		96.00
OC	OPEN SLAB/CONCRETE	*	0	2,094.00
OC	OPEN SLAB/CONCRETE	*	0	418.00
CMB6	METALLIC BLDG (8.00)	*	2012	360.00

Type: MISCELLANEOUS IMPROVEMENT State Code: A1 Living Area: 0.00sqft Value: \$4,100

Type	Description	Class CD	Exterior Wall	Year Built	SQFT	
PB2	PORTABLE BLDG (11.00)	*		MS	1998	120.00
PB2	PORTABLE BLDG (11.00)	*		MS	2012	120.00
TXCPA1	TX STYLE C/PORT (ROOF ONLY 4.35)	*			2012	360.00

## Property Land

Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
HS	HOMESITE	0.241	10,499.00			\$10,500	\$0

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2018	N/A	N/A	N/A	N/A	N/A	N/A
2017	\$217,470	\$10,500	\$0	\$227,970	\$0	\$227,970
2016	\$212,130	\$10,500	\$0	\$222,630	\$0	\$222,630
2015	\$206,790	\$5,770	\$0	\$212,560	\$0	\$212,560
2014	\$201,280	\$5,770	\$0	\$207,050	\$0	\$207,050
2013	\$201,280	\$5,770	\$0	\$207,050	\$0	\$207,050
2012	\$200,590	\$5,770	\$0	\$206,360	\$0	\$206,360
2011	\$200,590	\$5,770	\$0	\$206,360	\$0	\$206,360
2010	\$200,590	\$5,770	\$0	\$206,360	\$0	\$206,360
2009	\$200,590	\$5,770	\$0	\$206,360	\$0	\$206,360

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
4/15/2017			BARTON ROBERT F	BARTON ROBERT F EST			
	OT	Other	VOSS RONALD A	BARTON ROBERT F			0
	OT	Other	VOSS RONALD A	VOSS RONALD A			0

## Estimated Tax Due

**NOTE:** Indicated amount due may not reflect delinquent tax due beyond a 5 year history. Partial payments or contract payments may not be reflected. Quarterly payments according to Section 31.031 of the Texas Property Tax Code are not considered delinquent. For the most current tax due amount please contact the Appraisal District.

If Paid: 8/17/2017

\$ Other Payment Options (<https://certifiedpayments.net/Index.aspx?BureauCode=5690984>)

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees	Amount Due
2018	CITY OF SCHULENBURG	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2018	FAYETTE COUNTY	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2018	ROAD AND BRIDGE	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2018	SCHULENBURG ISD	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2018	FAYETTE CO GWCD	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	2018 Total:		N/A	N/A	N/A	N/A	N/A	N/A
2017	CITY OF SCHULENBURG	\$224,970	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	FAYETTE COUNTY	\$217,470	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	ROAD AND BRIDGE	\$217,470	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	SCHULENBURG ISD	\$192,970	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	FAYETTE CO GWCD	\$227,970	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2017 Total:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016	CITY OF SCHULENBURG	\$219,630	\$384.35	\$384.35	\$0.00	\$0.00	\$0.00	\$0.00
2016	FAYETTE COUNTY	\$212,130	\$621.54	\$621.54	\$0.00	\$0.00	\$0.00	\$0.00
2016	ROAD AND BRIDGE	\$212,130	\$330.71	\$330.71	\$0.00	\$0.00	\$0.00	\$0.00
2016	SCHULENBURG ISD	\$187,630	\$429.55	\$429.55	\$0.00	\$0.00	\$0.00	\$0.00
2016	FAYETTE CO GWCD	\$222,630	\$31.17	\$31.17	\$0.00	\$0.00	\$0.00	\$0.00
	2016 Total:		\$1,797.32	\$1,797.32	\$0.00	\$0.00	\$0.00	\$0.00
2015	CITY OF SCHULENBURG	\$209,560	\$366.73	\$366.73	\$0.00	\$0.00	\$0.00	\$0.00
2015	FAYETTE COUNTY	\$202,060	\$541.32	\$541.32	\$0.00	\$0.00	\$0.00	\$0.00
2015	ROAD AND BRIDGE	\$202,060	\$307.74	\$307.74	\$0.00	\$0.00	\$0.00	\$0.00
2015	SCHULENBURG ISD	\$177,560	\$429.55	\$429.55	\$0.00	\$0.00	\$0.00	\$0.00
2015	FAYETTE CO GWCD	\$212,560	\$31.88	\$31.88	\$0.00	\$0.00	\$0.00	\$0.00
	2015 Total:		\$1,677.22	\$1,677.22	\$0.00	\$0.00	\$0.00	\$0.00
2014	CITY OF SCHULENBURG	\$204,050	\$351.99	\$351.99	\$0.00	\$0.00	\$0.00	\$0.00
2014	FAYETTE COUNTY	\$196,550	\$525.38	\$525.38	\$0.00	\$0.00	\$0.00	\$0.00
2014	ROAD AND BRIDGE	\$196,550	\$298.76	\$298.76	\$0.00	\$0.00	\$0.00	\$0.00
2014	SCHULENBURG ISD	\$182,050	\$545.20	\$545.20	\$0.00	\$0.00	\$0.00	\$0.00
2014	FAYETTE CO GWCD	\$207,050	\$32.09	\$32.09	\$0.00	\$0.00	\$0.00	\$0.00
	2014 Total:		\$1,753.42	\$1,753.42	\$0.00	\$0.00	\$0.00	\$0.00
2013	CITY OF SCHULENBURG	\$204,050	\$351.99	\$351.99	\$0.00	\$0.00	\$0.00	\$0.00
2013	FAYETTE COUNTY	\$196,550	\$525.38	\$525.38	\$0.00	\$0.00	\$0.00	\$0.00
2013	ROAD AND BRIDGE	\$196,550	\$298.76	\$298.76	\$0.00	\$0.00	\$0.00	\$0.00
2013	SCHULENBURG ISD	\$182,050	\$545.20	\$545.20	\$0.00	\$0.00	\$0.00	\$0.00
2013	FAYETTE CO GWCD	\$207,050	\$33.13	\$33.13	\$0.00	\$0.00	\$0.00	\$0.00
	2013 Total:		\$1,754.46	\$1,754.46	\$0.00	\$0.00	\$0.00	\$0.00
2012	CITY OF SCHULENBURG	\$203,360	\$350.80	\$350.80	\$0.00	\$0.00	\$0.00	\$0.00
2012	FAYETTE COUNTY	\$195,860	\$562.70	\$562.70	\$0.00	\$0.00	\$0.00	\$0.00
2012	ROAD AND BRIDGE	\$195,860	\$258.54	\$258.54	\$0.00	\$0.00	\$0.00	\$0.00
2012	SCHULENBURG ISD	\$181,360	\$512.07	\$512.07	\$0.00	\$0.00	\$0.00	\$0.00

2012	FAYETTE CO GWCD	\$206,360	\$20.64	\$20.64	\$0.00	\$0.00	\$0.00	\$0.00
	2012 Total:		\$1,704.75	\$1,704.75	\$0.00	\$0.00	\$0.00	\$0.00
2011	CITY OF SCHULENBURG	\$203,360	\$350.80	\$350.80	\$0.00	\$0.00	\$0.00	\$0.00
2011	FAYETTE COUNTY	\$195,860	\$543.90	\$543.90	\$0.00	\$0.00	\$0.00	\$0.00
2011	ROAD AND BRIDGE	\$195,860	\$258.54	\$258.54	\$0.00	\$0.00	\$0.00	\$0.00
2011	SCHULENBURG ISD	\$181,360	\$512.07	\$512.07	\$0.00	\$0.00	\$0.00	\$0.00
2011	FAYETTE CO GWCD	\$206,360	\$20.64	\$20.64	\$0.00	\$0.00	\$0.00	\$0.00
	2011 Total:		\$1,685.95	\$1,685.95	\$0.00	\$0.00	\$0.00	\$0.00
2010	CITY OF SCHULENBURG	\$203,360	\$347.75	\$347.75	\$0.00	\$0.00	\$0.00	\$0.00
2010	FAYETTE COUNTY	\$195,860	\$543.12	\$543.12	\$0.00	\$0.00	\$0.00	\$0.00
2010	ROAD AND BRIDGE	\$195,860	\$257.36	\$257.36	\$0.00	\$0.00	\$0.00	\$0.00
2010	SCHULENBURG ISD	\$181,360	\$512.07	\$512.07	\$0.00	\$0.00	\$0.00	\$0.00
2010	FAYETTE CO GWCD	\$206,360	\$20.64	\$20.64	\$0.00	\$0.00	\$0.00	\$0.00
	2010 Total:		\$1,680.94	\$1,680.94	\$0.00	\$0.00	\$0.00	\$0.00
2009	CITY OF SCHULENBURG	\$203,360	\$347.75	\$347.75	\$0.00	\$0.00	\$0.00	\$0.00
2009	FAYETTE COUNTY	\$195,860	\$541.94	\$541.94	\$0.00	\$0.00	\$0.00	\$0.00
2009	ROAD AND BRIDGE	\$195,860	\$256.18	\$256.18	\$0.00	\$0.00	\$0.00	\$0.00
2009	SCHULENBURG ISD	\$181,360	\$512.07	\$512.07	\$0.00	\$0.00	\$0.00	\$0.00
2009	FAYETTE CO GWCD	\$206,360	\$20.64	\$20.64	\$0.00	\$0.00	\$0.00	\$0.00
	2009 Total:		\$1,678.58	\$1,678.58	\$0.00	\$0.00	\$0.00	\$0.00

#### DISCLAIMER

**DISCLAIMER** Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Map



Property Details

<b>Account</b>	
Property ID:	44915
Legal Description:	SUMMIT ADDN. (518) LOT 4 .3362 14,649 SFT, NO BLDGS OR M H
Geographic ID:	66-0099-0000040-040
Agent Code:	
Type:	Real
<b>Location</b>	
Address:	SUMMIT ST SCHULENBURG, 78956
Map ID:	
Neighborhood CD:	CSH
<b>Owner</b>	
Owner ID:	162265
Name:	BARTON ROBERT F EST
Mailing Address:	915 BENT CREEK CT RICHMOND, TX 77406-1245
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0
Improvement Non-Homesite Value:	\$0
Land Homesite Value:	\$0
Land Non-Homesite Value:	\$14,650
Agricultural Market Valuation:	\$0
Market Value:	\$14,650
Ag Use Value:	\$0
Appraised Value:	\$14,650
HS Cap:	\$0
Assessed Value:	\$14,650

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### Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	CENTRAL APPRAISAL DISTRICT	0.000000	\$14,650	\$14,650	\$0.00	
CSH	CITY OF SCHULENBURG	0.175000	\$14,650	\$14,650	\$25.64	
GFA	FAYETTE COUNTY	0.293000	\$14,650	\$14,650	\$42.92	
RFM	ROAD AND BRIDGE	0.155900	\$14,650	\$14,650	\$22.84	
SSH	SCHULENBURG ISD	1.270000	\$14,650	\$14,650	\$186.06	
WFC	FAYETTE CO GWCD	0.014000	\$14,650	\$14,650	\$2.05	

**Total Tax Rate: 1.907900 Estimated Taxes With Exemptions: \$279.51 Estimated Taxes Without Exemptions: \$279.51**

### Property Improvement - Building

### Property Land

Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RV	RESIDENTIAL VACANT	0.3362	14,649.00			\$14,650	\$0

### Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2018	N/A	N/A	N/A	N/A	N/A	N/A
2017	\$0	\$14,650	\$0	\$14,650	\$0	\$14,650
2016	\$0	\$14,650	\$0	\$14,650	\$0	\$14,650
2015	\$0	\$8,060	\$0	\$8,060	\$0	\$8,060
2014	\$0	\$8,060	\$0	\$8,060	\$0	\$8,060
2013	\$0	\$8,060	\$0	\$8,060	\$0	\$8,060
2012	\$0	\$8,060	\$0	\$8,060	\$0	\$8,060
2011	\$0	\$8,060	\$0	\$8,060	\$0	\$8,060
2010	\$0	\$8,060	\$0	\$8,060	\$0	\$8,060
2009	\$0	\$8,060	\$0	\$8,060	\$0	\$8,060

### Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
4/15/2017			BARTON ROBERT F	BARTON ROBERT F EST			
	OT	Other	FRANK RALPH A & LOU	BARTON ROBERT F			0
	OT	Other	FRANK RALPH A TRUSTEE	FRANK RALPH A & LOU			0

## Estimated Tax Due

**NOTE:** Indicated amount due may not reflect delinquent tax due beyond a 5 year history. Partial payments or contract payments may not be reflected. Quarterly payments according to Section 31.031 of the Texas Property Tax Code are not considered delinquent. For the most current tax due amount please contact the Appraisal District.

If Paid: 8/17/2017

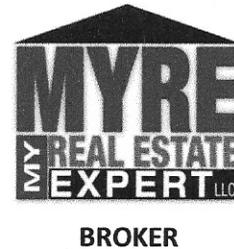
\$ Other Payment Options (<https://certifiedpayments.net/Index.aspx?BureauCode=5690984>)

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees	Amount Due
2018	CITY OF SCHULENBURG	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2018	FAYETTE COUNTY	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2018	ROAD AND BRIDGE	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2018	SCHULENBURG ISD	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2018	FAYETTE CO GWCD	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	2018 Total:		N/A	N/A	N/A	N/A	N/A	N/A
2017	CITY OF SCHULENBURG	\$14,650	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	FAYETTE COUNTY	\$14,650	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	ROAD AND BRIDGE	\$14,650	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	SCHULENBURG ISD	\$14,650	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	FAYETTE CO GWCD	\$14,650	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2017 Total:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016	CITY OF SCHULENBURG	\$14,650	\$25.64	\$25.64	\$0.00	\$0.00	\$0.00	\$0.00
2016	FAYETTE COUNTY	\$14,650	\$42.92	\$42.92	\$0.00	\$0.00	\$0.00	\$0.00
2016	ROAD AND BRIDGE	\$14,650	\$22.84	\$22.84	\$0.00	\$0.00	\$0.00	\$0.00
2016	SCHULENBURG ISD	\$14,650	\$186.06	\$186.06	\$0.00	\$0.00	\$0.00	\$0.00
2016	FAYETTE CO GWCD	\$14,650	\$2.05	\$2.05	\$0.00	\$0.00	\$0.00	\$0.00
	2016 Total:		\$279.51	\$279.51	\$0.00	\$0.00	\$0.00	\$0.00
2015	CITY OF SCHULENBURG	\$8,060	\$14.11	\$14.11	\$0.00	\$0.00	\$0.00	\$0.00
2015	FAYETTE COUNTY	\$8,060	\$21.59	\$21.59	\$0.00	\$0.00	\$0.00	\$0.00
2015	ROAD AND BRIDGE	\$8,060	\$12.28	\$12.28	\$0.00	\$0.00	\$0.00	\$0.00
2015	SCHULENBURG ISD	\$8,060	\$93.21	\$93.21	\$0.00	\$0.00	\$0.00	\$0.00
2015	FAYETTE CO GWCD	\$8,060	\$1.21	\$1.21	\$0.00	\$0.00	\$0.00	\$0.00
	2015 Total:		\$142.40	\$142.40	\$0.00	\$0.00	\$0.00	\$0.00
2014	CITY OF SCHULENBURG	\$8,060	\$13.90	\$13.90	\$0.00	\$0.00	\$0.00	\$0.00
2014	FAYETTE COUNTY	\$8,060	\$21.55	\$21.55	\$0.00	\$0.00	\$0.00	\$0.00
2014	ROAD AND BRIDGE	\$8,060	\$12.25	\$12.25	\$0.00	\$0.00	\$0.00	\$0.00
2014	SCHULENBURG ISD	\$8,060	\$93.21	\$93.21	\$0.00	\$0.00	\$0.00	\$0.00
2014	FAYETTE CO GWCD	\$8,060	\$1.25	\$1.25	\$0.00	\$0.00	\$0.00	\$0.00
	2014 Total:		\$142.16	\$142.16	\$0.00	\$0.00	\$0.00	\$0.00
2013	CITY OF SCHULENBURG	\$8,060	\$13.90	\$13.90	\$0.00	\$0.00	\$0.00	\$0.00
2013	FAYETTE COUNTY	\$8,060	\$21.55	\$21.55	\$0.00	\$0.00	\$0.00	\$0.00
2013	ROAD AND BRIDGE	\$8,060	\$12.25	\$12.25	\$0.00	\$0.00	\$0.00	\$0.00
2013	SCHULENBURG ISD	\$8,060	\$93.69	\$93.69	\$0.00	\$0.00	\$0.00	\$0.00
2013	FAYETTE CO GWCD	\$8,060	\$1.29	\$1.29	\$0.00	\$0.00	\$0.00	\$0.00
	2013 Total:		\$142.68	\$142.68	\$0.00	\$0.00	\$0.00	\$0.00
2012	CITY OF SCHULENBURG	\$8,060	\$13.90	\$13.90	\$0.00	\$0.00	\$0.00	\$0.00
2012	FAYETTE COUNTY	\$8,060	\$23.16	\$23.16	\$0.00	\$0.00	\$0.00	\$0.00
2012	ROAD AND BRIDGE	\$8,060	\$10.64	\$10.64	\$0.00	\$0.00	\$0.00	\$0.00
2012	SCHULENBURG ISD	\$8,060	\$94.85	\$94.85	\$0.00	\$0.00	\$0.00	\$0.00

2012	FAYETTE CO GWCD	\$8,060	\$0.81	\$0.81	\$0.00	\$0.00	\$0.00	\$0.00
	2012 Total:		\$143.36	\$143.36	\$0.00	\$0.00	\$0.00	\$0.00
2011	CITY OF SCHULENBURG	\$8,060	\$13.90	\$13.90	\$0.00	\$0.00	\$0.00	\$0.00
2011	FAYETTE COUNTY	\$8,060	\$22.38	\$22.38	\$0.00	\$0.00	\$0.00	\$0.00
2011	ROAD AND BRIDGE	\$8,060	\$10.64	\$10.64	\$0.00	\$0.00	\$0.00	\$0.00
2011	SCHULENBURG ISD	\$8,060	\$95.12	\$95.12	\$0.00	\$0.00	\$0.00	\$0.00
2011	FAYETTE CO GWCD	\$8,060	\$0.81	\$0.81	\$0.00	\$0.00	\$0.00	\$0.00
	2011 Total:		\$142.85	\$142.85	\$0.00	\$0.00	\$0.00	\$0.00
2010	CITY OF SCHULENBURG	\$8,060	\$13.78	\$13.78	\$0.00	\$0.00	\$0.00	\$0.00
2010	FAYETTE COUNTY	\$8,060	\$22.35	\$22.35	\$0.00	\$0.00	\$0.00	\$0.00
2010	ROAD AND BRIDGE	\$8,060	\$10.59	\$10.59	\$0.00	\$0.00	\$0.00	\$0.00
2010	SCHULENBURG ISD	\$8,060	\$96.07	\$96.07	\$0.00	\$0.00	\$0.00	\$0.00
2010	FAYETTE CO GWCD	\$8,060	\$0.81	\$0.81	\$0.00	\$0.00	\$0.00	\$0.00
	2010 Total:		\$143.60	\$143.60	\$0.00	\$0.00	\$0.00	\$0.00
2009	CITY OF SCHULENBURG	\$8,060	\$13.78	\$13.78	\$0.00	\$0.00	\$0.00	\$0.00
2009	FAYETTE COUNTY	\$8,060	\$22.30	\$22.30	\$0.00	\$0.00	\$0.00	\$0.00
2009	ROAD AND BRIDGE	\$8,060	\$10.54	\$10.54	\$0.00	\$0.00	\$0.00	\$0.00
2009	SCHULENBURG ISD	\$8,060	\$96.62	\$96.62	\$0.00	\$0.00	\$0.00	\$0.00
2009	FAYETTE CO GWCD	\$8,060	\$0.81	\$0.81	\$0.00	\$0.00	\$0.00	\$0.00
	2009 Total:		\$144.05	\$144.05	\$0.00	\$0.00	\$0.00	\$0.00

## DISCLAIMER

**DISCLAIMER** Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.



## REAL ESTATE AUCTION TERMS AND CONDITIONS

Thank you for attending today's auction. Good luck!

All bidders must register acknowledging that they have read and agree to these "Terms and Conditions" of the sale as outlined prior to bidding. It is important that you familiarize yourself with the terms and conditions as all sales are final and irrevocable. The terms of sale are non-negotiable. Registration at the auction finalizes each bidder's agreement to the terms and conditions of the sale. Do not bid until you have read the terms and conditions. Bidders may register online to bid on the specific property in question. **There is no fee to register although a valid credit card will be required to verify identity and funds.** By bidding you are representing to Buck Up Enterprises, LLC., Buck Up Auctions, Buck Up Realty/My Real Estate Expert, LLC., ("Agent" and/or "Auctioneer") and the seller that you have read and agree to be bound by the terms and conditions for this sale as stated herein. If you do not agree with any of the terms and conditions stated **DO NOT BID** or you will be bound by those terms and conditions. By bidding you agree to all disclosures.

**Auctioneer's Note:** Buck Up! Enterprises, LLC – dba Buck Up Auctions, in conjunction with My Real Estate Expert, LLC./ Buck Up Realty, has been contracted to sell real property for the Estate of Robert F. Barton.

### Property Descriptions:

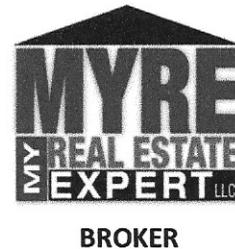
**SUMMIT ADDN. (518) LOT 3 0.241 HSE, GAR, C/PORT, BLDG, STG – FAYETTE CAD #44914**

**AND**

**SUMMIT ADDN. (518) LOT 4 .3362 14,649 SFT, NO BLDGS OR M H – FAYETTE CAD # 44915**

**Auction Method: Online Bidding to open when Terms & Conditions are approved by seller & property auction is uploaded to bidding platform. Online auction is scheduled to end on September 5, 2017 at 7:00 PM – Central Time**

**As soon as the auction is exported you will be able to make an offer on the property. The online auction will officially open for bidding on Friday, September 1, 2017 & close at 7PM on Tuesday, September 5, 2017. By Pre-Bidding BEFORE the online auction opens for bidding, you are agreeing that you are willing to pay the price you enter. Auctioneer**



**and Bid Assistants will be available to assist you with app downloads, registering to bid, & provide guidance, regarding the bidding process.**

**Inspection/Preview:** All prospective buyers on dwellings must have a real estate professional with them during preview. Please call to schedule. **Scheduled property preview dates & times are as follows: Saturday, August 26<sup>th</sup> from 10AM-4PM & Saturday, September 2<sup>nd</sup> from 10AM-4PM & Sunday, September 3<sup>rd</sup> from 12PM to 3PM.** Dates and times may be adjusted. Please call or text Heather at 979.421.0325 to confirm or email at [heather@buckupauctions.com](mailto:heather@buckupauctions.com)

**There is NO BUYERS PREMIUM in the sale of this property.**

**Announcements:** All announcements made the day of auction take precedence over any and all previously written advertisements or any prior written or verbal terms of sale. Updates and announcements will be made via the bidding app & may be made throughout the offer and bidding process. Seller reserves the right to withdraw property from auction at any time.

**Earnest Money:** Upon the completion of the live auction the winning bidder will immediately make an earnest money down payment. The required down payment is **\$5,000.00 U.S. Dollars.**

The earnest money will be made in the form of a personal (**funds verified**) or cashier's check payable to Botts Title Company in LaGrange, TX. The remainder of the purchase price is due upon closing.

**BIDDING IS NOT CONTINGENT UPON FINANCING.**

**Proof of funds or Letter from your bank will need to be provided to Auctioneer/Agent, no later than September 5, 2017 – 5PM. Bidding abilities may be denied until funds are verified.**

**Minerals: All owned mineral rights associated with this property will convey to the new buyer.**

**Documentation:** Upon the completion of the auction the winning bidder will sign a contract and any supporting documents once Auctioneer/Broker receives Sellers bid approval. The contract will be on Texas Real Estate Commission and/or Texas Association of Realtors promulgated forms.

**Completion of Purchase Documentation for Real Estate:** The Auctioneer or Title Company shall contact approved buyer, within 24 hours immediately following the close of the auction. Buyer shall have two (2) days following the auction to return all completed Texas Association of Realtors (TAR) documents or shall be subject to paying a liquidated damages amount equal to the down payment. If you wish to have the purchase documents reviewed by an attorney, please contact Auctioneer **PRIOR** to the Auction and we will provide them to you for review so as to not delay the post auction process.

**Bidding Process:** No bid may be withdrawn by a bidder once made to the Auctioneer or bidding platform. All bids are an irrevocable offer to buy and shall remain valid and enforceable to until the Auctioneers declares the property "sold" and the auction has concluded. The Auctioneer reserves the right, but has no obligation, to bid on behalf of the seller. The seller has the right to accept or reject all bids. The Auctioneer will control any increments of bidding. The bidder's number is nontransferable.



**Internet Bidding:** This auction will feature online bidding. Bids may be taken from both online bidders and bidders placing their max bid, allowing the platform to bid on their behalf. The sale will be controlled both by the auctioneer personally and by the online bidding program. Auctioneer and Bid Assistants will be available at scheduled preview days and day of sale to assist with app downloads & bidding questions. Buck Up Auctions, My Real Estate Expert, LLC., Buck Up Realty and its affiliates and assigns are not responsible for malfunctions or system errors which cause a bid or bidder to fail to be recognized or registered. In the event of a dispute or loss of internet bidding platform functionality, the online bidders and bidders that have placed a max bid, accept that the auctioneer may re-open the bidding at the auctioneer's sole discretion and shall serve as the sole arbiter as to who is or is not allowed to bid.

**Acceptance of Bid Price:** Seller has the right to accept and reject any and all bids or counter the high bid of the property. The Seller is responsible to honor their bid until the seller rejects the high bid in writing. Auction Company will make every effort to receive full acceptance upon the final bid of the live auction. Seller may choose to extend the online auction, if the reserve price is not met.

**Real Estate Taxes and Assessments:** Property taxes for 2017 will be prorated to the date of closing. The buyer(s) will be responsible for all taxes imposed after the execution of the General Warranty Deed.

**Rollback Taxes:** The buyer will be responsible for any "rollback" property taxes. Rollback taxes may occur when the new buyer intends to use the property differently than it's current use. An example: a property being used for ag production changing to commercial use – non-ag related. Contact Auctioneer/Agent for further explanation.

**Closing:** Will take place on or before October 20, 2017 at Botts Title Company in LaGrange, TX or as soon as applicable closing documents, and due diligence has been completed.

**Existing Leases:** None

**Possession:** Buyer will take full possession upon closing and funding. Early possession will not be granted prior to closing.

**Title:** A General Warranty Deed shall be executed by the Administrator of the Estate of Robert F. Barton, conveying the real estate to the buyer(s). Seller shall furnish to Buyer at Seller's expense an owner policy of title insurance. Title will be issued by the selected title company in the amount of the sales price. In the event that an issue arises when title is pulled. The seller will have 120 days to remedy the issue, or terms agreed to between buyer and seller. In the event that the issue cannot be remedied, Seller will refund the buyer's premium (if applicable) & earnest money to buyer.

**Easements and Leases:** Buyer understands that the sale of the property is subject to all leases and easements that are recorded.

**Property Dwelling Type:** Residential



**Sewer and Water: City Utilities** - The cost of connecting water service is the sole responsibility of the buyer.

**Survey:** Estate does have a survey on the property. This is in the Property Information Packet (PIP). Buyers will be responsible for any additional survey costs desired or required. The advertised legal description including but not limited to acreage, square footages, and any other measurements are approximate and have been assessed based on Appraisal District records, aerial photos, or other reliable sources. Information supplied by Auctioneer should not be deemed reliable and prospective buyer should verify all legal descriptions and boundary lines.

**Information of Brokerage Agency:** Buck Up! Enterprises, LLC – dba Buck Up Auctions, in conjunction with My Real Estate Expert, LLC./ Buck Up Realty and auction/realty personnel are exclusive agents of the seller. An Information about Brokerage Services (IABS) form (TREC No. OP-K) is supplied in the PIP package. Texas Law requires all real estate licensees to supply this form to all prospective buyers, tenants, and sellers and landlords.

**Broker Registration:** Brokers/Agents must accompany their client at all showings & register their client by 5:00 pm on the business day immediately preceding the close of the auction via the Broker Participation Form, no exceptions. A commission of 3% of the total sales price will be paid to any registered broker whose client purchases real estate at the auction and closes in full. It is the responsibility of any agent representing a client to have completed and returned the Broker Participation Form by the published deadline. No registration forms will be accepted at the auction. Brokers MUST attend the auction with their client or be present as their client executes any online bidding. Broker must also accompany their buyer to all previews and inspections.

**Breach or Failure to Close (Default):** If any conditions contained herein are not complied with by the buyer, or the buyer fails to close in accordance with the Real Estate Contract of Purchase, the earnest money deposit will be forfeited as liquidated damages. However, such forfeiture shall not preclude Buck Up Auctions or the seller from enforcing additional remedies available as detailed in the Real Estate Contract of Purchase.

**Environmental Disclaimer:** The seller and Buck Up! Enterprises, LLC. – dba Buck Up Auctions, My Real Estate Expert, LLC./Buck Up Realty, agents, contractors, employees, affiliates and assigns do not warrant or covenant with buyers with respect to the existence or nonexistence of any pollutants, contaminants, mold, or hazardous waste prohibited by federal, state, or local law or claims based thereon arising out of the actual or threatened discharge, release, disposal, seepage, migration or escape of such substances at, from or into the demised premises. Buyer is to rely upon their own environmental audit or examination of the premises.

**Disclaimer:** Information supplied in this property information package (PIP) and all supplied material is subject to the terms and conditions in this agreement. The property described in this (PIP) is being offered to the highest bidder “AS IS”, “Where IS” and no warranty or guaranty is expressed or implied, concerning the property made by the Seller, Auction Company or broker. Each potential buyer is encouraged to perform his/her own independent inspections, inquiries and due diligence concerning the described property (at buyer’s expense). The information is being furnished to



bidders for the bidder's convenience and it is the responsibility of the bidder to determine that information contained herein is accurate and complete. Any reliance on the contents shall be solely at the recipient's risk. Buyer agrees to accept property with its current zoning, easements, and any and all right-of-ways that carry with it. All information is taken from sources deemed to be accurate and reliable, all measurements are approximate and not to scale. The seller and the auctioneers, Buck Up Enterprises, LLC. – dba Buck Up Auctions, My Real Estate Expert, LLC./Buck Up Realty, contractors, employees, firm, brokers, affiliates or assigns assume no liability in this matter. Any and all announcements made the day of auction take precedence over any and all previously written advertisements or any prior written or verbal terms of sale but shall in no event form the basis of any representation or warranty by seller or auctioneers. **Auctioneer has a right to accept or reject all bids. The Seller and Auction Company reserve the right to prohibit any person from bidding not in good standing with Auction Company and or Broker. In case of a tie or disputed bid, the Auctioneer reserves the right to re-open the bidding to determine the highest bid and settle the disputed bid. This is at the sole discretion of the Auctioneer. All decisions made by Auctioneer and or Broker are final.**

**Indemnification of Agent and Closer:** Buyer jointly and agrees to indemnify and hold closer and agent their agents, principals, associates, affiliates, assigns and employees harmless against any and all losses, claims, damages or liabilities and expenses not resulting from agent or closer's bad faith or gross negligence, including costs of investigation, attorney fees, and disbursements, which may be imposed upon or incurred by agent or closer hereunder relative to the performance of their duties related to the parties or the property, including without limitation any litigation arising from or in respect of this contract or the transactions contemplated hereby. Closer and agent shall not be liable for any error of judgment or for any act done or omitted by them in good faith. Closer and agent are authorized to act on any document believed by them in good faith to be executed by the proper party or parties, and will incur no liability in so acting. Closer and agent are in all respects and for all purposes third party beneficiaries of this contract to the extent that this contract would entitle them to rights or benefits if they were signatory parties hereto, and each of them is entitled to enforce such rights and benefits, as herein provided, to the same extent they would be entitled if they were such signatory parties. ANY INDEMNIFICATION, DEFENSE OR HOLD HARMLESS OBLIGATION OF BUYER FOR THE BENEFIT OF SELLER, CLOSER, OR AGENT IN THIS CONTRACT SHALL SURVIVE THE CLOSING AND/OR TERMINATION OF THIS CONTRACT. **Corrections or Amendments:** Any corrections and or amendments will be posted to the Auctioneers Website at [www.buckupauctions.com](http://www.buckupauctions.com) and [www.myrealestateexpert.com](http://www.myrealestateexpert.com). prior to the live auction. Prospective buyer(s) will be solely responsible for reviewing any and all possible updated material.

**Buck Up! Enterprises, LLC – dba Buck Up Auctions, at (979)421-0325.**



**BUYER REPRESENTATION FORM**

- I have read and agree to the Terms and Conditions of the auction sale as set forth herein.
- I have read, understand and agree to all of the terms and conditions in the Real Estate Contract of Purchase and will sign the Real Estate Contract of Purchase without making any changes to the pre-printed text.
- I understand that I do **NOT** have an agency relationship with Buck Up! Enterprises, LLC. – dba Buck Up Auctions, My Real Estate Expert, LLC./Buck Up Realty, its auctioneers, contractors, employees, brokers, affiliates, or assigns and all parties associated with.
- I accept full responsibility for due diligence on the real estate on which I am bidding.
- I understand that all real estate will be sold **“AS IS, WHERE IS. WITH NO GUARANTEES OR WARRANTIES EITHER EXPRESSED OR IMPLIED”**.
- I understand if I am the successful high bidder the sale of the property is not contingent upon obtaining a certificate of occupancy.
- I understand that, in the event I am the successful high bidder, and if I fail to close per the Real Estate Contract of Purchase, my earnest money deposit will be forfeited.
- I understand that, in the event I am the successful high bidder in a reserve auction, the seller has two (2) business days to accept or reject the high bid and that my offer is irrevocable during that time period.
- I understand this agreement will become part of the Real Estate Contract of Purchase if I am the successful high bidder.
- In the case of conflict between the Real Estate Contract of Purchase and these Conditions of Auction Sale for Real Estate, that the Real Estate Contract of Purchase shall take precedence.

**BY SIGNING BELOW AND BIDDING, YOU HAVE ACCEPTED THESE TERMS AND CONDITIONS OF AUCTION SALE.**

Signature	
Printed Name	
Title (If Business)	
Company	
Physical Address	
City/State/Zip	
Phone	
Fax	
Email Address	

**SURVEY MAP OF:**

**0.3578 ACRES OF LAND, BEING ALL OF LOTS 3 AND 4 OF THE SUMMIT ADDITION TO THE CITY OF SCHULENBURG, A SUB-DIVISION IN FAYETTE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 2 PAGE 18, OF THE PLAT RECORDS OF FAYETTE COUNTY, TEXAS, LOCATED AT 100 EAST SUMMIT STREET IN SCHULENBURG.**

(EAST 98.00')  
N89°47'14"E 97.99'

SCALE 1" = 50'

NOTE: This survey was prepared without the benefit of a title commitment, and all of the easements, restrictions, and other matters of record which affect this tract may not be shown hereon.

**SUMMIT STREET  
Highway 90**

(EAST 70.00')  
S89°56'20"E 69.93'  
(EAST 210.00')  
N89°58'57"E 209.99'

(EAST 167.70')  
S89°30'38"E 168.00'

S89°13'47"W 80.00' (WEST 80.00')  
S89°13'47"W 95.20' (WEST 90.00')  
S89°31'4"W 162.23' (WEST 162.40')

**SUMMIT ADDITION  
2/18**

Lot 1  
Kurt Vornsand (Lot 1 Block 16) City of Schulemburg 1049/77

Lot 2  
Frank J. Tilicek, III & Ginger D. Tilicek (First Tract- Lots 1 & 2- of the Summit Addition) 1238/726

Lot 3  
Robert F. Barton & Anita Y. Barton (Lots 3 & 4) 715/572

Lot 4  
Henry Nieto & Kelli S. Walker (Lot 5) 1068/673

Lot 5  
Mark Besetzny & Linda Besetzny (Lots 7 & 8) 908/667

Lot 6

**HERDER AVENUE**

NORTH 150.09' (NORTH 150.00') BEARING BASIS

(NORTH 150.00')  
N00°03'49"E 150.29'

(NORTH 150.00')  
N00°36'30"E 150.55'

(NORTH 150.00')  
N00°00'36"E 149.90'

(NORTH 150.00')  
N02°40'53"E 80.56'

(EAST 90.00')  
N89°22'17"E 91.93'

S89°22'17"W 80.07'

**25' ALLEY**

S89°57'20"E 70.26' (WEST 70.00')

N89°28'22"W 167.66' (WEST 167.70')

(EAST 298.20')  
N89°54'54"E 298.24'

(EAST 90.00')  
N89°52'59"E 90.00'

(EAST 298.20')  
N89°54'54"E 298.24'

(EAST 90.00')  
N89°52'59"E 90.00'

THE STATE OF TEXAS \* \*  
COUNTY OF FAYETTE

The undersigned does hereby certify that survey was this day made on the ground of the property legally described hereon and is correct and that there are no boundary line conflicts, encroachments, shortages in area, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and said property has access to and from a dedicated road. This property is located in Zone X (other areas-areas determined to be outside the 1% annual chance of flood) according to the Federal Emergency Management Agency Flood Insurance Rate Map 480815 0575 C, dated October 17, 2006. THIS the 24th day of JULY, A.D., 2017.

(SOUTH 155.70')  
S00°03'19"W 156.34'

Frank J. Tilicek, III & Ginger D. Tilicek (part of Lot 20 and all of Lot 19-of the Summit Addition) 1238/726

Lot 19 of the Summit Addition 2/18

Lot 21 of the Summit Addition 2/18

Frank J. Tilicek, III & Ginger D. Tilicek (Second Tract- 0.629 acres- (Lots 22, 21, & part of Lot 20- of the Summit Addition) 1238/726

Lot 22 of the Summit Addition 2/18

Frank J. Tilicek, III & Ginger D. Tilicek (0.311 ac.) 1761/423

(SOUTH 150.00')  
S00°36'40"E 152.37'

(NORTH 150.00')  
N00°25'13"W 151.54'

(NORTH 150.00')  
N00°05'11"W 150.05'

(SOUTH 155.70')  
S00°03'19"W 156.34'

(SOUTH 150.00')  
S00°03'49"E 150.29'

(EAST 90.00')  
N89°22'17"E 91.93'

(EAST 298.20')  
N89°54'54"E 298.24'

(SOUTH 150.00')  
S00°36'40"E 152.37'

(NORTH 150.00')  
N00°25'13"W 151.54'

(NORTH 150.00')  
N00°05'11"W 150.05'

(EAST 90.00')  
N89°52'59"E 90.00'

**LEGEND**

- 1/2" Iron Rod Found
- ⊙ 3/8" Iron Rod Found
- 1/2" Iron Rod Set
- x- Wire Fence
- ||- Wood Fence
- - - Existing Utility Line
- ( ) Record Bearing & Distance

**HEARTIGE SURVEYING CO.**

727 West Point Loop, West Point, Texas 78963

C 198138 (979)242-3485

BY  Timothy D. Hearings  
Reg. Professional Surveyor No. 5036

# HEARITIGE SURVEYING, CO.

Tim D. Hearitige R.P.L.S. No. 5036 L.S.L.S.  
727 West Point Loop, West Point Texas 78963  
Phone No. (979) 242-3485

DATE	DESCRIPTION	CHARGES	CREDITS	BALANCE
8/03/2017	SURVEY MAP OF:  0.3578 ACRES OF LAND, BEING ALL OF LOTS 3 AND 4 OF THE SUMMIT ADDITION TO THE CITY OF SCHULENBURG, A SUB- DIVISION IN FAYETTE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 2 PAGE 18, OF THE PLAT RECORDS OF FAYETTE COUNTY, TEXAS. LOCATED AT 100 EAST SUMMIT STREET IN SCHULENBURG			
		TAX		
	TOTAL DUE			

198128

*You were quoted  
Jim did not note that on  
the work order. Total*

# What seller's have repaired or are repairing since inspection report

## I. STRUCTURAL SYSTEMS

### A. FOUNDATIONS

1. COASTAL BEND FOUNDATION REPAIR – Lifetime warranty is guaranteed warranty backed-up by a trust fund, which is transferable to the new buyer.

### C & D. ROOF COVERING MATERIALS & ROOF STRUCTURES & ATTICS

1. Seller is getting a new roof for the home, to be completed before closing, due to hail damage.
2. City has come out & trimmed tree limbs & lifted power lines.

### E. WALLS (INTERIOR AND EXTERIOR)

1. Soffit is being repaired.

### F. CEILINGS & FLOORS

1. All leaks have been repaired. Old Stains.

### J. FIREPLACES AND CHIMNEYS

1. Chimney is being inspected and a new damper block will be added if needed.
2. The C-clamp on the damper will be installed by James Miller.

### L. OTHER/PEST CONTROL

1. Any needed repairs were taken care of on 6/29/17.
2. Annual plan in place with Terminix through 6/30/18.
  - a. It will be up to new buyers to renew.

## II. ELECTRICAL SYSTEMS

### A. SERVICE ENTRANCE & PANELS

1. Limbs were trimmed & overhead wires were lifted by the City of Schulenburg.
2. Wiring in panel box being addressed by Leon's.

## III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

### A, B, & C HEATING EQUIPMENT, COOLING EQUIPMENT & DUCT SYSTEMS, CHASES, AND VENTS

1. Leon's AC is looking into and repairing heating and AC issues.
  - a. Insulation around the AC is not being addressed.
2. AC/Heat Checked today (8/22/17) by Leon's. Both systems checked out good.
3. Furnace will be cleaned out due to rust inside and a new connection will be installed to bring it to code.

## IV. PLUMBING SYSTEMS

### C. WATER HEATING EQUIPMENT

1. Leon's AC has repaired.

## OTHER REPAIRS & UPGRADES

1. 3 Brand New Toilets
2. Tile fixed in Master Bath
3. Handrail installed in work room.
4. New mulch and landscaping
5. New locks
6. Part for Ceiling fan is ordered



# BLUEBONNET REAL ESTATE INSPECTION SERVICE *Commercial & Residential*



P.O. Box 451 • La Grange, TX 78945  
(979)249-5665(LOOK) • Toll Free (866)249-5665(LOOK)  
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## PROPERTY INSPECTION REPORT

**Prepared For:** Becky Barton Covell & Terry Bennett  
(Name of Client)

**Concerning:** 100 E. Summit, Schulenburg, TX 78956  
(Address or Other Identification of Inspected Property)

**By:** Kevin M Ullrich, Lic #965 07/14/2017  
(Name and License Number of Inspector) (Date)

\_\_\_\_\_  
(Name, License Number of Sponsoring Inspector)

### PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at [www.trec.texas.gov](http://www.trec.texas.gov).

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000  
(<http://www.trec.texas.gov>).

*"We Make House Calls"*

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

#### **TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES**

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathroom, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as, smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the

potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

**INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.**

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**



**Structure Type:** Single Family

**Weather Conditions:** Sunny

**Occupied at time of inspection:** Yes, the property is occupied. Efforts were made to inspect as much as possible, however, due to the presence of personal items, many areas may not have been accessible.

**See Attached Addendum:** Inspection Agreement

**Exclusions:** The following are not checked or inspected unless otherwise stated: 1) cabinets and drawers. 2) wood burning stoves. 3) Antennae or lightning rods. 4) security systems. 5) solar systems. 6) refrigerators. 7) clothes washer & dryer. 8) humidifiers. 9) photocells. 10) electronic air filters. 11) utility meters & utility lines in yards. 12) fences & outbuildings. 13) propane/butane tanks. 14) sewer lines. 15) back flow devices. 16) air conditioners not tested if the ambient temperature is below 55 degrees F; heat pumps not tested if the temperature is above 65 degrees F (in the heat mode). 17) we do not check for microwave leakage. 18) self clean & time bake modes are not checked. 19) water purification and softener systems. 20) septic systems. 21) water quality or supply. 22) water heater relief valve not tested. 23) gas furnace heat exchanger not checked; no CO test done. 24) not all windows are opened. 25) floor condition can not be checked if carpeted or covered. 26) chimney draft not checked. 27) plumbing shut off valves are not turned. 28) we do not leak check pools or turn any control valves. 29) NO INSPECTIONS OR TESTS WERE PERFORMED ON THE INSPECTED PROPERTY FOR INDOOR AIR QUALITY, MOLDS, MILDEWS, TOXINS, LEAD, RADON, ASBESTOS OR ANY OTHER TYPES OF ENVIRONMENTAL HAZARDS OR BIO-HAZARDS. 30) Proper fastening of roof covering materials can not be determined by visual inspection on certain types of roofing materials without removing the materials, which is beyond the scope of this inspection. 31) Any renovation/restoration/remodeling done will disclose defects not found during this inspection. 32) Buyer agrees to pay inspector for any time spent in deposition, court, etc, regarding any lawsuits pertaining to this inspection report, or any expert witness testimony, at the current commercial hourly rate.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## I. STRUCTURAL SYSTEMS

### A. Foundations

*Type of Foundation(s):* Slab

**Comments:** Evidence of previous foundation repairs, suggest buyer obtain copies of all foundation repair warranties/guarantees, and any engineers reports.

### B. Grading and Drainage

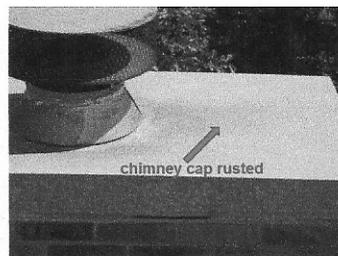
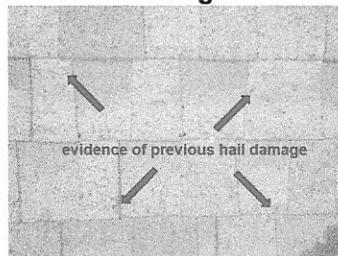
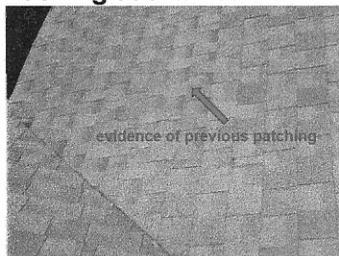
**Comments:** Areas for water to pool on all sides.

### C. Roof Covering Materials

*Type(s) of Roof Covering:* Composition Asphalt Shingles, Metal

*Viewed From:* Roof Level

**Comments:** Clean debris off roof. Sealant missing at exposed nails in ridge shingle and flashing areas. Tree limbs need to be trimmed away from roof on all sides. Roof has evidence of previous patching on right side, etc. There is visible evidence of previous hail damage on the roof, in my opinion, hail damaged roof needs replacing. Flashing terminates in siding/trim at roof/wall connection areas right side, left side, etc. Flashings not folded over tops of plumbing vents. Rust noted on chimney cap. The rubber roof flashing at the weatherhead mast is missing. Rust noted in flashing areas.



### D. Roof Structures and Attics

*Viewed From:* Entered the Attic

*Approximate Average Depth of Insulation:* 6-8"

*Approximate Average Thickness of Vertical Insulation:* 4-6"

**Comments:** Decking: plywood Structure: stick built Attic Ventilation: soffit vents, ridge vents **Attic drop stairs do not have proper fire-resistance, suggest adding gypsum to exterior of drop stairs. Purlins sized improperly in attic areas on all sides. Purlins should be the same dimension lumber as the rafter. Attic has insufficient ventilation. Current building code states: R806.2 Minimum area. The total net free ventilating area shall not be less than 1/150 of the area of the space ventilated except that reduction of the total area to 1/300 is permitted, provided that at least 50 percent and not more than 80 percent of the required ventilating area is provided by ventilators located in the upper portion of the space to be**

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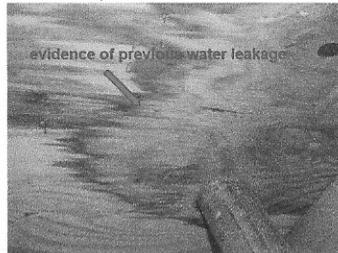
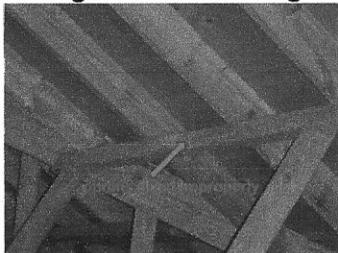
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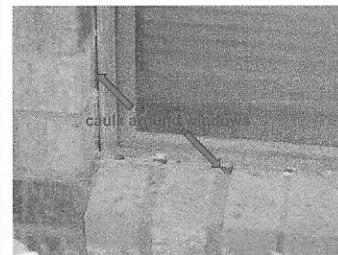
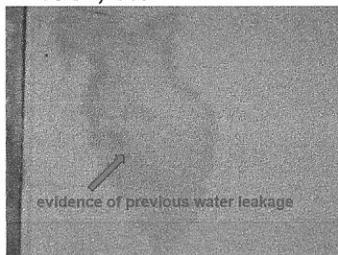
ventilated at least 3 feet (914 mm) above the eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents. As an alternative, the net free cross-ventilation area may be reduced to 1/300 when a vapor barrier having a transmission rate not exceeding 1 perm is installed on the warm-in-winter side of the ceiling. Suggest adding additional ventilation to meet requirements of building code. Evidence of previous water leakage in attic decking areas back, etc.



**E. Walls (Interior and Exterior)**

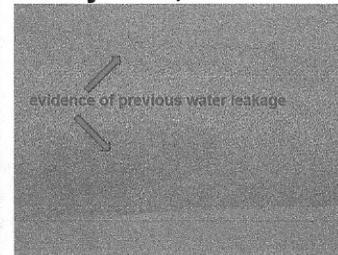
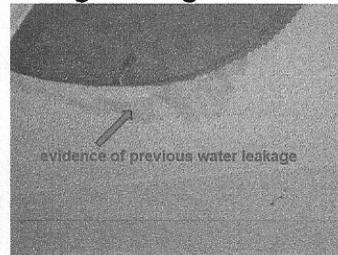
*Comments:* Exterior Finish: brick/stone veneer, hardboard siding

**Evidence of previous water leakage noted in wall areas of den. Evidence of mold/mildew in exterior siding/soffit/trim/brick/stone areas on all sides. The exterior walls need to be re-sealed around windows to control the intrusion of water/moisture. Siding damaged/rotted various locations. Trim damaged/rotted various locations, etc. Soffit damaged/rotted/holes in back, etc.**



**F. Ceilings and Floors**

*Comments:* Fire-resistance missing/incomplete in ceiling areas of furnace closet. Ceiling has evidence of previous water leakage/damage in M-bath, laundry room, etc.



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**G. Doors (Interior and Exterior)**

*Comments:* **Doors not latching shut various locations, etc. Weatherstripping not sealing at front, back, etc door(s).**

**H. Windows**

*Comments:* **Screens damaged/missing various locations, etc.**

**I. Stairways (Interior and Exterior)**

*Comments:*

**J. Fireplaces and Chimneys**

*Comments:* **There is no visible damper block installed in flue. This safety device is required for use with gas logs.**

**K. Porches, Balconies, Decks, and Carports**

*Comments:*

**L. Other**

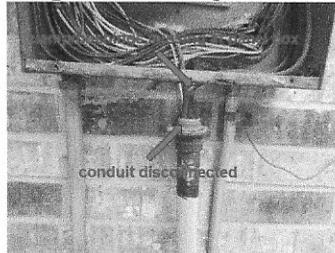
*Comments:* **Evidence of previous rodent infestation noted in various locations.**

**II. ELECTRICAL SYSTEMS**

**A. Service Entrance and Panels**

Exterior Service: Exterior Meter, Overhead  
 Service Entrance Cable: 200 amp Panel Location: exterior  
 Main Service Wire Type: Copper Main Disconnect: 200 amp  
 Manufacturer: Challenger Ground: rod

*Comments:* **Overhead service wires from the power pole to the weatherhead mast are smaller size than the feeder wires at the weatherhead mast. Further investigation and repairs needed. Tree limbs need to be trimmed away from the main service entrance wires. It may be the responsibility of the service provider. Correction is recommended. Overhead wires too low to ground, overhead wires should be at least 12' above ground or 15' over a driveway. Conduit disconnected from panel box. Wires entering panel box(es) missing clamp/bushing(s) to protect wire from damage when entering the box. Fillers missing from panel box(es). Improper type screws installed in panel box. The breakers are not labeled in panel box. Ground wire is installed in metal conduit. Current standards require ground wire to be installed in plastic conduit or in no conduit. There is no visible grounding electrode system installed for this property. Current standards require us to report as deficient the lack of a grounding electrode system.**



**B. Branch Circuits, Connected Devices, and Fixtures**

*Type of Wiring:* Copper

*Comments:* **The house is not meeting current standards for smoke alarm installation. The**

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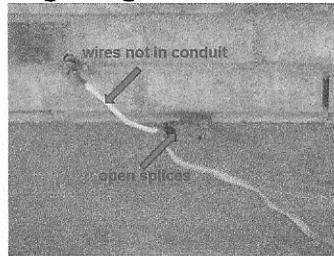
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current standards require a smoke alarm in every bedroom, one smoke alarm outside each sleeping area, and a smoke alarm on each floor level of the house. All of these smoke alarms are required to be interconnected, meaning if one goes off, all the alarms go off. There are no GFCI protected plugs installed in kitchen countertop surface areas. All plugs are not GFCI protected in M-bath. There is no visible GFCI protected plug installed within 36" of sink in Guest bdrm bath, 1/2-bath. E3901.6 Bathroom. At least one wall receptacle outlet shall be installed in bathrooms and such outlet shall be located within 36 inches (914 mm) of the outside edge of each lavatory basin. The receptacle outlet shall be located on a wall or partition that is adjacent to the lavatory basin location, located on the countertop, or installed on the side or face of the basin cabinet not more than 12 inches (305 mm) below the countertop. There is no visible 4-prong 220 plug installed in laundry room for electric dryer use. There is exposed electrical wiring in exterior areas. The wiring should be protected inside electrical conduit, unless it is concealed within a wall/ceiling cavity space that protects the wire from contact by people and physical damage. Open splices noted in left side exterior wall, etc. Light(s) inop in den, M-closet, etc. Ceiling fan inop in den. Reversed polarity detected at the receptacle(s) in M-bath. The condition is improper & should be corrected. Light on GFCI in M-bath, lights are not supposed to be on GFCI. Further investigation and repairs needed. Improper type light fixtures installed in pantry. Bulb protectors missing on lights in attic.



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of System: Central Ruud

Energy Source: Gas

Comments: Unit is more than 10 years old, may require additional maintenance, and may be more prone to major component breakdown. Irregular flame/flame impingement noted at burner. Further investigation and repairs needed. Excessive soot, rust, etc on burners/in burner compartment. Suggest having licensed HVAC person service furnace. Inadequate supply of draft & combustion air to furnace compartment. Under current standards, the closet should have venting for the upper and lower portions of the closet. The air should come from an outside air source, which can include an attic or crawl space. Flexible gas line goes through furnace side wall. This may have been allowed when the furnace was installed. For safety reasons, standards have changed and flexible gas supply is no longer allowed to enter the furnace cabinet. Correction is recommended.



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**B. Cooling Equipment**

*Type of System:* Central Payne

*Comments:* Temperature Differential: 14

The air conditioning system is more than 10 yrs old. It will require a higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible. If the compressor fails, or if breakdowns become chronic, replacing the entire system may be more cost-effective than continuing to undertake repairs. **The temperature differential is below acceptable levels. The acceptable levels are between 16-20 degrees. Further investigation by a licensed/qualified contractor is recommended. There is no visible safety disconnect installed for condenser.**



**C. Duct Systems, Chases, and Vents**

*Comments:* **Insulation damaged/missing on ducts in attic areas. Further investigation and repairs needed. Plastic peeling off flex ducts in attic areas. Plenum air leaks need sealing in furnace closet areas. Filter(s) dirty. Have evaporator coils checked and cleaned if needed.**



**IV. PLUMBING SYSTEMS**

**A. Plumbing Supply, Distribution Systems and Fixtures**

*Location of water meter:* back of property

*Location of main water supply valve:* in the yard next to the meter box, **buried, not visible/accessible**

*Static water pressure reading:* 55

*Comments:* copper

**There is no visible gas dryer connection installed in laundry room. Kitchen sink faucet leaks: Grout cracks need caulking in tile/wall panel areas of Guest bdrm bath, M-bath. Gap at tub faucet handles/wall needs caulking in Guest bdrm bath. Low water pressure noted at shower in Guest bdrm bath. Commode tank loose in Guest bdrm bath. The exterior hose bibbs do not have backflow protection. A backflow device prevents water from being siphoned back in to the drinking water supply. Commode loose at floor anchor bolts 1/2-bath. Commode tank valve leaking/runs-on in 1/2-bath, M-bath. Further investigation and repairs needed. Tile damaged/loose/missing M-bath.**

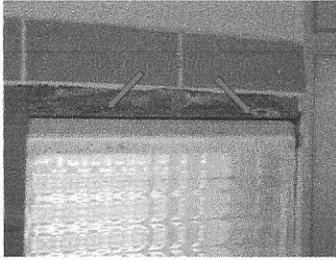
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**B. Drains, Wastes, and Vents**

*Comments: Drain piping material(s)- PVC*

**The bath tub drain stopper Guest bdrm bath was inop. or missing at the time of the inspection. Further investigation and repairs needed. The tub drains poorly in the M-bath. Further investigation and repairs needed.**

**C. Water Heating Equipment**

*Energy Source: Reliance Gas*

*Capacity: 30 gal.*

***Comments: Water heater relief valve drain line is reduced. Inadequate supply of draft & combustion air to water heater closet. Under current standards, the closet should have venting for the upper and lower portions of the closet. The air should come from an outside air source, which can include an attic or crawl space. Water heater is located indoors without an overflow pan/drain line. Strong gas odor noted at water heater from undetermined source.***



**D. Hydro-Massage Therapy Equipment**

***Comments: The master bathroom tub pump was not accessible for inspection and service at the time of the inspection. E4109.3 Accessibility. Hydromassage bathtub electrical equipment shall be accessible without damaging the building structure or building finish. No GFCI protection located for the whirlpool tub pump. The GFCI device is required for this equipment. Safety disconnect/timer control switch is accessible from standing in hydro-massage therapy tub, current standards state that switch should not be accessible from standing in tub. Further investigation and repairs needed.***

**V. APPLIANCES**

**A. Dishwashers**

***Comments: The dishwasher drain does not have proper back-flow protection to keep water from the kitchen sink from entering the dishwasher. The drain needs to be lifted and secured against the kitchen countertop. Touchpad not working properly, unit would only come on in heavy wash mode, could not change options. Further investigation and repairs needed.***

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**B. Food Waste Disposers**

*Comments:*

**C. Range Hood and Exhaust Systems**

*Comments:*

**D. Ranges, Cooktops, and Ovens**

*Comments:* Oven temp set at 350, actual temp=360

**E. Microwave Ovens**

*Comments:* Unit heated water, when tested.

**F. Mechanical Exhaust Vents and Bathroom Heaters**

*Comments:* **Currently the 1/2-bath exhaust fan discharges directly into the attic. The fan needs to be ducted to the exterior of the building.**

**G. Garage Door Operators**

*Comments:*

**H. Dryer Exhaust Systems**

*Comments:*

**VI. OPTIONAL SYSTEMS**

**A. Landscape Irrigation (Sprinkler) Systems**

*Comments:* **Heads missing/broken/inop at station(s) 3, 4, 5. All yard areas were not covered by system. Heads watering non-grass areas at most all stations, need adjusting. The sprinkler system is not equipped with a rain/freeze sensor. Current standards require us to report as deficient a sprinkler system that is not equipped with a rain/freeze sensing device. Conduit disconnected/damaged below sprinkler controller.**



**B. Swimming Pools, Spas, Hot Tubs, and Equipment**

*Type of Construction:*

*Comments:*

**C. Outbuildings**

*Comments:*

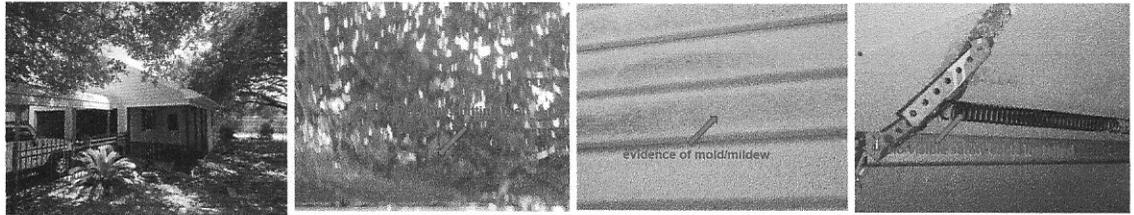
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*Type of Foundation(s) Slab*

**Evidence of previous foundation repairs, suggest buyer obtain copies of all foundation repair warranties/guarantees, and any engineers reports. Areas for water to pool on right side, back, etc. Gutter nails backing out various locations. Gutters heavily clogged, needs cleaning. Rust spots noted in metal roof areas. Tree limbs need to be trimmed away from roof on right side, back, etc. The stairs/steps in garage do not have a handrail. Current standards require that handrails shall be provided on at least one side of each continuous run of treads or flight with two or more risers. There is no switch accessible from top/bottom of stairs to turn on light for stairwell. Further investigation and repairs needed. There are no GFCI protected plugs installed in outbuilding areas. Evidence of mold/mildew in exterior siding/soffit/trim/brick/stone areas on all sides. There is no visible safety cable installed at overhead garage door springs. Overhead door lock mechanism is not disabled (this is required if door opener is installed). The overhead garage door opener does not reverse properly when the door hits an obstruction. The door should reverse with no more than 5 psi of pressure, needs adjusting.**