Market Realty, Inc.

(979)836-9600 (979)451-1242 (979)251-4078 2201 Becker Brenham, Texas 77833 www.marketrealty.com agents@marketrealt.com burton@marketrealty.com

5208 Faist Rd Burton, TX \$199,870



Baths-2

Garage Stg/Carport-2 car garage

Approx Sq.Ft-2,141 SF per WCAD

Exterior-Brick veneer

Roof-Composition

Fenced-Yard/partial perimeter

Lot or Acreage-5 acres

Heat & Cool-CHA

Fireplace-Wood burning

Utility/Storage-in garage

Est. Taxes-Call WCAD for estimate, 979-277-3740

Legal description-Appx 5 acres to be taken out of 60.841 acres,

David Ayers Survey, A-10, Washington County, Texas

<u>Description of improvements</u>-Brick with comp roof on slab with front porch, fenced yard, water well and septic. Inside house-living, dining, kitchen, serving bar, electric cook top with vent hood, 4 bedrooms and 2 bathrooms. Floors are vinyl and carpet. Detached workshop. All electric. Home built about 1972.

<u>Directions</u>- From Brenham head west on Hwy 290 towards Austin. In Burton exit to right Spur 125 and follow into town. Street veers right becomes Main St. Turn left on FM 1697. Turn right on FM 2780. Drive appx 3.7 miles. Turn left on Faist Rd. Drive appx 0.8 of mile.

Property on right.



"THE MARKET TEAM"
Susan S. Kiel
Roger Chambers





TEXAS ASSOCIATION OF REALTORS®

SELLER'S DISCLOSURE NOTICE

Section 5,006, Property Code requires a safer of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. This form complies with and contains additional disclosures which notice to a buyer on or before the effective date of a contract. This form complies with and contains additional disclosures which

CONCERNING THE PROPERTY AT					5208 Faist Rd Burton, TX 77835							
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			drain may cause a suction entrapment hazard for an individual.
wh	ction 4 lich ha cessary	s not been previously disclo	ny item, equipment, or system ip or on the Property that is in need of repair, seed in this notice? Diyes of no if yes, explain (attach additional sheets it
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	ಶ	Room additions, structural mo in compliance with building ook	difications, or other alterations or repairs made without necessary permits or not les in effect at the time.
0	Ø	Name of association:	maintenance fees or assessments, if yes, complete the following:
		Manager's name: Fees or assessments are: \$ Any unpaid fees or assessment fithe Property is in more to attach information to this no	ment for the Property? Tyes (\$) The than one association, provide information about the other associations below or
0	Ø	with others, if yes, complete th	uch as pools, tennis courts, walkways, or other) co-owned in undivided interest e tollowing; ommon facilities charged?
	ø	Any notices of violations of de Property.	sed restrictions or governmental ordinances affecting the condition or use of the
σ	8	Any lawsuits or other legal pro- to: divorce, foreclosure, heirshi	oceadings directly or indirectly affecting the Property. (Includes, but is not limited ip, bankruptcy, and taxes.)
U	Ø	Any death on the Property excitive condition of the Property.	cept for those deaths caused by: natural causes, suicide, or accident unrelated to
	0	Any condition on the Property	which materially affects the health or safety of an individual.
	0	hazarde such as asbestos, rad	ner than routine maintenance, made to the Property to remediate environmental ion, lead-based point, urea-formaldehyde, or mold, es or other documentation identifying the extent of the remediation (for example, ion or other remediation).
	B	Any rainwater harvesting systematics potable purposes.	em connected to the property's public water supply that is able to be used for
15 8	ne ansv	ver to any of the items in Section	6 is yes, explain (attach additional sheets if necessary):

and Buyer: ,

Initialed by: Selier:

(TAR-1406) 9-01-11

inspection 7. Within the tast 4 years, have you (Seller) received any written inspection reports from person guilarly provide inspections and who are either illoensed as inspectors or otherwise permitted by law to p spections? Inspection Date Type Name of Inspector No. of Property. A buyer should obtain inspector inspectors chosen by the buyer. Inspection B. Check any tax exemption(s) which you (Seller) currently claim for the Property. A buyer should obtain inspections from inspectors chosen by the buyer. Indicated the inspector of the property in the property of the property. Indicated the property is a self-indicated obtain inspections from inspectors chosen by the buyer. Indicated the property is the property of the property (Seller) currently claim for the Property. Indicated the property of the property of the property (Inspection 1) Disabled Veteran Veteran Others. In the Claim was statisment or award in a legal proceeding) and not used the proceeds to make the report of the claim was made? Disabled in a legal proceeding) and not used the proceeds to make the report of the claim was made? Disabled in a scalling proceeding of the proceeds to make the report of the proceeds to have working smoke detectors instabled in accordance with the requirements of the building code in effect in the ar	on and the Ores	northy all		208 Faist Rd top, TX 77835	
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Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer. **Rection 8.** Check any tax exemption(s) which you (Seller) currently claim for the Property: Senior Citizen Disabled Veteran Disabled Wildlife Management Senior Citizen Disabled Veteran Disabled In Disabled Veteran Disabled Veteran Disabled In Disabled In Disabled Veteran Disabled In Disabled In Disabled Veteran Disabled In					
ection 7. Within the last 4 years, have you (Seller) received any written inspection reports from person guilarly provide inspections? Just 200 If yes, stach copies and complete the following: Inspection Date Type Name of Inspector No. of Proporty. A buyer should obtain inspections from inspectors chosen by the buyer. Inspection B. Check any tax exemption(s) which you (Seller) currently claim for the Property. Inspection 8. Check any tax exemption(s) which you (Seller) currently claim for the Property. Individual Management Serior Citizen Disabled Without Management Serior Citizen Disabled Veteran Disabled Veteran Other. Section 9. Have you (Seller) over received proceeds for a claim for damage to the Property (for examplements or award in a legal proceeding) and not used the proceeds to make the report which the claim was made? Tyes If no If yes, explain. Section 10. Does the property have working smoke detectors installed in accordance with the smoke of equirements of Chapter 766 of the Health and Selety Code? Junknown on yes, If no or unknown. Attach additional sheets it necessary): "Chapter 766 of the Health and Selety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is busiets, including performance, location, and power source requirements. If you do no know the building and conjuments in effect in your area, you may check unknown above or contact you local building official for more information. A buyer may require a self-in onstall camble detectors for the hearing impaired if: (1) the buyer or a member of the buyer faturily who will reside in the dwelling is hearing-impaired. (2) the buyer gives the self-or wilden evidence of the hearing impaired in the self-or or install. Seller advinowledges that the statements in this notice are true to the best of Seller's beitef and that no purson, including type of seller. The perfect may agree who will bear the cos	ection 6. Seller	Thes That no	at attached a survey of the	Property.	AND CONTROL OF THE STATE OF THE
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Property. A buyer should obtain inspections from inspectors absent by the buyer. Comparison of the property Selier Citizen Disabled					
Section 9. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example claim or a settlement or award in a legal proceeding) and not used the proceeds to make the replace to the claim was made? Tyes and If yes, explain: **Tection 10. Does the property have working smoke detectors installed in accordance with the smoke of quirements of Chapter 766 of the Health and Safety Code? ** Junknown no yes. If no or unknown, that additional sheets it necessary): **Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is location, including performance, location, and power source requirements. If you do no know the building code requirements in effect in your area, you may check unknown above or contact you local building official for more information. A buyer may require a selier to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer require a selier to install smoke detectors for the hearing-impaired that the other of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date the buyer makes a written request for the selier to install smoke detectors for the hearing-impaired and specifies the locations for installation. The perfess may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install. **Eller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including processing the smoke detectors to install. **Turn Tiumaluh** **Date Tiumaluh** **Da	Proction 8. Check Homestead Wildlife Mana	oporty. A buyer s any tax exemption agement	hould obtain inspections to on(s) which you (Seller) out Senior Citizen	rrently claim for the Property Disabled Disabled Veteran	ne boyer.
smoke detectors installed in accordance with the requirements of the building code in end of motion which the dwelling is located, including performance, location, and power source requirements. If you do no know the building code requirements in effect in your area, you may check unknown above or contact you local building official for more information. A buyer may require a sellier to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer stamily who will reside in the dwelling is hearing impaired; (2) the buyer gives the seller written evidence of the hearing impaired from a licensed physician; and (3) within 10 days after the effective date the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install. The parties to the best of Seller's belief and that no person, included the cost of installing the smoke of seller's belief and that no person, included the cost of seller's belief and that no person included the cost of seller's belief and that no person included the cost of seller's belief and that no person included the cost of seller's belief and that no person included the cost of seller's belief and that no person included the cost of seller's belief and that no person included the cost of seller's belief and that no person included the cost of seller's belief and that no person included the cost of seller's belief and that no person included the cost of seller's belief and that no person included the cost of seller's belief and that no person included the cost of seller's belief and that no person included the cost of seller's belief and that no person included the cost of seller's belief and that no person included the cost of selle	equirements of C	hapter 766 of the	Health and Safety Cook?	rs installed in accordance grunknownnclyes.	If no or unknown, explain,
of the buyer stamily who will reside in the dwelling is hearing impaired. (2) the buyer gives the sense in the evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install. Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, inclusively, has instructed or influenced Seller to provide inaccurate information or to omit any material information. 12/28/3 Date Signature of Seller Printed Name: James Tiemann Date Printed Name: Terry Tiemann Parties Name: Parties and Par	smoke dete which the d know the b local buildin	ctors installed in a welling is located, i uilding code requin ig official for more i	iccordance with the requirer including performance, locati crients in effect in your area information.	ion, and power source require b, you may check unknown ab	ments. If you do not your or contact your
ignature of Seller Time Times	of the buyer of the buyer of specifies the detectors a	t'sfamily who will i f the hearing impeli makes a written re e locations for inst nd which brand of t	reside in the dwelling is hear most from a licensed physic iquest for the seller to insta allation. The parties may ag smake detectors to install.	ing-impaired; (2) the duyer giv ien; and (3) within 10 days after all smoke detectors for the his ree who will bear the cost of	er the effective date, earing-impaired and installing the smoke
Printed Name: James Tiemann Printed Name: Terry Tiemann	Seller acknowledge broker(s), has instr	es that the stateme voted or influences	ints in this notice are true to l I Seller to provide insccurate	the best of Seller's belief and i information or to omit any ma	hat no person, including the terial information.
Printed Name: James Tiemann De Printed Name: Terry Tiemann	Jana	_ Die	12/28/13	ing timesum Sc passum of Seller	andia Selan
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	TAR-1406) 9-01-1		ITSA	~	Page 4 of 5
			ini min 18070 Filtren Nile Road, Freeze	Nichippo 494075 Immerziol.copic.com	Ticenen Family

5208 Faist Rd Burton, TX 77835 Concerning the Property at _ ADDITIONAL NOTICES TO BUYER: (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit www.bxtps.state.bx.us For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department. (2) If the property is located in a coastal area that is seaward of the Guif Intracoastal Waterway or within 1,000 feet of the mean high fide bordering the Gulf of Mexico, the property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 51 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information. (3) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information. (4) The following providers currently provide service to the property: Electric Blue bonnel GOOP Water... Cable: Trash: Natural Gas:___ phone #: _____ Phone Company:__ phone # ____ This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY. The undersigned Buyer acknowledges receipt of the foregoing notice.

Page 5 of 5

Signature of Buyer

Printed Name: Printed Name:

Date Signature of Buyer



TEXAS ASSOCIATION OF REALTORS®

INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THE PORMBY PETSONS WHO ARE NOT WHARES OF THE TEXAS ASSOCIATION OF REAL TORICKS NOT AUTHOROSE Clears, Association of REAL TORIGH, No., 2004

co	NCERNING THE PROPERTY AT Surton, TX 77835	
A	DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:	
~	(1) Type of Treatment System: Septic Tank Aerobic Treatment	Unknown
	(2) Type of Distribution System: Field Line	☐ Unknown
	(2) Type of Bostonest Types	☐ Unknown
	(3) Approximate Location of Drain Field or Distribution System: Southeast corner of fenced yard	
		E Unknown
	(4) Installer	Unknown
В.	MAINTENANCE INFORMATION:	
	(1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? If yes, name of maintenance contractor: Phone:contract expiration date:	Yes 2No
	Maintenance contracts must be in effect to operate aerobic treatment and certain not sewer facilities.) Oct 2006	n-standaro or-site
	(2) Approximate date any tanks were last pumper	2. 26
	(3) Is Seller aware of any defect or malfunction in the on-site sewer facility? If yes, explain:	Yes Mo
	(4) Does Selier have manufacturer or warranty information available for review?	Yes Mo
C.	PLANNING MATERIALS, PERMITS, AND CONTRACTS:	
	(1) The following items concerning the on-site sewer facility are attached: planning materials permit for original installation final inspection when comparing maintenance contract manufacturer information warranty information	OSSF was installed
	(2) "Planning materials" are the supporting materials that describe the on-site sew submitted to the permitting authority in order to obtain a permit to install the on-site s	ested totally.
	(3) It may be necessary for a buyer to have the permit to operate an on-stransferred to the buyer.	site sewer facility
	×	TT.
(TA	up_1407) 1-7-04 Initialed for Identification by Buyer, and Seller	Page 1 of 2
	Res Rostey, Inc. PO Box 101 Section, TX 77833 oc. (979)289-2159 Susan Kiel	_ Tigmano Fastily

D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphiets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

Eacility	Usage (gal/day) without water- saving devices	Usage (gal/day) with water- saving devices
Single family dwelling (1-2 bedrooms; fess than 1,500 sf)	225	780
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single lamily dwelling (5 bedrooms; loss than 3 500 sf)	375	300
Single family dwelling (4 bedrooms; less than 3,500 sf)	450	360
Single family dwelling (5 bedrooms; less than 4,500 sf)	525	420
Single family dwelling (6 bedrooms; less than 5,500 sf)	225	180
Mobile home, condo, or townhouse (1-2 bedroom) Mobile home, condo, or townhouse (each add't bedroom)	3 70.03	60

This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.

	12/28/13	Turn Timanu	
Signature of Seller James Tiemann	Date	Signature of Seller Terry Tiemann	Date
Receipt acknowledged by:	Sur	aly Petalnoise	
Signature of Buyer	Date	Signature of Buyer	Date



APPROVED BY THE TEXAS REAL ESTATE COMMISSION

10-10-11

ADDENDUM FOR SELLER'S DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS AS REQUIRED BY FEDERAL LAW

MICERNING THE PROPERTY AT \$208 Ea	C-4 12/5	burton
	(Street Address	and City)
LEAD WARNING STATEMENT: "Every purchaser of residential dwelling was built prior to 1978 is notified that based point that may place young children at risk of demay produce permanent neurological damage, include technique problems, and impaired memory. Lead poison seller of any interest in residential real property is requised paint hazards from risk assessments or impection known lead-based point bazards. A risk assessment or impror to purchase. NOTICE: Insupertor must be properly certified as required SELLER'S DISCLOSURE: 1. PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BAD-BAD-BAD-BAD-BAD-BAD-BAD-BAD-BAD-B	any interest in rigi such property ma meloping lead poiso dring learning disal lang also poses in it wired to provide the ms in the seller's properties by federal law.	esidential real property on which a ny present exposure to lead from lead- ning. Lead poisoning in young children bibles, reduced intelligence cuptient, particular risk to pregnant women. The buyer with any information on lead- ossession and notify the buyer of any site lead-point hazards is recommended.
(a) Known lead-based point and/or lead-based point		
(b) Seller has no actual knowledge of lead-based paint RECORDS AND REPORTS AVAILABLE TO SELLER (ch (a) Seller has provided the purchaser with all available read-based paint trazands in the Property (for	railable records and	paint hazards in the Property. I reports centaining to lead-based point
Siffery and consider burns and		and and paged point hazards in the
(b) Seller has no reports or records pertaining to) lead-based part	SUCCES BOX CONTROL FOR THE PARTY OF THE PART
Property		
BUYER'S RIGHTS (check one box only): 1. Buyer waives the opportunity to conduct a risk on		tion of the Property for the presence of
The Thomas waters the opportunity to conduct a list to	SGREENING TO STORY	MOIT OF THE CORP.
load barnet raint or 1990-based path hacova.		C. Description of the Inschooling
To a labeling ten days after the effective dans of this cut	utact anker may in	are the respect them may terminate the
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addendum; (c) disclose any known lead-based paint and records and reports to Buyer perfaining to lead-based	Descript inspected	and (f) rotain a completed copy of the
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provide Buyer a period of up to 10 days to have the addendum for at least 3 years following the sale. Brokers an CERTIFICATION OF ACCURACY: The following person	6 SAMBLE OF TUGAL LEMPE	the tree shows and certify to the
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