

# Market Realty, Inc.

(979)289-2159

Fax (979)289-2159

420 N Main

Burton, Texas 77835

[www.marketrealty.com](http://www.marketrealty.com)

e-mail address

[burton@marketrealty.com](mailto:burton@marketrealty.com)



**12411 E Texas St./Burton, TX**  
**\$130,000**

**Quaint 2bd/2ba bungalow in the historic town of Burton, Texas! Home is ready to move in with lovely covered front porch and covered side deck. Low maintenance with very little yard so perfect for someone that just wants to enjoy the small town life and atmosphere without the work! Home has gorgeous long leaf pine floors, bead board and wood walls, high ceilings and tons of charm. Interior tastefully done in neutral tones waiting for you to add your personal decorating touches. Property also has carport with great storage area and privacy fencing. Perfect space for a weekend retreat or full time living for someone that wants to enjoy the slow pace of a typical Texas small town. You are within walking distance of shops, restaurants, bank and post office as well as close to Brenham, Round Top and Lake Somerville for shopping, medical and recreational facilities. For more information call listing broker Susan Kiel at 979-251-4078 or Roger Chambers at 979-830-7708.**

**Directions: From Brenham head west on Hwy 290 towards Austin. Exit into Burton to the right on to Spur 125. Veer right on to Main Street. Turn right on to Texas St and house is on the right.**

**"THE MARKET TEAM"**

**Roger Chambers, Broker & Susan S. Kiel, Broker Associate**

The information contained herein, while obtained from sources deemed reliable, is not warranted by MARKET REALTY, INC.  
Property is subject to prior sale, change, or withdrawal from market without notice.

# Market Realty, Inc.

(979)836-9600  
(979)836-6689 Fax  
Add Cell number

2201 Becker  
Brenham, Texas 77833  
www.marketrealty.com

appraisals@marketrealty.com  
burton@marketrealty.com

**12411 E Texas St**  
**Burton, TX**  
**\$130,000**



Bedrooms-2

Baths-2

Garage/Carport-1 car Carport

Approx Sq.Ft-1,008

Exterior-Wood

Roof-Metal

Fenced-Privacy fencing on side/  
back

Lot or Acreage-0.098

Heat & Cool-Electric Central, Electric Heat

Fireplace-None

Utility/Storage-in Kitchen

Est. Taxes-\$1,676

Legal description-Pt Lots 1 & 2, Block 47, City of Burton, Washington County, TX

Description of improvements-Wood frame home on pier and beam, 1 car carport with storage, covered side deck and front porch, city utilities. Inside house-living room/dining combo, kitchen with utility closet, bedroom with bathroom, bedroom with bathroom. Wood floors throughout the home. Electric on demand tank less water heater.

Directions- From Brenham head west on Hwy 290 towards Austin. Exit into Burton to the left on to Spur 125. Turn left on to Texas St and house is on the left.

**"THE MARKET TEAM"**  
Roger Chambers, Broker  
Susan S. Kiel, Broker Associate

cm = control monument  
 pp = power (utility) pole  
 OHE = overhead electric line  
 wm = water meter  
 ac = air conditioner unit  
 crw = concrete retaining wall

Note:  
 The location of the city blocks, streets, and alleys shown hereon is per the Town Map of Burton recorded in Volume 7, Page 227, D.R.W.C.

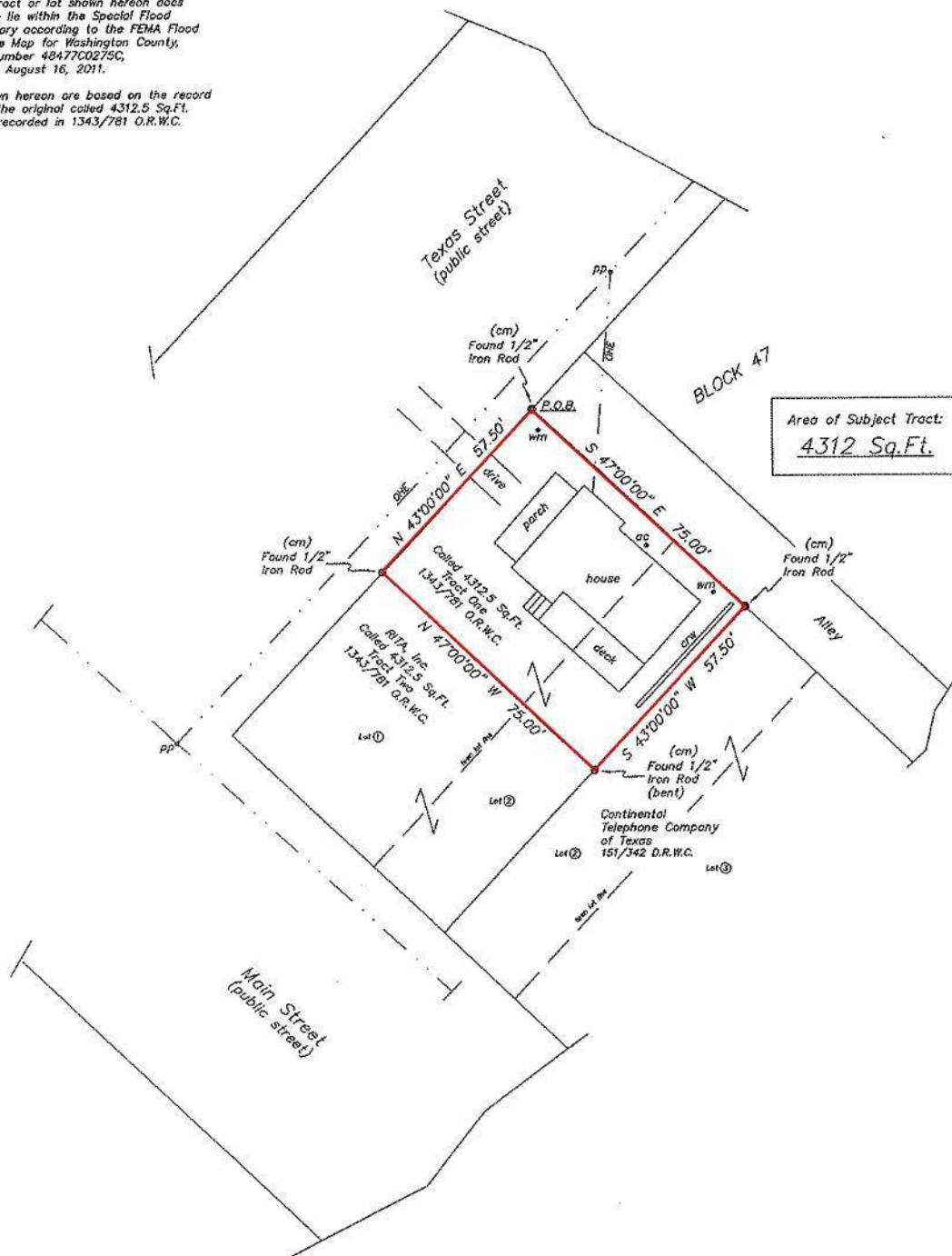
This plot accompanied by metes and bounds description.

The subject tract or lot shown hereon does not appear to lie within the Special Flood Hazard Boundary according to the FEMA Flood Insurance Rate Map for Washington County, Texas, Map Number 48477C0275C, effective date August 16, 2011.

Bearings shown hereon are based on the record bearings for the original called 4312.5 Sq.Ft. (Tract One), recorded in 1343/781 D.R.W.C.

City of Burton  
 T.H. Borden Survey  
 Abstract No. 16  
 Washington County, Texas

Scale 1" = 30'



To: RITA, Inc., Nancy Kral, and Botts Title Company, GF No. WA-12-226.

I, Michael J. Blakey, Registered Professional Land Surveyor, do hereby certify that this survey was made on July 20, 2012, on the ground of the property, legally described hereon, and is correct; and that there are no discrepancies, conflicts, shortages of area, boundary line conflicts, encroachments of ground level, overlapping of improvements, easements, or apparent rights-of-way, except as shown hereon, and said property has access to and from a dedicated roadway, except as shown hereon.

Rita, Inc.

Blakey Land Surveying

RPLS 4052 RPLS 5935

4660 Wilhelm Lane  
 Burton, Texas 77835

(979) 289-3900

Michael J. Blakey  
 Registered Professional Land Surveyor No. 5935

W.O.#2012-1874





# TEXAS ASSOCIATION OF REALTORS® SELLER'S DISCLOSURE NOTICE

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Section 5.008, Property Code requires a seller 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 exceed the minimum disclosures required by the Code.**

12411 E Texas St.  
Burton, TX 77835

CONCERNING THE PROPERTY AT \_\_\_\_\_

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller ☒ is ☐ is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property?  
☐ \_\_\_\_\_ or ☐ never occupied the Property

## Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

*This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.*

| Item                       | Y | N | U |
|----------------------------|---|---|---|
| Cable TV Wiring            |   | X |   |
| Carbon Monoxide Det.       |   | X |   |
| Ceiling Fans               | X |   |   |
| Cooktop                    |   | X |   |
| Dishwasher                 |   | X |   |
| Disposal                   |   | X |   |
| Emergency Escape Ladder(s) |   | X |   |
| Exhaust Fans               |   | X |   |
| Fences                     | X |   |   |
| Fire Detection Equip.      | X |   |   |
| French Drain               |   | X |   |
| Gas Fixtures               |   | X |   |
| Natural Gas Lines          |   | X |   |

| Item                    | Y | N | U |
|-------------------------|---|---|---|
| Liquid Propane Gas:     |   | X |   |
| -LP Community (Captive) |   | X |   |
| -LP on Property         |   | X |   |
| Hot Tub                 |   | X |   |
| Intercom System         |   | X |   |
| Microwave               |   | X |   |
| Outdoor Grill           |   |   | X |
| Patio/Decking           | X |   |   |
| Plumbing System         | X |   |   |
| Pool                    |   | X |   |
| Pool Equipment          |   | X |   |
| Pool Maint. Accessories |   | X |   |
| Pool Heater             |   | X |   |

| Item   | Y | N | U |
|--|---|---|---|
| Pump: <input type="checkbox"/> sump <input type="checkbox"/> grinder |   | X |   |
| Rain Gutters   | X |   |   |
| Range/Stove  | X |   |   |
| Roof/Attic Vents   | X |   |   |
| Sauna  |   | X |   |
| Smoke Detector   | X |   |   |
| Smoke Detector - Hearing Impaired                                    |   | X |   |
| Spa  |   | X |   |
| Trash Compactor  |   | X |   |
| TV Antenna   |   | X |   |
| Washer/Dryer Hookup  | X |   |   |
| Window Screens   | X |   |   |
| Public Sewer System  | X |   |   |

| Item                            | Y | N | U | Additional Information  |
|---------------------------------|---|---|---|---|
| Central A/C                     | X |   |   | <input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: 1  |
| Evaporative Coolers             |   | X |   | number of units: _____  |
| Wall/Window AC Units            |   | X |   | number of units: _____  |
| Attic Fan(s)                    |   | X |   | if yes, describe: _____   |
| Central Heat                    | X |   |   | <input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: 1  |
| Other Heat                      |   | X |   | if yes, describe: _____   |
| Oven                            |   | X |   | number of ovens: _____ <input type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: _____         |
| Fireplace & Chimney             |   | X |   | <input type="checkbox"/> wood <input type="checkbox"/> gas logs <input type="checkbox"/> mock <input type="checkbox"/> other: _____ |
| Carport                         | X |   |   | <input type="checkbox"/> attached <input checked="" type="checkbox"/> not attached  |
| Garage                          |   | X |   | <input type="checkbox"/> attached <input type="checkbox"/> not attached   |
| Garage Door Openers             |   | X |   | number of units: _____ number of remotes: _____   |
| Satellite Dish & Controls       | X |   |   | <input type="checkbox"/> owned <input checked="" type="checkbox"/> leased from Direct TV  |
| Security System                 |   | X |   | <input type="checkbox"/> owned <input type="checkbox"/> leased from _____   |
| Water Heater                    | X |   |   | <input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: _____ number of units: 1  |
| Water Softener                  |   | X |   | <input type="checkbox"/> owned <input type="checkbox"/> leased from _____   |
| Underground Lawn Sprinkler      |   | X |   | <input type="checkbox"/> automatic <input type="checkbox"/> manual areas covered: _____   |
| Septic / On-Site Sewer Facility |   | X |   | if yes, attach Information About On-Site Sewer Facility (TAR-1407)  |

(TAR-1406) 9-01-11

Initialed by: Seller: AK and Buyer: \_\_\_\_\_

Page 1 of 5



Concerning the Property at \_\_\_\_\_

Water supply provided by: ☒ city ☐ well ☐ MUD ☐ co-op ☐ unknown ☐ other: \_\_\_\_\_

Was the Property built before 1978? ☒ yes ☐ no ☐ unknown

(If yes, complete, sign, and attach TAR-1906 concerning lead-based paint hazards).

Roof Type: metal Age: unknown (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)?

☐ yes ☒ no ☐ unknown

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? ☐ yes ☒ no If yes, describe (attach additional sheets if necessary): \_\_\_\_\_

**Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following?: (Mark Yes (Y) if you are aware and No (N) if you are not aware.)**

| Item               | Y | N | Item                 | Y | N | Item                        | Y | N |
|--------------------|---|---|----------------------|---|---|-----------------------------|---|---|
| Basement           |   | X | Floors               |   | X | Sidewalks                   |   | X |
| Ceilings           |   | X | Foundation / Slab(s) |   | X | Walls / Fences              |   | X |
| Doors              |   | X | Interior Walls       |   | X | Windows                     |   | X |
| Driveways          |   | X | Lighting Fixtures    |   | X | Other Structural Components |   | X |
| Electrical Systems |   | X | Plumbing Systems     |   | X |                             |   |   |
| Exterior Walls     |   | X | Roof                 |   | X |                             |   |   |

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): \_\_\_\_\_

**Section 3. Are you (Seller) aware of any of the following conditions: (Mark Yes (Y) if you are aware and No (N) if you are not aware.)**

| Condition  | Y | N | Condition  | Y | N |
|--|---|---|--|---|---|
| Aluminum Wiring  |   | X | Previous Foundation Repairs  |   | X |
| Asbestos Components  |   | X | Previous Roof Repairs  |   | X |
| Diseased Trees: <input type="checkbox"/> oak wilt <input type="checkbox"/> _____ |   | X | Other Structural Repairs   |   | X |
| Endangered Species/Habitat on Property   |   | X | Radon Gas  |   | X |
| Fault Lines  |   | X | Settling   |   | X |
| Hazardous or Toxic Waste   |   | X | Soil Movement  |   | X |
| Improper Drainage  |   | X | Subsurface Structure or Pits   |   | X |
| Intermittent or Weather Springs  |   | X | Underground Storage Tanks  |   | X |
| Landfill   |   | X | Unplatted Easements  |   | X |
| Lead-Based Paint or Lead-Based Pt. Hazards                                       |   | X | Unrecorded Easements   |   | X |
| Encroachments onto the Property  |   | X | Urea-formaldehyde Insulation   |   | X |
| Improvements encroaching on others' property                                     |   | X | Water Penetration  |   | X |
| Located in 100-year Floodplain   |   | X | Wetlands on Property   |   | X |
| Located in Floodway  |   | X | Wood Rot   |   | X |
| Present Flood Ins. Coverage<br>(If yes, attach TAR-1414)                         |   | X | Active infestation of termites or other wood<br>destroying insects (WDI) |   | X |
| Previous Flooding into the Structures  |   | X | Previous treatment for termites or WDI                                   |   | X |
| Previous Flooding onto the Property  |   | X | Previous termite or WDI damage repaired                                  |   | X |
| Previous Fires   |   | X | Termite or WDI damage needing repair                                     |   | X |
| Previous Use of Premises for Manufacture<br>of Methamphetamine                   |   | X | Single Blockable Main Drain in Pool/Hot Tub/Spa*                         |   | X |

Concerning the Property at \_\_\_\_\_

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): \_\_\_\_\_

\*A single blockable main drain may cause a suction entrapment hazard for an individual.

**Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice?** ☐ yes ☒ no If yes, explain (attach additional sheets if necessary): \_\_\_\_\_

**Section 5. Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)**

**Y N**

☐ ☒ Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at the time.

☐ ☒ Homeowners' associations or maintenance fees or assessments. If yes, complete the following:  
Name of association: \_\_\_\_\_  
Manager's name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Fees or assessments are: \$ \_\_\_\_\_ per \_\_\_\_\_ and are: ☐ mandatory ☐ voluntary  
Any unpaid fees or assessment for the Property? ☐ yes (\$ \_\_\_\_\_) ☐ no  
If the Property is in more than one association, provide information about the other associations below or attach information to this notice.

☐ ☒ Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:  
Any optional user fees for common facilities charged? ☐ yes ☐ no If yes, describe: \_\_\_\_\_

☐ ☒ Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.

☐ ☒ Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)

☐ ☒ Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.

☐ ☒ Any condition on the Property which materially affects the health or safety of an individual.

☐ ☒ Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.  
If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).

☐ ☒ Any rainwater harvesting system connected to the property's public water supply that is able to be used for indoor potable purposes.

If the answer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary): \_\_\_\_\_



Concerning the Property at \_\_\_\_\_

12411 E Texas St.  
Burton, TX 77835Section 6. Seller ☐ has ☐ has not attached a survey of the Property.Section 7. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? ☐ yes ☐ no If yes, attach copies and complete the following:

| Inspection Date | Type | Name of Inspector | No. of Pages |
|-----------------|------|-------------------|--------------|
|                 |      | Kevin Ulrich      |              |
|                 |      |                   |              |
|                 |      |                   |              |
|                 |      |                   |              |

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.

Section 8. Check any tax exemption(s) which you (Seller) currently claim for the Property:

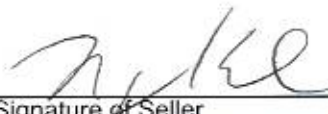
- ☒ Homestead ☐ Senior Citizen ☐ Disabled  
☐ Wildlife Management ☐ Agricultural ☐ Disabled Veteran  
☐ Other: \_\_\_\_\_ ☐ Unknown

Section 9. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? ☐ yes ☒ no If yes, explain: \_\_\_\_\_Section 10. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code? ☒ unknown ☐ no ☐ yes. If no or unknown, explain. (Attach additional sheets if 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 located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.

A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written 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, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

  
Signature of Seller

Date

Signature of Seller

Date

Printed Name: Nancy Kral

Printed Name: \_\_\_\_\_

(TAR-1406) 9-01-11

Initialed by: Seller: NK and Buyer: \_\_\_\_\_

Page 4 of 5

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.txdps.state.tx.us](http://www.txdps.state.tx.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 Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 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: <u><del>City of Burton</del> Blue bonnet Elec.</u> | phone #: _____ |
| Sewer: <u>City of Burton</u>                                 | phone #: _____ |
| Water: <u>" " "</u>  | phone #: _____ |
| Cable: <u>Direct TV</u>                                      | phone #: _____ |
| Trash: <u>City of Burton</u>                                 | phone #: _____ |
| Natural Gas: _____   | phone #: _____ |
| Phone Company: _____   | phone #: _____ |
| Propane: _____   | phone #: _____ |
- (5) 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.

|                          |            |                          |            |
|--------------------------|------------|--------------------------|------------|
| Signature of Buyer _____ | Date _____ | Signature of Buyer _____ | Date _____ |
| Printed Name: _____      |            | Printed Name: _____      |            |



**ADDENDUM FOR SELLER'S DISCLOSURE OF INFORMATION  
ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS  
AS REQUIRED BY FEDERAL LAW**CONCERNING THE PROPERTY AT 12411 E Texas St. Burton  
(Street Address and City)

**A. LEAD WARNING STATEMENT:** "Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-paint hazards is recommended prior to purchase."

**NOTICE: Inspector must be properly certified as required by federal law.**

**B. SELLER'S DISCLOSURE:**

1. PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS (check one box only):

☐ (a) Known lead-based paint and/or lead-based paint hazards are present in the Property (explain): \_\_\_\_\_

☒ (b) Seller has no actual knowledge of lead-based paint and/or lead-based paint hazards in the Property.

2. RECORDS AND REPORTS AVAILABLE TO SELLER (check one box only):

☐ (a) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the Property (list documents): \_\_\_\_\_

☒ (b) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the Property.

**C. BUYER'S RIGHTS** (check one box only):

☐ 1. Buyer waives the opportunity to conduct a risk assessment or inspection of the Property for the presence of lead-based paint or lead-based paint hazards.

☐ 2. Within ten days after the effective date of this contract, Buyer may have the Property inspected by inspectors selected by Buyer. If lead-based paint or lead-based paint hazards are present, Buyer may terminate this contract by giving Seller written notice within 14 days after the effective date of this contract, and the earnest money will be refunded to Buyer.

**D. BUYER'S ACKNOWLEDGMENT** (check applicable boxes):

☐ 1. Buyer has received copies of all information listed above.

☐ 2. Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*.

**E. BROKERS' ACKNOWLEDGMENT:** Brokers have informed Seller of Seller's obligations under 42 U.S.C. 4852d to:

(a) provide Buyer with the federally approved pamphlet on lead poisoning prevention; (b) complete this addendum; (c) disclose any known lead-based paint and/or lead-based paint hazards in the Property; (d) deliver all records and reports to Buyer pertaining to lead-based paint and/or lead-based paint hazards in the Property; (e) provide Buyer a period of up to 10 days to have the Property inspected; and (f) retain a completed copy of this addendum for at least 3 years following the sale. Brokers are aware of their responsibility to ensure compliance.

**F. CERTIFICATION OF ACCURACY:** The following persons have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Seller Nancy Kral 4-23-13 Date \_\_\_\_\_

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Seller \_\_\_\_\_ Date \_\_\_\_\_

Other Broker \_\_\_\_\_ Date \_\_\_\_\_

Listing Broker Susan S. Kiel Date \_\_\_\_\_

The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms of contracts. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate licensees. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not suitable for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)



# 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)  
T.R.E.C. 965 www.bluebonnetinspections.com T.P.C.L. 11922

### PROPERTY INSPECTION REPORT

**Prepared For:** Nancy Kral  
(Name of Client)

**Concerning:** 12411 E. Texas Street Burton, TX 77835  
(Address or Other Identification of Inspected Property)

**By:** Kevin M. Ullrich #965 7/12/2012  
(Name and License Number of Inspector) (Date)

(Name, License Number and Signature of Sponsoring Inspector, if required)

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 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.state.tx.us](http://www.trec.state.tx.us).

The TREC Standards of Practice (Section 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 move furnishings or stored items. The inspection report may address issues that are code-based or may refer to 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 will note which systems and components were inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, 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 as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.

This property inspection is not an 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 TO TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO 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.

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

**Structure - Single Family Res..**



**Weather Conditions -** overcast.

**Occupied -** no

**See Addendum Attached: -** 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.

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| I | NI | NP | D | Inspection Item |
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## I. STRUCTURAL SYSTEMS

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### A Foundations

*Type of Foundation(s):* pier & beam; concrete block piers; wood piers.

*Comments:* Settlement cracks noted throughout house, these do not appear to be excessive at this time, in my opinion, however, if you need a more detailed analysis, consult a structural engineer. Evidence of previous foundation repairs, suggest buyer obtain copies of all foundation repair warranties/guarantees, and any engineers reports. **Crawl Space - Extensive dampness noted. There is visible evidence that water flows/pools under the home during wet periods of time. Water under the home can aggravate foundation activity and promote other moisture related problems, needs service. Evidence of previous soil erosion in crawl space areas.**



**Ventilation - none found. There is no visible ventilation installed for crawl space. Current standards call for 1 square foot of ventilation for every 150 square feet of space. The standards also call for a vent to be located within 3 feet of every corner. If a vapor barrier is installed the amount of ventilation goes to 1 square foot for every 1500 square feet. With the vapor barrier a vent is still supposed to be located within 3 feet of every corner. Correction recommended.**

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### B Grading & Drainage - *Comments:*

Water drains to left side. Areas for water to pool on left side, back. Evidence of previous soil erosion on all sides, etc.



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### C Roof Covering Materials

*Type(s) of Roof Covering:* metal.

**Viewed from:** - viewed from ground. If a roof is too high, is too steep, is wet, or is composed of materials which can be damaged if walked upon, the roof is not mounted.

**Tree limbs need to be trimmed away from the roof right side.**

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### D Roof Structure & Attic

*Viewed From:* access.

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

**Approximate Average Thickness of Vertical Insulation:** - ? There is no visible access to wall insulation.

**Decking** - 1x planks. **Attic Ventilation** - gable vents.



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Structure - 2x4 rafters/ceiling joists; stick built. Evidence of previous fire/smoke damage in attic framing areas. There are 2x4 rafters/ceiling joists installed in the attic areas. These framing members are typically over-spanned by current standards, if not properly supported by purlins.



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**E Walls (Interior & Exterior) - Comments:**

Exterior Finish - wood siding. Wall appears to be bowed in on left side, etc. Further investigation and repairs needed. Trim missing/incomplete left side.



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**F Ceilings and Floors - Comments:**

Holes noted in various locations throughout house.

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**G Doors (Interior & Exterior) - Comments:**

Weatherstripping not sealing front, side deck/patio. Door sticks/drag floor at side deck patio. Threshold missing at side deck/patio. Door does not latch shut properly at front bath.

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**H Windows - Comments:**

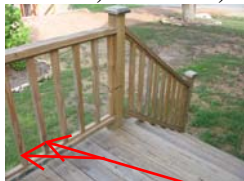
Cracked pane(s) noted at back, etc. Inoperable (painted/sealed shut) at various locations throughout house. Lock/hardware missing or broken at various locations throughout house.

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**J Fireplace/Chimney - Comments:**

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**K Porches, Balconies, Decks and Carports - Comments:**



No ledger board or joist hangers used for front porch rafters at the house connection. Correction recommended. The front porch is more than 30" above the adjacent grade. Current standards require that any raised porches or balconies located more than 30" above the adjacent grade are required to have guard rails. The spacing of the balusters at the side porch/deck railings is not considered child safe under current standards. Current standards state that balusters should not be spaced more than 4" apart. The exterior front porch steps do not have a handrail. Current standards

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require that handrails shall be provided on at least one side of each continuous run of treads or flight with two or more risers. Hand rail is improper type at side porch/deck. The front porch, side porch/deck does not appear to be flashed properly at the house connection. The condition can result in moisture penetration into the building. Further investigation is needed.

## II. ELECTRICAL SYSTEMS

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### A Service Entrance and Panels - *Comments:*

Exterior Service - exterior meter; overhead. Service Entrance Cable - 200 amp.

Main Service Wire type - copper. Panel Location - exterior.

Main Disconnect - 200 amp. Manufacturer - Square-D.

A ground wire was present; however, verification of the size/depth of the ground stake could not be made. 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. There are no Arc-Fault Circuit Interrupters (AFCI) installed in house, at time of inspection, as per requirements from the 2008 NEC. Arc Fault Circuit Interrupters need to be installed on circuits for the family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas. Arc-Fault Circuit Interrupters contain solid state circuitry that will recognize the unique voltage and current wave form combinations that are the "signature" of an electrical arc, and then open the circuit when arcing occurs. Corrections should be performed by a licensed electrician.

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### B Branch Circuits, Connected Devices, and Fixtures

*Type of Wiring:* copper.

*Comments:*

There is exposed electrical wiring right side, etc. 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. No smoke alarms present. Under current standards the alarms are required outside and inside all bedroom areas. An alarm is also required at each level of the home and all alarms are supposed to be connected together so that if one alarm goes off all alarms are activated. Upgrading is recommended. Kitchen wall countertop plug spacing requirement according to NEC 2008: A receptacle outlet shall be installed at each wall countertop space that is 12" or wider. Receptacle outlets shall be installed so that no point along the wall line is more than 24" measured horizontally from a receptacle outlet in that space. Bulb protectors missing at lights in attic areas. There is no visible 4-prong 220 plug installed in laundry room for electric dryer use. Further investigation and repairs needed.

## III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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### A Heating Equipment

*Type of System:* forced warm air.

Manufacturer (heating) - EcoTemp. Fuel Supply - Electric.

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### B Cooling Equipment

*Type of System:* central; electric.

*Comments:*

Manufacturer (cooling) - EcoTemp. Temperature Differential - 17



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Return air appears to be under-sized for house. Further investigation and repairs needed.

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C Duct System, Chases, and Vents - *Comments:*

#### IV. PLUMBING SYSTEM

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A Water Supply System and Fixtures

*Location of water meter:* The water meter is located at back left side of property.

**Location of main water supply valve:** - in the yard next to meter box.

**Static water pressure reading:** - Static water pressure reading: 62 psi.

**Supply Piping** - plastic.

The exterior hose bibbs do not have backflow protection. A backflow device prevents water from being siphoned back into the potable water supply, correction is recommended. Gap at tub faucet handles/wall needs caulking in back bath. There is an S-trap at the front & back bath sink drain lines. An S-trap has the potential to siphon water out from the trap which may allow penetration of sewer gases into the dwelling. Further investigation and correction is recommended. The sink drains poorly in the back bath. Further investigation and repairs needed. Back bath sink drain leaks. Further investigation and repairs needed.



The commode is loose at floor anchor bolts in the front bath. Shower head(s) leaking in front bath. Further investigation and repairs needed. There is an S-trap at the kitchen sink drain line. An S-trap has the potential to siphon water out from the trap which may allow penetration of sewer gases into the dwelling. Further investigation and correction is recommended. Evidence of previous water leakage under sink in kitchen.

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B Drains, Wastes, Vents - *Comments:*

Plumbing vent(s) terminate below soffit on exterior of house (these vents should extend above the roof).


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C Water Heating Equipment

*Energy Source:* tankless; PowerStar.

**Energy Source** - electric.

There is no visible water heater relief valve installed. Further investigation and repairs needed.

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## V. APPLIANCES

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**D** Ranges, Cooktops, and Ovens - *Comments:*

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**E** Microwave Oven - *Comments:*

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**G** Mechanical Exhaust Vents and Bathroom Heaters - *Comments:*

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**J** Dryer Vents - *Comments:*

Since purchase of the property seller has put in all new windows, had front/side doors and threshold issues corrected, plumbing issues regarding shower head, sink drain and toilet corrected. Grading, drainage and ventilation also corrected. Had carport and covered side porch built, along with privacy fencing.