



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.**

CONCERNING THE PROPERTY AT 18381 Deerview Ln
New Ulm, TX 78950

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	✓		
Carbon Monoxide Det.			✓
Ceiling Fans	✓		
Cooktop	✓		
Dishwasher	✓		
Disposal	✓		
Emergency Escape Ladder(s)			✓
Exhaust Fans	✓		
Fences	✓		
Fire Detection Equip.	✓		
French Drain - front	✓		
Gas Fixtures			✓
Natural Gas Lines			✓

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

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

Item	Y	N	U	Additional Information
Central A/C	✓			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: <u>2</u>
Evaporative Coolers		✓		number of units: _____
Wall/Window AC Units		✓		number of units: _____
Attic Fan(s)		✓		if yes, describe: _____
Central Heat	✓			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: <u>2</u>
Other Heat		✓		if yes, describe: _____
Oven	✓			number of ovens: <u>1</u> <input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: _____
Fireplace & Chimney - 2	✓			<input checked="" type="checkbox"/> wood <input type="checkbox"/> gas logs <input type="checkbox"/> mock <input type="checkbox"/> other: _____
Carport		✓		<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage	✓			<input type="checkbox"/> attached <input checked="" type="checkbox"/> not attached
Garage Door Openers	✓			number of units: <u>3</u> number of remotes: <u>2</u>
Satellite Dish & Controls	✓			<input type="checkbox"/> owned <input checked="" type="checkbox"/> leased from <u>Direct TV</u>
Security System	✓			<input checked="" type="checkbox"/> owned <input type="checkbox"/> leased from <u>Mikesse monitors</u>
Water Heater	✓			<input type="checkbox"/> electric <input type="checkbox"/> gas <input checked="" type="checkbox"/> other: <u>propane</u> number of units: <u>one</u>
Water Softener		✓		<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Underground Lawn Sprinkler	✓			<input checked="" type="checkbox"/> automatic <input type="checkbox"/> manual areas covered: <u>Approx 3 Acres</u>
Septic / On-Site Sewer Facility	✓			if yes, attach Information About On-Site Sewer Facility (TAR-1407)

(TAR-1406) 01-01-14

Initialed by: Buyer: _____ and Seller: NS, KNO

Town & Country Realty and Mortgage, 1004 S. Austin Brenham, TX 77833
Debbie Bender

Phone: 979.830.8989 Fax: _____
Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

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18381 Deerview Ln

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: Composition Age: 11 yrs (approximate)

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

☐ yes ☒ no ☐ unknownAre 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
Basement		<input checked="" type="checkbox"/>
Ceilings		<input checked="" type="checkbox"/>
Doors		<input checked="" type="checkbox"/>
Driveways		<input checked="" type="checkbox"/>
Electrical Systems		<input checked="" type="checkbox"/>
Exterior Walls		<input checked="" type="checkbox"/>

Item	Y	N
Floors		<input checked="" type="checkbox"/>
Foundation / Slab(s)		<input checked="" type="checkbox"/>
Interior Walls		<input checked="" type="checkbox"/>
Lighting Fixtures		<input checked="" type="checkbox"/>
Plumbing Systems		<input checked="" type="checkbox"/>
Roof		<input checked="" type="checkbox"/>

Item	Y	N
Sidewalks		<input checked="" type="checkbox"/>
Walls / Fences		<input checked="" type="checkbox"/>
Windows		<input checked="" type="checkbox"/>
Other Structural Components		<input checked="" type="checkbox"/>

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
Aluminum Wiring		<input checked="" type="checkbox"/>
Asbestos Components		<input checked="" type="checkbox"/>
Diseased Trees: <input type="checkbox"/> oak wilt <input type="checkbox"/> _____		<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property		<input checked="" type="checkbox"/>
Fault Lines		<input checked="" type="checkbox"/>
Hazardous or Toxic Waste		<input checked="" type="checkbox"/>
Improper Drainage		<input checked="" type="checkbox"/>
Intermittent or Weather Springs		<input checked="" type="checkbox"/>
Landfill		<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards		<input checked="" type="checkbox"/>
Encroachments onto the Property		<input checked="" type="checkbox"/>
Improvements encroaching on others' property		<input checked="" type="checkbox"/>
Located in 100-year Floodplain		<input checked="" type="checkbox"/>
Located in Floodway		<input checked="" type="checkbox"/>
Present Flood Ins. Coverage (If yes, attach TAR-1414)		<input checked="" type="checkbox"/>
Previous Flooding into the Structures		<input checked="" type="checkbox"/>
Previous Flooding onto the Property		<input checked="" type="checkbox"/>
Located in Historic District		<input checked="" type="checkbox"/>
Historic Property Designation		<input checked="" type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine		<input checked="" type="checkbox"/>

Condition	Y	N
Previous Foundation Repairs		<input checked="" type="checkbox"/>
Previous Roof Repairs		<input checked="" type="checkbox"/>
Other Structural Repairs		<input checked="" type="checkbox"/>
Radon Gas		<input checked="" type="checkbox"/>
Settling		<input checked="" type="checkbox"/>
Soil Movement		<input checked="" type="checkbox"/>
Subsurface Structure or Pits		<input checked="" type="checkbox"/>
Underground Storage Tanks		<input checked="" type="checkbox"/>
Unplatted Easements		<input checked="" type="checkbox"/>
Unrecorded Easements		<input checked="" type="checkbox"/>
Urea-formaldehyde Insulation		<input checked="" type="checkbox"/>
Water Penetration		<input checked="" type="checkbox"/>
Wetlands on Property		<input checked="" type="checkbox"/>
Wood Rot		<input checked="" type="checkbox"/>
Active infestation of termites or other wood destroying insects (WDI)		<input checked="" type="checkbox"/>
Previous treatment for termites or WDI		<input checked="" type="checkbox"/>
Previous termite or WDI damage repaired		<input checked="" type="checkbox"/>
Previous Fires		<input checked="" type="checkbox"/>
Termite or WDI damage needing repair		<input checked="" type="checkbox"/>
Single Blockable Main Drain in Pool/Hot Tub/Spa*		<input checked="" type="checkbox"/>

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):

Master Bath jacuzzi tub - jacuzzi doesn't work

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 located on the property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.

☒ ☒

The Property is located in a propane gas system service area owned by a propane distribution system retailer.

(TAR-1406) 01-01-14

Initialed by: Buyer: _____ and Seller: NS KNO

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Concerning the Property at _____

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

Section 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
7-02-2013	RESIDENTIAL	Quality Control Home Inspections	12

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 filed a claim for damage to the Property with any insurance provider? ☐ yes ☒ no

Section 10. 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 11. 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.

Concerning the Property at _____

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] 10-25-16 [Signature] 10-25-16
Signature of Seller Date Signature of Seller Date
Printed Name: _____ Printed Name: Kathryn N. Small

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. 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>SAN Bernard Electric Co-op</u>	phone #: <u>979-865-3171</u>
Sewer: <u>N/A</u>	phone #: _____
Water: <u>N/A</u>	phone #: _____
Cable: <u>Direct TV</u>	phone #: <u>800-531-5000</u>
Trash: <u>Country Waste</u>	phone #: <u>979-865-3555</u>
Natural Gas: <u>N/A</u>	phone #: _____
Phone Company: <u>Industry Telephone</u>	phone #: <u>979-357-4911</u>
Propane: <u>Sealy Butane</u>	phone #: <u>979-885-3388</u>
Security: <u>Mikesa Security</u>	<u>281-373-9922</u>

- (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: _____



TEXAS ASSOCIATION OF REALTORS®
INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.
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CONCERNING THE PROPERTY AT

**18381 Deerview Ln
 New Ulm, TX 78950-4998**

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 Lines ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: SW portion of house ☐ Unknown
- (4) Installer: _____ ☐ Unknown
- (5) Approximate Age: 11 years ☐ Unknown

B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? ☐ Yes ☒ No
 If yes, name of maintenance contractor: _____
 Phone: _____ contract expiration date: _____
Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard on-site sewer facilities.)
- (2) Approximate date any tanks were last pumped? _____
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? ☐ Yes ☒ No
 If yes, explain: _____
- (4) Does Seller have manufacturer or warranty information available for review? ☐ Yes ☒ No

C. PLANNING MATERIALS, PERMITS, AND CONTRACTS: N/A

- (1) The following items concerning the on-site sewer facility are attached:
☐ planning materials ☐ permit for original installation ☐ final inspection when OSSF was installed
☐ maintenance contract ☐ manufacturer information ☐ warranty information ☐ _____
- (2) "Planning materials" are the supporting materials that describe the on-site sewer facility that are submitted to the permitting authority in order to obtain a permit to install the on-site sewer facility.
- (3) It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.

<u>Facility</u>	<u>Usage (gal/day) without water- saving devices</u>	<u>Usage (gal/day) with water- saving devices</u>
(1-2 bedrooms; less than 1,500 sf)	225	180
(3 bedrooms; less than 2,500 sf)	300	240
(4 bedrooms; less than 3,500 sf)	375	300
(5 bedrooms; less than 4,500 sf)	450	360
(6 bedrooms; less than 5,500 sf)	525	420
or townhouse (1-2 bedroom)	225	180
or townhouse (each add'l bedroom)	75	60

Kathryn N. Small 10-25-16
Signature of Seller Date
Kathryn N. Small

Signature of Buyer _____ Date _____



DISCLOSURE OF RELATIONSHIP WITH RESIDENTIAL SERVICE COMPANY

RESIDENTIAL SERVICE CONTRACTS. A residential service contract is a product under which a residential service company, for a fee, agrees to repair or replace certain equipment or items in a property. Co-payments typically apply to most service calls. Residential service companies are licensed and regulated by the Texas Real Estate Commission. The extent of coverage and the cost of coverage will vary. Before buying a residential service contract, the buyer should read the contract and consider comparing it with the extent of coverage and costs from several other residential service companies. You may obtain a list of the residential service companies licensed in Texas at <http://www.trec.texas.gov>. **YOU MAY CHOOSE ANY COMPANY.**

THE PURCHASE OF A RESIDENTIAL SERVICE CONTRACT IS OPTIONAL. The TREC promulgated residential contract forms contain a paragraph in which the parties may negotiate whether the seller will reimburse the buyer the cost of a residential service contract. The choice of the residential service company and extent of coverage lies with the buyer. **NEITHER A BROKER/SALES AGENT NOR A SELLER MAY CONDITION THE SALE OF A PROPERTY ON THE BUYER'S PURCHASE OF A RESIDENTIAL SERVICE CONTRACT.**

☒ Other Broker/Sale Agent will receive no compensation from a residential service company.

☒ Listing Broker/Sales Agent will receive no compensation from a residential service company.

☐ Other Broker/Sales Agent receives compensation from the following residential service company

☐ Listing Broker/Sales Agent receives compensation from the following residential service company:

for providing the following services:

for providing the following services:

The compensation is not contingent upon a party to the real estate transaction purchasing a contract or services from the residential service company.

The compensation is the fee for the services that Listing Broker or Other Broker, either directly or through an agent, provides to the company. As required by the Real Estate Settlement Procedures Act and HUD Regulation X, any fees paid to a settlement services provider are limited to the reasonable value of services actually rendered.

Other Broker's Name _____ License No. _____

By: _____

The undersigned acknowledges receipt of this notice:

Buyer _____

Buyer _____

Town & Country Realty & Mortgage

Listing Broker's Name **0457079** License No. _____

By: _____

Debbie Bender

Seller **Robert Lance Small**

Seller **Kathryn N. Small**

The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms or contracts. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate license holders. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not intended for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, (512) 936-3000 (<http://www.trec.texas.gov>) RSC-2.



NON-REALTY ITEMS ADDENDUM

TO CONTRACT CONCERNING THE PROPERTY AT

18381 Deerview Ln, New Ulm, TX 78950-4998

(Address of Property)

- A. For an additional sum of \$ 12,450.00 and other and good valuable consideration, Seller shall convey to Buyer at closing the following personal property (specify each item carefully, include description, model numbers, serial numbers, location, and other information):

Treadmill - Nordic Track C-900 Model #NTL 99011.4 \$500.00

Personal Training System - Hoist \$5,000.00

Champion Gun Safe \$5,500.00

4- Island Chairs \$100.00

Washer & Dryer -- Front Loading \$1,000.00

Barn -- Washer & Dryer \$350.00

- B. Seller represents and warrants that Seller owns the personal property described in Paragraph A free and clear of all encumbrances.
- C. Seller does not warrant or guarantee the condition or future performance of the personal property conveyed by this document.

Buyer

Robert Lance Small
Seller

Robert Lance Small

Buyer

Kathryn N. Small
Seller

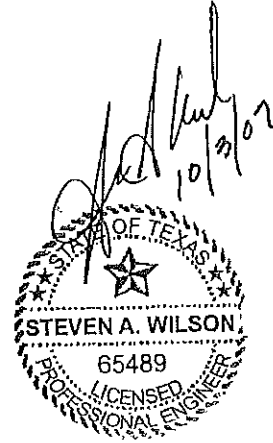
Kathryn N. Small

This form has been approved by the Texas Real Estate Commission for voluntary use by its licensees. Copies of TREC rules governing real estate brokers, salesperson and real estate inspectors are available at nominal cost from TREC. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

**ON-SITE AEROBIC SITE SPRAY IRRIGATION
WASTEWATER SYSTEM DESIGN
FOR
Thomas and Laurie Wehring
18381 Deerview Lane-Sealy, Texas 77474**

The following information is included with the design package for review.

- 1) Plans and reports signed and sealed with date, with address and telephone number.
- 2) A report including the following:
 - A.) Basis of Design
 - B.) Soil Analysis and Percolation Test Result
 - C.) System Flow diagram and sizing calculation
 - D.) Material Specifications
 - E.) Size and Model number of approved aerobic system
- 3) Construction Drawings which include the following:
 - A.) A scaled legible site plan with boundary description
 - A.) The location of all buildings both existing and proposed
 - C.) The location of the wastewater treatment units and disposal area
 - D.) Buffer Zones and water wells are identified and located
 - E.) All topographic contours for slopes greater than 15 percent
 - F.) Easements and bodies of water including lakes, streams and ponds
 - G.) Installation details such as septic tank configuration, layouts and cross-sections of drainfields and disposal beds, irrigation systems, pump station.



Notes

- 1 An onsite sewage license must be obtained from Austin County prior to installing this disposal system.
- 2 System installation must be by a registered installer for on-site sewage facilities as required by article 4477-7E of Vernon's Civil Statutes. No component of this system shall be covered up without Austin County approval.
- 3 If any discrepancies exist between this design and actual field conditions it is the installers responsibility to immediately notify the designer and Austin County prior to continuing with any work.
- 4 All construction methods and materials must be in accordance with county and state rules and policies unless specifically noted on this drawing and approved by Austin County.
- 5 Site shall be carefully finish graded after completion of system installation to provide positive storm water runoff. Absorption area shall be crowned. Drainage swales shall be constructed to adequately convey storm water away from the absorption area.
- 6 This system, if installed and operated in accordance with this plan should not present a hazard to public health or threaten proposed or adjacent water wells.
- 7 Contractor may alter the exact location of the field lines and or septic tank to accommodate existing structures but in no case at a distance less than the required minimum
- 8 It is the owner's responsibility not to exceed the Maximum system design of 375 GPD.
- 9 Timer on pump must be set to spray at night, if spray areas are closer than 20 feet from any property line.
- 10 Acceptable land for surface application includes generally flat terrain covered with grasses, shrubs, bushes , trees or landscaped vegetative areas. Sloped land may be acceptable if properly terraced and landscaped to minimize runoff.

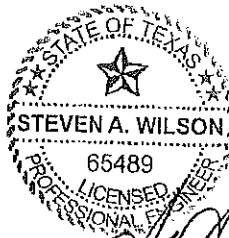
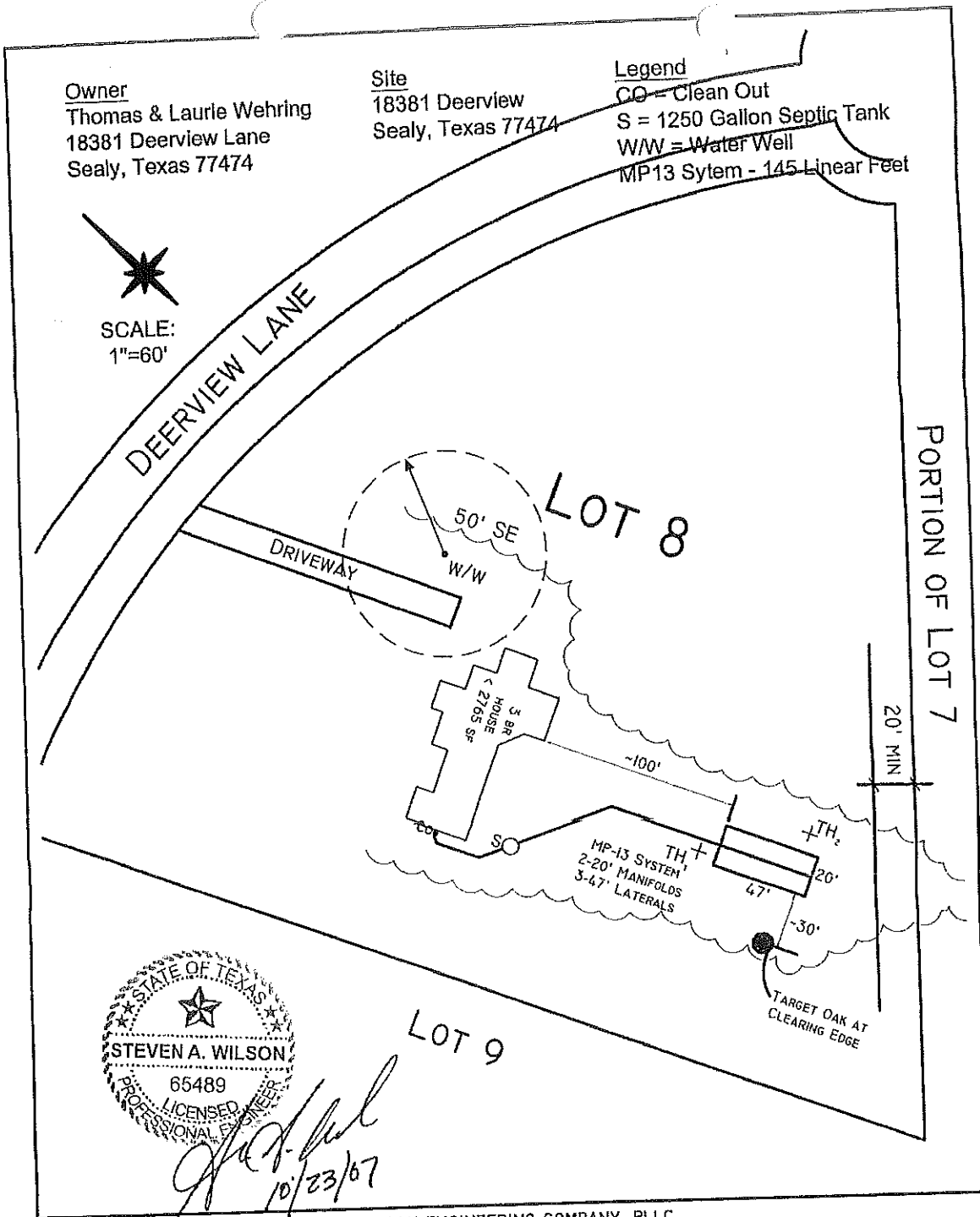
- 11 Unacceptable land for irrigation includes land used for growing food, gardens, orchards or crops which may be used for human consumption. Also Effluent may not be applied to unseeded bare ground under any circumstances.
- 12 Spray areas must be sodded in accordance with #10 and #11 above prior to start up of system.
- 13 All electrical work shall be in conformance with the current edition of the National Electrical Code.
- 14 Pipe unions shall be installed on both sides of all pumps and compressors in order to facilitate future service.
- 15 Contaminates such as hydrocarbon waste and pesticides or trash such as paper towels, sanitary napkins, or condoms, etc. should not be allowed to enter this system.
- 16 Condensation from ice machines and/or air conditioners should not be discharged into the system.
- 17 Site Drainage – Installer or property owner shall add additional fill on disposal area to provide positive rainfall runoff and construct swales to existing outfalls.
- 18 100 Year Flood Plain Requirements –
 - a) Treatment Tanks must be kept filled with sewage to prevent flotation.
 - b) Treatment Tank and Pump Tank shall be anchored as follows: Two fence anchors, each three feet long with a six inch diameter auger bit, secured by a 5/8 inch rust proof cable secured over each tank. The cable shall be fastened with a minimum of two fasteners at each anchor. The cable shall be secured tight with hand tension only, but with no slack.
 - c) In order to prevent contamination from flood waters, all tank openings must be sealed with Ram-Nek, or an equivalent sealant.
 - d) All electrical connections and mechanical components (including risers) must be 1 foot minimum above the 100 year flood plain level (and/or waterproofed).

Owner
Thomas & Laurie Wehring
18381 Deerview Lane
Sealy, Texas 77474

Site
18381 Deerview
Sealy, Texas 77474

Legend
CO = Clean Out
S = 1250 Gallon Septic Tank
W/W = Water Well
MP13 Sytem - 145 Linear Feet

SCALE:
1"=60'



WILSON ENGINEERING COMPANY, PLLC
323 FOWLKES STREET
SEALY, TX 77474
(979)885-3344

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT
(MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)

Date: May 24, 2017 GF No. _____

Name of Affiant(s): Robert Lance Small, Kathryn N. Small

Address of Affiant: 18381 Deerview Ln., New Ulm, TX 78950

Description of Property: Westcreek Lot/Space 7, 8 Acres 7.106

County Austin, Texas

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being sworn, stated:

1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners."):

2. We are familiar with the property and the improvements located on the Property.

3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.

4. To the best of our actual knowledge and belief, since September 7, 2016 there have been no:
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
b. changes in the location of boundary fences or boundary walls;
c. construction projects on immediately adjoining property(ies) which encroach on the Property;
d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

EXCEPT for the following (If None, Insert "None" Below): CHAIN LINK fence moved to reflect new survey of Replat of Westcreek Subdivision. Fence was moved inside property line.

5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.

6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Robert Lance Small
Kathryn N. Small
Kathryn N. Small

SWORN AND SUBSCRIBED this 24th day of May, 2017
Diane M. Fritzsching
Notary Public

(TAR-1907) 02-01-2010

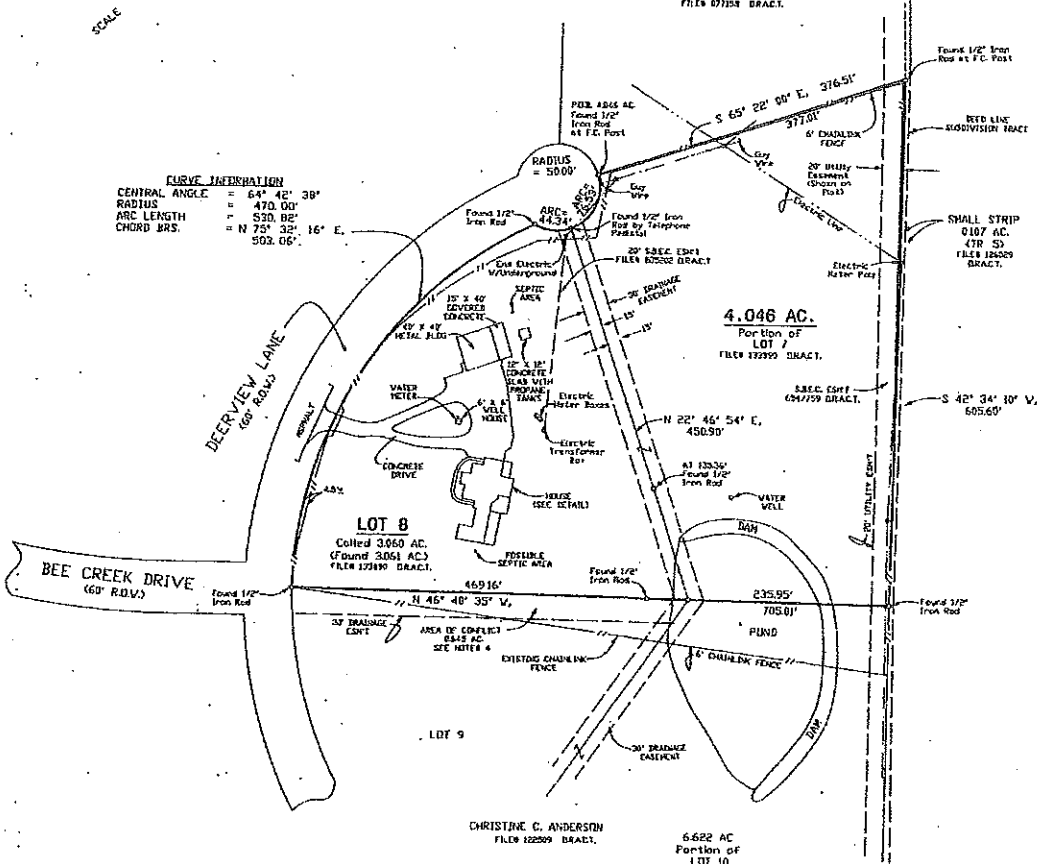


REPLAT OF WESTCREEK SUBDIVISION
VOLUME 1, PAGE 123 P.R.A.C.T.
RUDOLPH VON ROEDER SURVEY
A-308
AUSTIN COUNTY, TEXAS

SCALE
1" = 200'

WILLIAM K. &
HARLETT A. HANAY
LOT 6
FILED 071201 DRACI.

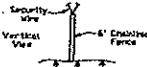
CURVE INFORMATION
CENTRAL ANGLE = 64° 46' 30"
RADIUS = 470.00'
ARC LENGTH = 320.82'
CHORD BRS. = N 75° 32' 16" E,
503.06'



M & A LEGACY PARTNERS, L.P.
Called 773693 AC
(TR. 4)
FILED 040201 DRACI

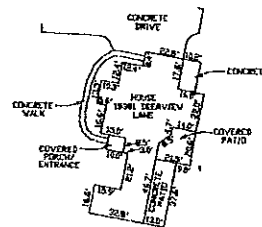
CHRISTINE C. ANDERSON
FILED 122209 DRACI.

- NOTES: 1) The tract of land shown hereon lies within Zone "X" (Areas determined to be outside the 0.2% Annual Chance Floodplain) of the Flood Hazard Zone according to the F.I.R.M. Flood Insurance Rate Map 4801SC 0175C & Maps 4801SC 0275C, Map Revised September 9, 2008.
- 2) Bearings shown hereon are based on the bearing of N 46° 40' 35" W of the replat of Westcreek Subdivision, recorded Volume 1, Page 123 P.R.A.C.T. (updated with G.P.S.)
- 3) Reference is hereby made to notes and bounds description of the subject 4.046 Acre tract, prepared this day.
- 4) AREA OF CONFLICT - Approximately 0.645 Acres are within the fenced, used & occupied Area of the Small's tract, but not within the Lot Line/Deed Line to the Small's tract. This area is within the Lot Line/Deed Line to the Anderson tract, shown hereon.
- 5) Those easements to San Bernard Electric Co-op, Inc. recorded in Volume 276, Page 219 DRACI; Volume 717, Page 1 DRACI & Volume 749, Page 617 DRACI, are not described well enough to locate on the ground.
- 6) Those easements to Industry Telephone Co. recorded in Volume 655, Page 801 DRACI, and Filed 076972 DRACI, are not described well enough to locate on the ground.
- 7) Those easements to Texas Pipeline Co. recorded in Volume 79, Page 347 DRACI, Volume 79, Page 319 DRACI, and Volume 80, Page 444 DRACI, are not described well enough to locate, on the ground. The existing pipeline, as shown on the plat (Replat) of Westcreek Subdivision (Volume 1, Page 123 P.R.A.C.T.) is not located on the tracts of land shown hereon.
- 8) ---//--- = 6' Chainlink fence with security wire (V-shape) on top, generally running 18' inside of property line, except where shown.



- 9) This plat was prepared for the exclusive use of the individuals and/or institutions named on this survey. It is non transferable to additional institutions or individuals without expressed recertification by Alexander Surveying.
- 10) This plat is the property of Alexander Surveying. Reproduction of this plat for any purpose is expressly forbidden without the written consent of an authorized agent of Alexander Surveying.

DETAIL
1" = 50'



I, Glen S. Alexander, Registered Professional Land Surveyor, do hereby certify that the plat and/or the description shown hereon accurately represents the results of an on the ground survey made under my direction and supervision on SEPTEMBER 7, 2016 and all corners and acreage are shown hereon. There are no conflicts, protrusions or encroachments apparent on the ground, except as shown and/or noted hereon.

This survey was performed in connection with the transaction described in G.F. No. 4194-181 of ROUTE 1 and is certified for that transaction only.

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

Glen S. Alexander
Glen S. Alexander - Registered Professional Land Surveyor, #4194

		ROBERT LANCE & KATHRYN N. SMALL	
ALEXANDER SURVEYING 105 E. Lohr Street, Suite 300 Dallas, Texas 75201 Phone: 972-363-2113 Fax: 972-363-2985 alexander.surveying@att.net © 2016 ALL RIGHTS RESERVED			
Glen S. Alexander R.P.L.S. No. 44194	County: AUSTIN Survey: RUDOLPH VON ROEDER SURVEY, A-308	Field Crew: F.W. Computations: G.A.	
TRPLS FIRM NO. 10134-000 Date: SEPTEMBER 7, 2016	City: REPLAT OF WESTCREEK SUB	Drafting: B.C. AC. VLS 12, PG. 31 36972M Work Order: 16-7304	



ALEXANDER SURVEYING
LAND SURVEYORS

ROBERT LANCE & KATHRYN N. SMALL

4.046 ACRES

ALL THAT TRACT OR PARCEL OF LAND consisting of 4.046 Acres located in the Rudolph Von Roeder Survey, A-308 and being a portion of Lot 7 of the Replat of Westcreek Subdivision, recorded in Volume 1, Page 123 of the Plat Records of Austin County, Texas and being that same tract described in Deed to Robert Lance Small, and wife, Kathryn N. Small, recorded in File# 133890 of the Official Records of Austin County, Texas. Said tract consisting of 4.046 Acres and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at a fence corner post on the cul-de-sac of the Easterly end of Deerview Lane (60' R.O.W.) and being an angle point in the West line of Lot 6 of Westcreek Subdivision and being an angle point in the North line of Lot 7 and in the herein described tract;

THENCE S 65d 22' 00" E, with the common line between Lot 7 and Lot 6, a distance of 376.51 ft. to a 1/2" iron rod found at a fence corner post for the Northwest corner of the 0.107 Acre tract described in Deed to M & A Legacy Partners, L.P., recorded in File# 126029 O.R.A.C.T., for the Northeast corner of the herein described tract;

THENCE S 42d 34' 10" W, with the common line with the 77.9693 Acre tract, recorded in File# 126029 O.R.A.C.T., the same being the common line with the 0.107 Acre tract and generally with an existing fence, a distance of 605.60 ft. to a 1/2" iron rod found in the common line between Lot 7 and Lot 10 for the South corner of the herein described tract;

THENCE N 46d 40' 35" W, with the common line between Lot 7 and Lot 10 and not with the existing fence (the existing fence is Southwest of this line) and creates a 0.645 Acre Area of Conflict with the adjoining tract, a distance of 235.95 ft. to a point in an existing pond for the East corner of Lot 9 and the South corner of Lot 8, for the Southwest corner of Lot 7 and the herein described tract;

THENCE N 22d 46' 54" E, with the common line with Lot 8 and passing at 135.36 ft. a 1/2" iron rod found for reference and continuing with the common line with Lot 8, a total distance of 450.90 ft. to a 1/2" iron rod found by a Telephone Pedestal

September 7, 2016
W.O.# 16-7304

Page 1 of 2



ALEXANDER SURVEYING
LAND SURVEYORS

ROBERT LANCE & KATHRYN N. SMALL

4.046 ACRES (continued)

in the South Right-of-way of the cul-de-sac of Deerview Lane for the Northeast corner of Lot 8 and the Northwesterly corner of the herein described tract;

THENCE with the cul-de-sac of Deerview Lane, which has a Radius of 50.00 ft. and an Arc Length of 76.53 ft. to the PLACE OF BEGINNING and containing 4.046 Acres

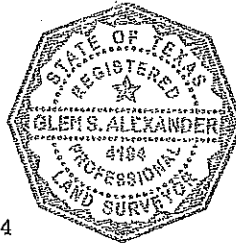
NOTES: Bearings shown hereon are based upon the bearing of N 46d 40' 35" W of the Replat of Westcreek Subdivision as recorded in Volume 1, Page 123 P.R.A.C.T. (updated with G.P.S.).

Reference is hereby made to plat, of the subject tract, prepared this day.

September 7, 2016
W.O.# 16-7304

Glen S. Alexander

Glen S. Alexander
Registered Professional Land Surveyor, #4194



Page 2 of 2

By portion of this tract lies within a special flood hazard area as shown by USGS-FIA Flood Hazard boundary map No. 27, Community No. 180704 dated February 25, 1972.

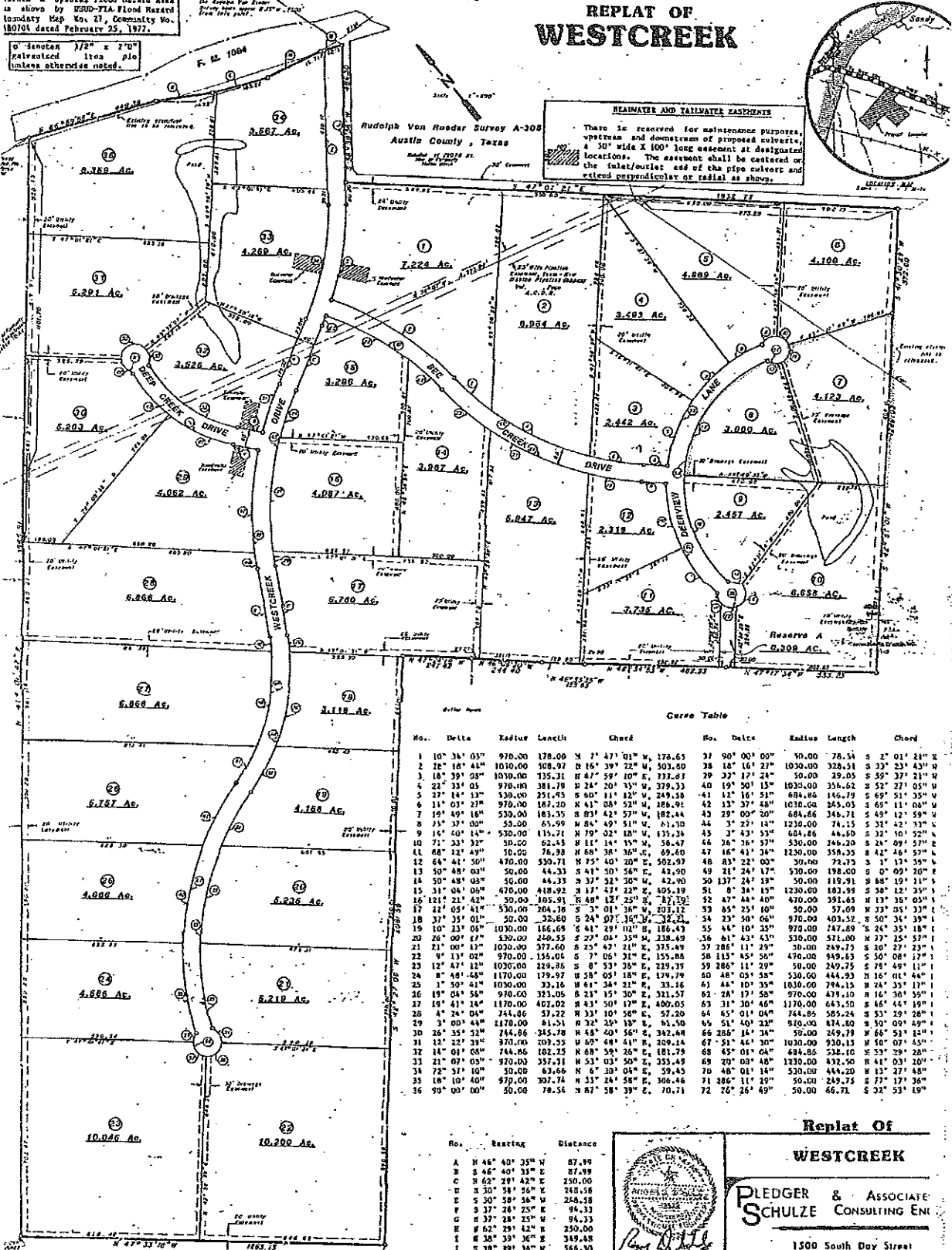
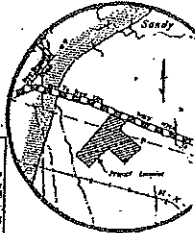
0' section 1/2" x 1/2" reduced 1:5000 plus unless otherwise noted.

The North arrow is the direction of the Survey. The Survey was made on 1/15/74.

REPLAT OF WESTCREEK

HEADWATER AND TAILWATER EASEMENTS

There is reserved for maintenance purposes, upstream and downstream of proposed culverts, a 30' wide X 100' long easement at designated locations. The easement shall be centered on the (tail)outlet end of the pipe culvert and extend perpendicular or radial as shown.



Curve Table					Curve Table				
No.	Delta	Radius	Length	Chord	No.	Delta	Radius	Length	Chord
1	10° 31' 03"	970.00	178.00	178.65	31	90° 00' 00"	50.00	78.54	78.54
2	10° 16' 41"	1010.00	108.97	109.22	32	10° 16' 27"	1030.00	328.51	332.23
3	10° 39' 08"	1010.00	135.31	135.63	33	32° 17' 28"	50.00	29.05	29.05
4	22° 33' 01"	970.00	381.19	381.19	34	19° 50' 13"	1020.00	336.62	352.27
5	27° 14' 13"	530.00	251.43	251.43	35	12° 16' 51"	694.86	156.79	156.79
6	11° 03' 27"	970.00	187.20	187.20	36	13° 37' 48"	1030.00	245.03	245.03
7	10° 49' 18"	530.00	183.35	183.35	37	29° 00' 20"	684.86	346.71	346.71
8	35° 37' 50"	53.00	65.99	65.99	38	3° 27' 13"	1230.00	74.15	74.15
9	10° 40' 18"	530.00	135.71	135.71	39	37° 43' 33"	684.86	44.60	44.60
10	71° 33' 32"	50.00	62.45	62.45	40	26° 36' 57"	530.00	246.20	246.20
11	88° 12' 49"	50.00	76.98	76.98	41	16° 41' 34"	1230.00	358.35	358.35
12	64° 41' 30"	470.00	530.71	530.71	42	83° 22' 03"	30.00	72.73	72.73
13	50° 48' 00"	50.00	44.33	44.33	43	21° 24' 13"	570.00	138.00	138.00
14	50° 48' 03"	50.00	44.33	44.33	44	37° 24' 19"	50.00	119.91	119.91
15	31° 04' 02"	470.00	418.92	418.92	45	8° 38' 15"	1230.00	183.59	183.59
16	121° 21' 42"	50.00	105.91	105.91	46	47° 44' 40"	470.00	391.63	391.63
17	121° 05' 41"	530.00	208.38	208.38	47	85° 25' 10"	50.00	57.09	57.09
18	37° 31' 01"	50.00	32.60	32.60	48	32° 50' 06"	970.00	403.52	403.52
19	10° 23' 08"	1030.00	166.69	166.69	49	44° 10' 35"	970.00	747.69	747.69
20	26° 00' 17"	530.00	240.52	240.52	50	61° 43' 43"	530.00	571.00	571.00
21	121° 00' 12"	1030.00	377.60	377.60	51	88° 11' 29"	50.00	249.75	249.75
22	9° 13' 02"	970.00	156.04	156.04	52	115° 45' 58"	470.00	619.63	619.63
23	12° 47' 12"	1030.00	228.36	228.36	53	50° 24' 25"	50.00	249.75	249.75
24	8° 40' 48"	1170.00	179.97	179.97	54	48° 05' 58"	530.00	444.23	444.23
25	3° 50' 41"	1030.00	33.16	33.16	55	41° 44' 10"	1030.00	794.15	794.15
26	19° 04' 54"	970.00	321.05	321.05	56	28° 17' 58"	970.00	478.10	478.10
27	19° 41' 14"	1170.00	402.02	402.02	57	31° 30' 46"	1170.00	643.50	643.50
28	4° 24' 04"	744.86	57.22	57.22	58	65° 01' 04"	744.86	585.24	585.24
29	3° 00' 44"	1170.00	81.51	81.51	59	51° 40' 23"	970.00	874.02	874.02
30	26° 35' 52"	744.86	385.78	385.78	60	25° 14' 34"	50.00	259.79	259.79
31	12° 22' 33"	970.00	209.55	209.55	61	51° 46' 30"	1030.00	930.13	930.13
32	11° 01' 08"	744.86	182.25	182.25	62	65° 01' 04"	484.86	528.10	528.10
33	21° 07' 03"	970.00	357.31	357.31	63	20° 09' 48"	1230.00	432.50	432.50
34	72° 51' 00"	50.00	63.66	63.66	64	48° 01' 14"	530.00	444.20	444.20
35	18° 10' 40"	970.00	307.78	307.78	65	11° 29' 58"	50.00	129.75	129.75
36	90° 00' 00"	50.00	78.54	78.54	66	58° 59' 32"	50.00	66.71	66.71

No.	Bearing	Distance
A	N 46° 40' 35" W	87.99
B	S 46° 40' 35" E	87.99
C	N 28° 28' 42" E	250.00
D	N 30° 58' 56" E	248.56
E	S 30° 58' 56" W	248.56
F	S 37° 24' 25" E	94.33
G	S 37° 24' 25" W	94.33
H	N 62° 28' 42" E	250.00
I	N 38° 39' 36" E	349.48
J	S 38° 39' 36" W	349.48
K	N 58° 27' 55" E	202.20
L	N 60° 59' 55" E	202.20
M	N 73° 31' 55" E	202.20
N	N 66° 59' 52" E	78.02

Replat Of
WESTCREEK

PLEDGER & ASSOCIATES
SCHULZE CONSULTING INC.

1300 South Day Street
P.O. Box 1736
Brandon, Texas 77833

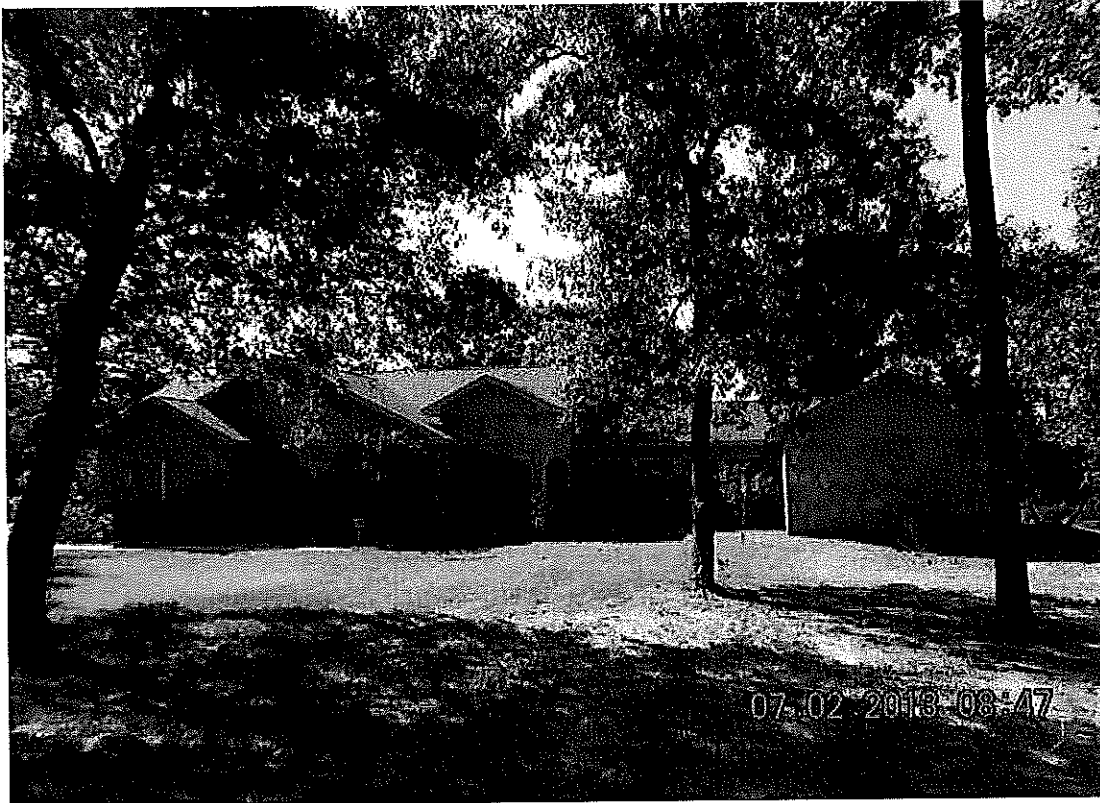
DATE: 5/14/74
BY: PLEDGER & ASSOCIATES

Building setback lines and requirements for Westcreek are as set forth in deed restrictions filed for record in the Austin County Deed Records. Setback requirements must or exceed the minimum distances required by Austin County Regulations.

Quality Control Home Inspections

281-782-1130 Mobile

Email Address: tdgace@aol.com



Inspection Date:

July 02, 2013

Client Name:

Mr. Lance Small

Property Address:

18381 Deerview Lane
New Ulm, TX 78950

Quality Control Home Inspections

P.O. Box 1440

Pinehurst, Texas 77362

Phone (281)-782-1130

Email: tdgace@aol.com

PROPERTY INSPECTION REPORT

Prepared For: **MR. LANCE SMALL**

(Name of Client)

Concerning: **18381 DEERVIEW LANE - NEW ULM, TEXAS 78950**

(Address or Other Identification of Inspected Property)

By: **Troy Gace - Professional TREC License #4093**

07/02/2013 - TUESDAY

(Name and License Number of Inspector)

(Date/Day)

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.state.tx.us.

The TREC Standards of Practice (Sections 535.227-535.231 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 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 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-1.

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 take other action, 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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Property Description:

The house is a 1-story, single-family detached dwelling with an attached 2-car garage situated on reportedly 7 acres. According to the appraisal district, the house was built in 2007 and had 2,881 square feet of living space. The house was clad with stone veneer and cement-fiber board siding. The house was occupied and fully furnished therefore not all surfaces (walls, floors, etc.) were visible and not all of the doors, windows, receptacle outlets, etc. could be tested for function. The start of the inspection was at 9:35am with the temperature in the low 80's Fahrenheit. The inspection was made considering the house was facing north. These and other items will be discussed in the body of this report. The on-site water well, septic system and outbuilding were not considered to be within the scope of this inspection.

I=Inspected I=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D
---	----	----	---

I. STRUCTURAL SYSTEM

☒ ☐ ☐ ☐ ~~A.~~

Foundations

Type of foundation(s): concrete slab on grade

Comments: Based on the observations and in this inspector's opinion, the foundation appeared to be functioning as intended.

Recommendations: Request builder's warranty on the foundation.

☒ ☐ ☐ ☒ ~~B.~~

Grading and Drainage - Comments: The grading and drainage of the site appeared adequate but the grading in the front flower beds was poor. Down spouts were incomplete in the rear with some corrosion; and the gutters were full of debris. Also, the slab exposure was poor in places with some terrain above the weep holes.

Recommendations: Improve the grading in the flower beds to ensure surface water will drain away from the foundation and off the site; complete the down spouts; clean out the gutters; and improve the slab exposure where applicable.

☒ ☐ ☐ ☒ C.

Roof Covering

Type(s) of Roof Covering: asphalt laminated shingles

Viewed From: ground level

Comments: The asphalt shingles appeared to be in serviceable condition with no significant defects observed. Limbs were scraping the roof in the rear; a satellite dish was mounted on the roof and the cable wiring was routed under one roof jack and had the roof jack kicked up; a few shingles had been caulked, mostly at the ridge vents; leaves were piled up behind the family room fireplace chimney; and nail heads were rusty and exposed in the roof jacks.

Recommendations: Request warranty information on the shingles; trim the limbs; caulk the exposed nail heads; and correct the other items noted.

Roof Structure and Attic

Viewed From: attic Approximate Average Depth of Insulation: 12"

Approximate Average Thickness of Vertical Insulation: not verified

Comments: not all attic area was accessible or visible

1. One rafter was cut short of the ridge board and a piece of framing was shimmed in between to make of the difference.
2. The service walk was inadequate to one furnace and the other furnace was over 20' from the attic access.
3. Insulation and wood was too close to the recessed light fixtures.

Recommendations: Provide an adequate service walk; and provide the required clearance around the recessed light fixtures.

done remove satellite dish + cable from roof

done Repair →

done Repair

I=Inspected I=Not Inspected NP=Not Present D=Deficiency

I NI NP D

☒ ☐ ☐ ☒ E.

Walls (Interior and Exterior) - Comments: not all of the wall covering was visible

1. The back wall was cut open under the lavatory in the SE bath.
2. Screw heads were exposed in the wall inside the SE bath shower stall.
3. There was a repaired crack above the back doors in the dining room.
4. The wall was not sealed around the lavatory drains in the master bath.
5. The top of the wall not sealed at the NW corner.
6. The counter flashing was not painted.
7. There were no weep holes over the steel lintels above the doors and windows and the lintel above the front door was not painted.
8. There were large mortar cracks in the stone veneer on each side of the arched entry with some stones appearing to be loose.
9. The siding did not have the required clearance above the shingles (2") or above the ground (6").

Recommendations: Verify the cause of and/or request information on the repaired crack over the back doors in the dining room; repair the wall under the SE bath lavatory; repair the defective mortar joints in the stone veneer of the arched entry; and correct the other items noted.

☒ ☐ ☐ ☒ F.

Ceilings and Floors - Comments: not all of the floor covering was visible

1. There were cracks on the ceiling in the garage.
2. The ceiling was not sealed at the wires to the openers in the garage.
3. There were cracks in the taper of the ceiling in the family room.
4. There were cracks on the floor of the garage.
5. The floor was partially buckled at the back door in the master suite with evidence of water penetration. Outdoor threshold added KMS

Recommendations: Verify the cause of and repair the flooring at the back door in the master suite; and correct the other items noted.

☒ ☐ ☐ ☒ G.

Doors (Interior and Exterior) - Comments: not all of the doors could be tested

1. A striker plate was missing in the garage service door casing and back door casing in the master suite
2. There was no evidence of safety glass in one door to the game room - one pane had etching while one pane did not.
3. The weather stripping was damaged in the back door casing in the master suite.
4. The master bath closet door was not latching.

Recommendations: Ensure both panes are safety glass in the game room doors; and correct the other items noted.

☒ ☐ ☐ ☒ H.

Windows - Comments: not all of the windows could be tested - some window screens were missing.

Recommendations: Install the missing screens.

I=Inspected I=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D
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☐ ☐ ☒ ☐ I. Stairways (Interior & Exterior) - Comments:

☒ ☐ ☐ ☒ J. ✓ Fireplace/Chimney - Comments: The wood burning fireplaces (2) appeared functional. However, they were dirty from normal use and each unit had a crack in the back of the firebox. Some flashing was rusty around one chimney.

Recommendations: Have the units cleaned and serviced; repair the cracks in the fireboxes; and paint the exposed and rusty flashing.

done Repair -

N/A ☒ ☐ ☐ ☐ ~~K~~ Porches, Balconies, Decks and Carports - Comments: There were cracks in the floor of the front porch.

☐ ☒ ☒ ☐ L. Other - Comments:

II. ELECTRICAL SYSTEMS

N/A ☒ ☐ ☐ ☒ ~~A~~ Service Entrance and Panels - Comments: The underground electrical was at a point of attachment on the rear of the garage. The ground rod was not visible. There were 2 GE service panels. The left panel was a 200-ampere main panel - not all of the breakers were labeled; and the right panel was a 125-ampere sub-panel - only one breaker was labeled. The covers were not removed.

☒ ☐ ☐ ☒ B. Branch Circuits, Connected Devices, and Fixtures
Type of Wiring: Copper

Comments:

1. ✓ The exterior light fixtures were not sealed / water tight to the walls.
2. ✓ The cover was missing from the exterior outlet by the door at the SW corner.
3. ✓ The ground fault protected outlet (GFCI) on the back wall in the garage was not functioning as intended - it would not reset.
4. ✓ The lens were dirty on the fluorescent light fixtures in the garage.
5. ✓ Insulation was against and wood (service platform) was too closet to the recessed light fixtures in the attic.
6. ✓ Some wiring in the attic was not protected from physical damage - was laying on the service walk.
7. ✓ The rotary switch for the ceiling fan in the north bedroom was stripped out.
8. ✓ The cover was missing / not installed on the light fixture in the east bedroom closet.

Recommendations: Employ the services of a licensed electrician to verify ampacities, grounding, polarity, overcurrent protection, ground-fault protection and to otherwise meet the current standards. Correct all other electrical deficiencies noted here and in the section above.

Repair ~~for~~ items

1 - 8 done

I	NI	NP	D
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III HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS☒ ☐ ☐ ☒ **A. Heating Equipment***Type of System:* *Energy Source:* electric*Comments:* The Lennox furnaces were located in the attic and were functioning at the time of inspection. There was corrosion in both safety pan. Also, ducts were obstructing the path to the one unit and the other unit was over 20' from the attic entry.done
Repair To*Recommendations:* Have the units cleaned and serviced before closing.☒ ☐ ☐ ☐ **B. ✓ Cooling Equipment***Type of System:* split / zoned*Comments:* Both Lennox 3-ton 2007 model a/c condenser units were located at the rear of the garage and were functioning at the time of inspection.done
Repair To*Recommendations:* Have the units cleaned and serviced before closing.☒ ☐ ☐ ☒ **C. Ducts System, Chases, and Vents - Comments:**

1. ✓ There was only one visible return air and the grill was loose from the ceiling.
- ~~2.~~ Both thermostats were located on the eastern part of the house.
- ~~3.~~ The average temperature differential between supply (66) and return (72).
4. ✓ The primary condensate line was uphill and holding water under the lavatory in the hall bath. There was evidence that the primary condensate line had repairs under the lavatory in the SE bath.

Recommendations: Correct the installation of the primary condensate line; and correct the other items noted.**IV. PLUMBING SYSTEM**☒ ☐ ☐ ☒ **A. Water Supply System and Fixtures***Location of Water Meter:* on-site water well*Location of main water supply valve:* front of garage*Static water pressure reading:* not verified*Comments:*

- ~~1.~~ There were no anti-siphoning devices on the outside hose bibs.
2. ✓ The hall bath: there was a leak from the commode - appeared to be from water line at commode; the commode was not caulked at the floor; the lavatory drained slow; and the tub faucet was wobbly.
3. ✓ The vegetable sprayer was not functioning properly at the kitchen sink.
4. ✓ The top of the shower surround was not caulked / sealed; and the commode was not caulked at the floor in the SE bath.
5. ✓ The master bath: the commode was not caulked at the floor; and the right lavatory drained slow. Not all of the heads were tested in the shower stall.

Recommendations: Repair the leak at the commode; verify the cause of the slow draining lavatories; and correct the other items noted.

☒ ☐ ☐ ☐

B. **Drains, Wastes, and Vents** - *Comments:* As mentioned above, a couple of the bathroom lavatories were draining slow.

☒ ☐ ☐ ☒

C. ☒ **Water Heating Equipment**

Energy Source: gas-fired *Capacity:* 48-gallon

Comments: The Bradford White water heater was located in the garage and was functioning at the time of inspection. The temperature and pressure relief line (T&P) terminated inside the garage.

Recommendations: Extend the T&P line to the exterior.

☒ ☐ ☐ ☒

~~D.~~ **Hydro-Massage Therapy Equipment** - *Comments:* The Jacuzzi tub was functioning but there was no visible access nor was there ground fault protection for the tub.

Recommendations: Provide an access and ground fault protection.

V. **APPLIANCES:**

N/A ☒ ☐ ☐ ☐

~~A.~~ **Dishwasher** - *Comments:* The Whirlpool dishwasher was functioning.

N/A ☒ ☐ ☐ ☐

~~B.~~ **Food Waste Disposer** - *Comments:* The disposal was functioning.

☒ ☐ ☐ ☐

C. ☒ **Range Exhaust Vent** - *Comments:* The Whirlpool range hood was functioning but the light did not illuminate. Fix light operator error - OK

N/A ☒ ☐ ☐ ☒

~~D.~~ **Range, Cooktops, and Ovens** - *Comments:* The Whirlpool range top and ovens were functioning but there was no visible gas shut off valve for the range top.

N/A ☐ ☒ ☒ ☐

~~E.~~ **Microwave Oven** - *Comments:*

N/A ☐ ☐ ☒ ☐

~~F.~~ **Trash Compactor** - *Comments:*

N/A ☒ ☐ ☐ ☐

~~G.~~ **Mechanical Exhaust Vents and Bathroom Heaters** - *Comments:* The exhaust fans were functioning.

N/A ☒ ☐ ☐ ☐

~~H.~~ **Garage Door Operator(s)** - *Comments:* The openers and safety sensors were working.

N/A ☒ ☐ ☐ ☐

~~I.~~ **Doorbell and Chimes** - *Comments:* The door bell was working.

N/A ☒ ☐ ☐ ☒

~~J.~~ **Dryer Vents** - *Comments:* The dryer vent terminated inside the garage.

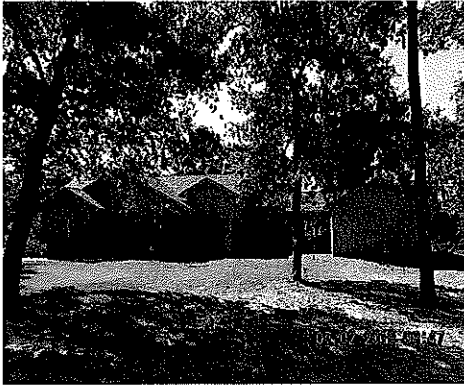
VI. **OPTIONAL SYSTEMS** - No Optional Systems were considered to be within the scope of this inspection.

END OF REPORT

Troy Gace
TREC License #4093
HUD / FHA #Q438

Date of Report

Mr. Lance Small



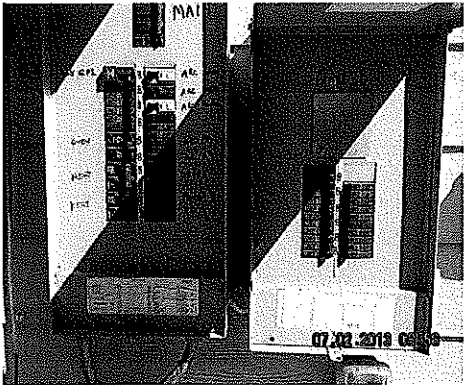
Front of house facing north.



Mortar crack in stone on right side of entry.



Mortar crack in stone on front of entry.



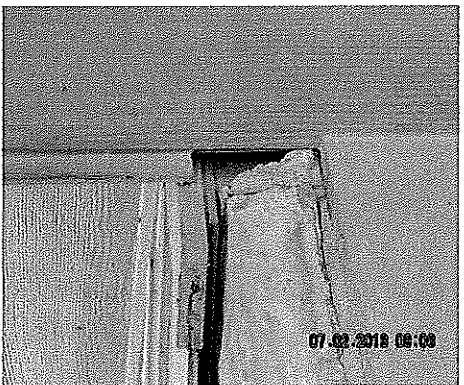
Service panels - not all breakers are labeled.



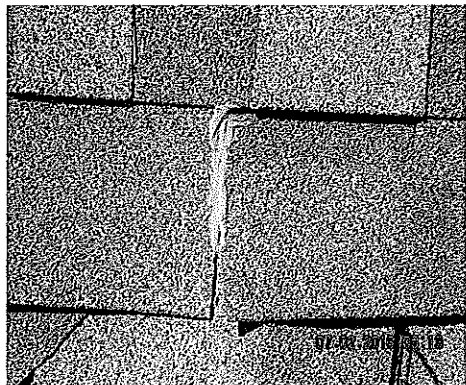
Down spouts incomplete.



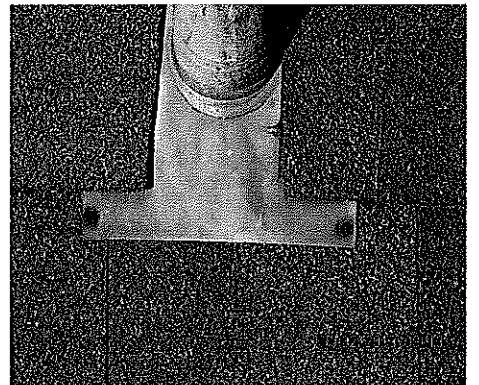
Crack in back of both fireplace fireboxes.



Top of wall not sealed at NW corner.



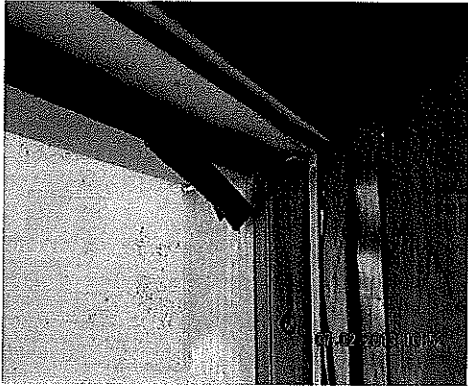
Caulking on shingles.



Nail heads rusty and not caulked in roof jacks.

18381 Deerview Lane - New Ulm 78950

Mr. Lance Small



Weather stripping damaged in back door casing
in master suite.



Evidence of water penetration on the floor at the
back door in master suite.

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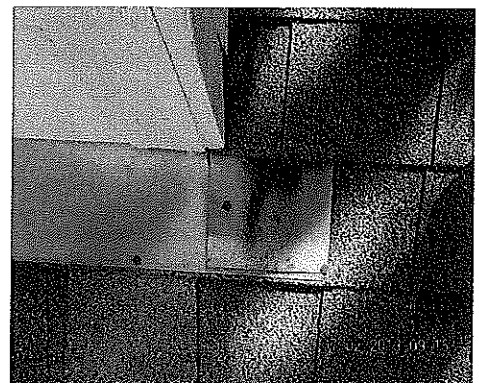
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Satellite dish cable has roof jack kicked up at water heater vent pipe.



Debris in gutters.



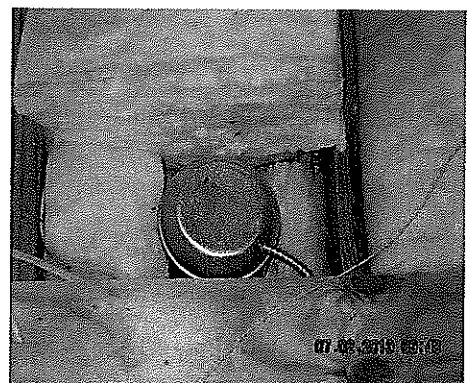
Flashing rusty at fireplace chimney.



Leave piled up behind chimney.



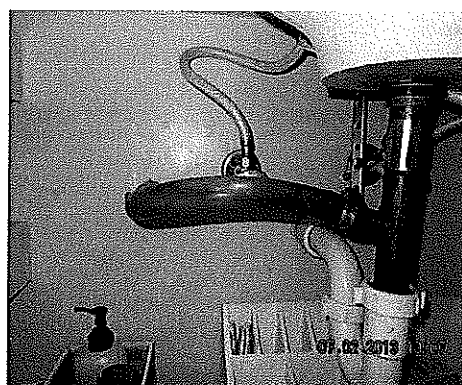
Corrosion in overflow pan.



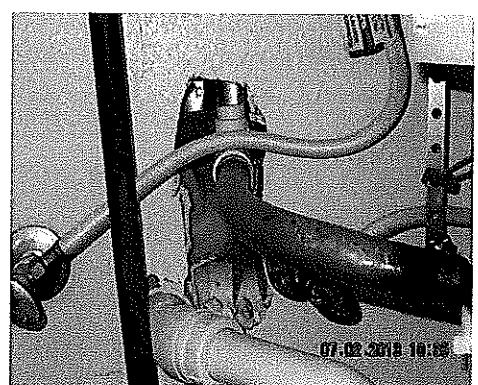
Insulation and wood too close to recessed light fixtures.



Leak from commode in hall bath.



Condensate line uphill and holding water in hall bath.



Wall cut open under lavatory in SE bath.

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QUALITY CONTROL HOME INSPECTIONS

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INVOICE

July 3, 2013

**Mr. Lance Small
32767 Baethe Rd.
Waller, Texas 77484**

**Services Rendered: (07-02-2013 Tuesday)
TREC Real Estate Inspection at:
18381 Deerview Lane
New Ulm, Texas 78950**

Structural / Mechanical Inspection Fee:

\$450.00

**Make check payable to and mail to:
QC Home Inspections
P.O. Box 1440
Pinehurst, Texas 77362**

Thanks for your business!

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