

<u>Improvements</u>	
Wood Floors	\$10,500.00
Water Filtration System/Softener	\$3,000.00
Electric Gate	\$1,800.00
Tile Floors	\$1,000.00
Oven	\$900.00
Hot Water Heater	\$500.00
Shop Bath Remodel	\$500.00
Ceiling Fans	\$450.00
Fresh Paint	\$400.00
New A/C Parts	\$350.00
Master Bath Faucets	\$300.00
LED Flood Lights	\$250.00
2nd Bath Faucets	\$150.00
2nd Bath Light Fixtures	\$100.00
Kitchen Faucet	\$80.00
Porch Lights	\$80.00
	\$20,360.00

T-47 Residential Real Property Affidavit

(May be Modified as Appropriate for Commercial Transactions)

Date: 5/9/15 GF No. _____
 Name of Affiant(s): Travis W. Sanders & Kerri E. Sanders
 Address of Affiant: 3523 Jason Ln, Brenham Tx 77833
 Description of Property: Lot 20 Well lot, Hillside Acres Sec 2
 County Washington, 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 duly 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 with 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 the 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 Policy of Title Insurance upon payment of the promulgated premium.

4. To the best of our actual knowledge and belief, since 11/12/13 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. conveyance, 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): NONE

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 the Title Company or the title insurance 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.

Travis W. Sanders
 TRAVIS W. SANDERS

Kerri E. Sanders
 KERRI E. SANDERS

SWORN AND SUBSCRIBED this 9th day of May, 2015

Notary Public [Signature]
 (TAR-1907) 5-01-08



cm = control monument
 pp = power (utility) pole
 OHE = overhead electric line
 pb = portable building
 ca = covered area
 cp = carport
 ad = asphalt drive
 gd = gravel drive
 ac = air conditioner unit
 BL = building line
 UE = utility easement
 c = concrete
 w = wood board fence

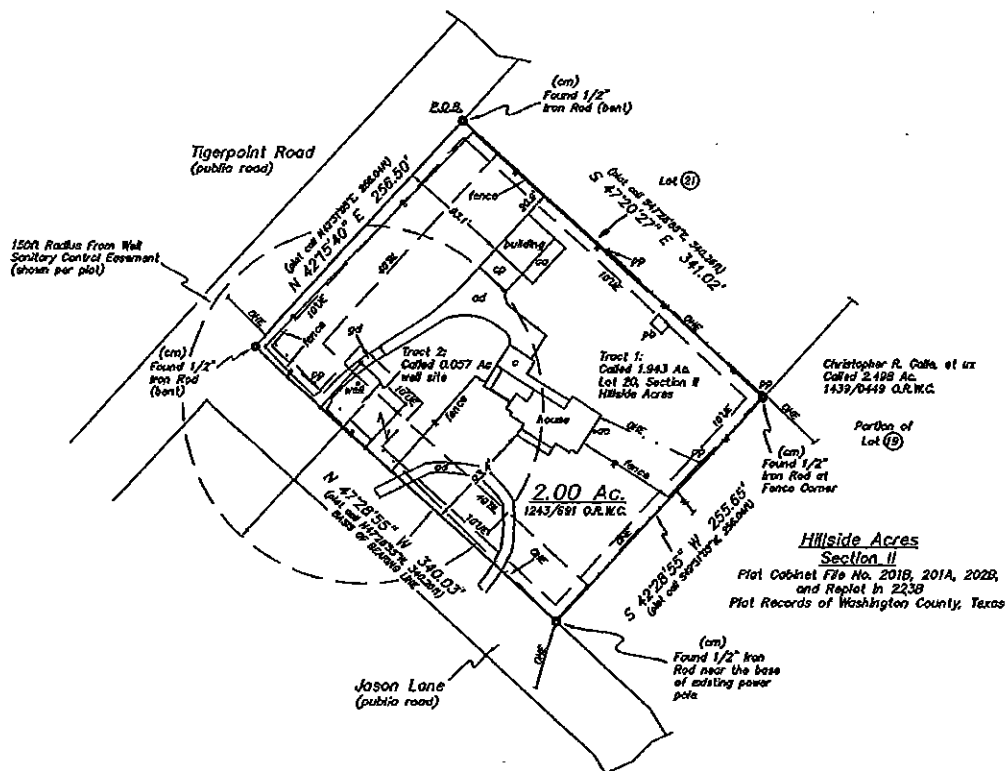
The tract shown hereon may be subject to the easement conveyed to Bluebonnet Electric Cooperative, Inc., recorded in 452/240 O.R.W.C., and as shown as a 10 ft. wide easement along each lot line shown on re-plot in Plot Cabinet File No. 2238, P.R.W.C.

The subject tract shown hereon does not appear to be within the Special Flood Hazard Area according to the FEMA Flood Insurance Rate Map for Washington County, Texas, Map Number 4547700300G, effective date August 15, 2011.

This plot accompanied by metes and bounds description.

Scale 1" = 100'

James Schrier Survey
 Abstract No. 98
 Washington County, Texas



MORTGAGEE: EVERETT FINANCIAL, INC. DBA SUPREME LENDING
 MORTGAGOR: TRAVIS W. SANDERS AND KERI E. SANDERS

Address of Subject Tract:
 3523 Jason Lane
 Brenham, Texas 77833

To: William G. Brouse and Doris P. Brouse, Travis W. Sanders and Keri E. Sanders, Everett Financial, Inc. dba Supreme Lending, and Brenham Abstract & Title Company, GF No. 20131014.

I, Michael J. Blakey, Registered Professional Land Surveyor, do hereby certify that this survey was made on November 12, 2013, 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 at 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.

Michael J. Blakey
 Registered Professional Land Surveyor No. 5935

W.O. 2013-2045

William G. Brouse, et ux

Blakey Land Surveying

RPLS 4052 RPLS 5935

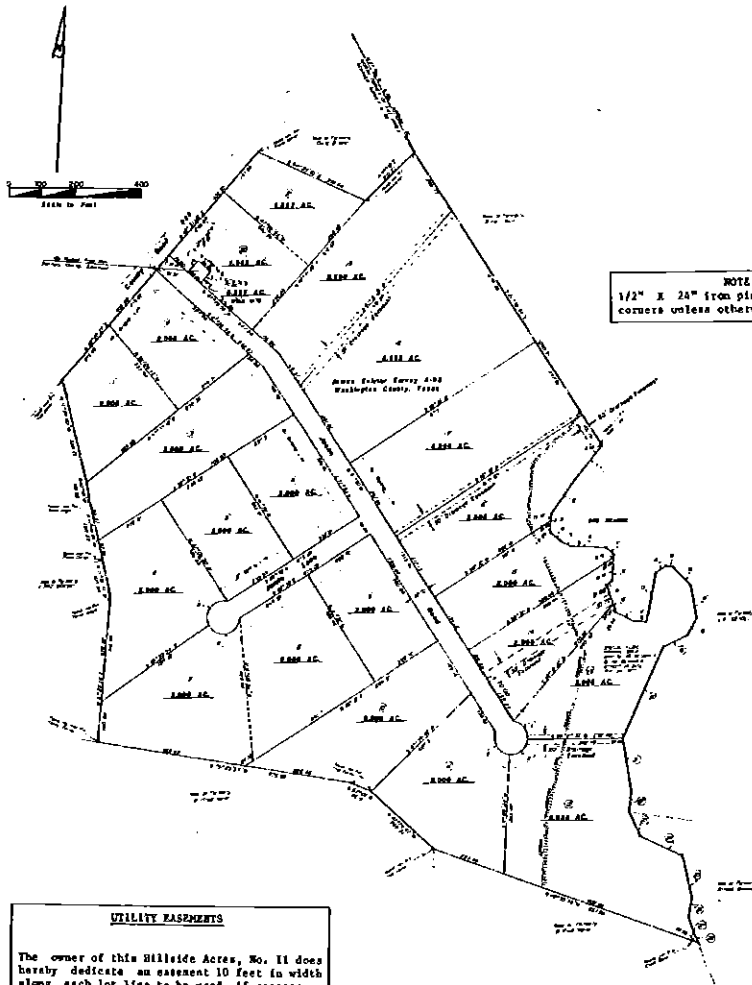
4550 Midland Lane
 Burton, Texas 77835

(978) 288-3900

An improvement survey of Lot 20 of Hillside Acres, Section II, and the called 0.057 acre well site of Hillside Acres, Section II (as shown on plot recorded in Plot Cabinet File No. 2018, 202A-B, and replot recorded in Plot Cabinet File No. 2238 of the Plot Records of Washington County, Texas), situated in Washington County, Texas, being out of the James Schrier Survey, Abstract No. 98, and being all of Tract 1 (Lot 20) and all of Tract 2 (Called 0.057 acre well site) described in that deed from Chester L. Hammel, et ux to William G. Brouse, et ux dated May 10, 2007, and recorded in Volume 1243, Page 691 of the Official Records of Washington County, Texas.

REPLAT OF HILLSIDE ACRES No. II

HILLSIDE ACRES, NO. II, A SUBDIVISION OF 63.460 acres of land out of the JAMES SCHRIER ESTATE, ABSTRACT NO. 78, WASHINGTON COUNTY, TEXAS, and being the tract of land called 63.999 less 3.505 acres described in deed from CALLA BLEWER TO CHARLIE BUEGER, BY UX MILDRED BUEGER, dated 26 August 1983 and recorded in Volume 455 at Page 60 of the Deed Records of Washington County, Texas.



Key Map
Scale 1" = 3 miles

SURVEYOR CERTIFICATION

This is to certify that I, John E. Pledger, III Registered Public Surveyor No. 2183 have planned HILLSIDE ACRES, No. II from an actual survey on the ground and that all lot corners are marked by iron pins, and that this plat correctly represents that survey.

John E. Pledger, III
John E. Pledger, III

Sworn to and subscribed before me this the 14th day of August 1984.

David A. Blakey, Sr.
David A. Blakey, Sr., Notary Public
Washington County, Texas
My Commission Expires 8/26/84



DEDICATION

CHARLIE BUEGER, BY UX MILDRED BUEGER, the owners of the land shown on this plat, and whose names are subscribed hereto, and in person or through a duly authorized agent, acknowledged that this plat was made from an actual survey and dedicate to the use of the public forever all streets and easement shown for the purposes and consideration therein expressed.

Charlie Bueger
Charlie Bueger

Mildred Bueger
Mildred Bueger

STATE OF TEXAS COUNTY OF WASHINGTON

Before me, the undersigned authority on this day personally appeared Charlie Bueger and Mildred Bueger known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this the 14th day of August 1984.

David A. Blakey, Sr.
David A. Blakey, Sr., Notary Public
Washington County, Texas
My Commission Expires 8/26/84



UTILITY EASEMENTS
The owner of this Hillside Acres, No. II does hereby dedicate an easement 10 feet in width along each lot line to be used, if necessary, for utility purposes.

APPROVALS

Approved this 12th day of September 1984 by the County Attorney of Washington County, Texas.

County Attorney

Approved this 12th day of September 1984 by the Commissioners Court of Washington County, Texas.

County Judge

Comm. Pct. 1

Comm. Pct. 2

Comm. Pct. 3

Comm. Pct. 4

Approved this 20th day of August 1984 by the Planning Commission of the City of Brenham, Texas.

McTear
Chairman

Attorney
Victor Arlt
Secretary

Approved this 30th day of August 1984 by the City Commission of the City of Brenham, Texas.

Dorothy Lisowski
Mayor

Attorney
Mildred Bueger
Secretary

Meanders of Coe Branch

No.	Heading	Distance
1	S 40° 21' W	131.54
2	S 36° 18' W	127.39
3	S 3° 11' W	54.79
4	S 51° 02' E	41.90
5	S 62° 24' E	33.49
6	S 87° 33' E	108.99
7	S 47° 47' E	31.56
8	S 5° 12' W	79.21
9	S 57° 58' W	19.88
10	S 19° 03' E	85.73
11	S 61° 20' E	63.21
12	S 84° 36' E	39.51
13	N 11° 45' E	152.08
14	N 55° 25' E	34.96
15	S 80° 22' E	23.69
16	S 41° 59' E	77.61
17	S 8° 51' E	97.68
18	S 28° 33' W	56.95
19	S 64° 34' W	81.15
20	S 25° 23' W	304.82
21	S 8° 46' E	154.18
22	S 7° 34' W	63.63
23	S 24° 28' E	82.32
24	S 64° 31' E	140.20
25	S 10° 54' E	129.99
26	S 11° 27' W	55.43
27	S 16° 26' E	56.91
28	S 23° 20' E	36.75

CURVE TABLE				
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD
A	50.00	124.80	143°01'48" W	S 50°02'34" W 94.82
B	50.00	124.80	143°01'48" W	N 76°56'13" E 94.82
C	50.00	78.34	90°00'00" W	N 38°32'01" W 30.71
D	50.00	78.34	90°00'00" W	N 50°32'21" E 70.71
E	50.00	92.73	106°13'37" W	S 31°29'13" E 80.00



REPLAT OF HILLSIDE ACRES No. II

PLEDGER AND ASSOCIATES, INC.
REUE LAND SURVEYORS

1500 S. Day St. P.O. Box 1736 Brenham, Tex. 77803

22 W. Bell St. P.O. Box 831 Bellville, Tex. 77408

John E. Pledger, III
RPS No 2183
DATE 11/11/84
STATE
COUNTY
CITY
SECTION
TOWNSHIP
RANGE

WASHINGTON
JAMES SCHRIER A-B
11/11/84
SECTION
TOWNSHIP
RANGE

FILED ONLY W.F.
LOCATION W.F.
DATE
TOWNSHIP
RANGE

APPLICATION TO COMMISSIONER'S COURT TO
APPROVE SUBDIVISION IN WASHINGTON COUNTY, TEXAS

Now comes, CHARLIE BUEGER and wife, MILDRED BUEGER by and through their attorney, MILTON Y. WATKINS, JR., of Washington County, Texas, and would respectfully show the Court as follows:

I.

That the said CHARLIE BUEGER and wife, MILDRED BUEGER are the owners of that certain 63.494 acres of land out of the James Schrier Survey situate in Washington County, Texas.

II.

Your Applicants would respectfully show the Court that CHARLIE BUEGER and wife, MILDRED BUEGER have completed subdividing the said 63.494 acres of land, as more fully shown on the plat of said 63.494 acres of land attached hereto and made a part hereof for all purposes pertinent as Exhibit "A".

III.

Your Applicants would respectfully request the Court to approve said subdivision in accordance with Article 6626, Revised Civil Statutes of the State of Texas, accepting the easement shown on said plat, and subject to the same covenants and restrictions as are more fully set out in Dedication and Protective Covenants and Restrictions Applicable to Hillside Acres, Section II, to be recorded in the Plat Records of Washington County, Texas.

WHEREFORE, PREMISES CONSIDERED, your Applicants would respectfully request the Court to give notices required by law and hold such necessary hearings hereon and upon final hearing hereof, accept said subdivision as shown in said plat attached hereto as Exhibit "A", all in accordance with the provisions of Article 6626, Revised Civil Statutes of the State of Texas.

Charlie Bueger
CHARLIE BUEGER
Mildred Bueger
MILDRED BUEGER

BY: Milton Katz, Jr.
MILTON V. KATZ, JR.
Attorney for Charlie Berger
and wife, Mildred Berger

ORDER APPROVING SUBDIVISION

On this the 16th day of December, 1983, came on to be considered by the Commissioners' Court of Washington County, Texas, the map or plat of Hillside Acres, Section II, located in Washington County, Texas, a part of the James Schlier Survey, A-98 League.

It appearing to the Commissioners' Court that said property has been duly subdivided by a licensed Surveyor, and the lots marked and designated thereon, together with the easements, in said Subdivision, and that said Subdivision has been dedicated by CHARLIE BUDGER and KILBERT BUDGER of Washington County, Texas, in due form, and easements in said Subdivision have been dedicated to public use; and

It further appearing to the Commissioners' Court that said Subdivision does not encroach upon any of said streets abutting same and the restrictions therein mentioned are approved; and

It further appearing that the County Attorney, L. J. LACINA, JR., has examined said plat and dedication and found the same to be in due form, as required by Statutes, and has approved the same, the Commissioners' Court of Washington County, Texas, is of the opinion that said map or plat and dedication should be, and the same is, entitled to be filed in the public records of the County Clerk's Office of Washington County, Texas;

It is therefore ordered by the Commissioners' Court of Washington County, Texas, that such map or plat of Hillside Acres, Section II, located out of the City Limits of Brenham, in Washington County, Texas, be, and the same is hereby, approved as dedicated and the filing and recordation thereof is hereby authorized as required under Article 6626 and Article 6626a, Revised Civil Statutes of the State of Texas; and it is further ordered that a copy of such map or plat with such dedication be, and the same is hereby, ordered filed for record in the County Clerk's Office of Washington County, Texas, and it is further ordered that the property be henceforth assessed for taxes on the basis of lots shown in said Subdivision.

I, GERTRUDE LEHRMANN, Clerk of the County Court of Washington County, Texas, do hereby certify that the above and foregoing excerpt is a true and correct copy of a portion of the Minutes of the Commissioners' Court of Washington County, Texas, held at the County Courthouse, on December 16, 1983, and entered in the Minutes of the Commissioners' Court of Washington County, Texas, in Volume N, Page 902.

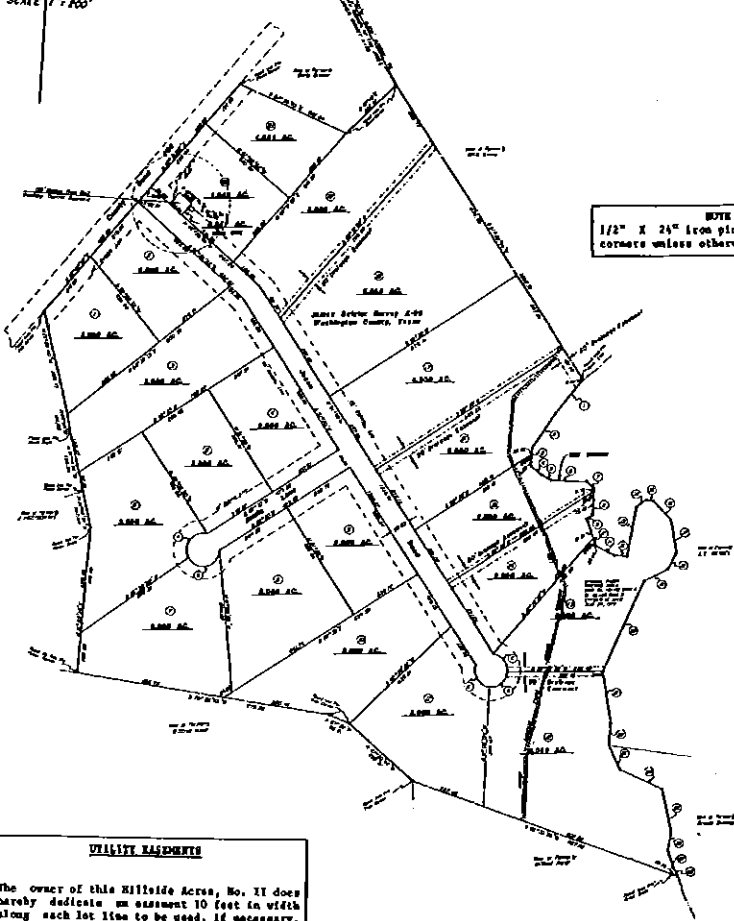

GERTRUDE LEHRMANN
Clerk of the County Court of
Washington County, Texas

APPROVED:

L. J. LACINA, JR.
County Attorney


JOANNE SCHROEDER
County Road Administrator

SCALE 1" = 100'



NOTE
1/2" X 2 1/2" iron pin set at all lot corners unless otherwise noted.



Key Map
Scale 1" = 3 Miles

HILLSIDE ACRES No. II

HILLSIDE ACRES, NO. II, A SUBDIVISION OF 63.180 Acres of land out of the JAMES SCHRIER LAGOON, ABSTRACT NO. 98, WASHINGTON COUNTY, TEXAS, and being the tract of land called 65.999 less 2.503 acres described in deed from CARLA BUEHRER to CHARLIE BUEHRER, BY UT WILHELM BUEHRER, dated 26 August 1963 and recorded in Volume 455 at Page 80 of the Deed Records of Washington County, Texas.

SURVEYOR CERTIFICATION

This is to certify that I, John E. Pledger, III Registered Public Surveyor No. 2183 have plotted HILLSIDE ACRES, No. II from an actual survey on the ground and that all lot corners are marked by iron pins, and that this plat correctly represents that survey.

John E. Pledger, III
Registered Public Surveyor No. 2183

Subscribed before me this the 8th day of November 1983.

David A. Bailey
David A. Bailey, Sr., Notary Public
Washington County, Texas
My Commission Expires 8/24/86



DEDICATION

CHARLIE BUEHRER, BY UT WILHELM BUEHRER, the owners of the land shown on this plat and whose names are subscribed hereto, and in person or through a duly Authorized Agent, acknowledged that this plat was made from an actual survey and dedicate to the use of the public forever all streets and easement shown for the purposes and consideration therein expressed.

Charlie Buehrer
Charlie Buehrer

Mildred Buehrer
Mildred Buehrer

STATE OF TEXAS COUNTY OF WASHINGTON

Before me, the undersigned authority on this day personally appeared Charlie Buehrer and Mildred Buehrer, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this the 4th day of November 1983.

David A. Bailey
David A. Bailey, Sr., Notary Public
Washington County, Texas
My Commission Expires 8/24/86



UTILITY EASEMENTS
The owner of this Hillside Acres, No. II does hereby dedicate an easement 10 feet in width along each lot line to be used, if necessary, for utility purposes.

APPROVALS
Approved this 14th day of November 1983 by the County Attorney of Washington County, Texas.

Y. J. P.
County Attorney

Approved this 14th day of November 1983 by the Commissioners Court of Washington County, Texas.

Sam F. Whitaker
County Judge

Walter Schumaker
Comm. Sect. 1

Oliver Fishkin
Comm. Sect. 2

Robert G. Kahn
Comm. Sect. 3

Robert Martin
Comm. Sect. 4

Approved this 21st day of November 1983 by the Planning Commission of the City of Brenham, Texas.

Richard Schumaker
Chairman

W. C. Mott
Secretary

FILED
AT 11:00 A.M.
DEC 22 1983
Kurtis Schumaker
COUNTY CLERK, WASHINGTON COUNTY, TEXAS

Approved this 22nd day of November 1983 by the City Commission of the City of Brenham, Texas.

Dorothy Lisowski
Mayor

Walter Schumaker
Secretary

Meanders of Cox Branch

No.	Bearing	Distance
1	S 40° 21' W	131.54
2	S 36° 18' W	127.39
3	S 3° 11' W	54.79
4	S 31° 02' E	41.90
5	S 62° 24' E	33.49
6	N 87° 33' E	108.99
7	S 47° 47' E	31.56
8	S 5° 12' W	79.21
9	S 57° 58' W	19.48
10	S 19° 03' E	85.75
11	S 61° 20' E	63.22
12	S 84° 36' E	39.51
13	N 11° 45' E	152.08
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15	S 80° 22' E	23.69
16	S 41° 56' E	77.61
17	S 8° 51' E	97.48
18	S 28° 33' W	56.95
19	S 64° 34' W	81.15
20	S 23° 23' W	304.62
21	S 8° 44' E	154.18
22	S 1° 34' W	61.63
23	S 74° 28' E	82.32
24	S 64° 21' E	140.20
25	S 10° 34' E	129.99
26	S 11° 27' W	55.43
27	S 16° 26' E	54.91
28	S 23° 20' E	34.75

CURVE TABLE				
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD
A	50.00	124.90	143°07'48"	84°03'54" W 84.87
B	50.00	124.90	143°07'48"	N 76°36'13" E 84.87
C	50.00	78.34	90°00'00"	N 34°32'01" W 70.71
D	50.00	78.34	90°00'00"	N 50°22'21" E 70.71
E	50.00	92.73	104°15'37"	E 31°29'17" N 80.00

HILLSIDE ACRES No. II

PLEDGER AND ASSOCIATES, INC.
LAND SURVEYORS

1500 S. Day St.
P.O. Box 1736
Brenham, Tex. 77833

22 W. Wall St.
P.O. Box 831
Brenham, Tex. 77804

John E. Pledger, III	COUNTY	WASHINGTON	FILED BY	W. E.
R.P.S. No. 2183	SURVEY	JAMES SCHRIER A-88	COMPILED BY	W. E.
DATE	11/11/83	BY		
PLAT		SECTION		
		FRAME SHEET	8253	

DEDICATION AND PROTECTIVE COVENANTS AND
RESTRICTIONS APPLICABLE TO HILLSIDE ACRES, SECTION II

THE STATE OF TEXAS)
)
COUNTY OF WASHINGTON)

KNOW ALL MEN BY THESE PRESENTS:

That CHARLIE BUEGER and wife, MILDRED BUEGER, being the owners of 63.494 acres of land out of the James Schlier Survey, A-98, Washington County, Texas, being the same property described in a deed from Carla Brewer to Charlie Bueger, et ux, dated August 26, 1983, recorded in Volume 455, Page 80, Deed Records of Washington County, Texas, do hereby adopt the attached map and plat having been prepared November 11, 1983 by John E. Pledger, III, Registered Public Surveyor, #2183, said subdivision to be known as "Hillside Acres, Section II", and do hereby dedicate same as such, and do further dedicate to the use of the public the easements shown thereon.

In dedicating the subdivision, to be known as "Hillside Acres, Section II", located in Washington County, Texas, the following restrictions and protective covenants shall be applicable to all lots in said subdivision:

I.

All lots in the tract or subdivision shall be known and described as residential lots. No structures shall be erected, altered, placed or permitted to remain on any such residential building plot other than a single detached single-family dwelling (or main structure) not to exceed two stories in height, not including a basement, and other outbuildings incidental to residential use of the plot.

II.

The floor area of the main structure on such lot, exclusive of open porches, steps, screen porches, porte cocheres, breezeways, garages and other outbuildings, shall not be less than fourteen hundred (1400) square feet.

III.

No trailer, basement, tent, shack, lean-to garage, barn or other outbuildings erected on the property shall at any time be used as a residence, temporary or permanent (except as hereinafter provided), nor shall any structure of a temporary character be used as a residence. Under no circumstances will house trailers be permitted to be resided in on the property at any time.

IV.

All residences constructed in the subdivision shall have inside toilets and the inside plumbing shall be attached to septic tanks; there shall be no cess-pools in the subdivision and no drainage from plumbing of any type into ditches. All septic tank systems shall be fully installed prior to occupancy; and said septic tank systems shall strictly conform with rules and regulations prescribed by the Texas Water Quality Board. The Texas State Department of Health, or other Governmental Agencies whose rules and regulations may apply to the installation and use of septic-tanks.

V.

No building material of any kind or character shall be

placed or stored in the streets, or between streets and the property line. All building materials to be used in the construction of building in this subdivision shall be placed within the property lines of the premises upon delivery.

VI.

No noxious or offensive trade shall be permitted on any part of any tract, and each owner and occupant shall keep their property clean and free of trash, inoperable cars and machinery and other junk and shall maintain the improvements in a reasonably good state of repair.

VII.

Until such time as sanitary sewer becomes available, no more than one (1) residence per tract or lot shall be constructed on any portion of this subdivision.

VIII.

Grass and weeds on each lot in this subdivision must be kept mowed at regular intervals as may be necessary to maintain such lot in a neat and attractive manner. Ditches abutting said property must be kept in good condition and the drainage easements shown on the plat of this subdivision must at all times be kept clear of any obstructions, including fences, utility poles or other structures that might impede the flow of water in the drainage easement.

IX.

No hogs may be kept in any part of this property and subdivision. Each owner shall be permitted to keep one cow-calf unit per acre, or other livestock unit per tract or lot, or one horse per acre.

X.

No oil, gas or distillate drilling, oil development, operations, oil refining, quarrying or mining operations of any kind shall be permitted in, on or upon any lot, nor shall oil wells, tunnels, tanks, mineral excavations or shafts for the purpose of producing or exploring for oil, gas or distillate, be permitted in, on or upon any lot. No derrick or other structure designed for use in boring or developing or producing of oil, gas or distillate shall be erected, maintained or permitted upon any lot or lots.

Provided however, all or part of this subdivision may be pooled with other acreage and the owner of the minerals may participate in the royalties received from the production of oil, gas or distillate.

XI.

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty (20) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

XII.

Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant, either to restrain violation or to recover damages.

XIII.

Invalidation of any one of these covenants by judgment of court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, this instrument is executed this 14th day of November, 1983.

Charlie Burger
CHARLIE BURGER

Mildred Burger
MILDRED BURGER

THE STATE OF TEXAS

COUNTY OF WASHINGTON

BEFORE ME, the undersigned authority, on this day personally appeared CHARLIE BURGER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 14th day of November, 1983.

Milton Y. Tate Jr.
NOTARY PUBLIC - State of Texas
My Commission Expires: 4-30-85

Milton Y. Tate Jr.
(Printed Name of Notary Public)

THE STATE OF TEXAS

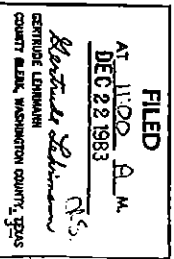
COUNTY OF WASHINGTON

BEFORE ME, the undersigned authority, on this day personally appeared MILDRED BURGER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 14th day of November, 1983.

Milton Y. Tate Jr.
NOTARY PUBLIC - State of Texas
My Commission Expires: 4-30-85

Milton Y. Tate Jr.
(Printed Name of Notary Public)





TEXAS ASSOCIATION OF REALTORS® SELLER'S DISCLOSURE NOTICE

©Texas Association of REALTORS®, Inc. 2014

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 3523 Jason Lane
Brenham, TX 77833

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	☐	☒	☐
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: ☒ sump ☐ 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	☒	☐	☐	☒ electric ☐ gas number of units: <u>1</u>
Evaporative Coolers	☐	☒	☐	number of units: _____
Wall/Window AC Units	☐	☒	☐	number of units: _____
Attic Fan(s)	☐	☒	☐	if yes, describe: _____
Central Heat	☒	☐	☐	☒ electric ☐ gas number of units: _____
Other Heat	☐	☒	☐	if yes, describe: _____
Oven	☒	☐	☐	number of ovens: <u>1</u> ☒ electric ☐ gas ☐ other: _____
Fireplace & Chimney	☒	☐	☐	☒ wood ☐ gas logs ☐ mock ☐ other: _____
Carport	☒	☐	☐	☒ attached ☐ not attached
Garage-Shop	☐	☒	☐	☐ attached ☒ not attached
Garage Door Openers	☐	☒	☐	number of units: <u>0</u> number of remotes: _____
Satellite Dish & Controls	☐	☒	☐	☐ owned ☐ leased from _____
Security System	☐	☒	☐	☐ owned ☐ leased from _____
Water Heater	☒	☐	☐	☒ electric ☐ gas ☐ other: _____ number of units: _____
Water Softener	☒	☐	☐	☒ owned ☐ leased from _____
Underground Lawn Sprinkler	☐	☒	☐	☐ automatic ☐ manual areas covered: _____
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: [Signature]

Market Realty, Inc. 2201 Becker Drive Brenham, TX 77833
Cassi Herrin

Phone: 979.836.9600 Fax: 979.836.6689
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Page 1 of 5

3523 Jason 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: not known (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		☒	Floors		☒	Sidewalks		☒
Ceilings		☒	Foundation / Slab(s)		☒	Walls / Fences		☒
Doors		☒	Interior Walls		☒	Windows		☒
Driveways		☒	Lighting Fixtures		☒	Other Structural Components		☒
Electrical Systems		☒	Plumbing Systems		☒			
Exterior Walls		☒	Roof	☒	☒			

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

See attached inspection from 10/18/13

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

Concerning the Property at 3523 Jason Lane
Brenham, TX 77833

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.)

- | <u>Y</u> | <u>N</u> | |
|--------------------------|-------------------------------------|--|
| ☐ | ☒ | 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. |

Concerning the Property at 3523 Jason Lane
Brenham, TX 77833

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
10/18/13	general	Bluebonnet Real Estate Inspection Service	7

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 3523 Jason Lane
Brenham, TX 77833

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] 5/9/15 Keri E Sanders 5/9/15
Signature of Seller Date Signature of Seller Date
Printed Name: Travis W. Sanders Printed Name: Keri E Sanders

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>Bluebonnet Electric</u>	phone #: <u>1800-842-7708</u>
Sewer: <u>N/A</u>	phone #: _____
Water: <u>N/A</u>	phone #: _____
Cable: <u>Direct TV</u>	phone #: <u>1800-531-5000</u>
Trash: <u>Town & Country Trash</u>	phone #: <u>979-451-9655</u>
Natural Gas: <u>N/A</u>	phone #: <u>1800-331-0500</u>
Phone Company: <u>AT&T</u>	phone #: _____
Propane: <u>N/A</u>	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: _____



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

PROPERTY INSPECTION REPORT

Prepared For: Keri & Travis Sanders

(Name of Client)

Concerning: 3523 Jason Lane Brenham, TX 77833

(Address or Other Identification of Inspected Property)

By: Kevin M. Ullrich #965

10/18/2013

(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.

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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Structure - Single Family Res..



Weather Conditions - overcast; partly cloudy.

Occupied - yes. The property is occupied. Efforts were made to inspect as much as possible, however due to the presence of personal items, many areas may not have been accessible.

See 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. 32) Buyer agrees to pay inspector for any time spent in deposition, court, etc, regarding any lawsuits pertaining to this inspection report, or any expert witness testimony, at the current commercial hourly rate.

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☐

A Foundations

Type of Foundation(s): Slab.

Comments: Settlement cracks noted throughout house, cracks in slab in front, carport, etc, 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. Plumbing, HVAC or other components located within or under slab are not accessible and therefore are not inspected.

☒ ☐ ☐ ☒

B Grading & Drainage - Comments:

Water drains to front, left side. Evidence of previous soil erosion on left side, etc.

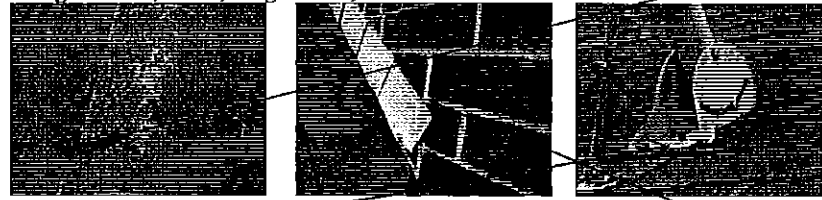
☒ ☐ ☐ ☒

C Roof Covering Materials

Type(s) of Roof Covering: composition shingles. Proper fastening techniques could not be determined without removal of roofing materials.

Viewed from: - "walked" the roof.

Roof is excessively worn, and in my opinion, needs replacing. Damaged/missing roof shingles back, front, ridge areas, etc.



Flashing installed improperly/missing at satellite dish(es) connection(s) on roof. Further investigation and repairs needed. There is no visible flashing/counterflashing installed at roof/wall connection areas left side, right side, back.

☒ ☐ ☐ ☒

D Roof Structure & Attic

Viewed From: attic.

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

Approximate Average Thickness of Vertical Insulation: - 4-6.

Decking - plywood. Evidence of previous water leakage in attic decking areas back, etc.



Structure - stick built. Screws/improper sized nails being used for attic drop stairs. Attic drop stairs are required to be attached with 16d nails, or lag screws. Correction recommended. Attic drop stairs do not have proper fire-resistance, suggest adding sheetrock to exterior of drop stairs. Burlins incomplete/improperly sized in attic areas on front, back. Rafters improperly cut/supported in attic at chimney. Attic Ventilation - soffit vents; roof vents; gable vents.

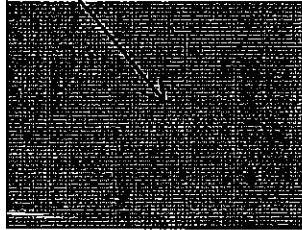
I	NI	NP	D	Inspection Item
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☒ ☐ ☐ ☒

E Walls (Interior & Exterior) - *Comments:*
Exterior Finish - brick/stone veneer; hardboard siding.
Trim damaged/rotted upper chimney, etc.

☒ ☐ ☐ ☒

F Ceilings and Floors - *Comments:*
Water stains noted on ceiling at den.



☒ ☐ ☐ ☒

G Doors (Interior & Exterior) - *Comments:*
Weatherstripping not sealing to carport, back, front.

☒ ☐ ☐ ☒

H Windows - *Comments:*
Condensation/fogging noted at various locations. Screens damaged/missing on all sides.

☒ ☐ ☐ ☒

J Fireplace/Chimney - *Comments:*
Location - Den.
The chimney does not appear to be high enough to allow for proper drafting. The industry standard for height requires the chimney to be at least 2 feet taller than any portion of the building that is within 10 feet horizontally and it must be at least 3 feet tall at the roof penetration.

☒ ☐ ☐ ☒

K Porches, Balconies, Decks and Carports - *Comments:*
Carport Description - 2-car. Carport Firewall - Glass is no longer allowed in door to carport.

☒ ☐ ☐ ☒

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

II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒

A Service Entrance and Panels - *Comments:*
Exterior Service - exterior meter; overhead. Overhead wires too low to ground, overhead wires should be at least 12' above ground or 15' over a drive-way.
Service Entrance Cable - 200 amp. Main Service Wire type - copper.
Panel Location - exterior. Main Disconnect - 200 amp.
Manufacturer - Square-D.
Grounding - ground wire in metal conduit. A ground wire was present; however, verification of the size/depth of the ground stake could not be made. Ground wire is installed in metal conduit. Current standards require ground wire to be installed in plastic conduit or in no conduit. There is no visible grounding electrode system

*We have quarterly
pest prevention
treatments*

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

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.

☒ ☐ ☐ ☒

B Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: copper.

Comments:

The house is not meeting current standards for smoke alarm installation. The current standards require a smoke alarm in every bedroom, one smoke alarm outside each sleeping area, and a smoke alarm on each floor level of the house. All of these smoke alarms are required to be interconnected, meaning if one alarm goes off, all the alarms go off. Further investigation and repairs needed. Improper type light fixture(s) installed over tub in M-bath. All plugs are not GFI protected in kitchen countertop surface areas. There are no GFCI protected plugs installed in carport. All carport receptacles should have GFCI protection, for safety. Correction recommended. The GFCI receptacle in back does not function properly. The device does not trip off under a surge test or it stays "on" when it indicates that it has tripped "off". Further investigation and repairs needed. The exterior outlet(s) all sides do not have "in use type" weatherproof cover(s), correction recommended. The exterior switches do not have weather proof covers, correction recommended. Bulb protectors missing at lights in attic areas. Mechanical equipment installed in attic, insufficient lighting in all areas of mechanical equipment.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☐

A Heating Equipment

Type of System: heat pump; forced warm air.

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

☒ ☐ ☐ ☒

B Cooling Equipment

Type of System: central; electric.

Comments:

Manufacturer (cooling) - Carrier. Temperature Differential - 17

Primary drain line drains to sewer/vent (should drain to 'wet' trap area or exterior).

Suggest having primary drain line checked for proper draining by licensed HVAC

person. Insulation missing/incomplete in primary drain line areas exposed in

attic/furnace closet. Further investigation and repairs needed. Drain pan(s) not

centered under evaporator coil(s) in attic under A/C unit(s). Further investigation and

correction recommended.



→ central
drain
pans

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

☒ ☐ ☐ ☒

C Duct System, Chases, and Vents - Comments:

Electrical wires installed in return air cavity. Correction recommended.

IV. PLUMBING SYSTEM

☒ ☐ ☐ ☒

2014 New water filtration/softener installed
All faucets have been replaced - 2014

Water Supply System and Fixtures

Location of water meter: The home has a private water supply that is not equipped with a meter or a leak detection device.

Location of main water supply valve: - well tank.

Static water pressure reading: - Static water pressure reading: 50 psi.

Supply Piping - copper.

Poor water pressure at the shower, sink faucet in the H-bath, M-bath with multiple fixture use on hot water side. Further investigation and repairs needed. The sink faucet leaks M-bath. Further investigation and repairs needed.

☒ ☐ ☐ ☐

B Drains, Wastes, Vents - Comments:

☒ ☐ ☐ ☒

New water heater installed - 2014

C Water Heating Equipment

Energy Source: tankless; Titan.

Energy Source - electric. Cord and plug not rated for use with this appliance. Further investigation and repairs needed. Open splices noted at water heater electrical connection. There is no visible T&P valve for tankless unit. Further investigation and repairs needed.

V. APPLIANCES

☒ ☐ ☐ ☒

A Dishwasher - Comments:

There is no visible safety disconnect installed for dishwasher. Correction recommended. The dishwasher drain does not have proper back flow protection to keep water from the kitchen sink from entering the dishwasher. The drain needs to be lifted and secured against the bottom of the kitchen countertop. Have corrected. Not operating properly water not getting in fast enough.

☐ ☐ ☒ ☐

B Food Waste Disposer - Comments:

☒ ☐ ☐ ☒

C Range Exhaust Vent - Comments:



Flexible ducting has been used at the range hood flue to the exterior of the building. Flexible piping is not approved for use with this appliance. M1503.1 General. Range hoods shall discharge to the outdoors through a single-wall duct. The duct serving the hood shall have a smooth interior surface, shall be air tight and shall be equipped with

I	NI	NP	D	Inspection Item
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a backdraft damper. Ducts serving range hoods shall not terminate in an attic or crawl space or areas inside the building. M1503.2 Duct material. Single-wall ducts serving range hoods shall be constructed of galvanized steel, stainless steel or copper. The ducting should consist of metal that has a smooth wall surface. The condition is considered a fire hazard.

☒ ☐ ☐ ☐

D Ranges, Cooktops, and Ovens - Comments:

Range/Oven - electric. Cooktop - electric. Oven temp - set at 350, actual temp=350

☒ ☐ ☐ ☐

E Microwave Oven - Comments:

Microwave Oven - heats water.

☒ ☐ ☐ ☐

G Mechanical Exhaust Vents and Bathroom Heaters - Comments:

☐ ☐ ☒ ☐

H Garage Door Operator(s) - Comments:

☒ ☐ ☐ ☐

I Doorbell and Chimes - Comments:

☒ ☐ ☐ ☒

J Dryer Vents - Comments:

Dryer vent cover missing.



VI. OPTIONAL SYSTEMS

☐ ☒ ☐ ☐

C Outbuildings - Comments:

Not inspected at buyers request.

☒ ☐ ☐ ☐

F Private Water Wells (A coliform analysis is recommended.)

Type of Pump: Well has a submersible type pump. There is no visible concrete installed around well head.

Storage equipment - Pressure Tank. Distance from Septic: - 100+ feet from septic



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 3523 Jason Lane
Brenham, TX 77833

A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:

- (1) Type of Treatment System: ☒ Septic Tank ☐ Aerobic Treatment ☐ Unknown
☐ _____
- (2) Type of Distribution System: leach lines ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: Two drain ☐ Unknown
fields, one (N) + one (E)
- (4) Installer: _____ ☒ Unknown
- (5) Approximate Age: 1996 ☐ 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? never
- (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:

- (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.

(TAR-1407) 1-7-04 Initialed for Identification by Buyer _____ and Seller MS Page 1 of 2

Market Realty, Inc. 2201 Becker Drive Brenham, TX 77833
Phone: 979.836.9600

Fax: 979.836.6689

Cassi Herrin

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

3523 Jason Ln,

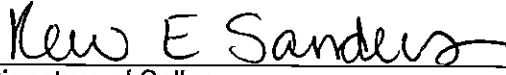
- D. INFORMATION FROM GOVERNMENTAL AGENCIES:** Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater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

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

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

 5-9-15

Signature of Seller Date
TRAVIS W. SANDERS

 5/9/15

Signature of Seller Date
KERI E. SANDERS

Receipt acknowledged by:

Signature of Buyer Date

Signature of Buyer Date