



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

**6508 Old Independence Road
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 <u>Dish</u>	☒	☐	☐
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: _____
Evaporative Coolers	☒	☐	☐	number of units: _____
Wall/Window AC Units	☒	☐	☐	number of units: <u>4</u>
Attic Fan(s)	☒	☐	☐	if yes, describe: _____
Central Heat	☒	☐	☐	☐ electric ☐ gas number of units: _____
Other Heat	☒	☐	☐	if yes, describe: <u>wood unit AC/Heat</u>
Oven	☒	☐	☐	number of ovens: _____ ☐ electric ☐ gas ☐ other: _____
Fireplace & Chimney	☒	☐	☐	☒ wood ☐ gas logs ☐ mock ☐ other: _____
Carport	☐	☒	☐	☐ attached ☐ not attached
Garage	☒	☐	☐	☒ attached ☐ not attached
Garage Door Openers	☒	☐	☐	number of units: _____ 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) 9-01-11

Initiated by: Seller: DR, ASB

and Buyer: _____

Page 1 of 5

Concerning the Property at _____
 Water supply provided by: ☐ city ☐ well ☐ MUD ☒ co-op ☐ unknown ☐ other: _____
 Was the Property built before 1978? ☐ yes ☒ no ☐ unknown
 (if yes, complete, sign, and attach TAR-1906 concerning lead-based paint hazards).
 Roof Type: Shingle Age: installed 9/2011 (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 attachment + Tucker Inspection

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 Pl 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 (If yes, attach TAR-1414)		☒	Active infestation of termites or other wood destroying insects (WDI)		☒
Previous Flooding into the Structures		☒	Previous treatment for termites or WDI		☒
Previous Flooding onto the Property		☒	Previous termite or WDI damage repaired		☒
Previous Fires		☒	Termite or WDI damage needing repair		☒
Previous Use of Premises for Manufacture of Methamphetamine		☒	Single Blockable Main Drain in Pool/Hot Tub/Spa*		☒

(TAR-1406) 9-01-11 Initialed by: Seller: _____ and Buyer: _____ Page 2 of 5
 Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com 6508 Old Indep

Concerning the Property at 6508 Old Independence Road
Brenham, TX 77833

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

SEE ATTACHMENT 4 TUCKER INSPECTION
PREVIOUS WATER DAMAGE - FIXED WITH NEW ROOF

*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):

water well inoperable

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

Y ☐ N ☒

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

☒ Homeowners' associations or maintenance fees or assessments. If yes, complete the following:

Name of association: _____

Manager's name: _____ Phone: _____

Fees or assessments are: \$ _____ per _____ and are: ☐ mandatory ☐ voluntary

Any unpaid fees or assessment for the Property? ☐ yes (\$ _____) ☐ no

If the Property is in more than one association, provide information about the other associations below or attach information to this notice.

☒ Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:

Any optional user fees for common facilities charged? ☐ yes ☐ no If yes, describe: _____

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

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

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

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

☒ Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.

If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).

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

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

(TAR-1406) 9-01-11 Initialed by: Seller, JK, OK and Buyer: _____ Page 3 of 5

6508 Old Independence Road
Brenham, TX 77833

Concerning the Property at _____

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
6/4/2013	Residential	Daniel Tucker	18

Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.

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

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

Section 9. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? ☐ yes ☒ no If yes, explain: _____

Section 10. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?* ☐ unknown ☐ no ☒ yes. If no or unknown, explain. (Attach additional sheets if necessary): _____

*Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.

A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.



Signature of Seller

Printed Name: Don Keller

Date

Signature of Seller

Printed Name: Charlene Keller

Date

(TAR-1406) 9-01-11

Initialed by: Seller: ,

and Buyer: _____

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6508 Old Independence Rd.
Brenham, Texas 77833
Seller's Disclosure Notice Addendum

Section 1

None

Section 2

WINDOWS - Some of the double pane windows are fogging and signs of moisture in between panes (see Tucker inspection report)

OUTSIDE STRUCTURE - Prior to our purchase of the home in 1995, the previous owners repaired insect problems. The home was tented and treated. There are signs of the previous problem with some small holes still visible on the inside and outside log surfaces. There is some damage to the logs primarily on the north side. Many of the holes have been filled.

Section 3

INSECT REPORT - Prior to our purchase of the home in 1995, the previous owners repaired insect problems. The home was tented and treated. There are signs of the previous problem with some small holes still visible on the inside and outside log surfaces. There is some damage to the logs primarily on the north side. Many of the holes have been filled.

Section 4

None

Section 5

None

Section 6

None

Section 7

None

Section 8

None

Section 9

None

Section 10

None

Concerning the Property at _____

ADDITIONAL NOTICES TO BUYER:

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit www.txdps.state.tx.us. 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>1-888-622-2583</u> |
| Sewer: <u>NA</u> | phone #: _____ |
| Water: <u>Bluebonnet Rural Water</u> | phone #: <u>1-866-643-3472</u> |
| Dish Cable: <u>Dish Network</u> | phone #: <u>1-800-200-3102</u> |
| Trash: <u>Town & Country Trash</u> | phone #: <u>1-979-830-9148</u> |
| Natural Gas: <u>NA</u> | phone #: _____ |
| Phone Company: <u>ATT</u> | phone #: <u>1-800-288-2020</u> |
| Propane: <u>NA</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: _____	_____



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

6508 Old Independence Road
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: ☐ ☒ Unknown
- (3) Approximate Location of Drain Field or Distribution System: Back yard ☐ Unknown
- (4) Installer: _____ ☒ Unknown
- (5) Approximate Age: installed 1983 ☐ 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: _____ 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? June 6, 2012
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? ☐ Yes ☒ No
If yes, explain: See Truex Home Inspection
- (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 JK and Seller CK Page 1 of 2

Coldwell Banker Properties 2402 S Day St Brenham, TX 77833

Phone: (979)836-0011

Fax: (979)836-6046

Donald Winkles

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6508 Old Indep

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.

Facility	Usage (gal/day)	
	without water-saving devices	with water-saving devices
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.


Signature of Seller
Don Keller

Date


Signature of Seller
Charlene Keller

Date

Receipt acknowledged by:

Signature of Buyer

Date

Signature of Buyer

Date

Subject: Selling our home

Don and Charlene Keller
6508 Old Independence Rd.
Brenham, TX 77833

· Log home

- 1.5 story with 2 upstairs loft rooms and walkway
- Home - Approximately 2000 square feet
- Slab foundation
- All electric
- 3 Bedrooms with closets & ceiling fans (1 bedroom has laundry access & outside door)
- 2 ½ baths (half bath is in garage)
- Great room with ceiling fan
- Dining room with chandelier
- Kitchen with ceiling fan
- § Electric Stove/Oven
- § Dishwasher
- Self Standing Wood Fireplace
- Air Conditioner/Heater Unit
- 3 Small Air Conditioner Units
- Smoke detectors
- 2-Car Garage with attic
- Large covered front and back porches
- Motion detector outside lights
- Deck
- Community water (non-functioning well on property)
- 1.493 acres
 - On original site of Prairie Hill School in Prairie Hill Community
 - Outside city limits
 - Log home built approximately 1983 by W. Thieleman Construction
 - Part of original tract of J.W. Cole League, Abstract 32
 - Fenced
 - Small orchard (pecan, plum, peach, pomegranate)

- Outbuildings

- Building #1 (originally used as Prairie Hill Books store) – 20 ft. x 36 ft. with small attic, large porch with steps and ramp
- Building #2 (warehouse for store) – 12 ft x 16 ft – with attic
- Building #3 (brown wood storage shed) - 11 ½ ft x 16 ft with attic
- Building #4 (garden shed) – 5 ½ ft x 8 ft
- Building #5 (lawn tool shed) – 8 ft x 10 ft
- Building #6 (paint & tool shed) – 8 ft x 10 ft
- Building #7 (originally Prairie Hill School bathrooms) – 12 ft x 23 ft with attic

- New 2-car garage with attic (2010)
- New roof (2011) with 25 year transferable warranty
 - New ceiling texture & paint (2012)
- New stove (2011)
- New front door (2011)
- New air conditioner/heater (2011)
- New air conditioners (2011)
- Newly painted and stained (2011 / 2012)
- New flooring (2012)
- Entex exterminator general insect protection (2012)
- Inspection by Tucker Inspection June 4, 2012
 - Improvements made per inspection report:
 - New Electric Panel and electrical upgrades
 - GFI switches in bathrooms and Kitchen
 - Septic clean out
 - Smoke Detectors in every bedroom and living area
 - Carbon Monoxide detector in bedroom
 - Water backup preventers installed
 - Garage cement repair
 - Dryer vent cleaned
 - Beam trim work done
 - Fireplace cleaned

General Summary



Tucker Inspections

P.O. Box 10623
College Station, TX 77842
Telephone: (979) 690 - 7211
Fax: (866) 846-0017

Customer
DONALD KELLER

Address
6508 OLD INDEPENDANCE ROAD
Brenham TEXAS

The following items or discoveries indicate that these systems or components **do not function as intended or adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

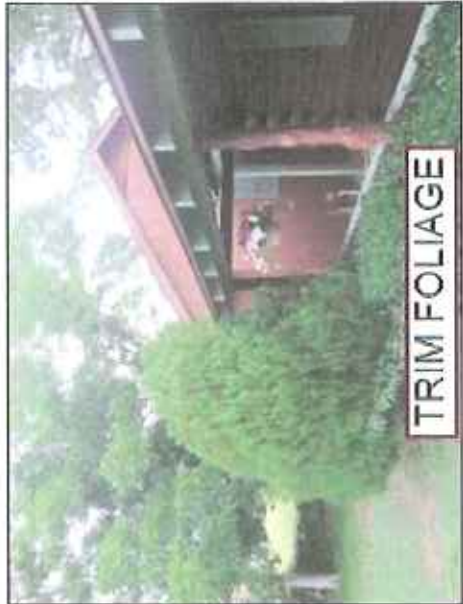
I. STRUCTURAL SYSTEMS

B. Grading & Drainage

Deficiency

The foliage needs to be trimmed away from the structure.

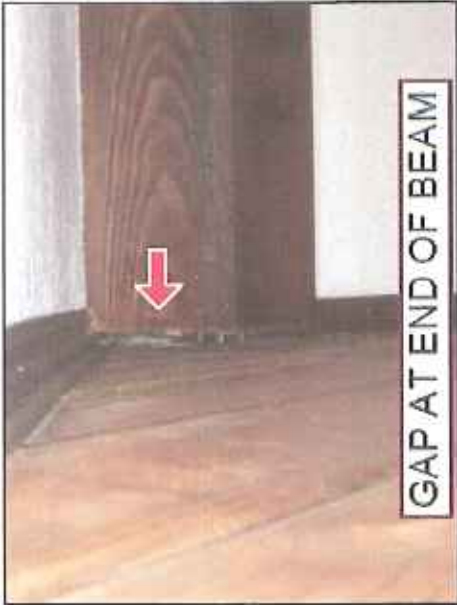
I. STRUCTURAL SYSTEMS



B. Picture 1

F. Ceilings & Floors
Deficiency

Trim boards around the center ridge beam are separating.



F. Picture 1



F. Picture 2

H. Windows
Deficiency

(2) Several units have bad insulated seals. Replacement of the glass unit is the only way to repair this problem.

J. Fireplace / Chimney
Deficiency

The stove and chimney need to be cleaned.

K. Porches, Balconies, Decks, and Carports
Deficiency

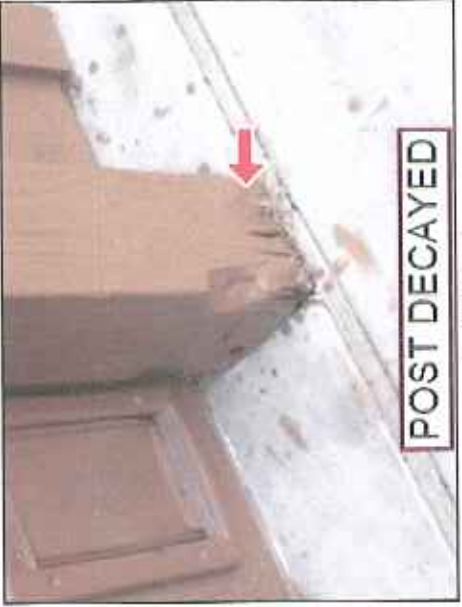
Post at front of the garage is decayed at the base.

Seal the honeycombing along the right side of the garage exterior grade beam.

I. STRUCTURAL SYSTEMS



K. Picture 1



K. Picture 2

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Deficiency

I have observed a Federal Pacific Electric "Stab-Lok" service panel in the house. This panel is a latent fire hazard: it's circuit breakers may fail to trip in response to an overcurrent or a short circuit. Failure of a circuit breaker to trip can result in a fire, property damage, or personal injury. A circuit breaker that may not trip does not afford the protection that is intended and required. Simply replacing the circuit breakers is not a reliable repair.

The panel should be replaced. Additional information about the fire and shock hazards associated with this equipment can be read on the internet at <http://inspect-nv.com/fpe/fpepanel.htm>.

THE SERVICE LINE IS TOO LOW OVER THE METAL BUILDING ROOF, ALSO SHOULD NOT BE UNDER THE EAVE OF THE HOUSE. A NEW LINE IS RECOMMENDED, WITH IT BEING UNDER GROUND FROM THE POLE TO THE HOUSE. A NEW 200 AMP SERVICE AND PANEL ARE RECOMMENDED.



A. Picture 1



A. Picture 2

B. Branch Circuits - Connected Devices, and Fixtures

Deficiency

There are no Smoke Alarms in the Bedrooms.

II. ELECTRICAL SYSTEMS

Current building code requires carbon monoxide detectors to be installed outside all sleeping areas, in accordance with the manufacturer's installation instructions, in any home containing fuel-burning appliances or with an attached garage. Homeowners should consider installing CO detectors for safety. Ref 2009 IRC 315.

C. Outlets

Deficiency

The 2008 NEC requires the installation of combination-type AFCIs in all 15 and 20 ampere residential circuits with the exception of laundries, kitchens, bathrooms, garages and unfinished basements.

There is NO ground fault protection in the required areas. This is the exterior, kitchen, garage, and bathrooms. All outlets were operational at the time of the inspection.

IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

Deficiency

No back flow preventer on the exterior hose bibs. Backflow preventers are a small check valve that screws onto the ends of the hose bibs. They prevent water from reversing flow back into the water lines if the city loses water pressure. These are required by City and State Standards.

C. Water Heating Equipment

Deficiency

There is no pan under the unit. The pan should have a drainline attached running to the exterior.



C. Picture 1

V. APPLIANCES

J. Dryer Vents

Deficiency

The dryer vent piping needs to be cleaned out.

VI. OPTIONAL SYSTEMS

G. Private Sewage Disposal (Septic) System

Deficiency

VI. OPTIONAL SYSTEMS

This is an older single 500 gallon system with the tank located under the foundation of the garage. There is a clean out for the tank. The drainfield is located in the back yard. The system was operating properly at the time of the inspection. However this is a small system and with the tank under the garage does not meet current state standards. When this system fails it will be required to be brought up the the current standard at that time.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Tucker Inspections

<http://www.homegauge.com/report/2033150/TexasREI7-2.html>

6/8/2012

Addendum to Tucker Home Inspection

- ◆ Inspection by Tucker Inspection June 4, 2012
 - ◆ Improvements & repairs made per inspection report:
 - New Electric Panel and electrical upgrades
 - GFI switches in bathrooms and Kitchen
 - Septic clean out
 - Smoke Detectors in every bedroom and living area
 - Carbon Monoxide detector in bedroom
 - Water backup preventers installed
 - Garage cement & post repair
 - Dryer vent cleaned
 - Beam trim work done
 - Fireplace cleaned

Keller Home
Account QuickReport
January through December 2011

Type	Date	Num	Name	Memo	Split	Amount
5451 Utilities						
5462 Electricity						
Check	1/13/2011		BLUEBONNET BL...	PPD	1110 Brenham...	199.34
Check	2/11/2011		BLUEBONNET BL...	PPD	1110 Brenham...	256.21
Check	3/11/2011		BLUEBONNET BL...	PPD	1110 Brenham...	268.83
Check	4/13/2011		BLUEBONNET BL...	PPD	1110 Brenham...	201.83
Check	5/12/2011		BLUEBONNET BL...	PPD	1110 Brenham...	201.05
Check	6/13/2011		BLUEBONNET BL...	PPD	1110 Brenham...	196.82
Check	7/13/2011		BLUEBONNET BL...	PPD	1110 Brenham...	326.40
Check	8/11/2011		BLUEBONNET BL...	PPD	1110 Brenham...	317.26
Check	9/14/2011		BLUEBONNET BL...	PPD	1110 Brenham...	396.31
Check	10/13/2011		BLUEBONNET BL...	PPD	1110 Brenham...	318.10
Check	11/14/2011		BLUEBONNET BL...	PPD	1110 Brenham...	222.16
Check	12/14/2011		BLUEBONNET BL...	PPD	1110 Brenham...	194.23
Total 5462 Electricity						3,097.54
Total 5451 Utilities						3,097.54
TOTAL						3,097.54

Keller Home
Account QuickReport
January through December 2011

Type	Date	Num	Name	Memo	Split	Amount
5451 Utilities						
5453 Water						
Check	1/12/2011	5000...	Northeast Washingt...	Payee: NOR...	1110 Brentham...	60.40
Check	2/9/2011	5000...	Northeast Washingt...	Payee: NOR...	1110 Brentham...	55.32
Check	3/11/2011	5000...	BRWC	Payee: BRWC	1110 Brentham...	49.07
Check	4/8/2011	5000...	Check	Payee: BRWC	1110 Brentham...	54.53
Check	5/6/2011	5000...	BRWC	Payee: BRWC	1110 Brentham...	94.93
Check	6/10/2011	5000...	Check	Payee: BRWC	1110 Brentham...	79.04
Check	7/15/2011	5000...	WATER	Payee: BRWC	1110 Brentham...	84.54
Check	8/15/2011	5000...	WATER	Payee: BRWC	1110 Brentham...	89.39
Check	9/20/2011	5000...	Bluebonnet Rural ...	Payee: BRWC	1110 Brentham...	112.04
Check	10/13/2011	5000...	Bluebonnet Rural ...	Payee: BRWC	1110 Brentham...	93.09
Check	11/10/2011	5000...	Check	Payee: BRWC	1110 Brentham...	76.81
Check	12/12/2011	5000...	Bluebonnet Rural ...	Payee: BRWC	1110 Brentham...	76.43
Total 5453 Water						905.59
Total 5451 Utilities						905.59
TOTAL						905.59

Keller Home
Account QuickReport
January through December 2011

Type	Date	Num	Name	Memo	Split	Amount
5451 Utilities						
5466 Trash						
Check	2/15/2011	5000...	town & Country Trash	Payee: TOW...	1110 Brenham...	140.00
Check	4/27/2011	5000...	town & Country Trash	Payee: TOW...	1110 Brenham...	72.25
Check	10/7/2011	5000...	town & Country Trash	Payee: TOW...	1110 Brenham...	72.25
Check	11/18/2011	5000...	town & Country Trash	Payee: TOW...	1110 Brenham...	72.25
Total 5466 Trash						356.75
Total 5451 Utilities						356.75
TOTAL						356.75

3-PHASE ELECTRIC LINE

FORMERLY CALLED COUNTY ROAD NO. 601
OLD INDEPENDENCE ROAD

PARENT TRACT RECORD NORTH 183.78 FT.

N02°12'47"W 181.83 FT.

1/2" S.R. FND.

WATER METER

WATER WELL

STORAGE BUILDING

3.04 AC.
JULIE HOEHN
VOL. 759, PG.
380 O.R.W.C.

COVERED WALK

(RECORD JULIE HOEHN N88°30'E 129.0 VRS.-358.33 FT.)
(RECORD PARENT TRACT EAST 355.55 FT.)

N88°30'00"E 358.17 FT.

S.F. AUSTIN LGE. A-8

1/2" S.R. FND.

LGE. LINE

J.W. COLE LGE. A-32

WALTER THIELEMAN
VOL. 353, PG. 119
O.R.W.C.

CONC.
SLAB

65.0 FT.

32.4'
48.4'
32.4'
48.4'

BACK PORCH
10 FT. x 48.4 FT.

SANITARY WASTEWATER
FIELD

CAR PORT

LOG HOUSE

FRONT PORCH
8 FT. x 48.4 FT.

1.493 ACRES

S88°37'21"W 355.66 FT.

PARENT TRACT RECORD WEST 355.55 FT.
(THIELEMAN RECORD S88°36'29"W 355.66 FT.)

44.570 AC.
WALTER THIELEMAN
VOL. 353, PG. 119
O.R.W.C.

2-1/2 INCH PIPE CHAIN LINK
FENCE CORNER POST FND.

S01°25'14"E 182.57 FT.

PARENT TRACT RECORD SOUTH 183.78 FT.

(THIELEMAN RECORD S01°28'04"E 182.70 FT.)

3/8" I.R. FND.

SURVEY BOUNDARY MAP

SCALE: 1"=40 FT. JOB NO. 2791

WASHINGTON COUNTY, TEXAS

MAP SHEET 1 OF 2

NOTE: ALL BEARINGS SHOWN HEREON REFER TO THE RECORD BEARING ALONG THE SOUTH LINE OF THE JULIE HOEHN 3.04 ACRE TRACT, (VOLUME 759, PAGE 380 OFFICIAL RECORDS), WHICH IS NORTH 88 DEG. 30' EAST.

NOTE: THE SUBJECT 1.493 ACRE TRACT IS NOT LOCATED IN FLOOD ZONE "A", AS PER U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, WASHINGTON COUNTY, TEXAS, COMMUNITY - PANEL NO. 481188 0006 A, DATED EFFECTIVE MAY 24, 1977.

NOTE: IN ADDITION TO THIS MAP, A LAND DESCRIPTION, ASSIGNED JOB NO. 2791, HAS BEEN PREPARED.

NOTE: POSITIONAL TOLERANCE 1:10,000 +0.10 FEET

EASEMENTS: THE 1.493 ACRE PARCEL IS SUBJECT TO

1. RIGHT OF WAY EASEMENT TO NORTHEAST WASHINGTON COUNTY WATER SUPPLY CORPORATION, (VOLUME 655, PAGE 158 OFFICIAL RECORDS).
2. OVERHEAD SINGLE PHASE ELECTRICAL LINE, AS SHOWN.

PHYSICAL ADDRESS: 6508 OLD INDEPENDENCE ROAD
RT. 5, BOX 72A
BRENHAM, TEXAS 77833

MAP KEY:

SINGLE PHASE OVERHEAD ELECTRICAL LINE _____

THREE PHASE OVERHEAD ELECTRICAL LINE _____

BARBED WIRE FENCE _____

CHAIN LINK FENCE _____

CONTROL MONUMENT AS SHOWN ●

SANITARY WASTEWATER FIELD [stippled pattern]

NIGHT WATCHMAN POLE [pole symbol]

LENDER: VICTORIA MORTGAGE CORPORATION
PROPOSES BORROWER: DONALD R. KELLER AND
CHARLENE L. KELLER

SUBJECT TRACT RECORD REFERENCE:
BEING THAT CERTAIN PARCEL OF LAND, SITUATED IN WASHINGTON COUNTY, TEXAS, OUT OF THE J. W. COLE SURVEY, ABS. 32, CALLED 1-1/2 ACRES IN A DEED TO H. CHARLES ECKERT, ET UX, RECORDED IN VOLUME 363, PAGE 287 OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.

THIS IS TO CERTIFY THAT THIS SURVEY CONFORMS TO THE STANDARDS AND SPECIFICATIONS OF A CATEGORY 1A, CONDITION IV SURVEY, OF THE MINIMUM PRACTICE STANDARDS ADOPTED BY THE TEXAS BOARD OF SURVEYING.

DATE OF SIGNATURE SEPTEMBER 18, 1995.


MARVIN MAKOWSKY
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1815
302 CENTENNIAL STREET - P. O. BOX 37
CARMINE, TEXAS 78932
PHONE 409-278-3429 * 409-409-567-7107



JOB NO. 2791

MAP SHEET 2 OF 2