FOR AUCTION

November 11, 2025

28109 Waller Gladish Rd

Waller, TX 77484

CLARK ISENHOUR
Real Estate Services, LLC

Lance Swigert

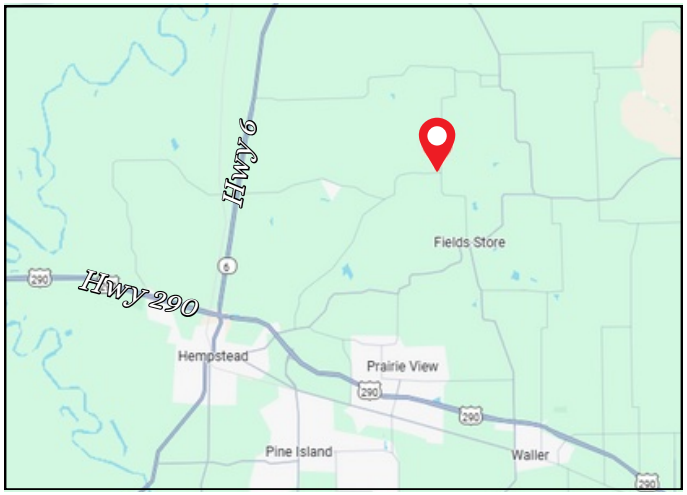
SWICO AUCTIONS
www.swicoauctions.com

OVERVIEW

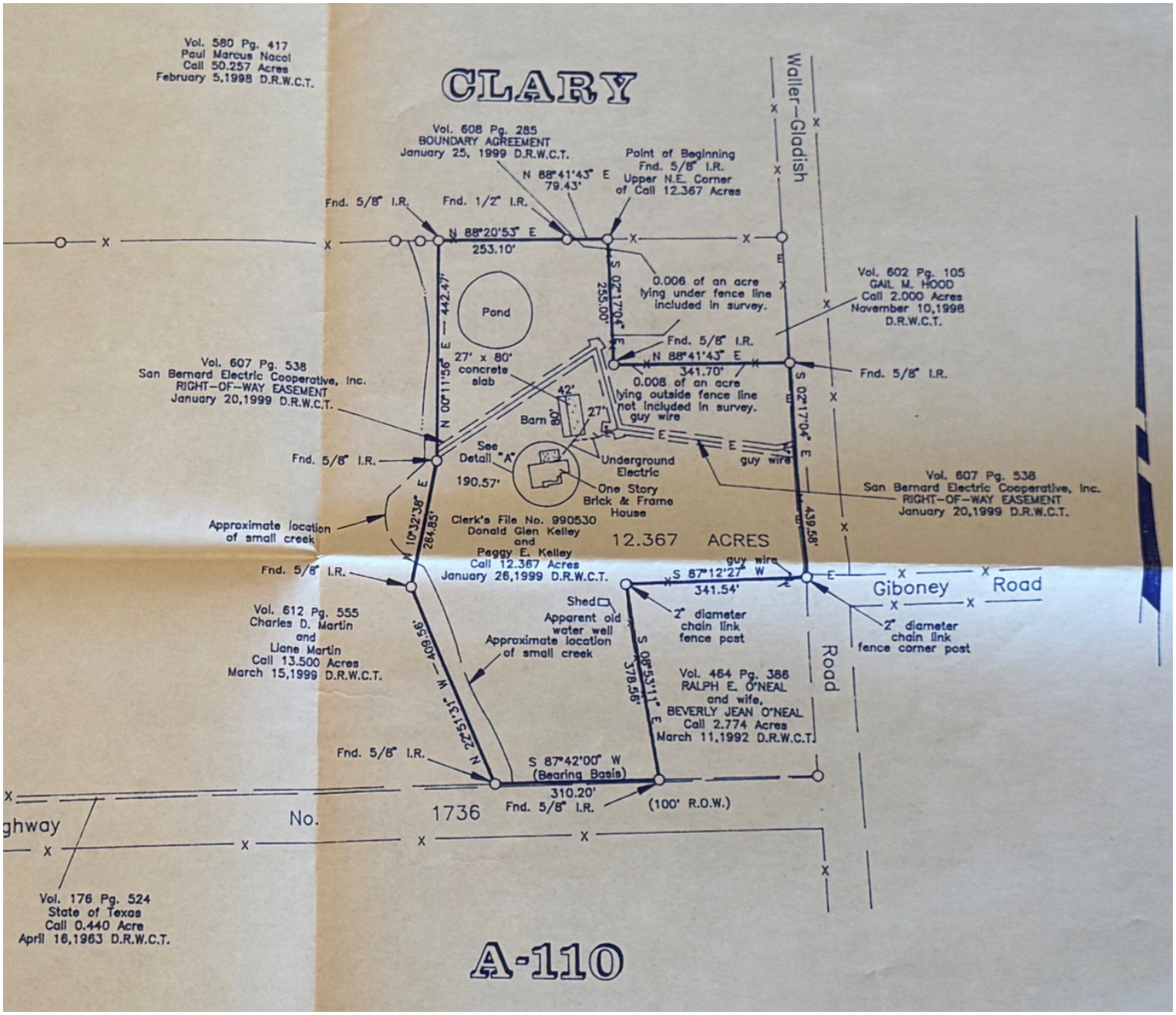
28109 Waller Gladish Rd
Waller, TX 77484

PROPERTY HIGHLIGHTS

- 12+ Acres
- 2700 sq ft custom built home
- 4 bedroom - 3 Bath
- 2 Primary Suites
- Study with built-in desks
- Centrally located between Houston and College Station
- 40x80 feet barn
- Includes Owners portion of the Mineral Rights
- See bidders information packet for more information



SITE PLAN


CLARY
Vol. 580 Pg. 417
Paul Marcus Nacol
Call 50.257 Acres
February 5,1998 D.R.W.C.T.
Vol. 608 Pg. 285
BOUNDARY AGREEMENT
January 25, 1999 D.R.W.C.T.
Point of Beginning
Fnd. 5/8" I.R.
Upper N.E. Corner
of Call 12.367 Acres
N 88°41'43" E
79.43'
Fnd. 5/8" I.R.
Fnd. 1/2" I.R.
N 88°20'53" E
253.10'
S 02°17'04" E
255.00'
0.006 of an acre
lying under fence line
included in survey.
Vol. 602 Pg. 105
GAIL M. HOOD
Call 2.000 Acres
November 10,1998
D.R.W.C.T.
Pond
N 00°11'56" E — 442.47'
27' x 80'
concrete
slab
Fnd. 5/8" I.R.
N 88°41'43" E
341.70'
0.008 of an acre
lying outside fence line
not included in survey.
guy wire
Fnd. 5/8" I.R.
Vol. 607 Pg. 538
San Bernard Electric Cooperative, Inc.
RIGHT-OF-WAY EASEMENT
January 20,1999 D.R.W.C.T.
42'
27'
80'
Barn
S 02°17'04" E
See
Detail "A"
Underground
Electric
guy wire
Fnd. 5/8" I.R.
190.57'
One Story
Brick & Frame
House
Vol. 607 Pg. 538
San Bernard Electric Cooperative, Inc.
RIGHT-OF-WAY EASEMENT
January 20,1999 D.R.W.C.T.
Approximate location
of small creek
N 10°32'38" E
284.85'
Clerk's File No. 990530
Donald Glen Kelley
and
Peggy E. Kelley
Call 12.367 Acres
January 26,1999 D.R.W.C.T.
12.367 ACRES
439.58'
Fnd. 5/8" I.R.
guy wire
S 87°12'27" W
341.54'
Giboney Road
Shed
Apparent old
water well
Approximate location
of small creek
2" diameter
chain link
fence post
2" diameter
chain link
fence corner post
Vol. 612 Pg. 555
Charles D. Martin
and
Liane Martin
Call 13.500 Acres
March 15,1999 D.R.W.C.T.
N 22°51'31" W — 408.56'
S 08°53'11" E
378.56'
Vol. 464 Pg. 386
RALPH E. O'NEAL
and wife,
BEVERLY JEAN O'NEAL
Call 2.774 Acres
March 11,1992 D.R.W.C.T.
Road
Waller-Gladish
Fnd. 5/8" I.R.
S 87°42'00" W
(Bearing Basis)
310.20'
Fnd. 5/8" I.R.
(100' R.O.W.)
ghway
No.
1736
Vol. 176 Pg. 524
State of Texas
Call 0.440 Acre
April 16,1963 D.R.W.C.T.
A-110

SURROUNDING AREA

*Boundary lines approx.

SWICO AUCTIONS
www.swicoauctions.com

For more information contact:

Lance Swigert
979.219.4902
lance@clarkisenhour.com

See bidders information packet for more information
www.swicoauctions.com

28109 Waller Gladish Rd
Waller, TX 77484

CLARK ISENHOUR
Real Estate Services, LLC

**Boundary lines approx.*

2-10-2025

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Clark Isenhour Real Estate Services, LLC	8999919	frontdesk@clarkisenhour.com	9792686840
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Josh Isenhour	506325	josh@clarkisenhour.com	9792686840
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Lance Swigert	667217	lance@clarkisenhour.com	9792686840
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____

CLARK ISENHOUR Real Estate Services, LLC

REAL ESTATE AUCTION TERMS AND CONDITIONS

Thank you for participating in the auction. Good luck!

All bidders must register acknowledging that they have read and agree to these Terms and Conditions prior to bidding. It is important to familiarize yourself with the Terms and Conditions as all sales are final and irrevocable. These Terms and Conditions are non-negotiable. Registration and/or bidding at the auction finalizes each bidder's agreement to the Terms and Conditions of the sale. Do not bid until you have read the Terms and Conditions. For online only auctions bidders will need to create an account through SWICO Auction's website. There is no fee to create an account, although a valid credit card is required. By bidding you are representing to Clark Isenhour Real Estate Services, LLC, SWICO Auctions ("Agent" and/or "Auctioneer") and the Seller that you have read and agree to be bound by the Terms and Conditions for this sale as stated herein. If you do not agree with any of the Terms and Conditions stated DO NOT BID or you will be bound by those Terms and Conditions. By bidding you agree to all disclosures.

Clark Isenhour Real Estate Services, LLC, and SWICO Auctions has been contracted to sell real property for:
Owner: Donald Kelley
Property Description: 28109 Waller Gladish Rd, Waller, Texas
Auction Method: Online Only Auction
Auction Date: November 11, 2025
Property Dwelling Type: Farm and Ranch
Sewer and Water: Septic, Well Water

Inspection/Preview: Property will be available for preview by contacting the Auctioneer or Listing Broker. Licensed real estate agents may schedule a preview/inspection of the property at any time with proper notice. Bidders may have their own professional inspections performed on the property prior to the auction at their expense. The Seller has provided a home inspection that can be found in the Bidder's Information Package

Bidder Deposit: A deposit of $ _5,000_____ is required in order to participate in the auction. Deposits can be made to SWICO auctions by Cashiers Check (delivered to 3828 S College Avenue, Bryan, Texas 77801), wire transfer, or by credit card. For wire transfer and credit card payments contact SWICO Auctions for instructions. All deposits for unsuccessful bidders will be returned to bidders no later than the second business day after the auction. The High Bidder's deposit will be used as a portion of the earnest money. Bidders are required to show proof of funds or letter of approval from a lender. The bidder's number is nontransferable.

Cooperating Brokers: Brokers/Agents must register that they are representing their client by 5:00 pm on the business day immediately preceding the auction via the Broker Participation Form. A commission of 3 % of the auction price will be paid to any registered broker whose client purchases the real estate and closes and funds. No registration forms will be accepted at the auction. Agents are required to review the Terms and Conditions of the sale, provide professional assistance to their clients during the auction process, and assist with closing.

Announcements: All announcements made the day of auction take precedence over any and all previously written advertisements or any prior written or verbal terms of sale.

Bidding Process: No bid may be withdrawn by a bidder once made to the Auctioneer. All bids are an irrevocable offer to buy and shall remain valid and enforceable until the Auctioneers declares the auction has concluded. The Auctioneer will call the sale and control any increments of bidding.

BIDDING IS NOT CONTINGENT UPON FINANCING. Prior written approval from the mortgage company must be provided if you intend to use financing.

Auctioneer has a right to accept or reject all bids. The Seller, Clark Isenhour Real Estate Services, LLC, and SWICO Auctions reserve the right to prohibit any person from bidding not in good standing with SWICO Auctions, and/or Broker.

In case of a tie or disputed bid, the Auctioneer reserves the right to re-open the bidding to determine the highest bid and settle the disputed bid. This is at the sole discretion of the Auctioneer. All decisions made by Auctioneer and or Broker are final.

Type of Auction:
"Absolute auction" means an auction to which all of the following apply: The property is sold to the highest bidder without reserve. The auction does not have a minimum bid. The auction does not have competing bids of any type by the Seller or an agent of the Seller. The Seller of the property cannot withdraw the property from auction after the auction is opened and there is public solicitation or calling for bids.

"Reserve auction" means an auction in which the Seller or an agent of the Seller reserves the right to establish a stated minimum bid, the right to reject or accept any or all bids, or the right to withdraw the real property at any time prior to the completion of the auction by the auctioneer. The Auctioneer reserves the right, but has no obligation, to bid on behalf of the Seller.

Acceptance of Bid Price at Reserve Auction: Seller has the right to accept, reject, or counter any and all bids on the property. The Seller is responsible to honor the bid until the Seller rejects the high bid in writing. Clark Isenhour Real Estate Services, LLC, and SWICO Auctions will make every effort to receive full acceptance of the final bid. The Seller has two (2) business days to accept or reject the high bid. The high bidder's offer is irrevocable during that time period.

Completion of Purchase Documentation for Real Estate: Upon the completion of the auction the High Bidder will sign a Real Estate Contract of Purchase and any supporting documents once Auctioneer/Broker receives Seller's bid approval. **See sample contract included in Bidder's Information Package.** If the High Bidder is an absentee, internet, or phone bidder, the Auctioneer or Listing Broker shall contact the High Bidder, within 24 hours of the Seller's approval. The High Bidder shall then have the day following the notification to return all completed Texas Real Estate Commission documents or shall be subject to paying liquidated damages amount equal to the bidder's deposit. If you wish to have the purchase documents reviewed by an attorney, please do so PRIOR to the Auction.

Earnest Money: Upon the completion of the documentation, the High Bidder will immediately make an earnest money down payment of 0.5%. The bidder's deposit will be used as part of the earnest money. The remainder of the purchase price is due at closing.

Real Estate Taxes and Assessments: Property taxes for 2025 will be prorated to the date of closing. The High Bidder will be responsible for any "rollback" property taxes, if applicable. The High Bidder will be responsible for all taxes imposed after the execution of the deed.

Option Period: There is no option period.

Home Warranty: None Included

Closing: Will take place on or before _December 15, 2025 at Bluebonnet Title_, as soon as applicable closing documents, and due diligence has been completed.

Possession: Buyer will take full possession upon closing and funding. Early possession will not be granted prior to closing and funding.

Title: A Deed shall be executed by the Seller conveying the real estate to the buyer(s). Seller shall furnish to Buyer at Seller's expense an owner policy of title insurance. Title will be issued by _Bluebonnet Title in the amount of the contract price.

Buyer understands that the sale of the property is subject to all recorded leases and easements.

Survey: The advertised legal description including but not limited to acreage, square footages, and any other measurements are approximate and have been assessed based on Appraisal District records, aerial photos, or other reliable sources. Information supplied by Clark Isenhour Real Estate Services, LLC, and SWICO Auctions should not be deemed reliable and bidders should verify all legal descriptions and boundary lines. If Buyer for any reason does not find this survey to be sufficient, it will be the responsibility of the Buyer to obtain a survey at their own expense.

Information of Brokerage Agency: Clark Isenhour Real Estate Services, LLC, SWICO Auctions, and any auction/realty personnel are exclusive agents of the Seller. An Information about Brokerage Services (IBS) form (TREC No. OPK) is supplied in the Bidder's Information Package. Texas Law requires all real estate licensees to supply this form to all prospective buyers, tenants, and Sellers and landlords.

Breach or Failure to Close (Default): If any conditions contained herein are not complied with by the buyer, or the buyer fails to close in accordance with the Real Estate Contract of Purchase, the earnest money deposit will be forfeited as liquidated damages. However, such forfeiture shall not preclude Clark Isenhour Real Estate Services, LLC, SWICO Auctions, or the Seller from enforcing additional remedies available as detailed in the Real Estate Contract of Purchase.

Environmental Disclaimer: The Seller, Clark Isenhour Real Estate Services, LLC, SWICO Auctions, agents, contractors, employees, affiliates and assigns, do not warrant or covenant with buyers with respect to the existence or nonexistence of any pollutants, contaminants, mold, or hazardous waste prohibited by federal, state, or local law or claims based thereon arising out of the actual or threatened discharge, release, disposal, seepage, migration or escape of such substances at, from or into the demised premises. Buyer is to rely upon their own environmental audit or examination of the premises.

Disclaimer: Information supplied in the Bidder's Information Package and all supplied material is subject to the Terms and Conditions in this agreement. The property described in the Bidder's Information Package is being offered to the highest bidder "AS IS", "Where IS" and no warranty or guaranty is expressed or implied, concerning the property made by the Seller, Auction Company or Broker. Each bidder is encouraged to perform his/her own independent inspections, inquiries and due diligence concerning the described property (at buyer's expense). The information is being furnished to bidders for the bidder's convenience and it is the responsibility of the bidder to determine that information contained herein is accurate and complete. Any reliance on the contents shall be solely at the recipient's risk. Buyer agrees to accept property with its current zoning, easements, and any and all right-of-ways that carry with it. All information is taken from sources deemed to be accurate and reliable, all measurements are approximate and not to scale. The Seller and the auctioneers, Clark Isenhour Real Estate Services, LLC, SWICO Auctions, contractors, employees, firm, brokers, affiliates or assigns assume no liability in this matter.

Indemnification of Agent and Closer: Buyer jointly and agrees to indemnify and hold closer and agent, their agents, principals, associates, affiliates, assigns and employees harmless against any and all losses, claims, damages or liabilities and expenses not resulting from agent or closer's bad faith or gross negligence, including costs of investigation, attorney fees, and disbursements, which may be imposed upon or incurred by agent or closer hereunder relative to the performance of their duties related to the parties or the property, including without limitation any litigation arising from or in respect of this contract or the transactions contemplated hereby. Closer and agent shall not be liable for any error of judgment or for any act done or omitted by them in good faith. Closer and agent are authorized to act on any document believed by them in good faith to be executed by the proper party or parties and will incur no liability in so acting. Closer and agent are in all respects and for all purposes third party beneficiaries of this contract to the extent that this contract would entitle them to rights or benefits if they were signatory parties hereto, and each of them is entitled to enforce such rights and benefits, as herein provided, to the same extent they would be entitled if they were such signatory parties. ANY INDEMNIFICATION, DEFENSE OR HOLD HARMLESS OBLIGATION OF BUYER FOR THE BENEFIT OF SELLER, CLOSER, OR AGENT IN THIS CONTRACT SHALL SURVIVE THE CLOSING AND/OR TERMINATION OF THIS CONTRACT.

Corrections or Amendments: Any corrections and or amendments will be posted to the Auctioneers Website at www.swicoauctions.com and www.clarkisenhour.com prior to the auction. Prospective buyer(s) will be solely responsible for reviewing any and all possible updated material.

- I have read and agree to the Terms and Conditions of the auction sale as set forth herein.
- I understand that I do NOT have an agency relationship with Clark Isenhour Real Estate Services, LLC, SWICO Auctions, its' auctioneers, contractors, employees, brokers, affiliates, or assigns and all parties associated with.
- I accept full responsibility for due diligence on the real estate on which I am bidding.
- I understand that all real estate will be sold "AS IS, WHERE IS. WITH NO GUARANTEES OR WARRANTIES EITHER EXPRESSED OR IMPLIED".
- I understand if I am the successful high bidder the sale of the property is not contingent upon obtaining a certificate of occupancy.
- I understand that, in the event I am the successful high bidder, and if I fail to close per the Real Estate Contract of Purchase, my earnest money deposit will be forfeited.
- I understand that, in the event I am the successful high bidder in a reserve auction, the Seller has two (2) business days to accept or reject the high bid and that my offer is irrevocable during that time period.
- I understand this agreement will become part of the Real Estate Contract of Purchase if I am the successful high bidder. In the case of conflict between the Real Estate Contract of Purchase and these Conditions of Auction Sale for Real Estate, that the Real Estate Contract of Purchase shall take precedence.

CLARK ISENHOUR
Real Estate Services, LLC

SWICO AUCTIONS
www.swicoauctions.com

Buyer's Representative Registration Form

Please know that it is not the listing brokers responsibility to attend all preview and inspections. Please attend

Auction Property Address	
Auction Date	
Client Name	
Client Phone Number	
Client Email Address	
Real Estate Agent Name	
Real Estate Broker Office	
Real Estate Agent Phone Number	
Real Estate Agent Email	

28109 Waller Gladish Road, Waller, TX 77484-3768 Waller County

Tax

Owner Information

Owner Name:	**Kelley Donald Glen**
Owner Name 2:	**Kelley Peggy**
Owner Occupied:	**Yes**
Carrier Route:	**R002**
Tax Billing Address:	**28109 Waller Gladish Rd**
Tax Billing City & State:	**Waller Tx**
Tax Billing Zip:	**77484**
Tax Billing Zip+4:	**3768**

Location Information

School District Name:	**Waller ISD**
Township:	**Waller**
MLS Area:	**WALLER**
Market Area:	**WALLER**
Census Tract:	**680502**
Neighborhood Description:	**S-8-S-8**

Estimated Value

RealAVM:	**$747,900**
Estimated Value Range High:	**$802,100**
Estimated Value Range Low:	**$693,700**
Value As Of:	**08/04/2025**
Confidence Score:	**90**
Forecast Standard Deviation:	**7**

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.
(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.
(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

Tax Information

Parcel ID:	**311000-024-003-100**
Parcel ID:	**311000024003100**
% Improved:	**%**
Tax Area:	**GWA**
Legal Description:	**ABS A311000 A-110 J CLARY TRACT 24-3 ACRES 12.367**
Exemptions:	**Homestead, Senior**

Assessment & Taxes

Assessment Year	2024	2023	2022
Assessed Value - Total	**$340,584**	**$309,569**	**$281,190**
YOY Assessed Change ($)	**$31,015**	**$28,379**	
YOY Assessed Change (%)	**10%**	**10%**	
Market Value - Total	**$1,118,250**	**$857,380**	**$763,440**
Market Value - Land	**$759,950**	**$494,680**	**$525,600**
Market Value - Improved	**$358,300**	**$362,700**	**$237,840**

Tax Year	2024	2023	2022
Total Tax	**$5,788**	**$5,320**	**$5,456**
Change ($)	**$469**	**-$137**	
Change (%)	**8.81%**	**-2.50%**	

Jurisdiction	Tax Amount	Tax Type	Tax Rate
Waller-Harris ESD 200	**$329.14**	**Actual**	**.09664**
Waller County	**$1,610.89**	**Actual**	**.47297**
Waller County Fm	**$78.48**	**Actual**	**.02304**
Waller ISD	**$3,769.92**	**Actual**	**1.1069**

Characteristics

Land Use - CoreLogic:	**Sfr**
Land Use - State:	**Non-Qual Rur Ld-Ranch/Res Imp**
Lot Acres:	**12.3670**

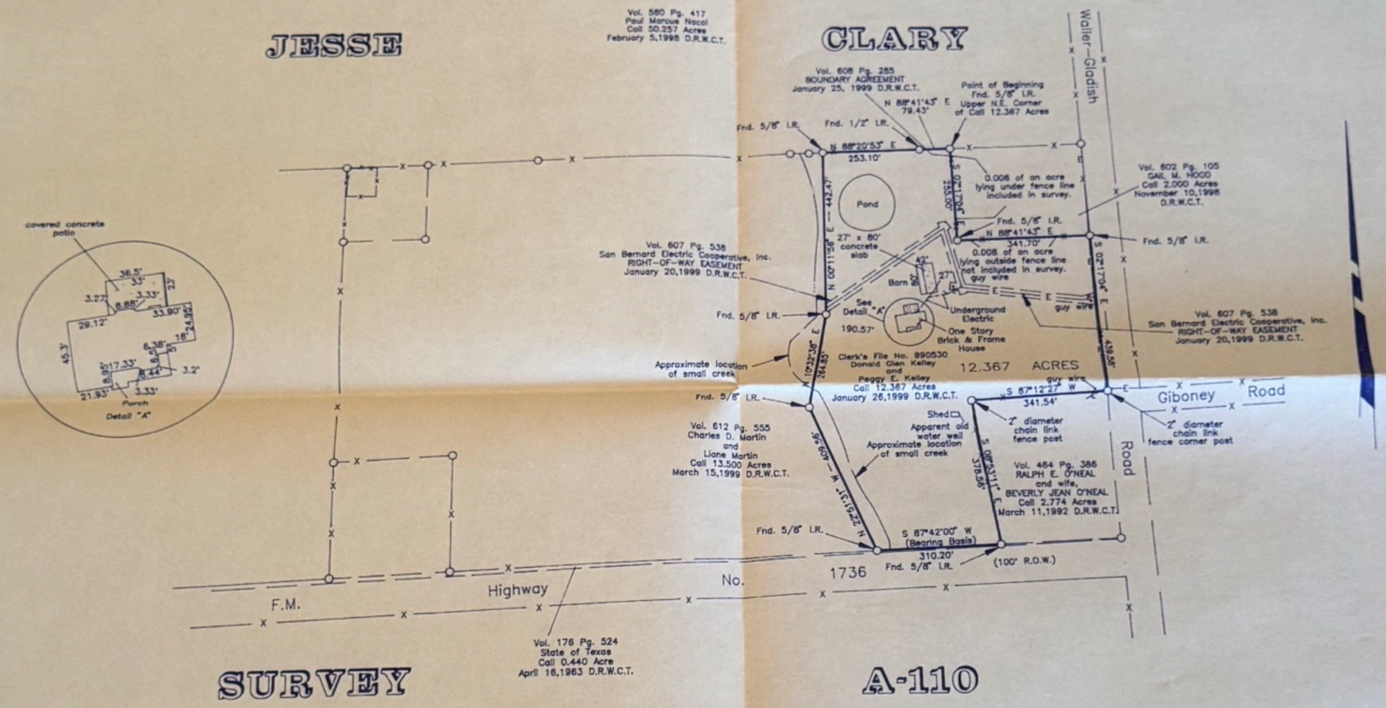
Lot Sq Ft:	**538,707**
# of Buildings:	**1**
Building Type:	**Ranch**
Building Sq Ft:	**2,742**
Gross Sq Ft:	**2,742**
Ground Floor Sq Ft:	**2,742**
Elec Svs Type:	**ELECTRIC/GAS**
Porch:	**Open Porch**
Porch Sq Ft:	**337**
Parking Type:	**Carport**
Garage Type:	**Carport**
Garage Capacity:	**0**
Carport Sq Ft:	**748**
Year Built:	**1999**

Building Features

Feature Type	Unit	Size/Qty	Width	Depth	Year Blt
Main Area	**S**	**2,742**			**1999**
Open Porch	**S**	**337**			**1999**
Carport	**S**	**748**			
Barn	**S**	**3,360**			
Well And Septic	**U**	**1**			**1999**

Address: 28109 Waller Gladish Road
WALLER, TEXAS 77484

NOTES: (1) THIS SURVEY WAS PREPARED IN CONJUNCTION WITH A TITLE COMMITMENT FURNISHED BY KEYSTONE TITLE COMPANY UNDER G.F. No. 04804881 Issued April 6, 2004.
(2) BEARINGS BASED ON RECORD INFORMATION.
(3) THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
(4) THE SURVEYOR HAS CONDUCTED A LIMITED ABSTRACT OF SUBJECT PROPERTY.
(5) SUBJECT TO ANY AND ALL COVENANTS, RESTRICTIONS, EASEMENTS, AND CONDITIONS WHICH MAY BE APPLICABLE.
(6) THIS TRACT LIES WITHIN ZONE "C" (AREAS OF MINIMAL FLOODING), AS SHOWN ON THE FLOOD INSURANCE RATE MAP BY F.E.M.A. COMMUNITY NUMBER 480640 0035 B EFFECTIVE DATE DECEMBER 18,1986.
(7) THIS TRACT IS SUBJECT TO A BOUNDARY AGREEMENT RECORDED IN VOLUME 508 PAGE 283 DATED JANUARY 25,1999 DEED RECORDS WALLER COUNTY, TEXAS.
(8) REVISED: 7-29-2004 TO SHOW COVERED CONCRETE PATIO AND 27' X 80' CONCRETE SLAB IN BARN.
(9) THIS TRACT IS SUBJECT TO AN AFFIDAVIT TO THE PUBLIC DATED JANUARY 13, 2000 RECORDED IN VOLUME 642 PAGE 96 DEED RECORDS WALLER COUNTY, TEXAS.



I hereby certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of survey.

STATE OF TEXAS REGISTERED ROBERT McCAY 4509 PROFESSIONAL LAND SURVEYOR

Borrower: Donald Glen Kelley and Peggy E. Kelly

SURVEY OF 12.367 ACRES
JESSE CLARY SURVEY A-110
WALLER COUNTY, TEXAS

SCALE: 1"=200'	APPROVED BY:	DRAWN BY: R.M.
DATE: 1-9-99	ROBERT MCCAY, R.P.L.S. 4509	REVISED: 1-13-2000

ROBERT McCAY SURVEYING INC.

~~ROUTE 3 BOX 181F HEMPSTEAD, TEXAS 77445~~ P.O. BOX 1508 WALLER, TEXAS 77484 (409) 372-3400 ~~826-8848~~

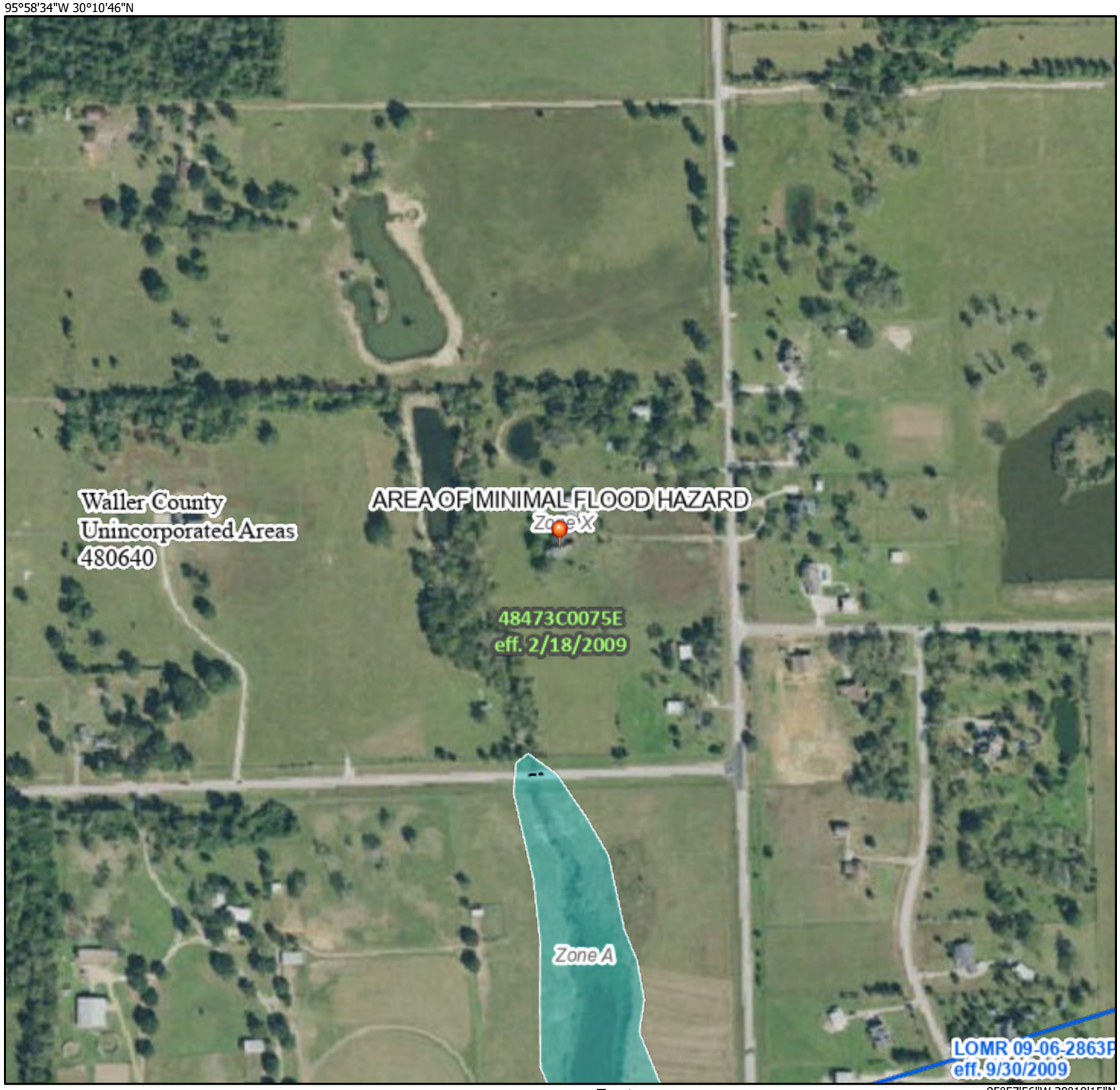
DRAWING NUMBER: 1101201B

COPYRIGHT JULY 2004 ROBERT McCAY SURVEYING INC.

National Flood Hazard Layer FIRMette

FEMA

95°58'34"W 30°10'46"N



95°57'56"W 30°10'15"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- B 20.2 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- 8 Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/16/2025 at 2:09 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Inspection Report

LANCE SWIGERT

Property Address:
28109 WALLER GLADISH RD
WALLER TX 77484

Tucker Inspections LLC

DAKOTA STEWART LIC # 24678
P.O BOX 10623
COLLEGE STATION TEXAS 77842
979-690-7211

PROPERTY INSPECTION REPORT FORM

LANCE SWIGERT	10/10/2025
Name of Client	*Date of Inspection*
28109 WALLER GLADISH RD, WALLER, TX 77484	
Address of Inspected Property	
DAKOTA STEWART LIC # 24678	
Name of Inspector	*TREC License #*
SPONSER: THOMAS RIKE LIC #20478	*TREC License #*

PURPOSE OF INSPECTION
A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILTY OF THE INSPECTOR
This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:
- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:
- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILTY OF THE CLIENT
While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS
This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not

reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:

Standards of Practice: TREC Texas Real Estate Commission	**Type of building:** Single Family (1 story)	**In Attendance:** Customer
Approximate age of building: Over 15 Years	**Temperature:** Over 65 (F) = 18 (C)	**Weather:** Clear
Ground/Soil surface condition: Dry	**Rain in last 3 days:** No	**Radon Test:** No
Water Test: No		

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

I	NI	NP	D	
				I. STRUCTURAL SYSTEMS
☑	☐	☐	☐	**A. Foundations**

Type of Foundation (s): Slab on Grade

Comments:

This foundation was performing at the time of this inspection. Only shows signs of typical movement due to the soil in our area. Maintaining constant moisture levels around the foundation can help keep some types of movement to a minimum.

Spalling cracks were noted at the corners. This type of cracking is common and does not compromise the integrity of the foundation.

A. Item 1 (Picture)

☐ ☐ ☐ ☑ **B. Grading and Drainage**

Comments:

The soil is high along areas of the foundation. It is recommended that at least three to four inches of slab is visible above the height of the grass or flower beds. Lack of slab exposure can lead to water and insect problems.

The foliage needs to be trimmed away from the structure.

Recommend extending front left gutter turnout away from foundation.

The gutters need to be cleaned out.

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

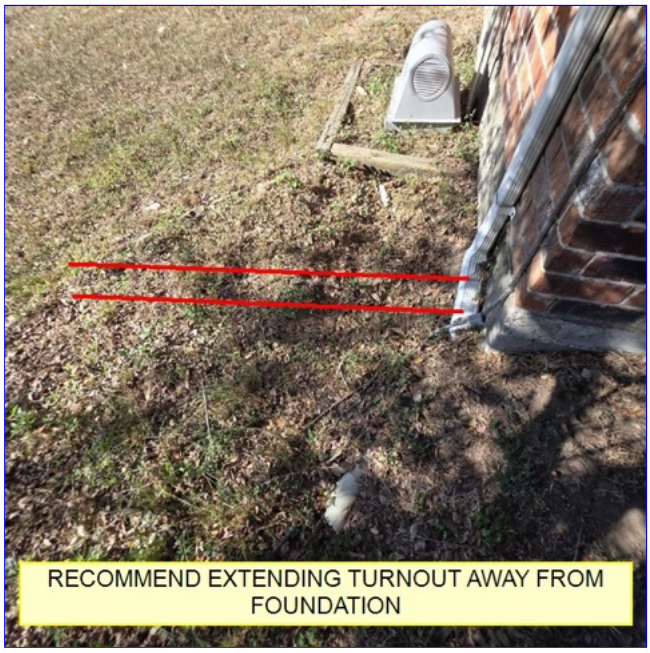
I	NI	NP	D

B. Item 1 (Picture)

B. Item 2 (Picture)

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

I	NI	NP	D



B. Item 3 (Picture)

B. Item 4 (Picture)

☐ ☐ ☐ ☑ **C. Walls (Interior and Exterior)**

Comments:

The right side decorative shutters were damaged.

Several soffit vent covers were rusted / have peeling paint.

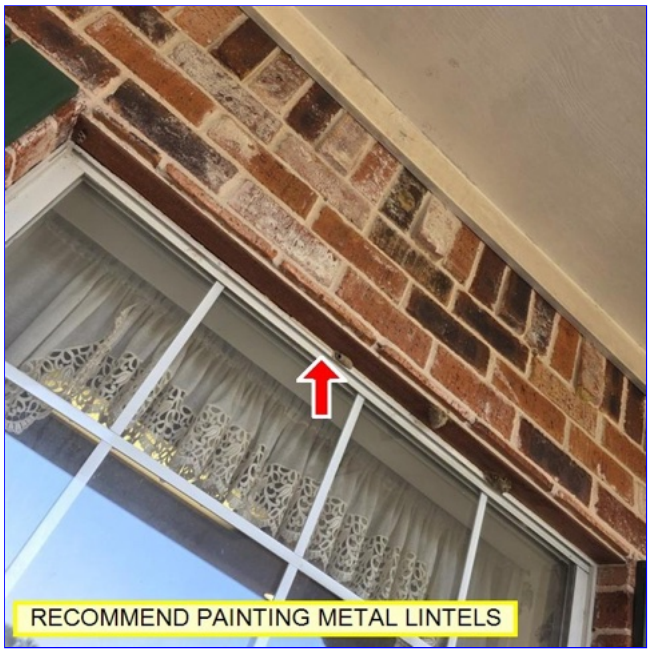
The interior wallpaper was peeling / damaged in areas.

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

I	NI	NP	D

The primary bathroom shower enclosure leaks along base at the rear corner.

Note: Recommend painting the metal lintels to prevent rust/warping.



C. Item 1 (Picture)

C. Item 2 (Picture)

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

I	NI	NP	D

C. Item 3 (Picture)

C. Item 4 (Picture)

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

I	NI	NP	D

C. Item 5 (Picture)

C. Item 6 (Picture)

☐ ☐ ☐ ☑ **D. Roof Structures & Attics**

Attic info: Pull Down stairs
Method used to observe attic: Walked
Roof Structure: Wood frame
Attic Insulation: Blown
Approximate Average Depth of Insulation: less than 6 inches

Comments:

This is a wood framed structure without any problems noted with the framing in the attic.

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

I	NI	NP	D

Enough ventilation is present for the size of the attic.

The insulation has become compacted over the years and no longer meets R30 rating in all areas.

D. Item 1 (Picture)

D. Item 2 (Picture)

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

I	NI	NP	D

D. Item 3 (Picture)

D. Item 4 (Picture)

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

I	NI	NP	D

D. Item 5 (Picture)

☑ ☐ ☐ ☐ **E. Roof Covering Materials**

Types of Roof Covering: Composition Shingles
Viewed from: Walked roof
Roof Ventilation: Gable vents, Ridge vents, Soffit Vents

Comments:

This is a composition shingled roof. No deficiencies found at the time of this inspection.

The tree branches should be trimmed away from the roof to help prevent damage to the shingles.

NOTE: Section 535.228. sub section C. Under the Current Texas Real Estate Commission Standards of Practice the inspector is not required to determine life expectancy of the roof covering. Not required to identify latent hail damage. Not required to determine if the roof can be insured.

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

I	NI	NP	D

E. Item 1 (Picture)

E. Item 2 (Picture)

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

I	NI	NP	D

E. Item 3 (Picture)

E. Item 4 (Picture)

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

I	NI	NP	D

E. Item 5 (Picture)

E. Item 6 (Picture)

☑ ☐ ☐ ☑ **F. Ceilings and Floors**

Comments:

The carpet was stained / dirty in areas

The ceilings were found in acceptable condition at the time of this inspection.

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

I	NI	NP	D	

F. Item 1 (Picture)

F. Item 2 (Picture)

☐ ☐ ☐ ☑ **G. Doors (Interior and Exterior)**

Comments:

The front and rear entry door sweeps were torn.

The front entry door was rusted.

The primary bathroom shower door lacks a door sweep.

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

I	NI	NP	D

The living room french doors hit each other when opened or closed.

The front right exterior door weather strip was damaged.

G. Item 1 (Picture)

G. Item 2 (Picture)

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

I	NI	NP	D

G. Item 3 (Picture)

G. Item 4 (Picture)

☐ ☐ ☐ ☑ **H. Windows**

Comments:

These are double pane insulated glass units. They were operational at the time of this inspection.

Screens: (16) Screens damaged

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

I	NI	NP	D	

Windows with broken seals: (22) Windows marked with blue tape.

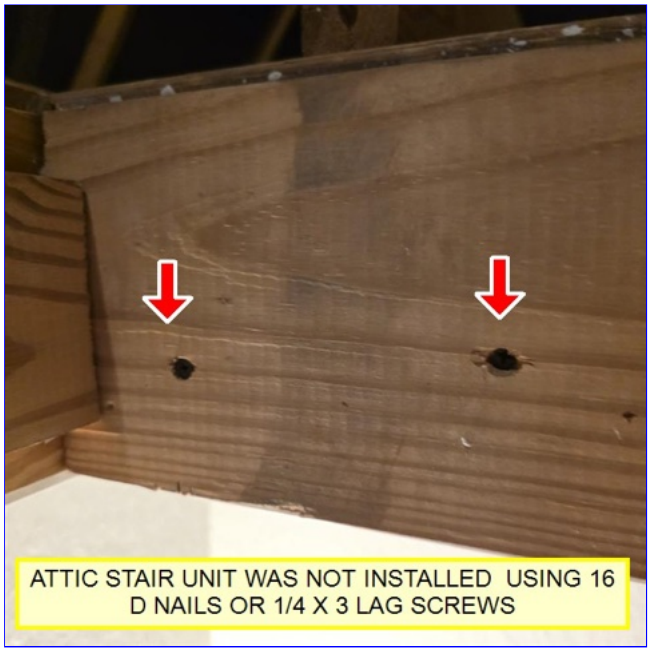
Several windows throughout home were difficult to open and close, however, were operable.

TREC standards of practice state an inspector only has to identify "insulated windows that are obviously fogged or display other evidence of broken seals." Tucker Inspections marks those windows found by the inspector to be broken or have bad seals with a blue piece of tape on the window during the course of the inspection. As a buyer it is recommended that you retain a company that can check all windows and give you a price to repair units found deficient. ***Tucker inspections does not guarantee that all windows with bad seals will be identified at the time of this inspection. We identify them the best we can.***

☐ ☐ ☐ ☑ **I. Stairways (Interior and Exterior)**

Comments:

The attic stair unit was not installed using 16D nails or 1/4 x 3" lag screws. This does not meet factory installation requirements.



I. Item 1 (Picture)

☐ ☐ ☐ ☑ **J. Fireplaces and Chimneys**

Chimney (exterior): Brick
Operable Fireplaces: One
Types of Fireplaces: Conventional

Comments:

This is a conventional unit with a propane log starter.

The fireplace and chimney need to be cleaned.

The chimney is not fire blocked in the attic. *This would not meet current building standards.*

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

I	NI	NP	D

J. Item 1 (Picture)

J. Item 2 (Picture)

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

I	NI	NP	D	

J. Item 3 (Picture)

☑ ☐ ☐ ☐ **K. Porches, Balconies, Decks and Carports**

Comments:

All components were in acceptable condition at the time of this inspection.

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

I	NI	NP	D	

II. ELECTRICAL SYSTEMS

☐ ☐ ☐ ☑ **A. Service Entrance and Panels**

Electrical Service Conductors: Below ground
Panel Type: Circuit breakers
Panel Capacity: 200 AMP
Electric Panel Manufacturer: Square D

Comments:

The panel was located on the rear exterior wall.

The breakers in the panel are not all labeled as to what circuit they protect.

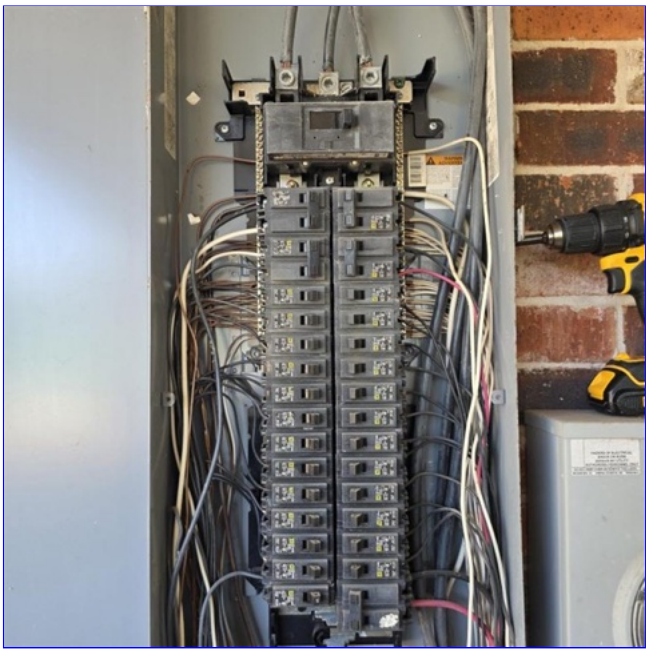
There was not a surge protector present in the electrical panel. *This would not meet current building standards.*

The panel cover screws were pointed tip. *Current building standards requires flat tipped screws for electric panel covers.*

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

I	NI	NP	D

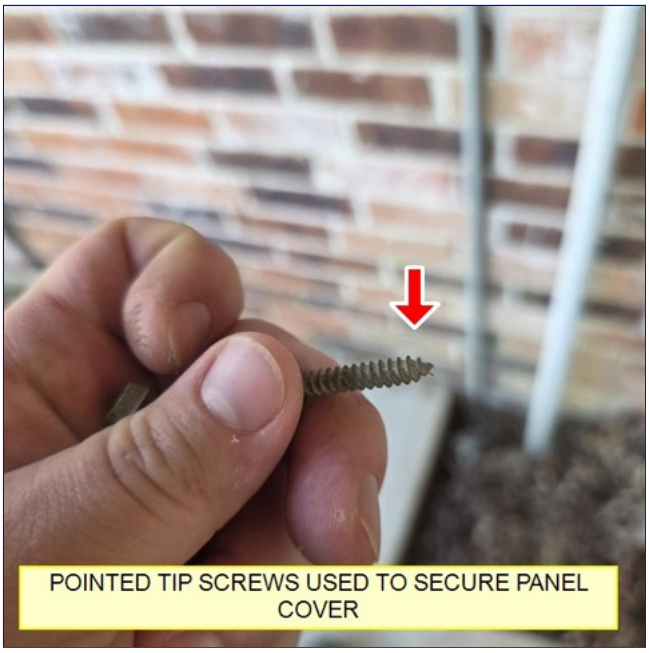
A. Item 1 (Picture)



A. Item 2 (Picture)

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

I	NI	NP	D



A. Item 3 (Picture)

☐ ☐ ☐ ☑ **B. Branch Circuits, Connected Devices, and Fixtures**

Type of Wiring: Romex
Branch wire 15 and 20 amperage: Copper
Comments:
The rear living room ceiling fan was off balance.

The door bell was not operational.

Three front porch ceiling lights and the coach light were not operational.

The front porch ceiling light fixtures trim was rusted.

GFCI outlets were present in the bathrooms but but do not all trip when tested. *GFCI outlets have a service life span. Recommend replacing GFCI outlets in these areas.*

Three rear carport coach lights were not operational.

One front left bedroom light was not operational.

Two front left bathroom lights were not operational.

The primary bathroom vent fan lights were not operational.

The front right bathroom vent fan light was not operational.

One front right bedroom ceiling fan was off balance.

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

I	NI	NP	D

One dining room light was not operational.

The rear carport ceiling fan blades were warped.

Not all of the exterior or utility room outlets were ground fault protected. *This would not meet current building standards.*

The dryer 220V outlet was not on a GFCI breaker. *This would not meet current building standards.*

There are not any AFCI breakers in the panel. *This would not meet current building standards. Unless the unit was wired for AFCI breakers originally, these can not be added effectively.*

The outlets in the home less than 5'6" from the floor were not tamper resistant outlets. *This would not meet current building standards.*

There were no fire protective covers over the closet light bulbs. *This would not meet current building standards.*

There was not a smoke detector located outside all of the bedroom sleeping areas. *This would not meet current building standards.*

Not all of the bedrooms had a smoke detector present. *Recommend installing detectors for safety.*

The smoke detectors that are present in the home were outdated and need to be replaced. *Current building standards requires a smoke detector inside and outside of bedroom sleeping areas.*

There was not a labeled carbon monoxide detector outside of the sleeping areas. *This would not meet current building standards.*

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

I	NI	NP	D

B. Item 1 (Picture)

B. Item 2 (Picture)

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

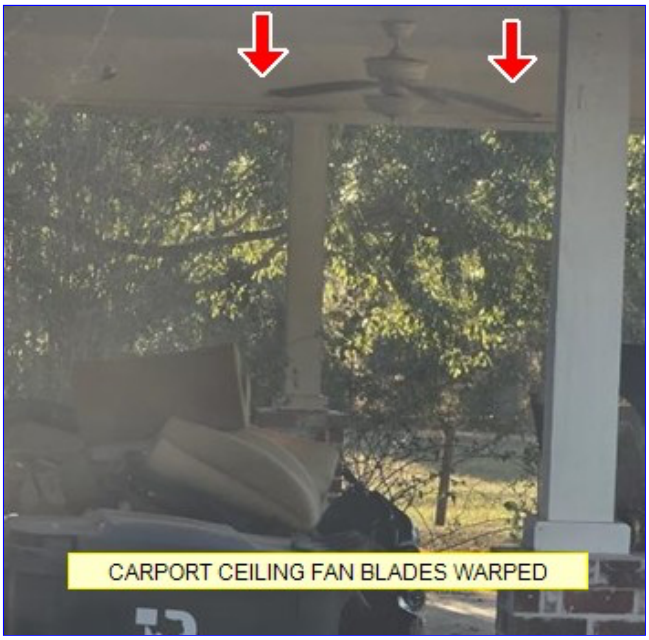
I	NI	NP	D

B. Item 3 (Picture)

B. Item 4 (Picture)

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

I NI NP D



B. Item 5 (Picture)

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

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☑ ☐ ☐ ☑ **A. Heating Equipment**

Type of Systems: Forced Air
Energy Sources: Propane
Heat System Brand: Goodman
Number of Heat Systems (excluding wood): One

Comments:

This unit was functioning at the time of this inspection.

There was less than a 1 inch gap between the exhaust vent pipe and roof decking. *This would not meet current building standards.*

Note: We can only visually inspect the inside of this unit. For a in-depth inspection a HVAC professional is recommended.

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

I	NI	NP	D

A. Item 1 (Picture)

A. Item 2 (Picture)

☑ ☐ ☐ ☑ **B. Cooling Equipment**

Type of Systems: Central Air Condition Unit
Central Air Manufacturer: Goodman
Comments:
The unit was operating at the time of the inspection. The degree differential between the register and return air should be between 15-22 degrees.

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

I	NI	NP	D

The differential was 21 at the time of this inspection.

There are no locking cap valves on the refrigerant lines on the exterior unit.

Recommend extending the insulation on the primary drain line to the point where it terminates into the attic drain pipe.

Note: We can only visually inspect the inside of this unit. For a in-depth inspection a HVAC professional is recommended.

B. Item 1 (Picture)

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

I	NI	NP	D

B. Item 2 (Picture)

B. Item 3 (Picture)

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

I	NI	NP	D

B. Item 4 (Picture)

B. Item 5 (Picture)

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

I	NI	NP	D

B. Item 6 (Picture)

☐ ☐ ☐ ☑ **C. Duct Systems, Chases, and Vents**

Ductwork: Insulated
Filter Type: Disposable
Comments:
The duct work was in good condition at the time of this inspection.

There were disposable filters present at the air returns.

The filters were dirty and need replacing.

Several of the register vent covers in the home need to be cleaned.

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

I	NI	NP	D

C. Item 1 (Picture)

C. Item 2 (Picture)

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

I	NI	NP	D

C. Item 3 (Picture)

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

I	NI	NP	D

IV. PLUMBING SYSTEM

☐ ☐ ☐ ☑ **A. Plumbing Supply Distribution Systems and Fixtures**

Location of water meter: Could not locate
Location of main water supply valve: Unknown (cannot locate)
Static water pressure reading: 59 pounds/square inch
Water Source: Unable to determine
Type of supply piping material: Copper

Comments:

There were missing back flow preventer on the exterior hose bibs.

Backflow preventers are small check valves that screw onto the ends of the exterior 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.

Note: Our company is unable to inspect water filtration systems. There is a system installed under the kitchen sink.

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

I	NI	NP	D

A. Item 1 (Picture)

A. Item 2 (Picture)

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

I	NI	NP	D

A. Item 3 (Picture)

☐ ☐ ☐ ☑ **B. Drains, Waste, and Vents**

Type of drain piping material: PVC

Comments:

The front yard left drain clean out cap was damaged. Recommend replacing the cap.

The front left hall bathroom shower pan appears to have been cracked in two areas and sealed. *I plugged this drain and let water sit in the pan at over 1 inch for roughly 15 minutes. I did not observe any visual signs of leakage and the pan held water.*

Recommend sealing the gaps between the front left hall bathroom shower walls and pan to help prevent moisture penetration.

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

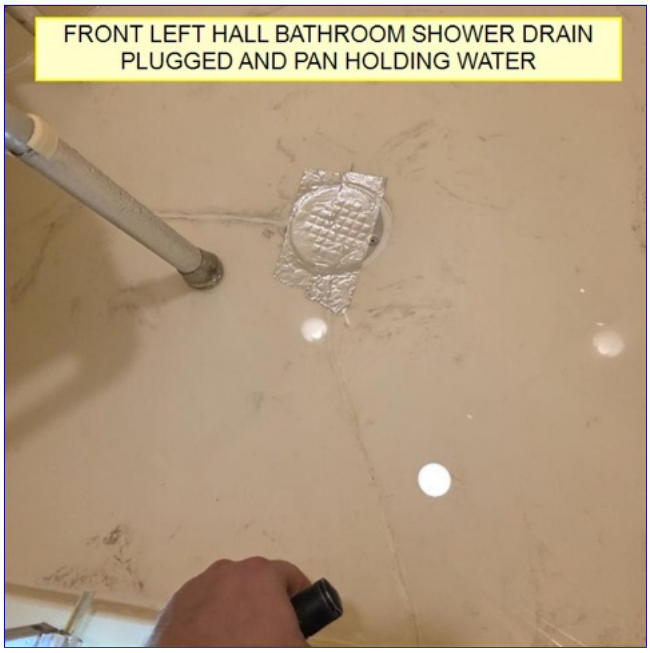
I	NI	NP	D

B. Item 1 (Picture)

B. Item 2 (Picture)

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

I	NI	NP	D



B. Item 3 (Picture)

B. Item 4 (Picture)

☐ ☐ ☐ ☑ **C. Water Heating Equipment**

Energy Sources: Propane (quick recovery)
Capacity (Water Heater): 40 Gallon (1-2 people), Two units
Water Heater Manufacturer: Rheem
Water Heater Location: Closet
Comments:
There were two units present in the home. One in the front left entry closet, and one in the utility room closet. Both units were operational at the time of inspection.

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

I	NI	NP	D

Both units were located in closets that lack adequate ventilation. These are propane fueled appliances that need adequate combustible air. *Recommend adding sources of ventilation such as through door vents.*

Both units exhaust vent pipes have less than 1 inch clearance between the pipe and roof decking. *This would not meet current building standards.*

The utility room unit is a propane fueled appliance located in a room adjacent to a sleeping area. *Current building standards would not allow this.*

The entry hall unit lacks a sediment trap on the gas line. *This would not meet current building standards.*

C. Item 1 (Picture)

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

I	NI	NP	D

C. Item 2 (Picture)

C. Item 3 (Picture)

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

I	NI	NP	D

C. Item 4 (Picture)

C. Item 5 (Picture)

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

I	NI	NP	D	

C. Item 6 (Picture)

☐ ☐ ☐ ☑ **D. Hydro-Massage Therapy Equipment**

Comments:

The tub motor was operating at the time of this inspection.

I did not locate an operable GFCI outlet or breaker for the tub motor. Current building standards would require this circuit to be ground fault protected for safety.

☐ ☐ ☐ ☑ **E. Gas Distribution Systems and Gas Appliances**

Location of gas meter: Rear yard, Propane tank

Type of gas distribution piping material: Black iron pipe

Comments:

There was black iron pipe present.

The gas pipe system was not bonded. *This would not meet current building standards.*

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

I	NI	NP	D

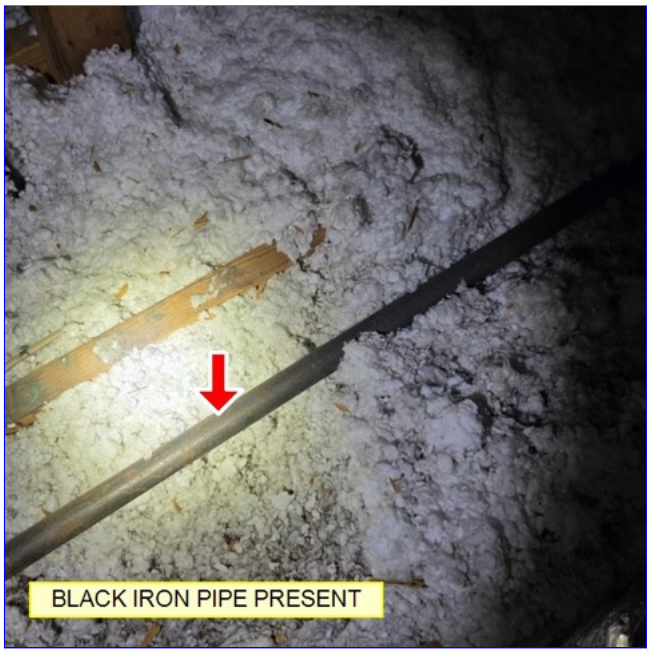
E. Item 1 (Picture)

E. Item 2 (Picture)

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

I	NI	NP	D

E. Item 3 (Picture)



E. Item 4 (Picture)

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

I	NI	NP	D

V. APPLIANCES

☐ ☐ ☐ ☑ **A. Dishwashers**

Comments:

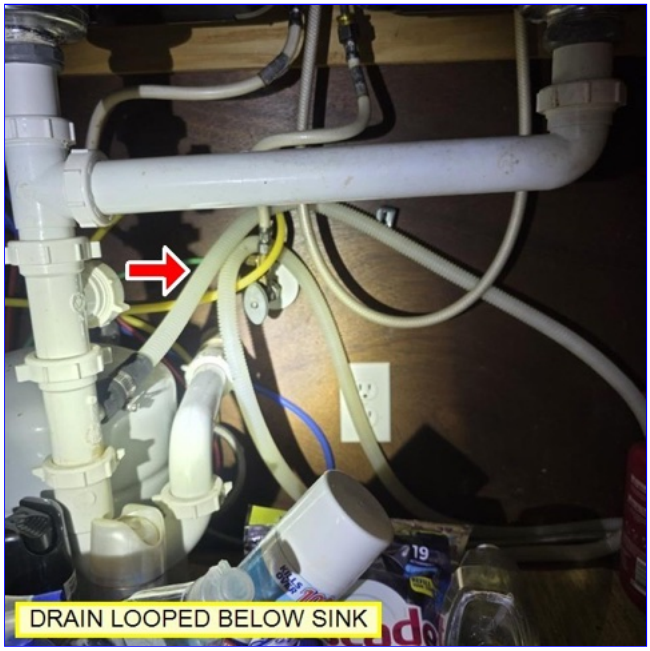
This unit was operating at the time of this inspection.

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

I	NI	NP	D	

The dishwasher drain line is below the sink drain.

Current building standards require the dishwasher drain to be above the sink drain. This prevents the sink from draining back into the dishwasher drain line. Simple repair: just secure the drain line above the sink.



A. Item 1 (Picture)

☐ ☐ ☑ ☐ **B. Food Waste Disposers**

Comments:

☐ ☐ ☐ ☑ **C. Range Hood and Exhaust Systems**

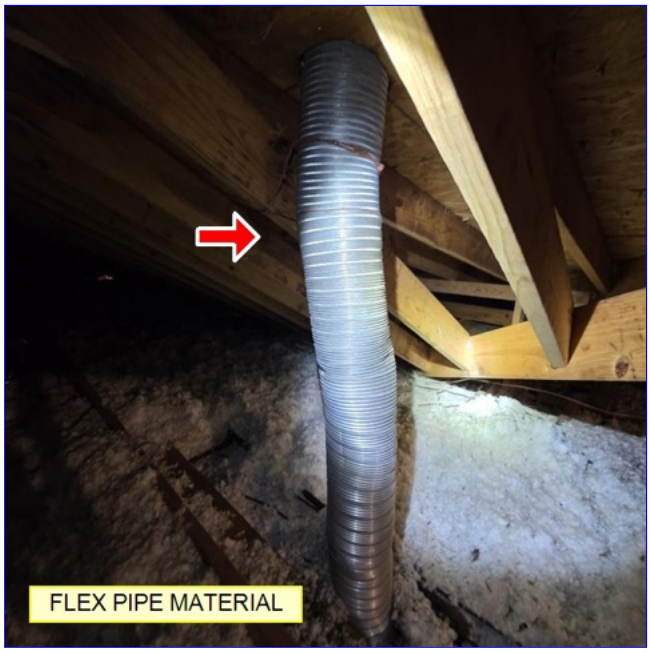
Comments:

The venthood was operating at the time of this inspection.

The vent pipe material is not the correct type pipe. This should be a single wall smooth metal vent pipe.

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

I	NI	NP	D	



C. Item 1 (Picture)

☑ ☐ ☐ ☑ **D. Ranges, Cooktops and Ovens**

Comments:

This is a gas cooktop and a built in electric oven. The cooktop and oven were operational at the time of the inspection.

The oven was not secured to the cabinet and moves when force is applied.

D. Item 1 (Picture)

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

I	NI	NP	D	

D. Item 2 (Picture)

D. Item 3 (Picture)

☑ ☐ ☐ ☐ **E. Microwave Ovens**

Comments:

The unit was operating at the time of this inspection.

☐ ☐ ☐ ☑ **F. Mechanical Exhaust Vents and Bathroom Heaters**

Comments:

The units are operational, however they vent into the attic not to the exterior. *This would not meet current building standards.*

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

I	NI	NP	D	

The front right bathroom vent fan cover was loose from the ceiling.

F. Item 1 (Picture)

F. Item 2 (Picture)

☐ ☐ ☑ ☐ **G. Garage Door Operator(s)**

Comments:

☐ ☐ ☐ ☑ **H. Dryer Exhaust Systems**

Comments:

The dryer vents through the exterior wall and needs to be cleaned out.

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

I	NI	NP	D	
☐	☐	☑	☐	**I. Whole House Vacuum System** Comments:

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

I	NI	NP	D	
				X. Private Sewage Disposal System
☐	☑	☐	☐	**A. Private Sewage Disposal System** **Type Of System:** Aerobic **Access To Septic Tanks:** Above ground access lid Comments: **COURTESY COMMENTS:** Our company did not inspect this system. These are general courtesy comments from the visible equipment at time of inspection. This is a Aerobic System located in the left yard. Spray irrigation is a process that allows effluent to be treated to better than secondary standards, disinfected and then sprayed on the ground surface (wooded sites, lawns, or fields) for final treatment and dispersal. When properly operated and maintained there is little or no nuisance odor and it is arguably one of the most environmentally sound systems available. The front tank lid was damaged. Recommend replacing the tank lid. The tank lids lacked visible screws. *This would not meet current standards.* There is a service tag on the equipment. The tag indicates the last system service was January 2025. **Since the state requires all systems to have a maintenance contract, the maintenance provider will inspect and repair the system on quarterly bases. If pumping is needed the maintainer would make the recommendation.** *Note: Tucker Inspections did not inspect this system nor warrant or guarantee the operation of the system.*

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

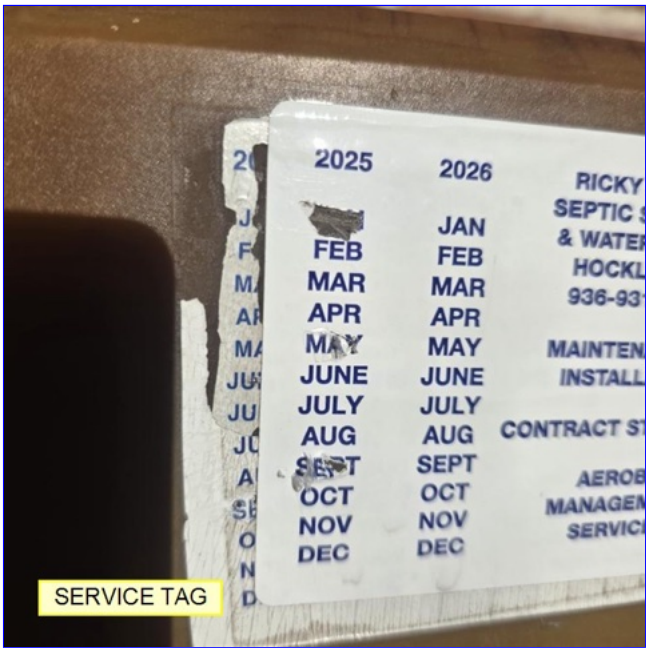
I	NI	NP	D

A. Item 1 (Picture)

A. Item 2 (Picture)

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

I	NI	NP	D



A. Item 3 (Picture)

A. Item 4 (Picture)

BY SIGNING BELOW AND BIDDING, YOU HAVE ACCEPTED THESE TERMS AND CONDITIONS OF AUCTION SALE.

Auction Property Address	
Auction Date	
Bidder Signature	
Printed Name	
Position/Title	
Company	
Physical Address	
City, State, Zip Code	
Phone Number	
Fax Number	
Email Address	

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

I	NI	NP	D

A. Item 5 (Picture)

General Summary

Tucker Inspections LLC

P.O BOX 10623
COLLEGE STATION TEXAS 77842
979-690-7211

Customer
LANCE SWIGERT

Address
28109 WALLER GLADISH RD
WALLER TX 77484

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 and Drainage

Deficiency
The soil is high along areas of the foundation. It is recommended that at least three to four inches of slab is visible above the height of the grass or flower beds. Lack of slab exposure can lead to water and insect problems.

The foliage needs to be trimmed away from the structure.

Recommend extending front left gutter turnout away from foundation.

The gutters need to be cleaned out.

C. Walls (Interior and Exterior)

Deficiency
The right side decorative shutters were damaged.

Several soffit vent covers were rusted / have peeling paint.

The interior wallpaper was peeling / damaged in areas.

The primary bathroom shower enclosure leaks along base at the rear corner.

Note: Recommend painting the metal lintels to prevent rust/warping.

D. Roof Structures & Attics

Deficiency
This is a wood framed structure without any problems noted with the framing in the attic. Enough ventilation is present for the size of the attic.

The insulation has become compacted over the years and no longer meets R30 rating in all areas.

F. Ceilings and Floors

Inspected, Deficiency
The carpet was stained / dirty in areas

The ceilings were found in acceptable condition at the time of this inspection.

G. Doors (Interior and Exterior)

Deficiency
The front and rear entry door sweeps were torn.

The front entry door was rusted.

The primary bathroom shower door lacks a door sweep.

The living room french doors hit each other when opened or closed.

The front right exterior door weather strip was damaged.

H. Windows

Deficiency
These are double pane insulated glass units. They were operational at the time of this inspection.

Screens: (16) Screens damaged

Windows with broken seals: (22) Windows marked with blue tape.

Several windows throughout home were difficult to open and close, however, were operable.

TREC standards of practice state an inspector only has to identify "insulated windows that are obviously fogged or display other evidence of broken seals." Tucker Inspections marks those windows found by the inspector to be broken or have bad seals with a blue piece of tape on the window during the course of the inspection. As a buyer it is recommended that you retain a company that can check all windows and give you a price to repair units found deficient. ***Tucker inspections does not guarantee that all windows with bad seals will be identified at the time of this inspection. We identify them the best we can.***

I. Stairways (Interior and Exterior)

Deficiency
The attic stair unit was not installed using 16D nails or 1/4 x 3" lag screws. This does not meet factory installation requirements.

J. Fireplaces and Chimneys

Deficiency

This is a conventional unit with a propane log starter.

The fireplace and chimney need to be cleaned.

The chimney is not fire blocked in the attic. *This would not meet current building standards.*

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Deficiency

The panel was located on the rear exterior wall.

The breakers in the panel are not all labeled as to what circuit they protect.

There was not a surge protector present in the electrical panel. *This would not meet current building standards.*

The panel cover screws were pointed tip. *Current building standards requires flat tipped screws for electric panel covers.*

B. Branch Circuits, Connected Devices, and Fixtures

Deficiency

The rear living room ceiling fan was off balance.

The door bell was not operational.

Three front porch ceiling lights and the coach light were not operational.

The front porch ceiling light fixtures trim was rusted.

GFCI outlets were present in the bathrooms but but do not all trip when tested. *GFCI outlets have a service life span. Recommend replacing GFCI outlets in these areas.*

Three rear carport coach lights were not operational.

One front left bedroom light was not operational.

Two front left bathroom lights were not operational.

The primary bathroom vent fan lights were not operational.

The front right bathroom vent fan light was not operational.

One front right bedroom ceiling fan was off balance.

One dining room light was not operational.

The rear carport ceiling fan blades were warped.

Not all of the exterior or utility room outlets were ground fault protected. *This would not meet current building standards.*

The dryer 220V outlet was not on a GFCI breaker. *This would not meet current building standards.*

There are not any AFCI breakers in the panel. *This would not meet current building standards. Unless the unit was wired for AFCI breakers originally, these can not be added effectively.*

The outlets in the home less than 5'6" from the floor were not tamper resistant outlets. *This would not meet current building standards.*

There were no fire protective covers over the closet light bulbs. *This would not meet current building standards.*

There was not a smoke detector located outside all of the bedroom sleeping areas. *This would not meet current building standards.*

Not all of the bedrooms had a smoke detector present. *Recommend installing detectors for safety.*

The smoke detectors that are present in the home were outdated and need to be replaced. *Current building standards requires a smoke detector inside and outside of bedroom sleeping areas.*

There was not a labeled carbon monoxide detector outside of the sleeping areas. *This would not meet current building standards.*

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Inspected, Deficiency

This unit was functioning at the time of this inspection.

There was less than a 1 inch gap between the exhaust vent pipe and roof decking. *This would not meet current building standards.*

Note: We can only visually inspect the inside of this unit. For a in-depth inspection a HVAC professional is recommended.

B. Cooling Equipment

Inspected, Deficiency

The unit was operating at the time of the inspection. The degree differential between the register and return air should be between 15-22 degrees.

The differential was 21 at the time of this inspection.

There are no locking cap valves on the refrigerant lines on the exterior unit.

Recommend extending the insulation on the primary drain line to the point where it terminates into the attic drain pipe.

Note: We can only visually inspect the inside of this unit. For a in-depth inspection a HVAC professional is recommended.

C. Duct Systems, Chases, and Vents

Deficiency

The duct work was in good condition at the time of this inspection.

There were disposable filters present at the air returns.

The filters were dirty and need replacing.

Several of the register vent covers in the home need to be cleaned.

IV. PLUMBING SYSTEM

A. Plumbing Supply Distribution Systems and Fixtures

Deficiency

There were missing back flow preventer on the exterior hose bibs.

Backflow preventers are small check valves that screw onto the ends of the exterior 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.

Note: Our company is unable to inspect water filtration systems. There is a system installed under the kitchen sink.

B. Drains, Waste, and Vents

Deficiency

The front yard left drain clean out cap was damaged. Recommend replacing the cap.

The front left hall bathroom shower pan appears to have been cracked in two areas and sealed. *I plugged this drain and let water sit in the pan at over 1 inch for roughly 15 minutes. I did not observe any visual signs of leakage and the pan held water.*

Recommend sealing the gaps between the front left hall bathroom shower walls and pan to help prevent moisture penetration.

C. Water Heating Equipment

Deficiency

There were two units present in the home. One in the front left entry closet, and one in the utility room closet. Both units were operational at the time of inspection.

Both units were located in closets that lack adequate ventilation. These are propane fueled appliances that need adequate combustible air. *Recommend adding sources of ventilation such as through door vents.*

Both units exhaust vent pipes have less than 1 inch clearance between the pipe and roof decking. *This would not meet current building standards.*

The utility room unit is a propane fueled appliance located in a room adjacent to a sleeping area. *Current building standards would not allow this.*

The entry hall unit lacks a sediment trap on the gas line. *This would not meet current building standards.*

D. Hydro-Massage Therapy Equipment

Deficiency

The tub motor was operating at the time of this inspection.

I did not locate an operable GFCI outlet or breaker for the tub motor. Current building standards would require this circuit to be ground fault protected for safety.

E. Gas Distribution Systems and Gas Appliances

Deficiency
There was black iron pipe present.

The gas pipe system was not bonded. *This would not meet current building standards.*

V. APPLIANCES

A. Dishwashers

Deficiency
This unit was operating at the time of this inspection.

The dishwasher drain line is below the sink drain.

Current building standards require the dishwasher drain to be above the sink drain. This prevents the sink from draining back into the dishwasher drain line. Simple repair: just secure the drain line above the sink.

C. Range Hood and Exhaust Systems

Deficiency
The venthood was operating at the time of this inspection.

The vent pipe material is not the correct type pipe. This should be a single wall smooth metal vent pipe.

D. Ranges, Cooktops and Ovens

Inspected, Deficiency
This is a gas cooktop and a built in electric oven. The cooktop and oven were operational at the time of the inspection.

The oven was not secured to the cabinet and moves when force is applied.

F. Mechanical Exhaust Vents and Bathroom Heaters

Deficiency
The units are operational, however they vent into the attic not to the exterior. *This would not meet current building standards.*

The front right bathroom vent fan cover was loose from the ceiling.

H. Dryer Exhaust Systems

Deficiency
The dryer vents through the exterior wall and needs to be cleaned out.

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.

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