

ALAMO AREA SKP CO-OP LOT SALE WORK SHEET

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EVALUATION FORM

SELLER: Rathjen

LOT #: 44

DATE: 30 Oct, 2024

1. VALUE CARRIED FORWARD FROM ARCHIVE: A \$ 20018.51

2. NEW IMPROVEMENTS:

- i. SHED \$ _____
- ii. CONCRETE \$ _____
- iii. GRAVEL \$ _____
- iv. FENCE \$ _____
- v. PROPANE TANK \$ _____
- vi. INSTALLATION \$ _____
- OR LABOR \$ _____
- vii. LANDSCAPING \$ _____
- viii. OTHER \$ _____
- TOTAL \$ _____

3. ADJUSTMENTS

- METAL ROOF \$ 1,840.00
- ADD SCREENS \$ 495.99
- TOTAL ADJ. \$ 2,335.99

4. REMOVALS

- i. SHED \$ _____
- ii. TREES/SHRUBS \$ _____
- iii. OTHER \$ _____
- TOTAL \$ 0

5. LOT IMPROVEMENT ~ SUBTOTAL B \$ 2,335.99 (Lines 2 + 3 + 4)

6. TOTAL LOT IMPROVEMENT VALUE C \$ 22,354.50 (Lines 1 + 5)

7. PROPANE TANK SIZE: 125 GALLONS
 Percentage (%) in Tank: 25 X 2.79 = \$ 87.19
(31.25 GAL) (Current Price per Gallon) (Propane Value)

NOTES: _____

EVALUATION COMPLETED BY:

[Signature] WB CONFER
[Signature] J.M. BARNES

[Signature] R. SWITHIN
[Signature] M. SMITH

THIS LOT IS BEING PURCHASED AS IS.
WE STRONGLY SUGGEST YOU LOOK AT THIS LOT BEFORE YOU MAKE THE PURCHASE.

Evaluation

LOT # 44

October 28, 2024

The evaluation was done by the Lonestar Corral Co-Op Evaluations Committee.

The lot is located at the East side of Private Road 5245, The 'shed' faces West and measures Approx. 12' X 24' This maximum sized shed has an enclosed concrete patio/front porch measuring 8' X 24" and an additional concrete sidewalk. Driveway/parking pad is entirely concrete in the parking areas. Lot has a 125 gal. propane tank inspected 9-26-24.

The shed has a serviceable metal roof in good condition with a newer vent turbine. Sided with painted cementous board. Locking storm/screen door on North end of porch.

Shed is wood framed sitting on a concrete slab. Shed features a large interior main room finished in painted paneling with acoustical tile ceiling in good condition. Flooring is wall-to-wall vinyl. There is thru-wall air conditioner in the East wall. Double-hung windows (East and South) with mini-blinds. Main room has a ceiling fan.

Pest inspection was last completed 9-19-2024

Room #2 is a work shop with a new aluminum pull-down attic access, misc. shelving, a work bench along east wall and one new double-hung window over work bench.

The lot inspections are done by amateur volunteers on the "Lot Improvement Committee." They endeavor to do their best, but on occasion, things needing repairs are missed. If for no other reason, we strongly recommend that prospective buyers visit the park and inspect the property. There are pictures of the lot and shed available that we suggest you take advantage of at the bare minimum. Lot is being sold "As Is".

LOT IMPROVEMENT COMMITTEE PRE-TRANSFER INSPECTION

Page 1 of 3

Current Leaseholder: RATHJEN

LOT#: 44 DATE: 10/7/24

1. Lot

- Utility pedestal: worker accessible? Yes: No:
 - Tampered with? Yes: No:
 - Breakers and receptacles in good condition? Yes: No:
 - Do all receptacles have power? Yes: No:
- Park water supply line and hose bibbs in good condition? Yes: No:
- Fifty-foot fire hose with nozzle connected to water valve with back flow preventer? Yes: No:
- Propane tank? Yes: No: Approved inspection should already be completed
 - Tank ad line condition? GOOD
 - Propane tank capacity: 125
 - Propane amount left in tank: 25%
- Lot Perimeter Fence? Yes: No: Material? STONE
 - Condition? GOOD
 - Higher than four feet? Yes: No:
 - Item(s) attached to street perimeter fence? Yes: No:
- Trees/Shrubs/Plants? Yes: No:
 - Minimum five feet from lot lines and leach field to center of plants? Yes: No:
 - Do trees and/or plants interfere with traffic (visibility, height)? Yes: No:
 - Do trees and/or plants interfere with neighbor's lot use? Yes: No:
- Leach field has a four-foot barrier from street? Yes: No:
 - Leach field unobstructed (four-feet wide and 30 feet long)? Yes: No:
- Concrete parking pad? Yes: No: Concrete or stone walkways or patios? Yes: No:
- Total area of non-permeable ground coverage, including shed and original parking pad: 1,496
- Permanent structure behind the RV parking pad? Yes: No:
- Clothesline? Yes: No: Retractable/fold up type? Yes: No:
- Antenna? Yes: No: Material: _____ Condition: _____
- Lot Dividers? Yes: No: Material: BRICK Condition: GOOD

Comments (overall condition, extra features, added value):

2 WATERED FLOWER BEDS

LOT IMPROVEMENT COMMITTEE PRE-TRANSFER INSPECTION

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Current Leaseholder: RATHJEN

LOT#: 44 DATE: 10/2/24

2. Shed: Yes: No:

- Setback at least 30 feet from street? Yes: No:
- Minimum 3 feet from lot lines? Yes: No:
- Foundation: Slab Skids:
 - Skids: Tied down with mobile home anchors? Yes: No:
- Pressure treated lumber? Yes: No:
- Side facing street maximum 24 feet in length? Yes: No:
- Shed exterior measurements, not including porch: 12
- Covered porch measurements: 8' 9.5 feet in length or less? Yes: No:
- Roof material? METAL Condition? GOOD
- Eaves condition? GOOD Gutters? Yes: No: Condition? GOOD
- Exterior Wall Material? Hardy Board Condition? GOOD
 - Dry Rot, Cracks, paint? Condition?
 - Window and door moldings? Condition? GOOD
- Attic Access? Yes: No: Type? Drop Down Condition? GOOD
- Number of windows? 3 Locations: 2 ON BACK 1 ON ~~BACK~~ SOUTH
- Interior Wall Covering Yes: No: Material? PANEL Condition? GOOD
- Ceiling Covering: Yes: No: Material? TILE Condition? GOOD
- Window and screen condition? Window treatments? Yes: No: Condition? GOOD
- Propane appliances in shed (heater, dryer)? Yes: No: Condition?
- Heater or air conditioner wall mounted? Yes: No: Type: AC Condition? GOOD
- LP appliances have shut-off valves? Yes: No:
- Other appliances removed? Yes: No:
- Single 20-amp electrical service? Yes: No: NA:
 - Electrical service underground? Yes: No:
 - Electrical outlets, switches, lights, etc. working? Yes: No:
- Water supplied to shed? Yes: No: Supplied by hose from Bibb? Yes: No:
- Sinks, Faucets? Yes: No: Condition? Location?
- Shed water discharges into a French drain? Yes: No:
- Personal items removed? Yes: No:

Comments (shed overall condition, extra features, added value):

PEST INSPECTION 9/19/24 PROPANE INSPECTION 9/26/24
CEILING FAN
WINDOW AC EAST WALL

LOT IMPROVEMENT COMMITTEE PRE-TRANSFER INSPECTION

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Current Leaseholder: RATHJEN

LOT#: 44 DATE: 10/7/24

Site layout map on back if required

11. Maintenance, neglected, damaged items requiring correction before transfer:

12. Bylaws/Standing Rules Violations to be noted and handled before transfer:

Inspected By Committee Members:

1: Gay Cley Date: 10/19/24

2: [Signature] Date: 10/19/24

3: M Smith Date: 10-19-24

4: [Signature] Date: _____

5: [Signature] Date: 10/19/24

Disclaimer

This report was prepared by SKP Members, not professional real estate inspectors, therefore no warranties or guarantees are expressed or implied. This report is submitted as a record of our "good faith" observations of this shed and lot. It is not a substitute for the Prospective Member's personal inspection and evaluation of the shed and lot and is offered only to help a Prospective Member decide whether they wish to proceed. All measurements and observations are approximate. Prospective Member should personally visit this lot to determine its condition and suitability.