

Valley Technical Center 2016 Home Information Packet

Thanks for your interest in this home! Please feel free to contact Enlisted Auctions if you have any questions not addressed in this packet

General

Construction started: August 2015
Sq. Ft.: 1,680
Bedrooms: 3
Full Bath: 2
Rooms: 7
Heating: Electric
A/C: Electric
Service amps: 200

Structural

Floor Joists: 2x10 #1 Yellow Pine
Exterior Walls: 2x6 #1 Yellow Pine
Interior Walls: 2x4 #1 Yellow Pine
Trusses / Joists: 2x8 #1 Yellow Pine
Stairwell: Designed for use as a basement stairwell access or pantry/closet if stairs are not needed
Plumbing: Pressure tested and detailed in plans
Windows: Ply Gem double-paned insulated
Insulation
 Ceiling: R-38 16" Kraft BATT with Polystyrene baffles
 Walls: R-19 16" sound attenuation BATT
Sheetrock: Completed by local sheetrock contractor

Systems

HVAC: New and installed NUTONE 14 Sear 3.5 Ton donated by Noland of Verona
CAT5: Installed throughout the house for easy Internet and electronics integration
Ceiling fans: Designed for use with fans. Separate fan switches in all bedrooms and common areas
Dishwasher: Wired / plumbed but not included
Washer / Dryer: Wired / plumbed but not included
Under-cabinet Microwave: Wired but not included
Refrigerator: Wired / plumbed but not included
Kitchen Stove: Wired but not included
Garbage Disposal: Wired / plumbed but not included

Cosmetic

Kitchen Cabinets: Custom built and installed by Elegant Cabinets
Bathroom Vanities: Custom built and installed by Elegant Cabinets
Paint: Lowe's Valspar paint
Flooring
 Kitchen: Solid Maple Hardwood
 Hall(s): Solid Maple Hardwood
 Living Room: Solid Maple Hardwood
Bedrooms: Carpet and padding donated by Sheaves

Moving

This home will need to be moved from the concrete pad no later than July 30, 2016. The school has done extensive work in locating a mover to handle the entire move. The mover has agreed to take the home apart and prepare it for moving, handle all aspects of the transportation (cranes, permits, ect...), and reassemble the home. The base price for these services as quoted was \$10,000.00 - \$12,000.00. Please contact the mover for a specific quote. Each situation is unique and may require special equipment or considerations.

Movers

Rick Divers - 540-246-3950

Jeff Simmons - 540-607-6333

Jerry Wright - 540-649-3125

Foundation

This home will need a foundation before it can be used as a residence. There are likely a number of contractors in your area who can handle this project. Again each situation is unique and the cost may vary. A low estimate for a foundation is typically around \$5,000. A full basement can be closer to \$30,000. We encourage you to contact a trusted contractor to get a quote. If you have any concerns or questions, please contact Enlisted Auctions for more information. There is a blue print available for use as a guide when building the foundation.





Auction Terms

- This auction will be held as a “live” on-site auction. There will also be an opportunity for buyers to place their bids online if they are unable to attend the auction.
- A 10% buyers premium will be added to the final bid to determine the contract purchase price. Example: If the high bid is \$100,000 the purchase price will be \$110,000
- \$5,000 cash or certified funds is due on the date of the auction
- Entire balance must be paid within 30 days (no later then June 24, 2017)
- Cash, wire transfers, and certified funds are the only payment types accepted
- Building must be removed from the pad with-in 60 days (no later then July 30, 2017)

AGREEMENT TO PURCHASE HOME AT AUCTION

This agreement made this 25th Day of May, 2016, between Valley Career Technical Center, 49 Hornet Rd, Fishersville, VA 22939 (540-943-5511) Hereinafter Seller(s), AND _____ Hereinafter Buyer(s), Witnessed that on the 25th day of May, 2016, Buyer made purchase through a Public Auction on the following home located in the County of Augusta, Commonwealth of Virginia,

Described as: 2016 VCTC Carpentry Department Home

More commonly known as: 3 bedroom, 1860 sq. ft., new construction

With a high bid of _____ and a final agreed price of _____ Dollars (\$ _____)

Subject to the Notice of Auction Distributed Prior to the Sale by Auctioneer, Free and Clear of All Liens and Encumbrances Except as set forth below:

NONE KNOWN.

1. A Non-refundable Deposit is herewith made in the amount of **five thousand** Dollars (\$ 5,000.00) by Cash _____, Cashier's Check _____, Certified Check _____, other _____. To apply on the purchase price upon compliance by the Buyer with this agreement.
2. The Balance shall be paid in Cash or Certified Check at the time of the Final Settlement which shall take place on or before June 24, 2016
3. Possession shall be given at time of settlement.
4. The Buyer hereby acknowledges that insurance on the house is the responsibility of the Buyer on the date of final payment and forward
5. Should the Buyer fail to make settlement by the date specified in #2, as herein provided, the sum paid down as deposit up to - five thousand dollars (\$5,000.00) will be retained by Seller and Auctioneer. This in no way shall relieve the Buyer from further legal action for defaulting the agreement. There will be a 1% penalty per day applied to the outstanding balance for each day the payment is late. Seller reserves the right to cancel the sale, retaining any deposit(s), if the settlement is not made in full before July 15, 2016.
6. Buyer acknowledges that the Seller Warrants the accuracy of all representation made by Seller to Auctioneer in regard to the home (including all representations made heretofore and which may be made hereafter, and including, without limitation, all representations made in the buyer packet in conjunction with this contract), and the Seller agrees to indemnify and hold Auctioneer harmless against any and all damage, liability, or expenses of any kind whatsoever arising from the inaccuracy and Auctioneer's reliance upon any such representation.
7. It is understood and agreed that the Auctioneer is acting as agent only and shall in no case whatsoever be held liable by either party for the performance of any Term or Covenant of this contract or for damages for NON-performance thereof. This property is sold "AS IS, WHERE IS".
8. Buyer acknowledges it is their sole responsibility to measure the house for proper sizing and placement of foundation and support structures.
9. Buyer acknowledges that he has entered into this agreement as a result of a personal inspection of said premises made by him and that said premises is being purchased as a result of that inspection.
10. Buyer understands that this agreement is not contingent on obtaining a loan to finance the purchase.
11. This agreement shall extend and be binding upon Heirs, Administrators, Successors, and Assigns of the parties hereto.
12. Buyer acknowledges that they will be responsible for collection fees and attorney fees incurred by Valley Career & Technical Center in the event the terms of this agreement are breached.

More photos and details will be posted as we approach the auction. This home continues to be completed. The students and staff have worked very hard and take a great deal of pride in their efforts. Enlisted Auctions is honored to be a part of such a tremendous program.

