



SELLER'S DISCLOSURE NOTICE
TO BE COMPLETED BY SELLER(S)

CONCERNING THE PROPERTY AT 106 W Merry Way, Gun Barrel City, Texas 75156

Note: Section 5.008 of the Texas Property Code requires a seller of residential real property of not more than one dwelling unit to deliver a copy of the Seller's Disclosure Notice, completed to the best of the seller's belief and knowledge, to a purchaser on or before the effective date of a contract for the sale of the property.

THIS STATEMENT IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE OF THE SELLER'S SIGNATURE INDICATED BELOW. THIS STATEMENT IS NOT A WARRANTY OF ANY KIND BY THE SELLER OR LISTING BROKER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER(S) MAY WISH TO OBTAIN AND A BUYER IS URGED TO OBTAIN AN INSPECTION OF THE PROPERTY BY A QUALIFIED AND LICENSED INSPECTOR.

GENERAL INFORMATION

1. The Property is currently: [X] Owner Occupied [ ] Vacant [ ] Estate [ ] Leased [ ] Foreclosure
If owner occupied, for 2 years. If not owner occupied, for \_\_\_ years.
If leased: Origination Date \_\_\_ years. Expiration Date \_\_\_ years.

2. Seller is the current owner of the Property and can sell the property without being joined by any other person:
[X] Yes [ ] No If "No", explain:

[Empty box for explanation of 'No' answer]

3. Year the property was constructed: 9999 [ ] Per Owner [X] Per Tax Rolls
(If before 1978, complete, sign and attach TXR-1906 concerning lead-based paint hazards.)

4. Is Seller a United States citizen? [X] Yes [ ] No
If "No", the seller is a "foreign person" as defined in the Internal Revenue Code [ ] Yes [ ] No

5. Check any of the following exemptions which Seller claims for the Property:
[ ] Homestead [ ] Senior Citizen [ ] Disabled Veteran [ ] Disabled [ ] Agricultural [ ] Wildlife Management
[X] Other no current exemption

6. Has the Seller asserted any claim under any insurance policy, other than for flood damage, or against any person for any physical condition of the Property? [ ] Yes [X] No If "Yes", explain:

[Empty box for explanation of 'Yes' answer]

7. Is there currently in force for the Property a written Builder's Warranty? [ ] Yes [X] No [ ] Unknown

Seller's Initials TS Seller's Initials \_\_\_\_\_

Buyer's Initials \_\_\_\_\_ Buyer's Initials \_\_\_\_\_

If "Yes", identify the warranty by stating:

Name of Company issuing warranty: \_\_\_\_\_

Warranty number: \_\_\_\_\_

8. Except for manufacturer warranties, if any, on appliances, do there exist any other warranties for the Property?  
 Yes     No     Unknown If "Yes", identify the warranties:

\_\_\_\_\_

9. Are there any pending or threatened condemnation proceedings which affect the Property?  
 Yes     No     Unknown If "Yes", explain:

\_\_\_\_\_

10. Has the property been the subject of any pending or concluded litigation?  
 Yes     No     Unknown If "Yes", explain:

\_\_\_\_\_

11. Is this property in an overlay, proposed overlay, historic or conservation district that may have special restrictions?  
 Yes     No     Unknown If "Yes", explain:

\_\_\_\_\_

**INSPECTION REPORTS AND NOTICES**

12. Seller has not received any notices in the last 5 years, either oral or written, regarding the need for repair or replacement of any portion of the Property from any government agency, appraiser, mortgage lender, repair service or other, except:

Purchased a Buyer's inspection (attached) Pest Control Inspection (attached)

13. List and attach any written inspection reports that Seller has received in the last 5 years that were completed by persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections.

Date of Inspection	Type of Inspection	Name of Inspector/Company	Number of pages
October 3 2019	Buyer's Property Inspection Report	A-Action Realty Inspection Services	36
October 3 2019	Pest Control	Acme Pest Control	6

Explanatory comments by Seller, if any:

\_\_\_\_\_

Seller's Initials TS    Seller's Initials \_\_\_\_\_

Buyer's Initials \_\_\_\_\_ Buyer's Initials \_\_\_\_\_

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 or the buyer's own choice.

**INFORMATION ABOUT EQUIPMENT AND SYSTEMS**

14. For items listed below and on the following pages, check appropriate box if items are presently in "Working Condition" and there are no known defects. Please check if item has been repaired (note date of repair) or if item is in need of repair. Check N/A for items that do not apply to Property.

**NOTE: THIS NOTICE DOES NOT ESTABLISH WHICH ITEMS ARE TO BE CONVEYED IN A SALE OF THE PROPERTY. THE TERMS OF A CONTRACT OF SALE WILL DETERMINE WHICH ITEMS ARE TO BE CONVEYED.**

<u>EQUIPMENT &amp; SYSTEM</u>	<u>N/A</u>	<u>IN WORKING CONDITION</u>	<u>HAS BEEN REPAIRED</u>	<u>DATE OF REPAIR Month/Year</u>	<u>IN NEED OF REPAIR</u>
Attic Fan	X				
Automatic Lawn Sprinkler System ( <input checked="" type="checkbox"/> Front <input checked="" type="checkbox"/> Back <input checked="" type="checkbox"/> L. Side <input type="checkbox"/> R. Side <input type="checkbox"/> Fully)		X			
Broadband Cat 5		X			
Cable TV Wiring		X			
Carbon Monoxide Detector	X				
Ceiling Fans		X			
Cooktop ( <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric)		X			
Cooling Control ( <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric # units <u>1</u> )		X			
Dishwasher		X			
Disposal		X			
Electrical System		X			
Emergency Escape Ladder	X				
Exhaust Fan(s)		X			
Fire Detection Equipment ( <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Battery Operated)		X			
Foundation/Slab(s)			X	Early 2020	
Garage ( <input type="checkbox"/> Attached <input type="checkbox"/> Not Attached)	X				
Garage Door Openers & Controls	X				
Gas Fixtures	X				
Gas Lines ( <input type="checkbox"/> Natural <input type="checkbox"/> Propane)	X				
Heating ( <input type="checkbox"/> Ctr'l Gas <input checked="" type="checkbox"/> Elec # units <u>1</u> )		X			
Heating ( <input type="checkbox"/> Window <input type="checkbox"/> Wall)	X				
Hot Tub	X				
Icemaker		X			
Intercom System	X				
Jetted Bathroom Tub	X				
Lighting Fixtures		X			
Media Wiring & Equipment		X			
Microwave		X			
Outdoor Cooking Equipment	X				
Oven(s) ( <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas <input type="checkbox"/> Other)		X			
Oven-Convection		X			
Plumbing System		X			
Propane Tank ( <input type="checkbox"/> Leased <input type="checkbox"/> Owned)	X				
Public Sewer & Water System		X			
Range		X			
Refrigerator (Built-In)	X				
Satellite Dish and Receiver	X				
Sauna	X				

Seller's Initials TS Seller's Initials \_\_\_\_\_

Buyer's Initials \_\_\_\_\_ Buyer's Initials \_\_\_\_\_

Security System	---	X	---	_____	---
Septic or other On-Site Sewer System ( <input checked="" type="checkbox"/> In Use <input type="checkbox"/> Abandoned)	---	X	---	_____	---
Shower Enclosure & Pan	---	X	---	_____	---
Smoke Detector	---	X	---	_____	---
Smoke Detector (hearing impaired)	X	---	---	_____	---
Spa	X	---	---	_____	---
Stove (free standing) ( <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric)	---	X	---	_____	---
Sump or Grinder Pump	---	X	---	_____	---
Swimming Pool & Equipment	X	---	---	_____	---
Swimming Pool Built-In Cleaning Equip.	X	---	---	_____	---
Trash Compactor	X	---	---	_____	---
TV Antenna	X	---	---	_____	---
Water Heater ( <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric)	---	X	---	_____	---
Water Softener	X	---	---	_____	---
Wells	X	---	---	_____	---

**Description of Completed / Needed Repairs**

**Foundation/Slab(s)** – New beams and concrete piers installed by licensed foundation contractor. This was considered a maintenance repair as house settles normally.

**INFORMATION ABOUT STRUCTURE/OTHER**

<u>EQUIPMENT &amp; SYSTEM</u>	<u>N/A</u>	<u>IN WORKING CONDITION</u>	<u>HAS BEEN REPAIRED</u>	<u>DATE OF</u>	<u>IN NEED</u>
				<u>REPAIR</u> Month/Year	<u>OF</u> REPAIR
Basement	X	---	---	_____	---
Carport ( <input type="checkbox"/> Attached <input type="checkbox"/> Not attached)	X	---	---	_____	---
Ceilings	---	X	---	_____	---
Doors	---	X	---	_____	---
Drains <input checked="" type="checkbox"/> French <input type="checkbox"/> Other)	---	X	---	_____	---
Driveway	---	X	---	_____	---
Electrical Wiring	---	X	---	_____	---
Fences	---	X	---	_____	---
Fireplaces / Chimney ( <input type="checkbox"/> Mock <input checked="" type="checkbox"/> Woodburning <input type="checkbox"/> With Gas Logs <input type="checkbox"/> Other)	---	X	---	_____	---
Floor	---	X	---	_____	---
Foundation	---	---	X	2020	---
Garage	X	---	---	_____	---
Lighting (Outdoor)	---	X	---	_____	---
Patio / Decking	---	X	---	_____	---
Retaining Wall	---	X	---	_____	---
Rain Gutters & Down Spouts	---	X	---	_____	---
Roof	---	X	---	_____	---
Sidewalks	---	---	X	2020	---
Skylights	X	---	---	_____	---
Walls (Exterior / Interior)	---	X	---	_____	---
Washer/Dryer ( <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric)	---	X	---	_____	---
Windows	---	---	X	2022	---
Window Screens	---	X	---	_____	---
Other	---	---	---	_____	---
Lawn Sprinkler pump	---	X	---	_____	---

Seller's Initials TS Seller's Initials \_\_\_\_\_

Buyer's Initials \_\_\_\_\_ Buyer's Initials \_\_\_\_\_

**Description of Completed / Needed Repairs**

**Foundation** – New beams and concrete piers installed by licensed foundation contractor. This was considered a maintenance repair as house settles normally.  
**Sidewalks** – Replaced two sections of front sidewalk that previously contributed to negative drainage.  
**Windows** – In master bedroom, one exterior pane of the double pane glass was cracked and subsequently repaired by local glass contractor.

15. The shingles or roof covering is constructed of:  
 Wood     Composition     Tile    Other \_\_\_\_\_  
 There is an overlay covering?     Yes     No     Unknown
16. The age of the shingles or roof covering: \_\_\_\_\_ years     Unknown
17. The electrical wiring of the Property is:     Copper     Aluminum     Unknown  
 Other (Specify) \_\_\_\_\_
18. Is there an alarm system?     Yes     No  
 If "Yes", system is     Owned by Seller     Leased by Seller  
 If leased, is lease transferrable?     Yes     No
19. Please identify other systems, if any, of the Property which are leased and not owned by Seller:  
 none
20. Is there a single blockable main drain in pool/hot tub/spa?     Yes     No  
 (A single blockable main drain may cause a suction entrapment hazard for an individual.)

**MISCELLANEOUS INFORMATION ABOUT PROPERTY**

	YES	NO	UNKNOWN
21. Is the Seller aware of any of the following conditions?			
<b>ASBESTOS</b> Components	—	—	X
Any personal or business <b>BANKRUPTCY</b> pending which would affect the sale of the property	—	X	—
<b>CARPET</b> Stains (not visible)	—	X	—
Located on or near <b>CORP OF ENGINEER</b> Property	—	—	X
Any <b>DEATH</b> on the Property except for those deaths caused by natural causes, suicide, or accident unrelated to the condition of the Property	—	—	X
Unplatted <b>EASEMENTS</b>	—	—	X
Does the property have <b>EMERGENCY ESCAPE LADDERS</b>	—	X	—
<b>FAULT</b> lines	—	—	X
Previous <b>FIRES</b>	—	—	X
Any <b>FORECLOSURES</b> pending or threatened with respect to the Property	—	X	—
Urea formaldehyde <b>INSULATION</b>	—	—	X
<b>LANDFILL</b>	—	—	X
<b>LEAD-BASED PAINT</b>	—	—	X
Tax or judgment <b>LIENS</b>	—	X	—
<b>LIQUID PROPANE GAS</b>	—	X	—
LP community (Captive)	—	—	X
LP on Property	—	—	X
<b>PREVIOUS STRUCTUAL REPAIRS</b>	X	—	—
<b>RADON GAS</b>	—	—	X
Are there <b>MINERAL RIGHTS</b> with the property?	—	—	X
If yes, who owns them? _____	—	—	—

Seller's Initials TS    Seller's Initials \_\_\_\_\_    Buyer's Initials \_\_\_\_\_    Buyer's Initials \_\_\_\_\_

Any <b>NOTICES</b> of violation of deed restrictions or governmental ordinances affecting the condition or use of the Property	—	—	<u>X</u>
Room additions, structural modification, or other alterations or repairs made without necessary PERMITS or not in compliance with building codes in effect at that time	—	—	<u>X</u>
Above-ground impediment to swimming <b>POOL</b>	—	<u>X</u>	—
Underground impediment to swimming <b>POOL</b>	—	<u>X</u>	—
Any <b>PROPERTY CONDITION</b> which materially affects the physical health or safety of an individual	—	—	<u>X</u>
House <b>SETTLING</b>	<u>X</u>	—	—
<b>SOIL</b> movement	—	—	<u>X</u>
Subsurface <b>STRUCTURES, TANKS</b> or pits	—	—	<u>X</u>
Synthetic <b>STUCCO</b>	—	—	<u>X</u>
Diseased <b>TREES</b>	—	—	<u>X</u>
Hazardous or <b>TOXIC WASTE</b> Affecting the Property	—	—	<u>X</u>
Holes in <b>WALLS</b>	—	—	<u>X</u>
Previous <b>WATER DAMAGE</b> not due to a Flood Event	<u>X</u>	—	—
<b>WOOD ROT</b> Damage Needing Repair	—	—	<u>X</u>

If the answer to any of the answer above is "Yes", explain:

**PREVIOUS STRUCTURAL REPAIRS** – New beams and concrete piers installed by licensed foundation contractor. This was considered a maintenance repair as house settles normally.  
**House SETTLEMENT** – New beams and concrete piers installed by licensed foundation contractor. This was considered a maintenance repair as house settles normally.  
**Previous WATER DAMAGE not due to a Flood Event** – Sub floor repaired under hot water tank in bathroom closet.

22. Is the Seller aware of any condition on the property, not previously addressed in this disclosure statement, which in Seller's opinion is a defective condition or materially affects the physical health or safety of an individual?

Yes  No If "Yes", explain:

23. If the Property is part of a regime creating a homeowner's association, state the following information:

Amount of dues or assessments: Monthly \$ \_\_\_\_\_ Quarterly \$ \_\_\_\_\_ Annually \$ \_\_\_\_\_  
 Payment of dues/assessments is:  Mandatory  Voluntary  
 Seller's Percentage Ownership in Common Areas: \_\_\_\_\_ %  
 Amount of Unpaid Dues or Assessments, if any: \$ \_\_\_\_\_ Optional Membership: \$ \_\_\_\_\_  
 HOA Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

24. High speed Internet available?  Yes  No  
 Cable  DSL  Cable TV  Other \_\_\_\_\_

25. Is Property in a Public Improvement District (PID)?  Yes  No  
 Are you being taxed for these improvements?  Yes  No

26. The Property is currently being serviced by the following utilities (check as applicable):  
 Water  Sewer  Septic  Electricity  Gas  Cable  
 Other \_\_\_\_\_

27. The water service to the Property is provided by (check as applicable):  
 City  Well  MUD  Co-op

28. Has the Seller ever collected any insurance payments pursuant to a claim you have made for Damage to the Property and then not used the proceeds to make the repairs for which the claim was submitted?

Seller's Initials TS Seller's Initials \_\_\_\_\_ Buyer's Initials \_\_\_\_\_ Buyer's Initials \_\_\_\_\_

[yes]

27. The water service to the Property is provided by (check as applicable):  
 City  Well  MUD  Co-op *- other - East Cedar Creek Fresh Water Se Supply*
28. Has the Seller ever collected any insurance payments pursuant to a claim you have made for Damage to the Property and then not used the proceeds to make the repairs for which the claim was submitted?  
 Yes  No
29. Are any common areas (facilities such as pools, tennis courts, walkways, or other) co-owned with others?  
 Yes  No If yes, complete the following:  
 Any optional user fees for common facilities charged:  Yes  No  
 If "Yes", describe:  
 \_\_\_\_\_
30. Are there any outstanding IRS judgment or mechanics liens or lls pendens against the Property?  Yes  No
31. Any rainwater harvesting system located on the property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source  Yes  No
32. Is any portion of the Property located in a groundwater conservation district or a subsidence district?  
 Yes  No  Unknown

**INFORMATION ABOUT FOUNDATION**

33. Has the Seller ever obtained a written report about the condition of the foundation from any engineer, contractor, inspector, or expert?  Yes  No If "Yes", identify the report by stating the date of the report, the person or company who made the report and its content:  
 \_\_\_\_\_  
 New beams and concrete pads installed by licensed foundation contractor. This was considered a maintenance repair as house settles normally.  
 If "Yes", have you given a copy of each report to the Listing Broker?  Yes  No
34. Have repairs been made to the foundation of the Property since its original construction?  Yes  No  
 If "Yes" explain what repairs you know or believe to have been made:  
 \_\_\_\_\_  
 New beams and concrete pads installed by licensed foundation contractor. This was considered a maintenance repair as house settles normally.

**INFORMATION ABOUT DRAINAGE AND FLOODING**

35. Has the Seller ever obtained a written report about any improper drainage condition from any engineer, inspector, or expert?  Yes  No  
 If "Yes", identify the report by stating the date of the report, the person or company who made the report and its content:  
 \_\_\_\_\_  
 A-Action Realty Inspection Services conducted a Buyers inspection report dated Oct 3 2019. Items in the report were repaired by new gutters, driveway curbs and new sidewalk section.  
 If "Yes", have you given a copy of each report to the Listing Broker?  Yes  No

Yes, drainage in crawlspace was discovered during buyers inspection. New gutters and sidewalk repair correcting negative drainage. French drain installed on left side of house and curb installed on both sides of driveway.

37. Does the Seller know of any currently defective condition to the drainage of the Property?  Yes  No  
If "Yes" explain:

38. Are you (Seller) aware of any of the following conditions? (Mark "Yes" (Y) if you are aware and check wholly or partly as applicable. Mark "No" (N) if you are not aware.

- | Y                                   | N                        |   |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Present flood insurance coverage (if yes, attach TXR 1414)  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Previous flooding due to a natural flood event (if yes, attach TXR 1414)  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Previous water penetration into a structure on the Property due to a natural flood event event (if yes, attach TXR 1414).   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V A99, AE, AO, AH, VE, or AR) (if yes, attach TXR 1414) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a floodway (if yes, attach TXR 1414).  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a flood pool.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a reservoir.   |

If the answer to any of the above is yes, explain (attach additional sheets as Necessary):

Seller's Initials TS Seller's Initials \_\_\_\_\_

Buyer's Initials \_\_\_\_\_ Buyer's Initials \_\_\_\_\_



For purposes of this Notice:

"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.)

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

- 39. Have you (Seller) ever filed a claim for flood damage to the property with any insurance provider, including the National Flood Insurance Program (NFIP)?\*  Yes  No If yes, explain (attach additional sheets as necessary):

[Empty box for explanation of flood damage claim]

\*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).

- 40. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the property?  Yes  No If yes, explain (attach additional sheets as necessary):

[Empty box for explanation of FEMA or SBA assistance]

**INFORMATION ABOUT TERMITES/WOOD DESTROYING INSECTS**

- 41. Has the Seller ever obtained a written report about active termites or other wood destroying insects?

Yes  No

If "Yes", identify the report by stating the date of the report, the person or company who made the report and its content:

[Empty box for report details]

If "Yes", have you given a copy of each report to the Listing Broker?  Yes  No

- 42. Has the Property been treated for termites or other wood destroying insects?  Yes  No  Unknown

If "Yes" please state date of treatment: \_\_\_\_\_

Seller's Initials TS Seller's Initials \_\_\_\_\_

Buyer's Initials \_\_\_\_\_ Buyer's Initials \_\_\_\_\_

43. Have there been any repairs made to damage caused by termites or other wood destroying insects?

Yes  No  Unknown

If "Yes" explain what repairs you know or believe to have been made:

[Empty text box for explanation]

44. Do active termites or other wood destroying insects currently infest the Property?

Yes  No  Unknown

If "Yes" explain:

[Empty text box for explanation]

45. Is there any existing termite damage in need of repair?

Yes  No  Unknown

If "Yes" explain:

[Empty text box for explanation]

46. Is the Property currently covered by a termite policy?  Yes  No

If "Yes" identify the policy by stating:

Name of Company issuing policy: \_\_\_\_\_

Policy Number: \_\_\_\_\_

Date of policy renewal: \_\_\_\_\_

**INFORMATION ABOUT ENVIRONMENTAL CONDITIONS**

47. Has the Seller ever obtained a written report about treatment or repairs about any of the following environmental conditions

- The presence or removal of asbestos  Yes  No
- The presence of radon gas  Yes  No
- The presence or treatment for Stachybotrys commonly known as "black mold"  Yes  No
- The presence of lead based paint  Yes  No

If "Yes", identify the report by stating the date of the report, the person or company who made the report and its content:

[Empty text box for report details]

If "Yes", have you given a copy of the Certification of Mold Remediation to the Listing Broker?

Yes  No

48. Is the Seller aware of previous use of premises for manufacture of Methamphetamine?

Yes  No

49. Is the Seller aware of the presence of any of the conditions referred to in question 45?

Yes  No

If "Yes" please explain:

[Empty text box for explanation]

**ACKNOWLEDGEMENT BY SELLER**

50. I, the Seller, state that the information in this disclosure is complete and accurate *to the best of my knowledge and belief.*

TS  
\_\_\_\_\_  
Seller Initial

\_\_\_\_\_  
Seller Initial

Seller's Initials TS \_\_\_\_\_ Seller's Initials \_\_\_\_\_

Buyer's Initials \_\_\_\_\_ Buyer's Initials \_\_\_\_\_

51. I, the Seller, understand the information in this statement will be disseminated by Listing Broker to prospective buyers and other brokers.

TS  
\_\_\_\_\_  
Seller Initial  
\_\_\_\_\_  
Seller Initial

52. The listing agent has not instructed Seller how to answer any question in this disclosure or suggested any answer to Seller or in any way sought to influence Seller to provide any information or answers which are not absolutely true so far as the Seller knows.

TS  
\_\_\_\_\_  
Seller Initial  
\_\_\_\_\_  
Seller Initial

**DISCLOSURES**

**Municipal Utility District Disclosures**

**Check which Apply:**

**(Attach additional MUD Disclosure Notice provided by Chapter 49, Texas Water Code)**

- The Property is located in a Municipal Utility District which is either:
  - Located in whole or in part within the corporate boundaries of a municipality. (MUD Disclosure Form #1)
  - Not located in whole or in part within the corporate boundaries of a municipality. (MUD Disclosure Form #2)
  - Located in whole or in part within the extraterritorial jurisdiction of the corporate boundaries of a municipality (MUD Disclosure Form #3)

**On-site Sewer Facility**

If Property has a septic or other On-Site Sewer Facility:

**SMOKE DETECTION EQUIPMENT**

Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?  **Yes**  **No**  **Unknown**

If "Yes" please explain:

\*Chapter 766 of the Health and Safety Code requires one-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.

**CONDOMINIUM / TOWNHOME ADDITIONAL INFORMATION, IF APPLICABLE**

1. Is the roof covered by the Property Owner's Association?  Yes  No
2. Is the heating and cooling control regulated by the Property Owner's Association?  Yes  No

Seller's Initials TS Seller's Initials \_\_\_\_\_

Buyer's Initials \_\_\_\_\_ Buyer's Initials \_\_\_\_\_

3. What Services are paid for by the Property Owner's Association?  
 Water       Sewer       Septic       Electricity       Gas       Cable  
 Other \_\_\_\_\_
4. The water service to the Property is provided by:  
 City       Well       MUD       Co-op
5. Is Parking  Assigned       Unassigned      # of Spaces \_\_\_\_\_      Space Numbers: \_\_\_\_\_  
 Carport       Uncovered       Garage

**INDEMNIFICATION**

**SELLER HEREBY AGREES TO INDEMNIFY LISTING BROKER AND ALL OTHER BROKERS PARTICIPATING IN ANY SALE OF THE PROPERTY OF AND FROM ANY CLAIM, LOSS OR DAMAGE ARISING FROM ANY FALSE REPRESENTATION CONTAINED IN THIS DISCLOSURE STATEMENT.**

Timothy C Smith      07/01/2022  
SELLER (SIGN AS NAME APPEARS ON TITLE)      DATE      SELLER (SIGN AS NAME APPEARS ON TITLE)      DATE

**NOTICES TO BUYER**

1. The Texas Department of Public Safety maintains a database that consumers may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the data base, visit <http://records.txdps.state.tx.us/>. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department
2. Such written information in this Seller's Disclosure Notice for the Property does not constitute the representations of the Listing Broker, and other Broker participating in a sale transaction or their sales associates, employees or agents who are relying upon the written information provided by the Seller in this disclosure notice. Buyer is not relying upon any statement or representation by the Listing Broker and any other broker and their sales associates, employees, and agents concerning the condition of the property. THIS IS NOT A WARRANTY. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY PRIOR TO CLOSING.
3. Buyer may be provided information about the size of the property, either of the real property or the improvements. All such information has been obtained by Broker or Seller from third parties, including information obtained from official tax records. Such information is not always accurate.
4. If Buyer bases an offer on square footage, measurements or boundaries, Buyer should have those items independently measured to verify any reported information which is often unreliable.
5. If the property is located in a coastal area that is seaward of the Gulf Inter-coastal 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.

Seller's Initials TS      Seller's Initials \_\_\_\_\_      Buyer's Initials \_\_\_\_\_      Buyer's Initials \_\_\_\_\_

6. This property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.

7. The following providers currently provide service to the Property:

Electric: Reliant	phone #	_____
Sewer: East Cedar Creek Water	phone #	_____
Water: East Cedar Creek Water	phone #	_____
Cable: Suddenlink	phone #	_____
Trash: Republic	phone #	_____
Natural Gas:	phone #	_____
Phone Company:	phone #	_____
Propane:	phone #	_____
Internet: Suddenlink	phone #	_____

\*The above described waiver applies only to a hearing impaired purchaser.

The undersigned Buyer(s) hereby acknowledge(s) receipt of this Seller's Disclosure Notice for the Property.

\_\_\_\_\_  
BUYER  
DATE \_\_\_\_\_

\_\_\_\_\_  
BUYER  
DATE \_\_\_\_\_

Seller's Initials TS Seller's Initials \_\_\_\_\_

Buyer's Initials \_\_\_\_\_ Buyer's Initials \_\_\_\_\_