

SELLER'S DISCLOSURE NOTICE

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Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.

CONCERNING THE PROPERTY AT: 849 S. Gun Barrel Lane Unit A4, Gun Barrel City, Texas 75156 THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER. SELLER'S AGENTS, OR ANY OTHER AGENT. Seller ⊠ is □ is not occupying the property. If unoccupied (by Seller), how long since Seller has occupied the _____ (approximate date) or $\ \square$ never Property? occupied the Property Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).) This Notice does not establish the items to be conveyed. The contract will determine which items will & will not convey. YNU $\mathbf{Y} | \mathbf{N} | \mathbf{U}$ Item Y|N|UItem Item X Cable TV Wiring Liquid Propane Gas Χ Pump:

sump

grinder Carbon Monoxide Det. LP Community (Captive) Χ Rain Gutters X Χ X - LP on Property Range/Stove Ceiling Fans Χ X Cooktop Hot Tub X Roof/Attic Vents X Χ Dishwasher Intercom System Sauna X Disposal Microwave Χ Smoke Detector Χ Smoke Detector Hearing Emergency Escape Χ Χ Χ Outdoor Grill Ladder(s) Impaired X X X Patio/Decking Exhaust Fan Spa Plumbing System Χ Trash Compactor Fences X X Fire Detection Equipment Pool TV Antenna Χ X Χ Washer/Dryer Hookup Χ French Drain Pool Equipment Χ Χ Gas Fixtures Pool Maint. Accessories Window Screens Natural Gas Lines Pool Heater Public Sewer System N U Additional Information Item Central A/C ⊠ electric □ gas number of units: 1 Evaporative Coolers Χ number of units: Wall/Window AC Units Χ number of units: Attic Fan(s) X if yes, describe: X Central Heat ⊠ electric □ gas number of units: 1 Χ if yes, describe: Other Heat X number of ovens: 1 ⊠ electric □ gas □ other Oven X Fireplace & Chimney ⊠wood □ gas log □mock □ other Carport □ attached ⋈ not attached Garage \square attached \square not attached Garage Door Openers number of units: number of remotes: Satellite Dish & Controls □ owned □ leased from:

Initialed by: Buyer: ____, ___ and Seller: CH, KH

 \square owned \square leased from: \square owned \square leased from:

⊠ electric □ gas □ other

Χ



number of units: 1

Security System

Solar Panels

Water Heater

Water Softener			Х		□ owr	ned	☐ leased fro	m:				
Other Leased Item(s)				Χ	if yes,	desc	cribe:					
Underground Lawn Sprinkler		Х			⊠ aut	omat	ic 🛮 manua		area	s covered: Yard		
Septic / On-Site Sewer Facilit	:y		Х		if Yes	atta	ch Information	n A	νbοι	t On-Site Sewer Facility.(TXR-	140)7)
Water supply provided by: □ of Supply District	city	□ w	ell		MUD	□ co	o-op 🗆 unkı	IOW	n [☑ other: East Cedar Creek Wa	ater	-
Was the Property built before (If yes, complete, sign, and at			•					pai	nt ha	azards).		
Roof Type: Composite (Shing	les)						Age: Unkno	wn	(ap	oroximate)		
Is there an overlay roof covering)? ☐ Yes ☐ No ☒ U	_		e Pr	ор	erty (sh	ningle	es or roof cov	eri	ng p	laced over existing shingles or	roo	f
Are you (Seller) aware of any defects, or are in need of repart								are	not	in working condition, that have		
Section 2. Are you (Seller) a you are aware and No (N) if			-			or m	alfunctions	in a	any	of the following?: (Mark Yes	(Y)	if
you are aware and No (N) if	you	are	not	aw		or m	alfunctions		_		. ,	
you are aware and No (N) if Item		are I	not Iter	aw n	/are.)	or m	alfunctions	in a	N	Item	. ,	N
you are aware and No (N) if Item Basement	you	N X	not Iter Flo	aw n ors	/are.)				N X	Item Sidewalks	. ,	N X
you are aware and No (N) if Item	you	N X X	not Iter Flo Fou	n ors	/are.)	Slab			N	Item	. ,	N
you are aware and No (N) if Item Basement Ceilings	you	N X X X	not Iter Flo For	n ors und	/are.)	Slab			N X X	Item Sidewalks Walls / Fences	Y	N X X
you are aware and No (N) if Item Basement Ceilings Doors Driveways	you	N X X X	not Iter Flo Fou Inte	n ors und erio	lation / r Walls	Slab	D(S)		N X X	Item Sidewalks Walls / Fences Windows	Y	N X X X
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Condition	Υ	N
Aluminum Wiring		Χ
Asbestos Components		Χ
Diseased Trees: ☐ Oak Wilt		Х
Endangered Species/Habitat on Property		Х
Fault Lines		Χ
Hazardous or Toxic Waste		Х
Improper Drainage		Х
Intermittent or Weather Springs		Х
Landfill		Χ
Lead-Based Paint or Lead-Based Pt. Hazards		Χ
Encroachments onto the Property		Х
Improvements encroaching on others' property		Х
Located in Historic District		Х
Historic Property Designation		Χ

Condition	Υ	N
Radon Gas		Х
Settling		Х
Soil Movement		Х
Subsurface Structure or Pits		Х
Underground Storage Tanks		Х
Unplatted Easements		Х
Unrecorded Easements		Х
Urea-formaldehyde Insulation		Х
Water Damage Not Due to a Flood Event		Х
Wetlands on Property		Х
Wood Rot		Х
Active infestation of termites or other wood destroying insects (WDI)		Х
Previous treatment for termites or WDI		Χ

Initialed by: Buyer: ____, ___ and Seller: <u>CH</u>, <u>KH</u>
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Previous Foundation Repairs	X	Previous termite or WDI damage repaired		X
Previous Roof Repairs	X	Previous Fires		X
Previous Other Structural Repairs	X	Termite or WDI damage needing repair		Х
Previous Use of Premises for Manufacture of Methamphetamine	x	Single Blockable Main Drain in Pool/Hot Tub/Spa*		x
f the answer to any of the items in Section 3 is Y	es, exp	lain (attach additional sheets if necessary):		
	equipn	nent hazard for an individual. nent, or system in or on the Property that is in nent, or system in or on the Property that is in nent, or system in this notice? □ Yes ☒ No If Yes, explain		
check wholly or partly as applicable. Mark No Y N		ing conditions?* (Mark Yes (Y) if you are awai ou are not aware.)	re and	i
check wholly or partly as applicable. Mark No Y N □ ⊠ Present flood insurance coverage.	(N) if y	• • • • • • • • • • • • • • • • • • • •		
check wholly or partly as applicable. Mark No Y N □ ⊠ Present flood insurance coverage. □ ⊠ Previous flooding due to a failure or breach	(N) if y	ou are not aware.)		
 Check wholly or partly as applicable. Mark No Y N □ ⊠ Present flood insurance coverage. □ ⊠ Previous flooding due to a failure or breach a reservoir. □ ⊠ Previous flooding due to a natural flood even 	(N) if y of a res	ou are not aware.) servoir or a controlled or emergency release of wa		
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check wholly or partly as applicable. Mark No Y N □ ⊠ Present flood insurance coverage. □ ⊠ Previous flooding due to a failure or breach a reservoir. □ ⊠ Previous flooding due to a natural flood evenual servious water penetration into a structure water penetration water penetration into a structure water penetration into a structure water penetration water	of a resent. on the Fodplain	ou are not aware.) Servoir or a controlled or emergency release of ware of the control of the c	ater fr	

*If Buyer is concerned about these matters, Buyer may consult Information About Flood Hazards (TXR 1414).

*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,

Initialed by: Buyer: ____, ___ and Seller: <u>CH</u>, <u>KH</u>

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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.

additional sheets as necessary):	ch
*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurar Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moder risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within structure(s).	ate
Section 7. 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):	l
Section 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N	if
you are not aware.)	
YN □ ⊠ Room additions, structural modifications, or other alterations or repairs made without necessary permits with unresolved permits, or not in compliance with building codes in effect at the time.	S,
If Yes, please explain:	
☐ ☑ Homeowners' associations or maintenance fees or assessments.	
If Yes, complete the following: Name of association: Manager's name: Fees or assessments are: \$ per and are: □ mandatory □ voluntary Any unpaid fees or assessment for the Property? □ yes (\$) □ no If the Property is in more than one association, provide information about the other associations be	— ow:

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Concerning the Property at 849 S. Gun Barrel Lane Unit A4, Gun Barrel City, Texas 75156
☑ Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others.
If Yes, complete the following: Any optional user fees for common facilities charged? □ Yes ☒ No
If Yes, please explain:
□ ⊠ Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
If Yes, please explain:
 □ ⊠ Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.) If Yes, please explain:
□ ⊠ Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
If Yes, please explain:
☐ ☑ Any condition on the Property which materially affects the health or safety of an individual.
If Yes, please explain:
□ ⊠ Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmenta hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.
If Yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).

Initialed by: Buyer: ____, ___ and Seller: CH, KH

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Concerning the Froperty at 049	O. Odii bailei Laile (onit A4, Guil Ballet City, Texas 73130	
☐ ☒ Any rainwater harve public water supply a	0 0	ted on the Property that is larger than 500 gater source.	allons and that uses a
If Yes, please explai	n:		
☐ ☑ The Property is locaretailer.	ted in a propane ç	gas system service area owned by a propane	e distribution system
If Yes, please explai	n:		
• •	•	ated in a groundwater conservation district or	a subsidence district.
If Yes, please explai	п.		
who regularly provide in	spections and w	you (Seller) received any written inspection who are either licensed as inspectors or of the light set of the	therwise permitted by
Inspection Date	Туре	Name of Inspector	No. of Pages
11/29/21	Residential	A-Action Realty Inspection Services	31
•	•	e-cited reports as a reflection of the current coinspections from inspectors chosen by the bu	•
Section 10. Check any	tax exemption(s) which you (Seller) currently claim for th	ne Property:
☐ Homestead☐ Wildlife Managemen☐ Other:	nt 🗆 🗸	Senior Citizen	
Section 11. Have you with any insurance prov	•	d a claim for damage, other than flood dar	mage, to the Property
Section 12. Have you			

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If yes, explain	
Section 13.	Does the Property have working smoke detectors installed in accordance with the smoke
detector requ	uirements of Chapter 766 of the Health and Safety Code?* ⊠ Yes □ No □ Unknown
If No or Unkno	own, explain (Attach additional sheets if necessary):
	•

Concerning the Property at 849 S. Gun Barrel Lane Unit A4, Gun Barrel City, Texas 75156

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

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

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Concerning the Property at 849 S. Gun Barrel Lane Unit A4, Gun Barrel City, Texas 75156

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

Camber Hayman	04/18/2023	Kara Hayman	04/18/2023
Signature of Seller	Date	Signature of Seller	Date
Printed Name: Camber Hayman		Printed Name: Kara Hayman	

ADDITIONAL NOTICES TO BUYER:

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit https://publicsite.dps.texas.gov/SexOffenderRegistry. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) If the Property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the Property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and hail insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review Information Regarding Windstorm and Hail Insurance for Certain Properties (TAR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.
- (4) 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.
- (5) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (6) The following providers currently provide service to the Property:

Electric:	Tri-Eagle Energy	Phone #
Sewer:		Phone #
	East Cedar Creek Municipal	
Water:	Water District	Phone #
Cable:	Optimum	Phone #
Trash:		Phone #
Natural Gas:		Phone #
Phone Company:		Phone #
Propane:		Phone #
Internet:	Optimum	Phone #

(7) This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

The undersigned Buyer acknowledges receipt of the foregoing notice.

Signature of Buyer	Date	Signature of Buyer	Date
Printed Name:	<u>.</u>	Printed Name:	

Initialed by: Buyer: ____, ___ and Seller: <u>CH</u>, <u>KH</u>

