

# 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	7010 Bremail Crest Lii	
DATE SIGNED BY SELLER AND IS N	SELLER'S KNOWLEDGE OF THE CONDITION OF THE OT A SUBSTITUTE FOR ANY INSPECTIONS OR WWARRANTY OF ANY KIND BY SELLER, SELLER'S A	ARRANTIES THE BUYER
:, •	operty. If unoccupied (by Seller), how long since Seller h (approximate date) or never occupied the Property	nas occupied the Property?

#### Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

7810 Breman Crest Ln

This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.

Item	Υ	N	U
Cable TV Wiring	Х		
Carbon Monoxide Det.			Х
Ceiling Fans	Х		
Cooktop	Х		
Dishwasher	Х		
Disposal	Х		
Emergency Escape Ladder(s)		х	
Exhaust Fans	Х		
Fences	Х		
Fire Detection Equip.			Х
French Drain			Х
Gas Fixtures		Х	
Natural Gas Lines	Х		

Item	Υ	N	U
Liquid Propane Gas:		Х	
-LP Community (Captive)			Х
-LP on Property		Х	
Hot Tub		Х	
Intercom System		Х	
Microwave	Х		
Outdoor Grill			
		Х	
Patio/Decking		Х	
Plumbing System	Х		
Pool		Х	
Pool Equipment		Х	
Pool Maint. Accessories		Х	
Pool Heater		Х	

Item	Υ	N	U
Pump: sump grinder			Х
Rain Gutters	Х		
Range/Stove	Х		
Roof/Attic Vents	Χ		
Sauna	Х		
Smoke Detector	Χ		
Smoke Detector - Hearing Impaired			x
Spa		Χ	
Trash Compactor		Χ	
TV Antenna		Х	
Washer/Dryer Hookup	Х		
Window Screens	Х		
Public Sewer System	Х		

Item	Υ	N	U	Additional Information
Central A/C	Х			X electric gas number of units: 2
Evaporative Coolers			Х	number of units:
Wall/Window AC Units		Х		number of units:
Attic Fan(s)	Х			if yes, describe:
Central Heat	Χ			electric _X_ gas _ number of units:
Other Heat		Х		if yes, describe:
Oven	Х			number of ovens: 1 electric gas other:
Fireplace & Chimney	Χ			wood gas logs mockother:
Carport		Х		attached not attached
Garage	Χ			attached not attached
Garage Door Openers	Χ			number of units: 1 number of remotes: 2
Satellite Dish & Controls	Х			owned x_leased from: _ Direct TV
Security System	Х			X owned leased from:
Solar Panels		Х		owned leased from:
Water Heater	Х			electric gas other: number of units: 1
Water Softener		Х		owned leased from:
Other Leased Items(s)		Χ		if yes, describe:

(TAR-1406) 02-01-18	Initialed by: Buyer:,	and Seller: 🔱 ,	
Redfin Corporation, 5307 E. Mockingbird La	ane, #500 Dallas, TX 75206	Phone: (972)849-1680	Fax:
	D 1 1 11 1 E 01 11 1 10070 F16	MI D . F . MI	

Doors

Driveways

**Electrical Systems** 

**Exterior Walls** 

### 7810 Breman Crest Ln

Concerning the Prop	erty at							
Underground Lawn	Sprinkler		automatic	manual are	as co	vered:		
Septic / On-Site Sev	er Facility		if yes, attach Int	formation Abo	ut Or	n-Site Sewer Facility (TAR-1	407)	
Was the Property bu (If yes, complete Roof Type: Compos	ilt before 19 e, sign, and a i te roof cover	78? attach	vell x MUD co-op to yes x no unknown TAR-1906 concerning lea Age: 1 n the Property (shingles	id-based pain 3	t haz	ards).	pproxima gles or i	
	•		tems listed in this Sections, describe (attach addition			working condition, that have sary):	defects	, or 
aware and No (N) if	•	t awa	re.)	ctions in any	of th	e following?: (Mark Yes (Y	') if you	are
Item Pagement	T T	N	Item	Ť	X	100111	<u>_</u>	X
Basement		X	Floors			Sidewalks		+^
Ceilings		X	Foundation / Slab(s)		X	Walls / Fences		X

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary):

## Section 3. Are you (Seller) aware of any of the following conditions: (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Condition	Υ	N
Aluminum Wiring		Х
Asbestos Components		Х
Diseased Trees: oak wilt		Х
Endangered Species/Habitat on Property		Х
Fault Lines		Х
Hazardous or Toxic Waste		Х
Improper Drainage		Х
Intermittent or Weather Springs		Х
Landfill		Х
Lead-Based Paint or Lead-Based Pt. Hazards		Χ
Encroachments onto the Property		Х
Improvements encroaching on others' property		Х
Located in 100-year Floodplain		
(If yes, attach TAR-1414)		Х
Located in Floodway (If yes, attach TAR-1414)		Х
Present Flood Ins. Coverage		
(If yes, attach TAR-1414)		Х
Previous Flooding into the Structures		Х
Previous Flooding onto the Property		Х
Located in Historic District		Х

Χ

Х

Χ

Interior Walls

Roof

Lighting Fixtures

Plumbing Systems

Condition	Y	N
Previous Foundation Repairs		Х
Previous Roof Repairs		Х
Previous Other Structural Repairs		Х
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 Penetration		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		Х
Previous termite or WDI damage repaired		Х
Previous Fires		Х

Windows

Other Structural Components

Х

Х

Χ

(TAR-1406) 02-01-18

Initialed by: Buyer: and Seller: Х

Х

Concerning the Property at  $\frac{7810\ \text{Breman Crest Ln}}{}$ 

Histo	oric Property De	esignation	Х	Termite or WDI damage needing repair	X
	ious Use of Preethamphetamin	emises for Manufacture ne	х	Single Blockable Main Drain in Pool/Hot Tub/Spa*	x
If the	e answer to any	of the items in Section 3 is yes, ex	plain (a	attach additional sheets if necessary):	
whic	ion 4. Are you	u (Seller) aware of any item, equi	pment, notice		repair,
	ion 5. Are yo	u (Seller) aware of any of the fo	llowing	g (Mark Yes (Y) if you are aware. Mark No (N) if y	/ou are
		additions, structural modifications, oved permits, or not in compliance w		r alterations or repairs made without necessary perm	its, with
<u>x</u> _	Homeo Nai Ma Fee Any If th	wners' associations or maintenance me of association:    Stoneyway Vil   Stone	fees of lage of	or assessments. If yes, complete the following: Association/Creative Management Company  Phone: 713-772-4420 EX  per month and are: X mandatory vo	oluntary
<u>X</u> -	with oth	ners. If yes, complete the following:		s courts, walkways, or other) co-owned in undivided charged? yes x_ no If yes, describe:	
>	X_ Any not		ns or g	overnmental ordinances affecting the condition or use	e of the
>		vsuits or other legal proceedings di rce, foreclosure, heirship, bankrupt	-	r indirectly affecting the Property. (Includes, but is not taxes.)	t limited
>		ath on the Property except for thos ondition of the Property.	e deat	hs caused by: natural causes, suicide, or accident ur	related
>	x Any cor	ndition on the Property which mater	ially af	fects the health or safety of an individual.	
>	X Any rep hazards If ye	s such as asbestos, radon, lead-ba	sed pai	entation identifying the extent of the remediation (for ex	
2	water s	upply as an auxiliary water source.		Property that is larger than 500 gallons and that uses a	
>	x The Pro	pperty is located in a propane gas sy	stem s	ervice area owned by a propane distribution system re	tailer.
>	X Any poi	rtion of the Property that is located	in a gro	oundwater conservation district or a subsidence distric	t.

Concerning the Prope	erty at <u>7810</u> Brema	n Crest Ln			
If the answer to any o	of the items in Section	n 5 is yes, explain	(attach additional s	heets if necessary):	
Section 6. Seller X		_			
	spections and who	are either licens	ed as inspectors of	en inspection reports fro or otherwise permitted b	
Inspection Date	Туре	Name of Inspe	ctor		No. of Pages
	-		•	ion of the current condition	n of the
		•	·	rs chosen by the buyer.	
Section 8. Check a Homestead			•	• •	
Wildlife Mana	gement _	Senior Citizen Agricultural		Disabled Disabled Veteran	
Other:				Unknown	
insurance claim or a	u (Seller) ever rec a settlement or awa	rd in a legal prod	eeding) and not u	amage to the Property sed the proceeds to ma	ke the repairs for
	apter 766 of the He			in accordance with the	
installed in acco	rdance with the requir mance, location, and p	rements of the build nower source require	ing code in effect in t ements. If you do not	wellings to have working smo he area in which the dwellir know the building code req official for more information.	ng is located,
family who will i impairment from the seller to inst	reside in the dwelling i a licensed physician; a all smoke detectors fo	is hearing-impaired; and (3) within 10 day r the hearing-impair	(2) the buyer gives to so after the effective do and specifies the l	i: (1) the buyer or a member of the seller written evidence of ate, the buyer makes a writte locations for installation. The smoke detectors to install.	f the hearing en request for
the broker(s), has ins				Seller's belief and that no ion or to omit any materia	
(atly Junkins Signature of Seller			Signature of Selle	er	Date
Printed Name: Cathy	Jenkins	Date	Printed Name:	•	Date
(TAR-1406) 02-01-18	Initialed b	y: Buyer:,	and Seller:	Ü ,	Page 4 of 5

Concerning the Property at

7810 Breman Crest Ln

#### **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 <a href="www.txdps.state.tx.us">www.txdps.state.tx.us</a>. 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 foll	owing prov	riders curren	tly p	provide se	ervice to	o th	e F	ropert?	V:

Electric:	phone #:	
Sewer:	phone #:	
Water:	phone #:	
Cable:	phone #:	
Trash:	phone #:	
Natural Gas:	phone #:	
Phone Company:	phone #:	
Propane:	phone #:	
Internet:		

(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		Signature of Buyer	Date	
Printed Name:			Printed Name:	
(TAR-1406) 02-01-18	Initialed by: Buyer:	,	and Seller: $(\overset{\circ}{\mathcal{U}})$ ,	Page 5 of 5