

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.**

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

CONCERNING THE PROPERTY AT

Security System

Solar Panels

Water Heater

Water Softener

Other Leased Items(s)

(TXR-1406) 09-01-19

MAY WISH TO OBTAIN AGENT.	N. IT	IS N	TOM	ΑV	VAR	RAN	NTY OF ANY KIND	BY S	SELI	LER	S	ELLER'S AGENTS, OR ANY	ОТ	HEI	R
Seller is is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? (approximate date) or never 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.															
Item	Υ	N	U		Ite	m		Υ	N	U		Item	Υ	N	U
Cable TV Wiring					Lic	uid	Propane Gas:					Pump: sump grinder			
Carbon Monoxide Det.					ᆜ	² Co	mmunity (Captive)					Rain Gutters			
Ceiling Fans					ᆜ	on on	Property					Range/Stove			
Cooktop					Но	t Tu	b					Roof/Attic Vents			
Dishwasher							m System					Sauna			
Disposal					Mi	crow	/ave					Smoke Detector			
Emergency Escape Ladder(s)					Outdoor Grill						Smoke Detector - Hearing Impaired				
Exhaust Fans					Pa	tio/E	Decking					Spa			
Fences					PΙι	ımbi	ing System					Trash Compactor			
Fire Detection Equip.					Ро	ol						TV Antenna			
French Drain					Ро	ol E	quipment					Washer/Dryer Hookup			
Gas Fixtures							laint. Accessories					Window Screens			
Natural Gas Lines					Ро	ol H	eater					Public Sewer System			
Item				Υ	N	U						nal Information			
Central A/C							electric gas	nun	nber	of u	nit	S:			
Evaporative Coolers							number of units:								
Wall/Window AC Units							number of units:								
Attic Fan(s)							if yes, describe:		_						
Central Heat							electric gas	nun	nber	of u	nit	S:			
Other Heat					if yes, describe:										
Oven						number of ovens: electricgas other:									
Fireplace & Chimney							wood gas log		_	ck_	c	ther:			
Carport															
,	Garage attached not attached														
Garage Door Openers							number of units:					number of remotes:			
Satellite Dish & Controls	atellite Dish & Controls owned leased from:														

owned

owned

electric

owned

if yes, describe:

leased from:

leased from:

leased from:

other:

number of units:

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gas

Initialed by: Buyer: _____, ____ and Seller: _____, ____

He de serve de l'econo Consi	at					- no di		
Underground Lawn Sprin				nual are			77)	
Septic / On-Site Sewer F	-acility		If yes, attach inform	ation Abo	out On	-Site Sewer Facility (TXR-14	J7)	
Was the Property built b (If yes, complete, sig Roof Type: Is there an overlay roo covering)? yes no Are you (Seller) aware of	efore 19 gn, and a of cover unkn of any o	o78? _ attach ring o nown f the i	vellMUD co-op unkn yes no unknown TXR-1906 concerning lead-ba Age: n the Property (shingles or tems listed in this Section 1 to s, describe (attach additional section 2)	roof coverage nation	t haza ering ot in w	ords). (approximate over existing shingle over working condition, that have	defects	s, or
			of any defects or malfunction	ns in any	of the	e following? (Mark Yes (Y)	if you	are
aware and No (N) if you	u are no	t awa	re.)					
aware and No (N) if you		t awa	Item	ns in any		Item	if you	are
aware and No (N) if you Item Basement	u are no	t awa	Item Floors			Item Sidewalks		
aware and No (N) if you Item Basement Ceilings	u are no	t awa	Item Floors Foundation / Slab(s)			Item Sidewalks Walls / Fences		
aware and No (N) if you Item Basement Ceilings Doors	u are no	t awa	Item Floors Foundation / Slab(s) Interior Walls			Item Sidewalks Walls / Fences Windows	Y	
aware and No (N) if you Item Basement Ceilings Doors Driveways	u are no	t awa	Item Floors Foundation / Slab(s) Interior Walls Lighting Fixtures			Item Sidewalks Walls / Fences	Y	
aware and No (N) if you Item Basement Ceilings Doors	u are no	t awa	Item Floors Foundation / Slab(s) Interior Walls			Item Sidewalks Walls / Fences Windows	Y	

Condition	Υ	N
Aluminum Wiring		
Asbestos Components		
Diseased Trees: oak wilt		
Endangered Species/Habitat on Property		
Fault Lines		
Hazardous or Toxic Waste		
Improper Drainage		
Intermittent or Weather Springs		
Landfill		
Lead-Based Paint or Lead-Based Pt. Hazards		
Encroachments onto the Property		
Improvements encroaching on others' property		
Located in Historic District		
Historic Property Designation		
Previous Foundation Repairs		
Previous Roof Repairs		
Previous Other Structural Repairs		
Previous Use of Premises for Manufacture of Methamphetamine		

Condition	Υ	N
Radon Gas		
Settling		
Soil Movement		
Subsurface Structure or Pits		
Underground Storage Tanks		
Unplatted Easements		
Unrecorded Easements		
Urea-formaldehyde Insulation		
Water Damage Not Due to a Flood Event		
Wetlands on Property		
Wood Rot		
Active infestation of termites or other wood		
destroying insects (WDI)		
Previous treatment for termites or WDI		
Previous termite or WDI damage repaired		
Previous Fires		
Termite or WDI damage needing repair		
Single Blockable Main Drain in Pool/Hot		
Tub/Spa*		

of Methamphetamine					
(TXR-1406) 09-01-19	Initialed by: Buyer:		and Selle	r:,	Page 2 of 6
	Produced with zipForm® by zipLogix 18070 F	ifteen Mile	Road, Fraser, Michigan 48026	www.zipLogix.com	

Concerning the Property at							
	If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):						
*A sing	le blockable main drain may cause a suction entrapment hazard for an individual.						
which has	Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, s not been previously disclosed in this notice? yes no If yes, explain (attach additional sheets if):						
Section 5.	Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check partly as applicable. Mark No (N) if you are not aware.)						
Y N	partly as applicable. Mark 110 (11) if you are not aware.)						
	Present flood insurance coverage (if yes, attach TXR 1414).						
	Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.						
	Previous flooding due to a natural flood event (if yes, attach TXR 1414).						
	Previous water penetration into a structure on the Property due to a natural flood event (if yes, attach TXR 1414).						
	Located wholly 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).						
	Located wholly partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).						
	Located wholly partly in a floodway (if yes, attach TXR 1414).						
	Located wholly partly in a flood pool.						
	Located wholly partly in a reservoir.						
If the answ	ver to any of the above is yes, explain (attach additional sheets as necessary):						
*For pu	rposes of this notice:						
which i	ear floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, 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, is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.						
area, w	ear floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, is considered to be a moderate risk of flooding.						
	pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is to controlled inundation under the management of the United States Army Corps of Engineers.						
	insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency he National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).						
"Floody	vay" 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

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain

as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.

water or delay the runoff of water in a designated surface area of land.

Concernir	ng the Property at
provider,	i. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance including the National Flood Insurance Program (NFIP)?*yes no If yes, explain (attach additional necessary):
Even v	es in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the ure(s).
Administ	T. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business ration (SBA) for flood damage to the Property? yes no If yes, explain (attach additional sheets as /):
Section 8 not aware	s. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are
<u>Y N</u>	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.
	Homeowners' associations or maintenance fees or assessments. If yes, complete the following:
	Name of association: Manager's name: Phone:
	Manager's name:Phone: Fees or assessments are: \$perand 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 below or attach information to this notice.
	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, describe:
	Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
	Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
	Any condition on the Property which materially affects the health or safety of an individual.
	Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental 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).
	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.
	The Property is located in a propane gas system service area owned by a propane distribution system retailer.
	Any portion of the Property that is located in a groundwater conservation district or a subsidence district.
If the ansv	wer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):

Initialed by: Buyer: _____ , ____ and Seller: _____ , ____

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Concerning the Property	at		
Section 9. Seller ha	as has not attached a sui	rvey of the Property.	
persons who regular	ly provide inspections ar	u (Seller) received any written nd who are either licensed as _ no lf yes, attach copies and comple	inspectors or otherwise
Inspection Date Ty	pe Name of In	nspector	No. of Pages
_	•	reports as a reflection of the current co ions from inspectors chosen by the bu	, ,
	tax exemption(s) which you	(Seller) currently claim for the Prop	
Homestead	Senior Citiz	zen Disabled	
Wildlife Managem	Senior Citiz nent Agricultural	Disabled Unknowi	
insurance claim or a se	ttlement or award in a legal	eds for a claim for damage to the proceeding) and not used the proce	eds to make the repairs for
requirements of Chapte		xe detectors installed in accordancety Code?* unknown no ye	
installed in accordar including performand	nce with the requirements of the loce, location, and power source re	one-family or two-family dwellings to have building code in effect in the area in whicl equirements. If you do not know the buildi contact your local building official for more in	h the dwelling is located, ing code requirements in
family who will resid impairment from a lic the seller to install s	le in the dwelling is hearing-impa censed physician; and (3) within 10 moke detectors for the hearing-in	for the hearing impaired if: (1) the buyer or ired; (2) the buyer gives the seller written 0 days after the effective date, the buyer man inpaired and specifies the locations for inst ectors and which brand of smoke detectors	evidence of the hearing akes a written request for allation. The parties may
		are true to the best of Seller's belief a vide inaccurate information or to omit a	•
Signature of Seller		Date Signature of Seller	Date
Printed Name:		Printed Name:	
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Co	ncerning the Property at						
AD	DITIONAL NOTICES TO BUYER:						
(1)	The Texas Department of Public Safety maintains a database that the registered sex offenders are located in certain zip code areas. To see For information concerning past criminal activity in certain area department.	earch the database, visit www.txdps.state.tx.us .					
(2)	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)	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 <i>Information Regarding Windstorm and Hail Insurance for Certain Properties</i> (TXR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.						
(4)	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, independently measured to verify any reported information.	or boundaries, you should have those items					
(6)	The following providers currently provide service to the Property:						
	Electric:	phone #:					
	Sewer:	phone #:					
	Water:	phone #:					
	Cable:	phone #:					
	Trash:	phone #:					
	Natural Gas:	phone #:					
	Phone Company:	phone #:					
	Propane:	phone #:					
	Internet:	phone #:					
(7)	This Seller's Disclosure Notice was completed by Seller as of the day as true and correct and have no reason to believe it to be false or in AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY	te signed. The brokers have relied on this notice					

The undersigned Buyer acknowledges receipt of the foregoing notice.

Signature of Buyer	Date	Signature of Buyer	Date
Printed Name:		Printed Name:	
(TXR-1406) 09-01-19	Initialed by: Buyer:	, and Seller: ,	Page 6 of 6