



TEXAS ASSOCIATION OF REALTORS® 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.

5535 Sunset Trail
Robstown,

CONCERNING THE PROPERTY AT

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 Property?
☐ _____ 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	Y	N	U
Cable TV Wiring	✓		
Carbon Monoxide Det.			✓
Ceiling Fans	✓		
Cooktop		✓	
Dishwasher		✓	
Disposal	✓		
Emergency Escape Ladder(s)		✓	
Exhaust Fans		✓	
Fences	✓		
Fire Detection Equip.	✓		
French Drain		✓	
Gas Fixtures		✓	
Natural Gas Lines			✓

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

Item	Y	N	U
Pump: ☐ sump ☐ grinder		✓	
Rain Gutters		✓	
Range/Stove		✓	
Roof/Attic Vents	✓		
Sauna		✓	
Smoke Detector	✓		
Smoke Detector – Hearing Impaired		✓	
Spa		✓	
Trash Compactor		✓	
TV Antenna		✓	
Washer/Dryer Hookup	✓		
Window Screens	✓		
Public Sewer System		✓	

Item	Y	N	U	Additional Information
Central A/C	✓			☒ electric ☐ gas number of units: 2
Evaporative Coolers		✓		number of units: _____
Wall/Window AC Units		✓		number of units: _____
Attic Fan(s)		✓		if yes, describe: _____
Central Heat	✓			☒ electric ☐ gas number of units: _____
Other Heat		✓		if yes, describe: _____
Oven		✓		number of ovens: _____ ☐ electric ☐ gas ☐ other: _____
Fireplace & Chimney	✓			☒ wood ☐ gas logs ☐ mock ☐ other: _____
Carport	✓	✓		☐ attached ☒ not attached
Garage	✓			☐ attached ☒ not attached
Garage Door Openers		✓		number of units: _____ number of remotes: _____
Satellite Dish & Controls	✓			☐ owned ☒ leased from DIRECTV
Security System	✓			☐ owned ☒ leased from WILMINT
Water Heater	✓			☒ electric ☐ gas ☐ other: _____ number of units: _____
Water Softener		✓		☐ owned ☐ leased from _____
Underground Lawn Sprinkler		✓		☐ automatic ☐ manual areas covered: _____
Septic / On-Site Sewer Facility	✓			if yes, attach Information About On-Site Sewer Facility (TAR-1407)

(TAR-1406) 01-01-16

Holtzclaw Herrmann Real Estate 4250 Five Points Rd. #8 Corpus Christi, TX 78410
Eric Bluntzer

Initiated by: Buyer: _____ and Seller: Ey, Jay

Phone 361-813-7007 Fax 361-241-6356
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Concerning the Property at _____

Water supply provided by: ☐ city ☒ well ☐ MUD ☐ co-op ☐ unknown ☐ other: _____Was the Property built before 1978? ☐ yes ☐ no ☒ unknown

(If yes, complete, sign, and attach TAR-1906 concerning lead-based paint hazards).

Roof Type: Asph. Age: 4 1/2 years (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)?

☐ yes ☒ no ☐ unknownAre you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? ☐ yes ☒ no If yes, describe (attach additional sheets if necessary): _____

Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following?: (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Item	Y	N
Basement		☒
Ceilings		☒
Doors		☒
Driveways		☒
Electrical Systems		☒
Exterior Walls		☒

Item	Y	N
Floors		☒
Foundation / Slab(s)		☒
Interior Walls		☒
Lighting Fixtures		☒
Plumbing Systems		☒
Roof		☒

Item	Y	N
Sidewalks		☒
Walls / Fences		☒
Windows		☒
Other Structural Components		☒

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	Y	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 100-year Floodplain		☒
Located in Floodway		☒
Present Flood Ins. Coverage (If yes, attach TAR-1414)		☒
Previous Flooding into the Structures		☒
Previous Flooding onto the Property		☒
Located in Historic District		☒
Historic Property Designation		☒
Previous Use of Premises for Manufacture of Methamphetamine		☒

Condition	Y	N
Previous Foundation Repairs		☒
Previous Roof Repairs <u>replacement</u>	☒	
Other Structural Repairs		☒
Radon Gas		☒
Settling		☒
Soil Movement		☒
Subsurface Structure or Pits		☒
Underground Storage Tanks <u>septic</u>	☒	
Unplatted Easements		☒
Unrecorded Easements		☒
Urea-formaldehyde Insulation		☒
Water Penetration		☒
Wetlands on Property		☒
Wood Rot		☒
Active infestation of termites or other wood destroying insects (WDI)		☒
Previous treatment for termites or WDI <u>treated 22</u>	☒	
Previous termite or WDI damage repaired	☒	
Previous Fires		☒
Termite or WDI damage needing repair		☒
Single Blockable Main Drain in Pool/Hot Tub/Spa*		☒

(TAR-1406) 01-01-16

Initialed by: Buyer: _____ and Seller: cy, Jay

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Concerning the Property at Robstown.

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):

Water pump was purchased 22 years ago. They found forminis & storage on overhang of front porch. They were treated & damage was repaired.

*A single blockable main drain may cause a suction entrapment hazard for an individual.

Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice? ☐ yes ☒ no If yes, explain (attach additional sheets if necessary):

Section 5. Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)

Y N

- ☐ ☒ Room additions, structural modifications, or other alterations or repairs made without necessary 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: _____
 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 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.

(TAR-1406) 01-01-16

Initialed by: Buyer: _____ and Seller: CU SAU

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Concerning the Property at Robstown.

If the answer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary): _____

Section 6. Seller ☐ has ☐ has not attached a survey of the Property.Section 7. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? ☐ yes ☒ no If yes, attach copies and complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages

Note: 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 chosen by the buyer.

Section 8. Check any tax exemption(s) which you (Seller) currently claim for the Property:

- ☒ Homestead ☐ Senior Citizen ☒ Disabled
☐ Wildlife Management ☐ Agricultural ☐ Disabled Veteran
☐ Other: _____ ☐ Unknown

Section 9. Have you (Seller) ever filed a claim for damage to the Property with any insurance provider? ☒ yes ☐ noSection 10. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? ☐ yes ☒ no If yes, explain: _____Section 11. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code? ☒ unknown ☐ no ☐ yes. If no or unknown, explain. (Attach additional sheets if necessary): We do have smoke detectors, not familiar with Chapter 766 of the Health & Safety Code.

*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.

Concerning the Property at Robstown,

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.

Signature of Seller Ed Ybanez Date 11/5/16 Signature of Seller Sue A. Ybanez Date 11/5/16
 Printed Name: EDUARDO YBANEZ Printed Name: SUE A. YBANEZ

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 www.txdps.state.tx.us. 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 you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (4) 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 #: _____

- (5) 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: _____ Printed Name: _____

(TAR-1406) 01-01-16

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No 20312



Miller & Meyer Mechanical, Inc.
P.O. Box 266309
Corpus Christi, Texas 78426-0309
361-987-3783 TACOLA 004-180

DATE 5/18/12
DATE ORDERED /
DATE SCHEDULED /
PHONE /

WV PHONE OR CELL /

WARRANTY
CONTRACT
SERVICE CONTRACT
NORMAL
RES
COMM.

NAME Edipanez
STREET
CITY STATE ZIP
MAKE MODEL SERIAL NUMBER
JOB LOCATION DESCRIPTION OF WORK

Full system change out to replace
compressor and condenser
head pump

TECH #1 HRS. # HRS. #
TECH #2 HRS. # HRS. #
TOTAL HRS. #
CERT #

TERMS: DUE UPON COMPLETION

I HAVE THE AUTHORITY TO ORDER THE ABOVE WORK AND DO SO
ORDER AS OUTLINED ABOVE. IT IS AGREED THAT THE SELLER WILL
RETAIN TITLE TO ANY EQUIPMENT ON MATERIAL FURNISHED UNTIL
FINAL & COMPLETE PAYMENT IS MADE. AND IF SETTLEMENT IS NOT
MADE AS AGREED, THE SELLER SHALL HAVE THE RIGHT TO
REMOVE SAME AND THE SELLER WILL BE HELD HARMLESS FOR
ANY DAMAGES RESULTING FROM THE REMOVAL THEREOF.

AUTHORIZED SIGNATURE

SUB-TOTAL 2793.00
TRIP CHARGE 199.00
TAX
TOTAL AMOUNT DUE 2992.00

QUANTITY ITEM OR PART DESCRIPTION PRICE AMOUNT

CONDENSER COIL
CLEAN COIL & CHECK FIN COND
REFRIGERANT
LEAK
FAN AND MOTOR
VOILTS
ELECTRICAL CONNECTIONS
CONTACTS TIGHT & CLEAN
FAN PULLEYS (ADJUST BELT)
CHECK LUBE BEARINGS & MOTOR
CFM
EVAPORATOR COIL
CLEAN COIL & CHECK FIN
ENT DB
ENT WB
CONDENSATE AREAS
INSPECT & CLEAN DRAIN PAN
AIR FILTERS
CLEANED
HEATING ASSY.
BURNER & HEAT EXCHANGER
FUEL SUPPLY & PRESSURE
PILOT ASSEMBLY
FLAME ADJUSTMENT
PRIMARY RELAY & FLUE
FAN & LIMIT SWITCH OPER
BLOWER ASSEMBLY
RV VALVE
STRIP HEAT
DEFROST CYCLE
ELECTRICAL COMPTS.
RELAYS
CONTACTORS
OVERLOAD
THERMOSTAT
O.K.
RELOCATE
TRAVEL TIME

Regulated by The Texas Department of Licensing and Regulation,
P.O. Box 12167, Austin, Texas 78711-1600-013-9202 SH2-683-8599
TOTAL PARTS

PARTS WARRANTY
All parts as recorded are warranted as per
manufacturer specifications.
LABOR GUARANTEE
The labor charge as recorded here relative to the
equipment serviced as noted is guaranteed for a period
of 30 days.
We do not, of course, guarantee other parts than those
we supply. If repairs later become necessary due to
other defective parts, they will be charged separately.

ENVIRONMENT CHECK LIST

TYPE SYSTEM QTY
RECOVERED? YES NO QTY
RECYCLED? YES NO QTY
RECLAIMED? YES NO QTY
RETURNED TO THIS SYSTEM? YES NO QTY
DISPOSAL YES NO QTY
NON-USEABLE YES NO QTY
DISPOSAL

TRIP CHARGE \$
MILE
DISPOSAL