



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.**

CONCERNING THE PROPERTY AT 1045 Buffalo Bend
Weimar, Tx. 78962

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 <u>DTV</u>	☒		
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: <u>1</u>
Evaporative Coolers		☒		number of units: _____
Wall/Window AC Units	☒			number of units: <u>1 outside kitchen area room</u>
Attic Fan(s)		☒		if yes, describe: _____
Central Heat	☒			☐ electric ☒ gas number of units: <u>1</u>
Other Heat	☒			if yes, describe: <u>Propane Downstairs</u>
Oven	☒			number of ovens: <u>1</u> ☐ 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 <u>Direct TV Services</u>
Security System		☒		☐ owned ☐ leased from _____
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) 01-01-14

J. A. Loreda, Properties, 101 East 4th St. Hallettsville, TX 77964
Jorge Loreda

Initialed by: Buyer: _____, _____ and Seller: SC, [Signature]

Phone: 361-798-9488 Fax: 361-798-9489
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Page 1 of 5
Coburn-1045 Buffalo

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: Metal Age: 12 (approximate)

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

☐ yes ☐ no ☒ unknown

Are 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):

1 ceiling fan at the outdoor kitchen is not working. Hot tub Pump 1 does NOT work BUT Heater and Pump 2 Does work. Dryer is not drying clothes.

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		☒
Other Structural Repairs		☒
Radon Gas		☒
Settling		☒
Soil Movement		☒
Subsurface Structure or Pits		☒
Underground Storage Tanks		☒
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		☒
Previous termite or WDI damage repaired		☒
Previous Fires		☒
Termite or WDI damage needing repair		☒
Single Blockable Main Drain in Pool/Hot Tub/Spa*		☒

Concerning the Property at _____

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

*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: Oakridge Ranch (ORR)
Manager's name: Gary LaVergne Phone: glavergne@telechyme.com
Fees or assessments are: \$ 96 per year 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. PAID Thru 2022
- ☐ ☒ 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.

Concerning the Property at _____

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
12-19-14	Property	M2 Real Estate Inspections	23
	Water		1
	Septic		

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 ☒ no

Section 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): _____

**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 _____

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.

Ty Coburn 12-2-15 Sharon Coburn 12-2-15
Signature of Seller Date Signature of Seller Date
Printed Name: Ty Coburn Printed Name: Sharon Coburn

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: <u>San Bernard Electric Coop</u>	phone #: <u>800-364-0610</u>
Sewer: <u>n/a</u>	phone #: <u>-</u>
Water: <u>n/a</u>	phone #: <u>-</u>
Cable: <u>Direct TV Service</u>	phone #: <u>800-531-5000</u>
Trash: <u>n/a</u>	phone #: <u>-</u>
Natural Gas: <u>n/a</u>	phone #: <u>-</u>
Phone Company: <u>n/a</u>	phone #: <u>-</u>
Propane: <u>Colorado Propan</u>	phone #: <u>979-234-2074</u>
<u>Pest - Double "C" Pest Control</u>	phone #: <u>979-725-9019</u>

- (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: _____	



TEXAS ASSOCIATION OF REALTORS®

INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.
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CONCERNING THE PROPERTY AT

1045 Buffalo Bend
Weimar, Tx. 78962

A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:

- (1) Type of Treatment System: ☒ Septic Tank ☐ Aerobic Treatment ☐ Unknown
☐ Low Pressure High Dose
- (2) Type of Distribution System: Drain Field ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: Swot Barn ☐ Unknown
Corner of Field Area
- (4) Installer: _____ ☒ Unknown
- (5) Approximate Age: 12 years ☐ Unknown

B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? ☐ Yes ☒ No
If yes, name of maintenance contractor: _____
Phone: _____ contract expiration date: _____
Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard on-site sewer facilities.)
- (2) Approximate date any tanks were last pumped? N/A
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? ☐ Yes ☒ No
If yes, explain: _____
- (4) Does Seller have manufacturer or warranty information available for review? ☐ Yes ☒ No

C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

- (1) The following items concerning the on-site sewer facility are attached:
☒ planning materials ☐ permit for original installation ☐ final inspection when OSSF was installed
☐ maintenance contract ☐ manufacturer information ☐ warranty information ☐ _____
- (2) "Planning materials" are the supporting materials that describe the on-site sewer facility that are submitted to the permitting authority in order to obtain a permit to install the on-site sewer facility.
- (3) It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.

(TAR-1407) 1-7-04

Initialed for Identification by Buyer _____, _____ and Seller SC, TC Page 1 of 2

J. A. Loreda, Properties, 101 East 4th St. Hallettsville, TX 77964
Phone: 361-798-9488

Fax: 361-798-9489

Jorge Loreda

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Coburn-1045

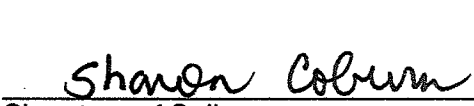
D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

Facility	Usage (gal/day) without water- saving devices	Usage (gal/day) with water- saving devices
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.

12-2-15

Signature of SellerDate
Ty Coburn

12-2-15

Signature of SellerDate
Sharon Coburn

Receipt acknowledged by:

Signature of BuyerDate

Signature of BuyerDate

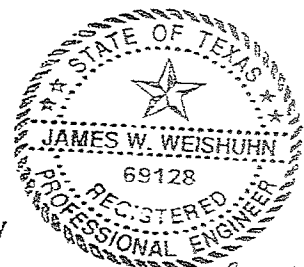
DESIGN OF ON-SITE SEWERAGE FACILITY

for

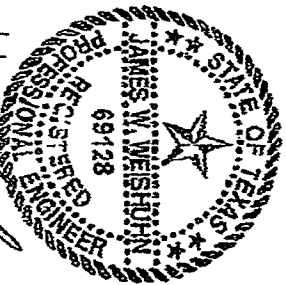
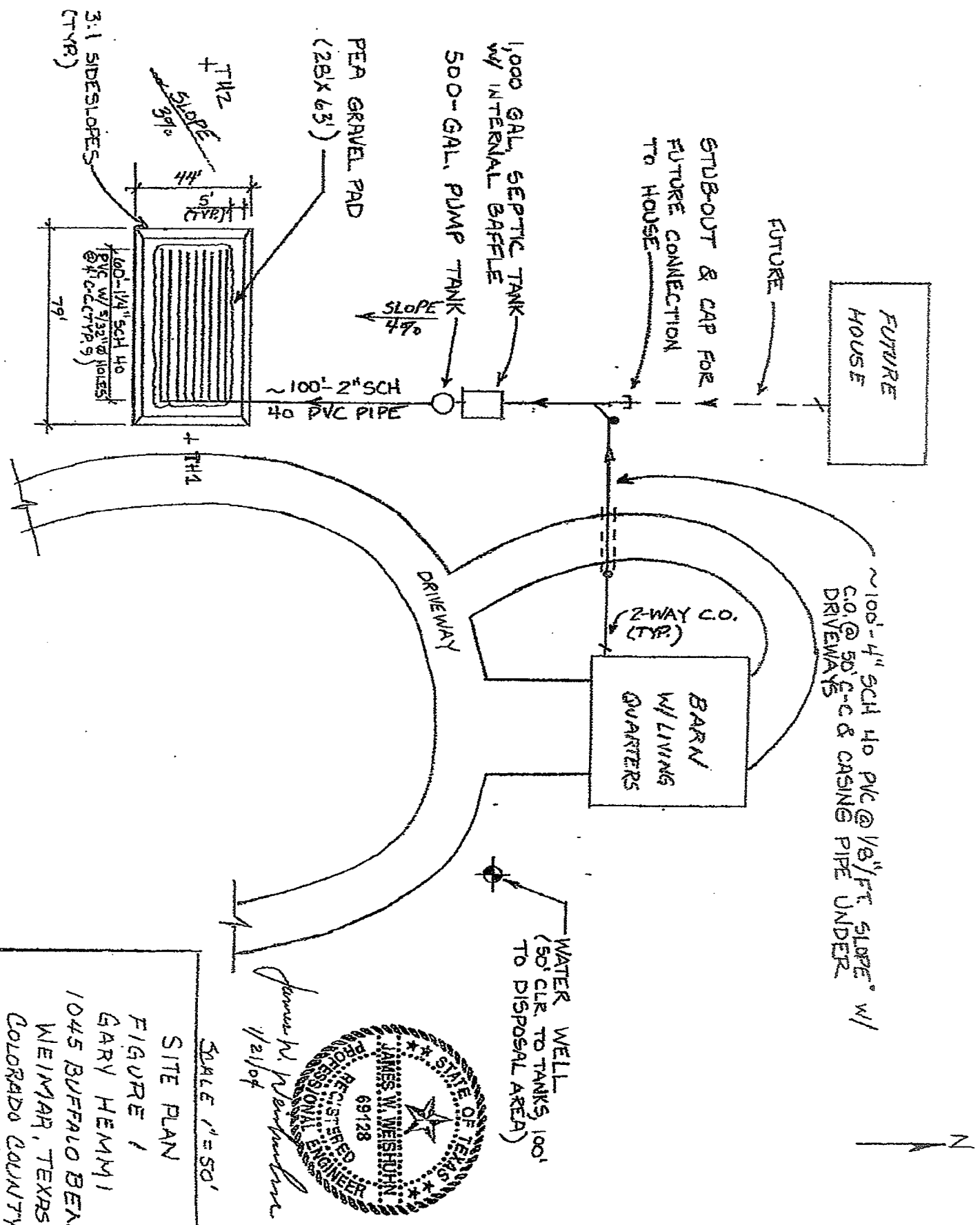
GARY HEMMI
1045 BUFFALO BEND
WEIMAR, TEXAS
COLORADO COUNTY
OAKRIDGE RANCH

January 20, 2004

PREPARED BY
BARBARA WEISHUHN R.S.
JAMES W. WEISHUHN P.E.
1026 SMITH RAU ROAD
COLUMBUS, TEXAS 78934
Phone/Fax: (979) 732-6997



James W. Weishuhn
1/20/04



James W. Weishuhn
1/21/04

SCALE 1" = 50'

SITE PLAN
FIGURE 1
GARY HENNY
1045 BUFFALO BEND
WEIMAR, TEXAS
COLORADO COUNTY

INSPECTION REPORT SUMMARY

* Full Inspection Provided Upon Request *

FOUNDATIONS

- ◆ Varmints have tunneled under the foundation on the left side. Filling the holes is recommended to prevent ongoing tunneling that could lead to foundation cracks.

GRADING AND DRAINAGE

- ◆ Negative site drainage was observed on one or more sides of the home. It is recommended the soil in this area be evaluated and sloped correctly to properly control the run off of storm water. Proper drainage is necessary to help prevent water from standing and/or ponding next to the foundation area or running into a crawl space. Under today's standards, it is recommended the soil grade slope away from the home 6 inches per every linear 10 foot of slope.
- ◆ The soil line is too high on the left side of the home.

Soil at or above the foundation line can allow moisture to seep into the structure. It can also be conducive to wood destroying insects. Under today's building standards there should be at least four (4) inches of foundation visible below masonry veneer and six (6) inches of foundation visible below wood veneer.

ROOF COVERING MATERIALS

- ◆ The metal ribbed roof covering lacked closure strips at the ends. These unsealed openings could allow wind, insect, and bird intrusion.

ROOF STRUCTURES AND ATTICS

- ◆ There were areas of the attic on the left side of the dwelling (furnace side) that was lacking insulation.

WALLS (INTERIOR AND EXTERIOR)

- ◆ The wood framing is in direct contact with the soil. This condition is conducive to rot and wood destroying insects.
- ◆ Unsealed openings were identified in the siding at the front and back sides of the structure. Sealing is recommended to prevent moisture, wind and insect intrusion.
- ◆ The metal ribbed wall siding lacked closure strips at the bottom. These unsealed openings could allow wind and insect intrusion.
- ◆ The sheetrock walls depicted cracking and or the release of sheetrock tape in the upper dining room, and at the upper door at the stairway.

CEILINGS AND FLOORS

- ◆ The interior ceiling sheetrock is cracked. These appear to be minor settlement cracks and should be monitored for further movement.

DOORS (INTERIOR AND EXTERIOR)

- ◆ The door rubs/sticks on the door frame at the upper back bedroom.

WINDOWS

- ◆ The window pane was cracked/broken at the upper back bedroom.

SERVICE ENTRANCE AND PANELS

- ◆ The dead front panel screw is missing at the main panel.
- ◆ Multiple neutral wires are terminating under the same bus screw in the: Sub-Distribution Panel
It is recommended that only one neutral wire terminate under a single bus screw.

BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

- ◆ GFCI receptacles were not identified, or those that were installed did not function properly when tested at the:
- Kitchen (upstairs) (Required in new construction since 1988 for receptacles within 6 feet of sink, Standard was updated in 1996 to include all receptacles servicing kitchen counter tops)
Homes built before the effective date above were not required to have GFCI receptacles installed. Upgrading the electrical system to include GFCI's would create a safer environment.
- ◆ Junction boxes are missing the cover(s) in the right attic.
- ◆ The light or electrical receptacle did not function when tested at the front door.
A burnt bulb quite often is the cause of non functioning light fixtures.

COOLING EQUIPMENT

- ◆ The insulation on the a/c suction line is deteriorated or missing. Replacing the insulation will aid in the efficiency of the system.

DRAINS, WASTES, AND VENTS

- ◆ The drain handle did not work or the drain plug was missing at the upstairs bathroom vanity sink.

OUTBUILDINGS

- ◆ The soil line is too high around the well house
Soil at or above the foundation line can allow moisture to seep into the structure. It can also be conducive to wood

destroying insects. Under today's building standards there should be at least four (4) inches of foundation visible below masonry veneer and six (6) inches of foundation visible below wood veneer.

- ◆ The door latch was loose.

 - ◆ Deteriorated framing was identified on the back wall.
 - ◆ Unsealed openings and penetrations were identified on the back wall. These openings appear to be allowing water intrusion which is causing rot to the framing.

 - ◆ An open knock outs were identified at the sub distribution panel.

 - ◆ The breakers were not labelwd at the sub-distribution panel.
 - ◆ Mud dauber wasp have built nest in the service panel. The mud nest could cause damage to the panel.
 - ◆ The electric wire servicing the well motor is not protected in conduit.

 - ◆ There is not a weatherproof cover protecting the exterior plug receptacles.
 - ◆ The soil line is too high around the out building.
- Soil at or above the foundation line can allow moisture to seep into the structure. It can also be conducive to wood destroying insects. Under today's building standards there should be at least four (4) inches of foundation visible below masonry veneer and six (6) inches of foundation visible below wood veneer.

PRIVATE WATER WELLS

- ◆ The pressure gauge was broken or did not register properly.