



SELLER'S DISCLOSURE NOTICE

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				fectiv	e date	e of a		om	pli	es wi	th	le dwelling unit to deliver a Seller's L and contains additional disclosur e Code.		
CONCERNING THE P	PRC	PE	ER	RTY.	AT <u>7</u>	105	FM 183			(Ga	tesville Texas	7652	5
AS OF THE DATE S	SIG	NE ER	D I N	BY ⁄/AY	SE WIS	LLE H T	R AND IS NOT A	A S	SU	BS1	TI	HE CONDITION OF THE PROTUTE FOR ANY INSPECTION RRANTY OF ANY KIND BY	ONS	OR
Section 1. The Prope	erty	, ha	- as	the	item	ns n	narked below: (Ma	u ark	l n Ye	evei es (`	' o Y),	r), how long since Seller has occupied the Property , No (N), or Unknown (U).) ormine which items will & will not be		
Item	Υ	N	ι	J [Iten	1		Y	N	U		Item	Υ	NU
Cable TV Wiring	X	1		7			Propane Gas:	X	•			Pump: ☐ sump ☐ grinder	•	X
Carbon Monoxide Det.		-	X				mmunity (Captive)	-	X	-	l	Rain Gutters		$\frac{1}{X}$
Ceiling Fans	×	-		-			Property	_	X			Range/Stove	X	^ -
Cooktop		X		- -	Hot			\vdash	X			Roof/Attic Vents	X	_
Dishwasher	x	1	-	-			n System	_	X			Sauna	_	K -
Disposal		X	-	- -	Mici			X	-	-	ŀ	Smoke Detector	X	-
Emergency Escape Ladder(s)		X		-			r Grill	_	X			Smoke Detector – Hearing Impaired		K
Exhaust Fans	x	_			Pati	o/D	ecking	X	_		Ì	Spa	_	X
Fences	1	X		-			ng System	-	X	-		Trash Compactor	_	X
Fire Detection Equip.	K	X	_	-	Poo		ig ejetett	\vdash	X	-		TV Antenna		X
French Drain	1	X	_	-	Poo	I Ec	quipment	 	X			Washer/Dryer Hookup	X	
Gas Fixtures	X	Ė		-			aint. Accessories		X	-		Window Screens	K	-
Natural Gas Lines		K	-				eater		K	-		Public Sewer System	1	X
		1.	1	_1 L					113	_ ' '		· asie conor system	_	I/
Item				Y		U	Addition		nf	orm	at	ion		
Central A/C				X			electric /					of units:		
Evaporative Coolers					X		number of units: -	Ta	12.	41	7	to who header		
Wall/Window AC Units	<u> </u>				X		number of units:							
Attic Fan(s)					X		if yes, describe:							
Central Heat				X			🛛 electric 🗀 gas		nι	ımbe	er	of units:		
Other Heat					X		if yes describe:							
Oven				X			number of ovens:	ユ	_		[🗕 electric 🍱 gas 🖵 other:		
Fireplace & Chimney					$ \overline{\chi} $		□ wood □ gas							
Carport				X								concrete, No roof		
Garage				-	X		☐ attached ☐ no	ot a	tta	che	d			
Garage Door Openers					X		number of units:				n	umber of remotes:		
Satellite Dish & Contro	ols			X			owned 🖾 leas	ed	fro	om	D	ish		
Security System				7	X		□ owned □ leas							
Water Heater				×	1		☐ electric ☐ gas					number of units:		
Water Softener					X		□ owned □ leas							
Underground Lawn Sprinkler					X		□ automatic □ r				are	eas covered:		

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Initialed by: Seller: _

Septic / On-Site Sewer Facility X

(TAR-1406) 9-01-11

and Buyer: _

if yes, attach Information About On-Site Sewer Facility (TAR-1407)

Page 1 of 5

Concerning the Property at 7105 FM 183	Gatesville	Texas	76525
Water supply provided by: □ city □ well □ MUD Was the Property built before 1978? □ yes ▼ no (If yes, complete, sign, and attach TAR-1906 con	□ unknown		County
Roof Type:			(approximate) ng shingles or roc
Are you (Seller) aware of any of the items listed in defects, or are need of repair? □ yes ᠀ no If yes		<u> </u>	-

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	Υ	N
Basement		X
Ceilings		X
Doors	X	
Driveways		X
Electrical Systems		Υ
Exterior Walls		7

Item	Υ	N
Floors		X
Foundation / Slab(s)		X
Interior Walls	X	
Lighting Fixtures		K
Plumbing Systems		X
Roof		X

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

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		X
Asbestos Components		X
Diseased Trees: Di oak wilt D 1 Hackberry	X	2
Endangered Species/Habitat on Property /		X
Fault Lines		×
Hazardous or Toxic Waste		XXXXXX
Improper Drainage		×
Intermittent or Weather Springs		X
Landfill		X
Lead-Based Paint or Lead-Based Pt. Hazards		
Encroachments onto the Property		×
Improvements encroaching on others' property		X
Located in 100-year Floodplain		X
Located in Floodway		X
Present Flood Ins. Coverage		X
(If yes, attach TAR-1414)		1.
Previous Flooding into the Structures		X
Previous Flooding onto the Property		X
Previous Fires		X
Previous Use of Premises for Manufacture		Y
of Methamphetamine		1

Condition	Υ	N
Previous Foundation Repairs		X
Previous Roof Repairs		X
Other Structural Repairs		X
Radon Gas		X
Settling		X
Soil Movement		×
Subsurface Structure or Pits		X
Underground Storage Tanks		X
Unplatted Easements		\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
Unrecorded Easements		×
Urea-formaldehyde Insulation		X
Water Penetration		X
Wetlands on Property		スト
Wood Rot		×
Active infestation of termites or other wood		V
destroying insects (WDI)		1
Previous treatment for termites or WDI		X
Previous termite or WDI damage repaired		
Termite or WDI damage needing repair		×
Single Blockable Main Drain in Pool/Hot Tub/Spa*		X

(TAR-1406) 9-01-11

Initialed by: Seller: _

and Buyer:

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

1 Huckberry is dead at road

*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

<u>Y</u>	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: 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.
	Á	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:
	Á	Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
	X	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
	K	Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
	X	Any condition on the Property which materially affects the health or safety of an individual.
	X	Any repairs or treatments, other than routine maintenance, made to the Property to remediate

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

If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).

____ and Buyer: __

Any rainwater harvesting system connected to the property's public water supply that is able to be used for indoor potable purposes.

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

Initialed by: Seller: __

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	ty at 7105 FM 183		Gatesville	Texas	76525
Section 6. Seller	has 🗆 has	not attached a	survey of the Property.		
persons who reg	ularly provide	inspections and	(Seller) received any writ I who are either licensed I no If yes, attach copies a	as inspectors	or otherwise
Inspection Date	Туре	Name of Inspe	ector		No. of Pages
Note: A buyer sho			oorts as a reflection of the cu s from inspectors chosen by		of the Property.
⊅ Homestead	agement	□ Senior Citize	☐ Disabled V		7:
			oceeds for a claim for o		
			ward in a legal proceeding e? □ yes 🏿 no If yes, exp		
to make the repai	rs for which the	e claim was made nave working sm er 766 of the Hea	noke detectors installed in lith and Safety Code?*	olain:	ith the smoke
Section 10. Does detector requirem or unknown, explai	s the property length and Safedance with the requirements, location, and	nave working smer 766 of the Healional sheets if neo	noke detectors installed in lith and Safety Code?*	accordance wunknown Incompose have working small which the dwelling code requirem	ith the smoke yes. If no oke detectors g is located,
Section 10. Does detector requirem or unknown, explain *Chapter 766 of the installed in accordincluding performation in your area, you as a buyer may require family who will resimpairment from a seller to install sm	s the property leads to the Health and Safe dance with the regarder, location, and may check unknown a licensed physician noke detectors for the state of the sta	pave working smart 766 of the Heational sheets if neodurements of the build power source requires above or contact your sheet of the build power source requires a power source in above or contact your sheet of the	noke detectors installed in lith and Safety Code?* e-family or two-family dwellings to lith goode in effect in the area in ments. If you do not know the builtings to lith good in the lith good	o have working smonth which the dwelling code requirementation. The written evidence of the written restallation. The parties	ith the smoke yes. If no oke detectors g is located, eents in effect of the buyer's f the hearing equest for the
Section 10. Does detector requirem or unknown, explain *Chapter 766 of the installed in accordincluding performation your area, you will be a seller to install show ho will bear the seller acknowledge.	s the property leads to the Health and Safedance with the reconstruction, and may check unknown a licensed physician moke detectors for the cost of installing the es that the state er(s), has instru	pave working smart representational sheets if necessary contact your requirements of the built power source requirements above or contact your source detectors for a smoke detectors for and (3) within 10 day the hearing-impaired a smoke detectors and ments in this notice.	noke detectors installed in lith and Safety Code?* e-family or two-family dwellings to ding code in effect in the area in ments. If you do not know the built in local building official for more into the hearing impaired if: (1) the built (2) the buyer gives the seller as after the effective date, the buyer and specifies the locations for installed?	o have working smon which the dwelling code requirement on a member of written evidence of tallation. The parties o install.	ith the smoke of the buyer's f the hearing equest for the es may agree that no person,

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

(TAR-1406) 9-01-11

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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: Hamilton Co. Electric Coop	phone #: 254-386-3/23
Sewer:	phone #:
Water: MCWSC	phone #: 254-865-2269
Cable: Dish Network	phone #:
Trash: Ireland trush Company	phone #: 264 -
Natural Gas:	phone #:
Phone Company: Century link	phone #: <u>855-246-3929</u>
Propane: Bert Schrank LP Gas Co	phone #: 254-394-8144

(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:	



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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CC	NC	ERNING THE PROPERTY AT 7105 FM 183	Gatesville	Texas	76525
Α.	DE	SCRIPTION OF ON-SITE SEWER FACILITY ON P	ROPERTY:		
	(1)	Type of Treatment System: ☐ Septic Tank	Aerobic Treatment		□ Unknown
	(2)	Type of Distribution System:			☐ Unknown
	(3)	Approximate Location of Drain Field or Distribution	System: worth Side of		☐ Unknown
	(4)				□ Unknown
	(5)	Approximate Age: 5 years	183		☐ Unknown
_		INTENANCE INFORMATION:		-	
		Is Seller aware of any maintenance contract in effect yes, name of maintenance contractor: Tyler Phone: contract (Maintenance contracts must be in effect to operative sewer facilities.)	ct expiration date: te aerobic treatment and certain	non-s	standard" on-
	(2)	Approximate date any tanks were last pumped?	NONC		
	(3)	Is Seller aware of any defect or malfunction in the of the person of the	n-site sewer facility? 5chcdult 5umare 20	13) p	Yes No
	(4)	Does Seller have manufacturer or warranty information	tion available for review?		□ Yes 🌂 No
C.	PL	ANNING MATERIALS, PERMITS, AND CONTRAC	TS:		
	(1)	The following items concerning the on-site sewer far planning materials permit for original install maintenance contract manufacturer information	ation final inspection when		
	(2)	"Planning materials" are the supporting materials submitted to the permitting authority in order to obtain			
	(3)	It may be necessary for a buyer to have the transferred to the buyer.	ne permit to operate an on-	site s	ewer facility
(TA	\R 14	107) 1-7-04 Initialed for Identification by Buyer:, _	, and Seller,		Page 1 of 2

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.

=	Usage (gal/day) without water-	Usage (gal/day) with water-
<u>Facility</u>	saving devices	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.

Signature of Seller	Date	Signature of Seller	Date
Receipt acknowledged by:			
Signature of Buyer	Date	Signature of Buyer	Date