



#### TEXAS ASSOCIATION OF REALTORS®

### SELLER'S DISCLOSURE NOTICE

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 complias with and contains additional disclosures which exceed the minimum disclosures required by the Code.

CONCERNING THE PROPERTY AT \_

1297 FM 515 Winnsboro, TX 75494

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 As is not occupying the Property. If unoccupied (by Seller), how long since Seller has 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.

ltem	Y	N	V	Item	Y	Ν	ļυ		Item	Y	Ν	U
Cable TV Wiring		<b>.</b>		Liquid Propane Gas:				]	Pump: 🗍 sump 📑 grinder			
Carbon Monoxide Det.	Γ	ĺ		-LP Community (Captive)	<b>.</b>	Z		ļ	Rain Gutters	$\mathbb{Z}$		
Ceiling Fans	$\nabla$			-LP on Property		$\mathbb{Z}$			Range/Stove			
Cooktop				Hot Tub		[/			Roof/Attic Vents			
Dishwasher	$\overline{V}$			Intercom System	<b>]</b>		1		Sauna	Į	$\mathbf{>}$	
Disposal	V			Microwave					Smoke Detector	1		
Emergency Escape	1	1		Outdoor Griff					Smoke Detector – Hearing		1	$\square$
Ladder(s)								•	Impaired		/	
Exhaust Fans				Patio/Decking					Spa		/	$\Box$
Fences				Plumbing System				Ì	Trash Compactor			
Fire Detection Equip.	1	$\overline{Z}$		Pool					TV Antenna			
French Drain				Pool Equipment		$\geq$			Washer/Dryer Hookup	$\lor$		
Gas Fixtures		$\sim$		Pool Maint. Accessories					Window Screens	$\overline{\mathcal{N}}$		
Natural Gas Lines		$\lor$		Pool Heater		$\square$			Public Sewer System			

ltem	Y	N	υ	Additional information
Central A/C				electric gas number of units:
Evaporative Coolers				number of units:
Wall/Window AC Units		$\square$		number of units:
Attic Fan(s)				if yes, describe:
Central Heat				Øelectric  ☐ gas number of units:
Other Heat		$\overline{\ }$		if yes, describe:
Oven				if yes, describe:
Fireplace & Chimney				Zwood gas logs mock clother:
Carport				attached Z not attached
Garage				Zattached Snot attached
Garage Door Openers				number of units: number of remotes:
Satellite Dish & Controls				owned leased from
Security System				owned leased from
Water Heater			Ī	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) 9-01-11 Ini	tialed by	y: S	Selfe	er: ,, and Buyer:, Page 1 of 5

United Country Cain Agency 506 South Main Winnsbeed, TX 75494 Ken Ragodzie Phone: 903-342-9993 Fax: 993-342-345 Produced with zigForm& by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48025 <u>www.zipLogix.com</u>

2	1297 FM 515	
Concerning the Property at	Winnsboro, TX 75494	
Water supply provided by: City well MUD	Co-op	
Was the Property built before 1978? Uses Ino	unknown	
(If yes, complete, sign, and attach TAR-1906 con	cerning lead-based paint hazards).	
Roof Type:	_Age:	(approximate)
is there an overlay roof covering on the Property (shi	ngles or roof covering placed over existing shingle	es or roof covering)?
🗌 yes 🔲 no 🗂 unknown		
Are you (Seller) aware of any of the items listed in thi need of repair?	+ ·	

## 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.)

ltem	Ŷ	N
Basement		Ζ
Ceilings		
Doors	-	$\sim$
Driveways		$\sim$
Electrical Systems		Ν
Exterior Walls		

ltem	Y	Ν
Floors		7
Foundation / Slab(s)		7
Interior Walls		7
Lighting Fixtures		1
Plumbing Systems		7
Roof		7

ltem	Y	Ν
Sidewalks		$\overline{\ }$
Walls / Fences		
Windows		$\overline{7}$
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.)

Y	N	Condition	Y	N
	$\square$	Previous Foundation Repairs		1
		Previous Roof Repairs		レ
		Other Structural Repairs		17
	$\mathbf{Z}$	Radon Gas		レ
		Settling		7
		Soil Movement		Р
		Subsurface Structure or Pits		$\nabla$
		Underground Storage Tanks		7
	$\square$	Unplatted Easements		7
		Unrecorded Easements		7
	7	Urea-formaldehyde Insulation		7
		Water Penetration		F
	Ζ	Wetlands on Property		2
		Wood Rot		
	7	Active infestation of termites or other wood destroying insects (WDI)		
	7	Previous treatment for termites or WDI		
	7	Previous termite or WDI damage repaired		$\overline{Z}$
	7	Termite or WDI damage needing repair		7
	7	Single Blockable Main Drain in Pool/Hot Tub/Spa*		
- A	1			Ĺ
		Y NN NN NN NN NN NN	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         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         Termite or WDI damage needing repair	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         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         Termite or WDI damage needing repair

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

W	hich ha	*A single blockable main drain may cause a suction entrapment hazard for an individual. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, is not been previously disclosed in this notice?  yes provide the provide the property of th
	oction 5 ot aware	. Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N) if you are 
Ч С	N D	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.
	ď	Homeowners' associations or maintenance fees or assessments. If yes, complete the following:          Name of association:
۵		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 in o if yes, describe:
٥	Ø	Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
0	Ø	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
0	Ø~~	Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
	<b>Q</b>	Any condition on the Property which materially affects the health or safety of an Individual.
0		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).
	Ø	Any rainwater harvesting system connected to the property's public water supply that is able to be used for indoor potable purposes,
		indoor polable parposes,

Section 6. Seller Thas Thas not altached 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? gyes on If yes, attach copies and complete the following:

Inspection Date	Туре	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 buver should obtain inspections from inspectors chosen by the buyer.

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

Homestead Senior Citizen Disabled Wildlife Management Agricultural Disabled Veteran Other; Unknown

Section 9. 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 10. 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 🔤 ves. 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.

Seller acknowledges that the stalements 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.

$ > ) _ ) .$	- 3.13.13			
Signature of Seller	Date	Signature of Seller		Date
Printed Name: Timothy L.	Davis 🔶	Printed Name:		
(TAR-1406) 9-01-11	Initialed by: Seller:	, and Buyer;	, Pa	ige 4 of 5
President and a little starting	- The state is 10070 Citeres 181- Oracle	Conner Michael Inner		

#### 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 <u>www.txdps.state.tx.us</u>. 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:

phone #:
phone #:
phone #:
phone #:
phone #;
phone #:
phone #;
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
Printed Name:

Date Signature of Buyer Printed Name:

Date