

SELLER'S DISCLOSURE NOTICE

TO BE COMPLETED BY SELLER(S)

CONCERNING THE PROPERTY AT

7611 Ridgedale Ct.

Sachse

(STREET ADDRESS AND CITY)

Collin

(COUNTY)

NOTE: Effective January 1, 1994, Section 5.008 of the Texas Property Code (the "Code") requires a seller of residential real property of not more than one dwelling unit to deliver a copy of the Seller's Disclosure Notice, completed to the best of the seller's belief and knowledge, to a purchaser on or before the effective date of a contract for the sale of the Property. If a contract is entered into without the seller providing the notice, the buyer may terminate the contract for any reason within seven (7) days after receiving the notice. If information required by the notice is unknown to the seller, the seller may indicate that fact on the notice and thereby comply with the requirements of Section 5.008 of the Code. This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.

THIS STATEMENT IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE OF THE SELLER'S SIGNATURE INDICATED BELOW. THIS STATEMENT IS NOT A WARRANTY OF ANY KIND BY THE SELLER OR LISTING BROKER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER(S) MAY WISH TO OBTAIN. A BUYER IS URGED TO OBTAIN AN INSPECTION OF THE PROPERTY BY A QUALIFIED, LICENSED INSPECTOR. THE FOLLOWING STATEMENTS ARE REPRESENTATIONS MADE BY THE SELLER(S) BASED UPON SELLER'S KNOWLEDGE AND ARE NOT REPRESENTATIONS OF THE LISTING BROKER OR ANY OTHER BROKER PARTICIPATING IN A SALE TRANSACTION. THE METROTEX ASSOCIATION OF REALTORS®, INC., THE GREATER METRO MULTIPLE LISTING SERVICE OR ANY MULTIPLE LISTING SERVICE, AND THE LISTING BROKER HAVE RELIED UPON THE FOLLOWING INFORMATION IN DISSEMINATING INFORMATION ABOUT THE CONDITION OF THE PROPERTY.

GENERAL INFORMATION

- The Property is currently:
 - ☒ Owner occupied ☐ Estate
 - ☐ Leased ☐ Foreclosure
 - ☐ Vacant since _____
 - If owner occupied, for 3.8 years.
 - If not owner occupied, for _____ years.
 - If leased: Origination Date _____
 - Expiration Date _____
- Seller is the current owner of the Property and can sell the Property without being joined by any other person:
 - ☒ Yes ☐ No
 - If "No", explain: _____
- Is Seller a United States citizen?
 - ☒ Yes ☐ No
 - If "No", is the seller a "foreign person" as defined in the Internal Revenue Code?
 - ☐ Yes ☒ No
- Check any of the following tax exemptions which Seller claims for the Property:
 - ☐ Homestead ☐ Senior Citizen
 - ☐ Disabled ☐ Disabled Veteran
 - ☐ Agricultural ☐ Other _____
- Is there currently in force for the Property a written Builder's Warranty?
 - ☐ Yes ☒ No ☐ Unknown
 - If "Yes", identify the warranty by stating:
 Name of Company issuing warranty: _____
 - Warranty Number: _____
- Except for manufacturer warranties, if any, on appliances, does there exist any other warranties for the Property?
 - ☐ Yes ☒ No ☐ Unknown
 - If "Yes", identify the warranties: _____
- Are there any pending or threatened condemnation proceedings which affect the Property?
 - ☐ Yes ☒ No ☐ Unknown
 - If "Yes", explain: _____
- Has the Property (or the homeowners' association of which the Property is a part) been the subject of any pending or concluded litigation?
 - ☐ Yes ☒ No ☐ Unknown
 - If "Yes", explain: _____
- Has the Seller asserted any claim under any insurance policy or against any person for any physical condition of the Property?
 - ☐ Yes ☒ No ☐ Unknown
 - If "Yes", explain: _____
- A. Seller has not received any notices, either oral or written, regarding the need for repair or replacement of any portion of the Property from any governmental agency, appraiser, inspector, mortgage lender, repair service, or other except: _____

10. B. List and attach any written inspection reports that Seller has received within the last five years that were completed by persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections.

Date of Inspection	Type of Inspection	Name of Inspector/Company	# Pages	Attached(Y/N)

Explanatory comments by Seller, if any: _____

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 of the buyer's own choice.

INFORMATION ABOUT EQUIPMENT AND SYSTEMS

11. For Items listed below in Section 11, check appropriate box if items are included in the sale of the Property and are presently in "Working Condition" and there are no known defects. Please check if item has been replaced (note date of replacement) or explain if the item is repaired or in need of repair. Check "N/A" for items that do not apply to the Property or are not included in the sale. NOTE: THIS NOTICE DOES NOT ESTABLISH WHICH ITEMS ARE TO BE CONVEYED IN A SALE OF THE PROPERTY. THE TERMS OF A CONTRACT OF SALE WILL DETERMINE WHICH ITEMS ARE TO BE CONVEYED.

EQUIPMENT & SYSTEM	N/A	WORKING CONDITION	HAS BEEN REPLACED	DATE REPLACED Month/Year	IN NEED OF REPAIR	DATE/DESCRIPTION OF COMPLETED OR NEEDED REPAIRS
Attic Fan	☐	☒	☐		☐	
Automatic Lawn Sprinkler System (Front ☒ , Back ☒ , Left Side ☒ , Right Side ☒ , Fully ☒)	☐	☐	☐		☐	
Broadband-CAT5 Wiring	☐	☒	☐		☐	
Cable TV Wiring	☐	☒	☐		☐	
Ceiling Fan(s)	☐	☒	☐		☐	
Cooktop (Gas ☒ / Electric ☐)	☐	☒	☐		☐	
Cooling (Central Gas ☐ / Electric ☒ , # Units <u>2</u>)	☐	☒	☐		☐	
Cooling (Window ☐ / Wall ☐ / Evaporative Coolers ☐)	☐	☐	☐		☐	
Dishwasher	☐	☒	☐		☐	
Disposal	☐	☒	☐		☐	
Electrical System	☐	☒	☐		☐	
Emergency Escape Ladder(s)	☒	☐	☐		☐	
Exhaust Fan(s)	☐	☒	☐		☐	
Fire Detection Equipment (Electric ☒ / Battery Operated ☒)	☐	☐	☐		☐	<u>Need 2 smoke detectors</u>
Garage Door Opener(s) & Controls (Automatic ☒ / Manual ☐ / Controls <u>1</u> , <u>2</u>)	☐	☒	☐		☐	
Gas Fixtures	☐	☒	☐		☐	
Gas Lines (Natural ☒ / Liquid Propane ☐)	☐	☒	☐		☐	
Heating (Central Gas ☒ / Electric ☒ , # Units <u> </u>)	☐	☐	☐		☐	
Heating (Window ☐ / Wall ☐)	☐	☐	☐		☐	
Hot Tub	☐	☒	☐		☐	
Ice Maker	☐	☒	☐		☐	
Intercom System	☒	☐	☐		☐	
Lighting Fixtures	☐	☒	☐		☐	
Media Wiring & Equipment	☐	☒	☐		☐	
Microwave	☐	☒	☐		☐	
Outdoor Cooking Equipment	☒	☐	☐		☐	

7611 Ridgedale Ct.

SELLER'S DISCLOSURE NOTICE - PAGE 2 OF 7

PROPERTY ADDRESS: Sachse, TX 75048

Seller's Initials JP Seller's Initials

Buyer's Initials JS Buyer's Initials

MetroTex Association of REALTORS® 7167 (Jan10)

EQUIPMENT & SYSTEM	N/A	WORKING CONDITION	HAS BEEN REPLACED	DATE REPLACED Month/Year	IN NEED OF REPAIR	DATE/DESCRIPTION OF COMPLETED OR NEEDED REPAIRS
Oven (Gas ☐ / Electric ☒)	☐	☒	☐		☐	
Oven-Convection	☐	☒	☐		☐	
Plumbing System	☐	☒	☐		☐	
Public Sewer & Water System	☐	☒	☐		☐	
Range (Gas ☐ / Electric ☐)	☐	☐	☐		☐	
Refrigerator (Built-In)	☐	☒	☐		☐	
Satellite Dish and Receiver	☐	☒	☐		☐	
Sauna	☒	☐	☐		☐	
Security System(s) (In Use ☒ / Abandoned ☐)	☐	☒	☐		☐	
Septic or other On-Site Sewer System	☒	☒	☐		☐	
Shower Enclosure & Pan	☐	☒	☐		☐	
Smoke Detector-Hearing Impaired	☒	☐	☐		☐	
Spa	☐	☒	☐		☐	
Stove (Free Standing)	☐	☐	☐		☐	
Swimming Pool & Equipment	☒	☐	☐		☐	
Swimming Pool Built-In Cleaning Equip	☒	☐	☐		☐	
Swimming Pool Heater	☒	☐	☐		☐	
Trash Compactor	☒	☐	☐		☐	
TV Antenna	☐	☒	☐		☐	
Water Heater (Gas ☒ / Electric ☐)	☐	☒	☐		☐	
Water Softener	☒	☐	☐		☐	
Wells	☒	☐	☐		☐	

INFORMATION ABOUT STRUCTURE/OTHER

STRUCTURE/OTHER	N/A	WORKING CONDITION	HAS BEEN REPLACED	DATE REPLACED Month/Year	IN NEED OF REPAIR	DATE/DESCRIPTION OF COMPLETED OR NEEDED REPAIRS
Basement	☒	☐	☐		☐	
Carport (Attached ☐ / Not Attached ☐)	☒	☐	☐		☐	
Ceilings	☐	☒	☐		☐	
Doors	☐	☒	☐		☐	
Drains (French ☐ / Other ☐)	☐	☒	☐		☐	
Driveway	☐	☒	☐		☐	
Electrical Wiring	☐	☒	☐		☐	
Fences	☐	☒	☐		☐	
Fireplace(s)/Chimney (masonry)	☐	☒	☐		☐	
Fireplace(s)/Chimney (wood burning)	☐	☒	☐		☐	
Fireplace(s)/with gas logs	☐	☒	☐		☐	
Floor	☐	☒	☐		☐	
Foundation	☐	☒	☐		☐	
Garage	☐	☒	☐		☐	
Lighting (Outdoor)	☐	☒	☐		☐	
Patio/Decking	☐	☒	☐		☐	
Retaining Wall	☐	☒	☐		☐	
Rain Gutters and Down Spouts	☐	☒	☐		☐	
Roof	☐	☒	☐		☐	
Sidewalks	☐	☒	☐		☐	
Skylight(s)	☒	☐	☐		☐	
Sump or Grinder Pump	☒	☐	☐		☐	
Walls (Exterior/Interior)	☐	☒	☐		☐	
Washer/Dryer Hookups	☐	☒	☐		☐	
Windows	☐	☒	☐		☐	
Window Screens	☐	☒	☐		☐	
Other:	☐	☐	☐		☐	
Other:	☐	☐	☐		☐	
Other:	☐	☐	☐		☐	

SELLER'S DISCLOSURE NOTICE - PAGE 3 OF 7

Seller's Initials SR Seller's Initials
MetroTex Association of REALTORS® 7167 (Jan10)

PROPERTY ADDRESS: 7611 Ridgedale Ct.
Sachse, TX 75048

Buyer's Initials RS Buyer's Initials

MISCELLANEOUS INFORMATION ABOUT PROPERTY

SELLER'S DISCLOSURE NOTICE - PAGE 4 OF 7
 Seller's Initials J.P. Seller's Initials _____
 MetroTex Association of REALTORS® 7167 (Jan10)

Buyer's Initials ALN Buyer's Initials

	yes	NO	
Previous WATER PENETRATION	☒	☐	☐ <u>Balcony reconstructed by builder.</u>
WOOD ROT Damage Needing Repair	☐	☒	☐
Property covered by flood insurance? (If "Yes," attach "Information About Special Flood Hazard Areas," TAR No. 1414.)	☐	☒	☐
Located in 100 year FLOOD PLAIN?	☐	☒	☐
Located in a Floodway?	☐	☒	☐
Located in a city flood plain?	☐	☒	☐
Tax or judgment liens?	☐	☒	☐
In an ETJ district? (Extra Territorial Jurisdiction)	☐	☒	☐
Diseased TREES?	☐	☒	☐

20. If the Property is part of a regime creating a home-owner's association, state the following information:

- Association Name: Wood Bridge Association, Inc.
- Association Management Company: _____
- Association Email: _____
- Association Phone Number: _____
- Amount of dues or assessments: \$ _____
- Assessment amount is: _____
- Monthly _____ Quarterly _____ Annual 480
- Payment of dues/assessments is: _____
- ☒ Mandatory ☐ Voluntary
- Amount of Unpaid Dues or Assessments, if any: \$ _____
- Optional Membership: \$ _____

21. Is the Property in an overlay, proposed overlay, historic or conservation district that may have special restrictions?

- ☐ Yes ☒ No ☒ Unknown
- If "Yes", explain: _____

22. The Property is currently serviced by the following utilities or systems (check as applicable):

- ☒ Water ☒ Sewer ☐ Septic
- ☒ Electricity ☒ Gas ☒ Cable TV
- High Speed Internet Availability: Cable ☒ DSL ☐ Other ☐
- ☐ Unknown Verizon Fios

23. The water service to the Property is provided by (check as applicable): ☐ City ☐ Well ☐ MUD ☒ Coop

24. Has the Seller ever collected any Insurance payments pursuant to a claim you have made for damage to the Property and then not used the proceeds to make the repairs for which the claim was submitted: ☐ Yes ☒ No

- If "Yes", explain: _____

25. Are there any outstanding mechanics and materialmen's liens or lis pendens against the Property?

- ☐ Yes ☒ No ☐ Unknown

INFORMATION ABOUT FOUNDATION

26. Has the Seller ever obtained a written report about the condition of the foundation from any engineer, contractor, inspector, or expert?

- ☐ Yes ☒ No
- If "Yes", identify the report by stating the date of the report, the person or company who made the report, and its content: _____

27. Have repairs been made to the foundation of the Property since its original construction?

- ☐ Yes ☒ No ☐ Unknown
- If "Yes", explain what repairs you know or believe to have been made: _____

INFORMATION ABOUT DRAINAGE

28. Has the Seller ever obtained a written report about any improper drainage condition from any engineer, contractor, inspector, or expert? ☐ Yes ☒ No

- If "Yes", identify the report by stating the date of the report, the person or company who made the report, and its content: _____

29. Have repairs been made to the drainage of the Property since its original construction?

- ☒ Yes ☐ No ☐ Unknown
- If "Yes", explain what repairs you know or believe to have been made: Added French Drain

30. Does the Seller know of any currently defective condition to the drainage of the Property?

- ☐ Yes ☒ No
- If "Yes", explain: _____

31. Have there been any previous incidents of flooding or other surface water penetration into the house, garage, or accessory buildings of the Property?

- ☒ Yes ☐ No ☐ Unknown
- If "Yes", when did the incident(s) occur and describe the extent of flooding or water penetration: Got Carpet Wet From Balcony recon.

INFORMATION ABOUT TERMITES/WOOD DESTROYING INSECTS

32. Has the Seller ever obtained a written report about active termites or other wood destroying insects?

- ☐ Yes ☒ No
- If "Yes", identify the report by stating the date of the report, the person or company who made the report, and its content: _____

SELLER'S DISCLOSURE NOTICE - PAGE 5 OF 7

Seller's Initials SS Seller's Initials SS

MetroTex Association of REALTORS® 7167 (Jan10)

PROPERTY ADDRESS: 7611 Ridgedale Ct.

Sachse, TX 75048

Buyer's Initials BJ Buyer's Initials EMH

33. Has the Property been treated for termites or other wood destroying insects?

☒ Yes ☐ No ☐ Unknown

- If "Yes", please state the date of treatment: _____

34. Have there been any repairs made to damage caused by termites or other wood destroying insects?

☐ Yes ☒ No ☐ Unknown

- If "Yes", explain what repairs you know or believe to have been made: _____

35. Do active termites or other wood destroying insects currently infest the Property?

☐ Yes ☒ No ☐ Unknown

- If "Yes", explain: _____

36. Is there any existing termite damage in need of repair?

☐ Yes ☒ No ☐ Unknown

- If "Yes", explain: _____

37. Is the Property currently covered by a termite policy?

☐ Yes ☐ No ☒ maybe

- If "Yes", identify the policy by stating:

Name of Company issuing policy: _____

Policy Number: _____

Date of policy renewal: _____

Phone Number: _____

INFORMATION ABOUT ENVIRONMENTAL CONDITIONS

38. Is the Seller aware of any repairs or treatment, other than routine maintenance, for the following environmental hazards?

The presence or removal of asbestos

☐ Yes ☒ No

The presence of radon gas

☐ Yes ☒ No

The presence or treatment of mold

☐ Yes ☒ No

The presence of lead based paint

☐ Yes ☒ No

Other: _____

☐ Yes ☒ No

- If "Yes", explain: _____

39. If the answer to any part of Question #39 is "Yes," has the Seller ever obtained a written report for addressing such environmental hazards?

☐ Yes ☐ No

- If "Yes", explain: _____

(Identify any reports by stating the date of the report, the person or company who made the report, and its content.)

40. Seller is aware of previous use of premises for manufacture of Methamphetamine? ☐ Yes ☒ No

41. Is the Seller aware of any condition not previously addressed in this Disclosure Statement which, in Seller's opinion, is a defective condition or adversely affects the Property?

☐ Yes ☒ No

- If "Yes", explain: _____

ACKNOWLEDGMENT BY SELLER

42. I, the Seller, state that the information in this disclosure is complete and accurate to the best of my knowledge and belief.

SR Seller(s) Initials SR Seller(s) Initials

43. I, the Seller, understand the information in this statement will be disseminated by Listing Broker to prospective buyers and other brokers.

SR Seller(s) Initials SR Seller(s) Initials

44. The listing agent has not instructed Seller how to answer any question in this disclosure or suggested any answer to Seller or in any way sought to influence Seller to provide any information or answers which are not absolutely true so far as the Seller knows.

SR Seller(s) Initials SR Seller(s) Initials

DISCLOSURES

Municipal Utility District Disclosures

Check which Apply:

[Attach additional MUD Disclosure Notice provided by Chapter 49, Texas Water Code]

- ☐ The Property is located in a Municipal Utility District which is either:
- ☐ Located in whole or in part within the corporate boundaries of a municipality (MUD Disclosure Form #1)
- ☐ Not located in whole or in part within the corporate boundaries of a municipality (MUD Disclosure Form #2)
- ☐ Located in whole or in part within the extraterritorial jurisdiction of the corporate boundaries of a municipality. (MUD Disclosure Form #3)

On-Site Sewer Facility

- ☐ If the Property has a septic or other on-site sewer facility
- ☐ Attached is Information About On-Site Sewer Facility (TAR #1407)
- ☐ Property is located in a Public Improvement District (PID)
- ☐ Seller is a Real Estate Licensee

SELLER'S DISCLOSURE NOTICE - PAGE 6 OF 7

Seller's Initials SR Seller's Initials SR

MetroTex Association of REALTORS® 7167 (Jan10)

PROPERTY ADDRESS: 7611 Ridgedale Ct.
Sachse, TX 75048

Buyer's Initials SR Buyer's Initials SR

SMOKE DETECTION EQUIPMENT

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):

2 smoke detectors need replacing

* 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 the installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

INDEMNIFICATION

SELLER(S) HEREBY AGREE(S) TO INDEMNIFY LISTING BROKER AND ALL OTHER BROKERS PARTICIPATING IN ANY SALE OF THE PROPERTY OF AND FROM ANY CLAIM, LOSS, OR DAMAGE ARISING FROM ANY FALSE REPRESENTATION CONTAINED IN THIS DISCLOSURE STATEMENT.

Jeremy Parks 3/5/10
SELLER (SIGN AS NAME APPEARS ON TITLE) DATE
Jeremy Parks

Shauna Parks
SELLER (SIGN AS NAME APPEARS ON TITLE) DATE
Shauna Parks

NOTICES TO BUYER

1. The Texas Department of Public Safety maintains a database that consumers 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. Such written information in this Seller's Disclosure Notice for the Property does not constitute the representations of the Listing Broker and other Broker participating in a sale transaction or their sales associates, employees or agents who are relying upon the written information provided by the Seller in this disclosure notice. Buyer is not relying upon any statement or representation by the Listing Broker and any other broker and their sales associates, employees, and agents concerning the condition of the Property. THIS IS NOT A WARRANTY. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY PRIOR TO CLOSING.
3. Buyer may be provided information about the size of the property, either of the real property or the improvements. All such information has been obtained by Broker or Seller from third parties, including information obtained from official tax records. Such information is not always accurate.
4. If the Buyer bases an offer on square footage, measurements or boundaries, Buyer should have those items independently measured to verify any reported information which is often unreliable.
5. If the property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1000 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.

The undersigned Buyer(s) hereby acknowledge(s) receipt of this Seller's Disclosure Notice for the Property:

Thurman C. Greer III 3-07-10
BUYER Thurman C. Greer III DATE

Lauri M. Greer 3-7-10
BUYER Lauri M. Greer DATE

SELLER'S DISCLOSURE NOTICE - PAGE 7 OF 7

7611 Ridgedale Ct.
PROPERTY ADDRESS: Sachse, TX 75048

MetroTex Association of REALTORS® 7167 (Jan10)



APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

01-01-2010

SELLER'S DISCLOSURE OF PROPERTY CONDITION

CONCERNING THE PROPERTY AT

7611 Ridgedale CT.Sachse

(Street Address and City)

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 PURCHASER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR SELLER'S AGENTS.

Seller ☐ is ☒ is not occupying the Property. If unoccupied, how long since Seller has occupied the Property? NEVER OCCUPIED NEVER SEEN PROPERTY

1. The Property has the items checked below [Write Yes (Y), No (N), or Unknown (U)]:

☒ Range	☒ Oven	☒ Microwave
☒ Dishwasher	☐ Trash Compactor	☒ Disposal
☒ Washer/Dryer Hookups	☐ Window Screens	☒ Rain Gutters
☒ Security System	☐ Fire Detection Equipment	☐ Intercom System
☐ TV Antenna	☒ Smoke Detector	☐ Satellite Dish
☒ Ceiling Fan(s)	☐ Smoke Detector-Hearing Impaired	☐ Exhaust Fan(s)
☒ Central A/C	☐ Carbon Monoxide Alarm	☐ Wall/Window Air Conditioning
☒ Plumbing System	☐ Emergency Escape Ladder(s)	☒ Public Sewer System
☐ Patio/Decking	☒ Cable TV Wiring	☒ Fences
☐ Pool	☐ Attic Fan(s)	☐ Spa ☒ Hot Tub
☐ Pool Equipment	☒ Central Heating	☒ Automatic Lawn Sprinkler System
☐ Fireplace(s) & Chimney (Woodburning)	☐ Septic System	☒ Fireplace(s) & Chimney (Mock)
☒ Gas Lines (Nat./LP)	☐ Outdoor Grill	☐ Carport
☒ Garage: ☒ Attached	☐ Sauna	☒ Water Supply ☐ City ☐ Well
☐ Not Attached		☐ MUD ☐ Co-op
☒ Garage Door Opener(s): ☒ Electronic	☐ Pool Heater	
☐ Controls	☒ Water Heater: ☒ Gas	
	☐ Electric	

Roof Type: Composition Age: 2006 (approx)

Are you (Seller) aware of any of the above items that are not in working condition, that have known defects or that are in need of repair? ☐ Yes ☐ No ☒ Unknown If yes, then describe. (Attach additional sheets if necessary):

2. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766, Health and Safety Code? ☐ Yes ☐ No ☒ Unknown

If the answer to the question above is no or unknown, explain. (Attach additional sheets if necessary):

TREC No. OP-H

Seller's Disclosure Notice Concerning the Property at

7611 Ridgedale CT.

Page 2 01-01-2010

(Street Address and City)

* 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 the installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

3. Are you (Seller) aware of any known defects/malfunctions in any of the following?

Write Yes (Y) if you are aware, write No (N) if you are not aware.

☐ Interior Walls	☐ Ceilings	☐ Floors
☐ Exterior Walls	☐ Doors	☐ Windows
☐ Roof	☐ Foundation/Slab(s)	☐ Basement
☐ Walls/Fences	☐ Driveways	☐ Sidewalks
☐ Plumbing Sewers/Septics	☐ Electrical Systems	☐ Lighting Fixtures
☐ Other Structural Components (Describe) _____		

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): _____

4. Are you (Seller) aware of any of the following conditions?

Write Yes (Y) if you are aware, write No (N) if you are not aware.

☐ Active Termites (includes wood destroying insects)	☐ Termite or Wood Rot Damage Needing Repair	☐ Previous Termite Damage
☐ Previous Termite Treatment	☐ Previous Flooding	☐ Improper Drainage
☐ Water Penetration	☐ Located in 100-Year Floodplain	☐ Present Flood Insurance Coverage
☐ Previous Structural or Roof Repair	☐ Hazardous or Toxic Waste	☐ Asbestos Components
☐ Urea-formaldehyde Insulation	☐ Radon Gas	☐ Lead Based Paint
☐ Aluminum Wiring	☐ Previous Fires	☐ Unplatted Easements
☐ Landfill, Settling, Soil Movement, Fault Lines		☐ Subsurface Structure or Pits
☐ Previous Use of Premises for Manufacture of Methamphetamine		

If the answer to any of the above is yes, explain. (attach additional sheets if necessary): _____

5. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair? ☐ Yes (if you are aware) ☐ No (if you are not aware). If yes, then describe. (Attach additional sheets if necessary). _____

Seller's Disclosure Notice Concerning the Property at 7611 Ridgedale CT. Page 3 01-01-2010
(Street Address and City)

6. Are you (Seller) aware of any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

- ☐ Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at that time.
- ☐ Homeowners' Association or maintenance fees or assessments.
- ☐ Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others.
- ☐ Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
- ☐ Any lawsuits directly or indirectly affecting the Property.
- ☐ Any condition on the Property which materially affects the physical health or safety of an individual.

If the answer to any of the above is yes explain. (Attach additional sheets if necessary): _____

7. 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.

3-30-10
Date


Signature of Seller
Thurman (Rusty) Greer

3-30-10
Date


Signature of Seller
Lauri M. Greer

The undersigned purchaser hereby acknowledges receipt of the foregoing notice.

Date Signature of Purchaser

Date Signature of Purchaser

TREC No. OP-H