



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 713 Elm Street
Navasota, TX 77868

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?
_____ (approximate date) 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	Y		
Carbon Monoxide Det.	Y		
Ceiling Fans	Y		
Cooktop		N	
Dishwasher	Y		
Disposal	Y		
Emergency Escape Ladder(s)		N	
Exhaust Fans	Y		
Fences	Y		
Fire Detection Equip.		N	
French Drain		N	
Gas Fixtures	Y		
Natural Gas Lines	Y		

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

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

Item	Y	N	U	Additional Information
Central A/C	Y			X electric gas number of units: <u>1</u>
Evaporative Coolers		N		number of units: _____
Wall/Window AC Units		N		number of units: _____
Attic Fan(s)		N		if yes, describe: _____
Central Heat	Y			electric <u>Y</u> gas number of units: <u>1</u>
Other Heat		N		if yes, describe: _____
Oven	Y			number of ovens: <u>1</u> electric gas other: _____
Fireplace & Chimney		N		wood gas logs mock other: _____
Carport	Y			X attached not attached
Garage		N		attached not attached
Garage Door Openers		N		number of units: _____ number of remotes: _____
Satellite Dish & Controls		N		owned leased from: _____
Security System		N		owned leased from: _____
Solar Panels		N		owned leased from: _____
Water Heater	Y			electric X gas X other: <u>tankless</u> number of units: <u>1</u>
Water Softener		N		owned leased from: _____
Other Leased Items(s)		N		if yes, describe: _____

(TAR-1406) 02-01-18

Brazos Land Company, 116 S. Main St. Anderson TX 77830
Lauren Stuart

Initialed by: Buyer: _____, _____ and Seller: DS, 2B

Phone: (936)873-4000

Fax: (936)873-2301

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Brown, David and

Concerning the Property at _____

Underground Lawn Sprinkler	☒	automatic	manual	areas covered:
Septic / On-Site Sewer Facility	☒	if yes, attach Information About On-Site Sewer Facility (TAR-1407)		

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

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

Roof Type: Metal Age: UNKNOWN (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? yes no X 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): NO

NEW Electric MAIN, MAIN panel, upgraded to 200 AMPS

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	Item	Y	N	Item	Y	N
Basement		<u>N</u>	Floors		<u>N</u>	Sidewalks		<u>N</u>
Ceilings		<u>N</u>	Foundation / Slab(s)		<u>N</u>	Walls / Fences		<u>N</u>
Doors		<u>N</u>	Interior Walls		<u>N</u>	Windows	<u>Y</u>	
Driveways		<u>N</u>	Lighting Fixtures		<u>N</u>	Other Structural Components		<u>N</u>
Electrical Systems		<u>N</u>	Plumbing Systems		<u>N</u>			
Exterior Walls		<u>N</u>	Roof		<u>N</u>			

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): NO window
SCREENS except for patio door.

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	Condition	Y	N
Aluminum Wiring		<u>N</u>	Previous Foundation Repairs		<u>N</u>
Asbestos Components		<u>N</u>	Previous Roof Repairs		<u>N</u>
Diseased Trees: oak wilt		<u>N</u>	Previous Other Structural Repairs		<u>N</u>
Endangered Species/Habitat on Property		<u>N</u>	Radon Gas		<u>N</u>
Fault Lines		<u>N</u>	Settling	<u>Y</u>	
Hazardous or Toxic Waste		<u>N</u>	Soil Movement		<u>N</u>
Improper Drainage		<u>N</u>	Subsurface Structure or Pits		<u>N</u>
Intermittent or Weather Springs		<u>N</u>	Underground Storage Tanks		<u>N</u>
Landfill		<u>N</u>	Unplatted Easements		<u>N</u>
Lead-Based Paint or Lead-Based Pt. Hazards		<u>N</u>	Unrecorded Easements		<u>N</u>
Encroachments onto the Property		<u>N</u>	Urea-formaldehyde Insulation		<u>N</u>
Improvements encroaching on others' property		<u>N</u>	Water Penetration		<u>N</u>
Located in 100-year Floodplain (If yes, attach TAR-1414)		<u>N</u>	Wetlands on Property		<u>N</u>
Located in Floodway (If yes, attach TAR-1414)		<u>N</u>	Wood Rot		<u>N</u>
Present Flood Ins. Coverage (If yes, attach TAR-1414)		<u>N</u>	Active infestation of termites or other wood destroying insects (WDI)		<u>N</u>
Previous Flooding into the Structures		<u>N</u>	Previous treatment for termites or WDI		<u>N</u>
Previous Flooding onto the Property		<u>N</u>	Previous termite or WDI damage repaired		<u>N</u>
Located in Historic District		<u>N</u>	Previous Fires		<u>N</u>

(TAR-1406) 02-01-18

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

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Concerning the Property at _____

713 Elm Street
Navasota, TX 77868

Historic Property Designation	☒	Termite or WDI damage needing repair	☒
Previous Use of Premises for Manufacture of Methamphetamine	☒	Single Blockable Main Drain in Pool/Hot Tub/Spa*	☒

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

Some foundation settling prior to our ownership. Nothing since we purchased property.

*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, with unresolved permits, or not in compliance with building codes in effect at the time.

☒ N

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.

☒ N

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: _____

☒ N

Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.

☒ N

Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)

☒ N

Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.

☒ N

Any condition on the Property which materially affects the health or safety of an individual.

☒ N

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).

☒ N

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.

☒ N

The Property is located in a propane gas system service area owned by a propane distribution system retailer.

☒ N

Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

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 Y 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 N 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 N 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 N 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 Y 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.

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: David Brown Date: 11/6/18 Signature of Seller: Sherrie Brown Date: 11/6/18
Printed Name: David Brown Printed Name: Sherrie Brown
(TAR-1406) 02-01-18 Initialed by: Buyer: _____, _____ and Seller: DB, SB Page 4 of 5

Concerning the Property at _____

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 the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and hail insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review *Information Regarding Windstorm and Hail Insurance for Certain Properties* (TAR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.
- (4) This Property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.
- (5) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (6) The following providers currently provide service to the Property:

Electric: Entergy
Sewer: City
Water: City
Cable: Suddenlink
Trash: City
Natural Gas: City
Phone Company: none
Propane: none
Internet: Suddenlink

phone #: 1-800-368-3749
phone #: 936-825-6450
phone #:
phone #: 844-790-7475
phone #:
phone #:
phone #:
phone #:
phone #:

- (7) 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: _____	



APPROVED BY THE TEXAS REAL ESTATE COMMISSION
**ADDENDUM FOR SELLER'S DISCLOSURE OF INFORMATION
ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS
AS REQUIRED BY FEDERAL LAW**

10-10-11

CONCERNING THE PROPERTY AT

713 Elm Street

Navasota

(Street Address and City)

A. LEAD WARNING STATEMENT: "Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-paint hazards is recommended prior to purchase."

NOTICE: Inspector must be properly certified as required by federal law.

B. SELLER'S DISCLOSURE:

1. PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS (check one box only):

☐ (a) Known lead-based paint and/or lead-based paint hazards are present in the Property (explain): _____

☒ (b) Seller has no actual knowledge of lead-based paint and/or lead-based paint hazards in the Property.

2. RECORDS AND REPORTS AVAILABLE TO SELLER (check one box only):

☐ (a) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the Property (list documents): _____

☒ (b) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the Property.

C. BUYER'S RIGHTS (check one box only):

- ☐ 1. Buyer waives the opportunity to conduct a risk assessment or inspection of the Property for the presence of lead-based paint or lead-based paint hazards.
- ☐ 2. Within ten days after the effective date of this contract, Buyer may have the Property inspected by inspectors selected by Buyer. If lead-based paint or lead-based paint hazards are present, Buyer may terminate this contract by giving Seller written notice within 14 days after the effective date of this contract, and the earnest money will be refunded to Buyer.

D. BUYER'S ACKNOWLEDGMENT (check applicable boxes):

- ☐ 1. Buyer has received copies of all information listed above.
- ☐ 2. Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*.

E. BROKERS' ACKNOWLEDGMENT: Brokers have informed Seller of Seller's obligations under 42 U.S.C. 4852d to:

(a) provide Buyer with the federally approved pamphlet on lead poisoning prevention; (b) complete this addendum; (c) disclose any known lead-based paint and/or lead-based paint hazards in the Property; (d) deliver all records and reports to Buyer pertaining to lead-based paint and/or lead-based paint hazards in the Property; (e) provide Buyer a period of up to 10 days to have the Property inspected; and (f) retain a completed copy of this addendum for at least 3 years following the sale. Brokers are aware of their responsibility to ensure compliance.

F. CERTIFICATION OF ACCURACY: The following persons have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer _____ Date _____

Seller David Brown 11/6/18
Date

Buyer _____ Date _____

Seller Sheryl Brown 11/6/18
Date

Other Broker _____ Date _____

Listing Broker Lauren Stuart 11/6/18
Date

Lauren Stuart

The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms of contracts. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate licensees. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not suitable for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

(TAR 1906) 10-10-11

TREC No. OP-L