



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 41230 Kelley Rd.
Hempstead, TX 77445

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 x 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		x	
Carbon Monoxide Det.		x	
Ceiling Fans	x		
Cooktop		x	
Dishwasher	x		
Disposal	x		
Emergency Escape Ladder(s)		x	
Exhaust Fans	x		
Fences	x		
Fire Detection Equip.		x	
French Drain		x	
Gas Fixtures		x	
Natural Gas Lines		x	

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

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

Item	Y	N	U	Additional Information
Central A/C	x			<u>x</u> electric <u> </u> gas number of units: <u>geothermal</u> and <u>mi</u>
Evaporative Coolers		x		number of units: <u> </u>
Wall/Window AC Units		x		number of units: <u> </u>
Attic Fan(s)		x		if yes, describe: <u> </u>
Central Heat	x			<u>x</u> electric <u> </u> gas number of units: <u>same as A/C</u>
Other Heat		x		if yes, describe: <u> </u>
Oven	x			number of ovens: <u>1</u> electric <u>x</u> gas <u> </u> other: <u> </u>
Fireplace & Chimney		x		<u> </u> wood <u> </u> gas logs <u> </u> mock <u> </u> other: <u> </u>
Carport		x		<u> </u> attached <u> </u> not attached
Garage	x			<u>x</u> attached <u> </u> not attached
Garage Door Openers	x			number of units: <u>2</u> number of remotes: <u>2</u>
Satellite Dish & Controls	x			<u> </u> owned <u>x</u> leased from: <u>DISH TV</u>
Security System		x		<u> </u> owned <u> </u> leased from: <u> </u>
Solar Panels		x		<u> </u> owned <u> </u> leased from: <u> </u>
Water Heater	x			<u>x</u> electric <u> </u> gas <u> </u> other: <u> </u> number of units: <u>3</u>
Water Softener	x			<u>x</u> owned <u> </u> leased from: <u> </u>
Other Leased Items(s)		x		if yes, describe: <u> </u>

(TXR-1406) 02-01-18

Initialed by: Buyer: and Seller:

Waller County Land Company, 40040 Hempstead Hwy Waller TX 77484

Phone: 936-372-9181

Fax: (936) 372-9266

Timothy Phelan

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

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41230 Kelley Rd.,

**41230 Kelley Rd.
Hempstead, TX 77445**

Concerning the Property at _____

Underground Lawn Sprinkler	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> automatic <input type="checkbox"/> manual areas covered: _____
Septic / On-Site Sewer Facility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	if yes, attach Information About On-Site Sewer Facility (TXR-1407)

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 TXR-1906 concerning lead-based paint hazards).

Roof Type: galvalume Age: 2005 (original) (approximate)Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? ☐ yes ☒ no ☐ unknownAre 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): _____one smoke detector needs to be replaced; all are due to be checked.See Addendum 1 for additional info.

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	<input type="checkbox"/>	<input type="checkbox"/>
Ceilings	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Doors	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Driveways	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Electrical Systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Exterior Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Item	Y	N
Floors	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Foundation / Slab(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Interior Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lighting Fixtures	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Plumbing Systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Roof	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Item	Y	N
Sidewalks	<input type="checkbox"/>	<input type="checkbox"/>
Walls / Fences	<input type="checkbox"/>	<input type="checkbox"/>
Windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Structural Components	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>

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	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Asbestos Components	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Diseased Trees: oak wilt	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fault Lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hazardous or Toxic Waste	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Improper Drainage	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Intermittent or Weather Springs	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landfill	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Encroachments onto the Property	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Improvements encroaching on others' property	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Located in 100-year Floodplain (If yes, attach TXR-1414)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Located in Floodway (If yes, attach TXR-1414)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Present Flood Ins. Coverage (If yes, attach TXR-1414)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Previous Flooding into the Structures	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Previous Flooding onto the Property	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Located in Historic District	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Condition	Y	N
Previous Foundation Repairs	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Previous Roof Repairs	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Previous Other Structural Repairs	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Radon Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Settling	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Soil Movement	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Subsurface Structure or Pits	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Underground Storage Tanks	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Unplatted Easements	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Unrecorded Easements	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Urea-formaldehyde Insulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water Penetration	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Wetlands on Property	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Wood Rot	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Active infestation of termites or other wood destroying insects (WDI)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Previous treatment for termites or WDI	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Previous termite or WDI damage repaired	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Previous Fires	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(TXR-1406) 02-01-18

Initialed by: Buyer: _____ and Seller: (WKC) PSG

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**41230 Kelley Rd.
Hempstead, TX 77445**

Concerning the Property at _____

Historic Property Designation		<input checked="" type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine		<input checked="" type="checkbox"/>

Termite or WDI damage needing repair		<input checked="" type="checkbox"/>
Single Blockable Main Drain in Pool/Hot Tub/Spa*		<input checked="" type="checkbox"/>

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): _____
See Addendum 1.

*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

- ☒ **X** 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.
- ☒ **X** 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.
- ☒ **X** 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: _____
No co-ownership but we do have right-of-way to use the driveway.
- ☒ **X** 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.)
- ☒ **X** 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 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).
- ☒ **X** 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.
- ☒ **X** Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

(TXR-1406) 02-01-18

Initialed by: Buyer: _____, _____ and Seller:  

**41230 Kelley Rd.
Hempstead, TX 77445**

Concerning the Property at _____

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

waller County is in the Bluebonnet Groundwater Conservation District.

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

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): when the house was built (2004/5), there were no codes applicable. However, we presume that the smoke detectors then installed were in compliance and presume that they are presently in working order.

**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.

DocuSigned by: William Robert Gage, Jr. 6/6/2019 DocuSigned by: Rebecca S. Gage 6/6/2019
Signature of Seller Date Signature of Seller Date

Printed Name: _____ Printed Name: _____

(TXR-1406) 02-01-18 Initialed by: Buyer: _____ and Seller: (WRC) PSG Page 4 of 5

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Hempstead, TX 77445**

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* (TXR 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: San Bernard Electric Coop _____
 Sewer: None; have aerobic septic plant _____
 Water: None; have well. _____
 Cable: None; have DISH TV. _____
 Trash: Have had "Your Garbage Service." Several othe _____
 Natural Gas: _____
 Phone Company: _____
 Propane: _____
 Internet: _____

phone #: _____
 phone #: _____
 phone #: _____
 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: _____	

Addendum

to

Sellers' Disclosure Notice

This addendum prepared 6/4/19. It may be revised from time to time as additional items may be noticed or previously listed items have been resolved and deleted.

Rev. 6/4/19

Section	Item	Comment
1	Cable TV	We do not have "cable." However, the house has coax cable for satellite TV available in 2 places in the living room plus the spa room..
1	Smoke detector	Smoke detectors are (per the installing electrician during construction) "hard wired" and linked so if one is set off they are all supposed to go off. Functionality is not guaranteed, though, given the passage of time.
1	Gas fixtures and gas lines	The house is "all electric."
1	Hot tub and Spa	<p>There is a swim spa (not a mere hot tub) in what could serve as a 4th bedroom although there is no closet. The floor for this room is lowered from the rest of the house just in case the spa ever sprang a leak, in which case the water should flow out through the garage.</p> <p>The room has a separate mini-split HVAC unit specifically for that room to control humidity and temp.</p> <p>The swim spa <u>could</u> be removed through the specially designed wall between it and the garage (the same way it came in). Electrical service to the spa would, of course, need to be disconnected before attempting to move the spa.</p>
1	Patio/Decking	There is no separate patio, although there are front and rear porches. There is a concrete deck by the pool.
1	Rain gutters	Only part of the rear of the house has gutters. They were installed before the pool and koi pond to divert water from them.
1	Roof/attic vents	The house has "thermal envelope" insulation so that the attic is essentially the same temperature as downstairs. The attic <u>over the house</u> is, therefore, not vented. (The attic space over the garage area <u>is</u> vented.) See also description of roof design relative to airflow between roof deck and metal roof.
1	Window screens	All regular windows have screens; however, not all of them are presently installed. Master bath windows do not have screens installed.
1	TV Antenna	No antenna. However, we do have a DISH TV antenna on the house and an internet antenna mast on the barn with

Section	Item	Comment
		wireless connection to a receiving unit on the front porch of the house. Internet equipment outside the house belongs to Pecan Internet, our ISP.
1	Attic fan	None; however, the central air unit has an attached “whole house” ventilator unit that can be run when desired to <u>slowly</u> bring fresh outside air into the house and exhaust inside air. But it is NOT for cooling purposes.
3	Wetlands	There are no known “official” wetlands; however, there are some low places along the northeastern fence line that obviously hold water in wet weather.
3	Previous roof repairs	One panel on the house was damaged in Hurricane Ike. It was replaced by Hilco, the original vendor. One panel on the stable was damaged by a FedEx truck backing into it and was replaced by BarnMaster.
5	Deed restrictions	This tract of the old 9 Bar Ranch property does not have any known restrictions. In particular, it does not have restrictions against mobile homes; indeed, we lived in one for 5 years before we could get the house built.
5	Groundwater conservation district	Waller County is included in the Bluebonnet Groundwater Conservation District. The well on the property is on file with the District.
6	Survey	Seller has provided to Broker a copy of the survey of the entire property. Presumably that is readily available to any prospective Buyer.
Misc.	Water exposures	<p>Some years ago there was a problem with the mini-split unit in the spa room. There was leakage and water damage. The HVAC company (Barker’s Heat & Air in College Station) fixed the drain line problem and, after thorough drying of the affected area, provided repairs to the area.</p> <p>In the course of the regular semi-annual inspections by Barker’s (their “SAM” program, which we have long had and recommend), it has been found that the drain line needs to be flushed or cleaned about once a year to avoid problems. They have noted their records to that effect so this would be a routine part of their service.</p>
Misc.	Water exposures	Also some years ago, the points that control the well’s pump welded themselves “on” (highly unusual). The pump over-pressured and resulted in a leak in PEX in vicinity of spa room and pantry. Professional service <u>promptly</u> removed baseboard, removed, dried and/or replaced anything that got wet and all was restored to good order. PEX returned to normal operation; no extreme pressure, no leaks. We applied for insurance relief for this incident.
Misc.	Water exposures	In 2018, the drain line of the geothermal HVAC unit in the attic broke at an “L.” This was apparently the result of insufficient priming of the PVC joint during installation. Drain water leaked onto the ceiling in the hall between 2 nd

Section	Item	Comment
		and 3 rd bedrooms beneath the leak and ran part way down one wall. The leak was promptly discovered and repairs done (i.e., unit turned off, water removed, area dried by dehumidifier for several weeks, exposed insulation removed and replaced, drywall replaced and repainted) by a remediation service working for the HVAC company, Barker's.



INFORMATION ABOUT ON-SITE SEWER FACILITY

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

**41230 Kelley Rd.
Hempstead, TX 77445**

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

- (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: **Just West of the "East Field" per permitted engineered design** ☐ Unknown

- (4) Installer: _____ ☐ Unknown
- (5) Approximate Age: _____ ☐ 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: **N/A**
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? **Tank will be pumped before sale; Trash/aerobic 4/18**
- (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 ☒ **Recorded Affidavit to the Public & Aerobic System Maintenance Certification**
- (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.**

(TXR-1407) 1-7-04

Initialed for Identification by Buyer _____, _____ and Seller  

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Hempstead, TX 77445

Information about On-Site Sewer Facility concerning _____

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.

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

DocuSigned by:
William Robert Gage, Jr. 6/6/2019
Signature of Seller _____ Date
William Robert Gage, Jr.

DocuSigned by:
Rebecca S. Gage 6/6/2019
Signature of Seller _____ Date
Rebecca S. Gage

Receipt acknowledged by:

Signature of Buyer _____ Date

Signature of Buyer _____ Date