

Commercial opportunity 1005 Texas Hwy 105 Brenham, TX



\$329,000

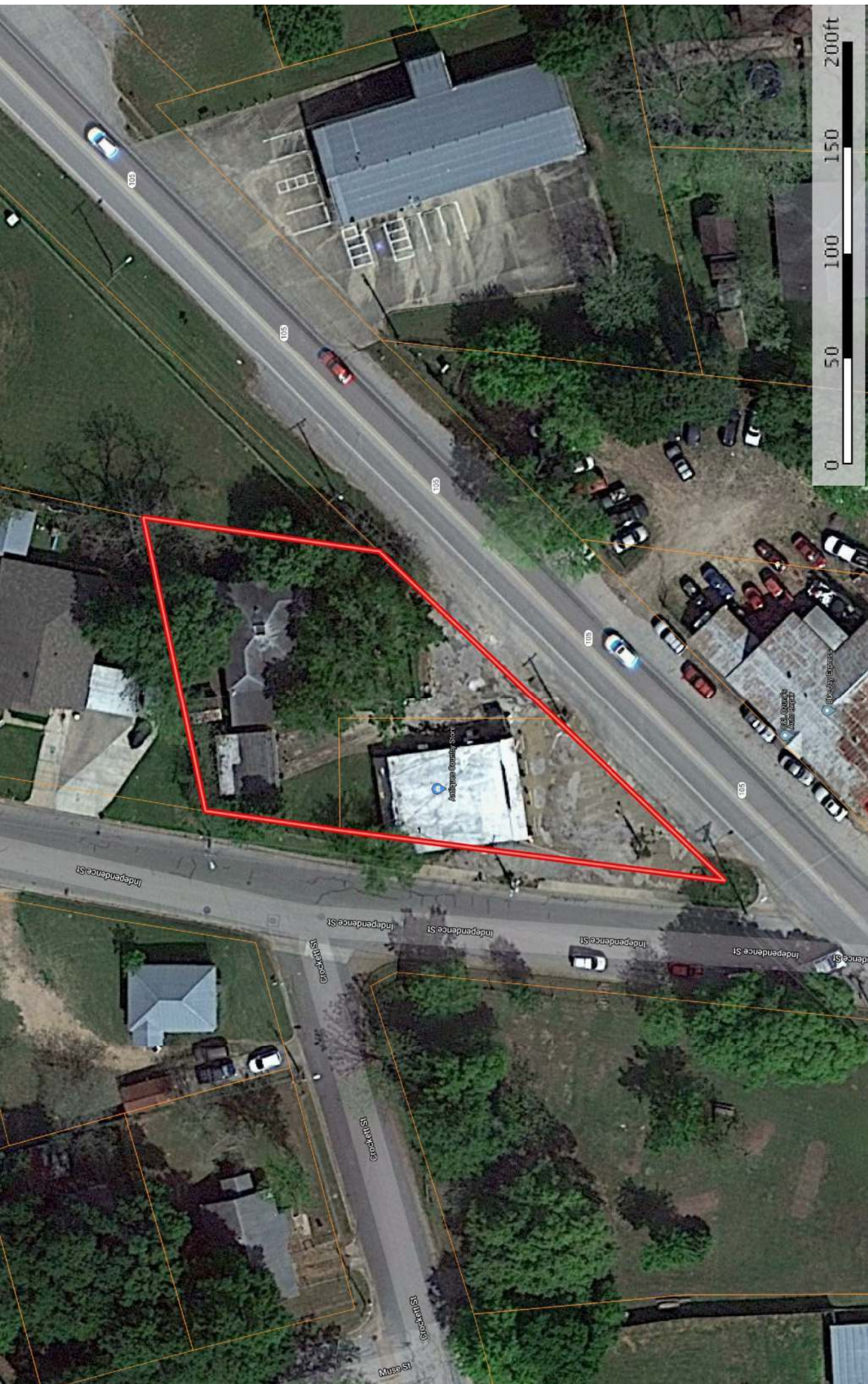
Amazing opportunity to have your own business and live on site in antique home. Formerly a convenience and antiques store this corner tract is 0.45 acre, per WCAD, zoned B1 commercial and has good traffic flow, 6-7k cars per day according to TXDOT 2016 traffic map. Open up a store, café, deli, antiques, office or use for residential rental. Plenty of hard surfaced parking. Enjoy a step back in time with this Texas Dog Trot/Victorian style residence with widows walk, high ceilings, plenty of ornate detailing, and large wrap around front porch for outdoor relaxing. Home has Two bedrooms and One bathroom with 1,340 sf of living area per WCAD and includes a living room, dining, large foyer, spacious kitchen and utility room. Store has walk in cooler, storage room and shelves in place for your retail business or office. Detached carport, garage and shed for your yard accessories and additional storage. Call Roger Chambers 979-830-7708 or Susan Kiel 979-251-4078 to make your appointment. Property is owner occupied, prefer half day's notice for showing but call to see if can be accomodated with less time.



Roger Cell: 979-830-7708
Office: 979-836-9600
appraisals@marketrealty.com
www.marketrealty.com

If you have a brokerage relationship with another agency, this is not intended as a solicitation. All information deemed reliable but not guaranteed.

1005 hwy 105
Texas, AC +/-



Boundary

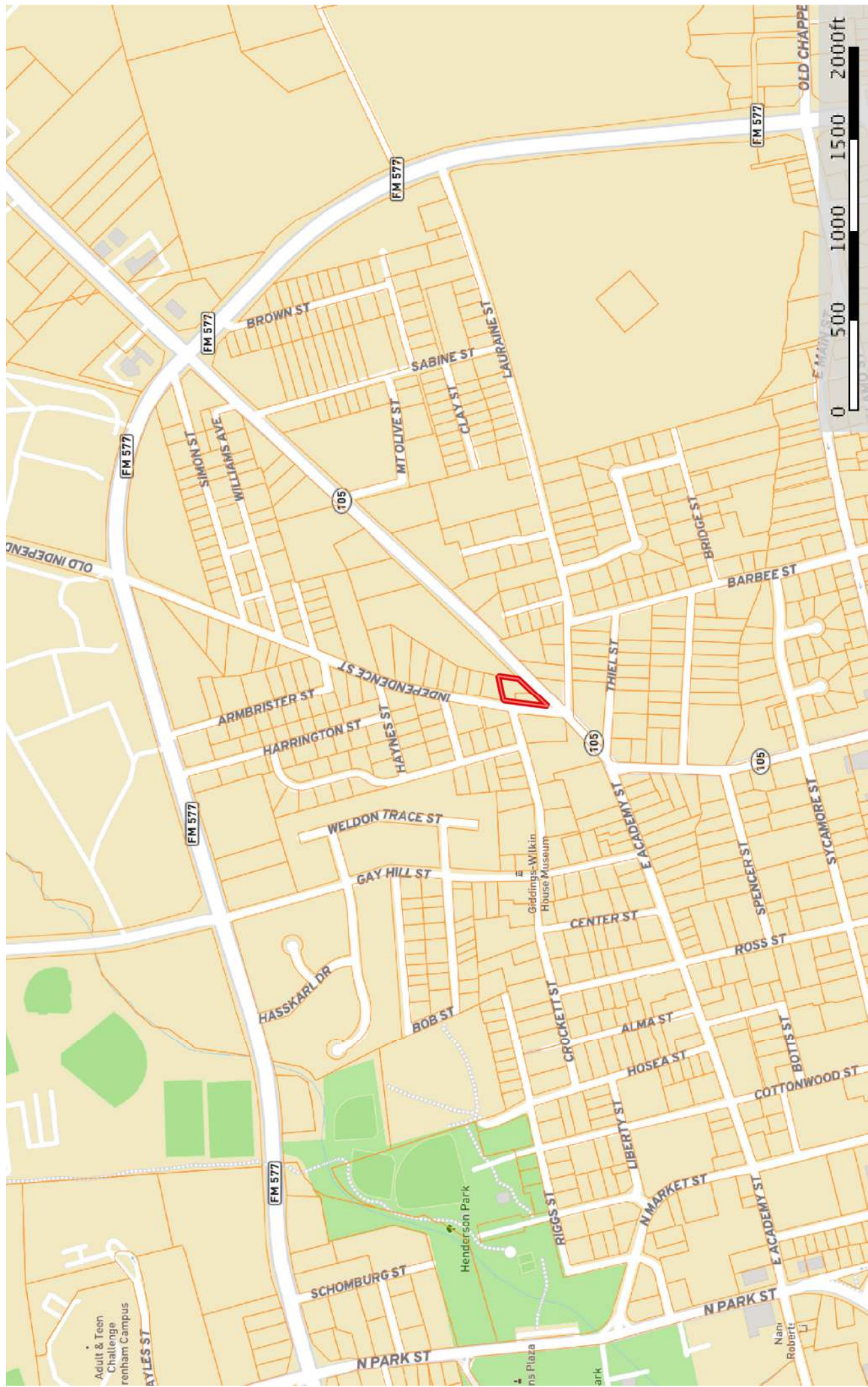
Roger Chambers
P: 979-289-2159

2201 Becker Dr. Brenham, TX 77833

www.marketrealty.com

The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

1005 hwy 105
Texas, AC +/-



Boundary





2016 BRYAN DISTRICT TRAFFIC MAP

prepared by the
 Texas Department of Transportation
 Transportation Planning and Programming Division
 Traffic Analysis System Support Branch

IN COOPERATION WITH THE
 United States Department of Transportation Federal Highway Administration





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 1005 HWY 105
Brenham, 77833

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	☒		
Carbon Monoxide Det.	☒		
Ceiling Fans	☒		
Cooktop <i>2700 F</i>	☒		
Dishwasher	☒		
Disposal		☒	
Emergency Escape Ladder(s)			☒
Exhaust Fans	☒		
Fences	☒		
Fire Detection Equip.	☒		
French Drain		☒	
Gas Fixtures	☒		
Natural Gas Lines	☒		

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

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

Item	Y	N	U	Additional Information
Central A/C		☒		electric gas number of units: <i>0</i>
Evaporative Coolers		☒		number of units: <i>0</i>
Wall/Window AC Units	☒			number of units: <i>2</i>
Attic Fan(s)		☒		if yes, describe: <i>0</i>
Central Heat		☒		electric gas number of units: <i>0</i>
Other Heat	☒			if yes, describe: <i>Gas heaters</i>
Oven	☒			number of ovens: <i>1</i> electric ☒ gas other:
Fireplace & Chimney		☒		wood gas logs mock other: <i>NA</i>
Carport	☒			attached ☒ not attached
Garage	☒			☒ attached not attached
Garage Door Openers		☒		number of units: <i>0</i> number of remotes: <i>NA 0</i>
Satellite Dish & Controls	☒			owned leased from: <i>Direct</i>
Security System	☒			owned leased from: <i>ADT</i>
Solar Panels		☒		owned leased from: <i>NA</i>
Water Heater	☒			☒ electric gas other: number of units: <i>1</i>
Water Softener		☒		owned leased from: <i>NA</i>
Other Leased Items(s)		☒		if yes, describe: <i>NA</i>

(TXR-1406) 09-01-19

Initialed by: Buyer: _____ and Seller: *MD* *MA*

Page 1 of 6

1005 HWY 105
Brenham, 77833

Concerning the Property at

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

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: Gomp Age: 15 yrs (approximate)

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

4 sealed - 2 unsealed
both tile - sink

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	☒	☒
Ceilings	☒	☒
Doors	☒	☒
Driveways	☒	☒
Electrical Systems	☒	☒
Exterior Walls	☒	☒

Item	Y	N
Floors	☒	☒
Foundation / Slab(s)	☒	☒
Interior Walls	☒	☒
Lighting Fixtures	☒	☒
Plumbing Systems	☒	☒
Roof	☒	☒

Item	Y	N
Sidewalks	☒	☒
Walls / Fences	☒	☒
Windows <u>sealed</u>	☒	☒
Other Structural Components?	☒	☒

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary):

Ceiling - Bathroom - paint is peeling off; Interior walls - crack in kitchen + living room

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	☒	☒
Asbestos Components	☒	☒
Diseased Trees: oak wilt	☒	☒
Endangered Species/Habitat on Property	☒	☒
Fault Lines	☒	☒
Hazardous or Toxic Waste	☒	☒
Improper Drainage	☒	☒
Intermittent or Weather Springs	☒	☒
Landfill	☒	☒
Lead-Based Paint or Lead-Based Pt. Hazards	☒	☒
Encroachments onto the Property	☒	☒
Improvements encroaching on others' property	☒	☒
Located in Historic District	☒	☒
Historic Property Designation	☒	☒
Previous Foundation Repairs	☒	☒
Previous Roof Repairs <u>new roof 15 yrs</u>	☒	☒
Previous Other Structural Repairs	☒	☒
<u>Bathroom - updated 2003</u>	☒	☒
Previous Use of Premises for Manufacture of Methamphetamine	☒	☒

Condition	Y	N
Radon Gas	☒	☒
Settling <u>age of property</u>	☒	☒
Soil Movement	☒	☒
Subsurface Structure or Pits	☒	☒
Underground Storage Tanks	☒	☒
Unplatted Easements	☒	☒
Unrecorded Easements	☒	☒
Urea-formaldehyde Insulation	☒	☒
Water Damage Not Due to a Flood Event	☒	☒
Wetlands on Property	☒	☒
Wood Rot <u>age</u>	☒	☒
Active infestation of termites or other wood destroying insects (WDI) <u>was treated & resolved</u>	☒	☒
Previous treatment for termites or WDI	☒	☒
Previous termite or WDI damage repaired <u>resolved</u>	☒	☒
Previous Fires	☒	☒
Termite or WDI damage needing repair	☒	☒
Single Blockable Main Drain in Pool/Hot Tub/Spa*	☒	☒

Concerning the Property at _____

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

- New roof (5 yrs ago) - Bathroom - updated (renovated 2003) - Selfly property
to established - Wood Rot - age of house - Termites - Huber
Property was treated + cleared of termites.

*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): - Garage Roof - front porch needs to be repaired

Section 5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)

Y	N	
	X	Present flood insurance coverage (if yes, attach TXR 1414).
	X	Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
	X	Previous flooding due to a natural flood event (if yes, attach TXR 1414).
	X	Previous water penetration into a structure on the Property due to a natural flood event (if yes, attach TXR 1414).
	X	Located wholly partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR) (if yes, attach TXR 1414).
	X	Located wholly partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
	X	Located wholly partly in a floodway (if yes, attach TXR 1414).
	X	Located wholly partly in a flood pool.
	X	Located wholly partly in a reservoir.

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

*For purposes of this notice:

"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

Concerning the Property at

Section 6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program (NFIP)? ☐ yes ☒ no If yes, explain (attach additional sheets as necessary):

*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).

Section 7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property? ☐ yes ☒ no If yes, explain (attach additional sheets as necessary):

Section 8. 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.
- ☒ 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.
- ☒ 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: _____
- ☒ Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
- ☒ Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
- ☒ Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
- ☒ Any condition on the Property which materially affects the health or safety of an individual.
- ☒ 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).
- ☒ 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.
- ☒ Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):

Concerning the Property at _____

Section 9. Seller ☒ has ☒ has not attached a survey of the Property.

Section 10. 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 11. 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 12. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider? ☒ yes ☐ no

Section 13. 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 14. 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):

**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

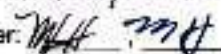

Date Signature of Seller

Date

Printed Name: _____

Printed Name: Mary Louise Harold

(TXR-1406) 09-01-19

Initialed by: Buyer: _____ and Seller: 

Page 5 of 6

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: City of Brenham
Sewer: City of Brenham
Water: City of Brenham
Cable: Direct TV - AT&T services
Trash: City of Brenham
Natural Gas: City of Brenham
Phone Company: AT&T services
Propane: None
Internet: AT&T services

phone #: (979) 337-7400
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: _____

Sellers Disclosure: Additional Notes

Property: 1005 HWY 105 Brenham TX 77833

Roof Age – Marshall to research

Gas Fixtures: 4 Sealed and 2 in use

Plumbing: Bathroom-low water pressure in sink. Toilet flush issue. Bathtub slow to drain

Rain Gutters:

Stove: Broiler dial not working. Burner dials: right front – medium setting does not work

Roof / Attic Vents

Smoke Detector: Unmounted

Oven: Broiler dial not working

Carport: roof leaks, wood is rotten

Garage: roof leaks; wood is rotten

Ceilings: water stains from past roof leakage

Walls: cracks in various locations – kitchen, dining room, living room

Plumbing System: kitchen – leak under kitchen sink

Windows: Security sealed shut

~~MLT~~
Seller Initials

Boyer
Buyer Initials



COMMERCIAL PROPERTY CONDITION STATEMENT

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: **1003 HWY 105 Brenham, Texas 77833**

THIS IS A DISCLOSURE OF THE SELLER'S OR LANDLORD'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED. IT IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES A BUYER OR TENANT MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, LANDLORD, LANDLORD'S AGENTS OR ANY OTHER AGENT.

PART I - Complete if Property is Improved or Unimproved

Are you (Seller or Landlord) aware of:	Aware	Not Aware
(1) any of the following environmental conditions on or affecting the Property:		
(a) radon gas?	☐	☒
(b) asbestos components:		
(i) friable components?	☐	☒
(ii) non-friable components?	☐	☒
(c) urea-formaldehyde insulation?	☐	☒
(d) endangered species or their habitat?	☐	☒
(e) wetlands?	☐	☒
(f) underground storage tanks?	☐	☒
(g) leaks in any storage tanks (underground or above-ground)?	☐	☒
(h) lead-based paint?	☐	☒
(i) hazardous materials or toxic waste?	☐	☒
(j) open or closed landfills on or under the surface of the Property?	☐	☒
(k) external conditions materially and adversely affecting the Property such as nearby landfills, smelting plants, burners, storage facilities of toxic or hazardous materials, refiners, utility transmission lines, mills, feed lots, and the like?	☐	☒
(l) any activity relating to drilling or excavation sites for oil, gas, or other minerals?	☐	☒
(2) previous environmental contamination that was on or that materially and adversely affected the Property, including but not limited to previous environmental conditions listed in Paragraph 1(a)-(l)?	☐	☒
(3) any part of the Property lying in a special flood hazard area (A or V Zone)?	☐	☒
(4) any improper drainage onto or away from the Property?	☒	☐
(5) any fault line at or near the Property that materially and adversely affects the Property?	☐	☒
(6) air space restrictions or easements on or affecting the Property?	☐	☒
(7) unrecorded or unplatted agreements for easements, utilities, or access on or to the Property?	☐	☒

Aware **Not
Aware**

- (8) special districts in which the Property lies (for example, historical districts, development districts, extraterritorial jurisdictions, or others)? ☐ ☒
- (9) pending changes in zoning, restrictions, or in physical use of the Property? ☐ ☒
The current zoning of the Property is: commercial
- (10) your receipt of any notice concerning any likely condemnation, planned streets, highways, railroads, or developments that would materially and adversely affect the Property (including access or visibility)? ☐ ☒
- (11) lawsuits affecting title to or use or enjoyment of the Property? ☐ ☒
- (12) your receipt of any written notices of violations of zoning, deed restrictions, or government regulations from EPA, OSHA, TCEQ, or other government agencies? ☐ ☒
- (13) common areas or facilities affiliated with the Property co-owned with others? ☐ ☒
- (14) an owners' or tenants' association or maintenance fee or assessment affecting the Property? ☐ ☒
If aware, name of association: _____
Name of manager: _____
Amount of fee or assessment: \$ _____ per _____
Are fees current through the date of this notice? ☐ yes ☐ no ☐ unknown
- (15) subsurface structures, hydraulic lifts, or pits on the Property? ☐ ☒
- (16) intermittent or weather springs that affect the Property? ☐ ☒
- (17) any material defect in any irrigation system, fences, or signs on the Property? ☐ ☒
- (18) conditions on or affecting the Property that materially affect the health or safety of an ordinary individual? ☐ ☒
- (19) any of the following rights vested in others:
- (a) outstanding mineral rights? ☐ ☒
- (b) timber rights? ☐ ☒
- (c) water rights? ☐ ☒
- (d) other rights? ☐ ☒
- (20) any personal property or equipment or similar items subject to financing, liens, or lease(s)? ☐ ☒
If aware, list items: _____

If you are aware of any of the conditions listed above, explain. (Attach additional information if needed.)

During extreme rain water runs off back store roof and may enter back corner store french drain installed

PART 2 - Complete only if Property is Improved :

A. Are you (Seller or Landlord) aware of any material defects in any of the following on the Property?

	Aware	Not Aware	Not Appl.
➤ (1) <u>Structural Items:</u>			
➤ (a) foundation systems (slabs, columns, trusses, bracing, crawl spaces, piers, beams, footings, retaining walls, basement, grading)?	☐	☒	☐
(b) exterior walls?	☐	☒	☐
(c) fireplaces and chimneys?	☐	☐	☒
➤ (d) roof, roof structure, or attic (covering, flashing, skylights, insulation, roof penetrations, ventilation, gutters and downspouts, decking)? ...	☐	☒	☐
➤ (e) windows, doors, plate glass, or canopies	☐	☒	☐
(2) <u>Plumbing Systems:</u>			
(a) water heaters or water softeners?	☐	☐	☒
(b) supply or drain lines?	☐	☒	☐
(c) faucets, fixtures, or commodes?	☐	☒	☐
(d) private sewage systems?	☐	☒	☐
(e) pools or spas and equipments?	☐	☐	☒
(f) sprinkler systems (fire, landscape)?	☐	☐	☒
(g) water coolers?	☐	☐	☒
(h) private water wells?	☐	☐	☒
(i) pumps or sump pumps?	☐	☐	☒
➤ (3) <u>HVAC Systems:</u> any cooling, heating, or ventilation systems? <i>N/A</i>	☐	☒	☐
(4) <u>Electrical Systems:</u> service drops, wiring, connections, conductors, plugs, grounds, power, polarity, switches, light fixtures, or junction boxes?	☐	☒	☐
(5) <u>Other Systems or Items:</u>			
(a) security or fire detection systems?	☐	☒	☐
(b) porches or decks?	☐	☒	☐
(c) gas lines?	☐	☐	☒
(d) garage doors and door operators?	☐	☐	☒
(e) loading doors or docks?	☐	☐	☒
(f) rails or overhead cranes?	☐	☐	☒
(g) elevators or escalators?	☐	☐	☒
➤ (h) parking areas, drives, steps, walkways?	☒	☐	☐
(i) appliances or built-in kitchen equipment?	☐	☐	☒

If you are aware of material defects in any of the items listed under Paragraph A, explain. (Attach additional information if needed.) parking area needs repair

B. Are you (Seller or Landlord) aware of:	Aware	Not Aware
(1) any of the following water or drainage conditions materially and adversely affecting the Property:		
→ (a) ground water?	☐	☒
→ (b) water penetration?	☒	☐
→ (c) previous flooding or water drainage?	☒	☐
(d) soil erosion or water ponding?	☐	☒
(2) previous structural repair to the foundation systems on the Property?	☐	☒
(3) settling or soil movement materially and adversely affecting the Property?	☐	☒
(4) pest infestation from rodents, insects, or other organisms on the Property?	☐	☒
→ (5) termite or wood rot damage on the Property needing repair?	☒	☐
(6) mold to the extent that it materially and adversely affects the Property?	☐	☒
(7) mold remediation certificate issued for the Property in the previous 5 years?	☐	☒
<i>if yes, attach a copy of the mold remediation certificate.</i>		
(8) previous termite treatment on the Property?	☒	☐
(9) previous fires that materially affected the Property?	☐	☒
(10) modifications made to the Property without necessary permits or not in compliance with building codes in effect at the time?	☐	☒
(11) any part, system, or component in or on the Property not in compliance with the Americans with Disabilities Act or the Texas Architectural Barrier Statute?	☒	☐

If you are aware of any conditions described under Paragraph B, explain. (Attach additional information, if needed.) during extreme rains water may penetrate back corner store french drain installed. Wood damage needing repair

The undersigned acknowledges receipt of the foregoing statement.

Seller or Landlord: _____

Buyer or Tenant: _____

By: Marilyn Benton Harrod
 By (signature): _____
 Printed Name: _____
 Title: _____

By: _____
 By (signature): _____
 Printed Name: _____
 Title: _____

By: Mary Louise Harrod
 By (signature): _____
 Printed Name: Mary Louise Harrod
 Title: _____

By: _____
 By (signature): _____
 Printed Name: _____
 Title: _____

NOTICE TO BUYER OR TENANT: The broker representing Seller or Landlord, and the broker representing you advise you that this statement was completed by Seller or Landlord, as of the date signed. The brokers have relied on this statement 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.



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 1005 HWY 105 Brenham
(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 Mary Louise Harrod 12/16/19
Date

Buyer _____ Date _____

Seller Marshall Denton Harrod 12/16/19
Date

Other Broker _____ Date _____

Listing Broker Larry Chiles 12/16/19
Date

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>)

(TXR 1906) 10-10-11

TREC No. OP-L

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

barred