

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.**

521 Texas Ave
 Shiner, TX 77984

CONCERNING THE PROPERTY AT _____

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?
 _____ 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 | Item | Y | N | U | Item | Y | N | U |
|----------------------------|---|---|---|-------------------------|---|---|---|--|---|---|---|
| Cable TV Wiring | ✓ | | | Gas Lines (Nat/LP) | ✓ | | | Pump: <input type="checkbox"/> sump <input type="checkbox"/> grinder | | ✓ | |
| Carbon Monoxide Det. | | ✓ | | Hot Tub | ✓ | | | Rain Gutters | | ✓ | |
| Ceiling Fans | ✓ | | | Intercom System | ✓ | | | Range/Stove | ✓ | | |
| Cooktop | ✓ | | | Microwave | ✓ | | | Roof/Attic Vents | ✓ | | |
| Dishwasher | ✓ | | | Outdoor Grill | ✓ | | | Sauna | | ✓ | |
| Disposal | ✓ | | | Patio/Decking | ✓ | | | Smoke Detector | ✓ | | |
| Emergency Escape Ladder(s) | | ✓ | | Plumbing System | | ✓ | | Smoke Detector – Hearing Impaired | | ✓ | |
| Exhaust Fans | ✓ | | | Pool | | ✓ | | Spa | | ✓ | |
| Fences | | ✓ | | Pool Equipment | | ✓ | | Trash Compactor | | ✓ | |
| Fire Detection Equip. | | ✓ | | Pool Maint. Accessories | | ✓ | | TV Antenna | | ✓ | |
| French Drain | | ✓ | | Pool Heater | | ✓ | | Washer/Dryer Hookup | ✓ | | |
| Gas Fixtures | | ✓ | | Public Sewer System | | ✓ | | Window Screens | | ✓ | |

| Item | Y | N | U | Additional Information | | |
|---------------------------------|---|---|---|---|------------------|--|
| Central A/C | ✓ | | | <input checked="" type="checkbox"/> electric <input type="checkbox"/> gas | number of units: | |
| Evaporative Coolers | | ✓ | | | number of units: | |
| Wall/Window AC Units | | ✓ | | | number of units: | |
| Attic Fan(s) | | ✓ | | if yes, describe: | | |
| Central Heat | ✓ | | | <input type="checkbox"/> electric <input type="checkbox"/> gas | number of units: | |
| Other Heat | | ✓ | | if yes, describe: | | |
| Oven | | ✓ | | number of ovens: 1 <input type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: | | |
| Fireplace & Chimney | | ✓ | | <input type="checkbox"/> wood <input type="checkbox"/> gas logs <input type="checkbox"/> mock <input type="checkbox"/> other: | | |
| Carport | | ✓ | | <input type="checkbox"/> attached <input type="checkbox"/> not attached | | |
| Garage | | ✓ | | <input checked="" type="checkbox"/> attached <input type="checkbox"/> not attached | | |
| Garage Door Openers | | ✓ | | number of units: 2 <input type="checkbox"/> number of remotes: 3 | | |
| Satellite Dish & Controls | ✓ | | | <input checked="" type="checkbox"/> owned <input type="checkbox"/> leased from | | |
| Security System | | ✓ | | <input type="checkbox"/> owned <input type="checkbox"/> leased from | | |
| Water Heater | ✓ | | | <input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: | number of units: | |
| Water Softener | | ✓ | | <input type="checkbox"/> owned <input type="checkbox"/> leased from | | |
| Underground Lawn Sprinkler | | ✓ | | <input type="checkbox"/> automatic <input type="checkbox"/> manual | areas covered: | |
| Septic / On-Site Sewer Facility | | ✓ | | if yes, attach Information About On-Site Sewer Facility (TAR-1407) | | |

(TAR-1406) 7-16-08

Initiated by: Seller: MR and Buyer: _____

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Concerning the Property at _____

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 TAR-1906 concerning lead-based paint hazards).

Roof Type: Comp Age: 11 years (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): _____

OVEN RANGES CLOCK DOES NOT WORK

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 | | ✓ | Floors | | ✓ | Sidewalks | | ✓ |
| Ceilings | | ✓ | Foundation / Slab(s) | | ✓ | Walls / Fences | | ✓ |
| Doors | | ✓ | Interior Walls | | ✓ | Windows | | ✓ |
| Driveways | | ✓ | Lighting Fixtures | | ✓ | Other Structural Components | | ✓ |
| Electrical Systems | | ✓ | Plumbing Systems | | ✓ | | | |
| Exterior Walls | | ✓ | Roof | | ✓ | | | |

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

Concerning the Property at _____

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

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 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.

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).

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

Concerning the Property at _____

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

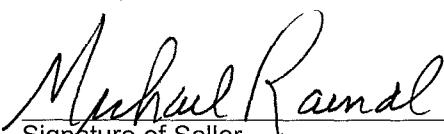
Section 9. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? yes no If yes, explain: _____

Section 10. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?* unknown no 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

06/25/2009

Date Signature of Seller

Date

Printed Name: Michael J. Raindl

Printed Name: _____

(TAR-1406) 7-16-08

Initiated by: Seller: MR, _____ and Buyer: _____

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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 you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (4) The following providers currently provide service to the property:

Electric: _____ Sewer: _____
Water: _____ Cable: _____
Trash: _____ Natural Gas: _____
Local Phone: _____ Propane: _____

- (5) This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. **YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.**

The undersigned Buyer acknowledges receipt of the foregoing notice and acknowledges the property complies with the smoke detector requirements of Chapter 766, Health and Safety Code, or, if the property does not comply with the smoke detector requirements of Chapter 766, the buyer waives the buyer's rights to have smoke detectors installed in compliance with Chapter 766.

| | | | |
|---|------------|---|------------|
| Signature of Buyer Printed Name: _____ | Date _____ | Signature of Buyer Printed Name: _____ | Date _____ |
|---|------------|---|------------|