## **TR** TEXAS 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 PR	ROF	PEF	RΤΥ	′ A	Γ <u>78</u>	9 C	ounty Road 3480					Lampasas Lampasas	TX	765	550
THIS NOTICE IS A DIS AS OF THE DATE SI WARRANTIES THE BU SELLER'S AGENTS, O	GN IYE	R.	) B Ma`	Υ : Υ V	SEL VISH	LEF I TO	R AND IS NOT A DOBTAIN, IT IS N	S	UB	ST	IT	TUTE FOR ANY INSP	ECTIO	NS	OR
Seller ☑∕s ☐ is not the Property? ☐ Property	oce	cnb	yin	g ti	ne P	rop	erty. If unoccupied	i (b pro	y S oxin	elle nat	e	r), how long since Selle date) or 🏻 never	r has od occupi	ccup ied	oied the
Section 1. The Proper This notice does not esta	ty i ablis	nas sh t	the	e it iten	ems is to	be d	arked below: (Mar conveyed. The contr	rk ` act	<b>'es</b> will	(\ de	(). te	, No (N), or Unknown ( ermine which items will & v	<b>U).)</b> rill not c	onve	∍у.
Item	Ÿ	Ñ	U		ltem	1		Y	N	U		İtem		Y	N U
Cable TV Wiring	1				Ligu	id F	ropane Gas:		1		1	Pump: □ sump □ g	rinder		
Carbon Monoxide Det.	V		П				nmunity (Captive)		V		1	Rain Gutters	_		
Ceiling Fans							Property		/		1	Range/Stove		W	
Cooktop					Hot				1		1	Roof/Attic Vents			
Dishwasher	V		$\neg$	Ĺ	Inter	cor	n System		1		1	Sauna			
Disposal	1				Micr			1			1	Smoke Detector		<b>7</b>	
Emergency Escape				Г	Outo	lool	r Grill				1	Smoke Detector - H	earing		
Ladder(s)		1							V		ĺ	Impaired	_		<b>V</b>
Exhaust Fans	V			Г	Patio	o/Do	ecking		_			Spa			1
Fences	1			Г	Plun	nbir	g System	/				Trash Compactor			~
Fire Detection Equip.	/				Poo			/				TV Antenna		1	
French Drain		$\overline{\prime}$		Г	Poo	l Eq	uipment	V				Washer/Dryer Hooku	ρ	/	
Gas Fixtures					Poo	Ma	int. Accessories	1				Window Screens		V	
Natural Gas Lines		<b>/</b>			Poọ	He	ater		<b>V</b>			Public Sewer System			
Item				Υ	N	Ü	Addition	al I	nfc	rn	12	ation	<del></del> .		
Central A/C				7	1	- 1	☑ electric ☐ gas				-	r of units:			
Evaporative Coolers				<u> </u>			number of units:						·		
Wall/Window AC Units		•		./	Ť		number of units:	$\overline{\mathcal{D}}$	7/	<u> </u>	$\overline{a}$	ut buildings			
Attic Fan(s)				~	1		if yes, describe:	~	- / /	,	,	Ser Dografy 195			
Central Heat				7	1		□ electric □ gas		nui	mb	eı	r of units: 2			
Other Heat				_	/		if yes describe:				_				
Oven					-		number of ovens:		7			☐ electric ☐ gas ☐ of	her:		_
Fireplace & Chimney					1 1		wood □ gas l		- <u>-</u> -	) m					
Carport					1.7		□ attached □ no								,
Garage				/			☑ attached ☐ no								
Garage Door Openers				/			number of units:		2			number of remotes:	7		
Satellite Dish & Contro	ls			•			□ owned □ leas			m					
Security System		_			ľ	一	□ owned □ leas								
Solar Panels			_			一	□ owned □ leas								
Water Heater		_		/	<u>v</u>	_	☐ electric ☐ gas					number of u	nits:	之	
Water Softener				<u> </u>		$\neg$	□ owned □ leas				_				
Other Leased Item(s)						$\neg$	if yes, describe:								
(TXR-1406) 09-01-19		Init	iale	d by	: Buy	yer: .		l Se	ller.	(J	<u>ر</u>	L ,	Page	e 1 o	of 6

Underground Lawn Sp												
									areas covered:			
Septic / On-Site Sewe	r <u>Fac</u>	ility	<u>∨                                     </u>	es, a	itta <u>ch</u>	Informa	ation	Α	About On-Site Sewer Facility (T	<u>(R-1</u>	40	7)
Water supply provided by							unkı	no	own □ other:			_
Was the Property built b												
(If yes, complete, sig	jn, a	nd atta	ach TXR-1906	con	cemin	ig lead-	base	ed	d paint hazards).			
Roof Type: _/ne.tal					Age: _	<u> </u>	121	1	ring placed over existing shingle	xima	ate	)
Is there an overlay roof	cove	ering o	n the Property	/ (sh	ingles	or roof	cov	er	ring placed over existing shingle	s or	LO	of
covering)? ☐ yes ☐1	no (	⊒ unkı	nown									
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defects, grare need of	epai	ir? 🔟	ves □ no If	ves.	desci	ribe (att	ach	a(	dditional sheets if necessary):		_	
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Ceilings	1		Foundation	/ Sla	ab(s)		1/	1	Walls / Fences	$\dashv$	1	7
Doors	1		Interior Wal		(0)		V	1	Windows		1	7
Driveways	1		Lighting Fix		<del></del>	/	۳-	1	Other Structural Component	<u>-   -</u>	7	ラ
Electrical Systems	+	1	Plumbing S				/	1	Sales Salestara Somponers	+	$\dashv$	
Exterior Walls	1		Roof	you	1110		1	1			+	
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Section 3. Are you (S No (N) if you are not a			re of any of th	ne fo	llowi	ng cond	ditio	ns	s? (Mark Yes (Y) if you are a	/are	ar	nd
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_	*A ci	ngle blockable main drain may cause a suction entrapment hazard for an individual.
of	ection repa	4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need ir, which has not been previously disclosed in this notice?   yes  no if yes, explain (attach all sheets if necessary):
	-	10 3 21M2 
		5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and wholly or partly as applicable. Mark No (N) if you are not aware.)
Y	N	Present flood insurance coverage (if yes, attach TXR 1414).
<u> </u>	<u> </u>	Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
		Previous flooding due to a natural flood event (if yes, attach TXR 1414).
	¥	Previous water penetration into a structure on the Property due to a natural flood event (if yes, attach TXR 1414).
	4	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).
	9	Located  wholly partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
		Located □ wholly □ partly in a floodway (if yes, attach TXR 1414).
	<b>T</b>	Located □ wholly □ partly in a flood pool.
	<b>u</b>	Located D wholly D partly in a reservoir.
lf t	he an	swer to any of the above is yes, explain (attach additional sheets as necessary):
If t	<u>-</u>	Located D wholly D partly in a reservoir.

"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.

(TXR-1406) 09-01-19

Initialed by: Buyer: \_\_\_\_\_, and Seller/\_\_\_\_\_

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рг	ovide	6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance r, including the National Flood Insurance Program (NFIP)?*  yes for no if yes, explain (attach al sheets as necessary):
	Even and k	es in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, ow risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).
Αc	lminis	7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business stration (SBA) for flood damage to the Property? □ yes ☑ no If yes, explain (attach additional sheets ssa(y):
		8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if not aware.)
<u>Y</u>	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.
		Name of accognition:
		Manager's name: Phone: 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:
	<b>u</b> ⁄	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).
	<u> </u>	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.
☐ If t	□ he an	Any portion of the Property that is located in a groundwater conservation district or a subsidence district. swer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):
(T)	(R-140	S) 09-01-19 Initialed by: Buyer:, and Seller: Page 4 of 6

Concerning the Propert	y at <u>789 County Roz</u>	nd 3480	<u>Lampasasi</u>	Lamaa <u>sas</u>	<u>TX</u> _	76550
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Section 11. Unecl	v anà ray exembre [	☐ Senior Citizen		Disabled	.=	-
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Other:				Unknown		
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- (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 https://publicsite.dps.texas.gov/SexOffenderRegistry. 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 Rocated 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 infor	mation.	
(6) The following providers currently provide service to t	he Property:	
Electric: Hamilton Electric	phone #:	
Sewer:	phone #:	
Sewer:	phone #:	
Cable:	phone #:	
Cable:	phone #:	
Natural Gas:	phone #:	
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