



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 317 FM 2436
La Grange, TX 78945

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 | ✓ | | |
| 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: <u> </u> sump <u> </u> 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 <u> </u> gas <u> </u> number of units: <u> </u> |
| Evaporative Coolers | | ✓ | | number of units: <u> </u> |
| Wall/Window AC Units | | ✓ | | number of units: <u> </u> |
| Attic Fan(s) | | ✓ | | if yes, describe: <u> </u> |
| Central Heat | ✓ | | | ✓ electric <u> </u> gas <u> </u> number of units: <u> </u> |
| Other Heat | | ✓ | | if yes, describe: <u> </u> |
| Oven | ✓ | | | number of ovens: <u> </u> electric <u> </u> gas <u> </u> other: <u> </u> |
| Fireplace & Chimney | ✓ | | | ✓ wood <u> </u> gas logs <u> </u> mock <u> </u> other: <u> </u> |
| Carport | ✓ | | | ✓ attached <u> </u> not attached <u> </u> |
| Garage | | ✓ | | <u> </u> attached <u> </u> not attached <u> </u> |
| Garage Door Openers | | ✓ | | number of units: <u> </u> number of remotes: <u> </u> |
| Satellite Dish & Controls | | ✓ | | owned <u> </u> leased from: <u> </u> |
| Security System | | ✓ | | owned <u> </u> leased from: <u> </u> |
| Solar Panels | | ✓ | | owned <u> </u> leased from: <u> </u> |
| Water Heater | ✓ | | | ✓ electric <u> </u> ✓ gas <u> </u> other: <u> </u> number of units: <u> </u> |
| Water Softener | | ✓ | | <u> </u> owned <u> </u> leased from: <u> </u> |
| Other Leased Items(s) | | | | if yes, describe: <u>Propane Tank</u> |

(TXR-1406) 09-01-19 Initialed by: Buyer: and Seller: KB, BB Page 1 of 6

Concerning the Property at _____

| | | | | |
|---------------------------------|-------------------------------------|--------------------------|--|---|
| Underground Lawn Sprinkler | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> automatic | manual areas covered: <u>Around House & Flower beds</u> |
| 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: Metal Age: 30 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): _____

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 | | <input checked="" type="checkbox"/> | Floors | | <input checked="" type="checkbox"/> | Sidewalks | | <input checked="" type="checkbox"/> |
| Ceilings | | <input checked="" type="checkbox"/> | Foundation / Slab(s) | | <input checked="" type="checkbox"/> | Walls / Fences | | <input checked="" type="checkbox"/> |
| Doors | | <input checked="" type="checkbox"/> | Interior Walls | | <input checked="" type="checkbox"/> | Windows | | <input checked="" type="checkbox"/> |
| Driveways | | <input checked="" type="checkbox"/> | Lighting Fixtures | | <input checked="" type="checkbox"/> | Other Structural Components | | <input checked="" type="checkbox"/> |
| Electrical Systems | | <input checked="" type="checkbox"/> | Plumbing Systems | | <input checked="" type="checkbox"/> | | | |
| Exterior Walls | | <input checked="" type="checkbox"/> | Roof | | <input checked="" 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 | Condition | Y | N |
|---|---|-------------------------------------|---|---|-------------------------------------|
| Aluminum Wiring | | <input checked="" type="checkbox"/> | Radon Gas | | <input checked="" type="checkbox"/> |
| Asbestos Components | | <input checked="" type="checkbox"/> | Settling | | <input checked="" type="checkbox"/> |
| Diseased Trees: <u>oak wilt</u> | | <input checked="" type="checkbox"/> | Soil Movement | | <input checked="" type="checkbox"/> |
| Endangered Species/Habitat on Property | | <input checked="" type="checkbox"/> | Subsurface Structure or Pits | | <input checked="" type="checkbox"/> |
| Fault Lines | | <input checked="" type="checkbox"/> | Underground Storage Tanks | | <input checked="" type="checkbox"/> |
| Hazardous or Toxic Waste | | <input checked="" type="checkbox"/> | Unplatted Easements | | <input checked="" type="checkbox"/> |
| Improper Drainage | | <input checked="" type="checkbox"/> | Unrecorded Easements | | <input checked="" type="checkbox"/> |
| Intermittent or Weather Springs | | <input checked="" type="checkbox"/> | Urea-formaldehyde Insulation | | <input checked="" type="checkbox"/> |
| Landfill | | <input checked="" type="checkbox"/> | Water Damage Not Due to a Flood Event | | <input checked="" type="checkbox"/> |
| Lead-Based Paint or Lead-Based Pt. Hazards | | <input checked="" type="checkbox"/> | Wetlands on Property | | <input checked="" type="checkbox"/> |
| Encroachments onto the Property | | <input checked="" type="checkbox"/> | Wood Rot | | <input checked="" type="checkbox"/> |
| Improvements encroaching on others' property | | <input checked="" type="checkbox"/> | Active infestation of termites or other wood destroying insects (WDI) | | <input checked="" type="checkbox"/> |
| Located in Historic District | | <input checked="" type="checkbox"/> | Previous treatment for termites or WDI | | <input checked="" type="checkbox"/> |
| Historic Property Designation | | <input checked="" type="checkbox"/> | Previous termite or WDI damage repaired | | <input checked="" type="checkbox"/> |
| Previous Foundation Repairs | | <input checked="" type="checkbox"/> | Previous Fires | | <input checked="" type="checkbox"/> |
| Previous Roof Repairs | | <input checked="" type="checkbox"/> | Termite or WDI damage needing repair | | <input checked="" type="checkbox"/> |
| Previous Other Structural Repairs | | <input checked="" type="checkbox"/> | Single Blockable Main Drain in Pool/Hot Tub/Spa* | | <input checked="" type="checkbox"/> |
| Previous Use of Premises for Manufacture of Methamphetamine | | <input checked="" type="checkbox"/> | | | |

Concerning the Property at _____

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

*Approx. 10yrs ago Termites activity found in
Carpent/Utility Area. Treated by Karher Hairy Pest Control/
with current treatment Schedule. Replaced
Approx 2 sheets of sheet rock in Utility Room.*

*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 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 | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Present flood insurance coverage (if yes, attach TXR 1414). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Previous flooding due to a natural flood event (if yes, attach TXR 1414). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Previous water penetration into a structure on the Property due to a natural flood event (if yes, attach TXR 1414). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Located <input type="checkbox"/> wholly <input type="checkbox"/> 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). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a floodway (if yes, attach TXR 1414). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a flood pool. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Located <input type="checkbox"/> wholly <input type="checkbox"/> 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 _____

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 <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 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: <u>Fayette Electric</u> | phone #: _____ |
| Sewer: _____ | phone #: _____ |
| Water: <u>Fayette water</u> | phone #: _____ |
| Cable: _____ | phone #: _____ |
| Trash: _____ | phone #: _____ |
| Natural Gas: _____ | phone #: _____ |
| Phone Company: <u>Colorado Valley Disconnected</u> | phone #: _____ |
| Propane: _____ | phone #: _____ |
| Internet: <u>Colorado Valley Disconnected</u> | 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: _____ | |

(TXR-1406) 09-01-19 Initialed by: Buyer: _____, _____ and Seller: KB, BB Page 6 of 6



INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT

317 FM 2436
LaGrange Tx, 78945

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

- (1) Type of Treatment System: Septic Tank Aerobic Treatment Unknown
- (2) Type of Distribution System: Field Line Unknown
- (3) Approximate Location of Drain Field or Distribution System: Behind House Unknown
- (4) Installer: Unknown Unknown
- (5) Approximate Age: 30yrs 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: _____
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? January 2023
- (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 _____
- (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.

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.

Kenneth W Bay
Signature of Seller _____ Date _____

Betsy P Berger
Signature of Seller _____ Date _____

Receipt acknowledged by:

Signature of Buyer _____ Date _____

Signature of Buyer _____ Date _____



INFORMATION ABOUT ON-SITE SEWER FACILITY

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317 Fm 2436

CONCERNING THE PROPERTY AT

LaGrange Tx, 78945

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

- (1) Type of Treatment System: Septic Tank Aerobic Treatment Unknown
- (2) Type of Distribution System: Field line Unknown
- (3) Approximate Location of Drain Field or Distribution System: Behind Utility Room Unknown
- (4) Installer: Unknown Unknown
- (5) Approximate Age: Unknown Unknown

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| Single family dwelling (5 bedrooms; less than 4,500 sf) | 450 | 360 |
| Single family dwelling (6 bedrooms; less than 5,500 sf) | 525 | 420 |
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| Mobile home, condo, or townhouse (each add'l bedroom) | 75 | 60 |

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 Signature of Seller Date



 Signature of Seller Date

Receipt acknowledged by:

 Signature of Buyer Date

 Signature of Buyer Date