TEXAS REALTORS

SELLER'S DISCLOSURE NOTICE

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A seller must disclose known material information concerning the condition of the Property. 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 **12411 E Texas St. Burton, TX 77835**

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		X	
Carbon Monoxide Det.		X	
Ceiling Fans	X		
Cooktop/Range/Stove	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	
Liquid Propane (LP) Gas:		X	
-LP Community (Captive)		X	
-LP on Property		X	

Item	Y	N	U
Natural Gas Lines		X	
Fuel Gas Piping:		X	
-Black Iron Pipe			
-Copper			
-Corrugated Stainless Steel Tubing			
Hot Tub		X	
Intercom System		X	
Microwave	X		
Outdoor Grill		X	
Patio/Decking (Porches)	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		
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			(electric) __ gas number of units: ONE (1)
Evaporative Coolers		X		number of units:
Wall/Window AC Units		X		number of units:
Attic Fan(s)		X		if yes, describe:
Central Heat	X			(electric) __ gas number of units: ONE (1)
Other Heat		X		if yes, describe:
Oven	X			number of ovens: 1 (electric) __ gas __ other:
Fireplace & Chimney		X		__ wood __ gas logs __ mock __ other:
Carport	X			__ attached (not attached)
Garage		X		__ attached __ not attached
Garage Door Openers		X		number of units: number of remotes:
Satellite Dish & Controls	X			__ owned __ leased from:
Security System		X		__ owned __ leased from:

Market Realty, Inc. Burton 615 N Main St. /PO Box 101 Burton, TX 77833 Phone: 9792892159 Fax: 9792892159
Susan Kiel Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com
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Concerning the Property at 12411 E Texas St. Burton, TX 77835

Condition	Y	N
Historic Property Designation		X
Previous Foundation Repairs (1)	X	
Previous Roof Repairs or Replacement		X
Previous Other Structural Repairs (2)		X
Previous Use of Premises for Manufacture of Methamphetamine		X
A private road on or adjoining the Property that a buyer will be financially responsible for maintaining		X
Alkali-Silica Reaction (ASR) or "Concrete Cancer"		X

Condition	Y	N
Previous Fires		X
Single Blockable Main Drain in Pool/Hot Tub/Spa*		X
Subsurface Structure or Pits		X
Underground Storage Tanks**		X
Aboveground Storage Tanks**		X
Aboveground Storage Tanks on the Property that hold 500 gal. or more and have stored petroleum products or other chemicals**		X
Conservation Easements***		X

If the answer to any of the items in Section 3 is yes or other, explain (attach additional sheets if necessary):
(1) HAD House leveled in 2017 due to back door being extremely hard to open/close (which indicated some movement)
(2) House completely renovated around 2011. House moved to current location & renovated which included all new plumbing/electrics/windows/paint/roof

*A single blockable main drain may cause a suction entrapment hazard for an individual.
**If yes, see 30 Texas Administrative Code Chapter 334 for additional disclosure requirements pertaining to storage tanks.
***"Conservation easement" means an easement (permanent or for a period of years) on the property that restricts the use of all or a part of the property to protect natural resources, wildlife habitat, open space, or historical sites.

Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property in need of repair that has not been previously disclosed in this notice? __ yes ✓ no If yes, explain (attach additional sheets if necessary):

Section 5. Insurance. (Indicate Yes (Y) or No (N))

	Y	N
The Property is presently covered by insurance.	X	
The Property is presently covered by flood insurance.*		X
The Property is presently covered by windstorm insurance.	X	
You (Seller) have been unable to insure the Property for any reason.		X

*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).

If the answer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary):
House is insured (standard Homeowners insurance)

Section 6. Have you (Seller) ever filed a claim for any damage to the Property with any insurance provider? (This includes, but is not limited to, claims filed with the National Flood Insurance Program (NFIP))? __ yes ✓ no If yes, explain:

Section 7. 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:

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Section 10. 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	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.
	X	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.

If the answer to any of the above items in Section 10 is yes, explain (attach additional sheets if necessary): _____

	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 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: _____

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(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:	Bluebonnet Electric Coop	phone #:	800 842-7708
Sewer:	City of Burton	phone #:	979 289-3402
Water:	City of Burton	phone #:	979-289-3402
Cable:	N/A	phone #:	
Trash:	City of Burton	phone #:	979 289-3402
Natural Gas:	N/A	phone #:	
Phone Company:	N/A	phone #:	
Propane:	N/A	phone #:	
Internet:	N/A	phone #:	
Security System:	N/A	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:	

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