



TEXAS ASSOCIATION OF REALTORS® SELLER'S DISCLOSURE NOTICE

©Texas Association of REALTORS®, Inc. 2016

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 1015 Austin Jacksonville TX 75766

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? ☒ Approximately December, 2013 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		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		
Natural Gas Lines	x		

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

Item	Y	N	U
Pump: <input type="checkbox"/> sump <input type="checkbox"/> grinder		x	
Rain Gutters	x		
Range/Stove	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			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: 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			<input type="checkbox"/> electric <input checked="" type="checkbox"/> gas number of units: 1
Other Heat	x			if yes describe: Fireplace w/ Fan
Oven	x			number of ovens: 1 <input type="checkbox"/> electric <input checked="" type="checkbox"/> gas <input type="checkbox"/> other: _____
Fireplace & Chimney	x			<input type="checkbox"/> wood <input checked="" type="checkbox"/> gas logs <input type="checkbox"/> mock <input type="checkbox"/> other: _____
Carport		x		<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage	x			<input checked="" type="checkbox"/> attached <input type="checkbox"/> not attached
Garage Door Openers	x			number of units: 1 number of remotes: 2
Satellite Dish & Controls		x		<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Security System		x		<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Water Heater	x			<input type="checkbox"/> electric <input checked="" type="checkbox"/> gas <input type="checkbox"/> other: _____ number of units: 1
Water Softener	x			<input checked="" type="checkbox"/> owned <input type="checkbox"/> leased from _____
Underground Lawn Sprinkler		x		<input type="checkbox"/> automatic <input type="checkbox"/> manual areas covered: _____
Septic / On-Site Sewer Facility		x		if yes, attach Information About On-Site Sewer Facility (TAR-1407)

(TAR-1406) 01-01-16

Initialed by: Buyer: _____

and Seller: _____

Page 1 of 5

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: Composition

Age: October, 2010

(approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? ☐ yes ☒ no ☐ unknownAre 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		x	Floors		x	Sidewalks		x
Ceilings		x	Foundation / Slab(s)		x	Walls / Fences		x
Doors		x	Interior Walls		x	Windows		x
Driveways		x	Lighting Fixtures		x	Other Structural Components		x
Electrical Systems		x	Plumbing Systems		x			
Exterior Walls		x	Roof		x			

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

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

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:

- | | | |
|--|---|---|
| <input type="checkbox"/> Homestead | <input type="checkbox"/> Senior Citizen | <input type="checkbox"/> Disabled |
| <input type="checkbox"/> Wildlife Management | <input type="checkbox"/> Agricultural | <input type="checkbox"/> Disabled Veteran |
| <input type="checkbox"/> Other: _____ | | <input type="checkbox"/> Unknown |

Section 9. Have you (Seller) ever filed a claim for damage to the Property with any insurance provider? ☒ yes ☐ no

Section 10. 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 11. 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): Believe the property manager has installed all the required devices.

**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.

Gailen H. Benda
Signature of Seller

5/6/16
Date

Patricia E. Benda
Signature of Seller

5/6/16
Date

Printed Name: Gailen H. Benda

Printed Name: Patricia E. Benda

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: Oncor

phone #: 888-313-4747

Sewer: C.O.J.

phone #: 903-586-3510

Water: C.O.J.

phone #: 903-586-3510

Cable: SuddenLink

phone #: 903-586-8122

Trash: C.O.J.

phone #: 903-586-3510

Natural Gas: CenterPoint

phone #: 800-259-5544

Phone Company: Frontier Communications

phone #: 800-921-8101

Propane: N/A

phone #: _____

- (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.

Signature of Buyer Date
Printed Name: _____

Signature of Buyer Date
Printed Name: _____