



TEXAS ASSOCIATION OF REALTORS®

NOTICE OF INFORMATION FROM OTHER SOURCES

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.
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To: BUYER:
BUYER:
From: ALLISON "AJ" HARWOOD (Broker)
Property Address: 308 PEREGRINE DR., SAN MARCOS, TX 78676
Date: December 18, 2015

- (1) Broker obtained the attached information, identified as SELLERS DISCLOSURE PACKAGE INCLUDING TAR FORMS: 2501, COURTESY SURVEY (DATED: OCT. 2000), 1406, UTILITY INVOICE, 1407, SEPTIC INFORMATION, 1506, 1917, 1414, from 2507, 2508, 1928, 2506, 2504, 2505, 2509, 2513 & NOTICE REGARDING OAK WILT IN CENTRAL TEXAS. NOTICE AND GENERAL INFORMATION FORMS FROM TEXAS ASSOCIATION OF REALTORS, SELLER & HAYS COUNTY.
- (2) Broker has relied on the attached information and does not know and has no reason to know that the information is false or inaccurate except: NONE.
- (3) Broker does not warrant or guarantee the accuracy of the attached information. Do not rely on the attached information without verifying its accuracy.

ALLISON "AJ" HARWOOD
Broker

By: Allison Harwood
ALLISON "AJ" HARWOOD

Receipt of this notice is acknowledged by:

Signature _____ Date _____
BUYER:

Signature _____ Date _____
BUYER:

(TAR-2502) 7-16-08

RE/MAX Real Properties, 12111 Ranch Road 12 Suite 106 Wimberley, TX 78676
Phone: 512.848.6612 Fax: 512.857.8588 Allison AJ Harwood

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com



Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

(TAR-2501) 10-10-11

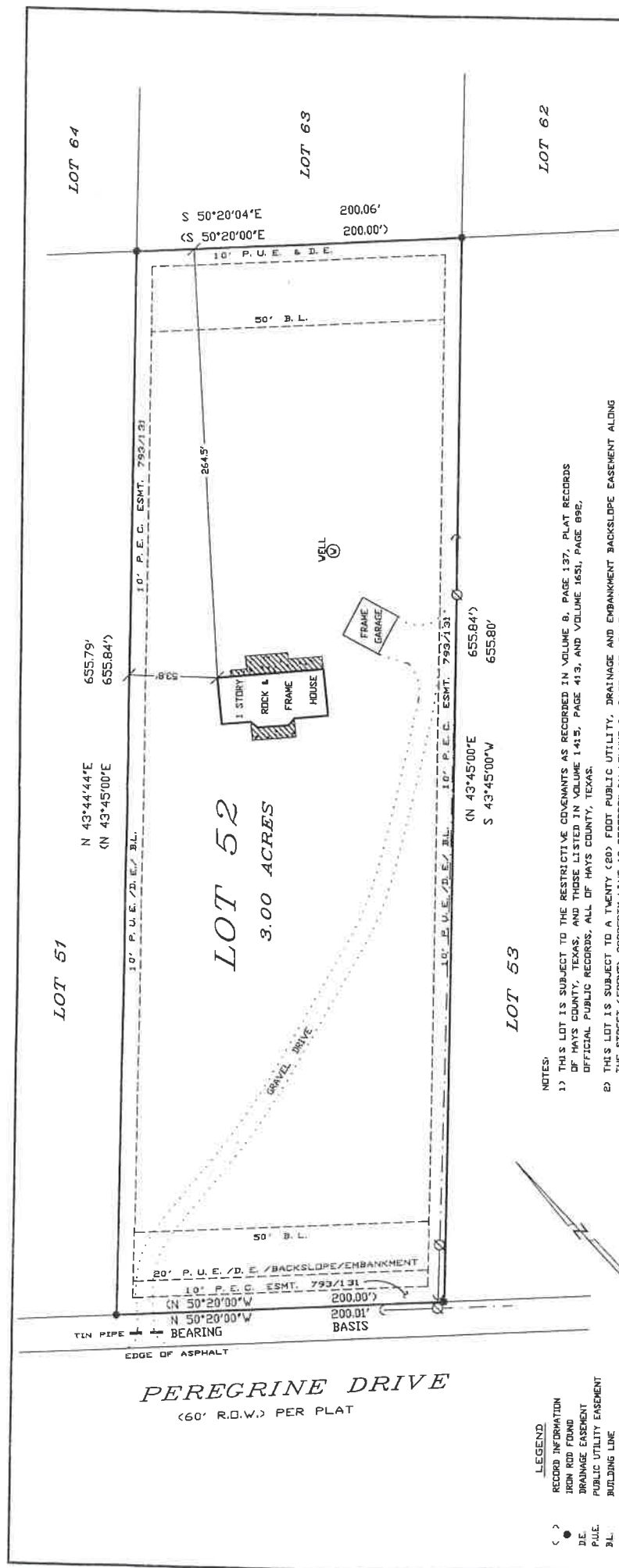
RE/MAX Real Properties, 12111 Ranch Road 12 Suite 106 Wimberley, TX 78676
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TREC No. OP-K

308 PEREGRINE





SURVEY PLAT **OF** **LOT 52** **FALCONWOOD**

A SUBDIVISION RECORDED IN
VOLUME 8, PAGE 137, PLAT RECORDS OF
HAYS COUNTY, TEXAS

SOUTHWEST LAND SURVEYORS
SURDA HAY 8900 DATE PLOTTING: SEPTEMBER, 2000
OCTOBER, 2000 C.S. 02 894-01 97 JOB 00-3172

- NOTES:**
- 1) THIS LOT IS SUBJECT TO THE RESTRICTIVE COVENANTS AS RECORDED IN VOLUME 8, PAGE 137, PLAT RECORDS OF HAYS COUNTY, TEXAS, AND THOSE LISTED IN VOLUME 1413, PAGE 413, AND VOLUME 1651, PAGE 892, OFFICIAL PUBLIC RECORDS, ALL OF HAYS COUNTY, TEXAS.
 - 2) THIS LOT IS SUBJECT TO A TWENTY (20) FOOT PUBLIC UTILITY, DRAINAGE AND EMBANKMENT BACKSLOPE EASEMENT ALONG THE STREET (FRONT) PROPERTY LINE AS RECORDED IN VOLUME 8, PAGE 137, PLAT RECORDS OF HAYS COUNTY, TEXAS.
 - 3) THIS LOT IS SUBJECT TO A TEN (10) FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL NON-STREET PROPERTY LINES AS RECORDED IN VOLUME 8, PAGE 137, PLAT RECORDS OF HAYS COUNTY, TEXAS.
 - 4) THIS LOT IS SUBJECT TO A TEN (10) FOOT SIDE AND A FIFTY (50) FOOT FRONT AND REAR BUILDING SETBACK LINE AS RECORDED IN VOLUME 1413, PAGE 413, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
 - 5) ACCORDING TO THE NATIONAL INSURANCE RATE MAP COMMUNITY PANEL NO 48209C0170E, DATED FEB. 18, 1998 THIS LOT IS IN ZONE X AND IS NOT IN THE 100-YEAR FLOODPLAIN.
 - 6) THIS LOT IS SUBJECT TO A 10' VIDE ELECTRIC UTILITY EASEMENT ALONG FRONT AND SIDE LOT LINES AS RECORDED IN VOLUME 793, PAGE 123, REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS.
 - 7) THIS LOT IS SUBJECT TO A 300' DRAINAGE EASEMENT CENTERED ON ALL NATURAL RUNOFF CHANNELS, CREEKS OR SWALES AS RECORDED IN VOLUME 8, PAGE 137, PLAT RECORDS OF HAYS COUNTY, TEXAS.



PURCHASER: DALE R. MARQUIS AND MARCHE A. MARQUIS
TITLE CD: HAYS COUNTY ABSTRACT CD/STEVART TITLE GUARANTY COMPANY
GF NO: 20010081
LENDER/LENDHOLDER:
ADDRESS: 308 PEREGRINE DRIVE

I, GARY F. PENNINGTON DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION DURING OCTOBER, 2000, OF THE PROPERTY SHOWN HEREIN AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND EXCEPT AS SHOWN OR INDICATED OTHERWISE, THERE ARE NO VISIBLE DISCREPANCIES, ENCROACHMENTS, INTERFERENCES, OR OTHER MATTERS AFFECTING THE ACCURACY OF THE PLAT, AND THAT SAID PROPERTY HAS ACCESS TO A PUBLIC ALLOUT OF HWY.

DATE: 10-31-2000
SIGNATURE: [Signature]
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4404 STATE OF TEXAS

- LEGEND:**
- IRON ROD FOUND
 - DRAINAGE EASEMENT
 - PUBLIC UTILITY EASEMENT
 - BUILDING LINE
 - UTILITY PILE
 - OVERHEAD UTILITY LINE
 - BUY ANCHOR
 - CONCRETE COVERED PORCH

PEREGRINE DRIVE
(60' R.O.W.) PER PLAT



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.**

CONCERNING THE PROPERTY AT 308 PEREGRINE DR.
SAN MARCOS, TX 78676

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
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	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: ☐ sump ☐ 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			☒ electric ☐ gas number of units: <u>1</u>
Evaporative Coolers		X		number of units: _____
Wall/Window AC Units	X			number of units: <u>1</u> <u>Guest House Heat Pump</u>
Attic Fan(s)		X		if yes, describe: _____
Central Heat	X			☒ electric ☐ gas number of units: <u>1</u>
Other Heat		X		if yes, describe: _____
Oven	X			number of ovens: <u>2</u> ☒ electric ☐ gas ☐ other: _____
Fireplace & Chimney	X			☒ wood ☐ gas logs ☐ mock ☐ other: _____
Carport		X		☐ attached ☐ not attached
Garage				☐ attached ☐ not attached
Garage Door Openers	X			number of units: <u>1</u> number of remotes: <u>1</u>
Satellite Dish & Controls	X			☐ owned ☒ leased from <u>DirectTV</u>
Security System		X		☐ owned ☐ leased from _____
Water Heater	X			☒ electric ☐ gas ☐ other: _____ number of units: <u>2</u>
Water Softener	X			☒ owned ☐ leased from _____
Underground Lawn Sprinkler		X		☐ automatic ☐ manual areas covered: _____
Septic / On-Site Sewer Facility	X			if yes, attach Information About On-Site Sewer Facility (TAR-1407)

(TAR-1406) 01-01-14

RE/MAX Real Properties, 12111 Ranch Road 12 Suite 106 Wimberley, TX 78676
Allison AJ Harwood

Initialed by: Buyer: _____ and Seller: _____

Produced with ZipForm® by ziplogix. 18070 Fifteen Mile Road, Fraser, Michigan 48026

Phone: 512 848 6512

Fax: 512 857 8588

www.ziplogix.com

Page 1 of 5

308 PEREGRINE DR

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: Standing Seam Galvalum Age: 2 1/2 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):

Fireplace Grate

Cooktop corner cracked (fully functional)

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
Basement		☒
Ceilings		☒
Doors		☒
Driveways		☒
Electrical Systems		☒
Exterior Walls		☒

Item	Y	N
Floors		☒
Foundation / Slab(s)		☒
Interior Walls		☒
Lighting Fixtures		☒
Plumbing Systems		☒
Roof		☒

Item	Y	N
Sidewalks		☒
Walls / Fences		☒
Windows		☒
Other Structural Components		☒

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary):

Pond & Greenhouse wiring is the gray type approved for underground use.
Breaker box is in the Studio

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
Aluminum Wiring		☒
Asbestos Components		☒
Diseased Trees: ☐ oak wilt ☐		☒
Endangered Species/Habitat on Property		☒
Fault Lines		☒
Hazardous or Toxic Waste		☒
Improper Drainage		☒
Intermittent or Weather Springs		☒
Landfill		☒
Lead-Based Paint or Lead-Based Pt. Hazards		☒
Encroachments onto the Property		☒
Improvements encroaching on others' property		☒
Located in 100-year Floodplain		☒
Located in Floodway		☒
Present Flood Ins. Coverage (If yes, attach TAR-1414)	☒	
Previous Flooding into the Structures		☒
Previous Flooding onto the Property		☒
Located in Historic District		☒
Historic Property Designation		☒
Previous Use of Premises for Manufacture of Methamphetamine		☒

Condition	Y	N
Previous Foundation Repairs		☒
Previous Roof Repairs	☒	
Other Structural Repairs		☒
Radon Gas		☒
Settling		☒
Soil Movement		☒
Subsurface Structure or Pits		☒
Underground Storage Tanks		☒
Unplatted Easements		☒
Unrecorded Easements		☒
Urea-formaldehyde Insulation		☒
Water Penetration		☒
Wetlands on Property	☒	
Wood Rot	☒	
Active infestation of termites or other wood destroying insects (WDI)		☒
Previous treatment for termites or WDI		☒
Previous termite or WDI damage repaired		☒
Previous Fires		☒
Termite or WDI damage needing repair		☒
Single Blockable Main Drain in Pool/Hot Tub/Spa*		☒

(TAR-1406) 01-01-14

Initialed by: Buyer: [Signature] and Seller: [Signature]

Concerning the Property at _____

308 PEREGRINE DR.
SAN MARCOS, TX 78676

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

Rainwater seepage during heavy rainfall at sunroom french door due to door trim rot. Repair.
Rainwater seepage at sunroom west door due to trim rot - door replaced.
Roof replaced 2/2015 after hail storm.

*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 (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: Falconwood POA
Manager's name: Pam Lee Phone: _____
Fees or assessments are: \$ 96.00 per year 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.

Concerning the Property at _____

308 PEREGRINE DR.
SAN MARCOS, TX 78676

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:

- ☒ Homestead ☒ Senior Citizen ☐ Disabled
☐ Wildlife Management ☐ Agricultural ☐ Disabled Veteran
☐ Other: _____ ☐ Unknown

Section 9. Have you (Seller) ever filed a claim for damage to the Property with any insurance provider? ☒ yes ☐ no *Hail damage to roof. New roof installed July, 2018*

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): _____

**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.

Concerning the Property at _____

308 PEREGRINE DR.
SAN MARCOS, TX 78676

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

Dale R. Marquis

Date

12-17-15

Signature of Seller

Marche Marquis

Date

12-17-15

Printed Name: Dale R. Marquis

Printed Name: Marche Marquis

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: Pedernales Electric Cooperative

phone #: 888-554-4732

Sewer: _____

phone #: _____

Water: _____

phone #: _____

Cable: Time Warner Cable

phone #: 800-418-8848

Trash: Riate Disposal Service

phone #: 512-850-7060

Natural Gas: _____

phone #: _____

Phone Company: Time Warner Cable

phone #: 800-418-8848

Propane: _____

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

Signature of Buyer

Date

Printed Name: _____

Printed Name: _____



Aire Serv of the River Cities
P.O. Box 2558
San Marcos, TX 78667
512-396-COLD(2653)
830-625-COLD 210-375-COLD

Invoice 54219509
Invoice Date 12/2/2015
Completed Date
Technician Ernest Pacheco
Customer PO

Billing Address
Dale Marquis
308 Peregrine Dr.
San Marcos, TX 78666 USA

Job Address
Dale Marquis
308 Peregrine Dr.
San Marcos, TX 78666

Description of Work

Performed of two maintenance visits for heating. Checked all components and operations for the heat pump and electric heating system. Tested defrost cycle. System heating well but noticed fan motor pulling slightly higher than normal amps. Pulling 1.45 should be at the most 1.3 amps.

Task #	Description	Quantity	Your Price	Your Total
zm1111	First of two tune ups	1.00	\$0.00	\$0.00
AC70110	Install Lightning Surge Protector	0.00	\$105.19	\$0.00
CO74460	Replace Pipe Insulation On Lineset Or Drain Up To 6'	0.00	\$37.85	\$0.00

Sub-Total \$0.00

Tax \$0.00

Total Due \$0.00

Payment \$0.00

Balance Due \$0.00

Thank you again for choosing Aire Serv!

License# TACLA68527C

Regulated by the Texas Department of Licensing & Regulation PO Box 12157 | Austin, TX 78711 (800) 803-9202 | (512) 463-6599
www.license.state.tx.us

IMPORTANT NOTICE: You and your service professional are responsible for meeting the Terms and Conditions of this contract. If you sign this contract and you fail to meet the terms and conditions of this contract, you may lose legal ownership rights to your home. I agree that initial price quoted prior to the start of work does not include any additional or unforeseen tasks, nor materials which may be found to be necessary to complete repairs or replacements. I also agree to hold Aire Serv Heating and Air Conditioning® or its assigns harmless for parts deemed corroded, unusable or unreliable for completion of stated work to be done. I hereby authorize Aire Serv Heating and Air Conditioning® to perform proposed work and agree to all agreement conditions as displayed and further acknowledge that this invoice is due upon receipt. Independently owned and operated franchise. Amount to Authorize: \$0.00

Dale Marquis

Acceptance of work performed: I find the service and materials performed & installed have been completed in accordance with this agreement. I agree to pay reasonable attorney fees, collection fees and court costs in the event of legal action pursuant to collection of amount due. Total Due: \$0.00

Dale Marquis





Aire Serv of the River Cities
P.O. Box 2558
San Marcos, TX 78667
512-396-COLD(2653)
830-625-COLD 210-375-COLD

Job #54219509 - Total Comfort Diagnosis

Indoor Unit 1

Make	Carrier	Flame Sensor	NA
Model #	FV4CNB006T	- Flame Sensor (μ A)	NA
Type	Ahu	- Thermocouple (mV)	NA
Age	5	Safety Controls and Switches	NA
Serial #	2010A82622	Fan Control	☐ Good
BTUs	NA	Pressure Switch	NA
Dry Bulb ($^{\circ}$)	74	- Pressure Switch (in WC)	NA
Wet Bulb ($^{\circ}$)	NA	Vent Pipe	NA
Air Handler/Furnace	☐ Good	Inducer Fan	NA
- Air Handler (Δ T)	36	Door Switch	NA
Heat Strip	☐ Good	Blower Motor	☐ Good
- Heat Strip (kW)	15	- Blower Motor (Actual RLA amps)	3.98
- Heat Strip (V)	240	- Blower Motor (Rated amps)	6.8
- Heat Strip (amps)	48	Capacitor	NA
Auxiliary Drain Pan	☐ Good	- Capacitor (Rating μ f)	NA
Heat Exchanger	NA	- Capacitor (Actual μ f)	NA
Condensate Pipe	☐ Good	Blower Wheel	☐ Good
Sequencers	☐ Good	Evaporator Coil	☐ Good
Transformer	☐ Good	Thermostat	☐ Good
- Transformer (Primary Volt)	240	- Thermostat (Type)	Digital Programmable
- Transformer (Secondary Volt)	24	Thermostat Batteries	NA
Relay	☐ Good	Carbon Monoxide Detector	NA
Circuit Boards	☐ Good	- Carbon Monoxide Detector (ppm)	NA
Ignition Control	NA	Smoke Detector	☐ Good
Gas Valve	NA	Float Switch	☐ Good
- Gas Valve	NA	Combustion Test	NA
Gas Pressure	NA	- Combustion Test ($^{\circ}$)	NA
- Gas Pressure (Manifold in WC)	NA	- Combustion Test (CO ppm)	NA
- Gas Pressure (Inlet in WC)	NA	- Combustion Test (CO2 ppm)	NA
Hot Surface Ignitor	NA	- Combustion Test (Smoke)	NA

Outdoor Unit 1

Make	Carrier	Age	5
Model #	25HCB660A003	Serial #	1710E08162
Type	Heat pump		

Outdoor Diagnosis 1

Outdoor Temperature (°)	65	- Motor (Actual RLA amps)	1.45
Condenser	□ Good	- Motor (Rated amps)	1.3
Condenser Pad	□ Good	Capacitor	□ Good
Service Disconnect	□ Good	- Capacitor (Rating µF)	7.5
- Service Disconnect (Volts)	240	- Capacitor (Actual µF)	7.4
- Service Disconnect (amps)	50	Fan Blade	□ Good
Surge Suppressor Unit	NA	Reversing Valve	□ Good
Electrical Whip	□ Good	Condenser Coil	□ Good
Defrost Controls	□ Good	Pressure Switch	□ Good
Contactors	□ Good	Refrigerant	□ Good
Compressor	□ Fair	- Refrigerant	R410a
- Compressor (Actual RLA amps)	18.6	- Refrigerant (High psig)	155
- Compressor (Rated amps)	23	- Refrigerant (Low psig)	115
Capacitor	□ Fair	Superheat/Subcooling	□ Good
- Capacitor (Rating µF)	80	- Superheat (°)	16
- Capacitor (Actual µF)	77	- Subcooling (°)	
Start Assist	□ Good	MEG Check	NA
Circuit Board	□ Good	Armaflex	□ Poor
Motor	□ Poor		

Ductwork 1

Ductwork	□ Good	- Duct Static Pressure (S/A in WC)	
- Ductwork (Type)	Flex	Combustion Air	NA
Ductwork Sealing	□ Good	Filter	□ Good
Zoning Controls	NA	- Filter (Type/Size)	20x30x1
Duct Static Pressure	NA	Purification	□ Good
- Duct Static Pressure (R/A in WC)		- Purification (Type)	Carrier uv bulbs x2

Recommendations 1

Recommended Repair		Recommended Repairs	
Recommended Repairs		Recommended Repairs	
Recommended Repairs			



Your Comfort Company

Total Comfort Diagnosis

(512)360-8897

AireServ.com/River-Cities

Independently owned and operated franchise
License # TACLA023522E

Registered by The Texas Department of Licensing and Regulation
P.O. Box 12157, Austin, Texas 78711, 1-800-803-6202, 512-363-6599
www.license.state.tx.us

Customers Name Dale Margulis
Address 308 Peregrine Dr
City San Marcos State TX Zip 78666
Phone 512-396-9166 Email _____
Time In _____ Date 5-14-13
Time Out _____ Check ☐ Heating ☒ Cooling

OUTDOOR

Make CARRIER Model # 35HCB404002
Type HR Age 5 Serial # 1710F08162

INDOOR

Make _____ Model # VEICN13064
Type AHU Age 5 Serial # 2010A82622

OUTDOOR	Outdoor Temp. <u>80°</u>	NA	OK	Fair	Poor
Condenser		☐	☒	☐	☐
Condenser Pad		☐	☒	☐	☐
Service Disconnect <u>240V 60 amps</u>		☐	☒	☐	☐
Surge Suppressor Unit ☐ Whole House ☐		☒	☐	☐	☐
Electrical Whip		☒	☐	☐	☐
Defrost Controls		☐	☒	☐	☐
Contactors		☐	☒	☐	☐
Compressor RLA <u>2</u> amps Rated <u>23</u> amps		☐	☒	☐	☐
Capacitor Rating <u>80</u> Actual <u>78.9</u> μ f		☐	☒	☐	☐
Start Assist		☒	☐	☐	☐
Circuit Board		☐	☒	☐	☐
Motor <u>Actual</u> <u>138</u> amps Rated <u>13</u> amps		☐	☒	☐	☐
Capacitor Rating <u>27.5</u> Actual <u>26</u> μ f		☐	☒	☐	☐
Fan Blade		☐	☒	☐	☐
Reversing Valve		☐	☒	☐	☐
Condenser Coil		☐	☒	☐	☐
Pressure Switch		☐	☒	☐	☐
Refrigerant High <u>178</u> psig Low <u>136</u> psig		☐	☒	☐	☐
Superheat <u>9</u> Subcooling <u>50</u>		☐	☒	☐	☐
MEG Check		☐	☒	☐	☐
Armaflex <u>OK could be replaced</u>		☐	☒	☐	☐

DUCTWORK	NA	OK	Fair	Poor
Ductwork Type <u>flex</u>	☐	☒	☐	☐
Ductwork Sealing <u>green</u>	☐	☒	☐	☐
Zoning Controls	☒	☐	☐	☐
Duct Status Press. <u>7/4</u> in WC <u>5/4</u> in WC	☒	☐	☐	☐
Combustion Air	☒	☐	☐	☐
Filter Type / Size	☒	☐	☐	☐
Purification type <u>None</u>	☐	☒	☐	☐

INDOOR	Dry Bulb	Wet Bulb	NA	OK	Fair	Poor
Air Handler / Furnace ΔT <u>18°</u>			☐	☒	☐	☐
Heat Strip <u>20</u> kW <u>240</u> V <u>60</u> amps			☐	☒	☐	☐
Auxiliary Drain Pan			☐	☒	☐	☐
Heat Exchanger			☐	☒	☐	☐
Condensate Pipe _____ Treated _____ Cleared _____			☒	☐	☐	☐
Sequencers			☐	☒	☐	☐
Transformer Prim. Volt. <u>240</u> V. Second Volt. <u>24</u> V			☐	☒	☐	☐
Relay			☐	☒	☐	☐
Circuit Boards			☐	☒	☐	☐
Ignition Control			☐	☒	☐	☐
Gas Valve ☐ Nat ☒ LP			☐	☒	☐	☐
Gas Pressure manifold _____ in WC _____ in WC			☐	☒	☐	☐
Hot Surface Ignitor _____ V _____ amps _____ Ω			☐	☒	☐	☐
Flame Sensor _____ μ A Thermocouple _____ mV			☐	☒	☐	☐
Safety Controls & Switches			☐	☒	☐	☐
Fan Control			☐	☒	☐	☐
Pressure Switch _____ in WC			☐	☒	☐	☐
Vent Pipe			☐	☒	☐	☐
Inducer Fan _____ V _____ amps			☐	☒	☐	☐
Door Switch			☐	☒	☐	☐
Blower Motor RLA <u>5.6</u> amps Rated <u>8.6</u> amps			☐	☒	☐	☐
Capacitor Rating <u>ECM</u> Actual <u>ECM</u> μ f			☐	☒	☐	☐
Blower Wheel _____ Cleaned _____			☐	☒	☐	☐
Evaporator Coil _____ Cleaned _____			☐	☒	☐	☐
Thermostat Type <u>Digital</u>			☐	☒	☐	☐
Thermostat Batteries			☒	☐	☐	☐
CO Detector ☐ _____ ppm			☒	☐	☐	☐
Smoke Detector ☐			☐	☒	☐	☐
Flood Switch <u>WORKS</u>			☐	☒	☐	☐
Comb Test Temp _____ CO _____ CO2 _____ Smoke _____			☒	☐	☐	☐

Recommendations:

Compressor Booster

UV light



TEXAS ASSOCIATION OF REALTORS®

INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.
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CONCERNING THE PROPERTY AT

308 PEREGRINE DR.
SAN MARCOS, TX 78676

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

- (1) Type of Treatment System: ☐ Septic Tank ☒ Aerobic Treatment ☐ Unknown
- (2) Type of Distribution System: Spray head system ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: See attached ☐ Unknown
- (4) Installer: Hill Country Aerobic Systems ☐ Unknown
- (5) Approximate Age: 15 years ☐ 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: JMA Westwater Services
Phone: 512-801-8594 contract expiration date: 10/15/2016
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? 2/18/2014
- (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 ☒ See attached items
- (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.

(TAR-1407) 1-7-04

Initialed for Identification by Buyer

RE/MAX Real Properties, 12111 Ranch Road 12 Suite 106 Wimberley, TX 78676
Phone: 512.848.6612

Fax: 512.857.8588

Allison AJ Harwood

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

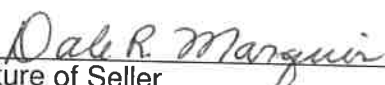
Page 1 of 2

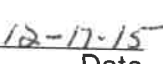
308 PEREGRINE

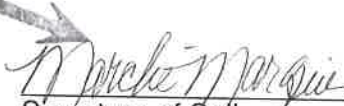
- D. INFORMATION FROM GOVERNMENTAL AGENCIES:** Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

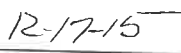
<u>Facility</u>	<u>Usage (gal/day)</u> <u>without water-</u> <u>saving devices</u>	<u>Usage (gal/day)</u> <u>with water-</u> <u>saving devices</u>
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 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.


Signature of Seller
DALE R. MARQUIS


Date


Signature of Seller
MARCHE MARQUIS


Date


Receipt acknowledged by:

Signature of Buyer

Date

Signature of Buyer

Date

Work Order from JMA Wastewater Services, Inc.

P.O. Box 1101

Dripping Springs, TX 78620

Tech: Elden Frederick

Entered By: Lindsey Flemons

Name: **Marquis, Dale & Marche** - ID #: 255

Site: **308 Peregrine Drive, San Marcos TX 78666**

Summary or Work Performed

Concern: Replace non-operative Maxi-Paw \$65

Phone: (512) 801-8594

jmaaws@yahoo.com

Entered on: 10/29/2015

WO #: **8924**

Type:

Opened: **10/29/2015**

Serviced:

Closed:

716
6500
6573

*Sprinkler Head
Replacement*

Pd (1st)

San Marcos, TX 78666

San Marcos, TX 78666

(512) 396-9166

Permit #: **2000-664**

Agency: Hays County Development Services

County: Hays County

Mfg / Brand: Aqua Safe - Aqua Safe

Treatment Type: Aerobic

Disposal: Surface Application

Sub: Falconwood

Customer ID: 255

Contract Dates: 10/15/2014 - 10/15/2015

Scheduled Date: 10/12/2015

Aerator: AS-500

Aerator S/N: AL-016678

Inspection 3 of 3

Service Type: Scheduled Inspection

Visit Date: 10/19/2015

Method: Grab

Technician: Gary M. Conner

Maint. Provider: James Ashman

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.1 mg/L

☒ Inspector adds chlorine

☒ **Added Chlorine** Amount: 2

Sludge Levels

For Tank 1: Pump 2"

For Tank 2: CLA 60"

For Tank 3: 0"

☒ This counts as a type of "Scheduled Inspection"

Entered By: Gary M. Conner

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Non-Operational

Sprayfield Veg: Operational

Alarm: Operational

Comments

Flagged one broken Maxi-Paw spray head. Recommend replacement. Please contact our office to authorize replacement by service technician.

Added chlorine, cleaned compressor filter and measured solids (see above) which are thin suspended solids at present. System will probably need pumping within next 6 months depending on volume of use but is okay at present. - Technician Secured the Tank Lid or Riser prior to leaving location.

☒ **Service Completed**



Insp ID #:38822
Printed:10/19/2015

Work Order from JMA Wastewater Services, Inc.

P.O. Box 1101
Dripping Springs, TX 78620

Phone: (512) 801-8594
jmaws@yahoo.com

WO #: 8367

Type:

Opened: 6/16/2015

Entered By: Office

Entered on: 6/16/2015

Serviced:

Closed:

Name: Marquis, Dale & Marche - ID #: 255

Site: 308 Peregrine Drive, San Marcos TX 78666

Summary or Work Performed

Concern: Primary float switch needs repair per inspection. Lindsey will call him to let him know what day we are coming out, so tell her / remind her to call.

Replacement of float switch.

155.50

25.00
\$130.50

Permit #: 2000-664

Agency: Hays County Development Services

County: Hays County

Sub: Falconwood

Mfg / Brand: Aqua Safe - Aqua Safe

Treatment Type: Aerobic

Disposal: Surface Application

Customer ID: 255

Contract Dates: 10/15/2014 - 10/15/2015

Scheduled Date: 6/12/2015

Inspection 2 of 3

Aerator: AS-500

Aerator S/N: AL-016678

Service Type: Scheduled Inspection

Visit Date: 6/12/2015

Method: Grab

Technician: Gary M. Conner

Maint. Provider: James Ashman

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.1 mg/L

☒ Inspector adds chlorine

☒ Added Chlorine Amount: 2

Sludge Levels

For Tank 1: 0"

For Tank 2: 0"

For Tank 3: 0"

☒ This counts as a type of "Scheduled Inspection"

Entered By: Gary M. Conner

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

Comments

Added chlorine tablets. Cleaned compressor air filter.

☒ Service Completed

Note:****Primary float switch does not operate pump. System is working off of secondary float switch. Recommend repair. Please contact our office to arrange for service technician. - Technician Secured the Tank Lid or Riser prior to leaving location.

Insp ID #:37463
Printed:6/12/2015

Benchmark Wastewater Group, LLC
P.O. Box 1011
Dripping Springs, TX 78620

Phone: (512) 787-6866
Fax: (512) 829-4407

Date: 2/18/2014

Invoice No: 5395

Date Due: 2/18/2014

Net: 0

Customer ID No: 255

To: Dale & Marche Marquis
308 Peregrine Drive
San Marcos, TX 78666

Customer Phone: (512) 396-9166
Invoice Type: Service
Entered By:

Site: 308 Peregrine Drive San Marcos TX 78666

Invoiced Line Items	Qty	Unit Prices	Subtotals	Line Totals
PUMPED AND CLEANED THE SEPTIC TANK (AEROBIC / LPD)	1	\$475.000	\$475.000 ☐	\$0.00
CUSTOMER APPRECIATION DISCOUNT COUPON	1	(\$50.000)	(\$50.000) ☐	\$0.00

Column Totals: Qty Total	Subtotal	Line Totals
PAYMENT IS DUE UPON COMPLETION OF SERVICES AND THIS INVOICE 2	\$425.00	\$425.00

THANK YOU

Invoice Total: \$425.00
Payments Received: \$0.00
Current Amount Due: \$425.00

To: Benchmark Wastewater Group, LLC
P.O. Box 1011
Dripping Springs, TX 78620

Date: 2/18/2014
Due Date: 2/18/2014

Phone: (512) 787-6866
Fax: (512) 829-4407

Invoice No: 5395

Hays County

Please return this portion with payment

ID No: 255

Work Order: 0

Current Amount Due: \$425.00

Customer: Dale & Marche Marquis (255)

Amount Paid:

JMA Wastewater Services, Inc.
P.O. Box 1101
Dripping Springs, TX 78620

Phone: (512) 801-8594
Fax: (512) 829-4407
www.jmaws.com jmaws@yahoo.com

To: Dale & Marche Marquis
308 Peregrine Drive
San Marcos, TX 78666

Site: 308 Peregrine Drive
San Marcos, TX 78666
(512) 396-9166

Permit #: **2000-664**

Agency: Hays County Development Services
County: Hays County Sub: Falconwood
Mfg / Brand: Aqua Safe - Aqua Safe
Treatment Type: Aerobic
Disposal: Surface Application

Customer ID: 255
Contract Dates: 10/15/2014 - 10/15/2015
Scheduled Date: 2/12/2015 Inspection 1 of 3
Aerator: AS-500
Aerator S/N: AL-016678

Service Type: Scheduled Inspection

☒ This counts as a type of "Scheduled Inspection"

Visit Date: 2/19/2015

Entered By: Gary M. Conner

Method: Grab

Technician: Gary M. Conner

Maint. Provider: James Ashman

Aerators: Operational

Filters: Operational

Irrigation Pumps: Operational

Disinfection Device: Operational

Chlorine Supply: Operational

Chlorine Residual: 0.1 mg/L

☒ Inspector adds chlorine

Sludge Levels

For Tank 1: 0"

For Tank 2: 0"

For Tank 3: 0"

☒ Added Chlorine Amount: 2

Tank Lid / Riser: Secured

Electric Circuits: Operational

Distribution System: Operational

Sprayfield Veg: Operational

Alarm: Operational

Comments

☒ **Service Completed**

Normal system operation. Added chlorine. Adjusted the sprinkler timer to the correct time. - Tank lid and Inspection Port Plug was secured before leaving site.

Insp ID #:35919
Printed:2/19/2015

License: MP0000258
Expires: 9/30/2017

LI

HAYS COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

PERMIT TO CONSTRUCT

AN ON-SITE SEWERAGE FACILITY

Pct. 1, 2 ③ 4

PROPERTY OWNER'S NAME: MARQUIS DALE R.
(Last) (First) (M.I.)

911 SITE ADDRESS: 308 Peregrine Drive San Marcos 78666
(Number) (Street/Co. Road) (City) (Zip)

LEGAL DESCRIPTION:
Lot 52 Block _____ Subdivision Falconwood Sec _____

LAND AREA/ACREAGE: _____
(Acreage) (Survey) (Vol/Pg)

TYPE OF STRUCTURE: Institutional _____ Residential 3bd/2ba 1908 sq.ft.

SITE EVALUATOR: Don Perry OS# _____

AUTHORIZATION IS HEREBY GIVEN TO CONSTRUCT AN ON-SITE SEWAGE FACILITY ON THE ABOVE DESCRIBED PROPERTY WITH THE FOLLOWING SPECIFICATIONS:

CONVENTIONAL SYSTEM REQUIREMENTS:

Tank capacity _____ gallons. Pump tank capacity _____

Design Flow: 240 gpd

Drainfield: Must be one of the following and only checked squares can be used.

☐ Soil absorption excavation _____ sq. ft.

☐ Evapotranspiration beds: _____ # of beds x _____ sq. ft. = _____ sq. ft.

ALTERNATIVE SYSTEM REQUIREMENTS:

Designer's Name: Perry Don Reg. No.: 3111
(Last) (First)

Date plans approved 9-21-00 by Tom Pope

Refer to the designer's plans for system specifications.

Plans Dated: 8-24-00 Revision Date: _____

Contact Health Department and designer for required inspections.

A maintenance contract is required for the: treatment system X
disposal system X

SPECIAL REQUIREMENTS

ADD SOIL / REMOVE ROCK AS REQUIRED.

NOTE: The on-site sewage facility construction must meet all TNRCC Regulations and Hays County's Rules for On-Site Sewage Facilities. If unforeseen and/or adverse conditions are encountered (including, but not limited to excessive rock, seepage, or high water table) stop construction and contact the Licensing Authority. A revised construction permit may be issued.

SIGNED: Tom Pope, R.S. Date: 9-25-2000 Permit: 10387
Expires: 6-13-01

*THIS PERMIT EXPIRES ONE (1) YEAR FROM APPLICATION DATE.

*THIS PERMIT IS NON-TRANSFERABLE.



SITE PROFILE

Page 1
9/17/2009

Permit #: 2000-664

TYPE OF PERMIT: ☒ OSSF permit

PROPERTY ADDRESS: 308 PEREGRINE DRIVE, SAN MARCOS TX 78666

NAME OF OWNER: DALE MARQUIS

MAILING ADDRESS:

Work Phone: (512) 847-5035

Cell:

Home Phone: (512) 291-8494

Fax:

Septic Type: Residential

Reason: New

1908 Sq Ft

3 Bedrooms

Household: 0

Purchased: 8/29/2000

Revision:

License Date: 9/26/2000

Bathrooms: 0

Plans:

Final Inspection:

Printed: 9/26/2000

Kitchens: 0

Authorization: 9/25/2000

Approved By:

Field: 0

Installed:

Other Information: ☐ Rainwater Collection

☐ City limits

☐ Public Sewer

☐ ETJ

☐ Public Water ☐ Well

☐ Water saving fixtures

☐ Public Water

☐ Recharge zone

☐ Meter / Timer Required

WaterSupply Company:

Record Set:

Volume:

Page:

HAYS COUNTY

Lot/Tract: 52

Block:

Lot size:

Precinct/Zone: 3

Abstract Number: 0

Affidavit File Date:

Survey:

Grid/Section:

Subdivision: FALCONWOOD

Reference:

Evaluator's Information:

Site Evaluator: PERRY, DON

Type of soil:

Soil Date:

0 GPD

System Information:

Manufacturer: ECOLOGICAL TANKS, INC.

Distributor:

Designer: PERRY, DON

Installer:

Treatment Type: Aerobic

Disinfectant: Tablet Chlorine

Flood Plain Information:

Disposal: Surface Application

Flood Plain Status: Exempt

System: AquaSafe

Aerator:

Discharge:

Brand / Model	Serial Number	Date

Flood Plain Date:

Flood Plain Certificate:

Flood Plain Complete:

Expiration Date:

Service and Maintenance Information

☒ Routine Maintenance

☒ Active Service

☐ Electronic Monitoring

Service Provider: JMA Wastewater Services, Inc

Date Maintenance Contract Started: 10/12/2008

Insp./year: 3

Date Maintenance Contract Expires: 10/12/2009

Location of System:

GPS Latitude:

GPS Longitude:

Map Code:

Legal Description:

Hays County Environmental Health

1251 CIVIC CENTER LOOP
SAN MARCOS, TEXAS 78666
512/393-2150

LICENSE TO OPERATE AN ON-SITE SEWERAGE FACILITY

This is to certify that this on-site sewerage facility:

PROPERTY OWNER: Dale R. Marquis

Address: 308 Peregrine Dr.
San Marcos, TX. 78666

Permit No.: 10387
Subdivision: Falconwood

Land Area/Acreage: _____
Lot: 52 Block: _____ Sec: _____

☒ Residential - Living area: 1908 sq ft # of bedrooms 3

_____ Institutional - Type _____
Building area _____ sq ft

*Daily water usage by design: 240 gals.

meets the basic minimum regulatory requirements established by this department.

LICENSE TO OPERATE this facility is hereby granted to the owner. This license simply grants permission to operate this facility; it does not guarantee its successful operation. Routine maintenance and proper functioning are the sole responsibility of the owner.

KEEP THIS LICENSE with other house papers. You may need it when selling your house or if a malfunction occurs.

THIS LICENSE REMAINS in effect until such time as there is evidence that; this facility is not operating properly, is altered, an increase in the volume of or change in the nature of the wastewater being treated, a threat to the health of the people of Hays County, or any other reason which the Licensing Authority determines to be a reason to revoke or suspend.

NOTE: The specified backfill should not be altered or covered in anyway except for sodded grass or grass seeded cover to promote transpiration. All plumbing in the house should be kept in good repair to minimize flooding of the drainfield. During periods of heavy rainfall, the owner should minimize water usage to assure proper functioning of system. The septic tank needs to be pumped every 2 to 3 years to prevent solids build-up and clogging.

DATE OF CONSTRUCTION: 9-25-00

DATE OF CERTIFICATION: 10-24-00

Cornie Smith
SANITARIAN

Allen J. Walsh
DIRECTOR

655.84'

20' Setback

200'

Proposed Well

Waterline

Garage

3 Bedroom House
1908 sq. ft.

100' Setback

100' Sanitary Easement

20' Setback

25' Radius

20' Radius

Driveway

PEREGRINE DRIVE

A. 3" SDR 26 PVC pipe

SCALE: 1" = 100'



TEXAS ASSOCIATION OF REALTORS®
GENERAL INFORMATION AND NOTICE TO A BUYER

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Be an informed buyer. Make sure that the property you want to purchase meets your needs. The following information may assist you during your purchase.

ANNEXATION. If the property you buy is outside the limits of a municipality, you should be aware that the property may later be annexed by a nearby municipality. You may find information on the boundaries of nearby municipalities by contacting the municipalities directly.

APPRAISAL. An appraisal is a valuation of the property. An appraiser renders an estimate of value as of a certain date under assumptions and conditions stated in the appraisal report. Typically, a buyer's lender requires an appraisal to verify that the loan is secured by property that is worth a certain amount. An appraisal is not the same as an inspection.

BROKERS. A real estate broker *represents* a party (buyer or seller) in a real estate transaction or may act as an intermediary between the parties. You may work with the broker or with one of the broker's agents. You will be provided a form titled "Information About Brokerage Services" (TAR 2501) which defines agency relationships. The agent may help you locate a property and is obligated to *negotiate* the transaction. The agent may assist you in gathering information and may coordinate many details in the transaction. Brokers and agents are not inspectors. They do not possess the expertise to conduct inspections and therefore do not make any representations, warranties, or guarantees about a property's condition. Agents are not attorneys. You are encouraged to seek the assistance of an attorney to help you understand any of the legal consequences and provisions of your contract or transaction.

ENVIRONMENTAL CONCERNS.

General. Over the years the market has identified environmental conditions that buyers should know may exist. Environmental hazards include, but are not limited to, conditions such as: asbestos, lead-based paint, mold, pesticides, radon gas, toxic waste, underground storage tanks, urea formaldehyde insulation, and other pollutants. Wetlands or endangered species on the property may restrict the use of the property.

Environmental Inspections. If you are concerned that environmental hazards, wetlands, or endangered species may be present on the property you wish to buy, you should hire a qualified expert to inspect the property for such items. You may include a promulgated addendum (TAR 1917) in your contract that may address such matters.

Lead-Based Paint. If you buy a property that was built before 1978, federal law requires that you be provided with: (1) the pamphlet titled "Protect Your Family from Lead in Your Home" (TAR 2511); (2) the records and reports the seller has concerning lead-based paint or hazards; and (3) an opportunity to have the property inspected for lead-based paint or hazards.

Mold. It is not uncommon to find mold spores in a property. The concern about mold increases when there are large amounts of mold found in a property. The Texas Department of Insurance publishes a document titled "Protect Your Home from Mold" (TAR 2507) which discusses mold in more detail.

Oak Wilt and Diseased Trees. There are diseases such as oak wilt and other conditions that may affect trees and other plants. Oak wilt is a fungus that affects certain oak trees. If you are concerned about such matters, have the trees and other plants inspected by a professional of your choice.

Noise. Properties around the property you may buy are used for a variety of purposes. Some of the uses cause noise (for example, airports, railways, highways, restaurants, bars, schools, arenas and construction). You are encouraged to drive and review the area around any property in which you are interested at various times and days.

EXPANSIVE SOILS. Soil conditions vary greatly throughout Texas. Many soils will move; some more than others. This movement will, many times, affect the foundation of homes and buildings and may cause cracks to appear in walls or other parts of the building. Additionally, if you buy a property that is newly constructed, the concrete curing process may also cause the foundation of the building to move. Seasonal changes in the moisture in the soil may also cause foundations to move. Check with your inspector and other experts on preventive methods that you can follow to minimize the risk of such movement.

FLOOD HAZARD, FLOODWAYS, AND FLOOD INSURANCE. Many properties are in flood hazard areas. Lenders who make loans on properties located in special flood hazard areas typically require the owner to maintain flood insurance. Additionally, some properties may lie in the floodway. The Texas Association of REALTORS® publishes a form titled, "Information about Special Flood Hazard Areas" (TAR 1414), which discusses flood hazard areas and floodways in more detail. You are encouraged to buy flood insurance regardless of whether the property is in a high, moderate, or low risk flood area.

HISTORIC OR CONSERVATION DISTRICTS. Properties located in historic or conservation districts may have restrictions on use and architecture of the properties. Local governments may create historic or conservation districts for the preservation of certain architectural appeal. A property owner may or may not be aware if the property is located in such a district. If you are concerned whether the property you wish to buy is located in such a district, contact the local government for specific information.

INSPECTION, REPAIRS, & WALK-THROUGH.

Inspections. You are encouraged to have the property you want to buy inspected by licensed inspectors of your choice. You should have the inspections completed during any option period. You should accompany the inspectors during the inspections and ask the inspectors any questions. Brokers and agents do not possess any special skills, knowledge or expertise concerning inspections or repairs. If you request names of inspectors or repair professionals from your agent, you should note that the agent is not making any representation or warranty as to the ability or workmanship of the inspector or repair professionals.

Repairs. You and the seller should resolve, in writing, any obligation and any timing of the obligation to complete repairs you may request before the option period expires.

Walk-Through. Before you close the sale, you should walk through the property and verify that any repairs are complete. If the condition of the property does not satisfy the contractual provisions, notify your agent before you close.

MANDATORY OWNERS' ASSOCIATIONS. The property you buy may require you to be a member in one or more owners' associations. You may obtain subdivision information (the restrictions applying to the subdivision, the bylaws and rules of the owners' association, and a resale certificate). You may be required to pay for the subdivision information unless you negotiate otherwise in the contract. If membership in an owners' association is required, you will probably be obligated to pay periodic dues or assessments. Failure to pay such dues could result in a lien on and foreclosure of the property.

MINERAL INTERESTS. Determining who owns the mineral interests under a property (for example, rights to oil and gas interests) normally requires an expert to review the chain of title to the property. Many times the mineral interests may have been severed from the property and may be owned by persons other than the seller. Contract forms commonly used in Texas provide that the seller's interest, if any, in the mineral interests convey to the buyer as part of the property. However, a seller may wish to retain all or a part of the mineral interests. The Texas Association of REALTORS® publishes a form titled "Information about Mineral Clauses in Contract Forms": (TAR No. 2509) which discusses this issue in more detail.

MULTIPLE LISTING SERVICE. The Multiple Listing Service (MLS) is a database and cooperative tool between brokers. Agents who use the MLS must comply with the MLS's rules. The listing agent is required to timely report the current status of a listing, including when the property is sold or leased or is no longer available, as well as the sales price. Subscribers (other brokers, agents, appraisers, other real estate professionals, and the appraisal districts) have access to the information for market evaluation purposes. Much of the information in the MLS, such as square footage, assessed value, taxes, school boundaries, and year built is obtained from different sources such as the county appraisal district, an appraiser, or builder. The broker or agent who provides you with information from the MLS does not verify the accuracy of the information. You should independently verify the information in the MLS and not rely on the information.

POSSESSION. Most contracts provide that the seller will deliver possession of the property to the buyer at the time the sale *closes and funds or according to a temporary residential lease*. There may be a short delay between closing and actual funding; especially if the buyer is obtaining funds from a lender. You may need to verify with the lender if the loan will fund on the day of closing. You should also take this potential delay into account when planning your move into the property. Any possession by the buyer before the sale closes and funds (or by the seller after the sale closes and funds) must be authorized by a written lease.

PROPERTY INSURANCE. Promptly after entering into a contract to buy a property and before any option period expires, contact your insurance agent to determine the availability and affordability of insurance for the property. There are numerous variables that an insurance company will evaluate when offering insurance at certain coverage levels and at certain prices. Most lenders require that the property be insured in an amount not less than the loan amount. The failure to obtain property insurance before closing may delay the transaction or cause it to end. The Texas Association of REALTORS® publishes a document titled, "Information about Property Insurance for a Buyer or Seller" (TAR 2508), which discusses property insurance in more detail.

RESIDENTIAL SERVICE CONTRACTS. A residential service contract is a product under which a residential service company, for an annual fee, agrees to repair or replace certain equipment or items in a property (for example, covered appliances, air conditioning and heating systems, and plumbing systems). Co-payments typically apply to most service calls. If you request names of residential service companies from your agent, you should note that the agent is not making any representation or warranty about the service company.

SCHOOL BOUNDARIES. School boundaries may change and are, at times, difficult to determine. The school boundaries that your agent may provide to you or that may be provided through a Multiple Listing Service are only mapped estimates from other sources. You are encouraged to verify with the school district which schools residents in the property will attend.

SEPTIC TANKS AND ON-SITE SEWER FACILITIES. Many properties have septic tanks or other on-site sewer facilities. There are several types of such systems. Special maintenance requirements may apply to certain systems. Please refer to a document titled, "Information about On-Site Sewer Facility" (TAR 1407) for more information. You should also determine if the county requires any registration or other action in order for you to begin using the septic system or on-site sewer facility.

SEX OFFENDERS AND CRIMINAL ACTIVITY. If you are concerned about sex offenders who may reside in the area in which you are buying, access www.txdps.state.tx.us. Contact the local police department to obtain information about any criminal activity in the area.

SQUARE FOOTAGE. If you base your purchase price on the size of the property's building and structures, you should have any information you receive about the square footage independently verified. Square footage information comes from other sources such as appraisal districts, appraisers, and builders. Such information is only an estimate. The actual square footage may vary.

STATUTORY TAX DISTRICTS. The property you buy may be located in a utility or other statutorily created district providing water, sewer, drainage, or flood control facilities and services (for example a Municipal Utility District, Water Improvement District, or a Public Improvement District). You are likely to receive a prescribed notice when buying property in such a district.

SURVEY. A survey identifies the location of boundaries, major improvements, fence lines, drives, encroachments, easements, and other items on the property. You should obtain a survey early enough in the transaction to help you identify any encroachments, encumbrances to title, or restrictions. Your contract will typically contain a provision under which you may obtain or be provided with a survey and the right to object to encumbrances to title disclosed in the survey.

General Information and Notices to a Buyer

SYNTHETIC STUCCO. Synthetic stucco (sometimes known as EIFS) is an exterior siding product that was placed on some properties in the recent past. If the product was not properly installed, it has been known to cause damage to the structure (such as wood rot and moisture). If the property you wish to buy has synthetic stucco, ask your inspector to carefully inspect the siding and ask your inspector any questions you may have.

TAX PRORATIONS. Typically, a buyer and seller agree to prorate a property's taxes through the closing date. Property taxes are due and payable at the end of each calendar year. The escrow agent will estimate, at closing, the taxes for the current year. If the seller is qualified for tax exemptions (for example, homestead, agricultural, or over-65 exemption), such exemptions may or may not apply after closing. After closing the taxes may increase because the exemptions may no longer apply. When buying new construction, the taxes at closing may be prorated based on the land value only and will later increase when the appraisal district includes the value of the new improvements. The actual taxes due, therefore, at the end of the year and in subsequent years may be different from the estimates used at closing.

TERMINATION OPTION. Most contract forms contain an option clause which provides the buyer with an unrestricted right to terminate the contract. Most buyers choose to buy the termination option. You will be required to pay for the termination option in advance. The option fee is negotiable. Most buyers will conduct many of their reviews, inspections, and other due diligence during the option period. You must strictly comply with the time period under the option. The option period is not suspended or extended if you and the seller negotiate repairs or an amendment. If you want to extend the option period you must negotiate an extension separately, obtain the extension in writing, and pay an additional fee for the extension. Do not rely on any oral extensions.

TIDE WATERS. If the property you buy adjoins any of the state's tidal waters, you will be given a prescribed notice titled, "Addendum for Coastal Area Notice" (TAR 1915) at the time you sign a contract. Boundaries of properties along such waters may change and building restrictions will apply. If the property is located seaward of the Gulf Intracoastal Canal, you will receive a separate notice (TAR 1916).

TITLE INSURANCE OR ABSTRACT OF TITLE. You should obtain a title insurance policy or have an abstract of title covering the property examined by your attorney. If you obtain a title insurance policy, you should have the commitment of title insurance reviewed by your attorney not later than the time required under your contract.

UTILITIES. You should evaluate what utilities you will require and check to be sure that the utilities available in the area suit your needs. Some structures may or may not have utilities and electrical facilities to support many modern appliances or equipment.

WATER WELLS. If the property you buy has a water well, you should have, and the lender may require, the equipment inspected and water tested. You should also determine if the county requires any registration or other action in order for you to begin using the water well.

OTHER.

This form was provided by:

By signing below I acknowledge that I received, read, and understand this information and notice.



Broker's Printed Name

Buyer

Date

By: _____

Broker's Associate's Signature

Date

Buyer

Date



**ENVIRONMENTAL ASSESSMENT, THREATENED OR
ENDANGERED SPECIES, AND WETLANDS ADDENDUM****TO CONTRACT CONCERNING THE PROPERTY AT****308 PEREGRINE DR., SAN MARCOS, TX 78676**

(Address of Property)

- ☒ A. ENVIRONMENTAL ASSESSMENT: Buyer, at Buyer's expense, may obtain an environmental assessment report prepared by an environmental specialist.
- ☒ B. THREATENED OR ENDANGERED SPECIES: Buyer, at Buyer's expense, may obtain a report from a natural resources professional to determine if there are any threatened or endangered species or their habitats as defined by the Texas Parks and Wildlife Department or the U.S. Fish and Wildlife Service.
- ☒ C. WETLANDS: Buyer, at Buyer's expense, may obtain a report from an environmental specialist to determine if there are wetlands, as defined by federal or state law or regulation.

Within _____ days after the effective date of the contract, Buyer may terminate the contract by furnishing Seller a copy of any report noted above that adversely affects the use of the Property and a notice of termination of the contract. Upon termination, the earnest money will be refunded to Buyer.



Buyer


Seller DALE R. MARQUIS_____
Buyer


Seller MARCHE MARQUIS

This form has been approved by the Texas Real Estate Commission for use with similarly approved or promulgated contract forms. Such approval relates to this form only. TREC forms are intended for use only by trained real estate licensees. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not suitable for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>) TREC No. 28-2. This form replaces TREC No. 28-1.



TEXAS ASSOCIATION OF REALTORS®
INFORMATION ABOUT SPECIAL FLOOD HAZARD AREAS

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CONCERNING THE PROPERTY AT 308 PEREGRINE DR.
SAN MARCOS, TX 78676

A. FLOOD AREAS:

- (1) The Federal Emergency Management Agency (FEMA) designates areas that have a high risk of flooding as special flood hazard areas.
- (2) A property that is in a special flood hazard area lies in a "V-Zone" or "A-Zone" as noted on flood insurance rate maps. Both V-Zone and A-Zone areas are areas with high risk of flooding.
- (3) Some properties may also lie in the "floodway" which is the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge a flood under FEMA rules. Communities must regulate development in these floodways.

B. AVAILABILITY OF FLOOD INSURANCE:

- (1) Generally, flood insurance is available regardless of whether the property is located in or out of a special flood hazard area. Contact your insurance agent to determine if any limitations or restrictions apply to the property in which you are interested.
- (2) FEMA encourages every property owner to purchase flood insurance regardless of whether the property is in a high, moderate, or low risk flood area.
- (3) A homeowner may obtain flood insurance coverage (up to certain limits) through the National Flood Insurance Program. Supplemental coverage is available through private insurance carriers.
- (4) A mortgage lender making a federally related mortgage will require the borrower to maintain flood insurance if the property is in a special flood hazard area.

C. GROUND FLOOR REQUIREMENTS:

- (1) Many homes in special flood hazard areas are built-up or are elevated. In elevated homes the ground floor typically lies below the base flood elevation and the first floor is elevated on piers, columns, posts, or piles. The base flood elevation is the highest level at which a flood is likely to occur as shown on flood insurance rate maps.
- (2) Federal, state, county, and city regulations:
 - (a) restrict the use and construction of any ground floor enclosures in elevated homes that are in special flood hazard areas.
 - (b) may prohibit or restrict the remodeling, rebuilding, and redevelopment of property and improvements in the floodway.
- (3) The first floor of all homes must now be built above the base flood elevation.
 - (a) Older homes may have been built in compliance with applicable regulations at the time of construction and may have first floors that lie below the base flood elevation, but flood insurance rates for such homes may be significant.

- (b) It is possible that modifications were made to a ground floor enclosure after a home was first built. The modifications may or may not comply with applicable regulations and may or may not affect flood insurance rates.
- (c) It is important for a buyer to determine if the first floor of a home is elevated at or above the base flood elevation. It is also important for a buyer to determine if the property lies in a floodway.
- (4) Ground floor enclosures that lie below the base flood elevation may be used only for: (i) parking; (ii) storage; and (iii) building access. Plumbing, mechanical, or electrical items in ground floor enclosures that lie below the base flood elevation may be prohibited or restricted and may not be eligible for flood insurance coverage. Additionally:
 - (a) in A-Zones, the ground floor enclosures below the base flood elevation must have flow-through vents or openings that permit the automatic entry and exit of floodwaters;
 - (b) in V-Zones, the ground floor enclosures must have break-away walls, screening, or lattice walls; and
 - (c) in floodways, the remodeling or reconstruction of any improvements may be prohibited or otherwise restricted.

D. COMPLIANCE:

- (1) The above-referenced property may or may not comply with regulations affecting ground floor enclosures below the base flood elevation.
- (2) A property owner's eligibility to purchase or maintain flood insurance, as well as the cost of the flood insurance, is dependent on whether the property complies with the regulations affecting ground floor enclosures.
- (3) A purchaser or property owner may be required to remove or modify a ground floor enclosure that is not in compliance with city or county building requirements or is not entitled to an exemption from such requirements.
- (4) A flood insurance policy maintained by the current property owner does not mean that the property is in compliance with the regulations affecting ground floor enclosures or that the buyer will be able to continue to maintain flood insurance at the same rate.
- (5) Insurance carriers calculate the cost of flood insurance using a rate that is based on the elevation of the lowest floor.
 - (a) If the ground floor lies below the base flood elevation and does not meet federal, state, county, and city requirements, the ground floor will be the lowest floor for the purpose of computing the rate.
 - (b) If the property is in compliance, the first elevated floor will be the lowest floor and the insurance rate will be significantly less than the rate for a property that is not in compliance.
 - (c) If the property lies in a V-Zone the flood insurance rate will be impacted if a ground floor enclosure below the base flood elevation exceeds 299 square feet (even if constructed with break-away walls).

E. ELEVATION CERTIFICATE:

The elevation certificate is an important tool in determining flood insurance rates. It is used to provide elevation information that is necessary to ensure compliance with floodplain management laws. To determine the proper insurance premium rate, insurers rely on an elevation certificate to certify building elevations at an acceptable level above flood map levels. If available in your area, it is recommended that you obtain an elevation certificate for the property as soon as possible to accurately determine future flood insurance rates.

You are encouraged to: (1) inspect the property for all purposes, including compliance with any ground floor enclosure requirement; (2) review the flood insurance policy (costs and coverage) with your insurance agent; and (3) contact the building permitting authority if you have any questions about building requirements or compliance issues.

Receipt acknowledged by:



Signature

Date

Signature

Date



PROTECTING YOUR HOME FROM MOLD

JUNE 2002

Mold growth problems can adversely affect many homeowners in Texas. Homeowners who act quickly and appropriately can prevent or correct conditions that may cause mold growth. The Texas Department of Health (TDH) and Texas Department of Insurance (TDI) prepared this publication to help you understand the concerns related to mold growth and to provide some effective steps you can take to help prevent mold growth. The following information will help protect your investment in your home and may prevent the possibility of health risks due to mold exposure.

If you are a renter, you should contact your landlord or property manager immediately when you have a maintenance need related to water damage.

WHAT ARE MOLDS?

Molds are microscopic organisms commonly found both indoors and outdoors. Molds, along with mushrooms and yeast, are known scientifically as fungi. Their purpose in nature is to break down dead material and recycle nutrients in the environment. For molds to grow and reproduce, they need a food source - any organic material, such as leaves, wood, paper, or dirt - and moisture. Since molds grow by "eating" the organic material, they gradually destroy whatever they are feeding on. Mold growth on surfaces can often be seen as a colored spot, frequently green, gray, brown, black or white. It commonly appears as a powdery, fuzzy, or hair-like material. Actively growing molds typically produce odors, sometimes described as earthy or moldy, or like mildew, old dirty socks, or ammonia. Molds release thousands of microscopic spores, which are lightweight, easily airborne and carried by air currents to surrounding areas. The spores must have both food and moisture to actually start growing, similar to plant seeds.

WHAT DO I DO IF A LEAK OCCURS?

Whether or not the water damage may be covered by your insurance policy, it is important to act quickly to prevent further damage to your home.

- Immediately stop the source of leak or flooding.
- Remove excess water with mops or a wet vacuum. If the damage is significant, consider contacting a water extraction company for immediate action.
- Whenever possible, move wet items to a secure, dry and well-ventilated area or outside to expedite drying.
- Protect repairable and undamaged items from further damage.
- Move rugs and pull up areas of wet carpet as soon as possible.
- Increase circulation in and around wet areas by opening closet and cabinet doors, moving furniture away from walls and running fans.
- If necessary, remove wallboard and flooring materials to dry out those areas.
- Don't throw away removed or damaged materials until instructed by your insurance company.
- Dry any damp or wet building materials and furnishings within 24-48 hours.
- Keep all receipts, photos and other relevant documents.
- Contact your insurance company, if applicable.

NOTE: The sooner the affected areas dry out and the source of the leak is repaired, the better your chances of minimizing damage to your property. If the water cannot be removed and the area dried promptly and efficiently, consider contacting a water extraction company for immediate action.

RESOURCES

For additional information, consult the mold and/or indoor air quality resources at the following:

Texas Department of Health
www.tdh.state.tx.us/beh/iaq/
1-800-572-5548

U.S. Environmental Protection Agency
www.epa.gov/iaq/
1-800-438-4318

Texas Department of Insurance
www.tdi.state.tx.us/commish/mold.html
1-800-252-3439

WHY ARE MOLDS A CONCERN?

Damage to the Home

It is common to find mold spores in the air inside homes, and on most surfaces including clothes, walls, and furniture. Most of the time mold spores found indoors come from outdoor sources. Routine cleaning of your home and furnishings helps keep these levels low. Cleaning small areas of visible mold, such as mold that may occur around your shower, is necessary to prevent unsanitary conditions.

The level of concern greatly increases when there are large amounts of active mold growth in your home. Large-scale mold problems are most likely to occur when there has been an on-going water leak, a flood, or very high levels of humidity in the home. Indoor mold growth may cause very high levels of airborne mold spores, which, in turn, may cause the spread of mold growth from the original source to other areas of the home where high moisture levels exist. Extensive mold growth can damage your home and belongings, such as carpets, sofas and cabinets. In time, unchecked mold growth can cause damage to the structural elements in your home. While there is no practical way to eliminate all mold and mold spores in the indoor environment, keeping your home clean and dry can prevent extensive mold growth and its related damage.

Health Effects

The vast majority of people are exposed to small amounts of mold or their spores on a daily basis without evident harm. However, mold growing inside a home is an unsanitary condition that may present potential health risks to occupants. Therefore, it is always best to identify and correct high moisture conditions quickly before mold grows and possible health problems develop.

Potential health effects produced by molds may include allergic, irritating, or toxigenic effects, and rarely, infection. Allergic reactions are generally the most common health effect. Typical symptoms (alone or in combination) reported by people living in moldy homes include:

- respiratory problems, such as wheezing, difficulty breathing, and shortness of breath
- sneezing and/or nasal congestion
- eye irritation (itching, burning, watery, or reddened eyes)
- coughing or throat irritation
- skin rashes or irritation
- headaches
- fatigue

The potential health effects depend on the amounts and types of mold present, the length and frequency of exposure, and the sensitivity and health condition of exposed individuals. While many people seldom experience ill effects from mold exposures, some may develop very serious illnesses. Some persons exposed to mold or mold spores may become sensitized and develop allergies to the mold or other health problems. Even "dead" mold (including spores and pieces of mold) may still cause allergy, irritation, or toxigenic reactions. Thus, killing mold without removing the residue may still be a health concern. Complete removal and thorough cleanup of mold is the safest solution.

Individuals at greater risk who may experience more severe symptoms or become ill more rapidly than others include:

- individuals with existing respiratory conditions, such as allergies, asthma, or chemical sensitivities
- individuals with weakened immune systems due to conditions such as HIV infection or cancer treatment
- infants and young children
- the elderly

Anyone with a health problem they believe may be due to mold exposure should consult a medical professional.

Since you cannot remove all food sources for molds, it is important as a homeowner to take sensible precautions to prevent moisture from creating a breeding ground for mold.

MOISTURE CONTROL

- Maintain levels of humidity below 60% (preferably between 30% and 50%) by
 - venting bathrooms, dryers and other moisture-generating sources to the outside
 - avoiding blockage of air conditioning vents
 - using air conditioners and de-humidifiers
 - increasing ventilation by installing additional crawlspace and attic vents, opening windows or installing an air-to-air heat exchanger
 - using exhaust fans when cooking, dishwashing and cleaning
 - avoiding the use of unvented heaters or high heat in confined areas
 - setting the air conditioning thermostat to "auto" to prevent circulation of humid air.
- Add insulation to reduce the potential for condensation on cold surfaces (windows, piping, exterior walls, roof or floors).
- Consider using moisture sensors that sound an audible alarm when a leak occurs.

OTHER PRECAUTIONS

- **Water Valve** - Make sure everyone in the household knows where the main valve is located and how to turn the water off.
- **Rain Gutters and Downspouts** - Direct rainwater away from your home. Keep gutters clear and make sure downspouts are long enough to effectively carry water away from your foundation. Gutters that are filled with leaves and other debris allow water to back up on the roof, which can result in water damage to eaves and roofing material.
- **Insulate Pipes and Outside Faucets** - Minimize the potential for water damage from frozen, broken pipes by insulating supply lines (in attic, crawlspaces and exterior walls), protecting exposed outdoor faucets, sealing gaps in exterior walls and maintaining adequate heat in your home.
- **Sump Pump** - The sump pump is the first line of defense in preventing water seepage into basements. Periodically check the sump and remove any debris that could clog the pump. Consider installing a battery-powered backup to protect your basement during power outages.
- **Don't block weep holes** - Weep holes are openings at the foundation level of a brick wall that allow moisture to escape from behind the wall. Do not close or block these openings.
- **Monitor Utility Bills** - An abnormally high water bill could signal a water leak.
- **Before You Travel** - Turn the water off at the main valve or at major appliances. While you are away, consider leaving a house key and contact information with a neighbor or trusted friend and ask the person to check the inside and outside of your home periodically while you are away.

PREVENTION

- Purchase paint with EPA approved mold inhibitors
- Clean bathrooms often with mold killing products and keep surfaces dry
- Do not carpet bathrooms, basements, kitchens or other areas prone to collect moisture
- Repair damages that could lead to water intrusion promptly and properly
- Ensure that the home has adequate ventilation, including exhaust fans in the kitchen and bathrooms

INSPECTION

Inspect your home regularly for the indications and sources of indoor moisture. Establish a maintenance schedule to check the following sources of water leaks on a regular basis. Contact a maintenance or service company with any questions or concerns.

- **Hot Water Heaters** - Over time, these appliances may rust or develop cracks, and the resulting leaks can be very costly. Check your water heater for rust and deterioration every year. Check the drain pan for water and ensure that the drain line for the overflow pan is not clogged. Drain and clean the water heater as recommended by the manufacturer.
- **A/C Drain Lines** - Damage can occur when the line that drains condensation from the evaporator coils becomes clogged and water overflows from the drip pan. To prevent this, periodically check the drip pan for water and consider an annual inspection or service call to reduce the buildup of algae and mold in the drain line.
- **Appliance Hoses** - Broken hoses are among the most common causes of water damage. Regularly inspect hoses and hose fittings on washing machines, icemakers and dishwashers for kinks, cracks, bulges or evidence of deterioration. Replace standard rubber washing machine hoses every two to five years, or more frequently if they are showing signs of water. Consider using steel-reinforced hoses for longer life.
- **Showers, Tubs, Sinks and Toilets** - Water that leaks from around bathtubs, showers, sinks and toilets can cause extensive damage because the leak is often hidden from view. To prevent leaks, make sure you have a continuous watertight seal of caulk around the edges of sinks, toilets, tubs and shower stalls. Cracks or mold on the caulk or on the grout at tiles on walls or shower floors may indicate that you do not have a watertight seal. Remove all caulk or grout, clean and dry the surface thoroughly, and apply fresh caulk. Do not apply new caulk or grout on top of the old materials.
- **Visible Piping** - Routinely check piping under cabinets and sinks for leaks, rust and evidence of deterioration.
- **Waste/Garbage Disposal System** - Routinely check for cracking or other sources of leaks in the waste disposal system.
- **Caulking around Windows, Doors, Penetrations and Cracks** - Windows and doors should have a continuous bead of caulk sealing them to the exterior surface of the home. Penetrations of the exterior walls by pipes, electrical conduit, phone or cable lines, and exhaust ducts should also be caulked. Cracks or mold on the caulk may indicate that you do not have a watertight seal. Remove all caulk, clean and dry the surface thoroughly, and apply fresh caulk. Do not apply new caulk on top of the old caulk.
- **Attic and Ceilings** - Routinely check for wet insulation and water stains.
- **Wallpaper** - Routinely check for bubbling and/or peeling, as well as pink or black stains.
- **Roofs** - Keep roofs free of debris that can damage roofing material and allow water to seep in. Trim tree branches to prevent them from rubbing and damaging the roof. Promptly repair missing or damaged shingles. Properly seal any cracks around chimneys, skylights and vents. Check metal flashing for holes, cracks or other damage. Replace flashing or use silicon caulk to seal any openings.
- **Landscape** - Yards should slope away from the house to prevent puddling near the foundation or under pier and beam houses.
- **Sprinklers and Irrigation System** - Do not allow sprinklers or sprinkler heads to soak the exterior of the home.
- **Check for evidence of water stains or odors, particularly after rains, on areas that could get wet.**

POTENTIAL SIGNS OF MOLD GROWTH

- Unexplained discoloration on any surface
- Musty odor
- Dark spots on or around vents
- Water stains anywhere
- Peeling or curling of vinyl floors or wallpaper



Published by
The Texas Department of Health
The Texas Department of Insurance



cb075.0602

(TAR-2507) 6-2002



TEXAS ASSOCIATION OF REALTORS®
INFORMATION ABOUT PROPERTY INSURANCE FOR A BUYER OR SELLER

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A. The availability and the affordability of property insurance may affect both the buyer and the seller.

Typically a buyer will seek to insure the property. Most mortgage lenders require that the property be insured in an amount not less than the loan amount. The failure to obtain property insurance at or before closing may delay the transaction or cause it to end, either of which can impose both inconvenience and cost to both the buyer and the seller.

B. There are a number of factors that affect the availability and affordability of insurance.

- (1) The level of coverage will significantly affect the cost of insurance. There are several levels of insurance coverage. For example:
 - (a) a policy may cover the replacement cost of the improvements and the replacement cost of many personal items in the property in the event of most casualties;
 - (b) a policy may cover only value of the improvements and exclude many casualties; or
 - (c) a policy may cover casualties and costs between the two noted extremes under (a) and (b).
- (2) Coverage levels and prices vary from company to company. There are many insurance companies conducting business in Texas who offer a variety of insurance products at various prices.
 - (a) One insurance company may refuse to insure a particular property or person while another insurance company may elect to do so.
 - (b) One insurance company may charge a significantly lower premium than another insurance company for the same or similar coverage.
 - (c) Generally, each insurance company has specific guidelines by which it prices its insurance policies. The following are examples of criteria that an insurance company may use in evaluating an application for insurance. The criteria vary from company to company.
 - (1) Past claims filed against the property to be insured in the 5 years preceding the application.
 - (2) Past claims filed by the applicant to be insured in the 5 years preceding the application.
 - (3) The applicant's insurance credit score.
 - (4) The past relationship between the insurance company and the applicant.
 - (5) The physical characteristics of the property such as condition, age, location, or construction materials.

C. Most insurance companies participate in the Comprehensive Loss Underwriting Exchange (CLUE) and obtain a CLUE report to evaluate the claims history of the property and the applicant.

- (1) Most insurance companies contribute information about claims to an insurance industry database known as CLUE (a registered trademark of Equifax, Inc.). An insurance company obtains a CLUE report when evaluating an application for insurance.
- (2) A CLUE report contains information about the claims history of the property and of the applicant for insurance.
 - (a) The CLUE report contains only data and does not inform the buyer or seller whether insurance is or is not available or at what cost.
 - (b) Insurance companies use the CLUE report in different ways.
 - (c) It is best to speak with an insurance agent with respect to how the information in a particular CLUE report affects the affordability and availability of insurance.

- (3) While CLUE reports are generally accurate, there may be errors in the reports.
 - (a) An event may be listed as a claim even though the insurance company did not pay any proceeds (for example, the cost of repair did not exceed the deductible or an inquiry may be incorrectly classified as a claim).
 - (b) Federal law permits a person to challenge inaccurate information. One may contact the administrator of the CLUE report (Lexis-Nexis) to correct information in a CLUE report.
- (4) A property owner may, for a fee, obtain the CLUE report on his or her property through companies such as Lexis-Nexis (<https://personalreports.lexisnexis.com>, 1-866-312-9076), A-Plus (800-709-8842) or other companies, most of whose services are accessible via the Internet. An owner may also contact the Equifax Insurance Consumer Center at 800-456-6004.

D. Promptly after entering into a contract to buy a property in Texas, the buyer should take the following steps to avoid delays in closing and to avoid additional costs.

If the buyer has the option to terminate the contract, the buyer should make sure that the buyer and the insurance agent have completed the following steps before the option expires.

- (1) Contact one or more insurance agents.
 - (a) The buyer should discuss the various levels of coverage with an insurance agent and ask questions that are necessary so the buyer understands the levels of available coverage.
 - (b) Insurance agents can provide applicants with written summaries of the various coverage levels.
 - (c) Basic summaries are available at the websites noted in Paragraph E.
 - (2) **Submit an application** for insurance with the insurance agent of the buyer's choice.
 - (a) Applying for insurance promptly after entering into a contract to buy a property helps avoid surprises or delays in closing the transaction.
 - (b) Prompt application permits the buyer time to evaluate various coverage levels and prices.
 - (c) Delaying the application for insurance may limit opportunities to obtain the most suitable coverage and may limit opportunities to address any unforeseen problems or delays in obtaining coverage.
 - (d) In recent years, many transactions have been delayed or terminated because of problems associated with obtaining insurance.
 - (3) Ask for written confirmation from the insurance agent that the insurance company:
 - (a) has received the application;
 - (b) has reviewed the applicant's CLUE report; and
 - (c) has conducted all necessary reviews to issue a policy at the particular price quoted (some insurance companies may ask for specific information or may wish to inspect the property).
 - (4) Verify that the insurance coverage the buyer chooses is acceptable to the buyer's lender.
- E. If one is not able to obtain insurance at a reasonable price or more information is needed, contact the Texas Department of Insurance (www.helpinsure.com or www.tdi.state.tx.us).**

Receipt acknowledged by:

Signature

Signature



CAUTION

U.S. Department of Housing
and Urban Development
Federal Housing Administration (FHA)



OMB Approval No: 2502-0538
(exp. 04/30/2018)

For Your Protection: Get a Home Inspection

Why a Buyer Needs a Home Inspection

A home inspection gives the buyer more detailed information about the overall condition of the home prior to purchase. In a home inspection, a qualified inspector takes an in-depth, unbiased look at your potential new home to:

- Evaluate the physical condition: structure, construction, and mechanical systems;
- Identify items that need to be repaired or replaced; and
- Estimate the remaining useful life of the major systems, equipment, structure, and finishes.

You Must Ask for a Home Inspection

A home inspection will only occur if you arrange for one. FHA does not perform a home inspection.

Decide early. You may be able to make your contract contingent on the results of the inspection.

Appraisals are Different from Home Inspections

An appraisal is different from a home inspection and does not replace a home inspection. Appraisals estimate the value of the property for lenders. An appraisal is required to ensure the property is marketable. Home inspections evaluate the condition of the home for buyers.

FHA Does Not Guarantee the Value or Condition of your Potential New Home

If you find problems with your new home after closing, FHA cannot give or lend you money for repairs, and FHA cannot buy the home back from you. Ask a qualified home inspector to inspect your potential new home and give you the information you need to make a wise decision.

Radon Gas Testing

The United States Environmental Protection Agency and the Surgeon General of the United States have recommended that all houses should be tested for radon. For more information on radon testing, call the toll-free National Radon Information Line at 1-800-SOS-Radon or 1-800-767-7236.

Ask your home inspector about additional health and safety tests that may be relevant for your home.

Be an Informed Buyer

It is your responsibility to be an informed buyer. You have the right to carefully examine your potential new home with a qualified home inspector. To find a qualified home inspector ask for references from friends, realtors, local licensing authorities and organizations that qualify and test home inspectors.



HUD-92564-CN (6/14)



CAUTION



TEXAS ASSOCIATION OF REALTORS®
INSPECTOR INFORMATION

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TO: _____ (☒ Buyer (☐ Seller)

FROM: RE/MAX REAL PROPERTIES (Broker's Firm)

RE: 308 PEREGRINE DR., SAN MARCOS, TX 78676 (Property)

DATE: _____

The attached list includes inspectors licensed by the Texas Real Estate Commission and may also include other persons authorized by law to perform certain inspections (for example, termite inspectors, engineers, electricians, or plumbers). The list is not a complete list of all inspectors that may perform inspections. You may also obtain a list from other sources (for example, the local telephone directory or the Internet).

This firm strongly recommends that you hire inspectors to help you evaluate the condition of the Property.

Inspections are of conditions which are *present* and *visible* at the time of the inspections. Property conditions change with time and use. Inspectors are not likely to point out small problems or defects that are not reasonably observable at the time of inspection. Inspectors will not move furniture, appliances, permanent coverings, or other obstructions. Neither inspectors nor real estate licensees can guarantee future performance of any item.

This firm does not recommend any particular inspector and does not warrant the quality of any inspector's inspection.

It is recommended that you accompany the inspectors during the inspections. You should address any questions about an inspection directly to your inspector.

Real estate licensees are not inspectors by virtue of their real estate licenses.

It may be necessary to make certain arrangements for the inspectors, such as providing access and turning on utilities.

Receipt of this notice is acknowledged and:

☐ I choose to hire an inspector.

☐ I choose not to hire an inspector.

Buyer/Seller

Date

(TAR-2506) 01/01/14

RE/MAX Real Properties, 12111 Ranch Road 12 Suite 106 Wimberley, TX 78676
Phone: 512 848 6612 Fax: 512 857 8588 Allison AJ Harwood

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Page 1 of 1

308 PEREGRINE



TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features, such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate license holders also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

This form has been approved by the Texas Real Estate Commission for voluntary use by its license holders. Copies of TREC rules governing real estate brokers, salesperson and real estate inspectors are available from TREC. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)



TREC Form No. OP-I
TAR 2504

NOTICE TO PROSPECTIVE BUYER

As required by law, I advise you to have the abstract covering the property known as
308 PEREGRINE DR.

SAN MARCOS, TX 78676 (Address) examined by
an attorney of your own selection OR you should be furnished with or obtain a policy of
title insurance.

If the property is situated in a Utility District, Chapter 49 of the Texas Water Code
requires you to sign and acknowledge the statutory notice from the seller of the property
relating to the tax rate, bonded indebtedness or standby fee of the District.

DATED: _____, _____.

RE/MAX REAL PROPERTIES

Brokerage Company Name

ALLISON "AJ" HARWOOD

Broker or Sales Associate

I have received a copy of this **NOTICE TO PROSPECTIVE BUYER.**



Prospective Buyer

Prospective Buyer

This form has been approved by the Texas Real Estate Commission (TREC) for use when a contract of sale has not been promulgated by TREC. The form should be presented before an offer to purchase is signed by the prospective buyer. Texas real Estate Commission, P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>). TREC Notice to Prospective Buyer. OP-C replaces MA-C.





TEXAS ASSOCIATION OF REALTORS® INFORMATION ABOUT MINERAL CLAUSES IN CONTRACT FORMS

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This form contains general information about mineral estates in published contract forms.

- 1. INTRODUCTION:** Historically, buyers and sellers of property near urban areas have not been concerned about the conveyance or retention of mineral interests. Mineral interests for such properties may have been severed in the past or the value of the mineral interests may have been relatively insignificant. There has historically been little risk that the owner of the mineral interests under property near urban areas could or would access the surface of the property to drill or excavate for minerals (perhaps, because the property was too small to support such activity or because such activity may have been heavily regulated by a city). In recent years, the discovery of large mineral deposits near urban areas and advances in drilling technologies have led to increased exploration and drilling activities in and near urban areas. In turn, buyers and sellers of property in urban and suburban areas have raised questions as to whether it is best to convey or retain all or part of the mineral interests in a particular sale.
- 2. WHO OWNS THE MINERALS?** Owners of property in or near urban areas typically are not aware of the precise extent of the mineral interests they may own. One may own all or only a portion of the mineral interests. Further, the mineral interests may have been leased. Determining who owns the mineral interests, whether the mineral interests have been leased, and who holds rights under any leases requires an expert (such as an oil and gas attorney) to review the chain of title and formulate an informed opinion.
- 3. CONTRACT FORMS:** The residential contract forms promulgated by the Texas Real Estate Commission and the commercial contract forms published by the Texas Association of REALTORS® provide that the seller will convey to the buyer all of the seller's rights associated with the property, including all mineral interests and any rights held under any mineral leases by the seller. If a seller wishes to reserve all or a part of the mineral interests and rights held by the seller in a residential transaction, the seller **must** use the Texas Real Estate Commission's Addendum for Reservation of Oil, Gas, And Other Minerals (TREC No. 44-2, TAR No. 1905). If the addendum is not attached to the sales contract, the seller conveys to the buyer all of the mineral interests and rights held by the seller at the time of the transaction. In a farm & ranch transaction, the seller may use the TREC promulgated form, but may also use any addendum prepared by an attorney or by either party.
- 4. RESOURCES:** One may find information related to mineral estates and mineral leases through many sources, including but not limited to: (a) the Real Estate Research Center (www.recenter.tamu.edu); and (b) the Railroad Commission of Texas (www.rrc.state.tx.us). There are many other useful sources that one can access via the Internet through most Internet search engines.

The undersigned acknowledge receipt of this notice.



Date

Printed Name: _____

Date

Printed Name: _____

(TAR-2509) 12-15-14

RE/MAX Real Properties, 12111 Ranch Road 12 Suite 106 Wimberley, TX 78676
Phone: 512 848 6612 Fax: 512.857.8588 Allison AJ Harwood

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Page 1 of 1

308 PEREGRINE



DISCLOSURE OF RELATIONSHIP WITH RESIDENTIAL SERVICE COMPANY

RESIDENTIAL SERVICE CONTRACTS. A residential service contract is a product under which a residential service company, for a fee, agrees to repair or replace certain equipment or items in a property. Co-payments typically apply to most service calls. Residential service companies are licensed and regulated by the Texas Real Estate Commission. The extent of coverage and the cost of coverage will vary. Before buying a residential service contract, the buyer should read the contract and consider comparing it with the extent of coverage and costs from several other residential service companies. You may obtain a list of the residential service companies licensed in Texas at <http://www.trec.state.tx.us> as well as a copy of their respective contracts. **YOU MAY CHOOSE ANY COMPANY.**

THE PURCHASE OF A RESIDENTIAL SERVICE CONTRACT IS OPTIONAL. The TREC promulgated residential contract forms contain a paragraph in which the parties may negotiate whether the seller will reimburse the buyer the cost of a residential service contract. The choice of the residential service company and extent of coverage lies with the buyer. **NEITHER A BROKER/SALESPERSON NOR A SELLER MAY CONDITION THE SALE OF A PROPERTY ON THE BUYER'S PURCHASE OF A RESIDENTIAL SERVICE CONTRACT.**

- | | |
|--|---|
| ☐ Other Broker/Salesperson will receive no compensation from a residential service company. | ☒ Listing Broker/Salesperson will receive no compensation from a residential service company. |
| ☐ Other Broker/Salesperson receives compensation from the following residential service company

for providing the following services:
_____ | ☐ Listing Broker/Salesperson receives compensation from the following residential service company:

for providing the following services:
_____ |

The compensation is not contingent upon a party to the real estate transaction purchasing a contract or services from the residential service company.

The compensation is the fee for the services that Listing Broker or Other Broker, either directly or through an agent, provides to the company. As required by the Real Estate Settlement Procedures Act and HUD Regulation X, any fees paid to a settlement services provider are limited to the reasonable value of services actually rendered.

Other Broker's Name _____ License No. _____
By: _____

RE/MAX REAL PROPERTIES

Listing Broker's Name _____ 494844 License No. _____

By: Allison Harwood
ALLISON "AJ" HARWOOD

The undersigned acknowledges receipt of this notice:

Buyer _____

Buyer _____

Dale R. Marquis
Seller DALE R. MARQUIS

Marche Marquis
Seller MARCHE MARQUIS

The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms of contracts. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate licensees. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not intended for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, (512) 459-6544 (<http://www.trec.state.tx.us>) RSC 1.

NOTICE REGARDING OAK WILT IN CENTRAL TEXAS

**ADDENDUM TO EARNEST MONEY CONTRACT BETWEEN THE UNDERSIGNED
PARTIES CONCERNING THE PROPERTY AT:**

308 PEREGRINE DR., SAN MARCOS, TX 78666

THERE MAY BE OAK WILT ON THE PROPERTY THAT YOU ARE ABOUT TO PURCHASE

OAK WILT is one of the most destructive tree diseases in the United States. The disease has killed more than 1 million trees in Central Texas. Oak wilt is caused by the fungus *Ceratocystis fagacearum*. The spores of the fungus invade and clog the tree's water conducting system, call xylem.

Oak wilt has been found in over 60 counties and in almost every city in Central Texas. It can be a problem wherever live oaks tend to be the predominate tree. It does not matter whether they are transplanted or naturally grown. An individual tree's age, size or previous health status does not make it more or less likely to contract or die from oak wilt.

Live Oaks die in the greatest numbers, most often in expanding areas called Oak Wilt Centers. Red Oaks are the most susceptible. They typically die within 2-4 weeks of symptom appearance. Common red oaks are Spanish, Texas, Shumard, Pin, and Blackjack. White oaks are least susceptible. Very few have been identified with oak wilt in Texas. They generally survive for a number of years with the disease. Common White Oaks – Post, Bur, Chinkapin, Monterrey.

OUR EXPERTISE:

- We cannot make representations or guarantees because we are not trained in identifying the condition of trees and their diseases and have no expertise in the area of plant diseases.

THEREFORE, WE RECOMMEND:

- That you take whatever other measure you feel is necessary to satisfy yourself about the condition of the property and its surroundings.
- That you accompany the inspectors and other experts during their inspections and ask any questions you have about the property.

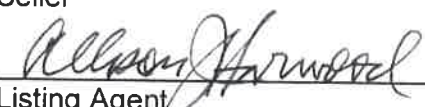
Other Information: If you are concerned or desire additional information, you may call your County Agricultural Extension Service, or if you have access to the internet, go to <http://www.texasoakwilt.org/>

Seller Date

Buyer Date

Seller Date

Buyer Date


Listing Agent Date

Buyer's Agent Date