



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 672 Shiloh Road
Bastrop, 78602

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	☒		
Carbon Monoxide Det.	☒		
Ceiling Fans	☒		
Cooktop	☒	☒	
Dishwasher	☒		
Disposal		☒	
Emergency Escape Ladder(s)		☒	
Exhaust Fans	☒		
Fences	☒		
Fire Detection Equip.	☒		
French Drain		☒	
Gas Fixtures		☒	
Natural Gas Lines		☒	

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

Item	Y	N	U
Pump: ☐ sump ☐ grinder		☒	
Rain Gutters	☒		
Range/Stove	☒		
Roof/Attic Vents		☒	
Sauna		☒	
Smoke Detector	☒		
Smoke Detector - Hearing Impaired		☒	
Spa		☒	
Trash Compactor		☒	
TV Antenna	☒		
Washer/Dryer Hookup	☒		
Window Screens	☒		
Public Sewer System		☒	

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

(TAR-1406) 01-01-14

RE/MAX Bastrop Area, 87 Loop 150 West Bastrop, TX 78602
Janis Penick

Initialed by: Buyer: [Signature]

and Seller: [Signature]

Phone: 512.921.9134

Fax: 512.366.9613

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

Page 1 of 5

McFarland

672 Shiloh Road
Bastrop, 78602

Concerning the Property at _____

Water supply provided by: ☒ city ☐ well ☐ MUD ☐ co-op ☐ unknown ☐ other: Arqua Water

Was the Property built before 1978? ☐ yes ☐ no ☐ unknown

(If yes, complete, sign, and attach TAR-1906 concerning lead-based paint hazards).

Roof Type: Comp Shingle Age: 13 yrs (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)?

☐ yes ☒ no ☐ unknown

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? ☐ yes ☒ no If yes, describe (attach additional sheets if necessary): _____

Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following?: (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Item	Y	N
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 <u>Two Dring from</u>	☒	☒
Other Structural Components		☒

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

Section 3. Are you (Seller) aware of any of the following conditions: (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Condition	Y	N
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 <u>Think so?</u>	☒	
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 <u>Fixed Settle</u>	☒	
Previous Roof Repairs <u>CRACK</u>		☒
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*		☒

Concerning the Property at _____

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): Repaired settling CRACK view to existing foundation, also repaired ceiling due to settling crack - (minor cosmetic) Has foundation checked by Builders as well Nalle Custom Home & Engineer - no issues - doc to certify enclosed - 6 year warranty applies to addition.

*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: _____
Manager's name: _____ Phone: _____
Fees or assessments are: \$ _____ per _____ and are: ☐ mandatory ☐ voluntary
Any unpaid fees or assessment for the Property? ☐ yes (\$ _____) ☐ no
If the Property is in more than one association, provide information about the other associations below or attach information to this notice.
- ☐ ☒ Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:
Any optional user fees for common facilities charged? ☐ yes ☐ no If yes, describe: _____
- ☐ ☒ Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
- ☐ ☒ Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
- ☐ ☒ Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
- ☐ ☒ Any condition on the Property which materially affects the health or safety of an individual.
- ☐ ☒ Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.
If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).
- ☐ ☒ Any rainwater harvesting system located on the property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.
- ☐ ☒ The Property is located in a propane gas system service area owned by a propane distribution system retailer.

672 Shiloh Road
Bastrop, 78602

Concerning the Property at _____

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. *without Improvement*

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

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: _____

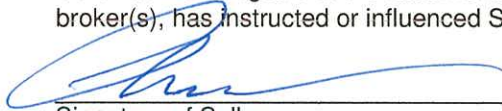
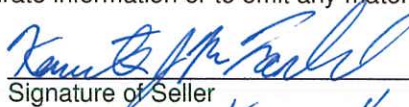
Section 11. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?* ☐ unknown ☐ no ☒ yes. If no or unknown, explain. (Attach additional sheets if necessary): _____

**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 672 Shiloh Road
Bastrop, 78602

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.

 5/12/2015  9/1/15
Signature of Seller Date Signature of Seller Date
Printed Name: Karin McFarland Printed Name: Kenneth J. McFarland, Jr.

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: <u>Blue Bonnet</u>	phone #: _____
Sewer: <u>Bugh's Septic</u>	phone #: _____
Water: <u>Aqua Water</u>	phone #: _____
Cable: <u>Direct TV</u>	phone #: _____
Trash: <u>Lonestar</u>	phone #: _____
Natural Gas: <u>—</u>	phone #: _____
Phone Company: <u>—</u>	phone #: _____
Propane: <u>—</u>	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: _____

To whom it may concern:

9/2/2015

672 Shiloh Road

Bastrop TX, 78602

Regarding section C Sellers disclosure "Foundation repairs":

In 9/2011 we had Nalle Custom homes build an addition onto the south side of our home. This addition included the addition of a new slab engineered to be joined with the existing slab.

Due to normal shifting over the course of the last few years our foundations have settled which caused cosmetic "cracks" on the underpinning of the slab as well as the ceiling and floor exactly where the two structures meet.

Prior to listing the home for sale we have Nalle custom homes come out and repair ALL areas, this includes and improved expansion joint on the floor and on the exterior underpinning to help allow for normal movement.

This repair was completed on 8/29/2015

In addition to the cosmetic repairs, we also had Nalle and the Engineering firm which designed the slab come out and confirm the slab was "OK". (Letter provided from Engineer)

Our addition also has a 10 year structural warranty this will transfer to the new owner, 6 years remaining.

Thank you

Kerri

A handwritten signature in blue ink, appearing to be 'Kerri', written in a cursive style.

9/2/2015



Consolidated
REINFORCEMENT

August 19, 2015

Nalle Custom Homes

Subject: 672 Shiloh

Our firm has evaluated the foundation at the subject location. At this time we do not believe there is a foundation issue. If you have any questions, please call us at 512-251-1044.

Sincerely,

Floyd Oliver, Jr., P.E.

AUSTIN
13801 Avenue K
Austin, TX 78728
p. (512) 251-1044

BELTON/TEMPLE
2016 S. Highway Blvd.
Belton, TX 76513
p. (254) 939-0888

SAN ANTONIO
7042 Eckhert Rd.
San Antonio, TX 78240
p. (210) 657-2741

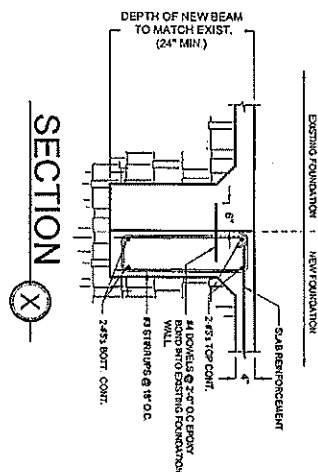
DALLAS/FT. WORTH
4100 McLean Street
Haltom City, TX 76117
p. (817) 577-9444

CORPUS CHRISTI
561 South Padre Island
Corpus Christi, TX 78405
p. (361) 816-1451

Technical drawing of a floor slab layout. The drawing shows a rectangular slab with dimensions: 32'-2 1/16" (total width), 10'-10 3/4" (left section width), 10'-4 3/4" (middle section width), and 10'-10 9/16" (right section width). The total length is 14'-7 1/16". A central circular area is labeled "O.C.E.W." and "A33 @ 12". A rectangular area is labeled "11'0\"/>

SLAB ADDITION

461 SQ. FT.



BEAM NOTE 124

BEAMS FOR THIS FOUNDATION SHALL BE SET TO GOOD

EXTENSION BEAMS SHALL BE SET TO GOOD

INTERIOR BEAMS SHALL BE SET TO GOOD

BEARS TO BE LEFT SPACE FOR SECTION DETAILS AND JOISTS

REVISION NOTES

IF BUILDER ELECTS TO PLACE FILL ON A LOT BEFORE CONSTRUCTION, COMPLY WITH NOTE 4 UNDER MATERIALS AND NOTES 1 AND 4 UNDER CONSTRUCTION ON SHEET 2 OF 2.

BUILDER: NALLE CUSTOM HOMES
SUBDIVISION: BASTROP, TEXAS
ADDRESS: 672 SHILOH ROAD
LOT: ---
B.L.K: ---
PLAN: McFARLAND ADDTION (1F)

DATE:
08/24/11

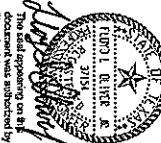
SHEET
1 OF 2

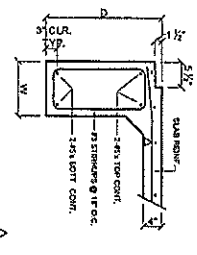


Consolidated

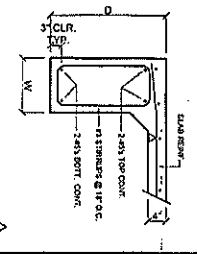
AUSTIN 13401 Avenue K Austin, Texas 78728 512.251.1344	BELTONTemple 2010 S. Highway Blvd Belton, Texas 76513 254.333-0884	SAN ANTONIO 7642 Eckhart Rd San Antonio, Texas 78249 210.437-3241	DALLAS/F. WORTH 6100 McLennan Street Haltom City, Texas 76117 817.477.9854	CORPUS CHRISTI 501 South Padre Island Corpus Christi, Texas 78401 361.816-1451
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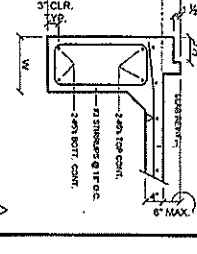




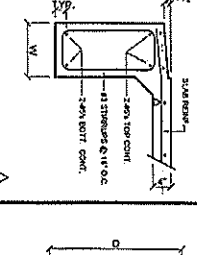
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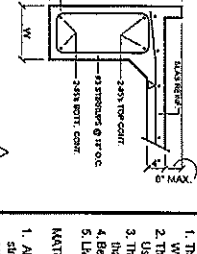
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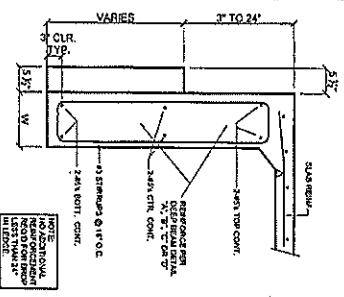
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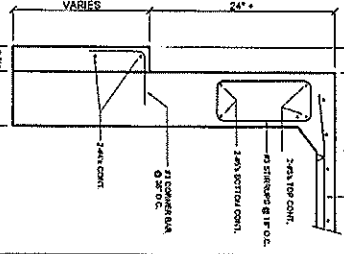
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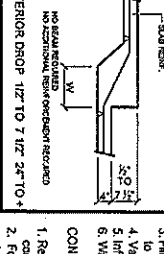
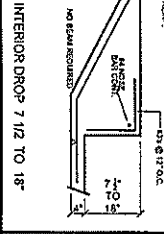
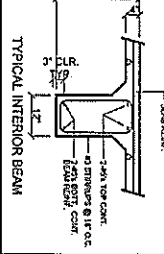
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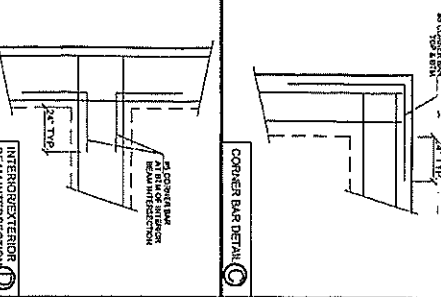
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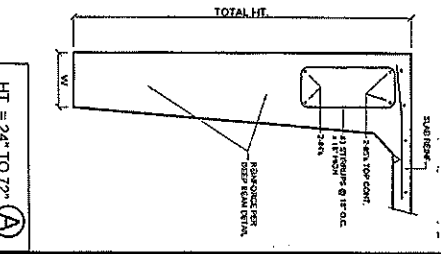
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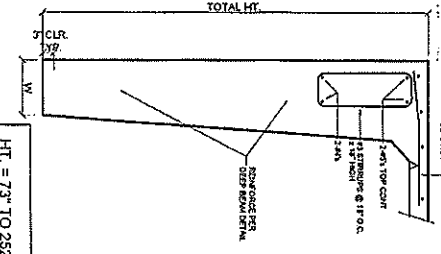
DEEP BEAM REINFORCING CHART					
WALL HEIGHT	(W) WALL THICKNESS	BARS (A)	BARS (B)	BARS (C)	BARS (D)
TO 6'	10"				
>6' TO 9'	10"	#4 @ 16"	#4 @ 10"		1'
>9' TO 12'	10"	#4 @ 16"	#4 @ 10"		1'
>12' TO 15'	12"	#4 @ 10"	#4 @ 17"	#3 @ 14"	2'
>15' TO 18'	15"	#5 @ 10"	#4 @ 13"	#3 @ 18"	2'
>18' TO 21'	18"	#6 @ 13"	#4 @ 11"	#3 @ 15"	3'
					6"



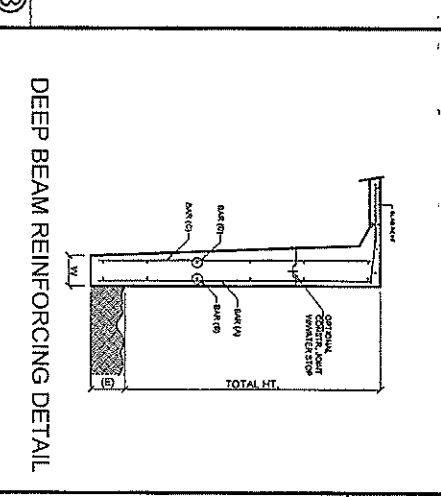
11



12



13



14

1. This design is based on acceptable engineering practices using W81, IRC and ACI 318 current editions as guides.
2. The design and data shown are applicable for this specific project. Use of these drawings for other projects is prohibited.
3. This Consolidated Reinforcing, L.P., is not responsible for any errors or omissions in the drawings or specifications.
4. Beam sizes shown on drawings are minimums.
5. Live loads per IRC. Dead loads per building material weights.

MATERIALS

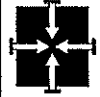
1. All concrete to be normal weight 14' or 16' and have a compressive strength of 3000 psi at 28 days. Additives with calcium chloride are prohibited.
2. All reinforcing to be ASTM A615 Gr 60 except #3 bars may be Gr 40.
3. Fill for pads under the foundation shall have a P1 less than or equal to 15 or as specified by geotechnical engineer.
4. Vapor barrier to be minimum of 6 mil P1 less than 20.
5. With extra form material each have a 3 mil P1 less than 20.
6. Waterproofing for walls below grade to be per IRC 406.2

CONSTRUCTION

1. Remove all vegetation and top 6 inches of top soil prior to constructing foundation.
2. Foundation pads beneath foundations to be compacted to 95% standard proctor.
3. Foundation pads shall extend outside the foundation by 5 feet.
4. Ditching around the perimeter of the foundation shall be done per IRC such that no water shall collect under or adjacent to the slab.
5. Heavy vegetation such as trees within 20 ft. of foundation may cause excessive water removal and damage foundations. No trees should be planted within 20 ft. to the mature height of the tree.
6. Retain a minimum of 12 inches top soil. When conditions permit, the depth, contact the Engineer of record.
7. Provide a vapor barrier under the slab and drops vapor barrier down beam sides a minimum of 6 inches and adjacent sheets shall overlap by 6 inches and be taped or sealed.
8. Additional beam reinforcing required for beams over 36 inches deep. See typical details.
9. Adequately support rebar.
10. For field conditions not explicitly covered by plans and details, contact Engineer of Record.
11. Exterior beam sections change per topography. See details.
12. Do not set forms by the foundation plans, use architectural plans.
13. Contractor to verify all drops, dimensions, and brick ledges.
14. Report all conflicts to the Engineer of record.
15. For P1 less than 15 or solid rock, notify Engineer of record.
16. Provide waterproofing on walls below grade that encase interior spaces from exterior of the building to finished grade. All joints shall be sealed and waterproofed.
17. Precipitation inspections of slabs are valid for one week only.

SEE BEAM NOTES ON PAGE ONE FOR BEAM DEPTH & ANY ADDITIONAL BEAM REINFORCEMENT.

TYPICAL REBAR DETAIL SHEET

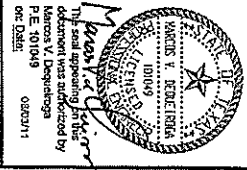


Consolidated Reinforcement
T.B.P.E. NUM. F-4031

13801 AVENUE K AUSTIN, TX 78728
OFFICE: 512-251-1044 FAX: 512-251-0681
www.critexas.com

SHEET
2
OF
2

TYPICAL REBAR STEEL
DETAIL SHEET



REV 02/28/20
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