



AUSTIN/CENTRAL TEXAS REALTY INFORMATION SERVICE (ACTRIS)

SELLER'S DISCLOSURE NOTICE

THIS FORM IS FURNISHED BY THE AUSTIN/CENTRAL TEXAS REALTY INFORMATION SERVICE FOR USE BY ITS PARTICIPANTS AND REPRESENTED SELLERS.

NOTE: EFFECTIVE JANUARY 1, 1994, SECTION 5.008 OF THE TEXAS PROPERTY CODE REQUIRES A SELLER OF RESIDENTIAL REAL PROPERTY OF NOT MORE THAN ONE DWELLING UNIT TO DELIVER A COPY OF THE SELLER'S DISCLOSURE NOTICE, COMPLETE TO THE BEST OF THE SELLER'S BELIEF AND KNOWLEDGE, TO A PURCHASER ON OR BEFORE THE EFFECTIVE DATE OF A CONTRACT FOR THE SALE OF THE PROPERTY. IF A CONTRACT IS ENTERED INTO WITHOUT THE SELLER PROVIDING THE NOTICE, THE BUYER MAY TERMINATE THE CONTRACT FOR ANY REASON WITHIN SEVEN (7) DAYS AFTER RECEIVING THE NOTICE. IF INFORMATION REQUIRED BY THE NOTICE IS UNKNOWN TO THE SELLER, THE SELLER MAY INDICATE THAT FACT ON THE NOTICE AND THEREBY COMPLY WITH THE REQUIREMENTS OF SECTION 5.008 OF THE TEXAS PROPERTY CODE. This form complies with and contains additional disclosures which exceed the minimum required by the Code.

CONCERNING THE PROPERTY AT 192 Wagon Way Bastrop
(Street Address and City)

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 PURCHASER 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, how long since Seller has occupied the Property? _____

Seller ☒ is ☐ is not knowledgeable of the current condition of the Property.

The Property ☐ is ☒ is not currently leased and ☐ has ☒ has not been leased in the last two (2) years.

If leased, how long? _____

During the last year the Property ☐ has ☒ has not been vacant.

If yes, how long was the Property vacant? _____

1. FEATURES AND EQUIPMENT (Mark all appropriate items that **EXIST** and their **WORKING CONDITION**):

NOTE: This notice does not establish which items will or will not be conveyed.
The terms of the Contract will determine which items will and will not be conveyed.

Y = Yes, N = No, U = Unknown

Exists	Item	Working Condition			Additional Information	
☒	Bathroom Heater	Y	N	U	#	[E] [G]
☒	Cable TV Wiring	☒	N	U		
☒	Carport	Y	N	U	# of Spaces	Attached [Y] [N]
☒	Carbon Monoxide Detector	Y	N	U	#	
☒	Central Air Conditioning	☒	N	U	#	☒ [E] [G]
☒	Central Heating	☒	N	U	#	☒ [E] ☒ [G] [HP]
☒	Central Vacuum	☒	N	U	@ Will need to purchase hose	
☒	Chimney	☒	N	U		
☒	Cook Top/Stove	☒	N	U	[E] ☒ [G]	# of Burners 6 Other:
☒	Deck	Y	N	U	Wood []	Other []
☒	Dishwasher	☒	N	U		
☒	Disposal	☒	N	U		
☒	Dryer	Y	N	U	[E] [G]	[110V] [220V]
☒	Dryer Hookups	☒	N	U	[110V] ☒ [220V]	[G]
☒	Emergency Escape Ladder(s)	Y	N	U		
☒	Evaporative Cooler	Y	N	U	#	
☒	Fans	☒	N	U	Ceiling # 2	Attic # 4 Exhaust # 6 Whole House #

Features and Equipment Continues Next Page

Initialed for Identification by Seller CM and Buyer _____

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Seller's Disclosure Notice Concerning Property At:

192 Wagon Way
Bastrop, 78602

Exists	Item	Working Condition			Additional Information
☒	Fencing	Y	N	U	Full ☐ Partial ☐ Type:
☒	Fire Alarm/Detector	☒	N	U	# 4
☒	Fireplace	☒	N	U	# 1
☒	Fireplace Logs	Y	N	U	#
☒	French Drain	Y	N	U	
☒	Garage	☒	N	U	Attached: ☒ [N] # Spaces 3 total (2 attached, 1 det)
☒	Garage Door Opener	☒	N	U	# 1
☒	Garage Remote Control(s)	☒	N	U	# 2
☒	Gas Lighting Fixtures	☒	N	U	#
☒	Gas Lines	☒	N	U	(NAT) [LP]
☒	Gazebo	Y	N	U	
☒	Grinder Pump	Y	N	U	
☒	Ice Machine	☒	N	U	
☒	Intercom System	Y	N	U	
☒	Lawn Sprinkler System	☒	N	U	Full ☒ Partial ☐ Automatic ☒ Manual ☐
☒	Liquid Propane Gas	Y	N	U	LP Community (Captive) ☐ LP on Property ☐
☒	Microwave	☒	N	U	
☒	Mock Fireplace	Y	N	U	With Chimney ☐ Without Chimney ☐
☒	Outdoor Grill	Y	N	U	[NAT] [LP] [E] plumbed for grill
☒	Oven	☒	N	U	[E] [G] double ovens
☒	Patio	☒	N	U	Covered ☒ Uncovered ☐
☒	Plumbing System	☒	N	U	
☒	Pool	Y	N	U	Inground ☐ Above Ground ☐ Other ☐
☒	Pool Accessories	Y	N	U	
☒	Pool Heater	Y	N	U	
☒	Pool Maintenance Equip.	Y	N	U	
☒	Portable Storage Buildings	Y	N	U	#
☒	Public Sewer System	Y	N	U	
☒	Rain Gutters	☒	N	U	Full ☐ Partial ☒
☒	Range	☒	N	U	[E] [G]
☒	Refrigerator	☒	N	U	# negotiable
☒	Roof Attic Vents	☒	N	U	
☒	Satellite Dish System	☒	N	U	Owned ☐ Leased ☐ boxes will be returned
☒	Sauna	Y	N	U	#
☒	Security System	☒	N	U	Owned ☒ Leased ☐ Mo. Lease \$
☒	Septic System/Tank	☒	N	U	Date Last Pumped: Never
☒	Smoke Detector(s)	☒	N	U	# 4 Hearing Impaired ☐ ☒
☒	Spa/Hot Tub	Y	N	U	#
☒	Spa Heater	Y	N	U	# [E] [G] [Solar]
☒	Space Heater	Y	N	U	# [E] [G]
☒	Speakers	☒	N	U	
☒	Specialty Wiring	☒	N	U	Audio ☐ Data ☒ Speakers ☐ Visual ☒
☒	Sump Pump	Y	N	U	#
☒	Trash Compactor	Y	N	U	#
☒	TV Antenna	Y	N	U	#
☒	Wall/Window A/C	Y	N	U	#
☒	Washer	Y	N	U	
☒	Washer Hookups	☒	N	U	
☒	Water Heater	☒	N	U	# 2 [E] [G] [Solar]
☒	Water Softener	Y	N	U	Owned ☐ Leased ☐ Mo. Lease/Service Chg \$ plumbed
☒	Window Screens	Y	N	U	# Type:
☒	Other: Warming Drawer	☒	N	U	
☒	Other: Wine Cooler	☒	N	U	

Initialed for Identification by Seller DM and Buyer DMK

Seller's Disclosure Notice Concerning Property At: 192 Wagon Way
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Explain all No [N] or Unknown [U] answers. Attach additional sheets as necessary. We have never hooked a tuner
to the Speaker System, so we don't know the condition of the wiring.
The seller excludes the following items from the sale: Refrigerator Negotiable

2. UTILITY PROVIDERS and HOMEOWNERS' ASSOCIATION (Fill in names of Suppliers with Telephone Numbers):

WATER Supply: Aqua water Ph: 512-303-3943 GAS Supply: Centerpoint Ph: 713-207-1111
☐ City ☐ Well ☒ Private ☐ MUD ☒ Utility ☐ Tank ☐ Bottle ☐ Co-Op
☐ WCID ☐ Co-Op ☐ Other _____ Tank/Bottle Mo. Lease \$ _____

WASTEWATER: _____ Ph: _____ HOA/CONDO ASSOC: Goodwin
☐ City ☐ Co-Op ☐ MUD ☐ Other ☒ Septic ☒ Mandatory ☐ Voluntary
Association Fee \$ 935 per year
HOA's Administrative Transfer Fee of \$ 150

ELECTRICITY: Bluebonnet Ph: 800-842-7708
CABLE TV: DirecTV Ph: 888-777-2454
SOLID WASTE PROVIDER: Atex Ph: 512-281-4224
Disposal Manager's Name: Sheila Hogan
Manager's Telephone: 512-581-0099

3. PROPERTY DEFECTS/MALFUNCTIONS:

Are you (Seller) aware of any known defects/malfunctions in any of the following? Mark Yes [Y] if you are aware and mark No [N] if you are not aware.

Exists	Item	Defect/ Malfunction	Exists	Item	Defect/ Malfunction
N	Basement	Y N	Y	Potable Drinking Water	Y (N)
Y	Ceilings	Y (N)	Y	Retaining Wall(s)	Y N
Y	Driveway(s)	Y (N)	Y	Roof	Y (N)
Y	Electrical System(s)	Y (N)		Overlay Shingles: [Y] (N)	
Y	Exterior Doors	Y (N)		Roof Approximate Age: <u>2</u> Yrs	
Y	Exterior Walls	Y (N)		Roof Type: <u>Composite Shingles</u>	
Y	Floors	Y (N)	Y	Septic System: Type: <u>Aerobic</u>	Y (N)
Y	Foundation: Slab ☒ Pier & Beam []	Y (N)	Y	Sidewalks	Y N
Y	Interior Doors	Y (N)	N	Stucco	Y N
Y	Interior Walls	Y (N)		Conventional [] Synthetic [] Type:	
Y	Lighting Fixtures	Y (N)	Y	Underground Electrical Lines	Y (N)
Y	Outbuildings	Y N		Wastewater System	Y N
Y	Plumbing	Y (N)	Y	Windows	Y (N)

If the answer to any of the above in #3 is Yes [Y], explain. Attach additional sheets as necessary.

N/A

Describe any other Property Defects/Malfunctions:

Initialed for Identification by Seller CM CMH and Buyer _____

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4. CURRENT CONDITIONS OF THE PROPERTY:

Are you (SELLER) aware of any of the following? Mark Yes [Y] if you are aware, mark No [N] if you are not aware.

Active Termites	Y	(N)	Fault Lines	Y	(N)
Wood-Destroying Insects	Y	(N)	Landfill	Y	(N)
Termite or Wood Rot Needing Repair	Y	(N)	Subsurface Structure(s)	Y	(N)
Termite Damage	Y	(N)	Pit(s)	Y	(N)
Termite Treatment	Y	(N)	Underground Spring(s)	Y	(N)
Water Penetration of Structure	(Y)	N	Intermittent/Weather Spring(s)	Y	(N)
Structural or Roof Repair	(Y)	N	Underground Storage Tank(s)	Y	(N)
Asbestos Components	Y	(N)	Endangered Species/Habitat on Property	Y	(N)
Urea Formaldehyde Insulation	Y	(N)	Hazardous or Toxic Waste	Y	(N)
Radon Gas	Y	(N)	Diseased Trees	Y	(N)
Lead-Based Paint	Y	(N)	Fence Lines Not Corresponding to Property Boundaries	Y	(N)
Aluminum Wiring	Y	(N)	Wetlands on Property	Y	(N)
Foundation Repair	Y	(N)	Unplatted Easement(s)	Y	(N)
Flooding of Land	Y	(N)	Underground Electrical Line(s)	Y	(N)
Improper Drainage or Ponding	Y	(N)	Dampness in Crawl Spaces	Y	(N)
Located in 100-Year Flood Plain	Y	(N)	Water Heater Leak(s)	Y	(N)
Present Flood Insurance Coverage	Y*	(N)	HVAC System Leak(s) – Overflow Pan or Other Defect	Y	(N)
*Attach TAR Form 1414 if answer is Yes					
Settling or Soil Movement	Y	(N)	Single Blockable Main Drain in Pool/Hot Tub/Spa*	Y	(N)
			Other Conditions	Y	N

If the answer to any of the above is Yes [Y], explain. Attach additional sheets Replacement of roof due to heat damage resulting from Sept. 2011 wildfires.
baseboards in dining area replaced due to water damage from icem leak

* A single blockable main drain may cause a suction entrapment hazard for an individual.

5. PREVIOUS CONDITIONS OF THE PROPERTY:

Are you (SELLER) aware of the following previously defective conditions? Mark Yes [Y] if you are aware, mark No [N] if you are not aware.

Previous Flooding into the Structure	Y	(N)
Previous Flooding onto the Property	Y	(N)
Previous Fires	(Y)	N
Previous Foundation Repairs	Y	(N)
Previous Roof Repairs	(Y)	N
Previous Treatment for Termites or Wood-Destroying Insects	Y	(N)
Previous Termite or Wood-Destroying Insect Damage Repaired	Y	(N)
Previous Use of Premises for Manufacture of Methamphetamine	Y	(N)

Other Conditions: _____

If the answer to any of the above is Yes [Y], explain. Attach additional sheets as necessary.

6. SYSTEMS IN NEED OF REPAIR:

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 as necessary.

Initialed for Identification by Seller CMY, CMH and Buyer _____, _____

7. MISCELLANEOUS CONDITIONS:

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 code in effect at the time of construction?
- [Y] ☒ [N] Any "common area" facilities, i.e., pools, tennis courts, walkways, or other areas, co-owned in undivided interest with others?
- [Y] ☒ [N] Are there any optional charges or user fees for "common area" facilities? If yes, describe: _____
- [Y] ☒ [N] Any notices of violations of deed restrictions or governmental ordinances, zoning, use, or impervious cover limitations affecting the condition or use of the Property?
- [Y] ☒ [N] Any lawsuits or other legal proceedings directly affecting the Property or Seller's ability to convey property, e.g., bankruptcy, probate, guardianship, etc.?
- [Y] ☒ [N] Any condition of the Property which materially affects the physical health or safety of an individual?
- ☒ [Y] ☒ [N] Features of the Property shared in common with adjoining landowners, e.g., walls, fences, and driveways, whose use or responsibility for maintenance may have an effect on the Property?
- [Y] ☒ [N] Any encroachments of improvements on the subject Property onto another property or of improvements on another property onto the subject Property, easements, (recorded or unrecorded), or similar matters that may affect your interest in the Property?
- [Y] ☒ [N] Landfill – compacted or otherwise – on the Property or any portion thereof?
- [Y] ☒ [N] Any settling from any cause or slippage, sliding or other soil problems?
- ☒ [Y] ☒ [N] Damage to the Property or any of the structures from fire, earthquake, floods or landslides?
- [Y] ☒ [N] Any future highway, freeway, or air traffic patterns which affects the Property?
- [Y] ☒ [N] Any future annexation plans which affect the Property?
- [Y] ☒ [N] Within the previous 12 months, has there been an equity loan on the Property? If Yes, date ____/____/____
- [Y] ☒ [N] Any pending flood plain changes known?
- [Y] ☒ [N] Any ordinances that restrict flood coverage or rebuilding any portion of the structure to its previous use?
- [Y] ☒ [N] Previous FEMA claim paid?
- [Y] ☒ [N] Death on the Property other than death caused by: natural causes, suicide, or accident unrelated to the Property's condition?
- [Y] ☒ [N] Was the dwelling built before 1978? Unknown []
- [Y] ☒ [N] Any repairs or treatment, other than routine maintenance, made to the Property to eliminate environmental hazards such as asbestos, radon, lead-based paint, urea formaldehyde, or mold?
- [Y] ☒ [N] Any historic preservation restriction or ordinance or archeological designation associated with the Property?
- [Y] ☒ [N] Any IRS or tax redemption periods which will affect the sale of the Property?
- [Y] ☒ [N] Any rainwater harvesting system connected to the property's public water supply?
- [Y] ☒ [N] Any portion of the property in a groundwater conservation district as defined by Texas Water Code, Chapter 36? Please see tceq.texas.gov. Go to Water. Click on Groundwater Planning and Assessment, then Groundwater Conservation Districts and look for the Map of Texas GCDs.

Initialed for Identification by Seller cm, cm and Buyer _____, _____

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[Y] ☒ [N] Any other item(s) of concern? _____

If the answer to any of the above is Yes [Y], explain. Attach additional sheets as necessary. See attached list of improvements/repairs for details on damage caused to property during 2011 wildfires

8. AD VALOREM TAXES:

Check any Tax Exemption(s) which you (SELLER) currently claim for the Property:

☒ Homestead ☐ Over 65 ☐ Disabled ☐ Disabled Veteran ☐ Wildlife Management
☐ Agricultural ☐ Unknown ☐ None ☐ Other _____

Have you or a third party on your behalf ever supplied information regarding property defects or condition at the Appraisal District? ☐ Yes ☒ No

Have you ever testified or had an agent testify on your behalf in a valuation hearing at an Appraisal District Value Protest Hearing? ☒ Yes ☐ No If so, which Appraisal District? Bastrop CAD

Is property located in a Statutory Tax District? ☐ Yes ☒ No

9. INSPECTIONS AND DISCLOSURES:

Have you (SELLER) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or engineers or otherwise permitted by law to perform inspections in the past four (4) years? ☐ Yes ☒ No

Chapter 6-7 of the Austin City Code requires an energy audit be completed for certain properties before the time of sale. Has an energy audit been completed on the Property within the last 10 years? ☐ Yes ☐ No ☒ N/A

If Yes to either of these questions, list the information below and attach copies of the reports:

Date of Inspection	Name of Document	Author of Report	Number of Pages
--------------------	------------------	------------------	-----------------

Is a previous Seller's Disclosure available? ☐ Yes ☒ No If so, please attach.

Is a current Survey available? ☒ Yes ☐ No If so, please attach. Date of Current Survey: 1/7/10
If yes, attach survey with notarized T-47 Affidavit.

10. SMOKE DETECTORS:

Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code? ☐ Yes ☐ No ☒ Unknown If no or unknown, explain. (Attach additional sheets if necessary): We have smoke detectors but I do not know what the building code requirements are

*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.

Initialed for Identification by Seller CM, CMH and Buyer _____, _____

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Seller's Disclosure Notice Concerning Property At: _____

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11. MAJOR REPAIRS OR IMPROVEMENTS MADE:

Have you (SELLER) made, or had made, major repairs or improvements (costing \$500 or more) to the Property during the time you have owned the Property? ☒ Yes ☐ No

Are you (SELLER) aware of major repairs or improvements made by previous owners?

☐ Yes ☒ No

If Yes to either, please explain. (Attach additional sheet(s) as necessary.) See attached list of improvements/repairs

12. INSURANCE CLAIMS:

In the last 5 years have you (SELLER) filed an insurance claim related to this property? ☒ Yes ☐ No

If there was a monetary settlement, were the funds used to make the repair? ☒ Yes ☐ No

13. GOVERNMENT OR OTHER PENDING OR RECEIVED NOTICES:

SELLER has not received any notices, either oral or written, regarding the need for repair or replacement or any portion of the Property from any governmental agency, appraiser, inspector, mortgage lender, repair service or others, except:

SELLER has not received any notices from any governmental agency or private company of pending condemnation on any portion of the Property, except: _____

14. ADDITIONAL DISCLOSURE FORMS ATTACHED: ☐ Yes ☐ No

☐ Addendum for Seller's Disclosure of Information on Lead-Based Paint (TAR 1906)

☐ Environmental Assessment, Threatened or Endangered Species, and Wetlands Addendum (TAR 1917)

☐ Energy Audit

☐ Information About On-Site Sewer Facility (TAR 1407)

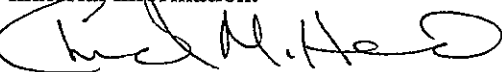
☐ §49.452 Notice to Purchase (TREC OP-C) ☐ Yes ☐ No

☐ Information About Special Flood Hazard Areas (TAR 1414)

☐ Relocation Addendum (TAR 1941)

☐ Other _____

THE ABOVE DISCLOSURES ARE TRUE AND CORRECT TO THE BEST KNOWLEDGE OF THE SELLER(S). SELLER acknowledges that the statements in this Disclosure are true to the best of the Seller's belief and that no person, including the Broker(s) and their Agent(s) has instructed or influenced Seller to provide inaccurate information or to omit any material information.



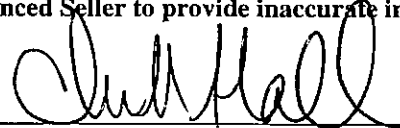
Seller's Signature

Chad Hall

Printed Name

6/18/14

Date



Seller's Signature

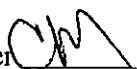
Chimme Hall

Printed Name

6/18/14

Date

Initialed for Identification by Buyer





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192 Wagon Way – List of Improvements & Repairs

Prior to moving in to house (or shortly thereafter)

Below is the list of items that we had done to the house prior to/shortly after moving in:

1. Installation of Solid Hardwood Flooring (hand-scraped with custom finish) in Living Room, Study, Bedrooms (including closets.)
2. Purchase and installation of all appliances: KitchenAid Architect Series II, Stainless Steel
 - French Door, Counter Depth Refrigerator
 - Built-In Microwave
 - Built-in Convection Double Wall Oven
 - Dishwasher
 - Built-In Dual temperature Wine Cooler
 - Automatic Ice Maker
 - 30" Slow Cook Warming Drawer
 - Commercial style, 6-burner Gas Range top
 - Vent hood for stove
3. Purchase & installation of 2 water heaters.
4. Purchase & installation of custom, plantation shutters. (Austin Window Fashions)
5. Purchase & installation of designer mirrors for all bathrooms
6. Purchase & installation of 5 designer light fixtures (inc. Swarovski Crystal Chandelier in dining).
7. Purchase and installation of Baldwin "Estate Series" Entrance handle set for front door, and Emtek crystal doorknobs with designer accent rosettes for remaining doors.
8. Replaced all door hinges throughout house to match door hardware.
9. Replaced wood cabinet panels near breakfast area with "German New Antique" glass panels.
10. Cleaning, Repair and Sealing of existing Travertine flooring.
11. Purchase, installation and repair of various drawers and cabinets and shelves.
12. Installation of Grass in front and backyard, landscape design and drainage in front yard.
13. Re-painting of all interior walls and trim.
14. Installation of connections for washer and dryer
15. Blown Insulation
16. Underpinning

Repairs following Wildfires

Below is the list of items that were repaired or replaced following the September 2011 wildfires. There was no direct fire damage to the actual house structure. The only direct fire damage was to trees, landscaping and sprinkler heads. The roof, windows and front door required replacement because of heat damage.

1. Replacement of grass, misc. landscaping and various sprinkler heads.
2. Removal of burned trees
3. Replacement of entire roof due to heat damage. (June 2012)
4. Replacement of multiple windows in back of house.
5. Replacement of front door with custom wrought iron doors from Durango Doors.