

## TEXAS ASSOCIATION OF REALTORS®

SELLER'S DISCLOSURE NOTICE

STEVANS ASSOCIATION OF REALTONS, Inc. 2011

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 PR	OPE	RT	Y AT	Γ			Can			erike ka. <u>e. Tx.</u> 78133			
DATE SIGNED BY SEL	LER	( A	ND I	SNO	ЭΤ.	A S	S KNOWLEDGE OF	TI NY	HE CON	IDITION OF THE PROPERTY AS ICTIONS OR WARRANTIES TH IR. SELLER'S AGENTS, OR AN			(FD
Seller is is is not o	ccup	oyir	ng the	<b></b> 0	per r [	ty. It I ne	f unoccupied (by Se ver occupied the Pro	ller)	, haw lo	ng since Seller has occupied the	Pro	рег	rty?
Section 1. The Proper	ty h	as ·	the i	tems	m	arke	d below: (Mark Ye	: /Y	) No (N	l), or Unknown (U).) nine which items will & will not convey			
Item		N		_	ten			Y		Item	—.	E . 1	10.7
Cable TV Wiring	V		П		Liqu	iid F	ropane Gas:	<del>  `</del>	7	Pump: Sump grinder	H	N	-
Carbon Monoxide Det.			$\square$				nmunity (Captive)	1		Rain Gutters	$\vdash$	$\mathcal{A}$	H
Ceiling Fans	1		П				Property	1-		Range/Stove		<b>Y</b>	$\vdash$
Coaktop	1	, —	П	_		Tub		╁╌		Roof/Attic Vents	4		$\vdash$
Dishwasher	17		П	П	nte	rcon	n System			Sauna	*	7	$\vdash$
Disposal	V		П	Ţ	Micr	OWE	ave	1		Smoke Detector	7	*	$\dashv$
Emergency Escape			П	- [7	<b>Dut</b>	door	· Grill	•	-	Smoke Detector - Hearing	<b>V</b>		$\dashv$
Ladder(s)				ı					1	Impaired		IJ	
Exhaust Fans					ati	o/De	ecking	7		Spa	+	7	-1
Fences	П				⊃lur	nbin	g System ஒங்க	J		Trash Compactor	-1	7	⊣
Fire Detection Equip.	V				200			1		TV Antenna	+	<del>//</del>	$\dashv$
French Drain				F	00	I Eq	uipment	Z		Washer/Dryer Hockup	7	•	$\dashv$
Gas Fixtures		1		F	00	Ма	int. Accessories		7	Window Screens	7	1	$\exists$
Natural Gas Lines	Ш	V		F	00	He	ater		•	Public Sewer System	-	1	ᅱ
Item				ΤY	N	u			Δdditi	onal Information	_	-	_
Central A/C				V	1	Ť	<b>G</b> electric □ gas	n					-
Evaporative Coolers				1	1	1	number of units:		211120. 0	TOTAL CLASS			$\dashv$
Wall/Window AC Units				┪	U	1	number of units:			<del></del>			-
Attic Fan(s)				$\top$	1	1	if yes, describe:						$\dashv$
Central Heat				7	1		<b>B</b> electric ☐ gas number of units						
Other Heat					1		if yes, describe:						
Oven					7		number of ovens:		Пel	lectric			=
Fireplace & Chimney				V	1		<b>a</b> wood □ gas io	S					-
Carport				4	4		∰attached □ no						7
Garage				1	1		attached no	t att	tached			_	$\dashv$
Garage Door Openers				V	1		number of units:			number of remotes:			7
Satellite Dish & Controls					owned leased from								
Security System				v			<b>S</b> owned □ lease	ed fr	om	exac Monthly Services	FZ	Z	7
Water Heater							refectric		other:	number of units:			7
Water Softener				V			owned □ lease						╗
Underground Lawn Sprin	nkler	•		L	1		automatic m	anu	al area	as covered:			7
Septic / On-Site Sewer F	acili	ty		V			if yes, attach Inform	natio	n Abou	t On-Site Sewer Facility (TAR-14)			7
TAR-1406) 9-01-11				ied b	y: 8	Selle			and Buy		ge 1	of	
Stat County, Properties, LLC 590 Skyline Driv ngela Vinson	ve Casy	GM LA	se. (X7	Produ	CB CJ W	ith zipi	Form 2 by z'p_ogix 18070 Fifteer	Milo	Pixine: (\$30): Road, Fraser,	\$43:323# Fax: (310)558-6830 C , Michigan 48026 <u>www.zipi.ogb.com</u>	annie :	and Je	uż

Concerning the Property at	سم Ca	anyon Lake,	TY /8:33		
Water supply provided by: Oity well [		a Duplean	Dan Olegan Lich	-6 1311 -16	أحد
Was the Property built before 1978? Myes	JMOS ∐to•o; -∏es ∏uek	o □ oukitowii	Oner Matheta Color	CS LAUW A	भ अव
(If yes, complete, sign, and attach TAR-1	Unio Union Angles angles ang	FIUWII Jood bosos saini			•
Roof Type: Shine	Acc:	ead-based paint			
s there an overlay roof covering on the Prope	acty (shingles or	roof dovering all	(i	approximate)	
yes Ino Innknown	ary (stilligles of	tool covering ba	iced over existing shingles or roo	of covering)?	
_					
Are you (Seller) aware of any of the items liste	ed in this Section	n 1 that are not i	n working condition, that have de	efects, or are	
need of repair? 🔲 yes 🖪 no. If yes, descri	be (attach additi	ional sheets if ne	cessary):		
		<del></del>			
				· · · · · · · · · · · · · · · · · · ·	
		<del>-</del>		<del></del>	
Section 2. Are you (Seller) aware of any d	efects or malfu	unctions in any	of the following?: (Mark Yes ()	Ο if you are	
ware and No (N) if you are not aware.)		•	• • • • • • • • • • • • • • • • • • • •		
Item Y N Item		YN	Item	(1215)	
Basement VIA Floor	<del></del>		Sidewalks	YN	
	ndation / Stab(s)	<del>,            </del>	Walls / Fences		
<del></del>	rior Walts	<del>′              </del>	Windows		
	ting Fixtures		Other Structural Component		
	nbing Systems		Other occupance of the other	\$   <b>V</b>	
Exterior Walls Roo		1,7			
the answer to any of the items in Section 2 is ection 3. Are you (Seller) aware of any o				nd No (N) if	
ection 3. Are you (Seller) aware of any o				nd No (N) if	
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Concern	ing the Property at <u>Canvon Lake, Tx 78133</u>
If the an	swer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):
	*A single blockable main drain may cause a suction entrapment hazard for an individual.
which h	4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair as not been previously disclosed in this notice?   yes not lifyes, explain (attach additional sheets ry):
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 awa	
T W	Room additions, structural modifications, or other alterations or repairs made without necessary permits or no in compliance with building codes in effect at the time.
R a	Homeowners' associations or maintenance fees or assessments. If yes, complete the following:  Name of association:  Manager's name:  Phone:
	Fees or assessments are: \$\frac{1}{2} per
	Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interes with others. If yes, complete the following:  Any optional user fees for common facilities charged?   yes   no If yes, describe:
0 0	Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
o ø/	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
□ 0 <b>x</b> /	Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
o ef,	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 environmenta 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).
படை	Any rainwater harvesting system connected to the property's public water supply that is able to be used fo indoor potable purposes.
If the an	wer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary):
(TAR-14	06) 9-01-11 Initialed by: Seller, 20, 12 and Buyer: Page 3 of 9

Section 6. Seller	□has □has	s not attached a survey of	the Property	·- <del></del>
			· ·	
regularly provide i	i the last 4 ye.	ars, have you (Seller) reco	eived any written inspection as inspectors or otherwise p	reports from perso
inspections?	es Eno Hy	es, attach copies and comp	as inspectors or otherwise p	ermitted by law to
Inspection Date	Туре			
mopodio i bate	Type	Name of Inspector		No. of I
Note: A buve	er should not r	elv on the above-cited ren	orts as a reflection of the cu	mont condition of the
Pro	pperty. A buye	r should obtain inspection	s from inspectors chosen by	rtent condition of the the buver.
Section 8. Check			currently claim for the Proper	
Homestead		Senior Citizen	Disabled	• • • • • • • • • • • • • • • • • • • •
☐ Wildlife Mana		☐ Agricultural	☐ Disabled Veteran	
Other:			☐ Unknown	
Section 10. Does the requirements of Ch	he property h	ave working smoke detected Health and Safety Code	tors installed in accordance of unknown one	with the smoke o
requirements of Cit	he property h	ave working smoke datas	?" ⊟tunknown ⊟no miKos	with the smoke d
Section 10. Does the requirements of Chapter 766	he property hapter 766 of the eets if necessar	ave working smoke detected Health and Safety Code?  y):  and Safety Code requires of	one-family or two-family dwelling	If no or unknown,
Section 10. Does the requirements of Chapter 766 smoke detect	he property his apter 766 of the eets if necessar	ave working smoke detected to the second series of the second series of accordance with the requires of accordance with the requires.	one-family or two-family dwelling	ngs to have working
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_		1211 Moerike	
Con	cerning the Property at	Canyon Lake, Tx 78133	
ADE	DITIONAL NOTICES TO BUYER:		
(1)	registered sex offenders are located in certain zip cod	database that the public may search, at no cost, to determine areas. To search the database, visit <a href="https://www.txdps.state.t">www.txdps.state.t</a> to certain areas or neighborhoods, contact the local	X US
(2)	mean high tide bordering the Gulf of Mexico, the pro- Protection Act (Chapter 61 or 63, Natural Resources (	and of the Gulf Intracoastal Waterway or within 1,000 feet operty may be subject to the Open Beaches Act or the Code, respectively) and a beachfront construction certificate improvements. Contact the local government with ordination for more information.	Dune ate or
(3)	If you are basing your offers on square footage, mindependently measured to verify any reported information.	measurements, or boundaries, you should have those stion.	items
(4)	The following providers currently provide service to the	properly:	
	Electric: PEC.	phone #:	
	sewer Hoot System ( we take care of it)	phone #:	
	Water Clear Natur Estates Water Susta	phone #:	
	Cable: GVTE	phone #:	
	Trash: EST	phone #:	
	Natural Gas:	phone #:	
	Phone Company: GVTC	phone #:	<del></del>
	Propane:	phone #:	
(5)	This Setler's Disclosure Notice was completed by Selle as true and correct and have no reason to believe it to AN INSPECTOR OF YOUR CHOICE INSPECT THE PI	er as of the date signed. The brokers have relied on this roll be false or inaccurate. YOU ARE ENCOURAGED TO FROPERTY.	notice IAVE
The t	undersigned Buyer acknowledges receipt of the foregoin.	ig notice.	
Signa	ature of Buyer Date	Signature of Buyer	Data
	ed Name:	Printed Name:	Date

(TAR-1406) 9-01-11

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Connie and Jerry



## TEXAS ASSOCIATION OF REALTORS®

## INFORMATION ABOUT ON-SITE SEWER FACILITY

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ÇC	NCERNING	THE PROPERTY AT		1211 Moerike Rd. Canyon Lake, Tx 78133								
A.	DESCRIP	DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:										
	(1) Type (	of Treatment System:	Septic Tank	Aerobic Treatment	Unknown							
					D Unknown							
				n System:								
	(4) Installe	er:			 							
₿.	MAINTEN											
	if yes, Phone <i>Mainte</i>	name of maintenance of	contractor:	ect for the on-site sewer facility? ation date: e aerobic treatment and certain no	Yes No							
		<b>-</b>	rere last numped?	June2012, Good for 1	2							
	(3) is Selie		r malfunction in the	on-site sewer facility?	Yes No							
	(4) Does S	Selfer have manufacture	r or warranty inform	ation available for review?	Yes No							
C.	PLANNING	G MATERIALS, PERMI	TS, AND CONTRAC	CTS:								
	plan	lowing items concerning ining materials per per naterials naterials naterials naterials	nit for original instal	acility are attached: llation  final inspection when O ation  warranty information	SSF was installed							
	(2) "Pianni submitt	ng materials" are the ed to the permitting aut	supporting material hority in order to obt	Is that describe the on-site sewer ain a permit to install the on-site se	er facility that are ever facility.							
	(3) It may transfe	be necessary for a proceed to the buyer.	buyer to have t	he permit to operate an on-si	ite sewer facility							
(TAR	-1407) 1-7-04	Initialed for Iden	tification by Buyer	and Seller	Page 1 of 2							
Star (	Country Properties (830)542-2238	s, LLC 590 Skyliae Drive Canyon L Fax: (210)568-6830	ake, TX 78133 Angela Vinson	vad, Fraser, Michigan 48026 www.zipl.ogix.com	Counie and Jerry							