		01-01-2010		
APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)				
EQUAL HOUSING SELLI	ER'S DISCLOSURE OF PROPERTY	Y CONDITION		
CONCERNING THE PROPERTY AT	<u>3756 Country Club Circ</u> (Street Ad	cle Fort Worth		
DATE SIGNED BY SELLER AND IS		ONDITION OF THE PROPERTY AS OF THE TIONS OR WARRANTIES THE PURCHASER OR SELLER'S AGENTS.		
Seller ⊠ is □ is not occupying Property?	g the Property. If unoccupied, how	long since Seller has occupied the		
1. The Property has the items ch	ecked below [Write Yes (Y), No (N), or	Unknown (U)]:		
Range	<u> </u>	_/∕ Microwave		
_Y_ Dishwasher	<u> </u>	<u>  Y  </u> Disposal		
_Y_ Washer/Dryer Hookups	_Y_ Window Screens	<u> </u>		
Y Security System (discon-	Fire Detection Equipment Smoke Detector	Intercom System		
<u>N</u> TV Antenna <sup>hected</sup>	Y_ Smoke Detector	_ <u>/√</u> Satellite Dish		
_Y_ Ceiling Fan(s)	N Smoke Detector-Hearing Impaired	d <u>  Y  </u> Exhaust Fan(s)		
└── Central A/C	$\underline{\mathcal{N}}$ Carbon Monoxide Alarm	<u>_N_</u> Wall/Window Air Conditioning		
Y_ Plumbing System	Emergency Escape Ladder(s)	Y Public Sewer System		
Y_ Patio/Decking	$\underline{\gamma}$ Cable TV Wiring	<u> </u>		
	<u>∕∕</u> Attic Fan(s)	Y_ Spa Y_ Hot Tub		
Y_ Pool Equipment	└ Central Heating	Y Automatic Lawn Sprinkler System		
<u>Y</u> Fireplace(s) & Chimney (Woodburning)	<u>∕</u> Septic System	$\underline{\bigvee}$ Fireplace(s) & Chimney (Mock)		
Gas Lines (Nat./LP)	Outdoor Grill	<u>M</u> Carport		
_Y_ Garage: <u> </u>	<u> </u>	Y Water Supply X City Well Well Words Co-op		
	Y Pool Heater			
Y_ Garage	Y Water Heater: X Gas			
Door Opener(c): / Electropic	Electric			
Opener(s): <u> </u>		30+ Tile, 9 Codar		
Roof Type: <u>Clay Tile, Cer</u>	lar, Flat (SEBS) H	Age: 1 SEBS (approx)		
Are you (Seller) aware of ar defects or that are in need of the second s	Are you (Seller) aware of any of the above items that are not in working condition, that have known defects or that are in need of repair?  Yes X No Unknown If yes, then describe. (Attach			
additional sheets if necessary):				
. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766, Health and Safety Code?  Yes No X Unknown				
If the answer to the question above is no or unknown, explain. (Attach additional sheets if necessary):				
<u>Smoke detectors attached to ceilings downstairs</u> in living area & in upstairs hallway.				
in normy and in appendix realiting				
<u> </u>				

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Se	eller's Disclosure Notice Concerning the Property	at	Page 2 01-01-2010		
*	Chapter 766 of the Health and Safet	(Street Address and C			
	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:		· · ·		
	in the dwelling is hearing impaired;		-		
	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 the installation. The pa				
	detectors and which brand of smoke de		5		
3.	Are you (Seller) aware of any known de	efects/malfunctions in any of the fo	llowing?		
	Write Yes (Y) if you are aware, write N	•			
	<u>N</u> Interior Walls	N_ Ceilings	Y_Floors		
1	<ul> <li>✓ 差 Exterior Walls</li> </ul>	<u>N</u> Doors	N_Windows		
	N_Roof	✓ Foundation/Slab(s)	_∕_ Basement		
	_∕_ Walls/Fences	<u> </u>	<u>//</u> Sidewalks		
	N Plumbing Sewers/Septics	<u>_//_</u> Electrical Systems	Y 🔂 Lighting Fixtures		
	Other Structural Components (Des	cribe)	·····		
			2		
	If the answer to any of the above is yes	, explain. (Attach additional sheets	if necessary): <u>Cracks in</u>		
	Ariveway. Minor wa	rping on hardwood	s Pool light does not		
	_WO(K)				
4.	Are you (Seller) aware of any of the foll Write Yes (Y) if you are aware, write No	÷			
	<u>N</u> Active Termites (includes wood		e N Previous Termite Damage		
	destroying insects)	Needing Repair			
	N_Previous Termite Treatment	$\underline{N}$ Previous Flooding			
	Y Water Penetration	N Located in 100-Year Floodplain	N Present Flood Insurance		
	Y Previous Structural or Roof Repair	<u>N</u> Hazardous or Toxic Waste	N_Asbestos Components		
	N_ Urea-formaldehyde Insulation	N Radon Gas	N_Lead Based Paint		
	N_ Aluminum Wiring	<u>N</u> Previous Fires	N_Unplatted Easements		
	N_Landfill, Settling, Soil Movement, Fa	ault Lines	<u>N</u> Subsurface Structure or Pits		
	<u>/V</u> Previous Use of Premises for Manu	•			
	If the answer to any of the above is yes,				
	-latroof area prior to repli				
	Sneressary. Miscellaner	,	-		
	5. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in				
	need of repair? 🛛 Yes (if you are aware) 🔲 No (if you are not aware). If yes, then describe. (Attach additional sheets if necessary).				
		- <u>J</u>			

	3756 Country Club Circle			
Seller's Disclosure Notice Concerning the Property at	(Street Address and City) Page 3 01-01-2010			
6. Are you (Seller) aware of any of the following? Write Yes (Y) if you are aware, write No (N) if you not aware.				
N Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at that time.				
Homeowners' Association or maintenance fees	or assessments.			
<u>N</u> Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others.				
<u>N</u> Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.				
<u>N</u> Any lawsuits directly or indirectly affecting the Property.				
	affects the physical health or safety of an individual.			
If the answer to any of the above is yes explain. (Al				
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.				
Date Signature of Seller	11/23/11 Lori H Kerton Date Signature of Seller			
Date Signature of Seller Blair G. Kuhnen	Date ' / Signature of Seller Lori H. Kuhnen			
The undersigned purchaser hereby acknowledges receipt of the foregoing notice.				
Date Signature of Purchaser	Date Signature of Purchaser			

3756 Country Club

TREC No. OP-H

## SELLER'S DISCLOSURE OF PROPERTY CONDITION

## 3756 COUNTRY CLUB CIRCLE (Cont.)

"" (F<del>rom Page 4</del>, Number 4) *From Page 2*,

Miscellaneous wood rot repaired around window trim in office, master bedroom and second floor bedroom.

Leak in master bath repaired in 2003. Additional ventilation added to crawlspace in living room and to front of home to prevent possible moisture issues.

Plumbing leak under driveway repaired in 2011. Wall in kitchen and utility room repaired after plumbing leak investigation.