

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.

2406 E. SH 154

CONCERNING THE PRO	PEF	RTY	/ AT				Qī	uit	man	<u>, T</u>	2. 75783			
DATE SIGNED BY SELL	ER	A١	ID IS	ON 8	ГΑ	SU	JBSTITUTE FOR A	NY.	INSF	ECT	TION OF THE PROPERTY AS TIONS OR WARRANTIES TH SELLER'S AGENTS, OR AN	ΕВ	UY	ΈR
Seller ☐ is ☐ is not occ	cup	ying	g the	Prop or	erty	/. If nev	unoccupied (by Selver occupied the Pro	ler), pert	how v	long	since Seller has occupied the	Pro	per	ty?
Section 1. The Property	v ha	as t	he it	ems ı	mai	rked	d below: (Mark Yes	(Y)	, No	(N), c ermin	or Unknown (U).) e which items will & will not conve	<i>}y.</i>		
Item	Υ	N	U	It	em			Υ	Nι	Л	Item	Υ	N	U
Cable TV Wiring				G	as	Line	es (Nat/LP)		X	1	Pump: ☐ sump ☐ grinder		X	
Carbon Monoxide Det.		X		H	ot -	Гub			X		Rain Gutters		X	
Ceiling Fans	X			Ir	ter	con	n System		X		Range/Stove	X	,	
Cooktop		X				owa			\overline{X}		Roof/Attic Vents	\Box	4	П
Dishwasher	X				utd	oor	Grill		\overline{X}	1	Sauna	П	X	
Disposal	X			P	atic	/De	ecking	X			Smoke Detector	X		
Emergency Escape		V		P	lum	bin	g System				Smoke Detector – Hearing			
Ladder(s)		ΔΙ					- ,				Impaired		X.	
Exhaust Fans	X			P	ool				X		Spa		X	
Fences	X			Р	Pool Equipment			X		Trash Compactor		À		
Fire Detection Equip			P	Pool Maint. Accessories			X		TV Antenna		X			
French Drain			P	Pool Heater			X		Washer/Dryer Hookup	X				
Gas Fixtures		X		Р	ubl	ic S	ewer System		XL		Window Screens	X	<u> </u>	
Item				ΙΥ	N	U			Add	litior	nal Information			
Central A/C				X			⊠ electric □ gas	nı	umbe	r of u	ınits: /			
Evaporative Coolers			-	X		number of units:								
Wall/Window AC Units GARAGE			X			number of units:/								
Attic Fan(s)			Τ̈́X			if yes, describe:								
Central Heat			$-i\chi$			☑ electric ☐ gas number of units:								
Other Heat						if yes, describe:								
Oven						number of ovens: electric gas other:								
Fireplace & Chimney				X		wood gas logs mock other:								
Carport SHOP				X			attached							
Garage				X										
Garage Door Openers				X			number of units: 2 number of remotes: 4							
Satellite Dish & Controls			X			□ owned 🗷 leased from □ DIRECTV								
Security System				X		owned leased from								
Water Heater			X			electric gas other: number of units:								
Water Softener				X		owned leased from								
Underground Lawn Sprinkler				λ		automatic manual areas covered:								
Septic / On-Site Sewer Facility					_		if yes, attach Infor	mat	ion A	bout	On-Site Sewer Facility (TAR-1	407)	
(TAR-1406) 7-16-08			Initia	aled b	y: \$	Sell	er: <u>GKB</u> , <u>ivcv (</u>	1	and	Buye	r: <i>(2006</i> F	'age	e 1 (of 5

Was the Property built before 1978? yes mUD 20 co-op unknown other:	Was the Property built before 1978?	75783	
Was the Property built before 1978?	Was the Property built before 1978?	1 other:	
(if yes, complete, sign, and attach TAR-1906 concerning lead-based paint hazards). Roof Type: METAL Age: Age: Acc of (approximate) is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? I stere an overlay roof covering on the Property (shingles or roof covering)? I ware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? I ware and No (N) if you are not aware.) 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	(If yes, complete, sign, and attach TAR-1906 concerning lead-based paint in Roof Type: METAL Age: 300 44 Is there an overlay roof covering on the Property (shingles or roof covering place 1 yes 2 no 1 unknown Are you (Seller) aware of any of the items listed in this Section 1 that are not in need of repair? yes 2 no If yes, describe (attach additional sheets if necessary 1 yes 2 no If yes, describe (attach additional sheets if necessary 2 no If yes, describe (attach additional sheets if necessary 3 no If yes, describe (attach additional sheets if necessary 4 no If yes, describe (attach additional sheets if necessary 4 no If yes, describe (attach additional sheets if necessary 4 no If yes, describe (attach additional sheets if necessary 4 no If yes, describe (attach additional sheets if necessary 4 no If yes, describe (attach additional sheets if necessary 4 no If yes, describe (attach additional sheets if necessary 4 no If yes, describe (attach additional sheets if necessary 4 no If yes, describe (attach additional sheets if necessary 4 no If yes, describe (attach additional sheets if necessary 4 no If yes, describe (attach additional sheets if necessary 4 no If yes, describe (attach additional sheets if necessary 4 no If yes, describe (attach additional sheets if necessary 4 no If yes, describe (attach additional sheets if necessary 4 no If yes, describe (attach additional sheets if necessary 5 no If yes, describe (attach additional sheets if necessary 5 no If yes, describe (attach additional sheets if necessary 5 no If yes, describe (attach additional sheets if necessary 5 no If yes, describe (attach additional sheets if necessary 5 no If yes, describe (attach additional sheets if necessary 6 no If yes, describe (attach additional sheets if necessary 6 no If yes, describe (attach additional sheets if necessary 6 no If yes, describe (attach additional sheets if necessary 6 no If yes, describe (attach additional sheets if necessary 6 no If yes, describe (attach additional sheets if necessary 6 no If yes, desc		
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Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? yes	Is there an overlay roof covering on the Property (shingles or roof covering place		ate)
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Item	Item		
Item	Item		
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Item	Item		
Item	Item	f the following?: (Mark Yes (Y) if you	are
Basement	Basement Ceilings Doors Driveways Electrical Systems Exterior Walls If the answer to any of the items in Section 2 is yes, explain (attach additional shape of any of the following conditions: (Maryou are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees:		
Ceilings Doors Driveways Electrical Systems Exterior Walls 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 Aluminum Wiring Asbestos Components Diseased Trees:	Ceilings Doors Driveways Electrical Systems Exterior Walls If the answer to any of the items in Section 2 is yes, explain (attach additional shape of the answer to any of the items in Section 2 is yes, explain (attach additional shape of the answer to any of the items in Section 2 is yes, explain (attach additional shape of the answer to any of the items in Section 2 is yes, explain (attach additional shape of the answer to any of the items in Section 2 is yes, explain (attach additional shape of the answer to any of the following conditions: (Manyou are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees: □ oak wilt □ □	ltem Y	N
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Driveways Electrical Systems Exterior Walls Electrical Systems Roof	Lighting Fixtures Plumbing Systems Exterior Walls Roof	Windows	X
Electrical Systems X Roof 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 X Asbestos Components X Diseased Trees:	Electrical Systems Exterior Walls If the answer to any of the items in Section 2 is yes, explain (attach additional shape) Section 3. Are you (Seller) aware of any of the following conditions: (Maryou are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees: oak wilt oseased Trees: oak wilt selected Fault Lines Hazardous or Toxic Waste Improper Drainage Intermittent or Weather Springs Landfill Lead-Based Paint or Lead-Based Pt. Hazards Improvements 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)	Other Structural Components	X
Exterior Walls Roof	Exterior Walls Roof		\cap
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	Present Flood Ins. Coverage (If yes, attach TAR-1414) Active infestation destroying inse		X
Present Flood Ins. Coverage Active infestation of termites or other wood-	(If yes, attach TAR-1414) destroying inse	on of termites or other wood-	\Box
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Previous Flooding into the Structures X Previous treatm	cts (WDI)	$ \chi $
Previous Flooding into the Structures Previous treatment for termites or WDI		nent for termites or WDI	
Previous Flooding onto the Property Previous termite or WDI damage repaired			X
Previous Fires			火
Previous Use of Premises for Manufacture			Γ
at Mathematication	of Methamphetamine		

2406 E. SH 154

Со	ncernin	g the Property atQuitman, Tx. 75783
If th	ne ansv	wer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):
wh	ich ha	. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, s not been previously disclosed in this notice? ☐ yes ☒ no If yes, explain (attach additional sheets if
	ction 5 t aware	. Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N) if you are
Y	<u>N</u>	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.
	Ø	Homeowners' associations or maintenance fees or assessments. If yes, complete the following: Name of association: Manager's name: 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.
	Ø	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.
	図	Any lawsuits or other legal proceedings directly or indirectly affecting the Property.
	Ø	Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
	X	Any condition on the Property which materially affects the health or safety of an individual.
	\B	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).
If tr	ne answ	ver to any of the items in Section 5 is yes, explain (attach additional sheets if necessary):
(TA	R-1406	5) 7-16-08 Initialed by: Seller: <u>ദ് </u>

Inspection Date	Туре	Name of Inspector		No. of Pages
			orts as a reflection of the curre from inspectors chosen by the	
•	•	·	urrently claim for the Property:	o wayon
☐ Wildlife Manage	ement	Agricultural	☐ Disabled Veteran	
Other:		· · · · · · · · · · · · · · · · · · ·	Unknown	
equirements of Cha	pter 766 of the He	ealth and Safety Code?*	ors installed in accordance w	lf no or unknown, explai
equirements of Cha	pter 766 of the He	ealth and Safety Code?*		lf no or unknown, explai
*Chapter 766 smoke detector which the dwe	of the Health and ors installed in acculling is located, inc.	Safety Code requires or ordance with the required luding performance, local ents in effect in your are	unknown 🔲 no 🔲 yes.	If no or unknown, explains to have working fect in the area in ents. If you do not
*Chapter 766 smoke detector which the dwe know the build local building of A buyer may re of the buyer's evidence of the the buyer mak specifies the lo	of the Health and ors installed in acculling is located, incolling code requirem official for more information as seller to infamily who will rest to hearing impairment ocations for installed ocations for installed	Safety Code requires of ordance with the required luding performance, local ents in effect in your are rmation. In the dwelling is head on the from a licensed physical est for the seller to installer.	ne-family or two-family dwellings ments of the building code in efition, and power source requirements	If no or unknown, explain to have working fect in the area in ents. If you do not ye or contact your uyer or a member as the seller written the effective date, ring-impaired and
*Chapter 766 smoke detector which the dwe know the build local building of the buyer may of the buyer may specifies the lo detectors and the	of the Health and ors installed in according is located, incompleted in according code requirem official for more information and in the hearing impairment as a written requirement of the hearing impairment as a written requirement of the hearing impairment as a written requirement and of smooth and of smooth at the statements	Safety Code requires of ordance with the required luding performance, local ents in effect in your are rmation. In the dwelling is head ent from a licensed physical est for the seller to install of the detectors to install. In this notice are true to	ne-family or two-family dwellings ments of the building code in efficient, and power source requirements, you may check unknown about the hearing impaired if: (1) the bring-impaired; (2) the buyer gives cian; and (3) within 10 days after all smoke detectors for the hearing impaired for the hearing impaired.	If no or unknown, explains to have working fect in the area in tents. If you do not we or contact your uyer or a member to the seller written the effective date, ring-impaired and stalling the smoke
*Chapter 766 smoke detector which the dwe know the build local building of the buyer may of the buyer may specifies the lo detectors and the	of the Health and ors installed in according is located, incompleted in according code requirem official for more information and in the hearing impairment as a written requirement of the hearing impairment as a written requirement of the hearing impairment as a written requirement and of smooth and of smooth at the statements	Safety Code requires of ordance with the required luding performance, local ents in effect in your are rmation. In the dwelling is head ent from a licensed physical est for the seller to install of the detectors to install. In this notice are true to	ne-family or two-family dwellings ments of the building code in efficient, and power source requirements, you may check unknown about the hearing impaired if: (1) the bring-impaired; (2) the buyer gives cian; and (3) within 10 days after all smoke detectors for the hearing ree who will bear the cost of instance information or to omit any mater	If no or unknown, explain to have working fect in the area in the ents. If you do not the or contact your the effective date, the effective date, the effective date, the stalling the smoke that no person, including the information.
*Chapter 766 smoke detector which the dwe know the build local building of the buyer may of the buyer may specifies the lo detectors and the	of the Health and ors installed in according is located, incompleted in according code requirem official for more information and in the hearing impairment as a written requirement of the hearing impairment as a written requirement of the hearing impairment as a written requirement and of smooth and of smooth at the statements	Safety Code requires of ordance with the required luding performance, local ents in effect in your are rmation. In stall smoke detectors for ide in the dwelling is head ent from a licensed physic est for the seller to installing. The parties may again this notice are true to eller to provide inaccurate the seller to provide inacurate the seller to provide inaccurate the seller to provide inac	ne-family or two-family dwellings ments of the building code in efficien, and power source requirement, you may check unknown about the hearing impaired if: (1) the bring-impaired; (2) the buyer gives cian; and (3) within 10 days after all smoke detectors for the hearing impaired who will bear the cost of instance who will bear the cost of instance.	If no or unknown, explains to have working fect in the area in the ents. If you do not the or contact your and the seller written the effective date, ring-impaired and stalling the smoke of the the person, including the information.

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 p	
	Electric: Wood Courty FLEO. COOP	Sewer:
	Water: JONES WATER SUPPLY CORP.	Cable:
	Trash:	Natural Gas:
	Local Phone: PEUPLES TELEPHONE COOP	Propane:
(5)		as of the date signed. The brokers have relied on this notice be false or inaccurate. YOU ARE ENCOURAGED TO HAVE COPERTY.
smok detec	te detector requirements of Chapter 766, Health and Safetor requirements of Chapter 766, the buyer waives the b Chapter 766.	ing notice and acknowledges the property complies with the fety Code, or, if the property does not comply with the smoke buyer's rights to have smoke detectors installed in compliance
-	•	Signature of Buyer Date
Printe	ed Name:	Printed Name:



TEXAS ASSOCIATION OF REALTORS®

INFORMATION ABOUT ON-SITE SEWER FACILITY

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CO	CONCERNING THE PROPERTY AT	2406 E. SH 154 Quitman, Tx. 75783	
Α.	A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PRO	PERTY:	
	(1) Type of Treatment System: Septic Tank		☐ Unknown
	(2) Type of Distribution System:	pipe	Unknown
	(3) Approximate Location of Drain Field or Distribution Sys NE CORNER OF HOUSE WITH LISTY! WOUND NE OF HOUSE	stem: 24 feet from	Unknown
	(4) Installer: DAVID HACKLER		☐ Unknown
	(5) Approximate Age: <u>→ ००</u> ↓		Unknown
В.	B. MAINTENANCE INFORMATION:		
	(1) Is Seller aware of any maintenance contract in effect for lf yes, name of maintenance contractor: contract expiration Maintenance contracts must be in effect to operate aerosewer facilities.)	ı date:	Yes No
	(2) Approximate date any tanks were last pumped?		
	(3) Is Seller aware of any defect or malfunction in the on-s		Yes 🛛 No
	(4) Does Seller have manufacturer or warranty information	available for review?	Yes 🔼 No
C.	C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:		
	(1) The following items concerning the on-site sewer facility planning materials permit for original installation maintenance contract manufacturer information	on 🔲 final inspection when OSSF	was installed
	(2) "Planning materials" are the supporting materials the submitted to the permitting authority in order to obtain		
	(3) It may be necessary for a buyer to have the transferred to the buyer.	permit to operate an on-site s	sewer facility
TAR	TAR-1407) 1-7-04 Initialed for Identification by Buyer	and Seller 4KB, Court	Page 1 of 2

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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.

	Usage (gal/day) without water-	Usage (gal/day) with water-
<u>Facility</u>	saving devices	saving devices
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.

Gener & Bla	Lie	Walter de D. Blair	
Signature of Seller	Date	Signature of Seller	Date
George K. Blair		Waltrude W. Blair	
Receipt acknowledged by:			
Signature of Buyer	Date	Signature of Buyer	Date