

(TAR-1406) 7-16-08

Initialed by: Seller: _____, _____, _____ and Buyer: _____

Page 1 of 5

Item	Y	N	U	Additional Information
Central A/C	☒			☒ electric ☐ gas number of units: 2
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: 2
Other Heat		☒		if yes, describe:
Oven		☒		number of ovens: ☐ electric ☐ gas ☐ other:
Fireplace & Chimney		☒		☒ wood ☐ gas logs ☐ mock ☐ other: 2
Carport	☒			☒ attached ☒ not attached
Garage	☒			☐ attached ☒ not attached
Garage Door Openers		☒		number of units:
Satellite Dish & Controls		☒		☐ owned ☐ leased from
Security System		☒		☐ owned ☐ leased from
Water Heater	☒			☒ electric ☐ gas ☐ other: number of units:
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)

Item	Y	N	U
Cable TV Wiring	X		
Carbon Monoxide Det.	X		
Ceiling Fans	X		
Cooktop	X		
Dishwasher	X		
Disposal	X		
Emergency Escape Ladder(s)			
Exhaust Fans	X		
Fences	X		
Fire Detection Equip.	X		
French Drain			
Gas Fixtures	X		

Item	Y	N	U
Gas Lines (Nat/LP)	X		
Hot Tub	X		
Intercom System	X		
Microwave	X		
Outdoor Grill		X	
Patio/Decking	X		
Plumbing System	X		
Pool	X		
Pool Equipment	X		
Pool Maint. Accessories	X		
Pool Heater	X		
Public Sewer System		X	

Item	Y	N	U
Pump: ☐ sump ☐ grinder			
Rain Gutters		X	
Ranger/Stove	X		
Roof/Attic Vents	X		
Sauna		X	
Smoke Detector	X		
Smoke Detector – Hearing Impaired			X
Spa	X		
Trash Compactor		X	
TV Antenna	X		
Washer/Dryer Hookup	X		
Window Screens	X		

This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.

Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

Seller ☐ is ☐ is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? _____ or ☐ never occupied the Property

AGENT.

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

CONCERNING THE PROPERTY AT

PURDON, TX 76679

405 SW CR 3160

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.

**TEXAS ASSOCIATION OF REALTORS®
SELLER'S DISCLOSURE NOTICE**

©Texas Association of REALTORS®, Inc. 2008

Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure



Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com
Initiated by: Seller: and Buyer: BGC Page 2 of 5

Condition	Y	N
Previous Foundation Repairs	X	
Previous Roof Repairs	X	
Other Structural Repairs	X	
Radon Gas	X	
Settling	X	
Soil Movement	X	
Subsurface Structure or Pits	X	
Underground Storage Tanks	X	
Unplatted Easements	X	
Unrecorded Easements	X	
Urea-formaldehyde Insulation	X	
Water Penetration	X	
Wetlands on Property	X	
Wood Rot	X	
Active infestation of termites or other wood-destroying insects (WDI)	X	
Previous treatment for termites or WDI	X	
Previous termite or WDI damage repaired	X	
Termite or WDI damage needing repair	X	

Condition	Y	N
Aluminum Wiring	X	
Asbestos Components	X	
Diseased Trees: ☐ oak will ☐	X	
Endangered Species/Habitat on Property	X	
Fault Lines	X	
Hazardous or Toxic Waste	X	
Improper Drainage	X	
Intermittent or Weather Springs	X	
Landfill	X	
Lead-Based Paint or Lead-Based Pt. Hazards	X	
Encroachments onto the Property	X	
Improvements encroaching on others' property	X	
Located in 100-year Floodplain	X	
Located in Floodway	X	
Present Flood Ins. Coverage (if yes, attach TAR-1414)	X	
Previous Flooding into the Structures	X	
Previous Flooding onto the Property	X	
Previous Fires	X	
Previous Use of Premises for Manufacture of Methamphetamine	X	

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.)

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

Item	Y	N
Sidewalks	X	
Walls / Fences	X	
Windows	X	
Other Structural Components	X	

Item	Y	N
Floors	X	
Foundation / Slab(s)	X	
Interior Walls	X	
Lighting Fixtures	X	
Plumbing Systems	X	
Roof	X	

Item	Y	N
Basement	X	
Ceilings	X	
Doors	X	
Driveways	X	
Electrical Systems	X	
Exterior Walls	X	

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.)

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):

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? ☐ yes ☒ no ☐ unknown
Age: 2002
Type: Asph Shingle
(If yes, complete, sign, and attach TAR-1906 concerning lead-based paint hazards.)
Was the Property built before 1978? ☒ yes ☐ no ☐ unknown
Water supply provided by: ☐ city ☐ well ☐ MUD ☒ co-op ☐ unknown ☐ other:
Concerning the Property at
405 SW CR 3160
PURDON, TX 76679

Initialed by: Seller: Bgc and Buyer: _____

(TAR-1406) 7-16-08

If the answer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary):

- ☐ 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.
- ☐ 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 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: _____
- ☐ Fees or assessments are: \$ _____ per _____ and are: ☐ mandatory ☐ voluntary
- ☐ If the Property is in more than one association, provide information about the other associations below or attach information to this notice.
- ☐ Name of association: _____
- ☐ Manager's name: _____
- ☐ Phone: _____
- ☐ Homeowners' associations or maintenance fees or assessments. If yes, complete the following:

- ☐ 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:
- ☐ Fees or assessments are: \$ _____ per _____ and are: ☐ mandatory ☐ voluntary
- ☐ If the Property is in more than one association, provide information about the other associations below or attach information to this notice.
- ☐ Name of association: _____
- ☐ Manager's name: _____
- ☐ Phone: _____
- ☐ Homeowners' associations or maintenance fees or assessments. If yes, complete the following:

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.)

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): entry gate not working. Trying to repair.

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):

Initiated by: Seller: _____ and Buyer: _____ (TAR-1406) 7-16-08

Signature of Seller: _____ Printed Name: RICHARD CAERBERT
Signature of Seller: _____ Printed Name: BARBARA CAERBERT

Date

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.

*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.

Section 10. 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): The house has working smoke detectors.

Section 9. 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? ☒ no ☐ yes, explain:

Section 8. Check any tax exemption(s) which you (Seller) currently claim for the Property:
☐ Homestead ☐ Senior Citizen ☒ Agricultural ☐ Disabled Veteran ☐ Disabled ☐ Unknown ☐ Other:

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.

Inspection Date	Type	Name of Inspector	No. of Pages

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:

Section 6. Seller ☐ has ☒ has not attached a survey of the Property.

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: Navarre County Corp
Sewer: Septic
Water: Navarre Mills
Trash: Sykes
Local Phone: Windstream
Natural Gas: propane
Propane: propane

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 and acknowledges the property complies with the smoke detector requirements of Chapter 766, Health and Safety Code, or, if the property does not comply with the smoke detector requirements of Chapter 766, the buyer waives the buyer's rights to have smoke detectors installed in compliance with Chapter 766.

Signature of Buyer _____ Printed Name: _____
Date _____ Signature of Buyer _____ Printed Name: _____
Date _____