



TEXAS ASSOCIATION OF REALTORS®

SELLER'S DISCLOSURE NOTICE

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Section 5.008 of the Texas Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a purchaser 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 PROPERTY AT 1108 CR 152 GEORGETOWN
(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 BUYER 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 (by Seller), how long since Seller has occupied the Property? _____

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

Y N U		Y N U		Y N U	
☒ ☐ ☐	Attic Fan(s)	☒ ☐ ☐	Gas Lines (Nat/LP)	☒ ☐ ☐	Public Sewer System
☒ ☐ ☐	Cable TV Wiring	☒ ☐ ☐	Intercom System	☒ ☐ ☐	Rain Gutters
☒ ☐ ☐	Ceiling Fan(s)	☒ ☐ ☐	Microwave	☒ ☐ ☐	Range
☒ ☐ ☐	Dishwasher	☒ ☐ ☐	Outdoor Grill	☒ ☐ ☐	Sauna
☒ ☐ ☐	Disposal	☒ ☐ ☐	Oven	☒ ☐ ☐	Spa or Hot Tub
☒ ☐ ☐	Evaporative Cooler	☒ ☐ ☐	Patio/Decking	☒ ☐ ☐	Trash Compactor
☒ ☐ ☐	Exhaust Fan(s)	☒ ☐ ☐	Plumbing System	☒ ☐ ☐	TV Antenna
☒ ☐ ☐	Fences	☒ ☐ ☐	Pool	☒ ☐ ☐	Wall/Window A/C Units
☒ ☐ ☐	Fire Detection Equipment	☒ ☐ ☐	Pool Equipment	☒ ☐ ☐	Washer/Dryer Hookups
☒ ☐ ☐	French Drain	☒ ☐ ☐	Pool Maintenance Accessories	☒ ☐ ☐	Window Screens
☒ ☐ ☐	Gas Fixtures	☒ ☐ ☐	Pool Heater		

Y N U		If yes:	☒ Electric	☐ Gas	Number of Units	<u>4</u>
☒ ☐ ☐	Central A/C	If yes:	☒ Electric	☐ Gas	Number of Units	<u>4</u>
☒ ☐ ☐	Central Heat	If yes:	☐ Attached	☐ Not Attached		
☒ ☐ ☐	Carport	If yes:	☐ Woodburning	☐ Mock	☐ Direct Vent	☐ (No.)
☒ ☐ ☐	Fireplace & Chimney	If yes:	☐ Attached	☐ Not Attached		
☒ ☐ ☐	Garage	If yes:	Number of Units	Number of Controls		
☒ ☐ ☐	Garage Door Openers	If yes:	☐ Owned	☐ Leased from		
☒ ☐ ☐	Satellite Dish and Controls	If yes:	☐ Owned	☐ Leased from		
☒ ☐ ☐	Security System	If yes:	☐ Gas	☒ Electric	☐ Solar	☐ Other
☒ ☐ ☐	Water Heater	If yes:	☐ Owned	☐ Leased from		
☒ ☐ ☐	Water Softener	If yes:	☐ Automatic	☐ Manual		
☒ ☐ ☐	Underground Lawn Sprinkler	If yes:	Areas covered			
☒ ☐ ☐	Septic or other on-site sewer facility	If yes:	Attached is	☒ Information About On-Site Sewer Facility (TAR No.1407)		

Water supply provided by: ☐ City ☒ Well ☐ MUD ☐ Co-Op ☐ Other ☐ Unknown
 Was the dwelling built before 1978? ☐ Yes ☒ No ☐ Unknown
 Roof Type: Comp. shingle Age: 2 yrs. (approx.)
 Is there an overlay roof covering (shingles or roof covering placed over existing shingles or roof covering)? ☐ Yes ☒ No ☐ Unknown
 Are you (Seller) aware of any of the items in Section 1 that are not in working condition, that have known defects, or that are in need of repair? ☐ Yes (If you are aware.) ☒ No (If you are not aware.) If yes, describe. (Attach additional sheets if necessary.)
No

This notice does not establish which items will or will not be conveyed in a sale. The terms of the contract will determine which items will and will not be conveyed.

(TAR-1406) 7-6-01 Initialed for Identification by Buyer _____, _____ and Seller BC, SC

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

Y	N		Y	N		Y	N	
☐	☒	Basement	☐	☒	Exterior Walls	☐	☒	Plumbing/Sewers/Septics
☐	☒	Ceilings	☐	☒	Floors	☐	☒	Roof
☐	☒	Doors	☐	☒	Foundation/Slab(s)	☐	☒	Sidewalks
☐	☒	Driveways	☐	☒	Interior Walls	☐	☒	Walls/Fences
☐	☒	Electrical Systems	☐	☒	Lighting Fixtures	☐	☒	Windows
☐	☒	Other Structural Components (describe): _____						

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

3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware, mark No (N) if you are not aware.)

Y	N		Y	N	
☐	☒	Aluminum Wiring	☐	☒	Unplatted Easements
☐	☒	Asbestos Components	☐	☒	Urea-formaldehyde Insulation
☐	☒	Diseased Trees: ☐ Oak Wilt ☐ _____	☐	☒	Water Penetration
☐	☒	Endangered Species/Habitat on Property	☐	☒	Wetlands on Property
☐	☒	Fault Lines	☐	☒	Wood Rot
☐	☒	Hazardous or Toxic Waste			Previous Flooding
☐	☒	Improper Drainage	☐	☒	Into the Improvements
☐	☒	Intermittent or Weather Springs	☐	☒	Onto the Property
☐	☒	Landfill			Structural Repairs:
☐	☒	Lead-Based Paint or Lead-Based Paint Hazards	☐	☒	Previous Foundation Repairs
☐	☒	Located in 100-year Floodplain	☐	☒	Previous Roof Repairs
☐	☒	Previous Fires	☐	☒	Other Structural Repairs
☐	☒	Present Flood Insurance Coverage (If yes, attach Information			Termites or Other Wood-Destroying Insects:
		About Special Flood Hazard Areas - TAR No. 1414)	☐	☒	Active Infestation
☐	☒	Radon Gas	☐	☒	Previous Treatment
☐	☒	Settling	☐	☒	Previous Damage Repaired
☐	☒	Soil Movement	☐	☒	Damage Needing Repair
☐	☒	Subsurface Structures or Pits			
☐	☒	Underground Storage Tanks			
☐	☒	Unrecorded Easements			

If the answer to any of the conditions in Section 3 is yes, explain. (Attach additional sheets if necessary.) _____

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 (If you are aware.) ☒ No (If you are not aware.) If yes, explain. (Attach additional sheets if necessary.) _____

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.)

Y	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. If yes, complete:
		Amount of fee or assessment: \$ _____ ☐ Mandatory ☐ Voluntary
		Due: ☐ monthly ☐ quarterly ☐ annually
		Any unpaid fees or assessments for the Property: ☐ Yes ☐ No If yes, amount: \$ _____
		Manager's Name: _____ Phone: _____

Y N

☐ ☒ Any "common area" (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete:
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.

☐ ☒ Any lawsuits or other legal proceedings directly or indirectly affecting the Property. If yes, describe:
Condemnation proceedings: _____
Pending or threatened change in zoning or deed restrictions: _____
Other: _____

☐ ☒ Death on the Property other than death caused by: natural causes, suicide, or accident unrelated to the Property's condition.

☐ ☒ Any condition on the Property which materially affects the physical health or safety of an individual.

☐ ☒ 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?

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

6. List and attach any written inspection reports that you (Seller) have received in the last 4 years that were completed by persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections.

Date of Inspection	Type of Inspection	Name of Inspector/Company	Number of Pages

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 of the buyer's own choice.

7. Check any tax exemption(s) which you (Seller) currently claim for the Property:

☒ Homestead	☐ Senior Citizen
☐ Disabled	☐ Disabled Veteran
☒ Agricultural	☐ Unknown
☐ Other _____	

8. Have you (Seller) ever collected any insurance payments pursuant to a claim made for damage to the Property and not used the proceeds to make the repairs for which the claim was submitted? ☐ Yes ☒ No If yes, explain. _____

9. NOTICES TO BUYER:

A. The Texas Department of Public Safety maintains a database that consumers 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.

B. The Listing Broker and any other broker advise you that 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.

Benny Castleberry 4-17-05
Signature of Seller Date
BENNY CASTLEBERRY

Signature of Seller Date
SHARON CASTLEBERRY

The undersigned Buyer acknowledges receipt of the foregoing notice.

Signature of Buyer Date

Signature of Buyer Date