



TEXAS ASSOCIATION OF REALTORS® SELLER'S DISCLOSURE NOTICE

©Texas Association of REALTORS®, Inc. 2017

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.**

**1502 Phillipsburg Church Rd
Chappell Hill, TX 77426**

CONCERNING THE PROPERTY AT _____

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

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

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

Item	Y	N	U
Cable TV Wiring	☒	☐	☐
Carbon Monoxide Det.	☐	☐	☒
Ceiling Fans	☒	☐	☐
Cooktop	☒	☐	☐
Dishwasher	☒	☐	☐
Disposal	☒	☐	☐
Emergency Escape Ladder(s)	☐	☐	☒
Exhaust Fans	☒	☐	☐
Fences	☒	☐	☐
Fire Detection Equip.	☒	☐	☐
French Drain - <u>Landscape</u>	☒	☐	☐
Gas Fixtures	☐	☐	☒
Natural Gas Lines	☐	☐	☐

Item	Y	N	U
Liquid Propane Gas:	☒	☐	☐
-LP Community (Captive)	☐	☒	☐
-LP on Property	☒	☐	☐
Hot Tub	☐	☒	☐
Intercom System	☐	☒	☐
Microwave	☒	☐	☐
Outdoor Grill	☒	☐	☐
Patio/Decking	☒	☐	☐
Plumbing System	☒	☐	☐
Pool	☒	☐	☐
Pool Equipment	☒	☐	☐
Pool Maint. Accessories	☒	☐	☐
Pool Heater	☐	☒	☐

Item	Y	N	U
Pump: sump grinder	☒	☐	☐
Rain Gutters	☒	☐	☐
Range/Stove	☒	☐	☐
Roof/Attic Vents - <u>Ridge Vent</u>	☒	☐	☐
Sauna	☐	☒	☐
Smoke Detector	☒	☐	☐
Smoke Detector - Hearing Impaired	☐	☐	☒
Spa	☐	☒	☐
Trash Compactor	☐	☒	☐
TV Antenna	☐	☒	☐
Washer/Dryer Hookup	☒	☐	☐
Window Screens	☒	☐	☐
Public Sewer System	☐	☒	☐

Item	Y	N	U	Additional Information
Central A/C	☒	☐	☐	<u>X</u> electric <u> </u> gas number of units: <u>(4)</u>
Evaporative Coolers	☐	☒	☐	number of units: <u> </u>
Wall/Window AC Units	☒	☐	☐	number of units: <u>1 - Tack Room Barn</u>
Attic Fan(s)	☐	☒	☐	if yes, describe: <u> </u>
Central Heat	☒	☐	☐	<u> </u> electric <u>X</u> gas number of units: <u>(4)</u>
Other Heat	☐	☒	☐	if yes, describe: <u> </u>
Oven	☒	☐	☐	number of ovens: <u>2</u> <u>X</u> electric <u> </u> gas other: <u> </u>
Fireplace & Chimney	☒	☐	☐	<u>X</u> wood <u> </u> gas logs <u> </u> mock <u> </u> other: <u>gas starter</u>
Carport	☒	☐	☐	<u>X</u> attached <u> </u> not attached
Garage	☒	☐	☐	<u> </u> attached <u>X</u> not attached
Garage Door Openers	☒	☐	☐	number of units: <u>3</u> number of remotes: <u>3</u>
Satellite Dish & Controls	☒	☐	☐	<u> </u> owned <u>X</u> lease from: <u>DIRECT TV</u>
Security System	☒	☐	☐	<u>X</u> owned <u> </u> lease from: <u> </u>
Water Heater	☒	☐	☐	<u>X</u> electric <u> </u> gas <u>X</u> other: <u>propane</u> number of units: <u>2 elec / 2 propane</u>
Water Softener	☒	☐	☐	<u>X</u> owned <u> </u> lease from: <u> </u>
Underground Lawn Sprinkler	☒	☐	☐	<u>X</u> automatic <u> </u> manual areas covered: <u>Surrounding house & garage</u>
Septic / On-Site Sewer Facility	☒	☐	☐	if yes, attach Information About On-Site Sewer Facility (TAR-1407)

(TAR-1406) 09-01-17

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

Page 1 of 5

Beyers Real Estate, 7701 Hwy 290 E. Chappell Hill, TX 77426
Tracy Kamprath

Phone: (979)830-1180

Fax: (979)830-0112

Mahanay

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

**1502 Phillipsburg Church Rd
Chappell Hill, TX 77426**

Concerning the Property at _____

Water supply provided by: ___ city X well ___ MUD ___ co-op ___ unknown ___ other: _____
Was the Property built before 1978? ___ yes X no ___ unknown

(If yes, complete, sign, and attach TAR-1906 concerning lead-based paint hazards).

Roof Type: METAL - STANDING SEAM Age: 11 years (approximate)
Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? ___ yes X no ___ unknown

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): _____

stove/hoodtop - electronic starter (it) needs replacing

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	Y	N
Basement		☒
Ceilings		☒
Doors	☒	
Driveways		☒
Electrical Systems		☒
Exterior Walls		☒

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

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

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

Door - (2) (1) Garage Entry Door Threshold Walls - Wall (front yard) flower bed retaining wall
(2) MBR - leaks occasionally Sidewalk - 2 loose bricks front sidewalk

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		☒
Asbestos Components		☒
Diseased Trees: <u>oak wilt</u>		☒
Endangered Species/Habitat on Property		☒
Fault Lines		☒
Hazardous or Toxic Waste		☒
Improper Drainage		☒
Intermittent or Weather Springs <u>(Spring)</u>	☒	
Landfill		☒
Lead-Based Paint or Lead-Based Pt. Hazards		☒
Encroachments 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)		☒
Previous Flooding into the Structures		☒
Previous Flooding onto the Property		☒
Located in Historic District		☒
Historic Property Designation		☒
Previous Use of Premises for Manufacture of Methamphetamine		☒

Condition	Y	N
Previous Foundation Repairs		☒
Previous Roof Repairs		☒
Previous Other Structural Repairs		☒
Radon Gas		☒
Settling		☒
Soil Movement		☒
Subsurface Structure or Pits <u>(3) hand dug water wells</u>	☒	
Underground Storage Tanks		☒
Unplatted Easements		☒
Unrecorded Easements		☒
Urea-formaldehyde Insulation		☒
Water Penetration		☒
Wetlands on Property		☒
Wood Rot		☒
Active infestation of termites or other wood destroying insects (WDI)		☒
Previous treatment for termites or WDI		☒
Previous termite or WDI damage repaired		☒
Previous Fires		☒
Termite or WDI damage needing repair		☒
Single Blockable Main Drain in Pool/Hot Tub/Spa*		☒

Concerning the Property at _____

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

Spring - located at North side property - in woods -

Hand Dug water wells - (1) at front (W) side of property -
(2) at cattle pens

*A single blockable main drain may cause a suction entrapment hazard for an individual.

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): _____

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.)

- | 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 the time. |
| ☒ | ☐ | Homeowners' associations or maintenance fees or assessments. If yes, complete the following:
Name of association: _____
Manager's name: _____ Phone: _____
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. |
| ☒ | ☐ | 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. |
| ☒ | ☐ | Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.) |
| ☒ | ☐ | 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 rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source. |
| ☒ | ☐ | The Property is located in a propane gas system service area owned by a propane distribution system retailer. |
| ☒ | ☐ | Any portion of the Property that is located in a groundwater conservation district or a subsidence district. |

Concerning the Property at _____

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

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

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:

Inspection Date	Type	Name of Inspector	No. of Pages

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.

Section 8. Check any tax exemption(s) which you (Seller) currently claim for the Property:

☒ Homestead ☐ Senior Citizen ☐ Disabled
☐ Wildlife Management ☒ Agricultural ☐ Disabled Veteran
☐ Other: _____ ☐ Unknown

Section 9. Have you (Seller) ever filed a claim for damage to the Property with any insurance provider? ☐ yes ☒ no

Section 10. 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? ☐ yes ☒ no If yes, explain: _____

Section 11. 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): We have smoke detectors but (unknown) requirement of Chapter 766 of the Health & Safety Code - not sure if meet required code.

**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.

Concerning the Property at _____

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.

Signature of Seller

Date

Signature of Seller

Date

Printed Name:

STEPHEN L. MAHANAY

Printed Name:

CONNIE E. MAHANAY

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) This Property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.
- (4) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (5) The following providers currently provide service to the Property:

Electric: BLUEBONNET ELECTRIC
Sewer: ON SITE
Water: ON SITE
Cable: SATELLITE → DIRECT TV
Trash: TOWN & COUNTRY TRASH SERVICE
Natural Gas: _____
Phone Company: AT&T
Propane: FAYETTEVILLE PROPANE

phone #: _____
phone #: _____
phone #: _____
phone #: _____
phone #: _____
phone #: _____
phone #: _____

- (6) 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.

Signature of Buyer

Date

Signature of Buyer

Date

Printed Name: _____

Printed Name: _____



TEXAS ASSOCIATION OF REALTORS®
INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.
©Texas Association of REALTORS®, Inc., 2004

CONCERNING THE PROPERTY AT

**1502 Phillipsburg Church Rd
Chappell Hill, TX 77426**

A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:

- (1) Type of Treatment System: ☒ Septic Tank ☐ Aerobic Treatment ☐ Unknown
- (2) Type of Distribution System: _____ ☒ Unknown
- (3) Approximate Location of Drain Field or Distribution System: _____
NORTH SIDE OF HOUSE - TANKS
" AND FIELD EXTENDS TO NORTH THROUGH
PASTURE, North of house ☐ Unknown
- (4) Installer: MR. DAVID GALLE (DECEASED) ☐ Unknown
- (5) Approximate Age: 11 YEARS ☐ Unknown

B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? ☐ Yes ☒ No
If yes, name of maintenance contractor: _____
Phone: _____ contract expiration date: _____
Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard" on-site sewer facilities.)
- (2) Approximate date any tanks were last pumped? NONE TO DATE
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? ☐ Yes ☒ No
If yes, explain: _____

- (4) Does Seller have manufacturer or warranty information available for review? ☐ Yes ☒ No

C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

- (1) The following items concerning the on-site sewer facility are attached:
☐ planning materials ☐ permit for original installation ☐ final inspection when OSSF was installed
☐ maintenance contract ☐ manufacturer information ☐ warranty information ☐ _____
- (2) "Planning materials" are the supporting materials that describe the on-site sewer facility that are submitted to the permitting authority in order to obtain a permit to install the on-site sewer facility.
- (3) It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.

ENVIRONMENTAL QUESTIONNAIRE

1. Have you received notice from any governmental authority concerning any toxic or hazardous material on the property? YES ___ NO ☒ If yes, explain _____

2. Is the property or any adjacent property on any Federal, State or Local Hazardous waste list or record? YES ___ NO ☒ If yes, explain _____

3. Are there any underground or above ground storage tanks other than water on the property? YES ___ NO ☒ If yes, complete:

Number of Tanks _____ Location _____

Size of Tanks _____ Material presently stored _____

Past uses _____ Present or past leaks _____

Are tanks in compliance with regulations and permits obtained? _____

4. Are there any open pits, active or abandoned covered dumps, debris or trash piles, abandoned machinery or vehicles on this property? YES ___ NO ☒ If yes, explain _____

5. Are there any pesticides, herbicides, chemicals, paint, petroleum products, hazardous materials or empty containers stored on or disposed of on the property? YES ☒ NO ___

If yes, explain FOR AGRICULTURE USE - pesticides, herbicides, petroleum products & chemicals for small project / (fence line use) - small quantities stored in original containers - sealed → Petroleum (tractor diesel) stored in 300 gal tank.

6. Is a custom chemical application business being operated or previously been operated on this property? YES ___ NO ☒ If yes, explain _____

7. Is there or has there been an oil, gas or chemical pipeline crossing this property?

YES ___ NO ☒ If yes, complete: Pipeline Company _____

Material transported _____

Have there ever been any leaks? YES ___ NO ___ If yes, explain _____

8. Is a livestock operation or livestock facility such as dairy barn, hog farrowing/feeding, poultry houses, etc. on this property? YES ☒ NO ☒ If yes, explain _____

NOT FOR INCOME - HOBBY CHICKENS

9. Are there any chemical holding ponds or lagoons of any type on this property? YES ___ NO ☒ If yes, explain _____

10. Are there any existing, potential or past environmental hazards which have not previously been addressed? (Ex-Contaminated wells, past manufacturing or industrial site, asbestos, Radon, PCB's, area formaldehyde insulation or unexplained features, etc.) YES ___ NO ☒
If yes, explain _____

11. In the course of your business, do you use hazardous material requiring licensing?
YES ___ NO ☒ If yes, explain if any of these materials have been used or are to be used on this property? _____

Including yourself, list family members and employers who are licensed pesticide applicators.

NAME

LICENSE #

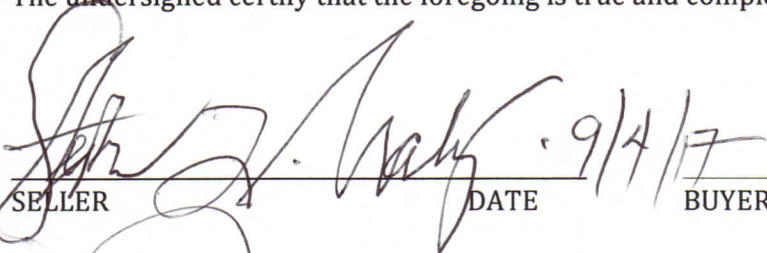
NAME

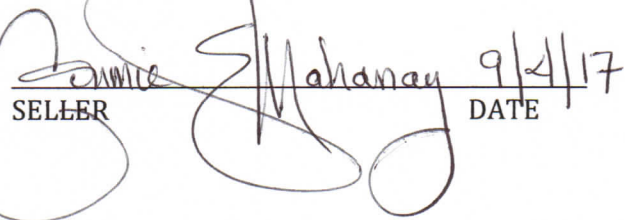
LICENSE #

12. Has there been any past oil or gas production on this property? YES ___ NO ☒
If yes, explain _____

(If space is not sufficient, attach additional sheets to explain)

The undersigned certify that the foregoing is true and complete to the best of his/her knowledge.

 9/4/17
SELLER DATE BUYER DATE

 9/4/17
SELLER DATE BUYER DATE