

### 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.

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 ANY WIST 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	CONCERNING THE PRO	PER	TY	AT								ew Drive 7732077320			
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 YNU Cable TV Wiring X   Liquid Propane Gas: Carbon Monoxide Det. X   Calling Fans X   Callin								R'S KNOWLEDGE OF THE	HE	CO	NDIT	TION OF THE PROPERTY AS			
Item Y N U Cable TV Wiring X Carbon Monoxide Det. Carbon Monoxide Det. Calling Fans X -LP on Property Hot Tub Intercom System Disposal Emergency Escape Ladder(s) Exhaust Fans Fire Detection Equip. Fire Detection Equip. Fire Detection Equip. Natural Gas Lines  Y N U Pump: sump grinder X Rain Gutters Range/Stove Roof/Attic Vents Intercom System Microwave Outdoor Grill V Microwave Outdoor Grill V Microwave Outdoor Grill Pool Pumbing System Sauna Sauna Smoke Detector - Hearing Impaired Spra Trash Compactor TV Antenna V Mesher/Dryer Hookup V Mindow Screens V Mindow	Section 1. The Property	has	the	ite	em:	s m	ar	ked below: (Mark Yes (V	rty	in I	M) o	r linkmann (III.)		erty	?
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Celling Fans X		1	-	-	1				-	X	-	3		X	
Cooktop X   Hot Tub   X   Roof/Attic Vents   Sauna   X   Roof/		1	A	-					-	X	-				
Dishwasher Disposal D		10		-		THE REAL PROPERTY.	AND RESIDENCE.		-	X			X		
Disposal X Microwave X Sauna X		and the second second		-		-	(Nomman)		_	X					
Mildrowave   X   Smoke Detector   Spa   X   Smoke Detector   Spa   X   Smoke Detector   Smoke Detector   Spa   X   Smoke Detector   Spa   Smoke Detector   Spa   X   Sm			-	-		THEOREMAN	THE OWNER OF THE OWNER OWNER OF THE OWNER		L.	X				X	
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Patio/Decking   X   Patio/Decking   X   Patio/Decking   X   Policy   Poli	Ladder(s)		X			Outdoor Grill				V		Smoke Detector - Hearing			
Fences Fire Detection Equip. Fire Detection Equip. French Drain Gas Fixtures Natural Gas Lines  V Natural Cas Line		X				Patio/Decking			V	A			H	0	
Fire Detection Equip. French Drain  Gas Fixtures Natural Gas Lines  V  Natural Gas Lines  V  Natural Gas Lines  V  Natural A/C Evaporative Coolers Wall/Window AC Units Attic Fan(s) Central Heat  Other Heat  Oven  Fireplace & Chimney Carport Carpo	Fences	X							1		-			1	
Pool Equipment   X   Pool Maint. Accessories   X   Washer/Dryer Hookup   X   Window Screens	Fire Detection Equip.					The state of the s				V	-		A		
Pool Maint. Accessories   X   Window Screens   Y	French Drain	T		V		P	loc	Equipment	-		-		-	X	
Natural Gas Lines  Pool Heater  V N U Additional Information  Central A/C  Evaporative Coolers  Wall/Window AC Units  Attic Fan(s)  Central Heat  Other Heat  V N V N U Additional Information  X electric gas number of units:  Natic Fan(s)  Central Heat  Other Heat  V N V N U Additional Information  X electric gas number of units:  Natic Fan(s)  Central Heat  V N V N U Additional Information  X electric gas number of units:  Natic Fan(s)  V N V N V N V Electric gas number of units:  V N V S S S S S S S S S S S S S S S S S	Gas Fixtures		Y	-					-		-	Window Screens			
Additional Information	Natural Gas Lines		V							Ÿ			X	V	
Central A/C  Evaporative Coolers  Wall/Window AC Units  Attic Fan(s)  Central Heat  Other Heat  Oven  Fireplace & Chimney  Carport  Garage  Garage  Garage  Garage  Door Openers  Satellite Dish & Controls  Security System  Water Heater  Wall-Window AC Units  X electric gas number of units:  X electric X gas other:  Additional information  X electric gas number of units:  Y electric X gas other:  A attached not attached  A attached not attached  Garage from:  X owned lease from:  Water Heater  X X electric gas other:  Y owned lease from:  Water Softener  Underground Lawn Sprinkler  X automatic manual areas covered:												T. abile Cower Cystem		AL	
X   X   electric gas number of units:	Item				Y	N	U		A	ddi	tiona	I Information			
Wall/Window AC Units Attic Fan(s)  Central Heat  Other Heat  Oven  Fireplace & Chimney  Carport  Garage  Garage  Garage  Gorage  Gorage  Controls  X  X  X  X  X  X  X  X  X  X  X  X  X				X			X electric gas num					-	-	-	
Attic Fan(s)  Central Heat  Cother Heat  Cother Heat  Coven  If yes, describe:  Coven  Inumber of ovens: / electric X gas other:  Fireplace & Chimney  Carport  X						4.4	8								-
Central Heat  Other Heat  Oven  X						X		number of units:							-
Other Heat  Oven  If yes, describe:  Number of ovens: / electric // gas other:  Fireplace & Chimney  X wood gas logs mock other:  Carport  X x attached not attached  Garage  Garage Door Openers  Y number of units: number of remotes:  Satellite Dish & Controls  X owned lease from:  Water Heater  X y electric gas other: number of units:  Nater Softener  V owned lease from:  V automatic manual areas covered:						X									
Oven    Number of ovens: / electric X gas other:					X			★ electric gas num	ber	of	units:	1	NATION AND DESCRIPTION OF THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS NAMED I	-	-
Fireplace & Chimney  X					X		if yes, describe:					-		-	
Fireplace & Chimney  X	Oven			X			number of ovens: /		е	lectri	CX gas other:		-	-	
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Garage Door Openers  Satellite Dish & Controls  X	Carport			X			x attached not attac	he	t					-	
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Satellite Dish & Controls    X	Garage Door Openers			X											
Water Heater     X     X electric     gas     other:     number of units:       Water Softener     V     owned     lease from:       Underground Lawn Sprinkler     X     X automatic     manual areas covered:						X owned lease from	:						-		
Water Heater     X     X electric gas other: number of units:       Water Softener     V     owned lease from:       Underground Lawn Sprinkler     X     X automatic manual areas covered:	Security System				X		The same of the sa	-					-	-	
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					X				-	eas	COVE	ered:			-
	Septic / On-Site Sewer Fac	ility											)		-

and Seller:

Suite D Huntsville TX 77340
Phone: 936-577-1065
Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Page 1 of 5

77 Ranch View

(TAR-1406) 09-01-17

Misty Harrelson

Emblem Properties, 168 Col. Etheredge Blvd., Suite D Huntsville TX 77340

Initialed by: Buyer:

Water supply provided by:citywell MUDco-opunknownother:  Was the Property built before 19787yesX nounknownother:  (if yes, complete, sign, and attach TAR-1906 concerning lead-based paint hazards).  Roof Type:Age:	Concerning the Propert	ty at					Huntsville					
Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or covering)?yesnounknown  Are you (seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defect are need of repair?yes _X no if yes, describe (attach additional sheets if necessary):	Water supply provided	by: ci	ity we	ell <u>k</u> MUD	(	со-ор	unknown	120	other	011320		
Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or covering)?yesnounknown  Are you (seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defect are need of repair?yes _X no if yes, describe (attach additional sheets if necessary):	Was the Property built	before 1	978?	yes X no	$\equiv_{\iota}$	ınkno	vn	-	04101.			
Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or covering)?yesnounknown  Are you (seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defect are need of repair?yes _X no if yes, describe (attach additional sheets if necessary):	Roof Type:	ign, and	attach 7	AR-1906 c	onc	erning	lead-based	pai	nt haz	ards).		
Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defect are need of repair?yesXno If yes, describe (attach additional sheets If necessary):	Is there an everley re	of same				_Age	: 7			(appr	ovim	atal
Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following?: (Mark Yes (Y) if you aware and No (N) if you are not aware.)  Item Y N Basement Y N Floors Y N Floors Y Ceilings X Ceilings X Doors X Dirveways X Electrical Systems X Electrical Systems X Electrical Systems X Electrical Systems X Enterior Walls X  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 (International Systems International International Systems International		1										
Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following?: (Mark Yes (Y) if you aware and No (N) if you are not aware.)  Item Y N Basement Y N Floors Y N Floors Y Ceilings X Ceilings X Doors X Dirveways X Electrical Systems X Electrical Systems X Electrical Systems X Electrical Systems X Enterior Walls X  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 (International Systems International International Systems International	Are you (Seller) aware	of any o	of the ite	ms listed in	n thi	is Sec	tion 1 that a	are r	not in v	Working condition, that have d	-E4	
Item	are need or repair?y	yes <u>X</u> n	o If yes,	describe (a	attac	h add	itional sheet	s if i	necess	sary):	eieci	s, or
Item												
Basement   X   Floors   X   Flo	Section 2. Are you (Saware and No (N) if yo	eller) av u are no	vare of a	any defect	s or	malf	unctions in	any	of the	e following?: (Mark Yes (Y) if	you	are
Basement  Ceilings  Dors  Driveways  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 (I) aware not aware.)  Condition  Aluminum Wiring  Asbestos Components  Diseased Trees: oak wilt Endangered Species/Habitat on Property Fault Lines  Hazardous or Toxic Waste Improper Drainage Intermittent or Weather Springs Landfill Landf	Item	IY	IN	Item				TV	TAL	14	Telegraphy and	
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Electrical Systems   X   Plumbing Systems   X   Roof	Driveways			- Andrewson and the second second second second second	-			-	X			X
Exterior Walls    Section 3. Are you (Seller) aware of any of the following conditions: (Mark Yes (Y) if you are aware and No (I) you are not aware.)    Section 3. Are you (Seller) aware of any of the following conditions: (Mark Yes (Y) if you are aware and No (I) you are not aware.)    Condition			V					-		Other Structural Components		X
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Soil Movement   Subsurface Structure or Pits   Underground Storage Tanks   Unplatted Easements   Unrecorded Easements   Unrecorded Easements   Urea-formaldehyde Insulation   Water Penetration   Wetlands on Property   Wood Rot   Active infestation of termites or other wood destroying insects (WDI)   Previous Flooding onto the Property   Previous Flooding onto the Property   Previous Flooding onto the Property   Previous treatment for termites or WDI   Previous termite or WDI   Previous termites or WDI   Pr	Fault Lines		· roporty		-	X	Control of the last of the las	as				X
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revious Flooding onto the Property Previous termite or WDI damage repaired	Previous Flooding into the	e Structi	ures			X					-	X
			erty			X	Previous	term	ite or	WDI damage repaired		X
Cocated III Flistoffic District X   Previous Fires						X	Previous	Fire	S	damage repaired	-	X
distoric Property Designation	listoric Property Designa	ation				X				nage needing ropois		X
Previous Use of Premises for Manufacture	Previous Use of Premises for Manufacture of Methamphetamine					X	Single Blo	ocka	ble Ma	ain Drain in Pool/Hot		X
TAR-1406) 09-01-17 Initialed by: Buyer:, and Seller:, Page 2.0		2.2.9.34.										

## 77 Ranch View Drive Huntsville, TX 7732077320 Concerning the Property at \_

	*A single blockable main drain may cause a suction entrapment hazard for an individual.
MARKAGER RESIDEN	Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair not been previously disclosed in this notice?yes
ection 5.	Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N) if you are
iot aware.	)
X	Room additions, structural modifications, or other alterations or repairs made without necessary permits or no in compliance with building codes in effect at the time.
- <del>X</del>	Homeowners' associations or maintenance fees or assessments. If yes, complete the following:  Name of association:  SEE EXPLACATION - BOTTOM OF PAGE  Manager's name:
	Manager's name: Phone: Phone:
	Manager's name:  Fees or assessments are: \$ per and are: mandatory voluntar 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 attach information to this notice.
-*	Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interes with others. If yes, complete the following:  Any optional user fees for common facilities charged?yes no If yes, describe:
- <del>X</del>	Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
- <del>X</del>	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
- <del>X</del>	Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
- <del>X</del>	Any condition on the Property which materially affects the health or safety of an individual.
- <del>X</del>	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).
X	Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a publi water supply as an auxiliary water source.
_ X	The Property is located in a propane gas system service area owned by a propane distribution system retailer.
X	Any portion of the Property that is located in a groundwater conservation district or a subsidence district.
the answe	er to any of the items in Section 5 is yes, explain (attach additional sheets if necessary):

Concerning the Pro	perty at		77 Ranch Vie Huntsville, TX 7	w Drive	
Section 6. Seller	_ has X has not a	attached a survey	of the Property.	102011320	
Section 7. Within	the last 4 years, I	have you (Seller)	received any writte	en inspection reports for otherwise permitted	om persons who
Inspection Date	Туре	Name of Ins			
		Training of the	occioi		No. of Pages
Section 8. Check a	any tax exemption(	s) which you (Se	lier) currently claim	ion of the current condition s chosen by the buyer.	n of the
Wildlife Mana	agement	Senior Citizen		Disabled	
Other:	agement	A Agricultural		Disabled Veteran Unknown	
provider? _xyes _	no Rook	ined a Ciairi	i for damage to	the Property with	any insurance
which the claim was	e Property have wapter 766 of the He	no If yes, explain:		mage to the Property (sed the proceeds to make the proceeds the proceeds to make the proceeds the proceeds the proceed the proceeds the proceeds the proceeds the proceeds the proceed the proceeds the proceeds the proceeds the proceeds the proceed the proceeds the proceeds the proceeds the proceeds the proceed the proceeds the proceeds the proceeds the proceeds the proceed the proceeds the proceeds the proceeds the proceeds the proceed the proceeds the proceeds the proceeds the proceeds the proceed the proceeds the proceeds the proceeds the proceeds the proceed the proceeds the proceeds the proceeds the proceeds the proceed the proceeds the proceeds the proceeds the proceeds the proceed the proceeds the proceeds the proceeds the proceeds the proceed the proceeds the proceeds the proceeds the proceeds the proceed the proceeds the proceeds the proceeds the proceeds the proceed the proceeds the proceeds the proceeds the proceeds the proceed the proceeds the proceeds the proceeds the proceeds the proceed the proceeds the proceeds the proceeds the proceeds the proceed the proceeds the proceeds the proceeds the proceeds the proceed the proceeds the proceeds the proceeds the proceeds the proceed	e the repairs for
including perform effect in your are A buyer may req family who will n impairment from the seller to insta agree who will be Seller acknowledges	nance, location, and page a, you may check unknowing a seller to install seller in the dwelling a licensed physician; all smoke detectors for ar the cost of installing that the statements	power source requirements of the build prown above or conta amoke detectors for the hearing-impaired; and (3) within 10 days of the smoke detector in this potice are sourced.	the dearing impaired in the hearing impaired if:  (2) the buyer gives the safter the effective data and specifies the loss and which brand of safter the the heart of Safter the book of Safter the heart of S	ellings to have working smole area in which the dwelling know the building code required ficial for more information.  (1) the buyer or a member of easeller written evidence of ite, the buyer makes a written cations for installation. The proke detectors to install.  eller's belief and that no process of the or to omit any material in the category.	g is located, lirements in f the buyer's the hearing request for parties may
Signature of Seller	evens)	2/27/18	0'		
	ROL STEVENS	*Date	Signature of Seller Printed Name:		Date
TAR-1406) 09-01-17	Initialed by	y: Buyer:,	and Seller:	e	Page 4 of 5

#### 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 <u>www.txdps.state.tx.us</u>. 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 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.

(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.

Care & Deven	2/2-/-		
Signature of Buyer	Z/27/18 Date	Signature of Buyer	
Printed Name:	Jaco	Printed Name:	Date



# 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.

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CONCERNING THE PROPERTY AT Huntsville, TX 77320	
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:	Unknown
(4) Installer: AFFORDABLE PLUMPINE	
(5) Approximate Age:	
B. MAINTENANCE INFORMATION:	
(1) Is Seller aware of any maintenance contract in effect for the on-site sewer fall yes, name of maintenance contractor:	cility? ☐ Yes ☒ No
Phone: contract expiration date: Maintenance contracts must be in effect to operate aerobic treatment and ce sewer facilities.)	rtain non-standard" on-site
(2) Approximate date any tanks were last pumped? UN KNOWN	
(3) Is Seller aware of any defect or malfunction in the on-site sewer facility?  If yes, explain:	☐ Yes ☑ No
(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 maintenance contract manufacturer information warranty information.	when OSSF was installed
(2) "Planning materials" are the supporting materials that describe the on-submitted to the permitting authority in order to obtain a permit to install the	site sewer facility that are on-site sewer facility.
(3) It may be necessary for a buyer to have the permit to operate transferred to the buyer.	an on-site sewer facility
(TAR-1407) 1-7-04 Initialed for Identification by Buyer, and Seller	, Page 1 of 2
Emblem Properties, 168 Col. Etheredge Blvd., Suite D Huntsville TX 77340  Misty Harrelson  Phone: 936-577-1065  Www.zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026  Www.zipLogix.co	Fax: 77 Ranch View

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.

<u>Facility</u>	Usage (gal/day) without water- saving devices	Usage (gal/day) with water- saving devices
Single family dwelling (1-2 bedrooms; less than 1,500 sf) Single family dwelling (3 bedrooms; less than 2,500 sf) Single family dwelling (4 bedrooms; less than 3,500 sf) Single family dwelling (5 bedrooms; less than 4,500 sf) Single family dwelling (6 bedrooms; less than 5,500 sf) Mobile home, condo, or townhouse (1-2 bedroom) Mobile home, condo, or townhouse (each add'l bedroom)	225 300 375 450 525 225 75	180 240 300 360 420 180 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.

Signature of Seller	2/27/18 Date	Signature of Seller	
Receipt acknowledged by:	24.0	Oignature of Seller	Date
Signature of Buyer	Date	Signature of Buyer	Date