



APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

SELLER'S DISCLOSURE OF PROPERTY CONDITION

CONCERNING THE PROPERTY AT

933 W. Commerce Buffalo TX
 (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 PURCHASER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR SELLER'S AGENTS.

Seller ☐ is ☒ is not occupying the Property. If unoccupied, how long since Seller has occupied the Property? Sept. 15, 2015

1. The Property has the items checked below [Write Yes (Y), No (N), or Unknown (U)]:

☒ Range	☒ Oven	☒ Microwave
☒ Dishwasher	☐ Trash Compactor	☒ Disposal
☒ Washer/Dryer Hookups	☒ Window Screens	☒ Rain Gutters
☐ Security System	☒ Fire Detection Equipment	☐ Intercom System
	☒ Smoke Detector	
	☐ Smoke Detector-Hearing Impaired	
	☒ Carbon Monoxide Alarm	
	☐ Emergency Escape Ladder(s)	
☐ TV Antenna	☒ Cable TV Wiring	☐ Satellite Dish
☒ Ceiling Fan(s)	☒ Attic Fan(s)	☒ Exhaust Fan(s)
☒ Central A/C	☒ Central Heating	☐ Wall/Window Air Conditioning
☒ Plumbing System	☐ Septic System	☒ Public Sewer System
☒ Patio/Decking	☐ Outdoor Grill	☒ Fences
☐ Pool	☐ Sauna	☐ Spa ☐ Hot Tub
☐ Pool Equipment	☐ Pool Heater	☐ Automatic Lawn Sprinkler System
☒ Fireplace(s) & Chimney (Wood burning)		☐ Fireplace(s) & Chimney (Mock)
☐ Natural Gas Lines		☐ Gas Fixtures
☐ Liquid Propane Gas	☐ LP Community (Captive)	☐ LP on Property
Garage: ☐ Attached	☐ Not Attached	☒ Carport <u>Attached</u>
Garage Door Opener(s):	☐ Electronic	☐ Control(s)
Water Heater: ☒	☐ Gas	☒ Electric
Water Supply: ☒ City	☐ Well	☐ Co-op
Roof Type: <u>Composit Shingle</u>	Age: <u>12 yrs</u>	(approx.)

Are you (Seller) aware of any of the above items that are not in working condition, that have known defects, or that are in need of repair? ☐ Yes ☒ No ☐ Unknown. If yes, then describe. (Attach additional sheets if necessary):

2. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766, Health and Safety Code? ☐ Yes ☐ No ☐ Unknown. If the answer to this question is no or unknown, explain (Attach additional sheets if necessary): _____

- * 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 the installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

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

<u>N</u> Interior Walls	<u>N</u> Ceilings	<u>N</u> Floors
<u>N</u> Exterior Walls	<u>N</u> Doors	<u>N</u> Windows
<u>N</u> Roof	<u>N</u> Foundation/Slab(s)	<u>N</u> Sidewalks
<u>N</u> Walls/Fences	<u>N</u> Driveways	<u>N</u> Intercom System
<u>Y</u> Plumbing/Sewers/Septics	<u>Y</u> Electrical Systems	<u>N</u> Lighting Fixtures
<u>N</u> Other Structural Components (Describe): _____		

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): Need to replace 2 GFCI OUTLETS & the Insinkerator

4. Are you (Seller) aware of any of the following conditions? Write Yes (Y) if you are aware, write No (N) if you are not aware.

<u>N</u> Active Termites (includes wood destroying insects)	<u>Y</u> Previous Structural or Roof Repair
<u>N</u> Termite or Wood Rot Damage Needing Repair	<u>N</u> Hazardous or Toxic Waste
<u>Y</u> Previous Termite Damage	<u>N</u> Asbestos Components
<u>Y</u> Previous Termite Treatment	<u>N</u> Urea-formaldehyde Insulation
<u>N</u> Previous Flooding	<u>N</u> Radon Gas
<u>N</u> Improper Drainage	<u>N</u> Lead Based Paint
<u>N</u> Water Penetration	<u>N</u> Aluminum Wiring
<u>N</u> Located in 100-Year Floodplain	<u>N</u> Previous Fires
<u>N</u> Present Flood Insurance Coverage	<u>N</u> Unplatted Easements
<u>N</u> Landfill, Settling, Soil Movement, Fault Lines	<u>N</u> Subsurface Structure or Pits
<u>N</u> Single Blockable Main Drain In Pool/Hot Tub/Spa*	<u>N</u> Previous Use of Premises for Manufacture of Methamphetamine

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): Replaced Shingles on roof, installed new support beam in attic, termite treatment/repellent performed April 2019

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

5. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair? ☐ Yes (if you are aware) ☒ No (if you are not aware) If yes, explain. (Attach additional sheets if necessary): _____

6. Are you (Seller) aware of any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

- 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.
- N Homeowners' Association or maintenance fees or assessments.
- N Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others.
- N Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
- N Any lawsuits directly or indirectly affecting the Property.
- N Any condition on the Property which materially affects the physical health or safety of an individual.
- N 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.
- N Any portion of the property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): _____

7. If the property is located in a costal 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 maybe required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.

Signature of Seller

June 14, 2017
Date

Signature of Seller

6/14/17
Date

The undersigned purchaser hereby acknowledges receipt of the foregoing notice.

Signature of Purchaser

Date

Signature of Purchaser

Date

CIRCLE T REALTY
Property Data Sheet

Owner Name: Zane & Chris Curtis
Property Address: 933 W. Commerce Lot # 1.05ac.
Price: 215,500.00 Financing/Owner Terms: Cash or new loan

MINERALS: Seller agrees to convey _____ % of the oil and gas minerals.
Seller agrees to convey _____ % of other minerals.

Subject property is { } is not { } presently under an oil and gas lease or it is unknown { } if there is an oil & gas lease.
Subject property is { } is not { } presently under a coal & lignite lease or it is unknown { } if there is a coal & lignite lease.

ACCESS: Subject property has ingress and egress via:

{ ☒ } Public Road its just not built
{ ☒ } Deeded Easement _____

SURVEY: { } New Survey Required
{ ☒ } Seller shall furnish to Buyer, existing survey and plat of the property dated: _____

WATER: { ☒ } Seller agrees to convey ownership to the water meter with account in good standing. Water furnished by City of Buffalo
{ ☒ } All transfer fees will be paid by the buyer.
{ } Water Well _____ known depth
{ } Private Well _____ Undivided Interest _____

LAND: { ☒ } Pasture open field %
{ } Wooded _____ %
{ } Creeks _____ { } Lakes _____

Soil Type Sandy loam

Present Use: { ☒ } Residential { } Ranching { } Recreational/Hunting

FENCING: Perimeter Fenced _____ Cross Fencing _____ Barbed Wire ☒

IMPROVEMENTS: { ☒ } Home { } Mobile Home { } Cabin { } Storage

** DO OWNERS HAVE TITLE TO MOBILE HOMES? YES _____ NO ☒

** IS MOBILE HOME ATTACHED TO PROPERTY? YES _____ NO ☒

Approx. Heated/Cooled square footage: 3924'

Approx. Year Built: 1980 Rebuilt

Total Rooms: _____ Total Bedrooms _____ Total Baths _____

Central A/C ☒	Central Heat ☒	Brick <u>Rock</u>	Frame ☒
Breakfast ☒	Dining ☒	Living ☒	Utility Room ☒
Pier & Beam ☒	Slab ☒	Fireplace ☒	Water ☒
Electricity ☒	Telephone ☒	Gas ☒	Septic ☒
Garage ☒	Carport ☒	Shed ☒	Barn ☒
City Utilities: ☒	Other: _____		

no septic tank

SCHOOL DISTRICT: B/SD

TAXES: County _____ School _____ City _____

TOTAL TAXES: _____

EXEMPTIONS: Ag _____ Homestead _____ Over 65 _____ Other _____

UTILITIES: Gas _____ Electric _____ Water _____

Electric provided by _____ Acct # _____

NOTE: All information furnished concerning this property has been obtained from sources deemed reliable. It is believed to be correct, but no responsibility is assumed therefore; and no warranty or presentation is made as to the accuracy thereof, and the same is submitted subject to errors, omissions, prior sale or withdraw from the market without notice. All information must be verified independently by buyer.