



APPROVED BY TEXAS REAL ESTATE COMMISSION
**ADDENDUM FOR SELLER'S DISCLOSURE OF INFORMATION
 ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS
 AS REQUIRED BY FEDERAL LAW**

10-10-11

CONCERNING THE PROPERTY AT 2021 FM 109 BRENNHAM
 (Street Address and City)

A. LEAD WARNING STATEMENT: "Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-paint hazards is recommended prior to purchase."

NOTICE: Inspector must be properly certified as required by federal law.

B. SELLER'S DISCLOSURE:

1. PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS (check one box only):
☐ (a) Known lead-based paint and/or lead-based paint hazards are present in the Property (explain): _____
☒ (b) Seller has no actual knowledge of lead-based paint and/or lead-based paint hazards in the Property.
2. RECORDS AND REPORTS AVAILABLE TO SELLER (check one box only):
☐ (a) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the Property (list documents): _____
☒ (b) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the Property.

C. BUYER'S RIGHTS (check one box only):

- ☐ 1. Buyer waives the opportunity to conduct a risk assessment or inspection of the Property for the presence of lead-based paint or lead-based paint hazards.
- ☐ 2. Within ten days after the effective date of this contract, Buyer may have the Property inspected by inspectors selected by Buyer. If lead-based paint or lead-based paint hazards are present, Buyer may terminate this contract by giving Seller written notice within 14 days after the effective date of this contract, and the earnest money will be refunded to Buyer.

D. BUYER'S ACKNOWLEDGMENT (check applicable boxes):

- ☐ 1. Buyer has received copies of all information listed above.
- ☐ 2. Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*.

E. BROKERS' ACKNOWLEDGMENT: Brokers have informed Seller of Seller's obligations under 42 U.S.C. 4852d to:

(a) provide Buyer with the federally approved pamphlet on lead poisoning prevention; (b) complete this addendum; (c) disclose any known lead-based paint and/or lead-based paint hazards in the Property; (d) deliver all records and reports to Buyer pertaining to lead-based paint and/or lead-based paint hazards in the Property; (e) provide Buyer a period of up to 10 days to have the Property inspected; and (f) retain a completed copy of this addendum for at least 3 years following the sale. Brokers are aware of their responsibility to ensure compliance.

F. CERTIFICATION OF ACCURACY: The following persons have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer _____	Date _____	Seller <u>James Dirkschetter, Exec</u>	Date <u>1/16/2020</u>
Buyer _____	Date _____	Seller <u>Lindi Braddock</u>	Date <u>1/16/20</u>
Other Broker _____	Date _____	Listing Broker <u>Lindi Braddock</u>	Date _____

The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms of contracts. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate licensees. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not suitable for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

(TXR 1906) 10-10-11

TREC No. OP-L

WASHINGTON COUNTY ENVIRONMENTAL DEPARTMENT

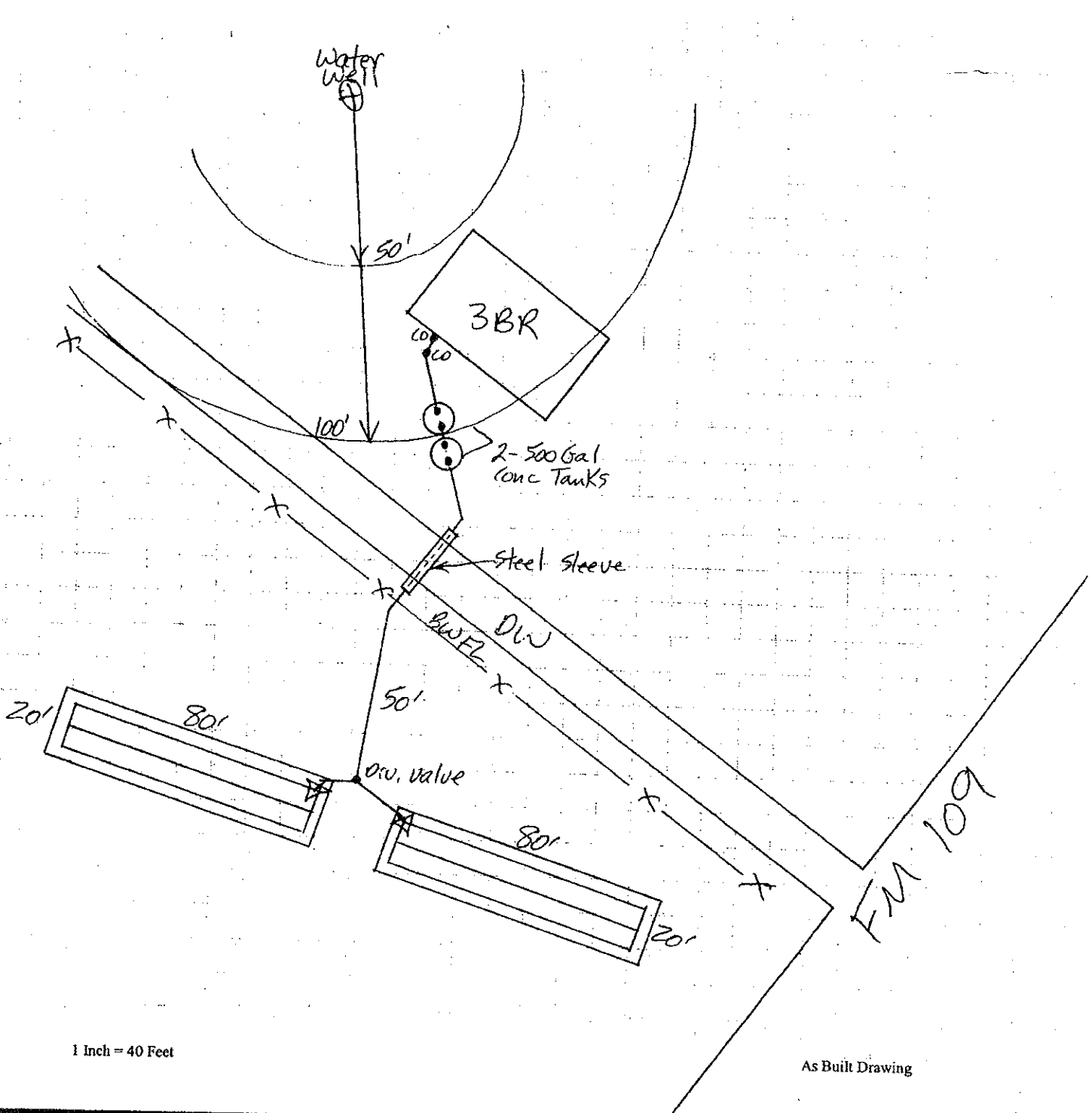
100 East Main Street, Suite 106

Brenham, Texas 77833

Phone (979) 277-6290 Fax (979) 277-6291

AS BUILT DRAWING

Date: 7-21-05 OSSF # 6052
Owner: Jesse and Polly Wied Installer: A. Flaszewski # 0520
Physical Address: 2120 FM 109 City: Brenham
Drinking Water: Private ☒ Public ☐ 100 Yr. Floodplain: Y ☐ N ☒
Slope: Flat under 2% ☐ Slight under 5% ☒ Severe over 5% ☐



BRENNHAM HEATING & AIR CONDITIONING CO.

2305 So. Market, P. O. Box 357
Brenham, Texas 77834-0357
979/836-5653 Fax 979/836-5320
TACLA017157C

Invoice

Date	Invoice #
5/2/2013	23298

Bill To
POLLY WIED 2120 FM 109 BRENNHAM, TX 77833

Account

P.O. #	Terms
	Net 15

Description	Quantity	Price	Amount
INSTALLATION DATE: 4/26/2013 One Bryant 213BNA060 heat pump Sight glass, drier and expansion valve Reconnect refrigeration lines and wiring LABOR One year labor warranty Ten year Bryant warranty Service Call PD 5/13/13 CK # 6335 [Signature]	Outside Unit	3,850.00 60.00	3,850.00 60.00

PLEASE RETURN ONE COPY WITH PAYMENT

All claims and returned goods MUST be accompanied by this bill. All bills due and payable in Brenham, Wahsington County, Texas. Regulated by the Texas Department of Licensing and Regulation, P.O. Box 12157, Austin, Texas 78711. 800-803-9202, 512-463-6599

Sales Tax (8.25%)	\$0.00
Total	\$3,910.00

BRENNHAM HEATING & AIR CONDITIONING CO.

P. O. BOX 357 2305 SOUTH MARKET

BRENNHAM, TEXAS 77834-0357

(979) 836-5653

Dear Customer,

Enclosed is the ^{Bryant}Carrier product registration covering the new Carrier equipment installed in your home.

Please keep this in your file for your records. Thank you for your business. We look forward to serving your needs in the future.

Sincerely,

Royce Lehmann

Royce Lehrmann

Inside unit - 2015
(Upstairs)

Outside unit - 2013

Bryant Product Registration Confirmation

Thank you for registering your recent purchase with your local Bryant dealer. We do value your business and appreciate the opportunity to let us provide you with quality heating and cooling products. Each piece of equipment has unique warranty coverage. Please print a copy of the information below and retain it with a warranty certificate for each product and your proof of purchase records. If you do not have a copy of the warranty certificate(s), please contact your installing dealer or visit the Bryant product manual page to print a copy.

Registration ID: 1305003851b

Registration Date: 5/2/2013

Registration Source: Installer/Builder

POLLY WIED

2120 FM 109

BRENHAM TX 77833

979-277-6179

Type of purchase

Original homeowner: Adding equipment or replacing existing equipment

Application Type

Residential Single Family

Installer/Builder Name

BRENHAM HEATING & AIR COND

Installer/Builder Phone Number

979-836-5653

Installer/Builder E-mail

brenhamheating@sbcglobal.net

PurchaseDate

4/22/2013

Equipment Registered

Serial Number	Model Number	Installation Date	Brand Of Unit Replaced	Error Message
5112E03047	213BNA060000	4/26/2013		

Note to California and Quebec Residents ONLY:

Failure to submit this form does not diminish your warranty rights. It is for product registration purposes only.

If you have any corrections or additions to make on this registration, please contact a Bryant Customer service representative. Please have your registration ID available when contacting them.

Bryant Customer Relations (available 8:00 am - 5:00 pm ET Monday through Friday)

1-800-428-4326