

## 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.

CONCERNING THE PROPERTY AT

Glen Rose, TX 76043-4104

118 Spanish Oaks Trl

MAY WISH TO OBTAIN	N. IT	IS I	TON	A \	VAF	RRA ty. If	NTY OF ANY KIND	BY a	SEL	LER,	ONS OR WARRANTIES THE SELLER'S AGENTS, OR ANY since Seller has occupied the Face property	OT	HE	R
Section 1. The Proper				em	s m	arke	d below: (Mark Yes	(Y)	, No	(N), o	AND THE ADDRESS OF TH	у.		
Item	Y/	N	U		Ite	m		Υ	N/	U	Item	Y	N	U
Cable TV Wiring	1		1		Liquid Propane Gas:				V		Pump: sump grinder	1		V
Carbon Monoxide Det.	1		J		-LP Community (Captive)				V		Rain Gutters	V	1	-
Ceiling Fans	V	,			-LP on Property				V		Range/Stove	V		
Cooktop	-7	1			Hot Tub				V		Roof/Attic Vents	V	1	
Dishwasher	1/,		-		Intercom System			1	V		Sauna		1	/
Disposal	V				Mi	crov	vave	V			Smoke Detector		V	
Emergency Escape Ladder(s)	,	1			Outdoor Grill			V		Smoke Detector - Hearing Impaired		V		
Exhaust Fans	V	1			Pa	tio/[	Decking	1	1		Spa		V	,
Fences	1	1					ing System	1	1		Trash Compactor		V	
Fire Detection Equip.	1	1			Po				V		TV Antenna	,	1	
French Drain	V	_		,	Pool Equipment				J		Washer/Dryer Hookup	VI	-	
Gas Fixtures			V	3	-		faint. Accessories		V		Window Screens	V	1	-
Natural Gas Lines			J		Po	ol H	eater		J		Public Sewer System	$\vee$		
						000000 I				_		100		
Item				Y	N	U	1		Α	dditio	nal Information			
Central A/C				V			✓ electric gas	nun	nber	of uni	its: \	91.0-		
Evaporative Coolers	=11				V		number of units:							
Wall/Window AC Units					V		number of units:							
Attic Fan(s)				1	1		if yes, describe:							
Central Heat				1									445	
Other Heat				_/	V		if yes, describe:							
Oven						number of ovens:		13	_elec					
Fireplace & Chimney			V			woodgas log	js √	mo	ock	other: ELECTRIC			230	
Carport				- /	V			atta	che	d				
Garage				V	1			atta	che	b				
Garage Door Openers			$\checkmark$			number of units: \				number of remotes:				
Satellite Dish & Controls				V		ownedlease	d fro	m:				100		
Security System					V		owned lease	d fro	m:					
Solar Panels					V		owned lease	d fro	m:					
Water Heater				V		1	_√ electric gas	_ ot	her:		number of units:			
Water Softener					¥	V	ownedlease	d fro	m:					9 -
Other Leased Items(s)							if yes, describe:					- 11	- 33	
(TXR-1406) 09-01-19 CENTURY 21 Quad J Realty - Corporate	, 1305 N					uyer		nd S		S/7		73 	1 of 6	

### Concerning the Property at

## 118 Spanish Oaks Trl Glen Rose, TX 76043-4104

Underground Lawn Sprin							_				
		-5	V _		matic						
7						h Information About On-Site Sewer Facility (TXR-1407)					
Water supply provided by Was the Property built be (If yes, complete, sign	efore 1978 n, and atta	3? ach T	yes <u>√</u> no XR-1906 c	ur conce	nknowi rning l	n ead-based p	oain	t haza	rds).		
Is there an overlay roo covering)?yesno			the Prope	erty (	Age: shingle	es or roof	cov	ering	olaced over existing shingles	or	roof
are need of repair?ye									orking condition, that have de ary):	riects	s, or
aware and No (N) if you	are not a	ware	e.)	ts or	malfu	nctions in			e following? (Mark Yes (Y) if		
Item	Y	٧,	Item				Y	N	Item	Y	N
Basement	\ \	4	Floors					V	Sidewalks		V
Ceilings		4	Foundati	ion / S	Slab(s	)		V	Walls / Fences	_	V
Doors	1	1	Interior V	Valls				V,	Windows		V
Driveways	1		Lighting	Fixtu	res			W	Other Structural Components		V
Electrical Systems	1	/	Plumbing	g Sys	tems	- 17	$\checkmark$				
Exterior Walls	1	Λ	Roof								
you are not aware.)	1.50				-						N) if
Condition						<u></u>	375				N) if
Aluminum Wiring				Υ	N	Conditio	n			Y	N
Asbestos Components					N	Conditio Radon Ga	n				N V
Diseased Trees: oak wilt				Y	N	Condition Radon Ga Settling	n as				N
Endangered Species/Habitat on Property				Y	N V	Condition Radon Ga Settling Soil Move	n as eme		D'in		N V
Endangered Species/Hab		opert	ty	Y	N V	Condition Radon Ga Settling Soil Move Subsurface	n as eme	Structu	- Control of the Cont		N V
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## 118 Spanish Oaks Trl Concerning the Property at Glen Rose, TX 76043-4104 If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): \*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 conditions?\* (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.) Present flood insurance coverage (if yes, attach TXR 1414). Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir. Previous flooding due to a natural flood event (if yes, attach TXR 1414). Previous water penetration into a structure on the Property due to a natural flood event (if yes, attach TXR 1414). Located wholly partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE AO, AH, VE, or AR) (if yes, attach TXR 1414). Located wholly partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)). wholly partly in a floodway (if yes, attach TXR 1414). Located Located wholly partly in a flood pool. Located wholly partly in a reservoir. If the answer to any of the above is yes, explain (attach additional sheets as necessary): \*For purposes of this notice: "100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir. "500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding. "Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers. "Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.). "Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height. "Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

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Initialed by: Buyer: \_\_\_\_

(TXR-1406) 09-01-19

\_\_\_, \_\_\_\_\_ and Seller: 💍

Pate-I18 Spanish

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# Concerning the Property at 118 Spanish Oaks Trl Glen Rose, TX 76043-4104

Even	s in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurar hen not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, model d low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within e(s).
	Have you (Seller) ever received assistance from FEMA or the U.S. Small Busine ation (SBA) for flood damage to the Property?yesno If yes, explain (attach additional sheets :
Section 8	Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you a
<u> </u>	Room additions, structural modifications, or other alterations or repairs made without necessary permits, wi unresolved 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:Phone:
	Any unpaid fees or assessment for the Property? yes (\$ ) no
7	If the Property is in more than one association, provide information about the other associations below attach information to this notice.
J	문자 전 시간을 다른 사람들이 되었는데 보고 있는데 보 되었다고 있는데 보고 있는데 보다 되었다. 되었다면 보고 있
	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:
<u> </u>	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:  Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the
	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:  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 limit
	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 limit to: divorce, foreclosure, heirship, bankruptcy, and taxes.)  Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated
	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 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 limit 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 environments 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
7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	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:  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 limit 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 put
	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 limit 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 put water supply as an auxiliary water source.  The Property is located in a propane gas system service area owned by a propane distribution system.

	pperty at	118 Spanish Oaks Trl Glen Rose, TX 76043-4104	
Section 9. Seller	has has not	attached a survey of the Property.	
persons who re	gularly provide in	s, have you (Seller) received any written inspections and who are either licensed as inspections?yes no If yes, attach copies and complete the	pectors or otherwise
Inspection Date	Туре	Name of Inspector	No. of Pages
10/14/19	GENERAL	HSH INDECTION SPENIER	
plialid	MDI	Clearlest Pest CONTROL	
Note: A buyer	10~10.00 : 10 : 10 : 10 : 10 : 10 : 10 : 10	e above-cited reports as a reflection of the current conditi obtain inspections from inspectors chosen by the buyer.	on of the Property.
Section 11. Check	any tax exemption(	s) which you (Seller) currently claim for the Property:	
√ Homestead	nagement	Senior Citizen Disabled	
Other:		Agricultural Disabled Vete Unknown	eran
requirements of C	hapter 766 of the He heets if necessary): +	vorking smoke detectors installed in accordance with and Safety Code?*unknown noyes, If	no or unknown, explain.
requirements of C	hapter 766 of the He heets if necessary): +	ealth and Safety Code?* unknown no ves. If	no or unknown, explain.
*Chapter 766 of including performance of C	thapter 766 of the He heets if necessary):  PERFORM  of the Health and Safety cordance with the requiremence, location, and p	alth and Safety Code?* _ unknown _ no \ yes If	no or unknown, explain.
*Chapter 766 of installed in accinctuding performance of the seller to inthe seller to interpretational seller to inthe seller	thapter 766 of the He heets if necessary): }  of the Health and Safety cordance with the require mance, location, and p rea, you may check unkil equire a seller to install s I reside in the dwelling m a licensed physician; stall smoke detectors fo	Code requires one-family or two-family dwellings to have working the building code in effect in the area in which the power source requirements. If you do not know the building code in the area in which the power source requirements.	no or unknown, explain.  TO PS  Ing smoke detectors dwelling is located, ode requirements in ation.  Ing smoke detectors dwelling is located, one requirements in ation.  In the buyer's ence of the hearing a written request for on. The parties may
*Chapter 766 of installed in accincluding performing who will impairment from the seller to inagree who will Seller acknowledge	thapter 766 of the He heets if necessary):  PERFORMANCE of the Health and Safety cordance with the require ormance, location, and p wee, you may check unkneed, you may check unkneed, it is a seller to install sell reside in the dwelling orman a licensed physician; stall smoke detectors to bear the cost of installing the statements	calth and Safety Code?* unknown no yes If which will be a compared in the area in which the area in which the area in which the area source requirements. If you do not know the building compared in the area in which the area source requirements. If you do not know the building compared in the area in which the area i	no or unknown, explain.  TO PS  Ing smoke detectors dwelling is located, ode requirements in ation.  Ing smoke detectors dwelling is located, ode requirements in ation.  In the parties may stall.  In the person, including
*Chapter 766 of installed in accincluding performing who will impairment from agree who will Seller acknowledge	thapter 766 of the He heets if necessary):  PERFORMANCE of the Health and Safety cordance with the require ormance, location, and p wee, you may check unkneed, you may check unkneed, it is a seller to install sell reside in the dwelling orman a licensed physician; stall smoke detectors to bear the cost of installing the statements	calth and Safety Code?* unknown no yes, If the work of the building code in effect in the area in which the power source requirements. If you do not know the building code in which the power source requirements. If you do not know the building come in the above or contact your local building official for more information above or contact your local building official for more information to the building impaired if: (1) the buyer or a meaning impaired; (2) the buyer gives the seller written evide and (3) within 10 days after the effective date, the buyer makes are the hearing-impaired and specifies the locations for installation the smoke detectors and which brand of smoke detectors to installation this notice are true to the best of Seller's belief and the	no or unknown, explain.  TO PS  Ing smoke detectors dwelling is located, ode requirements in ation.  Ing smoke detectors dwelling is located, ode requirements in ation.  In the parties may stall.  In the person, including
*Chapter 766 of installed in accinctuding performance of the seller to in agree who will Seller acknowledge the broker(s), has in	thapter 766 of the He heets if necessary):  PERFORMANCE of the Health and Safety cordance with the require ormance, location, and p wee, you may check unkneed, you may check unkneed, it is a seller to install sell reside in the dwelling orman a licensed physician; stall smoke detectors to bear the cost of installing the statements	Code requires one-family or two-family dwellings to have working the hard of the building code in effect in the area in which the power source requirements. If you do not know the building code in which the prown above or contact your local building official for more information and the hard of the hearing impaired; (2) the buyer gives the seller written evide and (3) within 10 days after the effective date, the buyer makes are the hearing-impaired and specifies the locations for installation the smoke detectors and which brand of smoke detectors to installation that is notice are true to the best of Seller's belief and the seller to provide inaccurate information or to omit any makes and seller to provide inaccurate information or to omit any makes are the provide inaccurate	no or unknown, explain.  TO PS  Ing smoke detectors dwelling is located, ode requirements in ation.  Ing smoke detectors dwelling is located, ode requirements in ation.  In the parties may stall.  In the person, including

#### 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 <a href="www.txdps.state.tx.us">www.txdps.state.tx.us</a>. 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) If the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and hail insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review Information Regarding Windstorm and Hail Insurance for Certain Properties (TXR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.
- (4) 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.
- (5) 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) The following providers currently provide service to the Property:

Electric: TX7)	phone #: 800 -233 - 2133
Sewer: City of GLENROSE	phone #: 252 - 897 2272
Water: City of Glen Post	phone #:
Cable: Spareum	phone #:
Trash: City of auni Post	phone #:
Natural Gas:	phone #:
Phone Company:	phone #:
Propane:	phone #:
Internet: Specificum	phone #: 855 - 757 - 7328

(7) 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 a	cknowledges receipt of the	e foregoi	ng notice.	
		_	Post Dul	\$ 03/3/2
Signature of Buyer		Date	Signature of Buyer	ℓ Date
Printed Name:			Printed Name: Buflich	- Sprance HEART
(TXR-1406) 09-01-19	Initialed by: Buyer:		and Seller: \$7.	Page 6 of 6