



SAN ANTONIO BOARD OF REALTORS, INC.
**RESIDENTIAL LOT
SELLERS DISCLOSURE NOTICE**
To Be Completed By The Seller For Residential Lots



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Concerning the Property at:

131 THRILL HILL, MOUNTAIN HOME, TX 78056

(Property Address)

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, seller's agents, or any other agent.

A. Mark below: (Y) for Yes (N) for No (U) for Unknown.

Y N U

- ☒ ☐ Located in 100-Year Flood plain
☒ ☐ Present Flood Insurance
☒ ☐ Previous Flooding onto the Property
☒ ☐ Soil Movement
☒ ☐ Surface Structures or Pits
☒ ☐ Underground Storage Tanks
☒ ☐ Wetlands on Property
☒ ☐ Diseased Trees

Y N U

- ☐ ☒ Endangered Species/Habitat on Property
☐ ☒ Fault Lines
☐ ☒ Hazardous or Toxic Waste
☒ ☐ Intermittent or Weather Springs
☒ ☐ Landfill
☐ ☒ Lead-Based Paint Hazards
☐ ☒ Radon Gas

If you answered yes to any of the above, please explain:

B. General Information:

Is the Seller aware of any of the following:

Y N U

- ☒ ☐ 1. Features of the property shared in common with adjoining landowners, such as walls roofs, fences and driveways, whose use or responsibility for maintenance may have an effect of the Property.
☒ ☐ 2. Any encroachments, easements or similar matters that may affect the Property.
☒ ☐ 3. Any zoning violations, nonconforming uses or violation of "setback" requirement.
☒ ☐ 4. Deed restrictions or obligations affecting the Property.
☒ ☐ 5. Any lawsuits against the Seller threatening to or affecting the Property.
☒ ☐ 6. Any notices of abatement or citations against the Property
☒ ☐ 7. Have you (Seller) ever collected any insurance payments pursuant to a claim made for damage to the Property and not used the proceeds to make the repairs for which the claim was submitted?

____ yes ____ no; If yes, explain: _____

☒ ☐ 8. Any tax exemption(s) which you (Seller) currently claim for the Property. If yes, list: _____

☒ ☐ 9. Any violent crime or death on the Property except for those deaths caused by: Natural causes, suicide, or accidental unrelated to the Property.

Concerning the Property at _____

Initialed for Identification by: Buyer _____ Seller SR PEE

Mark below: (Y) for Yes (N) for No (U) for Unknown

Y N U

☒ ☐ ☐ 10. Any Homeowner's Association or maintenance fees or assessments. If yes, complete:

Amount of fee or assessment: \$ _____

☐ Mandatory ☐ Voluntary Name of Association: _____

Manager's Name: _____

Due: _____ Monthly _____ Quarterly _____ Annually

Any unpaid fees or assessments for the Property: _____ Yes _____ No

If yes, amount \$ _____

☒ ☐ 11. Municipal Utility District which has any authority over the Property; If yes, Name of District: _____

If you answered yes to any of the above, please explain: _____

C. UTILITIES AVAILABLE :

Mark (A) for Available (O) on site (U) Unknown

A O U

☒ ☒ Water System ☐ City ☒ Well ☐ Municipal ☒ Private

☐ ☒ Natural Gas

☐ ☒ Electric

☒ ☐ Telephone

☒ ☐ Sewer System

☒ ☐ Cable T.V.

☒ ☐ Other INTERNET

☐ ☐ None

IF WELL ON PROPERTY: approximate depth 190' well extends into EDWARDS AQUIFER (SUSPECTED) (name of water source). The well ☐ does ☒ does not need repair, if so, explain: _____

IF SEPTIC SYSTEM: In Place ☒ Required _____ Allowed _____ Not Allowed _____

[Signature] MAR-12-2022
Signature of Seller Date

Rachael E Eggert 3/12/22
Signature of Seller Date

NOTICE TO BUYER: Listing Broker, _____, and Other Broker, _____, advise you that this Seller's Disclosure Notice was completed by Seller, as of the date signed. The Listing Broker and Other Broker 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 PRIOR TO CLOSING.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice.

Signature of Buyer Date

Signature of Buyer Date



UPDATE TO SELLER'S DISCLOSURE NOTICE

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.
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UPDATE TO THE SELLER'S DISCLOSURE NOTICE CONCERNING THE PROPERTY AT 131 Thrill Hill Dr, Mountain Home, TX 78058-5030

Seller is aware of the following new information regarding the condition of the Property. Section(s) C
are changed to read (*cite specific sections and copy the applicable language in the sections verbatim, making any necessary changes*):

See attached well and septic inspections completed 3/23/22, 3 pages to follow

This Update to the Seller's Disclosure Notice was completed by Seller as of the date signed. No person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information. The brokers have relied on this information as true and correct and have no reason to believe it to be false or inaccurate.

Seller acknowledges that the statements in this form are true
to the best of Seller's belief.

Buyer acknowledges receipt of this form.

DocuSigned by:
Steven Edward Eggert 03/26/2022
Signature of Seller Date

Printed Name: Steven Edward Eggert

DocuSigned by:
Rachael Elizabeth Eggert 03/28/2022
Signature of Seller Date

Printed Name: Rachael Elizabeth Eggert

Signature of Buyer Date

Printed Name: _____

Signature of Buyer Date

Printed Name: _____

830-634-2010

HILL COUNTRY SEPTIC SERVICE

1-800-728-2025

P.O. Box 291186

Kerrville, Texas 78029-1186

5495 Hwy. 27 East

03-23-2022

Visual Inspection Report

Seller: Steven Eggert
Buyer:
Property Location: 131 Thrill Hill, Mt. Home, TX 78058

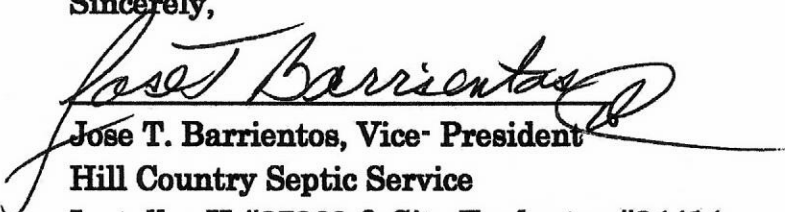
To whom it may concern:

Hill Country Septic Service performed a visual inspection of the unlicensed, Conventional, septic system at the above referenced property. At the time of the inspection the fluid level in the septic tank was correct. The septic tank does not leak. The septic tank does not need to be pumped out at this time. There are some minor feeder roots getting in the tank at the inlet and outlet ports. We ran water through the system for approximately 45 minutes and the leach field seems to be taking the water properly at this time. The leach field shows no signs of failure on the surface.

At the time of this inspection, there was no evidence that the facility was causing or threatening to cause injury to the public health or nuisance conditions and was generally functioning in a satisfactory manner.

This report is based upon a limited inspection and is not a guarantee or warranty that the facility will, in fact, operate or function properly for any particular length of time. Latent defects may exist which would render the system in violation of the rules and/or standards.

Sincerely,


Jose T. Barrientos, Vice- President

Hill Country Septic Service

Installer II #27860 & Site Evaluator #24414

page 1 of 3

DocuSigned by:

Steven Edward Eggert

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DocuSigned by:

Michael Elizabeth Eggert

DEE4F96A2792499...

Conventional Septic System Inspection

Date: 3-23-2022

Arrival Time: 9:20

Departure Time: 11:00

Seller: _____

Buyer: _____

Address: 131 Thrill Hill, Mountain Home, TN

Phone Number: _____

Inspection Ordered by: _____

System Licensed: Yes ☒ NoAs-built Provided: Yes ☒ NoSystem Type: Commercial ☒ ResidentialConventional with: Pipe & Gravel ☒ Pumped Conventional

How many Tanks: 1

Are there any Pumps: Yes ☒ NoIs Alarm Installed: Yes ☒ NoIs Alarm Working Properly: Yes ☒ NoClean-out by house: Yes ☒ NoWater Standing in Clean-Out: Yes ☒ NoIs water getting from house to tank: Yes ☒ No

Size of Pipe from House to Tank(s): 3"

Riser Lids Secure on Arrival: Yes ☒ NoRiser Lids Secure on Departure: Yes ☒ NoRisers within 12" of Natural Ground: Yes ☒ No

Solids in Primary Tank: 6" inches

Water Level in Primary Tank: 7.5 inches from bottom of tank lid to water level, before adding water

Water Level in Primary Tank after running water: 7 inches

Any Roots in Primary Tank: Yes ☒ No ☒ Feeder RootsSanitary T installed in Primary Tank: Yes ☒ NoDown Spout Extension in Primary Tank: Yes ☒ No

Solids in Secondary Tank: 6" inches

Water Level in Secondary Tank: 7.5 inches from bottom of tank lid to water level, before adding water

Water Level in Secondary Tank after running water: 7 inches

Any Roots in the Secondary Tank: Yes ☒ No ☒ Feeder RootsDown Spout Extension in Secondary Tank: Yes ☒ NoDoes Septic System Need Pumping: Yes ☒ NoRan water for 45 minutes to 1 hour: Yes ☒ NoAre there one or two drainfield beds: One ☒ Two ☒Is there a bull-run valve installed: Yes ☒ NoIs Bull-run valve working properly: Yes ☒ NoIs Drainfield taking water OK: Yes ☒ NoDid we walk the drainfield area: Yes ☒ NoIs water surfacing at the drainfield area: Yes ☒ NoInspection port at drainfield: Yes ☒ No

Water level at Inspection Port if holding water: _____ inches

Comments/Repairs Needed: Recommend Having tank Sailed

Inspection Performed by: _____



Kerr Country Pump Company LP

1150 Sidney Baker South
Kerrville, TX 78028

Office #830-257-4107

Date	Invoice #
3/25/2022	24898

Bill To
Steve Eggert 131 Thrill Hill Mt. Home, TX 78058

P.O. No.	Terms	Project

Qty	Description	Rate	Amount
1	Water Samples	20.00	20.00
1	Fuel Surcharge	18.00	18.00
1.5	Service Time Hours	130.00	195.00T
	Well Inspection 131 Thrill Hill Rd.		
	1 HP Submersible pump (no date code) pulling 9.8 Amps (good)		
	Well making good flow - 8 to 10gpm		
	1" pipe at well head		
	Pressure tank was low on air - added 30psi - 35/55 system - date code on tank 4/21/2000		
	No storage tank		
	All equipment working at time of inspection		

If credit card is used please
add 2% fee

Subtotal \$233.00

Balance due in full upon receipt- A Finance Charge of 1.5% Per Month (18% per Annum) will be charged on all accounts unpaid after 30 days-A 2% service charge will be added for paying with a credit card. Regulated by the Tx. Dept. of Licensing & Reg. P. O. Box 1215 Austin, TX 78711-800-803-9202 512-463-7880

Sales Tax (8.25%) \$16.09

\$249.09

kerrcountrypump.net

Kerrpump@hctc.net

DocuSigned by:
Steven Edward Eggert
DEE4F96A2792499...

DocuSigned by:
Rachael Elizabeth Eggert
DEE4F96A2792499...