1242 Piney Woods Road Alleyton, Tx 78935

Welcome to this exceptional Ranch, conveniently situated at 1242 Piney Woods Road, Alleyton, TX. This remarkable property on this dead end road offers a main house and a guest house, both <u>fully</u> remodeled in 2020/2021, plus an apartment/barndo all sitting on a sprawling 87.679 acres of prime land.

This MUST BE SEEN to be fully appreciated!

Step inside the 4 bedrooms, 3 bath main house and discover an inviting open concept floorplan spanning 2500 square feet. The spacious living and dining rooms provide ample space for relaxation and entertainment. The gourmet island kitchen features exquisite quartz countertops, a breakfast bar, plenty of cabinets, a built-in wine rack, and a suite of top-of-the-line stainless steel appliances. The expansive primary bedroom is flooded with natural light and features a cozy sitting area. The primary bath is a true retreat with quartz countertops, separate sinks, an oversized freestanding shower and a luxurious corner bathtub. Wood-like tile flooring throughout. Additionally, a backup generator ensures uninterrupted power supply.

The guest house complements the main house with its own elegance and style. Spanning 1260 square feet, it offers 2 bedrooms, 2 bathrooms and the same highend finishes found throughout the property. Revel in the wood-like tile flooring, high ceilings, crown molding, LED lighting, and 2" blinds.

One of the outbuildings houses the apartment/barndo, which includes a living area, kitchen, bedroom, and bathroom. This versatile space is ideal for ranch foreman living quarters or accommodating overflow guests after a little updating. The remaining portion of the larger metal building provides ample storage for all your equipment, complete with a lean-to on the front and both sides. An additional metal building houses the water well equipment and offers plenty more extra storage. A cattle Chute and 2 stalls are already in place.

The ranch encompasses breathtaking acreage with scenic elevation changes, a perfect balance of open and treed areas, and pre-cut trails for your exploration. Most of the perimeter fencing has been recently replaced, ensuring optimal security and functionality. Cross fencing in place for your cattle operation! Enjoy the presence of a wet weather creek, a tranquil pond, and majestic live oaks, huge pine and cedar trees that grace the landscape. With road frontage access <u>plus</u> a deeded easement, convenience and accessibility are guaranteed.

Located just north of I-10 between Bernardo and Columbus, this property provides an ideal location for a quick commute to Houston, Austin, or San Antonio. Embrace the opportunity to own this exceptional Ranch, offering luxurious living in a serene country setting.

Read more detailed info on the pages that follow.

Main Home Features

2500 Sq. Ft. Main Home (per CCAD) HardiPlank Exterior with Composition Roof Built in 1972 - Gutted and FULL Remodel in 2020-2021 Central HVAC - All Electric Spacious Living Room

Dining Room

Gourmet Island Kitchen with Quartz Countertop & Tile Backsplash
Deep Farm Styled Kitchen Sink
Stainless Appliances & Wine Fridge

Built-In Microwave

Stainless Steel Fridge and Washer & Dryer - Negotiable 4 Spacious Bedroom * 3 Bathrooms (One Hollywood Style)

Laundry Room

High Ceilings Throughout

LED Recessed Lighting Fixtures Throughput

Double Pane Windows & Crown Molding Throughout

Top of the Line Wood-Like Ceramic tile

Plantation Shutters and 2" blinds

2 Water Heaters

2 Conventional Septic Systems

Guest House Features

1260 Sq. Ft. (Per CCAD) Central HVAC - All Electric 2 Spacious Bedrooms 2 Bathrooms

Very nicely equipped Kitchen with Quartz Countertops & Breakfast Bar Stainless Steel Appliances plus Wine Fridge Stainless Steel Fridge and Washer & Dryer - Negotiable High Ceilings Top of the Line Wood-Like Tile flooring 2" Blinds Throughout Crown Molding Throughout

Crown Molding Throughout

LED Recessed Lighting Throughout

Double Pane Windows

1 Water Heater

2 Conventional Septic Systems

Apartment/Bardo Features

Living Room
Kitchen
1 Bedroom
1 Bathroom
Carpet Flooring
Conventional Septic System

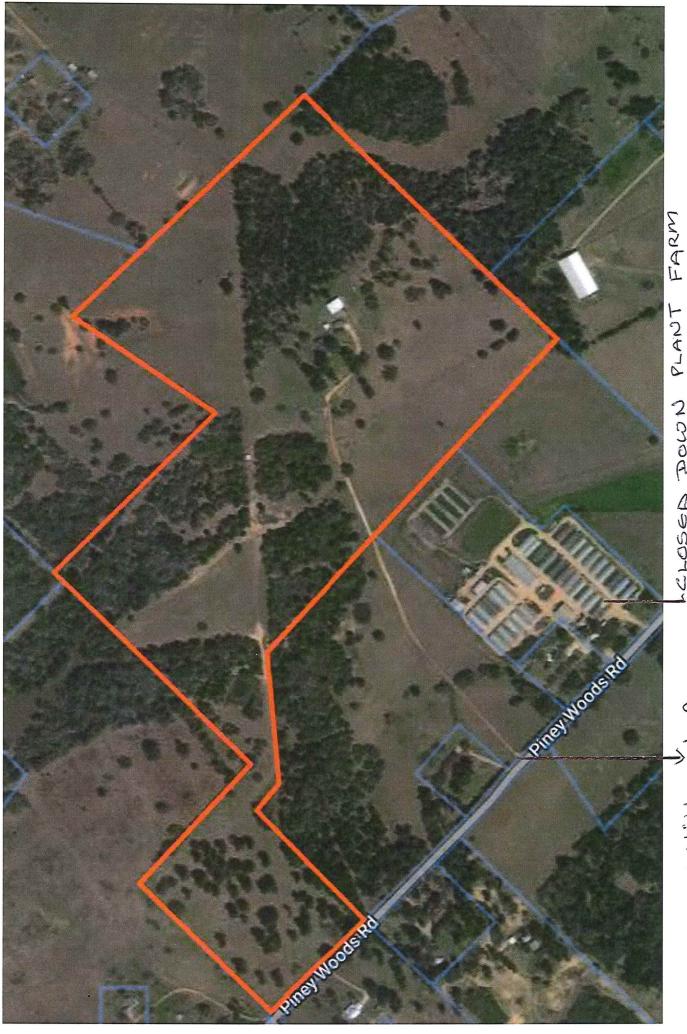
Outside Features

87.679 Prime Acres Rolling Terrain Perimeter Fenced (recently mostly replaced) - Some High Fenced Cross Fenced Pipe Fenced Around Main Home 2 Metal Outbuildings One with Lean-To on Front and Both sides Vegetable Garden with Sprinklers In-Ground Sprinkler System 2 Stalls Cattle Chute Cattle Guards Hay Storage Outbuilding Creek Pond One Water Well Agricultural Exemption in Place Pipeline Crosses the Property Paved County Road Frontage

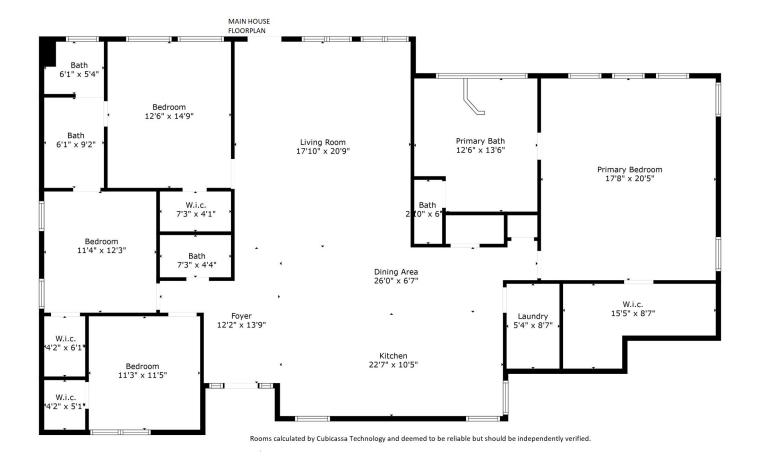
Professionally Marketed by

Nícola Hammett, Broker Associate, CRS, SRS, ARB, CRB 979-733-4594 - <u>NícolaHammett1@gmail.com</u>

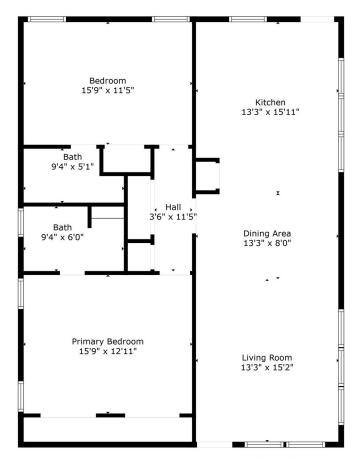
Coldwell Banker The Ron Brown Company 930 Walnut Street, Columbus, TX 78934



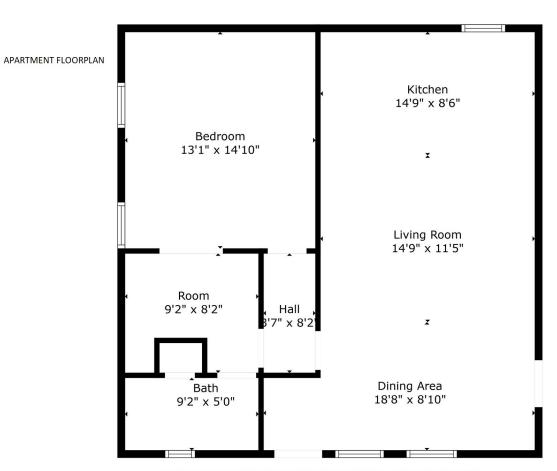
LCLOSED DOWN Additional Access.



GUEST HOME FLOORPLAN



 $Room\ sizes\ calculated\ by\ Cubicasa\ Technology\ -\ Should\ be\ independently\ verified.$



 $Room\ sizes\ calculated\ by\ Cubicasa\ Technology\ -\ Should\ be\ independently\ verified.$

TR TEXAS REALTORS

SELLER'S DISCLOSURE NOTICE

Main House

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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 PR	CONCERNING THE PROPERTY AT Alleyton, TX 78935							_						
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 MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER'S AGENTS, OR ANY OTHER AGENT.							R							
Seller(is is not o	ссир	ying	the				unoccupied (by Sellenate date) or nev				since Seller has occupied the P ne Property	rop	erty	?
Section 1. The Proper											or Unknown (U).) e which items will & will not convey			
Item	Y	N	U		Ite	m		Y	N	U	Item	Y	N	U
Cable TV Wiring	V				Lic	uid	Propane Gas:		X		Pump: sump grinder		χ	
Carbon Monoxide Det.	X X				-LF	Co	mmunity (Captive)			X	Rain Gutters	X	,	
Ceiling Fans	攵						Property			χ	Range/Stove	X		
Cooktop	X				Но	t T.u	b		X		Roof/Attic Vents		X	
Dishwasher	文				Int	erco	m System		X		Sauna		X	
Disposal	X	N				CLOM		X	ĺ		Smoke Detector	X		
Emergency Escape Ladder(s)		Χ	2.7		Outdoor Grill		X			Smoke Detector - Hearing Impaired	Ŧ	X		
Exhaust Fans	X	/			Patio/Decking			X	•	Spa		X		
Fences	X	F			Pl	ımbi	ng System		/		Trash Compactor		X	
Fire Detection Equip.	区				Po	ol			又		TV Antenna		X	
French Drain	1	,	У	İ	Po	ol E	quipment		X		Washer/Dryer Hookup X			
Gas Fixtures		X	<u> </u>		Po	ol M	aint. Accessories		X		Window Screens	Х		
Natural Gas Lines		X			Po	ol H	eater		X	1	Public Sewer System		X	
		,												
ltem				Υ	N	U					onal Information			
Central A/C				X						r of un	nits: 5 +0/			
Evaporative Coolers				´,	\boxtimes		number of units:	_0	Λ	<u>e</u>				
Wall/Window AC Units					X		number of units:							
Attic Fan(s)	_			Ĺ,	メ		if yes, describe:							
Central Heat				X				nur	nbei	of un	nits:			
Other Heat	-7 2.	<i></i>			X		if yes, describe:						_	
Oven		<u> </u>		X			number of ovens: <u>()</u> n & /electric gas other:							
Fireplace & Chimney					X		woodgas log				other:			
Carport					Х			atta						
Garage .				L	X			atta	che	<u>d</u>				
Garage Door Openers				L.,	X		number of units:				number of remotes:			
Satellite Dish & Controls	3			X			✓ ownedlease		_		<u> </u>			
Security System				X	Ļ		ownedlease							
Solar Panels					X		ownedlease					_		
Water Heater				X			✓ electricgas _	_	ther	:	number of units:	2	>	
Water Softener					X		ownedlease	d fro	m:					
Other Leased Items(s)					1 `	V	if yes, describe:							

Fax: 9797339009

Initialed by: Buyer:

(TXR-1406) 07-08-22

Concerning the Property at _									1242 Piney Alleytor					+	<u>10</u> 0
Underground Lawn Sprinkler			М		T_{A}	/au	ıtom	atic	manual	area	as (cov	rered:maun hou	50	_ {
Septic / On-Site Sewer Facili		<u>v:1</u>		1	+	J							-Site Sewer Facility (TXR-140)		bu
Water supply provided by: Was the Property built before	city 19 nd a city	y <u>V</u> 78? y attach 7 <u>O</u> ing (√y n TX <u>/1</u> on t	es _ :R-19	/UI _ n: 906	0 cond	co-c unki	op nowi ina l	unknown	o	the	r:_ aza	1 Well	J	ves La
	y of	f the	iten	ns lis lescri	ted ibe	in th (atta	his S ach a	Secti additi	on 1 that a onal sheets	re no s if n	ot i	n w ∋ss	vorking condition, that have deary):	fects	, or
									-				_		
Section 2. Are you (Seller aware and No (N) if you are					efe	cts	or m	nalfu	nctions in	any	of	the	e following? (Mark Yes (Y) if		, .
Item	Υ	N	1	Iten	n	_				Y	N	4	Item	Y	N.
Basement		لعا		Floo	ors					<u> </u>	X	_	Sidewalks	<u> </u>	X,
Ceilings				. Fou	nda	ation	/ SI	ab(s	<u></u>		×		Walls / Fences		X
Doors		X		Inte	rior	· Wal	lls				X	<u>.</u>	Windows		X
Driveways		x		Ligh	ntin	g Fix	ture	s		L	' ×		Other Structural Components		X
Electrical Systems		×		Plur	mbi	ng S	yste	ms			X			<u> </u>	
Exterior Walls		X		Roc	of						Z			<u> </u>	$oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{ol{ol{oldsymbol{ol}}}}}}}}}}}}}}}}}$
Section 3. Are you (Seller you are not aware.)) aw	/are	of a	ny o	f tł	ne fo	llow	/ing	conditions	:? (N	Vlar	kΥ	es (Y) if you are aware and	No (N	N) if
						η.	ΥT	N	Condition					Y	N
Condition							' +		Radon C				_	+÷	V
Aluminum Wiring						_		~	Settling	Jas				+	12
Asbestos Components Diseased Trees: oak wilt	_		-			-	-	\ \ \	Soil Mov	/eme	t			+	文
Endangered Species/Habita		Dror	orts				-+	Θ				ıctı	ure or Pits	+	X
Fault Lines	LOIT	FIUL	City		-		-	\Leftrightarrow		_		_	age Tanks	+	Z
Hazardous or Toxic Waste						-		>	Unplatte					1	X
Improper Drainage	_					-+	十	$\overrightarrow{\chi}$							1
Intermittent or Weather Spring	nas	_					\dashv	$\widehat{\nabla}$		Unrecorded Easements Urea-formaldehyde Insulation				+	\mathbf{x}
Landfill	igo					-	\dashv	刘				-	t Due to a Flood Event	+	Ŕ
Lead-Based Paint or Lead-Based Pt. Hazards				\neg	_	ź.	Wetland	_					X		
Encroachments onto the Property				-+	+	$\widetilde{\mathbf{x}}$	Wood R					\top	X		
Improvements encroaching on others' property						<u> </u>	Active in	Active infestation of termites or other wood destroying insects (WDI)					X		
Located in Historic District				_	寸.	X					t for termites or WDI		X		
Historic Property Designation						Ž I		_			r WDI damage repaired		K		
Previous Foundation Repairs					1	又	Previous						K		
			-				-	X		_		da	mage needing repair		X
	Previous Roof Repairs Previous Other Structural Repairs X Single Blockable Main Drain in Pool/Hot X							X							
Previous Use of Premises for							/	<u>^`</u>	Tub/Spa	1*					Щ.

of Methamphetamine

Page 2 of 6
Fax: 9797339009 1242 Piney Woods

Concernir	ing the Property at	1242 Piney Woods Road Alleyton, TX 78935	Main How
If the ansv	swer to any of the items in Section 3 is yes, explain		ary):
	N/A		
*A sind	ngle blockable main drain may cause a suction entrapm		
Section 4 which ha	4. Are you (Seller) aware of any item, equipments not been previously disclosed in this notions):	ent, or system in or on the Propertoce? yes model of yes, explain	ty that is in need of repair, (attach additional sheets if
	5. Are you (Seller) aware of any of the follow or partly as applicable. Mark No (N) if you are no		you are aware and check
Y N			
_ 1/_	Present flood insurance coverage.		
	Previous flooding due to a failure or bread water from a reservoir.	ch of a reservoir or a controlled	or emergency release of
	Previous flooding due to a natural flood event.		
	Previous water penetration into a structure on	the Property due to a natural flood.	
	Locatedwhollypartly in a 100-year fload, VE, or AR).	odplain (Special Flood Hazard Are	a-Zone A, V, A99, AE, AO,
	Located wholly partly in a 500-year floo	odplain (Moderate Flood Hazard Are	a-Zone X (shaded)).
	Located wholly partly in a floodway.		
	Located wholly partly in a flood pool.		
	Located wholly partly in a reservoir.		
If the answ	swer to any of the above is yes, explain (attach add	ditional sheets as necessary):	
	-		
	uyer is concerned about these matters, Buyer i	may consult Information About Fl	ood Hazards (TXR 1414).
	urposes of this notice:		
which .	year floodplain" means any area of land that: (A) is ide n is designated as Zone A, V, A99, AE, AO, AH, VE, o n is considered to be a high risk of flooding; and (C) ma	or AR on the map; (B) has a one perce	ent annual chance of flooding,
area, v	year floodplain" means any area of land that: (A) is in which is designated on the map as Zone X (shaded); in is considered to be a moderate risk of flooding.		
	d pool" means the area adjacent to a reservoir that lies act to controlled inundation under the management of the		
	d insurance rate map" means the most recent flood ha r the National Flood Insurance Act of 1968 (42 U.S.C. S		nergency Management Agency
of a riv	dway" means an area that is identified on the flood inst iver or other watercourse and the adjacent land areas th 100-year flood, without cumulatively increasing the wate	hat must be reserved for the discharge o	of a base flood, also referred to
	ervoir" means a water impoundment project operated by r or delay the runoff of water in a designated surface are		neers that is intended to retain
(TXR-1406)	6) 07-08-22 Initialed by: Buyer:,	and Seller:,	Page 3 of 6
Coldwell Banker - Nicola Hammett	er - The Ron Brown Company, 930 Walnut Street Columbus TX 78934 tt Produced with Lone Wolf Transactions (zipForm Edition	Phone: 9797334594 on) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www	Fax: 9797339009 1242 Pincy Woods w.iwolf.com

Concerni	ing the Property at	1242 Piney Woods RoadAlleyton, TX 78935	Main How
p ,	6. Have you (Seller) ever filed a claim r, including the National Flood Insurance Prog s necessary):	for flood damage to the P	
*Home	es in high risk flood zones with mattered for the		
risk, a	es in high risk flood zones with mortgages from fede when not required, the Federal Emergency Manage and low risk flood zones to purchase flood insuran ure(s).	ment Agency (FEMA) appointment h	Amagazzana in biskutski sistem i i
Section 7 Administ necessary	7. Have you (Seller) ever received as tration (SBA) for flood damage to the Proper	t y? yes <u></u> ∠⁄oø Ifyes, expla	the U.S. Small Business in (attach additional sheets as
Castin- 0	(0.11)		
not aware	3. Are you (Seller) aware of any of the follow e.)	ving? (Mark Yes (Y) if you are a	aware. Mark No (N) if you are
<u>Y N</u>	Room additions, structural modifications, or of unresolved permits, or not in compliance with	ther alterations or repairs made w building codes in effect at the tim	ithout necessary permits, with e.
	Homeowners' associations or maintenance fe Name of association:	es or assessments. If yes, comple	ete the following:
	Manager's name:	Pho	one:
_	Fees or assessments are: \$ Any unpaid fees or assessment for the Proof of the Property is in more than one associated attach information to this notice.	operty? yes (\$) no
	Any common area (facilities such as pools, ter with others. If yes, complete the following: Any optional user fees for common facilities		
_ ✓	Any notices of violations of deed restrictions or Property.	r governmental ordinances affecti	ng the condition or use of the
_ 1 <u>/</u> /	Any lawsuits or other legal proceedings directl to: divorce, foreclosure, heirship, bankruptcy, a	y or indirectly affecting the Proper and taxes.)	ty. (Includes, but is not limited
_	Any death on the Property except for those de to the condition of the Property.	aths caused by: natural causes, s	suicide, or accident unrelated
_ 🗹	Any condition on the Property which materially	affects the health or safety of an	individual.
_ 1	Any repairs or treatments, other than routine m hazards such as asbestos, radon, lead-based If yes, attach any certificates or other docuremediation (for example, certificate of mo	paint, urea-formaldehyde, or mole imentation identifying the extent o	d. f the
_ ½	Any rainwater harvesting system located on th water supply as an auxiliary water source.	e Property that is larger than 500	gallons and that uses a public
	The Property is located in a propane gas s retailer.	ystem service area owned by a	propane distribution system
	Any portion of the Property that is located in a	groundwater conservation district	ог a subsidence district. 🔪
f the answ	ver to any of the items in Section 8 is yes, explain		- I/
TXR-1406)	07-08-22 Initialed by: Buyer:,	and Seller:	Page 4 of 6
oldwell Banker - 1 icola Hammett	The Ron Brown Company, 930 Walnut Street Columbus TX 78934 Produced with Lone Wolf Transactions (zipForm Editi	Phone: 9797334594 on) 717 N Harwood St, Suite 2200, Dallas, TX 75201	Fax: 9797339009 1242 Piney Woods www.lwolf.com

Concerning the Pr	operty at	Alle	iney Woods Road yton, TX_78935	\mathcal{M}_{α}
				House
				
		years, have you (Seller) ne e inspections and who are ections?yes メ_no If yes, a		
Inspection Date	Туре	Name of Inspector		No. of Pages
	_			
Note: A buye	r should not rely o A buyer sh	on the above-cited reports as a re ould obtain inspections from insp	flection of the current co ectors chosen by the bu	ondition of the Property.
Section 10. Check	any tax exemp	tion(s) which you (Seller) curre	atly plaim for the Deen	
Homestead	•	Senior Citizen Agricultural	Disabled	
Wildlife Man	agement	✓ Agricultural	Disabled	
Other:	11 / Jon	40	Unknowr	1
Section 11. Have insurance provide Section 12. Have insurance claim or	you (Sełler) eve r? √yes no you (Seller) eve a settlement or	r filed a claim for damage, other received proceeds for a clair award in a legal proceeding) as in no If yes, explain:	m for damage to the	Property (for example, an
Section 11. Have insurance provide Section 12. Have insurance claim or which the claim was section 13. Does to equirements of C	you (Seller) every yes no you (Seller) ever a settlement or as made? yes the Property ha hapter 766 of th	r received proceeds for a clair award in a legal proceeding) as no lf yes, explain: ve working smoke detectors in a Health and Safety Code?*	m for damage to the nd not used the process	Property (for example, and eds to make the repairs for each to make the repairs for example, and eds to make the repairs for example, and eds to make the repairs example.
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Section 11. Have a insurance provide Section 12. Have a insurance claim or which the claim was section 13. Does a section 14. Does a section 14. Does a section 15. D	you (Seller) every yes no you (Seller) every a settlement or as made? yes the Property hat hapter 766 of the Health and Standards with the remance, location, a rea, you may check aquire a seller to instruction and its manage of the deep the cost of instructions at the statement of the statement and the statement at the	received proceeds for a clair award in a legal proceeding) as no If yes, explain: ve working smoke detectors in the Health and Safety Code?* y): afety Code requires one-family or two requirements of the building code in the process of the hearing in the process of the hearing in the process of the hearing in the process of the hearing-impaired; (2) the buying is the process of the hearing-impaired and species for the hearing-impaired and species for the hearing-impaired and species of the hear	nstalled in accordance unknown in the area in which ou do not know the building official for more interpretable to the seller written affective date, the buyer or interpretable to the seller written affective date, the buyer maining the seller in the seller written affective date, the buyer maining the seller in the seller written affective date, the buyer maining the seller in	Property (for example, an eds to make the repairs for eds to make the repairs for example with the smoke detector of the dwelling is located, and code requirements in formation. If a member of the buyer's evidence of the hearing kes a written request for ellation. The parties may to install.
Section 11. Have a insurance provide Section 12. Have a insurance claim or which the claim was section 13. Does a section 14. Does a section 14. Does a section 15. D	you (Seller) every yes no you (Seller) every a settlement or as made? yes the Property hat hapter 766 of the Health and Standards with the remance, location, a rea, you may check aquire a seller to instruction and its manage of the deep the cost of instructions at the statement of the statement and the statement at the	r received proceeds for a clair award in a legal proceeding) a sum of the second proceeds for a clair award in a legal proceeding) a sum of the second proceeds for the hearing in the second proceeds for the hearing-impaired; (2) the buy the second proceeds for the hearing-impaired and specificalling the smoke detectors and which the second proceeds for the hearing-impaired and specificalling the smoke detectors and which the second proceeds for the hearing-impaired and specificalling the smoke detectors and which the second proceeds for the hearing-impaired and specificalling the smoke detectors and which the second proceeds for the hearing-impaired and specificalling the smoke detectors are true to the	nstalled in accordance unknown no perfect in the area in which building official for more interpreted in the seller written affective date, the buyer maifies the locations for instable best of Seller's belief at information or to omit ar	Property (for example, an eds to make the repairs for eds to make the repairs for example with the smoke detector of the dwelling is located, and code requirements in formation. If a member of the buyer's evidence of the hearing kes a written request for ellation. The parties may to install.
Section 11. Have a insurance provide Section 12. Have a insurance claim or which the claim was section 13. Does a section 14. Does a section 14. Does a section 15. D	you (Seller) every yes no you (Seller) every a settlement or as made? yes the Property hat hapter 766 of the Health and Standards with the remance, location, a rea, you may check aquire a seller to instruction and its manage of the deep the cost of instructions at the statement of the statement and the statement at the	received proceeds for a clair award in a legal proceeding) a sum of the proceeding and proceeding are the working smoke detectors in the Health and Safety Code?* The code requires one-family or two requirements of the building code in and power source requirements. If you with the proceeding in the smoke detectors for the hearing in the smoke detectors for the hearing in the smoke detectors and which the proceeding the smoke detectors and which the proceeding the smoke detectors and which the proceding the smoke detectors and the proceding the smoke detectors a	nstalled in accordance unknown no defect in the area in which building official for more interpretable the locations for installed in the seller written affective date, the buyer maifies the locations for installed best of Seller's belief at information or to omit are of Seller	Property (for example, an eds to make the repairs for eds to make the repairs for example with the smoke detector of the dwelling is located, and code requirements in formation. If a member of the buyer's evidence of the hearing kes a written request for illation. The parties may to install. Indeed that no person, including my material information.
Section 11. Have a insurance provide Section 12. Have a insurance claim or which the claim was section 13. Does a section 13. Section 13. Section 13. Does a section 13. Section 13. Section 13. Does a section 13. Section 13. Section 14. Section 15. Section 15. Section 15. Section 16. Section 17. Sectio	you (Seller) everyou (S	received proceeds for a clair award in a legal proceeding) a such that is a legal proceeding. The proceeding are the working smoke detectors in the Health and Safety Code?* The proceeding smoke detectors in the Health and Safety Code?* The proceeding smoke detectors for the hearing in the smoke detectors for the hearing in the proceeding stall smoke detectors for the hearing in the smoke detectors and which the proceeding the smoke detectors and which the ents in this notice are true to the proceeding the smoke detectors and which the ents in this notice are true to the proceeding the smoke detectors and which the ents in this notice are true to the proceeding the smoke detectors and which the ents in this notice are true to the proceeding the smoke detectors and which the ents in this notice are true to the proceeding the smoke detectors and which the ents in this notice are true to the proceeding the smoke detectors and which the ents in this notice are true to the proceeding the smoke detectors and which the ents in this notice are true to the proceeding the smoke detectors and which the ents in this notice are true to the proceeding the smoke detectors and which the ents in this notice are true to the proceeding the smoke detectors and which the ents in this notice are true to the proceeding the smoke detectors and which the ents in this notice are true to the proceeding the smoke detectors and which the ents in this notice are true to the proceeding the smoke detectors and which the ents in this notice are true to the proceeding the smoke detectors and which the ents in this notice are true to the proceeding the smoke detectors.	nstalled in accordance unknown no defect in the area in which building official for more interpretable the locations for installed in the seller written affective date, the buyer maifies the locations for installed best of Seller's belief at information or to omit are of Seller	Property (for example, an eds to make the repairs for example with the smoke detector of the dwelling is located, and code requirements in formation. If make the repairs may be install, and that no person, including any material information.

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 https://www.dps.texas.gov/. 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

Signature of Buyer	Date	Signature of Buyer Date
The undersigned Buyer acknowledges receipt of the	e foregoi	ng notice.
AN INSPECTOR OF YOUR CHOICE INSPECT	THE P	ROPERTY.
as true and correct and have no reason to beli	eve it to	be false or inaccurate, YOU ARE ENCOURAGED TO HAVE
(7) This Seller's Disclosure Notice was completed	hv Sella	r as of the date signed. The brokers have relied on this notice
Internet: Hughes Ne	<u> </u>	phone #:
Propane: NA		phone #:
Phone Company: WA		
Natural Gas:/\(\mathcal{N}\) / / /		
Trash:		phone #:
Cable: - Direct TV		phone #:
Water: _wcl		phone #:
Sewer:		
Electric: San Bernarc		phone #:
(6) The following providers currently provide service	e to the	Property:
(6) The following and the		
independently measured to verify any reported	informat	tion.

Printed Name:

and Sellers

Initialed by: Buyer:

Fax: 9797339009

Printed Name:

(TXR-1406) 07-08-22

TR TEXAS REALTORS

INFORMATION ABOUT ON-SITE SEWER FACILITY

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Main House 1 ITHORIZED. Septica

CONCERNING THE PROPERTY AT Alleyton, TX 78935	
A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:	
(1) Type of Treatment System: Septic Tank Aerobic Treatment	Unknown
(2) Type of Distribution System:	em Unknown
(3) Approximate Location of Drain Field or Distribution System:	Unknown
(4) Installer:	Unknown
(5) Approximate Age: 1972	Unknown
B. MAINTENANCE INFORMATION:	
(1) Is Seller aware of any maintenance contract in effect for the on-site sewer facili If yes, name of maintenance contractor: Phone: Maintenance contracts must be in effect to operate aerobic treatment and certa sewer facilities.)	
(2) Approximate date any tanks were last pumped?	CICIO
(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 when maintenance contract manufacturer information warranty information	en OSSF was installed
(2) "Planning materials" are the supporting materials that describe the on-site submitted to the permitting authority in order to obtain a permit to install the on-site	sewer facility that are site sewer facility.
(3) It may be necessary for a buyer to have the permit to operate an transferred to the buyer.	on-site sewer facility
(TXR-1407) 1-7-04 Initialed for Identification by Buyer, and Selle	Page 1 of 2
Coldwell Banker - The Ron Brown Company, 930 Walnut Street Columbus TX 78934 Phone: 9797334594 Fa Nicola Hammett Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dailas, TX 75201 www.	ev: 9707220000 1242 Pierri XV

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)	225 300 375	180 240 300
Single family dwelling (5 bedrooms; less than 4,500 sf) Single family dwelling (6 bedrooms; less than 5,500 sf)	450 525	360
Mobile home, condo, or townhouse (1-2 bedroom)	225	420 180
Mobile home, condo, or townhouse (each add'l bedroom)	75	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.

9	Signature of	Seller
	Antonio Vis	carialla

Signature of Seller

Date

Receipt acknowledged by:

Signature of Buyer

Date

Signature of Buyer

Date

TEXAS REALTORS

INFORMATION ABOUT ON-SITE SEWER FACILITY

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CON	CERNING THE PROPERTY AT	1242 Piney Woods Road Alleyton, TX 78935	for
A. [ESCRIPTION OF ON-SITE SEWER FACILITY (inkth
(1) Type of Treatment System: Septic Tank	Aerobic Treatment	25 h Unknown
(2	2) Type of Distribution System:	of Kitchen.	 ☐ Unknown
(;	Approximate Location of Drain Field or Distribut	ution System: <u>Conventions</u>	∑ Unknown
		ogallon	- - -
(4) Installer:		Unknown
(5) Approximate Age:		Unknown
B. N	AINTENANCE INFORMATION:		
(1) Is Seller aware of any maintenance contract in If yes, name of maintenance contractor: Phone: Maintenance contracts must be in effect to open sewer facilities.)	ct expiration date:	Yes No
(2) Approximate date any tanks were last pumped?	? 2 years a	♠
	Is Seller aware of any defect or malfunction in t If yes, explain:	the on-site sewer facility?	☐Yes No
(4	Does Seller have manufacturer or warranty info	ormation available for review?	☐Yes ☑No
C. PI	ANNING MATERIALS, PERMITS, AND CONTR	RACTS:	,
(1	The following items concerning the on-site sewer planning materials permit for original ins maintenance contract manufacturer inform	stallation I final inspection when OS	SF was installed
(2	"Planning materials" are the supporting mate submitted to the permitting authority in order to	erials that describe the on-site sewer obtain a permit to install the on-site sev	facility that are ver facility.
(3)	It may be necessary for a buyer to have transferred to the buyer.	e the permit to operate an on-sit	e sewer facility
TXR-1	107) 1-7-04 Initialed for Identification by Buyer _	,and Seller,	Page 1 of 2
oldwell B: icola Ham	nker - The Ron Brown Company, 930 Walnut Street Columbus TX 78934 mett Produced with Lone Wolf Transactions (zipForm Edition)	Phone: 9797334594 Fax: 979733900 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com	9 1242 Piney Woods

1242 Piney Woods Road Alleyton, TX 78935

nformation about On-Site	Sewer Facility	concerning
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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- <u>saving devices</u>
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2.500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3.500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4.500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5.500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	160 60
(7 0	OU

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.

PA 7	18/22		
Signature of Seller Antonio Viscariello	Date	Signature of Seller	Date
Receipt acknowledged by:			
Signature of Buyer	Date	Signature of Buyer	Date

TEXAS REALTORS

Guest Hoose

Page 1 of 6

1242 Piney Woods

Fax: 9797339009

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

(TXR-1406) 07-08-22

Nicola Hammett

Coldwell Banker - The Ron Brown Company, 930 Walnut Street Columbus TX 78934

Initialed by: Buyer:

1242 Piney Woods Road

Alleyton, TX 78935

DATE SIGNED BY SEI MAY WISH TO OBTAIN AGENT.	LLEF N. IT	NA S IS N	ID IS TOI	S NO A V	OT A VAR	A SL RAN	IBSTITUTE FOR ANY ITY OF ANY KIND BY	' INSF ' SEL	PECTI LER,	TION OF THE PROPERTY AS IONS OR WARRANTIES THE SELLER'S AGENTS, OR ANY	BU OT	YEF	२ २
Seller Xis is not o	ccup	ying	the	Pro	perty app	/. If u	unoccupied (by Seller) nate date) or never	, how occu	long s	since Seller has occupied the P ne Property	rop	erty1	?
Section 1. The Proper	rty h	as ti	n e it ish tl	ems	. ma	rked	d below: (Mark Yes ()	/), No	(N), c		·.		
Item	Υ	N	U	1	Ite	m	Y	/ N	U	Item	Υ	N	U
Cable TV Wiring	$\overline{\mathbf{x}}$				Lia	uid l	Propane Gas:	$\overline{\mathbf{x}}$		Pump: sump grinder		X	
Carbon Monoxide Det.	X			1	⊸LF	² Co	mmunity (Captive)		\mathbf{X}	Rain Gutters	X]	
Ceiling Fans	X			1	-LF	on o	Property		×	Range/Stove	X		
Cooktop	ΤŻ			1	Но	t Tu	b		$ \mathbf{x} $	Roof/Attic Vents	X		<u> </u>
Dishwasher	X			1	Int	erco	m System	$\overline{\mathbf{x}}$		Sauna		X_{-}	
Disposal	1	N/		1	_	crow				Smoke Detector	X		
Emergency Escape Ladder(s)		X			Ou	tdoc	or Grill			Smoke Detector - Hearing Impaired		\times	<u> </u>
Exhaust Fans	X	t	_	1	Pa	tio/E	ecking	₹		Spa		\times	
Fences	 ^ `	一		1			ng System	Z		Trash Compactor		K	
Fire Detection Equip.	$\overline{\mathbf{x}}$			1	Po	ol		X		TV Antenna		X	Ш
French Drain	T •		<u>V</u>	1	Po	ol E	quipment	×		Washer/Dryer Hookup	X		
Gas Fixtures		X		1	Po	ol M	aint. Accessories	$\overline{\mathbf{x}}$	П	Window Screens	X		
Natural Gas Lines		X		1	Po	ol H	eater	×		Public Sewer System		X	
· · · · · · · · · · · · · · · · · · ·	•			•					-				
Item				Υ	N	U				onal Information			
Central A/C				X			🗶 electric gas n	<u>umbe</u>	r of ur	nits: 1 3-1	<u>01</u>	<u>ገ -</u>	
Evaporative Coolers					X		number of units: 약	<u> </u>					
Wall/Window AC Units					X		number of units:						
Attic Fan(s)					X		if yes, describe:						
Central Heat				X			<u>electric</u> gas n	<u>umbe</u>	r of ur	nits:			
Other Heat					×		if yes, describe:						
Oven				X			number of ovens:	_ŧ	ele	ctric gas other:			
Fireplace & Chimney					\times		woodgas logs	m	ock_	other:			
Carport					×		attachednot at	ttache	d				
Garage					\mathbb{X}		attachednot at	ttache	·d				
Garage Door Openers					X	<u>.</u>	number of units:			number of remotes:			
Satellite Dish & Control	s	_			X		ownedleased						
Security System					X		ownedleased						
Solar Panels					×		ownedleased				<u> </u>		
Water Heater				X			✓ electricgas	other	:	number of units:	1		
Water Softener					X		ownedleased	from:				180	
Other Leased Items(s)						X	if yes, describe:						

and Seller:

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Phone: 9797334594

					4	242 Piney W	.	ade P	and Coest	1	
Concerning the Property at _				_	1; 	242 Piney W Alleyton, 1			±1./3/	25	<u>e</u>
					 natic	manual ar				we	7
Underground Lawn Sprinkler									Site Sewer Facility (TXR-1407)		_
Septic / On-Site Sewer Facili									.		
covering)? yes <u></u> ∕no ι	e 19 nd⁻a ? <u>⊘</u> overi unkn	78? attacl //1 ing d lown	yes no _ h TXR-1906 co on the Proper	_ unl nceri ty (s	known ning le Age: _ hingle	ead-based pa	int ove	t haza <u>YC</u> ering p	rds). Control Contr		
are need of repair? yes _	_no	o If ye	es, describe (at	tach 	additio	onal sheets r		ecess	erorking condition, that have defeary): erorking condition, that have defeary): erorking condition, that have defeary erorking condition		
Item	Y	N	Item				Y	N	Item	Y	N
Basement	Г	X	Floors					\mathbf{X}_{\perp}	Sidewalks	↓	X
Ceilings	t	Ì	Foundation	n / S	slab(s)			X	Walls / Fences	↓	X
Doors		X	Interior W	alls				$ \mathbf{x} $	Windows	ـــــــــــــــــــــــــــــــــــــ	X
Driveways		X	Lighting F	ixtur	es			X	Other Structural Components	<u> </u>	X
Electrical Systems		X	Plumbing	Syst	tems			X		<u> </u>	
Exterior Walls		×	Roof					\times		┸_	<u> </u>
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 (N) if you are not aware.)											
Condition				Υ	N	Condition	1			Υ	N
Aluminum Wiring					\mathbf{X}	Radon Ga	ıs			<u> </u>	X
Asbestos Components				T-	文	Settling				1_	X
Diseased Trees: oak wilt					X	Soil Move	me	ent		\perp	X
Endangered Species/Habita	_	Pro	perty	T	$\overline{\mathbf{x}}$	Subsurfac	e s	Structi	re or Pits	\perp	X
Fault Lines					Y	Undergrou	חנ	d Stora	age Tanks		X

Condition	Υ	N
Aluminum Wiring		X
Asbestos Components		X
Diseased Trees: oak wilt	_	X
Endangered Species/Habitat on Property		X
Fault Lines		X
Hazardous or Toxic Waste		X
Improper Drainage		X
Intermittent or Weather Springs		X
Landfill		X
Lead-Based Paint or Lead-Based Pt. Hazards		X
Encroachments onto the Property		X
Improvements encroaching on others' property		X
Located in Historic District		XXX
Historic Property Designation		X
Previous Foundation Repairs		X
Previous Roof Repairs		×
Previous Other Structural Repairs		X
Previous Use of Premises for Manufacture of Methamphetamine		X

Condition	Υ	N
Radon Gas	<u>L</u> .	X
Settling		X
Soil Movement		X
Subsurface Structure or Pits		X
Underground Storage Tanks		X
Unplatted Easements		X
Unrecorded Easements		X
Urea-formaldehyde Insulation		X
Water Damage Not Due to a Flood Event		X.
Wetlands on Property	_	X
Wood Rot		X
Active infestation of termites or other wood destroying insects (WDI)		×
Previous treatment for termites or WDI		X
Previous termite or WDI damage repaired		X
Previous Fires		X
Termite or WDI damage needing repair		X
Single Blockable Main Drain in Pool/Hot Tub/Spa*		×

(TXR-1406)) 07-08-22
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Initialed by: Buyer: _

Page 2 of 6 1242 Piney Woods

Fax: 9797339009

Coldwell Banker - The Ron Brown Company, 930 Walnut Street Columbus TX 78934
Nicola Hammett
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201
www.lwolf.com

Concerning	g the Property at
-	ver to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):
	N/A
_	le 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, s not been previously disclosed in this notice?yes(no) If yes, explain (attach additional sheets if
):
- 1	
	. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check partly as applicable. Mark No (N) if you are not aware.)
Y N	
	Present flood insurance coverage.
	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.
	Previous water penetration into a structure on the Property due to a natural flood.
	Located wholly partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR).
V	Located wholly partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
	Located wholly partly in a floodway.
	Located wholly partly in a flood pool.
	Located wholly partly in a reservoir.
If the answ	ver to any of the above is yes, explain (attach additional sheets as necessary):
*# D	yer is concerned about these matters, Buyer may consult Information About Flood Hazards (TXR 1414).
_	
-	rposes of this notice: ear floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area
which .	ear noodplain means any area of land that. (A) is identified on the flood historians rate map as a special hood inside the land that 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 is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.
area. v	ear floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding is considered to be a moderate risk of flooding.
"Flood subjec	pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that it to controlled inundation under the management of the United States Army Corps of Engineers.
under	insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agenc The National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).
of a riv as a 10	lway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channe ver or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to 00-year flood, without cumulatively increasing the water surface elevation more than a designated height.
"Reser water o	rvoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retail or delay the runoff of water in a designated surface area of land.

Concernin	g the Property at	1242 Piney Woods R Alleyton, TX 7893		rest House
provider,	- Have you (Seller) ever filed a claim fincluding the National Flood Insurance Progreecessary):	or flood damage to	the Property	with any insuranc
	N/A			
Even v	s in high risk flood zones with mortgages from feder when not required, the Federal Emergency Manager and low risk flood zones to purchase flood insurance re(s).	nent Agency (FEMA) encou	urages homeow	ners in high risk, moderat
Section 7 Administration	. Have you (Seller) ever received as ration (SBA) for flood damage to the Propert	y?yes <u>∠∕</u> no lfyes	or the les, explain (atta	J.S. Small Busines ach additional sheets a
Section 8.	Are you (Seller) aware of any of the follow	ing? (Mark Yes (Y) if yo	ou are aware.	Mark No (N) if you ar
<u>Y N</u>	Room additions, structural modifications, or otl unresolved permits, or not in compliance with I	ner alterations or repairs outliding codes in effect at	made without the time.	necessary permits, with
	Homeowners' associations or maintenance fee Name of association:	es or assessments. If yes	, complete the	following:
	Name of association: Manager's name: Fees or assessments are: \$ Any unpaid fees or assessment for the Pro		Phone:	
	Any unpaid fees or assessment for the Prolet If the Property is in more than one associa attach information to this notice.	γοιτή γου (Ψ		110
_ <u>~</u>	Any common area (facilities such as pools, ten with others. If yes, complete the following: Any optional user fees for common facilitie			
<i>_</i> _	Any notices of violations of deed restrictions or Property.	governmental ordinance	s affecting the	condition or use of the
_ <u>~</u>	Any lawsuits or other legal proceedings directly to: divorce, foreclosure, heirship, bankruptcy, a	or indirectly affecting the nd taxes.)	∍ Property. (Ind	cludes, but is not limited
_ <i>_</i> _	Any death on the Property except for those deat to the condition of the Property.	aths caused by: natural ca	auses, suicide	, or accident unrelated
_ <u>~</u>	Any condition on the Property which materially	affects the health or safe	ty of an individ	lual.
_ <u>~</u>	Any repairs or treatments, other than routine m hazards such as asbestos, radon, lead-based playes, attach any certificates or other document remediation (for example, certificate of molecular terms).	paint, urea-formaldehyde, mentation identifying the	, or mold. extent of the	mediate environmental
	Any rainwater harvesting system located on the water supply as an auxiliary water source.	e Property that is larger th	ıan 500 gallon	s and that uses a public
	The Property is located in a propane gas syretailer.	/stem service area own	ed by a prop	ane distribution system
<u>√</u> <u>₩</u>	Any portion of the Property that is located in a g	proundwater conservation	n district or a s	ubsidence district.
If the answ	er to any of the items in Section 8 is yes, explain	(attach additional sheets	; if necessary):	ccqcr
(TXR-1406)	• • ——•	and Selle	<u></u>	Page 4 of 6
Coldwell Banker - 7 Nicola Hammett	Fine Ron Brown Company, 930 Walnut Street Columbus TX 78934 Produced with Lone Wolf Transactions (zipForm Edition)	Phone: 979733- n) 717 N Harwood St, Suite 2200, Dallas,		797339009 1242 Pincy Woods f.com

	perty at	Alley	ney Woods Road vton, TX 78935	Guest House
			·	
				· ·
Section 9. Withir	n the last 4	years, have you (Seller) re	ceived any writt	ten inspection reports from
persons who re	gularly provide	e inspections and who are ections?yes <pre>_ no If yes, a</pre>	either licensed	as inspectors or otherwise
Inspection Date	Туре	Name of Inspector	 .	No. of Pages
	 			
_ ·				
Matar A hime				
Note: A buyer		on the above-cited reports as a re nould obtain inspections from inspe		
Section 10 Chock			-	-
Homestead	ally tax exemp	tion(s) which you (Seller) currer Senior Citizen	iuy ciaim for the Pi Disat	
Wildlife Man	agement	Senior Citizen Agricultural	Disat	bled Veteran
Other:	- <u>-</u>		Unkn	nown
Section 12. Have the surface of the section 12. Have the section of the section of the section 12. Have the sectio	you (Seller) eve a settlement or	er received proceeds for a clair award in a legal proceeding) at the proceeding of t	nd not used the pro	oceeds to make the repairs fo
Section 12. Have your surrance claim or which the claim was section 13. Does 1	you (Seller) ever a settlement or as made?ye	er received proceeds for a clair award in a legal proceeding) and succeeding are succeeding.	nd not used the pro-	oceeds to make the repairs fo
Section 12. Have your insurance claim or which the claim was section 13. Does to requirements of C	you (Seller) ever a settlement or as made? yes the Property ha hapter 766 of the	er received proceeds for a claim award in a legal proceeding) and succeeding are succeeding and succeeding are succeeding and succeeding are succeeding as a succeeding are succeeding asu	nd not used the pro-	oceeds to make the repairs fo
insurance claim or which the claim was section 13. Does to requirements of C (Attach additional st	you (Seller) ever a settlement or as made? yes the Property ha hapter 766 of the	er received proceeds for a claim award in a legal proceeding) and succeeding are succeeding and succeeding are succeeding and succeeding are succeeding are succeeding as a succeeding are su	nd not used the pro-	ance with the smoke detectoryes. If no or unknown, explain
Section 12. Have your insurance claim or which the claim was section 13. Does to requirements of C (Attach additional shape) *Chapter 766 or installed in according performance including performance claims.	the Property hat hapter 766 of the Health and Stordance with the immance, location,	er received proceeds for a claim award in a legal proceeding) and succeeding are succeeding and succeeding are succeeding and succeeding are succeeding as a succeeding are succeeding asu	nstalled in accorda unknown no	ance with the smoke detectory yes. If no or unknown, explair are working smoke detectors which the dwelling is located, uilding code requirements in
Section 12. Have your insurance claim or which the claim was section 13. Does to requirements of C (Attach additional slattach	the Property hat hapter 766 of the Health and Stordance with the transce, location, rea, you may check equire a seller to income the disconse of the dweller of the dweller and licensed physicall smoke detects	er received proceeds for a claim award in a legal proceeding) and a legal proceeding are award in a legal proceeding are award in a legal proceeding are award in a legal proceeding. Exercise working smoke detectors in the Health and Safety Code?* / (a): Exercise Safety Code requires one-family or two arequirements of the building code in and power source requirements. If you are a legal proceeding and power source requirements.	nstalled in accorda unknown no perfamily dwellings to he effect in the area in we build not know the building official for move ear gives the seller write effective date, the buyer iffective date, the buyer iffective the locations for	ance with the smoke detector yes. If no or unknown, explair ave working smoke detectors which the dwelling is located, uilding code requirements in are information. For or a member of the buyer's litten evidence of the hearing ar makes a written request for installation. The parties may
Section 12. Have your insurance claim or which the claim was section 13. Does to requirements of C (Attach additional slattach	the Property hat hapter 766 of the Health and Scordance with the transce, location, rea, you may check reside in the dwern a licensed physicatall smoke detections that the statem at the the statem at the transcent of the statem.	er received proceeds for a claim award in a legal proceeding) and a legal proceeding are award in a legal proceeding are award in a legal proceeding are award in a legal proceeding. Every working smoke detectors in the Health and Safety Code?* Every Code requires one-family or two requirements of the building code in and power source requirements. If you known above or contact your local stall smoke detectors for the hearing in alling is hearing-impaired; (2) the buyed cian; and (3) within 10 days after the errors for the hearing-impaired and spectors for the hearing-impaired and spectors.	nstalled in accordations and not used the product of the accordation and the accordation and the accordation are also as the accordation and the accordation are gives the seller write accordance of the accordan	ance with the smoke detector yes. If no or unknown, explair which the dwelling is located, uilding code requirements in the information. For or a member of the buyer's staten evidence of the hearing for makes a written request for installation. The parties may tors to install, sef and that no person, including
Section 12. Have your insurance claim or which the claim was section 13. Does to requirements of C (Attach additional slatted in account including performation of the seller to interpret agree who will impairment from the seller to interpret agree who will seller acknowledge the brooker(s), has in	the Property hat hapter 766 of the Health and Scordance with the transce, location, rea, you may check reside in the dwern a licensed physicatall smoke detections that the statem at the the statem at the transcent of the statem.	er received proceeds for a claim award in a legal proceeding) are award in a legal proceeding) are award in a legal proceeding) are supported by the working smoke detectors in the Health and Safety Code?* Safety Code requires one-family or two requirements of the building code in and power source requirements. If you known above or contact your local stall smoke detectors for the hearing in the ling is hearing-impaired; (2) the buyer claim; and (3) within 10 days after the errors for the hearing-impaired and specificalling the smoke detectors and which thents in this notice are true to the	nstalled in accorda unknown no perfamily dwellings to have effect in the area in we build not know the building official for more er gives the seller write er gives the seller write effective date, the buye iffective date, the buye biffes the locations for brand of smoke detect best of Seller's beli	ance with the smoke detector yes. If no or unknown, explair which the dwelling is located, uilding code requirements in the information. For or a member of the buyer's staten evidence of the hearing for makes a written request for installation. The parties may tors to install, sef and that no person, including
Section 12. Have your insurance claim or which the claim was section 13. Does to requirements of C (Attach additional slatted in account in the seller to interpret and the seller to interpret agree who will seller acknowledge the broker(s), has in seller acknowledge.	the Property hat hapter 766 of the Health and Stordance with the treat, you may check a guire a seller to increased physical smoke detects that the statem structed or influence or influen	er received proceeds for a clair award in a legal proceeding) are award in a legal proceeding) are award in a legal proceeding) are working smoke detectors in the Health and Safety Code?* Eafety Code requires one-family or two requirements of the building code in and power source requirements. If you known above or contact your local stall smoke detectors for the hearing in alling is hearing-impaired; (2) the buyedian; and (3) within 10 days after the errors for the hearing-impaired and specificalling the smoke detectors and which the enced Seller to provide inaccurate	nstalled in accordations and not used the property of the area in which will be a selfect in the area in which will be a selfect in the area in which will be a selfect in the best of selfect in the buyer gives the selfer write ffective date, the buyer if it is the locations for brand of smoke detections to selfect of selfections or to or a selfection or to or a selfection of selfection or to or a selfection or to or a selfection of selfection or to or a selfection of selfection or to or a selfection or to or a selfection or to or a selfection or the selfection of selfection or to or a selfection or the selfection of selfection or the selfecti	ance with the smoke detector yes. If no or unknown, explair ave working smoke detectors which the dwelling is located, uilding code requirements in the information. For or a member of the buyer's litten evidence of the hearing for makes a written request for installation. The parties may tors to install. For and that no person, including that any material information.
Section 12. Have your insurance claim or which the claim was section 13. Does to requirements of C (Attach additional slainstalled in account including performation of the seller to insurance who will seller acknowledge.	the Property hat hapter 766 of the Health and Stordance with the armance, location, rea, you may check the licensed physicated in the dweet of the the cost of install smoke detects bear the cost of install structed or influenced or influenc	er received proceeds for a clair award in a legal proceeding) are award in a legal proceeding) are award in a legal proceeding) are legal proceeding. Every color fyes, explain: Every working smoke detectors in the Health and Safety Code?* Every code requires one-family or two requirements of the building code in and power source requirements. If you known above or contact your local stall smoke detectors for the hearing in the smoke detectors and which the legal proceeding the smoke detectors and which the legal proceeding to provide inaccurate and Seller to provide inaccurate and Signature. Every code requires one-family or two requirements of the building code in and power source requirements. If you have been stall smoke detectors for the hearing in the smoke detectors and which the legal proceeding the smoke detectors. Every contract the legal proceeding the smoke detectors and which the legal proceeding the smoke detectors and which the legal proceeding the smoke detectors and which the legal proceeding the smoke detectors and the legal proceeding the smoke detectors and the legal proceeding the le	nstalled in accordations and not used the property of the area in which will be a selfect in the area in which will be a selfect in the area in which will be a selfect in the best of selfect in the buyer gives the selfer write ffective date, the buyer if it is the locations for brand of smoke detections to selfect of selfections or to or a selfection or to or a selfection of selfection or to or a selfection or to or a selfection of selfection or to or a selfection of selfection or to or a selfection or to or a selfection or to or a selfection or the selfection of selfection or to or a selfection or the selfection of selfection or the selfecti	ance with the smoke detector yes. If no or unknown, explair ave working smoke detectors which the dwelling is located, uilding code requirements in the information. For or a member of the buyer's litten evidence of the hearing for makes a written request for installation. The parties may tors to install. For and that no person, including that any material information.

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 https://www.dps.texas.gov/. 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.

maspendenting medical is tomy any reported informs	
(6) The following providers currently provide service to the	e Property:
Electric: Sen Bernard	, phone #:
Sewer:	phone #:
Water: Wall Well	phone #:
Cable: Direct TV	phone #:
Trash:	phone #:
Natural Gas: \(\sum_{\alpha} \)	phone #:
Phone Company:	phone #:
Propane:	phone #:
Internet: Haghes let	phone #:
	ler as of the date signed. The brokers have relied on this notice to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE PROPERTY.
The undersigned Buyer acknowledges receipt of the foreg	oing notice.

Signature of Buyer		Date	Signature of Buyer	Date
Printed Name:			Printed Name:	
(TXR-1406) 07-08-22	Initialed by: Buyer:		and Sellera AV,	Page 6 of 6
Coldwell Books, The Books, Comment	626 33/-1		Dhana, 0707224504	4440 704 777 7

TR TEXAS REALTORS

Guest House LITY NOT AUTHORIZED. Just FO! Bathroom

INFORMATION ABOUT ON-SITE SEWER FACILITY

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<u>C(</u>		Woods Road TX 78935
A.	A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:	
	(1) Type of Treatment System: Septic Tank Aerobic Treatment	nt Unknown
	(2) Type of Distribution System:	Unknown
	(3) Approximate Location of Drain Field or Distribution System:	Unknown
	(4) Installer: 50 el	<i>O</i>
	(5) Approximate Age: 5 UCS.	Unknown
В.	3. MAINTENANCE INFORMATION:	
	(1) Is Seller aware of any maintenance contract in effect for the on-site of the self yes, name of maintenance contractor: Phone: Maintenance contracts must be in effect to operate aerobic treatment sewer facilities.)	——————————————————————————————————————
	(2) Approximate date any tanks were last pumped?	onths ago.
	(3) Is Seller aware of any defect or malfunction in the on-site sewer facil	
	(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 inf	pection when OSSF was installed
	(2) "Planning materials" are the supporting materials that describe to submitted to the permitting authority in order to obtain a permit to instance.	
	(3) It may be necessary for a buyer to have the permit to of transferred to the buyer.	perate an on-site sewer facility
(TXI	"XR-1407) 1-7-04 Initialed for Identification by Buyer, and Selle	, Page 1 of 2
	oldwell Banker - The Ron Brown Company, 930 Walnut Street Columbus TX 78934 Phone: 97973. cola Hammett Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dalla:	334594 Fax: 9797339009 1242 Piney Woods

Nicola Hammett

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)	225 300 375 450 525	180 240 300 360 420
Mobile home, condo, or townhouse (1-2 bedroom) Mobile home, condo, or townhouse (each add'l bedroom)	225 75	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.

J	Signature of Seller	_
	Antonio Viscariello	

Date

Receipt acknowledged by:

Sig	natur	e of	Buyer

Date

Signature of Buyer

Date

TEXAS REALTORS

Guest House Septic #2 CILITY Whole home

INFORMATION ABOUT ON-SITE SEWER FACIL

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<u>cc</u>	NCERNING THE PROPERTY AT	1242 Piney Woods Road Alleyton, TX 78935	bathroom
A.	DESCRIPTION OF ON-SITE SEWER FACILITY	ON PROPERTY:	
	(1) Type of Treatment System: Septic Tank	— , ,	Unknown
	(2) Type of Distribution System:	nfield.	Unknown
	(3) Approximate Location of Drain Field or Distribution SIGH	. '/ : - 	Unknown
	(4) Installer:	XIVI	Unknown
	(5) Approximate Age: 15 years	old.	Unknown
в.	MAINTENANCE INFORMATION:		
	(1) Is Seller aware of any maintenance contract in If yes, name of maintenance contractor: contra	·	Yes No
	Maintenance contracts must be in effect to ope sewer facilities.)	erate aerobic treatment and certain non-s	
	(2) Approximate date any tanks were last pumped	1?	us AGO
	(3) Is Seller aware of any defect or malfunction in If yes, explain:		☐ Yes ☐ No
	(4) Does Seller have manufacturer or warranty info	ormation available for review?	☐ Yes ☐ No
C.	PLANNING MATERIALS, PERMITS, AND CONT	RACTS:	· .
	(1) The following items concerning the on-site sew planning materials permit for original in maintenance contract manufacturer inform	nstallation 🗌 final inspection when OS	SF was installed
	(2) "Planning materials" are the supporting mat submitted to the permitting authority in order to		•
	(3) It may be necessary for a buyer to have transferred to the buyer.	ve the permit to operate an on-site	e sewer facility
(TXI	R-1407) 1-7-04 Initialed for Identification by Buyer	,and Seller &	Page 1 of 2
-	ell Banker - The Ron Brown Company, 930 Walnut Street Columbus TX 78934	Phone: 9797334594 Fax: 979733900	-

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Nicola Hammett

Guest Have Septic #2

1242 Piney Woods Road Alleyton, TX 78935

Information	about	On-Site	Sewer	Facility	concerning
	accar		CCWCI	I CICIIILY	COLLECTION

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.

3 7/18/23 Signature of Seller Date Antonio Viscariello Receipt acknowledged by:

Signature of Buyer Signature of Buyer Date Date

Apartment

Fax: 9797339009

Phone: 9797334594

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1242 Pincy Woods

1242 Piney Woods Road

Alleyton, TX 78935

TR TEXAS 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.

CONCERNING THE PROPERTY AT

Coldwell Banker - The Ron Brown Company, 930 Walnut Street Columbus TX 78934

Nicola Hammett

DATE SIGNED BY SEL	LER	R AN	ID IS	S NO	A TC	SU	BSTITUTE FOR AN	۱Y <mark>۱</mark>	INSF	PECTI	ION OF THE PROPERTY AS ONS OR WARRANTIES THE SELLER'S AGENTS, OR ANY	ΒU	IYEF	R
Seller is is not or	ccup	ying	the	Prop (erty appr	. If u	unoccupied (by Sellenate date) or nev	er), l er o	now occup	long s pied th	since Seller has occupied the P ne Property	rop	erty'	?
Section 1. The Proper	ty ha	as th stabli	ne it ish th	ems ne ite	ma ms to	rked be	I below: (Mark Yes conveyed. The contra	(Y), ct wi	, No ill de	(N), o termine	or Unknown (U).) e which items will & will not convey	:		
Item	Y	N	U		Iter	n		Υ	N	U	Item	Y	N	U
Cable TV Wiring	X				Ligi	uid F	Propane Gas:		X		Pump: sump grinder		X.	
Carbon Monoxide Det.	X						mmunity (Captive)		_	X	Rain Gutters		X	
Ceiling Fans	Ż						Property			X	Range/Stove	X		
Cooktop	×					Tut			X		Roof/Attic Vents		X	
Dishwasher	ナラ				Inte	ercor	m System		X		Sauna		X	
Disposal	†	V			_	row		V	被	П	Smoke Detector	X		
Emergency Escape Ladder(s)		X			Ou	tdoo	r Grill		X		Smoke Detector - Hearing Impaired		\times	
Exhaust Fans	V	1			Pai	io/D	ecking		X		Spa		X	
Fences	\forall						ng System	X		ऻ	Trash Compactor		X	
Fire Detection Equip.	V				Po	ol			X	\Box	TV Antenna dish		X	
French Drain			X		Po	ol Ed	quipment		X		Washer/Dryer Hookup	X	<u> </u>	
Gas Fixtures	\top	1	×				aint. Accessories		X		Window Screens	X	$oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{ol}}}}}}}}}}}}}}}}}$	<u> </u>
Natural Gas Lines	†	<u> </u>	X		Po	ol He	eater		X		Public Sewer System		X	<u> </u>
				•								_		
Item	-			Y	N	U				Additio	onal Information			
Central A/C				メ			electric gas	้านเ	mbe	r of un	nits: /		<u> 101</u>	100
Evaporative Coolers	_				$\overline{\mathbf{x}}$		number of units:	b						
Wall/Window AC Units					X	$\overline{}$	number of units:							
Attic Fan(s)	_				X		if yes, describe:							
Central Heat				ス			✓electricgas	nu	mbe	r of un	nits:			
Other Heat	•		·		X		if yes, describe:							
Oven				X			number of ovens:	_1	L	ele	ctrio gas other:			
Fireplace & Chimney					X		woodgas lo		_	ock_	other:			
Carport		_		X			attached not	atta	ache	ed				
Garage					X		attachednot	att	ache	ed				
Garage Door Openers				Π.	X		number of units:				number of remotes:			
Satellite Dish & Control	s			V			Vowned lease	d fr	om:					
Security System					X		ownedlease							
Solar Panels					X		ownedlease					_		
Water Heater				χ			k electric gas		othei		number of units:	_1		
Water Softener					X		owned lease	d fr	om:		<u> </u>			
Other Leased Items(s)						X	if yes, describe:				<i>T</i>			
(TXR-1406) 07-08-22			Initia	aled	by: B	uyer	:{	and :	Selle	<u> </u>	<u>W</u> ,	age	1 of	f 6

Concerning the Property at

1242 Piney Woods Road Alleyton, TX 78935

Apar	ment
1 ipa	,,

Underground Lawn Sprink	ler			automatic	manual	are	as cov	ered:		=
Septic / On-Site Sewer Fa					_			Site Sewer Facility (TXR-1407)	
•		v/\/\		-						
Was the Property built bef	ore 19	78?v	ves no	unknowr	_ at increaser .]	—`				_
(If yes, complete, sign	anda	attach	TXR-1906 c	oncerning l	ead-based	раіг	t haza	rds).		
Roof Type: Notate				Age: _	15	<u> </u>	UP	approplaced over existing shingles	xima	te)
is there an overlay roof-	cover	ing c	n the Prope	rty (shingle	s or roof	COV	erinig p	placed over existing shingles	OF I	oof
covering)? yes _no _	_ unkr	nown								
Are you (Seller) aware of	any 9	f the	items listed ir	n this Section	on 1 that a	re n	ot in w	orking condition, that have de	fects	, or
are need of repair? Lyes		lf ye	s, describe (a	ittach additi	onal sheet:	s if r	ecess	ary):		
crack in	1	Vd	nitu	-						
		_								
							_			
Section 2. Are you (Sell	ler) av	vare o	of any defect	s or malfu	nctions in	апу	of the	e following? (Mark Yes (Y) if	you	are
aware and No (N) if you	are no	ot awa	are.)							
Item	ΤY	N	Item	<u>.</u>		Υ	N	Item	Y	N
Basement			Floors					Sidewalks	\top	X
Ceilings			Foundati	on / Slab(s))		Ŷ	Walls / Fences		X
Doors	+-	t≎l	Interior V				Ŷ	Windows	\top	V
Driveways	\top		Lighting				×	Other Structural Components	\top	X
Electrical Systems		Ŵ		Systems	•		X			
Exterior Walls			Roof	··			X			
If the answer to any of the	••	بحر	" 0 !		 			: if =======:\;		
you are not aware.)	,		,	•		•		es (Y) if you are aware and l		
Condition			-	YN	Condition				Y	-
Aluminum Wiring				X	Radon G	as			┷	X
Asbestos Components			<u> </u>	X	Settling	_			┷	X.
Diseased Trees: oak w					Soil Moy		_		┿	X
Endangered Species/Hab	itat on	Prop	erty					re or Pits	—	X
Fault Lines								ge Tanks	┿	X
Hazardous or Toxic Waste	<u>e</u>				Unplatte				┿	 X
Improper Drainage				<u> </u>	Unrecor				-	X
Intermittent or Weather Sp	prings			- X -				t Due to a Flood Event	╫	X X
Landfill	I Daga	-1 D4	Llawarda	 	Wetland			t Due to a Flood Event	+-	_
Lead-Based Paint or Lead			Hazards	 X	Wood R		Prope	arty	+-	X
Encroachments onto the I			I proporti	×		_	ation o	f termites or other wood	╁	╄
Improvements encroaching	ig on c	uners	property		destroyi					X
Located in Historic Distric	+		· -					for termites or WDI	+	Y
Historic Property Designa				1 1 2				WDI damage repaired	+-	♦
Previous Foundation Rep					Previous				\top	Ŷ
Previous Roof Repairs	<u></u>	_						mage needing repair	\top	V
Previous Other Structural	Repai	irs		+ +^-				lain Drain in Pool/Hot	1	Τ.
. 1041000 Ottloi Ottaotalai	opu				Tub/Spa					X
Previous Use of Premises	for M	anufa	cture							
of Methamphetamine										
(TXR-1406) 07-08-22		Initial	led by: Buyer: _		and 9	Selle	s. //	ly /. Pr	age 2	of 6
Coldwell Banker - The Ron Brown Compan	v. 930 Wal	nut Stree	t Columbus TX 78934			Р	hone: 9797:	334594 Fax: 9797339009 124	2 Piney	
Nicola Hammett	Produce	ed with Lo	one Wolf Transactions	(zipForm Edition)	717 N Harwood St	, Suite	2200, Dalla	s, TX 75201 www.lwolf.com		

Concernii	ng the Property at Alleyton, TX 78935
If the ans	wer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):
*A sin	gle blockable main drain may cause a suction entrapment hazard for an individual.
which ha	Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repairs not been previously disclosed in this notice?yesno If yes, explain (attach additional sheets /):
Section 5	i. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and chec partly as applicable. Mark No (N) if you are not aware.)
<u>Y N</u>	
_ <u>_</u>	Present flood insurance coverage.
	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.
	Previous water penetration into a structure on the Property due to a natural flood.
_ <u>_</u>	Locatedwholly partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AC AH, VE, or AR).
	Located wholly partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
	Located wholly partly in a floodway.
	Located wholly partly in a flood pool.
	Located wholly partly in a reservoir.
If the answ	ver to any of the above is yes, explain (attach additional sheets as necessary):
*If Bu	yer is concerned about these matters, Buyer may consult Information About Flood Hazards (TXR 1414).
•	rposes of this notice:
which	ear floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area 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 is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.
area, v	ear floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazan which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding is considered to be a moderate risk of flooding.
"Flood subjec	pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that i t to controlled inundation under the management of the United States Army Corps of Engineers.
"Flood under	insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agenc the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).
of a riv	way" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channe er or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to 00-year flood, without cumulatively increasing the water surface elevation more than a designated height.
	voir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retail or delay the runoff of water in a designated surface area of land.

Initialed by: Buyer:

(TXR-1406) 07-08-22

1242 Piney Woods Road

Apartment

Concerni	ng the Property at	Alleyton, TX 78935
Section 6 Provider.	3. Have you (Seller) ever filed a clair	m for flood damage to the Property with any insuran
	<i>N</i> /	/A
risk, a structu	and low risk flood zones to purchase flood insurre(s).	ederally regulated or insured lenders are required to have flood insurance agement Agency (FEMA) encourages homeowners in high risk, moderate are that covers the structure(s) and the personal property within the
ection 7 dministr ecessary	idual (ODA) for flood dailiage to the Prof	assistance from EEMA or the U.S. Small Busines perty?yesno If yes, explain (attach additional sheets a
ection 8 ot aware	. Are you (Seller) aware of any of the foll	lowing? (Mark Yes (Y) if you are aware. Mark No (N) if you ar
N	Room additions, structural modifications, or	r other alterations or repairs made without necessary permits, with
	Homeowners' associations or maintenance	in building codes in effect at the time.
	Manager's name:	Phone:
	Fees or assessments are: \$ Any unpaid fees or assessment for the If the Property is in more than one asso attach information to this notice.	Phone:
<u>\\</u>	with others, it yes, complete the following:	tennis courts, walkways, or other) co-owned in undivided interest lities charged?yes no If yes, describe:
<u>~</u>	Any notices of violations of deed restrictions Property.	s or governmental ordinances affecting the condition or use of the
_	Any lawsuits or other legal proceedings dire to: divorce, foreclosure, heirship, bankruptcy	ectly or indirectly affecting the Property. (Includes, but is not limited y, and taxes.)
	Any death on the Property except for those to the condition of the Property.	deaths caused by: natural causes, suicide, or accident unrelated
<u> </u>	Any condition on the Property which materia	ally affects the health or safety of an individual.
۷	nazaros such as aspestos, radon, lead-base	ocumentation identifying the extent of the
_	Any rainwater harvesting system located on water supply as an auxiliary water source.	the Property that is larger than 500 gallons and that uses a public
	The Property is located in a propane gas retailer.	s system service area owned by a propane distribution system
100V	Any portion of the Property that is located in	a groundwater conservation district or a subsidence district.
ne answe	er to any of the items in Section 8 is yes, expl	
(R-1406) (_, and Seller W, Page 4 of 6
well Banker - T la Hammett	he Ron Brown Company, 930 Walnut Street Columbus TX 78934 Produced with Lone Wolf Transactions (zipForm B	Phone: 9797334594 Fax: 9797339009 1242 Piney Woods Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.jwolf.com

Concerning the Pro	operty at	1242 Piney Woods Road Alleyton, TX 78935	- Harme
haracile itile ic	guiarry proyigi	years, have you (Seller) received any written e inspections and who are either licensed as ections?yes 1/2 no lf yes, attach copies and comple	
Inspection Date	Туре	Name of Inspector	No. of Pages
Note: A buyer	r should not rely o A buyer sh	on the above-cited reports as a reflection of the current controlled obtain inspections from inspectors chosen by the buye	edition of the Property.
Section 10. Check		tion(s) which you (Seller) currently claim for the Proper	
Homestead		Senior Citizen Disabled	.,.
Wildlife Man Other:	agement	Senior Citizen Disabled \ Agricultural Disabled \ Unknown	/eteran
		UnknownUnknown r filed a claim for damage, other than flood damage,	
msurance provide	rr yes <u></u>		
Section 12. Have y	r r yes <u></u>	er received proceeds for a claim for damage to the F award in a legal proceeding) and not used the proceed	roperty (for example, ards to make the repairs fo
Section 12. Have y	r r yes <u></u>	er received proceeds for a claim for damage to the F	roperty (for example, ar ds to make the repairs fo
Section 12. Have y insurance claim or which the claim was section 13. Does to	you (Seller) ever a settlement or as made?yes	er received proceeds for a claim for damage to the Fraward in a legal proceeding) and not used the proceeds in no If yes, explain: Ve working smoke detectors installed in accordance the Health and Safety Code?*	Property (for example, ards to make the repairs for
Section 12. Have y insurance claim or which the claim was section 13. Does to requirements of Clattach additional shape in the claim was section 13. Does to requirements of Clattach additional shape in the claim was section 13. Does to requirements of Clattach additional shape in the claim was section 13. Does to requirements of Clattach additional shape in the claim was section 13. Does to requirements of Clattach additional shape in the claim was section 13. Does to requirements of Clattach additional shape in the claim was section 13. Does to requirements of Clattach additional shape in the claim was section 13. Does to requirements of Clattach additional shape in the claim was section 13.	you (Seller) ever a settlement or as made? yes yes he Property has hapter 766 of the neets if necessary	er received proceeds for a claim for damage to the F award in a legal proceeding) and not used the proceed by no If yes, explain: ve working smoke detectors installed in accordance by Health and Safety Code?*unknownnoyes. y):	Property (for example, ards to make the repairs for make the repairs for make the repairs for with the smoke detector of no or unknown, explain
Section 12. Have y insurance claim or which the claim was section 13. Does to requirements of CI Attach additional shalled in according performance including performance includ	you (Seller) ever a settlement or as made?yes he Property has hapter 766 of the heets if necessary of the Health and Secondance with the remance, location, as	er received proceeds for a claim for damage to the Fraward in a legal proceeding) and not used the proceeds in no If yes, explain: Ve working smoke detectors installed in accordance the Health and Safety Code?*	with the smoke detectors to or unknown, explain or unknown, explai
Section 12. Have y insurance claim or which the claim was section 13. Does to requirements of Cl Attach additional shadow installed in accomplishing performance of the family who will impairment from the seller to installer to	you (Seller) ever a settlement or as made?yes	received proceeds for a claim for damage to the F award in a legal proceeding) and not used the proceeds on oil fyes, explain: we working smoke detectors installed in accordance the Health and Safety Code?*unknownnoyes. y):	with the smoke detectors to make detectors to welling is located, a code requirements in rmation. member of the buyer's vidence of the hearing less a written request for lestion. The parties may
Section 12. Have y insurance claim or which the claim was section 13. Does to requirements of CI Attach additional shadow including performation of the seller to insurance who will impairment from the seller to insurance who will to seller acknowledges the broker(s), has interested in the seller to insurance who will the seller acknowledges the broker(s), has interested in the seller acknowledges the broker(s).	you (Seller) ever a settlement or as made?yesyesyesyes, where the Property has a property has a property for the Health and Secondance with the remance, location, a fea, you may check a quire a seller to inside the malicensed physical sear the cost of instance at the statement of the sear the statement and its property of the sear the statement of the sear h of the search	received proceeds for a claim for damage to the F award in a legal proceeding) and not used the proceed in the	with the smoke detectors he dwelling is located, code requirements in rmation. member of the buyer's vidence of the hearing es a written request for lation. The parties may install.
Section 12. Have y insurance claim or which the claim was section 13. Does to requirements of Clattach additional shadow including performation of the seller to insurance who will impairment from the seller to insurance who will be seller acknowledges the broker(s), has insurance of Seller	you (Seller) ever a settlement or as made?yesyesyesyes, where the Property has a property has a property for the Health and Secondance with the remance, location, a fea, you may check a quire a seller to inside the malicensed physical sear the cost of instance at the statement of the sear the statement and its property of the sear the statement of the sear h of the search	received proceeds for a claim for damage to the F aware in a legal proceeding) and not used the proceed in a legal proceeding and not used the proceed in a legal proceeding in an investment of the same and safety Code?*unknown	with the smoke detectors he dwelling is located, code requirements in rmation. member of the buyer's vidence of the hearing es a written request for lation. The parties may install.
*Chapter 766 of installed in according performation will impairment from the seller acknowledges the broker(\$), has interested in the seller acknowledges the broker(\$).	che Property har hapter 766 of the Health and Stordance with the remance, location, area, you may check quire a seller to instructed or influence that the statement of that the statement of the Health and Stordance with the remance, location, area, you may check quire a seller to instructed in the dwelf as licensed physicatell smoke detector that the statement of the structed or influence that the statement of t	received proceeds for a claim for damage to the F award in a legal proceeding) and not used the proceed in the	with the smoke detectors he dwelling is located, a code requirements in rmation. member of the buyer's vidence of the hearing es a written request for leation. The parties may install. d that no person, including a material information.

	1242 Piney Woods Road
at	Alleyton, TX 78935

partmon

ADDITIONAL NOTICES TO BUYER:

Concerning the Property

- (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 https://www.dps.texas.gov/. 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 Prope	erty:
Electric: San Bernard	phone #:
Sewer:	phone #:
Water: Well	phone #:
Cable: Direct TV	phone #:
Trash:	phone #:
Natural Gas:	phone #:
Phone Company:	phone #:
Propane:	phone #:
Internet: Highes Net	phone #:
(7) This Seller's Disclosure Notice was completed by Seller as of as true and correct and have no reason to believe it to be fa	f the date signed. The brokers have relied on this notice lse or inaccurate. YOU ARE ENCOURAGED TO HAVE

The undersigned Buyer acknowledges receipt of the foregoing notice.

AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

Signature of Buyer	Date	Signature of Buyer		Date
Printed Name:		Printed Name:		
(TXR-1406) 07-08 -2 2	Initialed by: Buyer:,	and Seller 4		Page 6 of 6
Coldwell Banker - The Ron Brown Company	, 930 Walnut Street Columbus TX 78934	Phone: 9797334594	Fax: 9797339009	1242 Piney Woods

Apartment

TEXAS REALTORS

INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED. ©Texas Association of REALTORS®, Inc., 2004

CONCERNING THE PROPERTY AT	1242 Piney Woods Road Alleyton, TX 78935	
A. DESCRIPTION OF ON-SITE SEWER FACILITY		
(1) Type of Treatment System: Septic Tan	nk / Aerobic Treatment	Unknown
(2) Type of Distribution System:	rintleld 250.	Unknown
(3) Approximate Location of Drain Field or Dist	tribution System:	Unknown
(4) Installer:		Únknown
(5) Approximate Age:	years	 Unknown
B. MAINTENANCE INFORMATION:		
(1) Is Seller aware of any maintenance contract If yes, name of maintenance contractor: Phone: Maintenance contracts must be in effect to a sewer facilities.)	ntract expiration date:	Yes No
(2) Approximate date any tanks were last pump	ped? 2 maths a	Á0 -
(3) Is Seller aware of any defect or malfunction		☐Yes XNo
(4) Does Seller have manufacturer or warranty in the contract of the contract		☐ Yes No
(1) The following items concerning the on-site s planning materials permit for original maintenance contract manufacturer inf	sewer facility are attached: installation final inspection when OSS	F was installed
(2) "Planning materials" are the supporting m submitted to the permitting authority in order	naterials that describe the on-site sewer to obtain a permit to install the on-site sewe	facility that are er facility.
(3) It may be necessary for a buyer to h transferred to the buyer.		
(TXR-1407) 1-7-04 Initialed for Identification by Buy	/er,and Seller.	Page 1 of 2
Coldwell Banker - The Ron Brown Company, 930 Walnut Street Columbus TX 78934 Nicola Hammett Produced with Lone Wolf Transactions (zioForm E	Phone: 9797334594 Fax; 9797339009 Edition) 717 N Harwood St Sulta 2200 Dallas TX 75201	1242 Piney Woods

Lowent

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.

Seller Antonio Viscariello

Date

Receipt acknowledged by:

Signature of Buyer

Date

Signature of Buyer

Date



APPROVED BY THE TEXAS REAL ESTATE COMMISSION ADDENDUM FOR SELLER'S DISCLOSURE OF INFORMATION

ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS

10-10-11

	AS REQUIRED BY FEDERAL LAW + ALL 3 homes
CC	DNCERNING THE PROPERTY AT 1242 Piney Woods Road Alleyton
	(Street Address and City)
	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.
D.	SELLER'S DISCLOSURE:
	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):
	X (b) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the Property.
	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 <i>Protect Your Family from Lead in Your Home</i> . 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. 	best of their knowledge, that the information they have provided is true and accurate.
Buye	Date Seller Date Antonio Viscariello

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)

Date

Date

(TXR 1906) 10-10-11

Buyer

Other Broker

TREC No. OP-L

Seller

Listing Broker Nicola Hammett