



## 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 9763 Ranch to Market Road 1623, Blanco, Texas 78606

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, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller  Is  Is not occupying the property. If unoccupied (by Seller), how long since Seller has occupied The Property?  2 months (approximate date)  Never occupied the Property.

**Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)**

*This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.*

Item	Y	N	U	Item	Y	N	U	Item	Y	N	U
Cable TV Wiring	✓			Natural Gas Lines	✓			Pump: <input type="checkbox"/> sump <input type="checkbox"/> grinder		✓	
Carbon Monoxide Det.		✓		Fuel Gas Piping:		✓		Rain Gutters	✓		
Ceiling Fans	✓			-Black Iron Pipe		✓		Range/Stove	✓		
Cooktop	✓			-Copper		✓		Roof/Attic Vents	✓		
Dishwasher	✓			-Corrugated Stainless Steel Tubing		✓		Sauna			✓
Disposal		✓		Hot Tub		✓		Smoke Detector	✓		
Emergency Escape Ladder(s)		✓		Intercom System		✓		Smoke Detector – Hearing Impaired			✓
Exhaust Fans	✓			Microwave		✓		Spa			✓
Fences	✓			Outdoor Grill	✓			Trash Compactor			✓
Fire Detection Equip.	✓			Patio/Decking	✓			TV Antenna			✓
French Drain	✓			Plumbing System	✓			Washer/Dryer Hookup	✓		
Gas Fixtures		✓		Pool	✓			Window Screens	✓		
Liquid Propane Gas:		✓		Pool Equipment	✓			Public Sewer System			✓
-LP Community (Captive)		✓		Pool Maint. Accessories	✓						
-LP on Property		✓		Pool Heater		✓					

Item	Y	N	U	Additional Information
Central A/C	✓			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: <b>2</b>
Evaporative Coolers		✓		number of units:
Wall/Window AC Units		✓		number of units:
Attic Fan(s)		✓		if yes, describe:
Central Heat	✓			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: <b>2</b>
Other Heat		✓		if yes describe:
Oven	✓			number of ovens: <b>2</b> <input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other:
Fireplace & Chimney	✓			<input checked="" type="checkbox"/> wood <input type="checkbox"/> gas logs <input type="checkbox"/> mock <input type="checkbox"/> other:
Carport		✓		<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage	✓			<input type="checkbox"/> attached <input checked="" type="checkbox"/> not attached
Garage Door Openers	✓			number of units: <b>1</b> number of remotes: <b>3</b>
Satellite Dish & Controls		✓		<input type="checkbox"/> owned <input type="checkbox"/> leased from
Security System		✓		<input type="checkbox"/> owned <input type="checkbox"/> leased from



Solar Panels		✓		<input type="checkbox"/> owned <input type="checkbox"/> leased from
Water Heater	✓			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: number of units: <b>1</b>
Water Softener	✓			<input checked="" type="checkbox"/> owned <input type="checkbox"/> leased from
Other Leased Item(s)		✓		if yes, describe:
Underground Lawn Sprinkler		✓		<input type="checkbox"/> automatic <input type="checkbox"/> manual areas covered:
Septic / On-Site Sewer Facility	✓			if yes, attach Information About On-Site Sewer Facility (TXR-1407)

Water supply provided by:  City  Well  MUD  Co-op  Unknown  Other: Well & Rainwater

Was the Property built before 1978?  yes  no  unknown

(If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards).

Roof Type: Clay tile Age: 12 (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)?  Yes  No  Unknown

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair?  yes  no If yes, describe (attach additional sheets if necessary):

**Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)**

Item	Y	N
Basement		✓
Ceilings	✓	
Doors	✓	
Driveways		✓
Electrical Systems	✓	
Exterior Walls	✓	

Item	Y	N
Floors	✓	
Foundation / Slab(s)	✓	
Interior Walls	✓	
Lighting Fixtures		✓
Plumbing Systems	✓	
Roof	✓	

Item	Y	N
Sidewalks		✓
Walls / Fences	✓	
Windows	✓	
Other Structural Components	✓	

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary):

(Floors) - Some tiles need to be remortared  
 - Parkay floor in bathroom has damage  
 (Ceilings) - Some cracks in drywall  
 - Reinforced main ceiling beam in living room due to cedar beam crack  
 - One of the ceiling fan motors os broken  
 (Foundation/Slab(s)) - Cracks in patio slab  
 (Walls/Fences) - Cracks in exterior mortar in some places  
 (Doors) - Glass doors are aging  
 (Interior Walls) Some water damage near baseboards in both bathrooms  
 (Windows) - Several windows in sunroom have bowed gaskets  
 - One pinhole in laundry window.  
 - One bedroom window has moisture in double pane  
 (Other Structural Components) - Reinforced main cedar beam with a steel U-bracket in living room due to crack  
 (Electrical Systems) - Exterior electrical underground wiring has been patched not necessarily to code  
 - Electric line in ground under rainwater catchment is severed  
 (Plumbing Systems) - Kitchen island hot water line has been bypassed due to breakage - booster heater underneath sink supplies island with hot water



- Hot water line from garage has broken and new PEX supply line from garage routed through roof to manifold  
 - Miscellaneous other plumbing items have aged and broken and have been patched not necessarily to code  
 (Exterior Walls) - Some cracks in mortar  
 (Roof) Patched a cracked tile around chimney

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

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

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):

(Lead-Based Paint or Lead-Based Hazards) Not known but house built around 1978  
 (Previous Roof Repairs) - Reinforced main cedar beam in living room with a steel u-beam designed by a structural engineer  
 (Unplatted Easements) - Permian Highway Pipeline has an easement and pipeline along the northern fence line  
 (Previous treatment for termites or WDI) Preventative spray treatment around sliding doors where bugs normally come in.

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

**Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice?  yes  no** If yes, explain (attach additional sheets if necessary):



**Exterior:**

**Keypads**

Autofilled sensor skiddish

Rusted pool house roof

Plumbing/Electrical has been patched and repaired not necessarily to code

Old exterior faucets

Rainwater lattice has damage

**Kitchen:**

Knocking fridge compressor

**Garage:**

Burn mark on electric plug in utility room

Rust on boiler

**Interior:**

Flue doesn't close - the handle rusted through

Kitchen sink faucet doesn't rotate

Bowed garage door header

Many things have been patched and fixed over the years personally and are not licensed or necessarily to code

**Section 5. Are you (Seller) aware of any of the following conditions?\*** (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)

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).
- 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 answer to any of the above is yes, explain (attach additional sheets as necessary):

***\*If Buyer is concerned about these matters, Buyer may consult Information About Flood Hazards (TXR 1414).***

*For purposes of this notice:*



"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

**Section 6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program (NFIP)?**  yes  no If yes, explain (attach additional sheets as necessary):

\*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).

**Section 7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property?**  yes  no If yes, explain (attach additional sheets as necessary):

**Section 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)**

Y N

Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time

Homeowners' associations or maintenance fees or assessments. If yes, complete the following:

Name of association: \_\_\_\_\_

Manager's Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Fees or assessments are: \$ \_\_\_\_\_ per \_\_\_\_\_  mandatory  voluntary

Any unpaid fees or assessment for the Property?  Yes (\$ \_\_\_\_\_ )  No

If the Property is in more than one association, provide information about the other associations below or attach information to this notice.

Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:

Any optional user fees for common facilities charged?  yes  no If yes, describe \_\_\_\_\_



- Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
- Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
- Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
- Any condition on the Property which materially affects the health or safety of an individual.
- Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.  
If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).
- Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.
- The Property is located in a propane gas system service area owned by a propane distribution system retailer.
- Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):

**(Q11) In Blanco Pedernales Groundwater Conservation District**

**Section 9. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections?**  yes  no If yes, attach copies and complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages

*Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.*

**Section 10. Check any tax exemption(s) which you (Seller) currently claim for the Property:**

- Homestead
- Senior Citizen
- Disabled
- Wildlife Management
- Agricultural
- Disabled Veteran
- Other: \_\_\_\_\_
- Unknown

**Section 11. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider?**  yes  no





