



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 **7202 Rolling Meadow Road, Austin, Texas 78749**

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? **May 2025** (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: 2
Evaporative Coolers		✓		number of units:
Wall/Window AC Units		✓		number of units:
Attic Fan(s)	✓			if yes, describe: Automatic attic fan in the roof above the garage
Central Heat	✓			<input checked="" type="checkbox"/> electric <input checked="" type="checkbox"/> gas number of units: 2
Other Heat	✓			if yes describe: heat pump in the garage
Oven	✓			number of ovens: 2 <input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other:
Fireplace & Chimney	✓			<input type="checkbox"/> wood <input checked="" 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: 1 number of remotes: 2
Satellite Dish & Controls			✓	<input type="checkbox"/> owned <input type="checkbox"/> leased from
Security System	✓			<input checked="" type="checkbox"/> owned <input type="checkbox"/> leased from



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

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

Was the Property built before 1978? yes no unknown

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

Roof Type: composite Age: less than 6 months (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	Item	Y	N	Item	Y	N
Basement		<input checked="" type="checkbox"/>	Floors	<input checked="" type="checkbox"/>		Sidewalks	<input checked="" type="checkbox"/>	
Ceilings		<input checked="" type="checkbox"/>	Foundation / Slab(s)	<input checked="" type="checkbox"/>		Walls / Fences	<input checked="" type="checkbox"/>	
Doors		<input checked="" type="checkbox"/>	Interior Walls	<input checked="" type="checkbox"/>		Windows		<input checked="" type="checkbox"/>
Driveways	<input checked="" type="checkbox"/>		Lighting Fixtures		<input checked="" type="checkbox"/>	Other Structural Components	<input checked="" type="checkbox"/>	
Electrical Systems		<input checked="" type="checkbox"/>	Plumbing Systems		<input checked="" type="checkbox"/>			
Exterior Walls		<input checked="" type="checkbox"/>	Roof		<input checked="" type="checkbox"/>			

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

(Floors) The marble floors in the kitchen have some stress cracks that have been repaired by a contractor.
 (Sidewalks) Sidewalks have stress fractures in several areas.
 (Foundation/Slab(s)) The foundation was leveled by RAM Jack and it has a lifetime guarantee.
 (Walls/Fences) The fence is aging. Some walls may have cracks that are around the new windows. The cracks have been repaired but are still visible.
 (Interior Walls) See previous entry.
 (Driveways) The driveway has been replaced out to the apron. But the apron has cracks and the city will need to approve any repairs.
 (Other Structural Components) Minor cracking in some of the mortar joints.

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	Condition	Y	N
Aluminum Wiring		<input checked="" type="checkbox"/>	Radon Gas		<input checked="" type="checkbox"/>
Asbestos Components		<input checked="" type="checkbox"/>	Settling	<input checked="" type="checkbox"/>	



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		✓

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):

(Previous Foundation Repairs) RAM jack leveled the home and they provide a lifetime warranty for their work.

(Previous Other Structural Repairs) The attic rafters were shored up. The breeze way roof was rebuilt. The house has a new roof, new attic insulation, a new HVAC system, a new central dehumidifier, new flooring, new windows ...most of which were installed in 2025 or 2026.

(Settling) Minor settling results in cracks which have been repaired as they are found.

(Previous treatment for termites or WDI) We had termites in the middle bathroom and had them treated many years ago, and have not had termites since. There were agricultural termites in the yard, but they have been treated by a pest control professional.

(Previous termite or WDI damage repaired) Some of the studs in the middle bathroom were replaced, and the sheetrock was replaced and painted.

(Previous Fires) The toaster caught on fire many years ago. It discolored a kitchen cabinet door that was refinished by a professional.

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

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

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



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):

(Q1) We have FEMA flood insurance since we live next to a drainage ditch. We have lived here since 1980 and the home has never been threatened by rising water.

****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: Western Oaks Property Owners Association

Manager's Name: Unknown at this time REAL MANAGE Phone: 866-473-2573

Fees or assessments are: \$ 71.66 per per month 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.

N/A

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):

(Q1) We added a room in the attic with a spiral staircase providing access. The room also contains a deck. The ceiling in the kitchen was raised, and a dormer was placed above the sink.

(Q2) The home is within the Western Oaks Property Owners Association and a monthly fee is assessed to address expenses.

(Q3) The Western Oaks Neighborhood Association owns the greenbelts, pool, courts, fields, etc.

(Q8) Johanna accidentally let the sink overflow in the primary bathroom. We gutted the bathroom and rebuilt the counters, cabinet, the floor tile, and the shower. State Farm handled the claim.

We had a leak in the primary bedroom due to the sprinkler system coming through the wall when the foundation was raised by RAM Jack. No mold was found but the people from Serve Pro sprayed anyway as a preventive measure. We took the carpeting out, as well. The cost was below our deductible, so we paid for it ourselves

Mold was found in the HVAC in 2025. It has been remediated by professional contractors, and passed the inspection. We have the clearance report from AirWell and the certificate showing this home does not have mold damage/certificate of mold damage remediation dated 10/10/2025. Insurance does not cover this so we have paid for it ourselves.

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
05-13-2025	Mold Inspection AirWell	Shaun Trevino	27
05-26-2025	Air Quality	Sean Harris	40
08-04-2026	Mold Clearance Report	Shaun Trevino	14

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:

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Homestead | <input checked="" type="checkbox"/> Senior Citizen | <input type="checkbox"/> Disabled |
| <input type="checkbox"/> Wildlife Management | <input type="checkbox"/> Agricultural | <input type="checkbox"/> Disabled Veteran |
| <input type="checkbox"/> Other: _____ | | <input type="checkbox"/> 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

Section 12. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? yes no If yes, explain:



