



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 7607 Creekbluff Dr Austin 78750

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? ☐ _____ (approximate date) or ☐ 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: ☐ sump ☐ 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	☒	☐	☐	☐ electric ☒ gas number of units: <u>3</u>
Evaporative Coolers	☐	☒	☐	number of units: _____
Wall/Window AC Units	☒	☐	☐	number of units: _____
Attic Fan(s)	☐	☐	☒	if yes, describe: _____
Central Heat	☒	☐	☐	☐ electric ☒ gas number of units: <u>3</u>
Other Heat	☐	☐	☐	if yes describe: _____
Oven	☒	☐	☐	number of ovens: <u>2</u> ☐ electric ☒ gas ☐ other: _____
Fireplace & Chimney	☒	☐	☐	☐ wood ☒ gas logs ☐ mock ☐ other: _____
Carport	☐	☒	☐	☐ attached ☐ not attached
Garage	☒	☐	☐	☒ attached ☐ not attached
Garage Door Openers	☒	☐	☐	number of units: _____ number of remotes: _____
Satellite Dish & Controls	☐	☒	☐	☐ owned ☐ leased from _____
Security System	☒	☐	☐	☒ owned ☐ leased from _____

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Initialed by: Buyer: _____ and Seller: MT, PT

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Solar Panels	☒	☐	☒ owned ☐ leased from
Water Heater	☒	☐	☐ electric ☒ gas ☐ other: number of units: <u>2</u>
Water Softener	☐	☒	☐ owned ☐ leased from
Other Leased Item(s)	☐	☒	if yes, describe:
Underground Lawn Sprinkler	☒	☐	☒ automatic ☐ manual areas covered: <u>all fenced great front</u>
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:

Was the Property built before 1978? ☐ yes ☒ no ☐ unknown

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

Roof Type: Metal Age: 2019 (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		☒	Floors		☒	Sidewalks		☒
Ceilings		☒	Foundation / Slab(s)		☒	Walls / Fences		☒
Doors		☒	Interior Walls		☒	Windows		☒
Driveways		☒	Lighting Fixtures		☒	Other Structural Components		☒
Electrical Systems		☒	Plumbing Systems		☒			
Exterior Walls		☒	Roof		☒			

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	Y	N	Condition	Y	N
Aluminum Wiring		☒	Radon Gas		☒
Asbestos Components		☒	Settling		☒
Diseased Trees: ☐ oak wilt ☐		☒	Soil Movement		☒
Endangered Species/Habitat on Property		☒	Subsurface Structure or Pits		☒
Fault Lines		☒	Underground Storage Tanks		☒
Hazardous or Toxic Waste		☒	Unplatted Easements		☒
Improper Drainage		☒	Unrecorded Easements		☒
Intermittent or Weather Springs		☒	Urea-formaldehyde Insulation		☒
Landfill		☒	Water Damage Not Due to a Flood Event	☒	
Lead-Based Paint or Lead-Based Pt. Hazards		☒	Wetlands on Property		☒
Encroachments onto the Property		☒	Wood Rot		☒
Improvements encroaching on others' property		☒	Active infestation of termites or other wood destroying insects (WDI)		☒
Located in Historic District		☒	Previous treatment for termites or WDI		☒
Historic Property Designation		☒	Previous termite or WDI damage repaired		☒
Previous Foundation Repairs		☒	Previous Fires		☒

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Initialed by: Buyer: _____ and Seller: JMC, TT

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Previous Roof Repairs	☐	☒	Termite or WDI damage needing repair	☐	☒
Previous Other Structural Repairs	☐	☒	Single Blockable Main Drain in Pool/Hot Tub/Spa*	☐	☒
Previous Use of Premises for Manufacture of Methamphetamine	☐	☒			

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

After moving in, the builder repaired a leak in the wall behind the primary bath shower. The builder removed/replaced all affected areas. In 2013, the upstairs washer machine wasn't fully connected. We addressed immediately and had all affected areas replaced.

*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):

replaced.

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):

The lower lot along the creek is in the "AE" flood plain. The fenced yard/upper lot is not.

***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.

- ☐ ☒ 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):

See pg 3 explanation

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
2/14/23	"Clearance Inspection"	David Stegmann	3

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

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:

Section 13. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?* ☐ unknown ☐ no ☒ yes. If no or unknown, explain. (Attach additional sheets if necessary):

**Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.*

A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

[Signature] 2/15/26
Signature of Seller Date

[Signature] 2/15/26
Signature of Seller Date

Printed Name: Jami Turner

Printed Name: Travis Turner

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 www.txdps.state.tx.us. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) If the Property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the Property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and hail insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review *Information Regarding Windstorm and Hail Insurance for Certain Properties* (TXR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.
- (4) This Property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.
- (5) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (6) The following providers currently provide service to the Property:

Electric: City of Austin
Sewer: City of Austin
Water: City of Austin
Cable: Spectrum
Trash: City of Austin
Natural Gas: N/A
Phone Company: N/A
Propane: Action Propane
Internet: Spectrum

phone #: 512 494 9400
phone #: "
phone #: "
phone #: 888 406 7063
phone #: 512 494 9400
phone #:
phone #:
phone #: 512 259 1196
phone #: 888 406 7063

(7) This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

The undersigned Buyer acknowledges receipt of the foregoing notice.

Signature of Buyer _____ Date _____

Printed Name: _____

Signature of Buyer _____ Date _____

Printed Name: _____