



TEXAS ASSOCIATION OF 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 PROPERTY AT 182 102 Pfeiffer RD  
Fredericksburg, TX 78624

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?  
 \_\_\_\_\_ 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 |
|----------------------------|---|---|---|
| Cable TV Wiring            | ✓ |   |   |
| Carbon Monoxide Det.       |   | ✓ |   |
| Ceiling Fans               | ✓ |   |   |
| Cooktop                    | ✓ |   |   |
| Dishwasher                 | ✓ |   |   |
| Disposal                   | ✓ |   |   |
| Emergency Escape Ladder(s) |   |   | ✓ |
| Exhaust Fans               | ✓ |   |   |
| Fences                     | ✓ |   |   |
| Fire Detection Equip.      |   | ✓ |   |
| French Drain               |   |   | ✓ |
| Gas Fixtures               |   | ✓ |   |
| Natural Gas Lines          |   | ✓ |   |

| Item                    | Y | N | U |
|-------------------------|---|---|---|
| Liquid Propane Gas:     |   | ✓ |   |
| -LP Community (Captive) |   |   |   |
| -LP on Property         |   |   |   |
| Hot Tub                 |   |   | ✓ |
| Intercom System         |   | ✓ |   |
| Microwave               | ✓ |   |   |
| Outdoor Grill           |   |   | ✓ |
| Patio/Decking           | ✓ |   |   |
| Plumbing System         | ✓ |   |   |
| Pool                    |   |   | ✓ |
| Pool Equipment          |   |   | ✓ |
| Pool Maint. Accessories |   |   | ✓ |
| Pool Heater             |   |   | ✓ |

| Item   | Y | N | U |
|--|---|---|---|
| Pump: <input type="checkbox"/> sump <input type="checkbox"/> grinder |   |   | ✓ |
| Rain Gutters   | ✓ |   |   |
| Range/Stove  | ✓ |   |   |
| Roof/Attic Vents   | ✓ |   |   |
| Sauna  |   |   | ✓ |
| Smoke Detector   |   |   | ✓ |
| Smoke Detector - Hearing Impaired                                    |   |   | ✓ |
| Spa  |   |   | ✓ |
| Trash Compactor  |   |   | ✓ |
| TV Antenna   |   |   | ✓ |
| Washer/Dryer Hookup  | ✓ |   |   |
| Window Screens   | ✓ |   |   |
| Public Sewer System  |   |   | ✓ |

| Item                            | Y | N | U | Additional Information   |
|---------------------------------|---|---|---|--|
| Central A/C                     | ✓ |   |   | <input checked="" type="checkbox"/> electric <input type="checkbox"/> 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                    | ✓ |   |   | <input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: <u>3</u>  |
| Other Heat                      | ✓ |   |   | if yes, describe: <u>Fireplace / Fan-Wood Stove</u>  |
| Oven                            | ✓ |   |   | number of ovens: <u>2</u> <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 checked="" type="checkbox"/> attached <input type="checkbox"/> not attached   |
| Garage Door Openers             | ✓ |   |   | number of units: <u>3</u> number of remotes: <u>3</u>  |
| Satellite Dish & Controls       | ✓ |   |   | <input checked="" type="checkbox"/> owned <input type="checkbox"/> leased from _____   |
| Security System                 |   | ✓ |   | <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: <u>3</u>      |
| Water Softener                  | ✓ |   |   | <input checked="" type="checkbox"/> owned <input type="checkbox"/> leased from _____   |
| Underground Lawn Sprinkler      | ✓ |   |   | <input checked="" type="checkbox"/> automatic <input type="checkbox"/> manual areas covered: <u>Around house</u>                               |
| Septic / On-Site Sewer Facility | ✓ |   |   | if yes, attach Information About On-Site Sewer Facility (TAR-1407)   |

(TAR-1406) 9-01-11 Initialed by: Seller: [Signature] and Buyer: \_\_\_\_\_ Page 1 of 5

Concerning the Property at \_\_\_\_\_

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 TAR-1906 concerning lead-based paint hazards).

Roof Type: Sealed Scrim Metal Age: Approx 17 yrs (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 <u>N/A</u> |   |                                     |
| Ceilings            |   | <input checked="" type="checkbox"/> |
| Doors               |   | <input checked="" type="checkbox"/> |
| Driveways           |   | <input checked="" type="checkbox"/> |
| Electrical Systems  |   | <input checked="" type="checkbox"/> |
| Exterior Walls      |   | <input checked="" type="checkbox"/> |

| Item                 | Y                                   | N                                   |
|----------------------|-------------------------------------|-------------------------------------|
| Floors               | <input checked="" type="checkbox"/> |                                     |
| Foundation / Slab(s) |                                     | <input checked="" type="checkbox"/> |
| Interior Walls       |                                     | <input checked="" type="checkbox"/> |
| Lighting Fixtures    |                                     | <input checked="" type="checkbox"/> |
| Plumbing Systems     |                                     | <input checked="" type="checkbox"/> |
| Roof                 |                                     | <input checked="" type="checkbox"/> |

| Item                        | Y | N                                   |
|-----------------------------|---|-------------------------------------|
| Sidewalks                   |   | <input checked="" type="checkbox"/> |
| Walls / Fences              |   | <input checked="" type="checkbox"/> |
| Windows                     |   | <input checked="" type="checkbox"/> |
| Other Structural Components |   | <input checked="" type="checkbox"/> |

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

Slight water damage at back door to garage & kitchen side door

**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  |                                     | <input checked="" type="checkbox"/> |
| Asbestos Components  |                                     | <input checked="" type="checkbox"/> |
| Diseased Trees: <input type="checkbox"/> oak wilt <input type="checkbox"/> _____ |                                     | <input checked="" type="checkbox"/> |
| Endangered Species/Habitat on Property   |                                     | <input checked="" type="checkbox"/> |
| Fault Lines  |                                     | <input checked="" type="checkbox"/> |
| Hazardous or Toxic Waste   |                                     | <input checked="" type="checkbox"/> |
| Improper Drainage  |                                     | <input checked="" type="checkbox"/> |
| Intermittent or Weather Springs  |                                     | <input checked="" type="checkbox"/> |
| Landfill   |                                     | <input checked="" type="checkbox"/> |
| Lead-Based Paint or Lead-Based Pt. Hazards                                       |                                     | <input checked="" type="checkbox"/> |
| Encroachments onto the Property  |                                     | <input checked="" type="checkbox"/> |
| Improvements encroaching on others' property                                     |                                     | <input checked="" type="checkbox"/> |
| Located in 100-year Floodplain   |                                     | <input checked="" type="checkbox"/> |
| Located in Floodway  |                                     | <input checked="" type="checkbox"/> |
| Present Flood Ins. Coverage (If yes, attach TAR-1414)                            | <input checked="" type="checkbox"/> |                                     |
| Previous Flooding into the Structures  |                                     | <input checked="" type="checkbox"/> |
| Previous Flooding onto the Property <u>Pasture</u>                               | <input checked="" type="checkbox"/> |                                     |
| Previous Fires   |                                     | <input checked="" type="checkbox"/> |
| Previous Use of Premises for Manufacture of Methamphetamine                      |                                     | <input checked="" type="checkbox"/> |

| Condition   | Y                                   | N                                   |
|---|-------------------------------------|-------------------------------------|
| Previous Foundation Repairs   |                                     | <input checked="" type="checkbox"/> |
| Previous Roof Repairs   |                                     | <input checked="" type="checkbox"/> |
| Other Structural Repairs  |                                     | <input checked="" type="checkbox"/> |
| Radon Gas   |                                     | <input checked="" type="checkbox"/> |
| Settling  |                                     | <input checked="" type="checkbox"/> |
| Soil Movement   |                                     | <input checked="" type="checkbox"/> |
| Subsurface Structure or Pits  |                                     | <input checked="" type="checkbox"/> |
| Underground Storage Tanks   |                                     | <input checked="" type="checkbox"/> |
| Unplatted Easements   |                                     | <input checked="" type="checkbox"/> |
| Unrecorded Easements  |                                     | <input checked="" type="checkbox"/> |
| Urea-formaldehyde Insulation  |                                     | <input checked="" type="checkbox"/> |
| Water Penetration   |                                     | <input checked="" type="checkbox"/> |
| Wetlands on Property  |                                     | <input checked="" type="checkbox"/> |
| Wood Rot  |                                     | <input checked="" type="checkbox"/> |
| Active infestation of termites or other wood destroying insects (WDI) |                                     | <input checked="" type="checkbox"/> |
| Previous treatment for termites or WDI                                |                                     | <input checked="" type="checkbox"/> |
| Previous termite or WDI damage repaired <u>works now</u>              | <input checked="" type="checkbox"/> |                                     |
| Termite or WDI damage needing repair                                  |                                     | <input checked="" type="checkbox"/> |
| Single Blockable Main Drain in Pool/Hot Tub/Spa*                      |                                     | <input checked="" type="checkbox"/> |

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~~182~~ Pfeiffer RD  
Fredericksburg, TX 78624

Concerning the Property at \_\_\_\_\_

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): According to previous owner lower pasture had water 2 times in 6 years - normal plain for river overflow. Never had water approach high ground.

\*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 (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 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 \_\_\_\_\_ and are:  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 connected to the property's public water supply that is able to be used for indoor potable purposes.

If the answer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary): \_\_\_\_\_

(TAR-1406) 9-01-11 Initialed by: Seller: [Signature] [Signature] and Buyer: \_\_\_\_\_ Page 3 of 5

Concerning the Property at \_\_\_\_\_

1 & 2  
132 Pfeiffer RD  
Fredericksburg, TX 78624

Section 6. Seller  has  has not attached a survey of the Property.

Section 7. 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 |
|-----------------|--------------|---------------------------|--------------|
| 7-29-11         | Structural   | Mervit Inspection Service | 16           |
|                 | & Mechanical | 138 East Main             |              |
|                 | & termite    | Fredericksburg, Tx 78624  |              |

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 8. 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 9. 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 10. 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 of Seller J.P. Gracey Date \_\_\_\_\_ Signature of Seller \_\_\_\_\_ Date \_\_\_\_\_  
 Printed Name: Joe P. Gracey Printed Name: Shirley V. Gracey

(TAR-1406) 9-01-11 Initialed by: Seller: JPG AVG and Buyer: \_\_\_\_\_, \_\_\_\_\_ Page 4 of 5

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132 Pfeiffer RD

Fredericksburg, TX 78624

Concerning the Property at \_\_\_\_\_

**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](http://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 you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.

(4) The following providers currently provide service to the property:

|  |                                |
|--|--------------------------------|
| Electric: <u>Central Texas Electric Coop</u> | phone #: <u>1-800-900-2832</u> |
| Sewer: _____                                 | phone #: _____                 |
| Water: _____                                 | phone #: _____                 |
| Cable: <u>Dish</u>                           | phone #: <u>1-800-333-3474</u> |
| Trash: _____                                 | phone #: _____                 |
| Natural Gas: _____                           | phone #: _____                 |
| Phone Company: <u>Verizon</u>                | phone #: <u>1-800-837-4966</u> |
| Propane: _____                               | phone #: _____                 |

(5) 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 _____ | Signature of Buyer _____ | Date _____ |
| Printed Name: _____      |            | Printed Name: _____      |            |



TEXAS ASSOCIATION OF REALTORS®  
**SELLER'S DISCLOSURE NOTICE**

*For Apt.*

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CONCERNING THE PROPERTY AT 182 Pfeiffer RD  
Fredericksburg, TX 78624

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Seller  is  is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property?  
 \_\_\_\_\_ 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 |
|----------------------------|---|---|---|
| Cable TV Wiring            | ✓ |   |   |
| Carbon Monoxide Det.       |   | ✓ |   |
| Ceiling Fans               | ✓ |   |   |
| Cooktop                    |   | ✓ |   |
| Dishwasher                 |   | ✓ |   |
| Disposal                   |   | ✓ |   |
| Emergency Escape Ladder(s) |   | ✓ |   |
| Exhaust Fans               |   | ✓ |   |
| Fences                     |   | ✓ |   |
| Fire Detection Equip.      |   | ✓ |   |
| French Drain               |   |   | ✓ |
| Gas Fixtures               |   | ✓ |   |
| Natural Gas Lines          |   | ✓ |   |

| Item                    | Y | N | U |
|-------------------------|---|---|---|
| Liquid Propane Gas:     |   |   | ✓ |
| -LP Community (Captive) |   |   |   |
| -LP on Property         |   |   |   |
| Hot Tub                 |   |   | ✓ |
| Intercom System         |   |   | ✓ |
| Microwave               |   |   | ✓ |
| Outdoor Grill           |   |   |   |
| Patio/Decking           |   |   | ✓ |
| Plumbing System         |   | ✓ |   |
| Pool                    |   |   | ✓ |
| Pool Equipment          |   |   | ✓ |
| Pool Maint. Accessories |   |   | ✓ |
| Pool Heater             |   |   | ✓ |

| Item   | Y | N | U |
|--|---|---|---|
| Pump: <input type="checkbox"/> sump <input type="checkbox"/> grinder |   |   | ✓ |
| Rain Gutters   | ✓ |   |   |
| Range/Stove  |   |   | ✓ |
| Roof/Attic Vents   |   |   | ✓ |
| Sauna  |   |   | ✓ |
| Smoke Detector   |   |   | ✓ |
| Smoke Detector – Hearing Impaired                                    |   |   |   |
| Spa  |   |   | ✓ |
| Trash Compactor  |   |   | ✓ |
| TV Antenna   |   |   | ✓ |
| Washer/Dryer Hookup  |   |   | ✓ |
| Window Screens   |   |   | ✓ |
| Public Sewer System  |   |   | ✓ |

| Item                            | Y | N | U | Additional Information  |
|---------------------------------|---|---|---|---|
| Central A/C                     | ✓ |   |   | <input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: <u>2</u>                                       |
| Evaporative Coolers             |   | ✓ |   | number of units: _____  |
| Wall/Window AC Units            | ✓ |   |   | number of units: <u>2</u>   |
| Attic Fan(s)                    |   | ✓ |   | if yes, describe: _____   |
| Central Heat                    | ✓ |   |   | <input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: <u>2</u>                                       |
| Other Heat                      |   | ✓ |   | if yes, describe: _____   |
| Oven                            |   | ✓ |   | number of ovens: _____ <input type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: _____               |
| Fireplace & Chimney             |   | ✓ |   | <input 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 type="checkbox"/> not attached   |
| Garage Door Openers             |   | ✓ |   | number of units: _____ number of remotes: _____   |
| Satellite Dish & Controls       | ✓ |   |   | <input checked="" type="checkbox"/> owned <input type="checkbox"/> leased from _____  |
| Security System                 |   | ✓ |   | <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: <u>1</u> |
| Water Softener                  |   |   |   | <input type="checkbox"/> owned <input type="checkbox"/> leased from _____   |
| 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 (TAR-1407)  |

(TAR-1406) 9-01-11

Initialed by: Seller: [Signature] and Buyer: \_\_\_\_\_

182

Concerning the Property at 132 Pfeiffer RD  
Fredericksburg, TX 78624

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 TAR-1906 concerning lead-based paint hazards).

Roof Type: Scaled Seam Metal Age: 8 years (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           |   | <input checked="" type="checkbox"/> |
| Ceilings           |   | <input checked="" type="checkbox"/> |
| Doors              |   | <input checked="" type="checkbox"/> |
| Driveways          |   | <input checked="" type="checkbox"/> |
| Electrical Systems |   | <input checked="" type="checkbox"/> |
| Exterior Walls     |   | <input checked="" type="checkbox"/> |

| Item                 | Y | N                                   |
|----------------------|---|-------------------------------------|
| Floors               |   | <input checked="" type="checkbox"/> |
| Foundation / Slab(s) |   | <input checked="" type="checkbox"/> |
| Interior Walls       |   | <input checked="" type="checkbox"/> |
| Lighting Fixtures    |   | <input checked="" type="checkbox"/> |
| Plumbing Systems     |   | <input checked="" type="checkbox"/> |
| Roof                 |   | <input checked="" type="checkbox"/> |

| Item                        | Y | N                                   |
|-----------------------------|---|-------------------------------------|
| Sidewalks                   |   | <input checked="" type="checkbox"/> |
| Walls / Fences              |   | <input checked="" type="checkbox"/> |
| Windows                     |   | <input checked="" type="checkbox"/> |
| Other Structural Components |   | <input checked="" type="checkbox"/> |
|                             |   |                                     |
|                             |   |                                     |

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                                   |
|--|-------------------------------------|-------------------------------------|
| Aluminum Wiring  |                                     | <input checked="" type="checkbox"/> |
| Asbestos Components  |                                     | <input checked="" type="checkbox"/> |
| Diseased Trees: <input type="checkbox"/> oak wilt <input type="checkbox"/> _____ |                                     | <input checked="" type="checkbox"/> |
| Endangered Species/Habitat on Property   |                                     | <input checked="" type="checkbox"/> |
| Fault Lines  |                                     | <input checked="" type="checkbox"/> |
| Hazardous or Toxic Waste   |                                     | <input checked="" type="checkbox"/> |
| Improper Drainage  |                                     | <input checked="" type="checkbox"/> |
| Intermittent or Weather Springs  |                                     | <input checked="" type="checkbox"/> |
| Landfill   |                                     | <input checked="" type="checkbox"/> |
| Lead-Based Paint or Lead-Based Pt. Hazards                                       |                                     | <input checked="" type="checkbox"/> |
| Encroachments onto the Property  |                                     | <input checked="" type="checkbox"/> |
| Improvements encroaching on others' property                                     |                                     | <input checked="" type="checkbox"/> |
| Located in 100-year Floodplain <u>See survey</u>                                 |                                     |                                     |
| Located in Floodway  |                                     |                                     |
| Present Flood Ins. Coverage (If yes, attach TAR-1414)                            | <input checked="" type="checkbox"/> |                                     |
| Previous Flooding into the Structures  |                                     | <input checked="" type="checkbox"/> |
| Previous Flooding onto the Property  |                                     | <input checked="" type="checkbox"/> |
| Previous Fires   |                                     | <input checked="" type="checkbox"/> |
| Previous Use of Premises for Manufacture of Methamphetamine                      |                                     | <input checked="" type="checkbox"/> |

| Condition   | Y | N                                   |
|---|---|-------------------------------------|
| Previous Foundation Repairs   |   | <input checked="" type="checkbox"/> |
| Previous Roof Repairs   |   | <input checked="" type="checkbox"/> |
| Other Structural Repairs  |   | <input checked="" type="checkbox"/> |
| Radon Gas   |   | <input checked="" type="checkbox"/> |
| Settling  |   | <input checked="" type="checkbox"/> |
| Soil Movement   |   | <input checked="" type="checkbox"/> |
| Subsurface Structure or Pits  |   | <input checked="" type="checkbox"/> |
| Underground Storage Tanks   |   | <input checked="" type="checkbox"/> |
| Unplatted Easements   |   | <input checked="" type="checkbox"/> |
| Unrecorded Easements  |   | <input checked="" type="checkbox"/> |
| Urea-formaldehyde Insulation  |   | <input checked="" type="checkbox"/> |
| Water Penetration   |   | <input checked="" type="checkbox"/> |
| Wetlands on Property  |   | <input checked="" type="checkbox"/> |
| Wood Rot  |   | <input checked="" type="checkbox"/> |
| Active infestation of termites or other wood destroying insects (WDI) |   | <input checked="" type="checkbox"/> |
| Previous treatment for termites or WDI                                |   |                                     |
| Previous termite or WDI damage repaired                               |   |                                     |
| Termite or WDI damage needing repair                                  |   | <input checked="" type="checkbox"/> |
| Single Blockable Main Drain in Pool/Hot Tub/Spa*                      |   | <input checked="" type="checkbox"/> |

Concerning the Property at \_\_\_\_\_

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

\*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 (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)**

- |                          |                                     |  |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at the time.   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Homeowners' associations or maintenance fees or assessments. If yes, complete the following:<br>Name of association: _____<br>Manager's name: _____ Phone: _____<br>Fees or assessments are: \$ _____ per _____ and are: <input type="checkbox"/> mandatory <input type="checkbox"/> voluntary<br>Any unpaid fees or assessment for the Property? <input type="checkbox"/> yes (\$ _____) <input type="checkbox"/> no<br>If the Property is in more than one association, provide information about the other associations below or attach information to this notice. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:<br>Any optional user fees for common facilities charged? <input type="checkbox"/> yes <input type="checkbox"/> no If yes, describe: _____  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Any condition on the Property which materially affects the health or safety of an individual.  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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.<br>If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Any rainwater harvesting system connected to the property's public water supply that is able to be used for indoor potable purposes.   |

If the answer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary): \_\_\_\_\_



Concerning the Property at Fredericksburg, TX 78624

**Section 6. Seller**  has  has not attached a survey of the Property.

**Section 7. 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 |
|-----------------|------------|--------------------------|--------------|
| 7. 29-11        | structural | Matt Inspected Services  | 16           |
|                 | Mechanical | 138 East Main            |              |
|                 | Termite    | Fredericksburg, TX 78624 |              |

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 8. 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 9. 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 10. 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 of Seller \_\_\_\_\_ Date \_\_\_\_\_ Signature of Seller \_\_\_\_\_ Date \_\_\_\_\_  
 Printed Name: Joe P. Gracey Printed Name: Shirley V. Gracey

(TAR-1406) 9-01-11 Initialed by: Seller: JPG BVG and Buyer: \_\_\_\_\_ Page 4 of 5

Concerning the Property at \_\_\_\_\_

**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](http://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 you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.

(4) The following providers currently provide service to the property:

|                                     |                                |
|-------------------------------------|--------------------------------|
| Electric: <u>Central Texas Elec</u> | phone #: <u>1-800-900-2832</u> |
| Sewer: _____                        | phone #: _____                 |
| Water: _____                        | phone #: _____                 |
| Cable: _____                        | phone #: _____                 |
| Trash: _____                        | phone #: _____                 |
| Natural Gas: _____                  | phone #: _____                 |
| Phone Company: _____                | phone #: _____                 |
| Propane: _____                      | phone #: _____                 |

(5) 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  | Signature of Buyer  | Date  |
| Printed Name: _____ | _____ | Printed Name: _____ | _____ |



Main House

INFORMATION ABOUT ON-SITE SEWER FACILITY

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

CONCERNING THE PROPERTY AT

182 132 Pfeiffer RD
Fredericksburg, TX 78624

A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:

- (1) Type of Treatment System: [X] Septic Tank [ ] Aerobic Treatment [ ] Unknown
(2) Type of Distribution System: Drain Field [ ] Unknown
(3) Approximate Location of Drain Field or Distribution System: North West of House [ ] Unknown
(4) Installer: Mainline Plumbing [ ] Unknown
(5) Approximate Age: 1994 / Redone & enlarged in 2009 [ ] Unknown

B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? [ ] Yes [X] No
(2) Approximate date any tanks were last pumped? Unknown by seller
(3) Is Seller aware of any defect or malfunction in the on-site sewer facility? [ ] Yes [X] No
(4) Does Seller have manufacturer or warranty information available for review? [ ] Yes [X] No

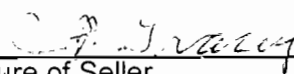
C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

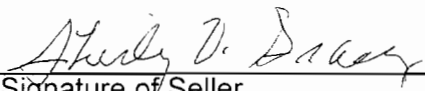
- (1) The following items concerning the on-site sewer facility are attached:
[X] planning materials [X] permit for original installation [X] final inspection when OSSF was installed
[ ] maintenance contract [ ] manufacturer information [ ] warranty information
(2) "Planning materials" are the supporting materials that describe the on-site sewer facility that are submitted to the permitting authority in order to obtain a permit to install the on-site sewer facility.
(3) It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.

**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>   | <u>Usage (gal/day)<br/>without water-<br/>saving devices</u> | <u>Usage (gal/day)<br/>with water-<br/>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   | 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.**

  
 \_\_\_\_\_  
 Signature of Seller Date  
 Joe P. Gracey

  
 \_\_\_\_\_  
 Signature of Seller Date  
 Shirley V. Gracey

Receipt acknowledged by:

\_\_\_\_\_  
 Signature of Buyer Date

\_\_\_\_\_  
 Signature of Buyer Date



TEXAS ASSOCIATION OF REALTORS®

For A st.

INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT

182 Pfeiffer RD
Fredericksburg, TX 78624

A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:

- (1) Type of Treatment System: [X] Septic Tank [ ] Aerobic Treatment [ ] Unknown
(2) Type of Distribution System: [ ] Unknown
(3) Approximate Location of Drain Field or Distribution System: [ ] Unknown
(4) Installer: [ ] Unknown
(5) Approximate Age: [ ] Unknown

B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? [ ] Yes [X] No
(2) Approximate date any tanks were last pumped? [ ] Unknown
(3) Is Seller aware of any defect or malfunction in the on-site sewer facility? [ ] Yes [X] No
(4) Does Seller have manufacturer or warranty information available for review? [ ] Yes [X] No

C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

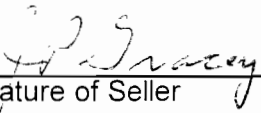
- (1) The following items concerning the on-site sewer facility are attached:
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(3) It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.

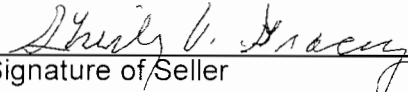
Information about On-Site Sewer Facility concerning \_\_\_\_\_

**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)<br>without water-<br>saving devices | Usage (gal/day)<br>with water-<br>saving devices |
|---|---|--|
| 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  | 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.**

      2/6/13  
Signature of Seller      Date  
Joe P. Gracey

      2/6/13  
Signature of Seller      Date  
Shirley V. Gracey

Receipt acknowledged by:

\_\_\_\_\_  
Signature of Buyer      Date

\_\_\_\_\_  
Signature of Buyer      Date