



AUSTIN/CENTRAL TEXAS REALTY INFORMATION SERVICE (ACTRIS) SELLER'S DISCLOSURE NOTICE

THIS FORM IS FURNISHED BY THE AUSTIN/CENTRAL TEXAS REALTY INFORMATION SERVICE FOR USE BY ITS PARTICIPANTS.

NOTE: EFFECTIVE JANUARY 1, 1994, SECTION 5.008 OF THE TEXAS PROPERTY CODE REQUIRES A SELLER OF RESIDENTIAL REAL PROPERTY OF NOT MORE THAN ONE DWELLING UNIT TO DELIVER A COPY OF THE SELLER'S DISCLOSURE NOTICE, COMPLETE TO THE BEST OF THE SELLER'S BELIEF AND KNOWLEDGE, TO A PURCHASER ON OR BEFORE THE EFFECTIVE DATE OF A CONTRACT FOR THE SALE OF THE PROPERTY. IF A CONTRACT IS ENTERED INTO WITHOUT THE SELLER PROVIDING THE NOTICE, THE BUYER MAY TERMINATE THE CONTRACT FOR ANY REASON WITHIN SEVEN (7) DAYS AFTER RECEIVING THE NOTICE. IF INFORMATION REQUIRED BY THE NOTICE IS UNKNOWN TO THE SELLER, THE SELLER MAY INDICATE THAT FACT ON THE NOTICE AND THEREBY COMPLY WITH THE REQUIREMENTS OF SECTION 5.008 OF THE TEXAS PROPERTY CODE. This form complies with and contains additional disclosures which exceed the minimum required by the Code

CONCERNING THE PROPERTY AT 3700 Grayson Ln., Austin TX 78722
(Street Address and City)

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 PURCHASER 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, how long since Seller has occupied the Property? _____

Seller ☒ is ☐ is not knowledgeable of the current condition of the Property.

The Property ☐ is ☒ is not currently leased and ☐ has ☒ has not been leased in the last two (2) years.

If leased, how long? _____

During the last year the Property ☐ has ☒ has not been vacant.

If yes, how long was the Property vacant? _____

1. FEATURES AND EQUIPMENT (Mark all appropriate items that EXIST and their WORKING CONDITION):

NOTE: This notice does not establish which items will or will not be conveyed.

The terms of Paragraph 2 of the TREC Contract will determine which items will and will not be conveyed.

Y = Yes, N = No, U = Unknown

Exists	Item	Working Condition			Additional Information			
☒	Bathroom Heater	Y	N	U	#	[E]	[G]	
☒	Cable TV Wiring	☒	N	U				
☒	Carport	☒	N	U	# of Spaces	1	Attached	☒ [Y] [N]
☒	Carbon Monoxide Detector	Y	N	U	#			
☒	Central Air Conditioning	☒	N	U	#	1	[E] [G]	
☒	Central Heating	☒	N	U	#	1	[E] [G] [HP]	
☒	Central Vacuum	Y	N	U				
☒	Chimney	Y	N	U				
☒	Cook Top/Stove	☒	N	U	[E] [G]	# of Burners	4	Other:
☒	Deck	Y	N	U	Wood	☐	Other	☐
☒	Dishwasher	☒	N	U				
☒	Disposal	☒	N	U				
☒	Dryer	☒	N	U	[E] [G]	[110V] [220V]		
☒	Dryer Hookups	☒	N	U	[110V] [220V]	[G]		
☒	Evaporative Cooler	Y	N	U	#			
☒	Fans	☒	N	U	Ceiling #	2	Attic #	Exhaust # Whole House #

Features and Equipment Continues Next Page

Initialed for Identification by Seller SRW and Buyer _____

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Seller's Disclosure Notice Concerning Property At: 3700 Grayson Lane, Austin

Exists	Item	Working Condition			Additional Information
Y	Fencing	Y	N	U	Full ☒ Partial ☐ Type: Chain Link in backyard
Y	Fire Alarm/Detector	Y	N	U	# 1
N	Fireplace	Y	N	U	#
N	Fireplace Logs	Y	N	U	#
N	French Drain	Y	N	U	
N	Garage	Y	N	U	Attached: ☐ ☐ # Spaces
N	Garage Door Opener	Y	N	U	#
N	Garage Remote Control	Y	N	U	#
N	Gas Lighting Fixtures	Y	N	U	#
Y	Gas Lines	Y	N	U	[NAT] [LP]
N	Gazebo	Y	N	U	
N	Grinder Pump	Y	N	U	
Y	Ice Machine	Y	N	U	In refrigerator
N	Intercom System	Y	N	U	
N	Lawn Sprinkler System	Y	N	U	Full ☐ Partial ☐ Automatic ☐ Manual ☐
Y	Microwave	Y	N	U	
N	Mock Fireplace	Y	N	U	With Chimney ☐ Without Chimney ☐
Y	Outdoor Grill	Y	N	U	[NAT] [LP] [E]
Y	Oven	Y	N	U	[E] [G]
Y	Patio	Y	N	U	Covered ☐ Uncovered ☒
Y	Plumbing System	Y	N	U	
N	Pool	Y	N	U	Inground ☐ Above Ground ☐ Other ☐
N	Pool Accessories	Y	N	U	
N	Pool Heater	Y	N	U	
N	Pool Maintenance Equip.	Y	N	U	
N	Portable Storage Buildings	Y	N	U	#
Y	Public Sewer System	Y	N	U	
Y	Rain Gutters	Y	N	U	Full ☐ Partial ☒ Front of house only
Y	Range	Y	N	U	[E] [G]
Y	Refrigerator	Y	N	U	# 1
Y	Roof Attic Vents	Y	N	U	
N	Satellite Dish System	Y	N	U	Owned ☐ Leased ☐
N	Sauna	Y	N	U	#
N	Security System	Y	N	U	Owned ☐ Leased ☐ Mo. Lease \$
N	Septic System/Tank	Y	N	U	Date Last Pumped:
Y	Smoke Detector(s)	Y	N	U	# 1
N	Spa/Hot Tub	Y	N	U	#
N	Spa Heater	Y	N	U	# [E] [G] [Solar]
N	Space Heater	Y	N	U	# [E] [G]
N	Speakers	Y	N	U	
N	Specialty Wiring	Y	N	U	Audio ☐ Data ☐ Speakers ☐ Visual ☐
N	Sump Pump	Y	N	U	#
N	Trash Compactor	Y	N	U	#
N	TV Antenna	Y	N	U	#
N	Wall/Window A/C	Y	N	U	#
Y	Washer	Y	N	U	
Y	Washer Hookups	Y	N	U	[110V] [220V]
Y	Water Heater	Y	N	U	# 1 [E] [G] [Solar]
N	Water Softener	Y	N	U	Owned ☐ Leased ☐ Mo. Lease/Service Chg \$
Y	Window Screens	Y	N	U	# 7 Type: metal screen
	Other:	Y	N	U	
	Other:	Y	N	U	

Initialed for Identification by Seller SRW and Buyer _____

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Seller's Disclosure Notice Concerning Property At: 3700 Grayson Ln, Austin

Explain all No [N] or Unknown [U] answers. Attach additional sheets as necessary.

The following Property is to be excluded from the sale:

2. UTILITY PROVIDERS and HOMEOWNERS' ASSOCIATION (Fill in names of Suppliers with Telephone Numbers):

WATER Supply: _____ Ph: _____
☒ City ☐ Well ☐ Private ☐ MUD
☐ WCID ☐ Co-Op ☐ Other _____

GAS Supply: _____ Ph: _____
☒ Utility ☐ Tank ☐ Bottle ☐ Co-Op
 Tank/Bottle Mo. Lease \$ _____

WASTEWATER: _____ Ph: _____
☒ City ☐ Co-Op ☐ MUD ☐ Other
☐ Septic

HOA/CONDO ASSOC: _____
 Association Fee \$ _____ per _____
 HOA's Administrative Transfer Fee of \$ _____
 (Fee above shall include all costs of transfer of ownership)
 Manager's Name: _____
 Manager's Telephone: _____

ELECTRICITY: _____ Ph: _____
 CABLE TV: _____ Ph: _____
 SOLID WASTE PROVIDER: _____ Ph: _____

3. PROPERTY DEFECTS/MALFUNCTIONS:

Are you (Seller) aware of any known defects/malfunctions in any of the following? Mark Yes [Y] if you are aware and mark No [N] if you are not aware.

Exists	Item	Defect/ Malfunction	Exists	Item	Defect/ Malfunction
N	Basement	Y (N)		Potable Drinking Water	Y (N)
	Coilings	Y (N)	N	Retaining Wall(s)	Y (N)
	Driveway(s)	Y (N)		Roof	Y (N)
	Electrical System(s)	Y (N)		Overlay Shingles: (Y) (N)	
	Exterior Doors	Y (N)		Roof Approximate Age: 5 Yrs	
	Exterior Walls	Y (N)		Roof Type: BUR (N)	
	Floors	Y (N)		Septic System: Type:	Y (N)
	Foundation: Slab ☒ Pier & Beam ☒	Y (N)		Sidewalks	Y (N)
	Interior Doors	Y (N)	N	Stucco	Y (N)
	Interior Walls	Y (N)		Conventional [] Synthetic [] Type:	
	Lighting Fixtures	Y (N)	N	Underground Electrical Lines	Y (N)
N	Outbuildings	Y (N)		Wastewater System	Y (N)
	Plumbing	Y (N)		Windows	Y (N)

Describe Other Structural Components Needing Disclosure:

Small area of cave outside of bonus room has been repaired

If the answer to any of the above in #3 is Yes [Y], explain. Attach additional sheets as necessary.

Initialed for Identification by Seller JRW and Buyer _____

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Seller's Disclosure Notice Concerning Property At: 3700 Grayson Ln, Austin

4. CURRENT CONDITIONS OF THE PROPERTY:

Are you (SELLER) aware of any of the following? Mark Yes [Y] if you are aware, mark No [N] if you are not aware.

Active Termites	Y	(N)	Fault Lines	Y	(N)
Wood-Destroying Insects	Y	(N)	Landfill	Y	(N)
Termite or Wood Rot Needing Repair	Y	(N)	Subsurface Structure(s)	Y	(N)
Termite Damage	Y	(N)	Pit(s)	Y	(N)
Termite Treatment	Y	(N)	Underground Spring(s)	Y	(N)
Water Penetration of Structure	Y	(N)	Intermittent/Weather Spring(s)	Y	(N)
Structural or Roof Repair	Y	(N)	Underground Storage Tank(s)	Y	(N)
Asbestos Components	Y	(N)	Endangered Species/Habitat on Property	Y	(N)
Urea Formaldehyde Insulation	Y	(N)	Hazardous or Toxic Waste	Y	(N)
Radon Gas	Y	(N)	Diseased Trees	Y	(N)
Lead-Based Paint	Y	(N)	Fence Lines Not Corresponding to Property Boundaries	Y	(N)
Aluminum Wiring	Y	(N)	Wetlands on Property	Y	(N)
Foundation Repair	Y	(N)	Unplatted Easement(s)	Y	(N)
Flooding of Land	Y	(N)	Underground Electrical Line(s)	Y	(N)
Improper Drainage or Ponding	Y	(N)	Dampness in Crawl Spaces	Y	(N)
Located in 100-Year Flood Plain	Y	(N)	Water Heater Leak(s)	Y	(N)
Present Flood Insurance Coverage	Y*	(N)	HVAC System Leak(s) - Overflow Pan or Other Defect	Y	(N)
Attach TAR Form 1414 if answer is Yes					
Settling or Soil Movement	Y	(N)	Other Conditions	Y	N

If the answer to any of the above is Yes [Y], explain. Attach additional sheets _____

5. PREVIOUS CONDITIONS OF THE PROPERTY:

Are you (SELLER) aware of the following previously defective conditions? Mark Yes [Y] if you are aware, mark No [N] if you are not aware.

Previous Flooding into the Structure	Y	(N)
Previous Flooding onto the Property	Y	(N)
Previous Fires	Y	(N)
Previous Foundation Repairs	(Y)	N
Previous Roof Repairs	(Y)	N
Previous Treatment for Termites or Wood-Destroying Insects	(Y)	N
Previous Termite or Wood-Destroying Insect Damage Repaired	(Y)	N

Other Conditions: _____

If the answer to any of the above is Yes [Y], explain. Attach additional sheets as necessary.

Previous owner repaired & stabilized garage foundation in 2007. All roofs replaced in 2002. Two owners ago repaired termite-damaged wood & treated for termites (12 yrs. ago)

6. SYSTEMS IN NEED OF REPAIR:

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 as necessary.

Initialed for Identification by Seller SRW and Buyer _____

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Seller's Disclosure Notice Concerning Property At: 3700 Grayson Ln Austin

7. MISCELLANEOUS CONDITIONS:

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 code in effect at the time of construction?
- [Y] ☒ [N] Any "common area" facilities, i.e., pools, tennis courts, walkways, or other areas, co-owned in undivided interest with others?
- [Y] ☒ [N] Any notices of violations of deed restrictions or governmental ordinances, zoning, use, or impervious cover limitations affecting the condition or use of the Property?
- [Y] ☒ [N] Any lawsuits or other legal proceedings directly affecting the Property or Seller's ability to convey property, e.g., bankruptcy, probate, guardianship, etc.?
- [Y] ☒ [N] Any condition of the Property which materially affects the physical health or safety of an individual?
- [Y] ☒ [N] Features of the Property shared in common with adjoining landowners, e.g., walls, fences, and driveways, whose use of responsibility for maintenance may have an effect on the Property?
- [Y] ☒ [N] Any encroachments (recorded or unrecorded), easements or similar matters that may affect your interest in the Property?
- [Y] ☒ [N] Landfill - compacted or otherwise - on the Property or any portion thereof?
- [Y] ☒ [N] Any settling from any cause or slippage, sliding or other soil problems?
- [Y] ☒ [N] Damage to the Property or any of the structures from fire, earthquake, floods or landslides?
- [Y] ☒ [N] Any future highway, freeway, or air traffic patterns which affects the Property?
- [Y] ☒ [N] Any future annexation plans which affect the Property?
- [Y] ☒ [N] Within the previous 12 months, has there been an equity loan on the Property? If Yes, date ____/____/____.
- [Y] ☒ [N] Any pending flood plain changes known?
- [Y] ☒ [N] Any ordinances that restrict flood coverage or rebuilding any portion of the structure to its previous use?
- [Y] ☒ [N] Previous FEMA claim paid?
- [Y] ☒ [N] Death on the Property other than death caused by: natural causes, suicide, or accident unrelated to the Property's condition?
- ☒ [Y] ☒ [N] Was the dwelling built before 1978? Unknown []
- [Y] ☒ [N] Any repairs or treatment, other than routine maintenance, made to the Property to eliminate environmental hazards such as asbestos, radon, lead-based paint, urea formaldehyde, or mold?
- [Y] ☒ [N] Any historic preservation restriction or ordinance or archeological designation associated with the Property?
- [Y] ☒ [N] Any IRS or tax redemption periods which will affect the sale of the Property?
- [Y] ☒ [N] Any other item(s) of concern?

If the answer to any of the above is Yes [Y], explain. Attach additional sheets as necessary.

I believe the house was built in 1952

Initialed for Identification by Seller SRW and Buyer _____

Seller's Disclosure Notice Concerning Property At: 3700 Grayson Ln, Austin

8. AD VALOREM TAXES:

Check any Tax Exemption(s) which you (SELLER) currently claim for the Property:

- ☒ Homestead ☐ Over 65 ☐ Disabled ☐ Disabled Veteran
☐ Agricultural ☐ Unknown ☐ None ☐ Other _____

Have you or a third party on your behalf ever supplied information regarding property defects or condition at the Appraisal District? ☐ Yes ☒ No

Have you ever testified or had an agent testify on your behalf in a valuation hearing at an Appraisal District Value Protest Hearing? ☐ Yes ☒ No If so, which Appraisal District? _____

9. INSPECTIONS AND DISCLOSURES:

Have you (SELLER) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or engineers or otherwise permitted by law to perform inspections in the past four (4) years? ☒ Yes ☐ No At present, cannot locate our copy. Will continue to look for it.

If Yes, attach copies and list the following:

Date of Inspection	Name of Document	Author of Report	Number of Pages
--------------------	------------------	------------------	-----------------

Is a previous Seller's Disclosure available? ☒ Yes ☐ No If so, please attach.

Is a current Survey available? ☐ Yes ☒ No If so, please attach. Date of Current Survey: ____/____/____

Have any changes been made that could affect the Survey? ☐ Yes ☒ No 1996 Survey still valid. Can't find a copy. Will try to locate on request.

10. MAJOR REPAIRS OR IMPROVEMENTS MADE:

Have you (SELLER) made, or had made, major repairs or improvements (costing \$500 or more) to the Property during the time you have owned the Property? ☒ Yes ☐ No

Are you (SELLER) aware of major repairs or improvements made by previous owners?

☒ Yes ☐ No

If Yes to either, please explain:

See pg. 4 of previous owner's disclosure statement. Had some interior painting done 2007.

11. INSURANCE CLAIMS:

In the last 5 years have you (SELLER) filed an insurance claim related to this property? ☐ Yes ☒ No

If there was a monetary settlement, were the funds used to make the repair? ☐ Yes ☐ No

12. GOVERNMENT OR OTHER PENDING OR RECEIVED NOTICES:

SELLER has not received any notices, either oral or written, regarding the need for repair or replacement or any portion of the Property from any governmental agency, appraiser, inspector, mortgage lender, repair service or others, except:

SELLER has not received any notices from any governmental agency or private company of pending condemnation or any portion of the Property, except:

Initialed for Identification by Seller SRW and Buyer _____

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Seller's Disclosure Notice Concerning Property At: 3700 Grayson Ln, Austin

12. ADDITIONAL DISCLOSURE FORMS ATTACHED: ☐ Yes ☒ No

- ☐ Addendum for Seller's Disclosure of Information on Lead-Based Paint (TAR 1906)
☐ Environmental Assessment, Threatened or Endangered Species, and Wetlands Addendum (TAR 1917)
☐ Information About On-Site Sewer Facility (TAR 1407)
☐ Addendum for Property Located in a Certificated Service Area of a Utility Service Provider (TAR 1927)
☐ Information About Special Flood Hazard Areas (TAR 1414)
☐ Relocation Addendum (TAR 1941)
☐ Other _____

THE ABOVE DISCLOSURES ARE TRUE AND CORRECT TO THE BEST KNOWLEDGE OF THE SELLER(S). SELLER acknowledges that the statements in this Disclosure are true to the best of the Seller's belief and that no person, including the Broker(s) and their Agent(s) has instructed or influenced Seller to provide inaccurate information or to omit any material information.

John Robert Ward

Seller's Signature

6/5/07

Date

Shelley E. Ward

Seller's Signature

June 5, 2007

Date

As of ____/____/____, Seller affirms that the Property conditions disclosed above have not changed.

Seller's Initials _____

As of ____/____/____, Seller discloses the following conditions which have changed:

Seller's Initials _____

Initialed for identification by Buyer _____

Seller's Disclosure Notice Concerning Property At: 3700 Grayson Ln., Austin

THE UNDERSIGNED BUYER HEREBY ACKNOWLEDGES
RECEIPT OF A COPY OF THIS STATEMENT.

NOTICES TO BUYER:

LISTING BROKER, Slawberry & Associates, Inc., AND OTHER BROKER,

ADVISE YOU THAT THE SELLER'S
DISCLOSURE NOTICE WAS COMPLETED BY SELLER, AS OF THE DATE SIGNED.

THE LISTING BROKER AND THE OTHER BROKER HAVE RELIED ON THIS NOTICE AS TRUE AND CORRECT
AND HAVE NO REASON TO BELIEVE IT TO BE FALSE OR INACCURATE.

THE TEXAS DEPARTMENT OF PUBLIC SAFETY MAINTAINS A DATABASE THAT CONSUMERS 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.

YOU ARE STRONGLY ADVISED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY PRIOR
TO CLOSING. ALL INSPECTION REPORTS FURNISHED BY THE SELLER ARE PROVIDED FOR INFORMATION
PURPOSES ONLY AND ARE NOT INTENDED TO BE A SUBSTITUTE FOR AN INSPECTION PERFORMED BY AN
INSPECTOR OF BUYER'S CHOICE.

BUYER ACKNOWLEDGES THAT THEY HAVE BEEN STRONGLY ADVISED TO HAVE THE PROPERTY
INSPECTED BY THEIR OWN INDEPENDENT INSPECTOR(S).

THE DISCLOSURE NOTICE CONTAINS NO ESTIMATE OF THE NUMBER OF SQUARE FEET OF SPACE WITHIN
THE RESIDENCE AND BROKERS MAKE NO REPRESENTATIONS REGARDING SUCH AREA. IF SQUARE
FOOTAGE IS IMPORTANT TO BUYER, BUYER SHOULD HAVE IT MEASURED BY A PROFESSIONAL.

Buyer's Signature

Buyer's Signature

Date

Date

BUYER ACKNOWLEDGES RECEIPT AND REVIEW OF THE DISCLOSURE NOTICE, UPDATED AS OF ____/____/____.

Buyer's Signature

Buyer's Signature

Date

Date



TEXAS ASSOCIATION OF REALTORS® SELLER'S DISCLOSURE NOTICE

(Texas Association of REALTORS®, Inc. 2004)

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 3700 Grayson Lane Austin TX 78722

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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).)

Note: This notice does not establish which items will or will not be conveyed.

The terms of a contract will determine which items will and will not be conveyed.

Item	Y	N	U
Cable TV Wiring	X		
Carbon Monoxide Det.		N	
Ceiling Fans	X		
Cooktop	X		
Dishwasher	X		
Disposal	X		
Exhaust Fans	X		
Fences	X		
Fire Detection Equip.	X		
French Drain		X	
Gas Fixtures	X		

Item	Y	N	U
Gas Lines (Nat/LP)	X		
Hot Tub		X	
Intercom System		X	
Microwave	X		
Outdoor Grill		X	
Oven	X		
Patio/Decking	X		
Plumbing System	X		
Pool		X	
Pool Equipment		X	
Pool Maint. Accessories		X	

Item	Y	N	U
Pool Heater		X	
Public Sewer System	X		
Rain Gutters	X		
Range/Stove	X		
Roof/Attic Vents	X		
Sauna		X	
Spa		X	
Trash Compactor		X	
TV Antenna		X	
Washer/Dryer Hookup	X		
Window Screens	X		

Item	Y	N	U	Additional Information
Central A/C	X			☒ electric ☐ gas number of units: 1
Wall/Window AC Units		X		number of units:
Attic Fan(s)		X		if yes, describe:
Evaporative Coolers		X		number of units:
Central Heat	X			☐ electric ☒ gas number of units: 1
Other Heat		X		if yes describe:
Fireplace & Chimney		X		☐ woodburning (no.) ☐ mock (no.) ☐ other:
Carport		X		☐ attached ☐ not attached
Garage	X			☒ attached ☐ not attached
Garage Door Openers		X		number of units: number of remotes:
Satellite Dish & Controls		X		☐ owned ☐ leased from
Security System		X		☐ owned ☐ leased from
Water Heater	X			☐ electric ☒ gas ☐ other: number of units: 1
Water Softener		X		☐ owned ☐ leased from
Underground Lawn Sprinkler		X		☐ automatic ☐ manual areas covered:
Septic / On-Site Sewer Facility		X		if yes, attach Information About On-Site Sewer Facility (TAR-1407)

(TAR-1406) 4-26-04

Initiated by: Seller: JAB and Buyer: DRW

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Concerning the Property at 3700 Grayson LaneWater 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: Composition Shingle (main) + Composition (gables) Age: 3 years (approximate)Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? ☐ yes ☒ no ☐ unknownAre 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):Small section of the eaves above outside garage entrance needs repair -
in progress.

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		X
Ceilings		X
Doors		X
Driveways		X
Electrical Systems		X
Exterior Walls		X

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

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

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		X
Asbestos Components		X
Diseased Trees: ☐ oak wilt ☐		X
Endangered Species/Habitat on Property		X
Fault Lines		X
Hazardous or Toxic Waste		X
Improper Drainage		X
Intermittent or Weather Springs		X
Landfill		X
Lead-Based Paint or Lead-Based Pt. Hazards		X
Encroachments onto the Property		X
Improvements encroaching on others' property		X
Located in 100-year Floodplain		X
Present Flood Insurance Coverage (If yes, attach TAR-1414)		X
Previous Flooding into the Structures		X
Previous Flooding onto the Property		X
Previous Fires		X
Previous Foundation Repairs	X	

Condition	Y	N
Previous Roof Repairs	X	
Other Structural Repairs		X
Radon Gas		X
Settling		X
Soil Movement		X
Subsurface Structure or Pits		X
Underground Storage Tanks		X
Unplatted Easements		X
Unrecorded Easements		X
Urea-formaldehyde Insulation		X
Water Penetration		X
Wetlands on Property		X
Wood Rot		X
Active infestation of termites or other wood-destroying insects (WDI)		X
Previous treatment for termites or WDI	X	
Previous termite or WDI damage repaired	X	
Termite or WDI damage needing repair		X

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Initiated by: Seller: JAC AN and Buyer: JRU AN

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Concerning the Property at 3700 Grayson Lane Austin TX 78722

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

Garage conversion slab repaired + stabilized with piers in 2002. Hail-damaged main (pitched) roof totally replaced in 2002. Tree-damaged flat roof repaired in 2001 + totally replaced in 2002. Previous owner repaired termite damaged wood + treated for termites 10 years ago.

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.

☐ ☒ 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.

sort of
(see below) yea If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).

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

Bathroom was repaired in 2002 following discovery of leak in H₂O heater (initial diagnosis that turned out to be leaky shower pipe. H₂O heater was replaced + shower pipe replaced. Bathroom was totally repaired. Because it was a water leak, contractor checked for mold, did not find any.

Section 6. Do you (Seller) have a survey of the Property available for review? ☒ yes ☐ no If yes, a copy of the survey ☐ is ☒ is not attached. will be provided upon request - 1996 survey, still valid.

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Initialed by: Seller: SACB, CW and Buyer: JRW

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