



## 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: **2000 Yaupon Valley Road, Austin, Texas 78746**

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

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



Water Softener		X	<input type="checkbox"/> owned <input type="checkbox"/> leased from:
Other Leased Item(s)		X	if yes, describe:
Underground Lawn Sprinkler	X		<input checked="" type="checkbox"/> automatic <input type="checkbox"/> manual areas covered: lawn areas and flower beds
Septic / On-Site Sewer Facility	X		if Yes, attach Information About On-Site Sewer Facility.(TXR-1407)

Water supply provided by:  city  well  MUD  co-op  unknown  other: WCID# 10

Was the Property built before 1978?  yes  no  unknown

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

Roof Type: Composite (Shingles)

Age: 15 approximate (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 in need of repair?  Yes  No If Yes, describe:

**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		X	Floors		X	Sidewalks	X	
Ceilings		X	Foundation / Slab(s)		X	Walls / Fences		X
Doors	X		Interior Walls	X		Windows	X	
Driveways	X		Lighting Fixtures		X	Other Structural Components	X	
Electrical Systems	X		Plumbing Systems		X			
Exterior Walls	X		Roof		X			

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

**Sidewalks** – cement grouting needs repair

**Doors** – Some of the exterior doors have wood rot in places and should be replaced at some point.

**Interior Walls** – Garage unfinished drywall/sheetrock has sections in need of repair.

**Windows** – wood rot on various exterior window sills, has been repaired with wood epoxy and painted. Carpenter ants and residue have been seen on window sills and insecticide was applied. Some of the soffit and fascia have also experienced wood rot but has been repaired with wood epoxy or other material.

**Driveways** – minor deterioration of asphalt with Oak tree roots exposed.

**Other Structural Components** – Dry Wood Termites are present in small section of living room with infected wood and the wood should be replaced.

**Electrical Systems** – When the house was built our City of Austin power was provided by a electrical line which stretched east of the house and across "Brown's Hollow" and tied in with the main utility line down Old Wagon Rd. When we completed the subdivision sometime in the 80's we were required to have underground utilities throughout the subdivision. I called the City of Austin at that time and requested that our house be tied into the underground utility system. City of Austin never got back to us and have never tied our system into the underground lines. Our power is still provided via the original power line.

**Exterior Walls** – minor deterioration of exterior stone grouting.

**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: <input type="checkbox"/> 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 Historic District		X
Historic Property Designation		X
Previous Foundation Repairs		X
Previous Roof Repairs	X	
Previous Other Structural Repairs	X	
Previous Use of Premises for Manufacture of Methamphetamine		X

Condition	Y	N
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 Damage Not Due to a Flood Event	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	
Previous Fires	X	
Termite or WDI damage needing repair	X	
Single Blockable Main Drain in Pool/Hot Tub/Spa*		X

If the answer to any of the items in Section 3 is Yes, explain:

**Previous Roof Repairs** – roof replacement after hail damage.

**Previous Other Structural Repairs** – replaced exposed fiberboard siding with Hardiplank including garage. Replaced garage doors, overhead and side doors. There is still fiberboard on the back porch section which is not exposed to the rain.

**Endangered Species/Habitat on Property** – Sometime in the 80's we subdivided the property and were required to have a bird survey completed. We had two survey's done and no endangered species were observed on our property. However, any property in the area with "old growth" Cedar/Juniper is subject to being classified as endangered species habitat. The original subdivision consisted of 13 individual lots, 11 of which have had building permits granted with no issues concerning endangered species that I am aware of.

**Improper Drainage** – heavy rains will occasionally make minor water encroachment to the garage floor.

**Water Damage Not Due to a Flood Event** – Condensation line in attic ac unit clogged and condensate damaged ceiling and was repaired. In the downstairs portion of the house the condensation line from the HVAC unit clogged up and we had water damage to the north bedroom section carpet. Septic tank backed up into downstairs bathroom due to clogged septic line, but effluent was contained to the best of my memory in a small area around the toilet.

**Wood Rot** – Exterior doors and window sills.

**Active infestation of termites or other wood destroying insects (WDI)** – Dry Wood termites are in a section of living room. The area is quite limited and we have spot treated them annually.

**Previous treatment for termites or WDI** – Common Termites were discovered about 10 or 15 years ago but were exterminated and we have been on Termite inspection contract since then with no know recurrence.

**Previous termite or WDI damage repaired** – see previous answer.

**Previous Fires** – Coffee carafe ignited on faulty stove and caused extensive smoke damage to the entire house. When refurbishing upstairs bath, contractor started minor electrical fire in insulation. Fire was extinguished almost immediately and no real damage to structure.

**Termite or WDI damage needing repair** – Baseboards along south side of living room should be 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:**

We occasionally have scorpions, spiders, ants and other small insects enter the house. We typically use glue traps for control. We suspect they are entering from improper door seals. Attic gables and vents at times need to be repaired to keep insects and rodents from entering. In the past we have had roof rats in the attic portion of the house and they were controlled by poison bait. Squirrels had entered the "raceway" above front door area to the east living room rock wall. Entrance was cemented closed and no further issues.

**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 (if yes, attach TXR 1414).
- 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 (if yes, attach TXR 1414).
- Previous water penetration into a structure on the Property due to a natural flood event (if yes, attach TXR 1414).
- Located  wholly  partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR) (if yes, attach TXR 1414).
- Located  wholly  partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
- Located  wholly  partly in a floodway (if yes, attach TXR 1414).
- Located  wholly  partly in flood pool.
- Located  wholly  partly in a reservoir.

If the answer to any of the above is yes, explain:

*\*For purposes of this notice:*

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

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

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

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

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

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



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

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

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

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

Y N

- Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time.
- Homeowners' associations or maintenance fees or assessments.

If Yes, please explain: **Only assessed once due to road repaving.**

If Yes, complete the following:

Name of association: **Los Rincones HOA**

Manager's name: **Rodger Noack** Phone: **512 461 5210**

Fees or assessments are: **\$None assessed other than one time assessment for road paving per Year** 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:

- 
- 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

- 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).

If Yes, explain: **Mold/mildew around air vents in living room requires occasional cleaning as well as exposed structural beams in living room.**

- Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.
- The Property is located in a propane gas system service area owned by a propane distribution system retailer.
- Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

**Section 9. Seller**  has  has not attached a survey of the Property.

**Section 10. 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
2019	Septic system	West Lake Hills	?

*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 11. 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 12. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider?**

- Yes  No

**Section 13. Have you (Seller) ever received proceeds for a claim for damage, other than flood 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 14. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?\***  Yes  No  Unknown

If No or Unknown, explain:

we have smoke detectors but not sure in compliance.

*\*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.

R Patrick Noack  
Signature of Seller  
07/05/2020  
Date

Sibyl J Noack  
Signature of Seller  
07/05/2020  
Date

Printed Name: R. Patrick Noack

Printed Name: Sibyl J. Noack

**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 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 (TAR 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:	<u>City of Austin</u>	Phone #	<u>512 494 9400</u>
Sewer:	_____	Phone #	_____
Water:	<u>WCID 10</u>	Phone #	<u>512 327 2230</u>
Cable:	<u>Spectrum</u>	Phone #	<u>512 485 6000</u>
Trash:	<u>West Lake Hills</u>	Phone #	<u>512 327 3628</u>
Natural Gas:	_____	Phone #	_____
Phone Company:	_____	Phone #	_____
Propane:	_____	Phone #	_____
Internet:	<u>Spectrum</u>	Phone #	<u>512 327 3628</u>

- (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

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

\_\_\_\_\_  
Date

Printed Name: \_\_\_\_\_

Printed Name: \_\_\_\_\_

