



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: **200 Bears Lane, Driftwood, Texas 78619**

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 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: 1
Evaporative Coolers		X		number of units:
Wall/Window AC Units	X			number of units: 2
Attic Fan(s)	X			if yes, describe: Automatic fan triggered at certain temperature on the east side of the house
Central Heat	X			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: 1
Other Heat	X			if yes, describe: Wood burning Stoves (2) in main house; (2) mini-split HVAC systems in garage apartment/shop/
Oven	X			number of ovens: 3 <input checked="" type="checkbox"/> electric <input checked="" type="checkbox"/> gas <input type="checkbox"/> other _____
Fireplace & Chimney	X			<input checked="" type="checkbox"/> wood <input type="checkbox"/> gas log <input type="checkbox"/> mock <input type="checkbox"/> other _____
Carport		X		<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage	X			<input checked="" type="checkbox"/> attached <input type="checkbox"/> not attached
Garage Door Openers	X			number of units: 2 number of remotes: 2
Satellite Dish & Controls	X			<input checked="" type="checkbox"/> owned <input type="checkbox"/> leased from:
Security System		X		<input 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 <input type="checkbox"/> other _____ 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 type="checkbox"/> automatic <input type="checkbox"/> manual areas covered:
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: 30K gallon rainwater capture system installed May 2022, put into service September 2022 (delay caused by drought), with full RO and optic filtering. Rainwater is currently primary water source for house and guest apartment above garage, while outdoor spigots, barn, and garden areas use well water. However, it is possible to run the house and garage apartment off the well by turning a few valves. Likewise, it is possible to run everything off rainwater. Well is shared with next door neighbor. Well and booster pumps were replaced in 2021, and pressure tank was replaced May of 2023. Additional separate 1200 gallon rainwater system (unfiltered) runs to a pump next to the pool for filling.

Was the Property built before 1978? yes no unknown
 (If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards).

Roof Type: Metal Age: 27 (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:

As of this date, one of the mini-split air handlers is dripping a little water, though still functions fine. We will be placing a service call immediately. Brand new screens for most windows have been purchased, but have not been installed as of this date.

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):

Floors – A few minor cracks in tiles. Some minor water staining and scratches on wood floors in various places. Large scratches in wood floor under pool table.

Sidewalks – Some minor cracking, common with age

Ceilings – Minor discoloration in closet ceiling

Foundation / Slab(s) – Some of the piers have sunk a little over time, so there are areas in the floor that are not completely level.

Walls / Fences – Some of the perimeter and cross fencing, while fully functional, is bent in places.

Doors – Some of the French doors in the living room stick a little due to settling.

Interior Walls – One wall in closet between living area and crawlspace upstairs on the east side of the house is dented.

Windows – Two windows in the family room can be difficult to open and close fully. One window in the upstairs bedroom on the east side of the house has a small crack.

Driveways – A few cracks, common with age.

Exterior Walls – Some warping of the vinyl siding warped by heat from outdoor grill.

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 checked="" 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 (attach additional sheets if necessary):

Previous Roof Repairs – We addressed a few issues with flashing and gutters, including putting on oversized gutters for the rainwater system. No current rood issues that we are aware of.

Diseased Trees – Oak wilt was discovered on the property Fall 2021. It is common in this area. We have been working closely with a respected arborist to treat affected trees and prevent infection to new trees. We have removed most dead trees, and are working to remove any others.

Previous Other Structural Repairs – Floor joists in garage apartment were enhanced to support more weight. Garage door openings were squared prior to new doors being installed.

Settling – As previously mentioned, some of the piers have settled a little, causing floors to be unlevel in some areas.

Improper Drainage – Previous gutters were not sufficient to control flow of water from roof, which may have contributed to settling mentioned above. We have since installed oversized gutters and rainwater capture system, which has resolved the issue. Water does pool in driveway after heavy rains.

Water Damage Not Due to a Flood Event – Previous owners repaired a leak in roof valley above shared wall between great room and master bedroom, causing some minor damage to wood flooring below. Our roofer verified that the repair was acceptable. Water heater on west side of house failed shortly after we purchased the house, causing damage to kitchen ceiling. Damage was repaired. Pin-hole leak in copper pipe running from first to second floor in west side crawl space. Pipe was replaced with PEX, crawl space was dried out.

*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):

Keypad for outside gate entry must be entered slowly for it to work. Other keypad and remotes work fine.

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

Y N

- Present flood insurance coverage.
- Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
- Previous flooding due to a natural flood event.
- Previous water penetration into a structure on the Property due to a natural flood event.
- Located wholly partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR).
- Located wholly partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
- Located wholly partly in a floodway.
- Located wholly partly in flood pool.
- Located wholly partly in a reservoir.

If the answer to any of the above is yes, explain (attach additional sheets if necessary):

***If Buyer is concerned about these matters, Buyer may consult Information About Flood Hazards (TXR 1414).**

**For purposes of this notice:*

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

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

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

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

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

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

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



additional sheets as necessary):

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

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

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

Y N

Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time.

If Yes, please explain:

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:

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, please explain:

Well is shared with next door neighbor and resides on their property. We have access to it and are required by forwarding written agreement to pay one half of electricity, maintenance, and repair costs.



- Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.

If Yes, please explain:

- Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)

If Yes, please explain:

- Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.

If Yes, please explain:

- Any condition on the Property which materially affects the health or safety of an individual.

If Yes, please explain:

- Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.

If Yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).

- Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.

If Yes, please explain:



The Property is located in a propane gas system service area owned by a propane distribution system retailer.

If Yes, please explain:

Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

If Yes, please explain:

Section 9. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? Yes No

Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.

Section 10. Check any tax exemption(s) which you (Seller) currently claim for the Property:

- Homestead Senior Citizen Disabled
- Wildlife Management Agricultural Disabled Veteran
- Other: _____ Unknown

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

Yes No

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

If yes, explain:

Section 13. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?* Yes No Unknown

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.

Christopher Erlon 06/15/2023
Signature of Seller Date

Julianna 06/15/2023
Signature of Seller Date

Printed Name: Christopher Erlon

Printed Name: Julieanna Erlon

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 <https://publicsite.dps.texas.gov/SexOffenderRegistry>. 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>Pedernales Electric Co-Op</u>	Phone #	<u>_____</u>
Sewer:	<u>Private</u>	Phone #	<u>_____</u>
Water:	<u>Private</u>	Phone #	<u>_____</u>
Cable:	<u>N/A- DirecTV</u>	Phone #	<u>_____</u>
Trash:	<u>Waste Connections</u>	Phone #	<u>_____</u>
Natural Gas:	<u>NA</u>	Phone #	<u>_____</u>
Phone Company:	<u>NA</u>	Phone #	<u>_____</u>
Propane:	<u>Wimberley Hydrogas</u>	Phone #	<u>_____</u>
	<u>NA- We use Verizon 5G</u>		
	<u>Home/Business Internet with</u>		
Internet:	<u>good results</u>	Phone #	<u>_____</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: _____