



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

Effective September 1, 2010, Texas, Inc. 2010

Section 5.092, 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

10420 Ember Glen Dr
Austin, TX 78726-4393

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 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 state for 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	<input checked="" type="checkbox"/>			Liquid Propane Gas				Pool			
Carbon Monoxide Det.	<input checked="" type="checkbox"/>			-LP Community (Capped)				Pool Equipment			
Ceiling Fans	<input checked="" type="checkbox"/>			-LP on Property				Pool Maint. Accessories			
Cooktop	<input checked="" type="checkbox"/>			Hot Tub				Pool Heater			
Dishwasher	<input checked="" type="checkbox"/>			Intercom System							
Disposal	<input checked="" type="checkbox"/>			Microwave	<input checked="" type="checkbox"/>						
Emergency Escape Ladder(s)	<input checked="" type="checkbox"/>			Outdoor Grill							
Exhaust Fans	<input checked="" type="checkbox"/>			Patio/Decking							
Fences	<input checked="" type="checkbox"/>			Plumbing System	<input checked="" type="checkbox"/>						
Fire Detection Equip.	<input checked="" type="checkbox"/>			Pool							
French Drain											
Gas Fixtures	<input checked="" type="checkbox"/>										
Natural Gas Lines	<input checked="" type="checkbox"/>										

Item	Y	N	U	Additional Information
Central A/C	<input checked="" type="checkbox"/>			electric / gas number of units: 2
Evaporative Coolers	<input checked="" type="checkbox"/>			number of units:
Wall/Window AC Units	<input checked="" type="checkbox"/>			number of units:
A/C Fan(s)	<input checked="" type="checkbox"/>			if yes, describe:
Central Heat	<input checked="" type="checkbox"/>			electric / gas number of units: 2
Other Heat	<input checked="" type="checkbox"/>			if yes, describe:
Oven	<input checked="" type="checkbox"/>			number of ovens: electric / gas other:
Fireplace & Chimney	<input checked="" type="checkbox"/>			wood / gas logs / mock / other:
Capport	<input checked="" type="checkbox"/>			attached / not attached
Garage	<input checked="" type="checkbox"/>			attached / not attached
Garage Door Openers	<input checked="" type="checkbox"/>			number of units: 2 number of remotes: 2
Satellite Dish & Controls	<input checked="" type="checkbox"/>			owned / lease from:
Security System	<input checked="" type="checkbox"/>			owned / lease from: <i>Harold</i>
Water Heater	<input checked="" type="checkbox"/>			electric / gas other: <i>Tankless</i> number of units:
Water Softener	<input checked="" type="checkbox"/>			owned / lease from:
Underground Lawn Sprinkler	<input checked="" type="checkbox"/>			automatic / manual areas covered:
Septic / On-Site Sewer Facility	<input checked="" type="checkbox"/>			if yes, attach information about On-Site Sewer Facility (TAR-1407)

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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: _____ Age: _____ (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: oak wilt		<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		<input checked="" type="checkbox"/>
Located in Historic District		<input checked="" type="checkbox"/>
Historic Property Designation		<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		<input checked="" type="checkbox"/>
Previous Fires		<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"/>

(TAR-1406) 01-01-16

Initialed by: Buyer _____ and Seller _____
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Concerning the Property at 10420 Ember Glen Dr
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If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):
Pool replaced due to hail damage. Drilled for gas piping

*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.) * ONE TIME ASSESSMENT OF \$150 FOR BATHHOUSE RENOVATION @ CANYON CREEK PARK. \$50 - JULY 1, 2017, JAN. 1, 2018 AND JULY 1, 2018 (SPLIT IN 3 PAYMENTS)
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: Poolwin management
Manager's name: Celeste Schulz Phone: 512-852-7972
Fees or assessments are: \$ 400 per year and are: mandatory voluntary
Any unpaid fees or assessment for the Property? yes (3) 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: Pool tennis & basketball courts

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 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.

(TAR-1405) 01-01-15

Initialed by: Buyer: _____ and Seller: [Signature]
Produced with support by eProLogix 18070 Fritsch Mill Road, Proser, Michigan 48026 www.eProLogix.com

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

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

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

Section 9. Have you (Seller) ever filed a claim for damage to the Property with any insurance provider? yes no

Section 10. 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 11. 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.

(TAR-1406) 01-01-16

Initialed by: Buyer _____

and Seller _____

Produced with ZPLForm2 by ZPLLogic, 38076 Fritchville Road, Frisco, TX 75034 (972) 211-2222

Concerning the Property at

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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

Printed Name: Stephan Porter

Date

Signature of Seller

Printed Name: Karen Ann Porter

Date

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.dps.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: PEDERNALES ELECTRIC CO-OP
 Sewer: CITY OF AUSTIN
 Water: CITY OF AUSTIN
 Cable: TIME WARNER
 Trash: CITY OF AUSTIN
 Natural Gas: TEXAS GAS SERVICE
 Phone Company: _____
 Propane: _____

phone #: 512 331-8883
 phone #: 512 494-9400
 phone #: 512 494-9400
 phone #: 512 485-5555
 phone #: 512 494-9400
 phone #: 800 700-2443
 phone #: _____
 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: _____



DISCLOSURE OF RELATIONSHIP WITH RESIDENTIAL SERVICE COMPANY

RESIDENTIAL SERVICE CONTRACTS. A residential service contract is a product under which a residential service company, for a fee, agrees to repair or replace certain equipment or items in a property. Co-payments typically apply to most service calls. Residential service companies are licensed and regulated by the Texas Real Estate Commission. The extent of coverage and the cost of coverage will vary. Before buying a residential service contract, the buyer should read the contract and consider comparing it with the extent of coverage and costs from several other residential service companies. You may obtain a list of the residential service companies licensed in Texas at <http://www.trec.texas.gov>. **YOU MAY CHOOSE ANY COMPANY.**

THE PURCHASE OF A RESIDENTIAL SERVICE CONTRACT IS OPTIONAL. The TREC promulgated residential contract forms contain a paragraph in which the parties may negotiate whether the seller will reimburse the buyer the cost of a residential service contract. The choice of the residential service company and extent of coverage lies with the buyer. **NEITHER A BROKER/SALES AGENT NOR A SELLER MAY CONDITION THE SALE OF A PROPERTY ON THE BUYER'S PURCHASE OF A RESIDENTIAL SERVICE CONTRACT.**

- | | |
|---|--|
| <input type="checkbox"/> Other Broker/Sale Agent will receive no compensation from a residential service company. | <input type="checkbox"/> Listing Broker/Sales Agent will receive no compensation from a residential service company. |
| <input type="checkbox"/> Other Broker/Sales Agent receives compensation from the following residential service company
_____ | <input checked="" type="checkbox"/> Listing Broker/Sales Agent receives compensation from the following residential service company:
AHS Warranty
_____ |
| for providing the following services:
_____ | for providing the following services:
Advertising and Promotional Support
_____ |

The compensation is not contingent upon a party to the real estate transaction purchasing a contract or services from the residential service company.

The compensation is the fee for the services that Listing Broker or Other Broker, either directly or through an agent, provides to the company. As required by the Real Estate Settlement Procedures Act and HUD Regulation X, any fees paid to a settlement services provider are limited to the reasonable value of services actually rendered.

Other Broker's Name _____ License No. _____
By: _____

Coldwell Banker United
Listing Broker's Name **0420132** License No. _____
By: Doreen Dillard
Doreen Dillard

The undersigned acknowledges receipt of this notice:
Buyer _____
Buyer _____

Stephen Porter
Seller **Stephen D. Porter**
Anne Porter
Seller **Anne Porter**

The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms or contracts. Such approval relates to this contract form only. TREC forms are intended for use only by active real estate license holders. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not intended for complex transactions. Texas Real Estate Commission, P.O. Box 12108, Austin, TX 78711-2168. (512) 536-3000 (<http://www.trec.texas.gov>) RSC-2