



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 2321 Turkey Creek Ln
Brenham, TX 77833-7480

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? 2/2/202 (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
Cable TV Wiring	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carbon Monoxide Det.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ceiling Fans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cooktop	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Emergency Escape Ladder(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Exhaust Fans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fences	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fire Detection Equip.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
French Drain	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas Fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Natural Gas Lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Item	Y	N	U
Liquid Propane Gas:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-LP Community (Captive)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-LP on Property	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot Tub	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Intercom System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Microwave	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Outdoor Grill	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Patio/Decking	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plumbing System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pool Equipment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pool Maint. Accessories	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pool Heater	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Item	Y	N	U	Additional Information
Central A/C	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: <u>1</u>
Evaporative Coolers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	number of units: <u> </u>
Wall/Window AC Units	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	number of units: <u>2 including Apartment</u>
Attic Fan(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	if yes, describe: <u> </u>
Central Heat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: <u>1</u>
Other Heat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	if yes, describe: <u>Apartment has A/C & Heat with unit</u>
Oven	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	number of ovens: <u> </u> electric <input type="checkbox"/> gas <input type="checkbox"/> other: <u> </u>
Fireplace & Chimney	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> wood <input type="checkbox"/> gas logs <input type="checkbox"/> mock <input type="checkbox"/> other: <u> </u>
Carport	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> attached <input type="checkbox"/> not attached
Garage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage Door Openers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	number of units: <u> </u> number of remotes: <u> </u>
Satellite Dish & Controls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	owned <input type="checkbox"/> leased from: <u> </u>
Security System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	owned <input type="checkbox"/> leased from: <u> </u>
Solar Panels	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	owned <input type="checkbox"/> leased from: <u> </u>
Water Heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> electric <input checked="" type="checkbox"/> gas <input type="checkbox"/> other: <u> </u> number of units: <u>3</u>
Water Softener	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> owned <input type="checkbox"/> leased from: <u> </u>
Other Leased Items(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	if yes, describe: <u> </u>

(TXR-1406) 09-01-19 Initialed by: Buyer: _____, _____ and Seller: KAB, JFB Page 1 of 6

Concerning the Property at _____

Underground Lawn Sprinkler	<input type="checkbox"/>	<input checked="" type="checkbox"/>	automatic	manual	areas covered: _____
Septic / On-Site Sewer Facility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	if yes, attach Information About On-Site Sewer Facility (TXR-1407)		

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 TXR-1906 concerning lead-based paint hazards).

Roof Type: Asphalt shingles Age: 19 years (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? yes no unknown

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? yes no If yes, describe (attach additional sheets if necessary): _____

Outdoor gas grill does not work

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		<input checked="" type="checkbox"/>	Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sidewalks		<input checked="" type="checkbox"/>
Ceilings		<input checked="" type="checkbox"/>	Foundation / Slab(s)		<input checked="" type="checkbox"/>	Walls / Fences		<input checked="" type="checkbox"/>
Doors		<input checked="" type="checkbox"/>	Interior Walls		<input checked="" type="checkbox"/>	Windows		<input checked="" type="checkbox"/>
Driveways		<input checked="" type="checkbox"/>	Lighting Fixtures		<input checked="" type="checkbox"/>	Other Structural Components		<input checked="" type="checkbox"/>
Electrical Systems		<input checked="" type="checkbox"/>	Plumbing Systems		<input checked="" type="checkbox"/>			
Exterior Walls		<input checked="" type="checkbox"/>	Roof		<input checked="" type="checkbox"/>			

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): some tile has cracked in living Area

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	Condition	Y	N
Aluminum Wiring		<input checked="" type="checkbox"/>	Radon Gas		<input checked="" type="checkbox"/>
Asbestos Components		<input checked="" type="checkbox"/>	Settling		<input checked="" type="checkbox"/>
Diseased Trees: <u>oak wilt</u>		<input checked="" type="checkbox"/>	Soil Movement		<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property		<input checked="" type="checkbox"/>	Subsurface Structure or Pits		<input checked="" type="checkbox"/>
Fault Lines		<input checked="" type="checkbox"/>	Underground Storage Tanks		<input checked="" type="checkbox"/>
Hazardous or Toxic Waste		<input checked="" type="checkbox"/>	Unplatted Easements		<input checked="" type="checkbox"/>
Improper Drainage		<input checked="" type="checkbox"/>	Unrecorded Easements		<input checked="" type="checkbox"/>
Intermittent or Weather Springs		<input checked="" type="checkbox"/>	Urea-formaldehyde Insulation		<input checked="" type="checkbox"/>
Landfill		<input checked="" type="checkbox"/>	Water Damage Not Due to a Flood Event		<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards		<input checked="" type="checkbox"/>	Wetlands on Property		<input checked="" type="checkbox"/>
Encroachments onto the Property		<input checked="" type="checkbox"/>	Wood Rot		<input checked="" type="checkbox"/>
Improvements encroaching on others' property		<input checked="" type="checkbox"/>	Active infestation of termites or other wood destroying insects (WDI)		<input checked="" type="checkbox"/>
Located in Historic District		<input checked="" type="checkbox"/>	Previous treatment for termites or WDI	<input checked="" type="checkbox"/>	
Historic Property Designation		<input checked="" type="checkbox"/>	Previous termite or WDI damage repaired	<input checked="" type="checkbox"/>	
Previous Foundation Repairs		<input checked="" type="checkbox"/>	Previous Fires		<input checked="" type="checkbox"/>
Previous Roof Repairs		<input checked="" type="checkbox"/>	Termite or WDI damage needing repair		<input checked="" type="checkbox"/>
Previous Other Structural Repairs		<input checked="" type="checkbox"/>	Single Blockable Main Drain in Pool/Hot Tub/Spa*		<input checked="" type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine		<input checked="" type="checkbox"/>			

Concerning the Property at _____

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): SMALL
Amount of termites were discovered & treated in Add on
To Apartment & damage was repaired (2015)
Main house slab was treated upon construction.

*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 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 | |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Present flood insurance coverage (if yes, attach TXR 1414). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Previous flooding due to a natural flood event (if yes, attach TXR 1414). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Previous water penetration into a structure on the Property due to a natural flood event (if yes, attach TXR 1414). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Located <input type="checkbox"/> wholly <input type="checkbox"/> 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). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a floodway (if yes, attach TXR 1414). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a flood pool. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a reservoir. |

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

*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.

Concerning the Property at _____

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.)

- | | |
|--|--|
| <u>Y</u> <u>N</u>
___ <input checked="" type="checkbox"/> | 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. |
| ___ <input checked="" type="checkbox"/> | 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. |
| ___ <input checked="" type="checkbox"/> | Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:
Any optional user fees for common facilities charged? ___ yes ___ no If yes, describe: _____ |
| ___ <input checked="" type="checkbox"/> | Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property. |
| ___ <input checked="" type="checkbox"/> | Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.) |
| ___ <input checked="" type="checkbox"/> | Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property. |
| ___ <input checked="" type="checkbox"/> | Any condition on the Property which materially affects the health or safety of an individual. |
| ___ <input checked="" type="checkbox"/> | Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.
If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation). |
| ___ <input checked="" type="checkbox"/> | 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. |
| ___ <input checked="" type="checkbox"/> | The Property is located in a propane gas system service area owned by a propane distribution system retailer. |
| ___ <input checked="" type="checkbox"/> | Any portion of the Property that is located in a groundwater conservation district or a subsidence district. |

If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary): _____

Concerning the Property at _____

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

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 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?* unknown no yes. If no or unknown, explain.

(Attach additional sheets if necessary): Buildings have smoke detectors. I installed these myself and I don't know the Chapter 766 requirements

*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.

K.A. Buford 5-5-2021 Jillie J. Buford 5-5-2021
Signature of Seller Date Signature of Seller Date

Printed Name: _____ Printed Name: _____

Concerning the Property at _____

ADDITIONAL NOTICES TO BUYER:

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit <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* (TXR 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>Bluebonnet Electric</u>	phone #:	<u>800-842-7708</u>
Sewer:	<u>N/A</u>	phone #:	_____
Water:	<u>N/A</u>	phone #:	_____
Cable:	<u>N/A</u>	phone #:	_____
Trash:	<u>Town & Country Trash Ser.</u>	phone #:	<u>979-451-9655</u>
Natural Gas:	<u>N/A</u>	phone #:	_____
Phone Company:	<u>N/A</u>	phone #:	_____
Propane:	<u>Brenham Propane LP Gas</u>	phone #:	<u>979-836-2331</u>
Internet:	<u>Zochnet</u>	phone #:	<u>979-542-9200</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: _____	

(TXR-1406) 09-01-19 Initialed by: Buyer: _____, _____ and Seller: KMB JJB Page 6 of 6



INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT

2321 Turkey Creek Ln
Brenham, TX 77833-7480

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

- (1) Type of Treatment System: Septic Tank Aerobic Treatment Unknown
- (2) Type of Distribution System: ET system Unknown
- (3) Approximate Location of Drain Field or Distribution System: IN pasture behind house Unknown
- (4) Installer: Justin Flacowski Unknown
- (5) Approximate Age: 19 years Unknown

B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? Yes No
If yes, name of maintenance contractor: _____
Phone: _____ contract expiration date: _____
Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard on-site sewer facilities.)
- (2) Approximate date any tanks were last pumped? 2013
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? Yes No
If yes, explain: _____
- (4) Does Seller have manufacturer or warranty information available for review? Yes No

C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

- (1) The following items concerning the on-site sewer facility are attached:
 planning materials permit for original installation final inspection when OSSF was installed
 maintenance contract manufacturer information warranty information sewer system is permitted by County, but location of paperwork OK
- (2) "Planning materials" are the supporting materials that describe the on-site sewer facility that are submitted to the permitting authority in order to obtain a permit to install the on-site sewer facility.
- (3) **It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.**

D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

<u>Facility</u>	<u>Usage (gal/day) without water-saving devices</u>	<u>Usage (gal/day) with water-saving devices</u>
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.

	<u>5-5-2021</u>		<u>05-05-2021</u>
Signature of Seller	Date	Signature of Seller	Date
Kent N Buford		L Jackie Buford	

Receipt acknowledged by:

_____ Signature of Buyer	_____ Date	_____ Signature of Buyer	_____ Date
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General Construction Specifications List by Owners

I. Foundation

1. Finished slab shall be 8 inches above the House pad grade
2. Exterior beams shall be 30 inches in depth with a minimum bottom width of 12 inches tapering to a width of 18 inches at a point 4 inches below finished slab
3. Exterior beams shall contain a minimum of five $\frac{3}{4}$ inch rebars per running foot spaced properly throughout all exterior beams
4. Interior beams shall be 24 inches in depth with a minimum bottom width of 12 inches tapering to 9 inches side to side measured from center line of interior beam for a total width of 18 inches at a point 4 inches below finished slab
5. Interior beams shall contain a minimum of four $\frac{3}{4}$ inch rebars per running foot spaced properly throughout all interior beams
6. Concrete anchor bolts shall be set no farther than eight feet apart in exterior beams
7. A minimum of five sack concrete per yard shall be used
8. Slab shall be a minimum of 4 inches thick
9. Reinforcement wire shall be Six gauge 6 inch by 6 inch mesh
10. Foundation sand shall be treated for termites and covered with 6 mil plastic film
11. Felix at Brenham Ready Mix shall furnish concrete

II. Framing

1. #2 yellow pine or better shall be used
2. All wall studs, ceiling joist, floor joist, and rafters shall be set on 16 inch centers
3. Header Boards three feet in length or shorter over doors, windows, etc. shall be constructed using 2"x6"s minimum
4. Header Boards longer than three feet in length over doors, windows, etc. shall be constructed using 2"x12"s
5. Treated base plates shall be used
6. Open web floor joist should be used over Master Bedroom to allow for Air conditioning ducts in Master Bedroom
7. Ceiling height on first floor shall be nine feet, except for vaulted ceiling in Great Room – approximately 17 feet
8. Ceiling height on second floor shall be a standard eight feet
9. Thirty foot (plus or minus) laminated beam shall be installed in Great Room to support roof

10. 3/8 inch metal plate shall be installed between 2"x12" header over carport for added strengthening to prevent sagging
11. Overhang on Roof shall be a minimum width of sixteen inches
12. 15/32 inch Tech Shield by Louisiana Pacific Corp. shall be used for roof decking (20 year warranty)
13. Exterior walls shall be wrapped with 15/32 inch OSB by Louisiana Pacific Corp., then covered over with a High R Value foam board insulation
14. Every effort shall be made to prevent air infiltration by caulking under base plates and the use of sealing foams and caulking shall be used around windows, doors, corners, tees, and etc.

III. Plumbing

1. All water lines, both hot and cold, shall be copper
2. All water lines penetrating through slab are to have a black rolled plastic sleeve around them extending to a minimum depth of 10 inches or more into the sand beneath the slab
3. Incoming cold water line shall be a minimum of 3/4 inches or larger in diameter
4. Air shock chambers shall be installed on both hot and cold lines as needed
5. Water faucets on exterior walls of house shall be of Freeze proof design positioned by owner
6. All drain lines shall be PVC schedule 40
7. Black water drain shall be 4 inches in diameter
8. Gray water drain shall be a minimum of 2 inches in diameter
9. Black water drain lines under slab shall exit left side of house foundation, from front view
10. Black water drain lines shall have clean out plugs located on both ends of drain
11. Gray water drain lines shall be independent of Black water drain lines, only Black water drain lines shall be routed to septic system
12. Two hot water heaters shall be installed, no hot water lines shall be inter-connected between the two systems: One hot water system shall supply guest bedroom above master bedroom, master bedroom and bath, and kitchen area; the other hot water system shall supply the guest bedroom above the carport, and the utility room
13. House shall be piped for LP Gas at kitchen stove, and hot water heater on left side of house above Master Bathroom

14.LP Gas line shall enter at front of house

IV. Exterior House Covering and Materials

1. Hardiplank with primeplus factory primer shall be used on all exterior surfaces (other than the Brick), face boards, South gable end, soffit's, dormers, etc.
2. Hardiplank Beaded Cedarmill seven inch lap sliding shall be used on South gable end and all dormers
3. "Old Red River" brick manufactured by Athens Brick Company shall be used on the exterior of house
4. Gray or plain mortar shall be used
5. Front Porch and Front Step shall have brick edging
6. Front Porch Columns shall rest on Brick Pads approximately five bricks high and 18 inches square
7. Keystones shall be installed over front windows
8. Front Porch columns shall be tapered 10 inch plain round manufactured by Marbleine, Inc or equivalent
9. Back Porch columns shall be tapered 8 inch plain round manufactured by Marbleine, Inc. or equivalent
10. Black Vinyl shutters shall be installed on front, left, and right side windows (including front dormer windows)
11. Front Dormer windows shall have Black Vinyl Sunburst over windows—See Mid America Master Series Catalog or equivalent
12. Roofing shall be Black Architectural style 30 year warranty
13. Roof ridge vent shall be Ridge Master Plus or equivalent
14. Vinyl round top 22 inch by 32 inch Gable End Vents
15. Exterior paint shall be Sherwin Williams Duration Latex

Enamel Satin Finish

V. Windows and Doors

1. All windows shall be single hung Series 500 with thermal E+glass, nailing fin, internal muntins, and white powder coat finish manufactured by Thermal Windows, Inc. Contact Pat Coyle at (800)339-3697, 20% discount when ordering more than 16 windows
2. Left and right front windows and center window over kitchen sink on front of house shall be custom constructed arc top windows
3. Toilet room window shall have Series 580 specialty fixed window manufactured by Thermal Windows, Inc- Fixed Octagon without muntins
4. Glass Block window shall be installed over Jacuzzi Tub

Handwritten notes:
Jason →
One primer - 2 COATS
1st primer
1-COAT Latex
1-COAT Duration

5. Skylights over Great Room shall be 2 feet by 4 feet Velux Skylights
6. Exterior doors shall be Reliabilt Fiberglass by Southern Millwork Company or equivalent- Front door, Model #98 with #40SL sidelites and Back door, Model ----- Patio single with fifteen lite grille and thermal lowE glass, also outside Utility Room door and outside door under stairway shall be solid (no glass panels) fiberglass doors
7. Interior closet doors shall be Half louvered Craftmaster masonite Classique Design style if available
8. All other Interior doors (including two pocket doors) shall be Craftmaster masonite Classique Design two panel
9. Interior Door hardware shall have lever style handles

VI. Wall and Ceiling Insulation

1. High R-value blown fiberglass insulation in exterior walls and under floor in Guest Bedroom above Carport
2. High R-value blown fiberglass insulation in ceiling (attic)
3. Fiberglass bat insulation in all interior walls (for sound deading)
4. Fiberglass bat insulation above Master Bedroom ceiling

VII. Electrical

1. Owner shall do all electrical wiring (including purchasing light fixtures and central vacuum system)

VIII. Air Conditioning and Heating

1. Carrier High Efficiency Puron Heat Pumps
2. Possibly two units: consult with air conditioning contractor
3. Sheet metal duct work with heavy insulation shall be used

IX. Interior Design and Materials

1. Great Room Vaulted Ceiling shall be 6 inch tongue and grooved aspen or pine with five fake ceiling beams
2. All other walls and ceilings shall be ½ inch sheetrock with bullnosed corners
3. Arched opening between Great Room and Kitchen
4. Arched opening between Entry Hall and Great Room
5. Paint Grade Crown moulding in all first floor rooms *except great room add to utility room*
(excluding utility room) *add to utility room*
6. Paint Grade wooden window casings with upper corner rosettes- in Great Room, Kitchen, Master Bedroom, Master Bathroom, and Entry Hall
7. Paint Grade wooden base boards throughout house
8. Paint Grade wooden window casings in upstairs bedrooms

*except great room
add to utility room
ceiling*

9. Bead board style paneling Wainscoting in Master Bathroom and Guest Bathroom above Master bedroom (with sheet rock above Wainscoting)
10. Brick on Hearth and Wall behind Wood Stove (exterior brick)
11. Stairs in Great Room and Overlook in Great Room shall be Banisters and Pickets
12. Hand rail shall be in stairway leading to room above Carport
13. Interior paint shall be Sherwin Williams Super Paint Interior Latex Enamel Satin Finish

X. Bathrooms

1. Master Bathroom
 - a. 55 inch by 55 inch corner Jacuzzi Tub Model #9590 "Stellaria", Color White, with right hand pump
 - b. Cultured Marble tub surround and backsplash
 - c. Shower shall be Cultured Marble with corner seat
 - d. Under mount Lavatories shall be 15 inch or 16 inch ovals in white china
 - e. Solid surface countertop- Silestone brand
 - f. Kohler White elongated toilet
2. Upstairs Guest Bathroom above Master Bedroom
 - a. White pedestal sink
 - b. Kohler White elongated toilet
 - c. Acrylic White 36 inch by 36 inch shower with trackless glass shower door
3. Upstairs Bathroom above Carport
 - a. Acrylic White 36 inch by 36 inch shower with trackless glass shower door
 - b. Kohler White elongated toilet
 - c. Under mount lavatory shall be a 15 inch or 16 inch oval in white china
 - d. Culture Marble vanity countertop

XI. Kitchen

1. Heavy gauge Stainless steel sink (one small bowl and one large bowl), ~~under mount if solid surface countertop is used~~
2. Garbage Disposal-Kitchen Aid ¾ h.p. Auto-reverse Model # KCDI250X ***
3. Kitchen Aid 30 inch slide-in Gas Range Model # KGST307HBS ***
4. Kitchen Aid Dishwasher Whisper Quiet Model # KUDM01TJBS ***
5. Quality Stainless Steel Vent Hood ***
6. ~~Silestone countertops~~ *provided*

7. ~~Tumbled Stone backsplash~~

8. Deep windowsill over kitchen sink windows for plants, etc.

*** Owners to provide Items 2, 3, 4, & 5

XII. Utility Room

1. Deep Single bowl stainless steel sink in cabinet
2. Built-in Ironing Board

XIII. Kitchen, Bathrooms, and Utility Room Cabinets

1. Kitchen
 - a. Hickory cabinets
 - b. Discuss Kitchen design with cabinet maker
2. Master Bathroom
 - a. Ash cabinets shall be 36 inches high
 - b. Discuss Bathroom cabinet design with cabinet maker
3. Upstairs Guest Bathroom above Carport
 - a. Paint Grade Vanity Cabinet
 - b. Discuss Bathroom cabinet design with cabinet maker
4. Utility Room
 - a. Paint Grade Cabinets over washer and dryer and over sink
 - b. Paint Grade Cabinet for stainless steel sink

XIV. Floor Coverings

1. Entry Hall, Great Room, Kitchen, and Utility Room shall be ceramic tile floor from the Artisan Collection "Grand Canyon", color shall be "Copper #040" in three sizes (12 inch by 18 inch, 6 inch by 12 inch, and 6 inch by 6 inch) laid in a mixed pattern from Home Depot for \$2.29 per square foot for all sizes, uninstalled
2. Master Bathroom shall be ceramic tile floor from the Artisan Collection "Grand Canyon", color shall be "Copper #040" in one size (12 inch by 18 inch) laid in brick style pattern
3. Guest Bathrooms shall be ceramic tile floor from the Artisan Collection "Grand Canyon", color shall be "Copper #040" in one size (6 inch by 12 inch) laid in brick style pattern
4. Bedrooms shall have Barber style carpet, medium price range with best carpet pad
5. Stairs in Great Room shall have Barber style carpet runner with wood trim on end of treads
6. Stairs leading to room above carport shall have Barber style carpet

XV. Bid Information

1. House shall be Bid two ways:
 - a. Bid #1 Turnkey (including Item VII. Electrical)

b. Bid #2 (excluding Items VII. Electrical, XIII. Kitchen, Bathrooms, and Utility Room Cabinets, and XIV. Floor Coverings)

2. Bids shall be itemized