

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: 23307 Windy Valley Rd, Leander, Texas 78641

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	\square is not	occupying the property. If unoccupied (by Seller), how long since Seller has occupied the
Proper	ty? _		(approximate date) or $\ \square$ never
occupi	ed the	Property	

Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

Item Y N U		U	Ite	Item		Υ	N	U	Item	Υ	N	Į	
Cable TV Wiring	X			Lic	Liquid Propane Gas					Pump: ☐ sump ☐ grinder			5
Carbon Monoxide Det.			Х	- L	- LP Community (Captive			Х		Rain Gutters	X		Γ
Ceiling Fans	X			- L	P o	n Property	Х			Range/Stove	Х		
Cooktop	X			Ho	ot Tu	ıb		Х		Roof/Attic Vents			
Dishwasher	X			Int	terco	om System		X		Sauna		X	Γ
Disposal	X			Mi	crov	vave	X			Smoke Detector	X		Γ
Emergency Escape Ladder(s)		Х		Οι	Outdoor Grill			Х		Smoke Detector Hearing Impaired			,
Exhaust Fan	X			Pa	atio/l	Decking	X			Spa		X	Γ
Fences	X			PΙι	umb	ing System	Х			Trash Compactor		X	Γ
Fire Detection Equipment			X	Po	ool		Х			TV Antenna		X	Γ
French Drain		Х		Po	ool E	quipment	Х			Washer/Dryer Hookup	X		Γ
Gas Fixtures	X			Po	Pool Maint. Accessories		Х			Window Screens	X		
Natural Gas Lines			Х	Ро	Pool Heater			Х		Public Sewer System		Х	
Item				Y N	U	Additional Informat	tion)					_
Central A/C				<									
F " 0 '				1.7	,								_

Item		Z	C	Additional Information					
Central A/C	Χ			☑ electric ☐ gas number of units: 1					
Evaporative Coolers		Χ		number of units:					
Wall/Window AC Units		Χ		number of units:					
Attic Fan(s)		Χ		if yes, describe:					
Central Heat	Χ			☑ electric ☐ gas number of units: 1					
Other Heat		Χ		if yes, describe:					
Oven	Χ			number of ovens: 1 ⊠ electric ⊠ gas □ other					
Fireplace & Chimney	Χ			⊠wood □ gas log □mock □ other					
Carport	Χ			□ attached ⊠ not attached					
Garage		Χ		□ attached □ not attached					
Garage Door Openers				number of units: number of remotes:					
Satellite Dish & Controls	Χ		☑ owned ☐ leased from:						
Security System		Χ	□ owned □ leased from:						
Solar Panels		Χ		□ owned □ leased from:					
Water Heater	Χ			□ electric ⊠ gas □ other number of units: 1					

Initialed by: Buyer: ____, ___ and Seller: $\underline{\text{KZ}}$, $\underline{\text{BK}}$

Prepared with Sellers Shield

Concerning the Property at 23307 Wil	ndy	Valley	' Rd	I, Leander	г, Те	₃xas 7	8641					
Water Softener			Х	ППО	wn	ed [☐ leased from	n:				
Other Leased Item(s)		X		if y€	if yes, describe: Propane tank							
Underground Lawn Sprinkler		X		□а	uto	matio	c ⊠ manual		area	s covered: front lawn		
Septic / On-Site Sewer Facility	·	Х		if Ye	es,	attac	h Informatio	n /	∖bou	t On-Site Sewer Facility.(TXR-	140	7)
Water supply provided by: ☐ ci	ity	□w	ell	□ MU[O	□ со	-op □ unkn	OW	n [☑ other: AQUA WATER UTIL	ITY	
Was the Property built before 1 (If yes, complete, sign, and atta			•					oai	nt ha	azards).		
Roof Type: Composite (Shingles) Age: 6 years PER PRIOR OWNER (approximate)												
Is there an overlay roof covering covering)? ☐ Yes ☐ No ☒ U	_		e Pr	roperty ((shi	ingle	s or roof cov	eri	ng p	laced over existing shingles or	roo	f
Are you (Seller) aware of any of defects, or are in need of repair								are	not	in working condition, that have		
Section 2. Are you (Seller) ave you are aware and No (N) if y	ou.	are	not	t aware.		or ma	Ilfunctions i					
Item	Υ		Ite					Y	N	ltem Cidentallia	┤	N
Basement	⊬	_		oors	- /	Clab/	- \		X	Sidewalks	+	X
Ceilings	⊢	_		undation			s)		X	Walls / Fences	+	X
Doors	⊢	_		erior Wa					X	Windows Other Structural Components	+	<u>^</u>
Driveways Floatrical Systems	⊢	_		hting Fi					$\frac{1}{x}$	Other Structural Components	+	+^
Electrical Systems Exterior Walls	₩	_	Ro	umbing (Sys	items	•		$\frac{1}{x}$		+	+
	<u> </u>											<u> </u>
If the answer to any of the item	s ir	n Sec	tior	n 2 is Ye	es,	expla	ain (attach a	ddi	tiona	al sheets if necessary):		
Section 3. Are you (Seller) a No (N) if you are not aware.)	ıwa	are of	ar	ny of the	e fo	ollow			s? (I	Mark Yes (Y) if you are aware	an	d
Condition					Υ	N	Condition				Y	N
Aluminum Wiring						X	Radon Ga	s				X
Asbestos Components						X	Settling					X
Diseased Trees: ☐ Oak Wilt						Х	Soil Mover				\perp	Х
Endangered Species/Habitat of	n F	rope	rty			Х	_			ture or Pits	\perp	X
Fault Lines						X	Undergrou	nd	Sto	rage Tanks	\perp	Х
Hazardous or Toxic Waste						Х	Unplatted				\perp	X
Improper Drainage						X					X	
Untermittent or Weather Carina	ntermittent or Meather Carings				1 /	I V I	Il Iron forms	ام ا	برطما	de Inculation	1	$\overline{}$

Condition	Υ	N	Condition
Aluminum Wiring		Х	Radon Gas
Asbestos Components		Х	Settling
Diseased Trees: ☐ Oak Wilt		Х	Soil Movement
Endangered Species/Habitat on Property		Х	Subsurface Structure or Pits
Fault Lines		Х	Underground Storage Tanks
Hazardous or Toxic Waste		Х	Unplatted Easements
Improper Drainage		Х	Unrecorded Easements
Intermittent or Weather Springs		Х	Urea-formaldehyde Insulation
Landfill		Х	Water Damage Not Due to a Flood Event
Lead-Based Paint or Lead-Based Pt. Hazards		Х	Wetlands on Property
Encroachments onto the Property		Х	Wood Rot
Improvements encroaching on others' property		Х	Active infestation of termites or other wood
Located in Historic District		Х	destroying insects (WDI)
Historic Property Designation		Х	Previous treatment for termites or WDI

Initialed by: Buyer: ____, ____ and Seller: KZ, BK



Previous Foundation Repairs	X	Previous termite or WDI damage repaired	X
Previous Roof Repairs	X	Previous Fires	X
Previous Other Structural Repairs	X	Termite or WDI damage needing repair	X
Previous Use of Premises for Manufacture of Methamphetamine	x	Single Blockable Main Drain in Pool/Hot Tub/Spa*	X
			——
f the answer to any of the items in Section 3 is You	es, expla	ain (attach additional sheets if necessary):	
*A single blockable main drain may cause a suction	n entranm	ent hazard for an individual	
-	-	ent, or system in or on the Property that is in no	and of
repair, which has not been previously discl			
additional sheets if necessary):	osea III	Time notice: - 103 Miles No II 103, explain (attacii
additional choose it hecooses, y.			
		ng conditions?* (Mark Yes (Y) if you are aware a	and
check wholly or partly as applicable. Mark No	(N) if yo	ou are not aware.)	
Y N			
$\overline{\boxtimes} \ \Box$ Present flood insurance coverage (if yes, at	tach TXI	₹ 1414).	
□ ⊠ Previous flooding due to a failure or breach	of a rese	ervoir or a controlled or emergency release of wate	r from
a reservoir.			
\square \boxtimes Previous flooding due to a natural flood eve	nt (if yes	s, attach TXR 1414).	
☐ ☑ Previous water penetration into a structure o	on the P	roperty due to a natural flood event (if yes, attach T	XR
1414).			
$oxtimes$ \Box Located \Box wholly $oxtimes$ partly in a 100-year floo	odplain (Special Flood Hazard Area-Zone A, V, A99, AE, A0	Э,
AH, VE, or AR) (if yes, attach TXR 1414).			
\square \boxtimes Located \square wholly \square partly in a 500-year floo	odplain (Moderate Flood Hazard Area-Zone X (shaded)).	
\square \boxtimes Located \square wholly \square partly in a floodway (if y	es, atta	ch TXR 1414).	
\square \boxtimes Located \square wholly \square partly in flood pool.		,	
□ ☑ Located □ wholly □ partly in a reservoir.			
f the answer to any of the above is yes, explain (attach o	dditional sheets if necessary).	
i the answer to any or the above is yes, explain (allacii a	uditional sheets if hecessaly).	
Present flood insurance coverage – paid year	ly . \$962	2.00 per year.	
Located wholly or partly in a 100-year floodpl	lain (Sp	ecial Flood Hazard Area–Zone A, V, A99, AE, AC	Э,

AH, VE, or AR) - The creek is behind the house.

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^{*}For purposes of this notice:

[&]quot;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.

[&]quot;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.

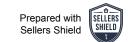
"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"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:



Concerning the Property at 23307 Windy Valley Rd, Leander, Texas 78641
\square \boxtimes Homeowners' associations or maintenance fees or assessments.
If Yes, complete the following:
Name of association: Manager's name: Fees or assessments are: \$ per and are: □ mandatory □ voluntary Any unpaid fees or assessment for the Property? □ yes (\$) □ no
Manager's name: Phone: and are: mandatory voluntary
Any unnaid fees or assessment for the Property? \Box ves. (\$ \Bar\Bar\Bar\Bar\Bar\Bar\Bar\Bar\Bar\Bar
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 Voc. places compain.
If Yes, please explain:
☐ ☑ 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.)
infilted to: divorce, foreclosure, fieliship, 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:
Tree, predec explain.
 □ ⊠ Any condition on the Property which materially affects the health or safety of an individual.
and the second control of the reports which materially and each the reduction of earth, or an incividual.
If Yes, please explain:

Initialed by: Buyer: ____, ___ and Seller: KZ, BK

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(TXR-1406) 09-01-19

Concerning the Property at 23307 Wind	dy Valley Rd, Leander, Te	exas 78641	
		aintenance, made to the Property to paint, urea-formaldehyde, or mold.	remediate environmenta
If Yes, attach any certif example, certificate of r		mentation identifying the extent of the other remediation).	e remediation (for
☐ ☒ Any rainwater harvesting s public water supply as an a	-	e Property that is larger than 500 gal e.	lons and that uses a
If Yes, please explain:			
☐ ☑ The Property is located in a retailer.	a propane gas syste	m service area owned by a propane	distribution system
If Yes, please explain:			
☐ ☑ Any portion of the Property	that is located in a $\mathfrak q$	groundwater conservation district or	a subsidence district.
If Yes, please explain:			
Section 9. Seller ⊠ has □	has not attached	a survey of the Property.	-
		a survey of the Property. eller) received any written inspecti	on reports from
	-	who are either licensed as inspected No If yes, attach copies and co	
Inspection Date	Туре	Name of Inspector	No. of Pages
05/17/22	propane	Justin Taylor	2
		,	
			[
		ports as a reflection of the current cons from inspectors chosen by the buy	
Section 11. Check any tax e	xemption(s) which	you (Seller) currently claim for the	e Property:
⊠ Homestead	☐ Senior Cit	tizen 🗵 Disabled	
(TXR-1406) 09-01-19	Initialed by: Buyer:	:, and Seller: <u>KZ, BK</u> Page 6 of 8	Prepared with Sellers Shield

Concerning the Property at 23307 Windy	Valley Rd, Leander, Texas 786	41				
☐ Wildlife Management ☐ Other:	<u> </u>					
Section 12. Have you (Seller) with any insurance provider? ☐ Yes ☒ No	ever filed a claim for da	mage, other than flood damage, to the Property				
	a settlement or award in	for a claim for damage to the Property (for n a legal proceeding) and not used the proceeds to ⊠ No				
	ter 766 of the Health and	letectors installed in accordance with the smoke Safety Code?* ⊠ Yes □ No □ Unknown ssary):				

*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.

Initialed by: Buyer: ____, ___ and Seller: <u>KZ</u>, <u>BK</u>



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.

KAREN ZOLNOWSKI			
KERBOW	05/26/2022	Bryan Pactrick Kerbow	05/26/2022
Signature of Seller	Date	Signature of Seller	Date
Printed Name: Karen Zolnowski Kerbow		Printed Name: Bryan Kerbow	

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:	PEDERNALES ELECTRIC	Phone #	888-554-4732
Sewer:		Phone #	
Water:	AQUA WATER	Phone #	877-987-2782
Cable:		Phone #	
Trash:	AL CLAWSON	Phone #	512-930-5490
Natural Gas:		Phone #	
Phone Company:		Phone #	
Propane:	P & R PROPANE	Phone #	512-259-4710
Internet:	SPECTRUM	Phone #	844-974-1551

(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:	

Initialed by: Buyer: ____, ___ and Seller: $\underline{\text{KZ}}, \underline{\text{BK}}$

