



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: **2008 De Verne Street, Austin, Texas 78704**

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? One 1/2 weeks (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	Natural Gas Lines	X			Pump: <input type="checkbox"/> sump <input type="checkbox"/> grinder		X	
Carbon Monoxide Det.	X			Fuel Gas Piping:			X	Rain Gutters	X		
Ceiling Fans	X			- Black Iron Pipe	X			Range/Stove	X		
Cooktop	X			- Copper	X			Roof/Attic Vents	X		
Dishwasher	X			- Corrugated Stainless Steel Tubing			X	Sauna		X	
Disposal	X			Hot Tub		X		Smoke Detector	X		
Emergency Escape Ladder(s)		X		Intercom System		X		Smoke Detector Hearing Impaired		X	
Exhaust Fan		X		Microwave		X		Spa		X	
Fences		X		Outdoor Grill		X		Trash Compactor		X	
Fire Detection Equipment	X			Patio/Decking	X			TV Antenna		X	
French Drain			X	Plumbing System	X			Washer/Dryer Hookup	X		
Gas Fixtures	X			Pool		X		Window Screens	X		
Liquid Propane Gas			X	Pool Equipment		X		Public Sewer System	X		
- LP Community (Captive)		X		Pool Maint. Accessories		X					
- LP on Property		X		Pool Heater		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:
Attic Fan(s)			X	if yes, describe:
Central Heat	X			<input type="checkbox"/> electric <input checked="" type="checkbox"/> gas number of units: 1
Other Heat		X		if yes, describe:
Oven	X			number of ovens: 1 <input type="checkbox"/> electric <input checked="" type="checkbox"/> gas <input type="checkbox"/> other _____
Fireplace & Chimney		X		<input type="checkbox"/> wood <input type="checkbox"/> gas log <input type="checkbox"/> mock <input type="checkbox"/> other _____
Carport	X			<input type="checkbox"/> attached <input checked="" type="checkbox"/> not attached
Garage		X		<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage Door Openers				number of units: number of remotes:
Satellite Dish & Controls		X		<input type="checkbox"/> owned <input type="checkbox"/> leased from:

Security System	<input checked="" type="checkbox"/>	<input type="checkbox"/> owned <input type="checkbox"/> leased from:
Solar Panels	<input checked="" type="checkbox"/>	<input type="checkbox"/> owned <input type="checkbox"/> leased from:
Water Heater	<input checked="" type="checkbox"/>	<input type="checkbox"/> electric <input checked="" type="checkbox"/> gas <input type="checkbox"/> other _____ number of units: 1
Water Softener	<input checked="" type="checkbox"/>	<input type="checkbox"/> owned <input type="checkbox"/> leased from:
Other Leased Item(s)	<input checked="" type="checkbox"/>	if yes, describe:
Underground Lawn Sprinkler	<input checked="" type="checkbox"/>	<input type="checkbox"/> automatic <input type="checkbox"/> manual areas covered:
Septic / On-Site Sewer Facility	<input checked="" 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: Composite (Shingles)

Age: 4 (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:

1. on cable TV wiring, not sure if that remains in place following switch to different internet provider 2. gas stove has not worked/fired recently; some oventop burners work, others do not work reliably 3. prior owners (2003) had installed a partial inground sprinkler system (front yard and east side bed only), but that stopped functioning within months of purchase; pipes and equipment still in place 4. occasional draining issues with wastewater line; currently working, but camera inspection identified an area that appears deteriorated; City of Austin in 2023 replaced water main and sewer main on street, and installed new line from street to house, with cleanout installed

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"/>		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):

Floors – Flooring in west side extra room was completely removed after a water event (Memorial Day 2015 storm), and remediation company removed some related trim and ran dryers.

Ceilings – Water damage to sheetrock in ceiling of back/west closet (dates back to ~ 2006). Complete replacement of sheetrock for bathroom ceiling, following damage from roof leak. This was done in connection with complete roof replacement in 2020. Kitchen ceiling (beadboard, and underlying sheetrock and insulation) was completely removed and replaced following a water leak from the attic (malfunction of AC drain, ~ around 2011 or 2012?). HVAC system has since then been replaced.

Foundation / Slab(s) – Prior work done on foundation under previous owners, with foundation being slab but also with support piers in some areas. Current foundation gap along slab lines bordering kitchen (i.e., west wall of kitchen shared with side room and back closet, and north wall, from west exterior running across back closet, opening between kitchen and breakfast area). Those areas pre-existed, but further developed after Memorial Day 2015 water event noted above. Visible drywall cracks and buckling in various rooms of house.



Walls / Fences – There are one or more cracks in the concrete retaining wall running along west side of property. Wooden fences on west and north sides of property, and the concrete fence footing on the north side, installed and owned by neighboring owners.

Doors – The glass french doors leading out from breakfast room to patio - glass in left side door was completely replaced (~ maybe 8 years ago?), after being broken by lawn equipment projectile. Depending on seasonal shifting, at times the right side door does not fully align with left side, affecting ability to close and lock.

Interior Walls – Drywall cracks and buckling in various rooms. In west side extra room, some sheetrock and trim were removed by remediation company, when treating and drying out from Memorial Day 2015 water event.

Windows – Windows appear to be the original woodframe windows of the house. The large window in living room sometimes sticks to the point of not opening. Bathroom window's original rope-based opening mechanism has broken, so window has to be propped to be left open.

Electrical Systems – The breaker box is an older model, and has not been updated. The circuit marked for the dryer occasionally trips.

Plumbing Systems – Repairs to plumbing system were done after Winter Storm Uri in 2021 - new water heater installed, pipe repair for break in line connecting water heater to appliances (in the wall behind washer and dryer), and various new fixtures and outdoor water main shutoff installed. See also note above regarding wastewater line condition and drainage.

Exterior Walls – Asbestos shingle exterior, presumably original to the house. There are a few places on the west side where one or more of those lower shingles has broken or dropped off.

Section 3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Condition	Y	N
Aluminum Wiring		X
Asbestos Components	X	
Diseased Trees: <input type="checkbox"/> Oak Wilt <input type="checkbox"/>		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 Foundation Repairs – Previous owners (2003 or earlier) had foundation repairs done by CenTex.

Asbestos Components – Exterior asbestos shingles. Not aware of any other asbestos components.



Previous Roof Repairs – Spot repair done to roof in 2006-2007, following leak in back closet area. Complete roof replacement, including replacing some decking, in 2020. This also included roof replacement over carport.

Settling – See notes above regarding foundation issues, and related indications in sheetrock in various rooms.

Soil Movement – See notes above regarding foundation issues.

Improper Drainage – During extremely heavy rain events, water sometimes pools in front yard, including areas in beds closer to the house. Occasional drainage or flowage issues from the west side neighboring property, which seem to correspond with short-term overwatering of landscape on that property; this can lead to some water pooling in the front, and/or along the concrete retaining wall along the west boundary.

Water Damage Not Due to a Flood Event – See notes above: 1. Roof leak affecting back/west closet 2. Ceiling leak affecting kitchen, from AC drain issue 3. Roof leak affecting bathroom ceiling 4. Water entry, apparently from surface level, during Memorial Day 2015 storm

Wood Rot – Some spot areas of wood rot on exterior window frames (e.g. west side).

*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

- 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):

Previous water penetration into a structure on the Property due to a natural flood event – See notes above regarding water entry into west room, from Memorial Day 2015 storm.

***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.

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 describe:
- 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.

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

Room Additions - Not certain, but an electrician evaluating a potential new project indicated that he believed the carport, constructed by prior owners, may not be in code due to location in proximity to electrical line.

Repairs or treatments - Complete duct system replacement in 2022, following detection of some mold at some duct/vent locations; along with duct replacement, U/V treatment component added to HVAC unit.

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 If yes, attach copies and complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages
January 2023	wastewater line	Radiant	

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):

New smoke detectors installed in 2024, in the living room, each of the two bedrooms, and the west side extra room. Smoke detector with carbon monoxide detection installed in the interior hallway in 2021, in connection with installation of new HVAC system.

**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.



