



TEXAS ASSOCIATION OF REALTORS® 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 363 Westbury Ln - Georgetown TX 78633

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? _____ 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
Gas TV Wiring			
Carbon Monoxide Det.			
Ceiling Fans			
Cooktop			
Dishwasher			
Disposal			
Emergency Escape Ladder(s)			
Exhaust Fans			
Fences			
Fire Detection Equip.			
French Drain			
Gas Fixtures			

Item	Y	N	U
Gas Lines (Nat/LP)			
Hot Tub			
Intercom System			
Microwave			
Outdoor Grill			
Patio/Decking			
Plumbing System			
Pool			
Pool Equipment			
Pool Maint. Accessories			
Pool Heater			
Public Sewer System			

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

Item	Y	N	U
Central A/C			
Evaporative Coolers			
Wall/Window AC Units			
Attic Fan(s)			
Central Heat			
Other Heat			
Oven			
Fireplace & Chimney			
Carport			
Garage			
Garage Door Openers			
Satellite Dish & Controls			
Security System			
Water Heater			
Water Softener			
Underground Lawn Sprinkler			
Septic / On-Site Sewer Facility			

Additional Information

Initialled by: Seller: MR, RR and Buyer: _____
(TAR-1406) 7-2-07
Lone Star Properties 115 Village Park Drive, Georgetown TX 78628
Edward W. Lutz
Produced with ZipForm™ by RE FormsNet, LLC 18025 Fifteen Mile Road, Clinton Township, Michigan 48035 www.zipform.com
Phone: (517) 554-0594 Fax: (616) 346-5180
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(TAR-1406) 7-2-07

Initiated by: Seller: *RR*

and Buyer: *RR*

Condition	Y	N
Aluminum Wiring	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Asbestos Components	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Diseased Trees: <input type="checkbox"/> oak wilt <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Endangered Species/Habitat on Property	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fault Lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Hazardous or Toxic Waste	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Improper Drainage	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Intermittent or Weather Springs	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Landfill	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Encroachments onto the Property	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Improvements encroaching on others' property	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Located in 100-year Floodplain	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Present Flood Insurance Coverage (if yes, attach TAR-1414)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Previous Flooding into the Structures	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Previous Flooding onto the Property	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Previous Fires	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Previous Foundation Repairs	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Condition	Y	N
Previous Roof Repairs	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other Structural Repairs	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Radon Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Settling	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Soil Movement	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Subsurface Structure or Pits	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Underground Storage Tanks	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Unplatted Easements	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Unrecorded Easements	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Urea-formaldehyde Insulation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water Penetration	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Wetlands on Property	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Wood Rot	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Active infestation of termites or other wood-destroying insects (WDI)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Previous treatment for termites or WDI	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Previous termite or WDI damage repaired	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Termite or WDI damage needing repair	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine	<input checked="" type="checkbox"/>	<input type="checkbox"/>

you are not aware.)

Section 3. Are you (Seller) aware of any of the following conditions: (Mark Yes (Y) if you are aware and No (N) if

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary):

Item	Y	N
Basement	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ceilings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Driveways	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Electrical Systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Item	Y	N
Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Foundation / Slab(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Interior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lighting Fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Plumbing Systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Roof	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Item	Y	N
Sidewalks	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Walls / Fences	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other Structural Components	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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.)

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):

yes no unknown

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering?) (approximate) _____

Roof Type: *Asphalt* Age: *2 yrs*

(if yes, complete, sign, and attach TAR-1906 concerning lead-based paint hazards).

Was the Property built before 1978? yes no unknown

Water supply provided by: city well MUD co-op unknown other: _____

Concerning the Property at _____

(TAR-1406) 7-2-07 Initialed by: Seller: *RP, RR* and Buyer: _____, _____

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

- 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.
- 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 optional user fees for common facilities charged? yes no If yes, describe: _____

Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:

Homeowners' associations or maintenance fees or assessments. If yes, complete the following:

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.

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

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.)

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):

Builder repaired improperly installed roof flashing of about one week after we took possession of the new home. We had some water seepage in that spot before we took the family flashing.

Concerning the Property at _____

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(TAR-1406) 7-2-07 Initialed by: Seller: RR, and Buyer: RR Page 4 of 5

Printed Name: Donald R. Evmeny Signature of Seller Date 10/22/08
Printed Name: Rita B. Ruppert Signature of Seller Date

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.

*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.

Section 10. 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 no yes. If no or unknown, explain. (Attach additional sheets if necessary):

Section 9. 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 8. Check any tax exemption(s) which you (Seller) currently claim for the Property:
 Homestead Senior Citizen Disabled Disabled Veteran Unknown
 Wildlife Management Agricultural Other:

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.

Inspection Date	Type	Name of Inspector	No. of Pages

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:

Section 6. Seller has has not attached a survey of the Property.

Concerning the Property at 363 Westbury

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 www.txdps.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 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: City of Georgetown
 Water: City of Georgetown
 Trash: City of Georgetown
 Natural Gas: AT&T
 Propane: N/A

(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 and acknowledges the property complies with the smoke detector requirements of Chapter 766, Health and Safety Code, or, if the property does not comply with the smoke detector requirements of Chapter 766, the buyer waives the buyer's rights to have smoke detectors installed in compliance with Chapter 766.

Signature of Buyer: Rita A. Ruppert
 Printed Name: Rita A. Ruppert
 Signature of Buyer: [Handwritten Signature]
 Printed Name: Donald R. Ruppert
 Date: _____
 Signature of Buyer: _____
 Printed Name: _____
 Date: _____