

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: 611 Fletcher Street, Austin, Texas 78704

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS

	ГОС	B	ГΑ	IN.					IND BY SELLER, SELLER'S		NII	E
Seller ⊠ is □ is not occ Property? occupied the Property	cupy	ing	th	ne	property. If unoccupied (by S	Sell	er),		w long since Seller has occu approximate date) or □ nev		th th	е
					ns marked below: (Mark Ye be conveyed. The contract wil				(N), or Unknown (U).) which items will & will not conv	⁄ey.		
Item	Υ	N	ι	J	Item	Υ	Ν	U	Item	Υ	Ν	U
Cable TV Wiring	X				Liquid Propane Gas	Х			Pump: ☐ sump ☐ grinder		Х	
Carbon Monoxide Det.	X				- LP Community (Captive)			X	Rain Gutters	X		

Item	Υ	N	U	Item	Υ	Ν	U	Item
Cable TV Wiring	X			Liquid Propane Gas	Х			Pump: sum
Carbon Monoxide Det.	X			- LP Community (Captive)			X	Rain Gutters
Ceiling Fans	Х			- LP on Property	Х			Range/Stove
Cooktop	X			Hot Tub		Х		Roof/Attic Ven
Dishwasher	X			Intercom System		Х		Sauna
Disposal	X			Microwave	Х			Smoke Detect
Emergency Escape Ladder(s)			Х	Outdoor Grill		Х		Smoke Detect Impaired
Exhaust Fan	X			Patio/Decking	Х			Spa
Fences	X			Plumbing System	Х			Trash Compa
Fire Detection Equipment	X			Pool		Х		TV Antenna
French Drain	Х			Pool Equipment		Х		Washer/Dryer
Gas Fixtures	Х			Pool Maint. Accessories		Х		Window Scree
Natural Gas Lines	Х			Pool Heater		Х		Public Sewer

Item	Υ	N	U
Pump: ☐ sump ☐ grinder		Х	
Rain Gutters	Х		
Range/Stove	Х		
Roof/Attic Vents	Х		
Sauna	Х		
Smoke Detector	Х		
Smoke Detector Hearing			Х
Impaired			_
Spa		Х	
Trash Compactor		Х	
TV Antenna			Х
Washer/Dryer Hookup	Х		
Window Screens	Х		
Public Sewer System	Х		

Item	Υ	N	U	Additional Information			
Central A/C	X			☑ electric □ gas number of units: 1			
Evaporative Coolers		X		number of units:			
Wall/Window AC Units		Х		number of units:			
Attic Fan(s)			Х	if yes, describe:			
Central Heat	X			□ electric ⊠ gas number of units: 1			
Other Heat		Х		if yes, describe:			
Oven	X			number of ovens: 1 ⊠ electric □ gas □ other			
Fireplace & Chimney		Х		□wood □ gas log □mock □ other			
Carport	Х			□ attached ⊠ not attached			
Garage	X			□ attached ⊠ not attached			
Garage Door Openers	X			number of units: 1 number of remotes: 2			
Satellite Dish & Controls		Х		□ owned □ leased from:			
Security System	Х			☑ owned ☐ leased from:			
Solar Panels		Х		□ owned □ leased from:			
Water Heater	Х			⊠ electric □ gas □ other number of units: 1			

Initialed by: Buyer: ____, ___ and Seller: RD, KD

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Water Softener			X	□ ow	nec	<u> </u>	leased fro	m:					
Other Leased Item(s)			X	if yes	yes, describe:								
Underground Lawn Sprink	kler	X		⊠ au	☑ automatic ☐ manual areas covered: all front yard areas								
Septic / On-Site Sewer Fa	acility		X	if Yes	s, at	tach	n Informatio	n A	por	ut On-Site Sewer Facility.(TXI	R-140)7)	
Water supply provided by:	⊠ city □	□w	ell 🗆	MUD		CO-(op 🗆 unkr	now	n [□ other:		_	
Was the Property built bef	ore 1978	? □	yes	⊠ no		unkr	nown						
(If yes, complete, sign, an			•					pair	nt ha	azards).			
Roof Type: Metal						A	Age: 5-6 (ap	pro	xim	nate)			
Is there an overlay roof co	verina on	the	e Prop	ertv (s	hin	ales	or roof cov	erir	ם מ	laced over existing shingles	or roc	of	
covering)? ☐ Yes ☒ No	•		•	, c. t.j. (c	;	5.00	0. 100. 00.	···	·9 P		J. 100		
•	any of the	ite	ms lis					are	not	in working condition, that ha	ve		
						,							
Section 2. Are you (Selle	er) aware	of	anv d	efects	or	mal	functions	in a	anv	of the following?: (Mark Ye	s (Y)	if	
you are aware and No (N	•		-						,	3 ()	- ()		
Item	YN	_	Item					Υ	N	Item	Υ	<u> </u>	
Basement	7	_	Floor	 S				Ė	X	Sidewalks	+	1	
Ceilings		_		dation	/ SI	ab(s	3)		X	Walls / Fences	+	1	
Doors		_		or Wal		(-	· /		X	Windows		1	
Driveways	<u> </u>	_		ng Fix					X	Other Structural Componen	ts	1	
Electrical Systems	<u> </u>			bing S					X	p		Ť	
Exterior Walls			Roof	<u>-</u>	<u>,</u>				X		_	†	
Section 3. Are you (Sel No (N) if you are not awa	ler) awar									Mark Yes (Y) if you are awa	re an	ıd	
Condition	- ,			,	YN	П	Condition	<u> </u>			TY	<u>' I</u>	
Aluminum Wiring					X	_	Radon Ga					7	
Asbestos Components					X	_	Settling)	
Diseased Trees: ☐ Oak V	Vilt				X	_	Soil Move	mei	nt .		+	7	
Endangered Species/Habitat on Property					X	_				cture or Pits	_	1	
Fault Lines					X	_				rage Tanks	\dashv	1	
Hazardous or Toxic Waste					X	_	Unplatted			•	+	1	
Improper Drainage					X		Unrecorde				+	1	
Intermittent or Weather S	orinas			+	X	_				de Insulation	+	†;	
Landfill	<u>-</u>				$\frac{1}{x}$	_					+)	
Lead-Based Paint or Lead	1-Rased F	P† L	Hazar	10	$\frac{1}{x}$	_	Water Damage Not Due to a Flood Event Wetlands on Property						
		ι. 1	iuzui	10	X	_	Wood Rot		10	porty	+	1	
	croachments onto the Property				_ ^	٠ I	INNOOR WOL				1	1/	

Wood Rot Active infestation of termites or other wood Improvements encroaching on others' property Χ Χ destroying insects (WDI) Previous treatment for termites or WDI X Previous termite or WDI damage repaired

Initialed by: Buyer: ____, ___ and Seller: RD, KD



Located in Historic District

Historic Property Designation

Previous Foundation Repairs

·	1 1	-		_
Previous Roof Repairs	X	Previous Fires		X
Previous Other Structural Repairs	X	Termite or WDI damage needing repair	11	X
Previous Use of Premises for Manufacture of Methamphetamine	x	Single Blockable Main Drain in Pool/Hot Tub/Spa*	;	Χ
		<u> </u>		_
If the answer to any of the items in Section 3 is Y	es, expl	lain (attach additional sheets if necessary):		\neg
*A single blockable main drain may cause a suctio	n entrapn	nent hazard for an individual.		_
•		nent, or system in or on the Property that is in n	eed	of
repair, which has not been previously discl				
additional sheets if necessary):				_
Section 5. Are you (Seller) aware of any of the		ing conditions?* (Mark Yes (Y) if you are aware a	and	
check wholly or partly as applicable. Mark No			anu	
Y N	(14) 11 3	ou are not aware.		
☐ ☑ Present flood insurance coverage.				
•	_		_	
□ ⊠ Previous flooding due to a failure or breach a reservoir.	of a res	servoir or a controlled or emergency release of wate	er fror	n
$\hfill \square \ \boxtimes$ Previous flooding due to a natural flood ever	ent.			
☐ ☑ Previous water penetration into a structure	on the F	Property due to a natural flood event.		
☐ ☑ Located ☐ wholly ☐ partly in a 100-year floor	odplain	(Special Flood Hazard Area-Zone A, V, A99, AE, A	.O.	
AH, VE, or AR).		(00000000000000000000000000000000000000	Ο,	
☐ ☑ Located ☐ wholly ☐ partly in a 500-year floor	odplain	(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 a	additional sheets if necessary):		
The diswer to diff of the above to you, explain t	attaon	additional officeto if ficecoodify.		_
				-

*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.

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"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)?* \Box Yes \boxtimes No If yes, explain (atta additional sheets as necessary):	ch
*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insuran Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moder risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within structure(s).	ate
Section 7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property? \Box Yes \boxtimes No If yes, explain (attach additional sheets as necessary):	ıl
Section 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) you are not aware.) Y N Room additions, structural modifications, or other alterations or repairs made without necessary permit with unresolved permits, or not in compliance with building codes in effect at the time. If Yes, please explain:	
□ ⊠ 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 If the Property is in more than one association, provide information about the other associations be	— low:

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Concerning the Property at 611 Fletcher Street, Austin, Texas 78704
\square 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 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.)
If Yes, please explain:
\square 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:
☐ ☑ Any condition on the Property which materially affects the health or safety of an individual.
If Yes, please explain:
☑ 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).
When we purchased the home in 2020, there was a small amount of mold caused by a fixable leak in the master bathroom. the mold was remediated 100% and attached is the remediation report. All fixtured were repaired to original condition.

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Concerning the Property at 611 F	reicher Street, Austin, Texas 78704		
•	ting system located on the Proper s an auxiliary water source.	ty that is larger than 500 ga	llons and that uses a
If Yes, please explain	:		
☐ ☑ The Property is locate retailer.	ed in a propane gas system servic	e area owned by a propane	distribution system
If Yes, please explain	:		
☐ ☑ Any portion of the Pro	operty that is located in a groundw	rater conservation district or	a subsidence district.
ii res, piease explain	•		
who regularly provide ins	at 4 years, have you (Seller) recompections and who are either licens? ⊠Yes □ No If yes, attach	ensed as inspectors or ot	herwise permitted by
Inspection Date	Туре	Name of Inspector	No. of Pages
01/16/2020	General Prior to Move In	BPG Inspection	34
_	rely on the above-cited reports as er should obtain inspections from i		
Section 10. Check any	tax exemption(s) which you (Se	eller) currently claim for th	e Property:
⊠ Homestead	☐ Senior Citizen		
	t □ Agricultural		
Section 11. Have you (3 with any insurance provid ☐ Yes ⊠ No	Seller) ever filed a claim for dan der?	nage, other than flood dan	nage, to the Property
example, an insurance cl	Seller) ever received proceeds tails or a settlement or award in the claim was made? Yes	a legal proceeding) and n	• • •

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Initialed by: Buyer: ____, ___ and Seller: \underline{RD} , \underline{KD}

Concerning the Property at 611 Fletcher Street, Austin, Texas 78704

If yes, explain	1:
	Does the Property have working smoke detectors installed in accordance with the smoke uirements of Chapter 766 of the Health and Safety Code?* ⊠ Yes □ No □ Unknown
-	nown, explain (Attach additional sheets if necessary):

*Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.

A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

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Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

Ralph DeBernardo	04/17/2023	Kaitlyn DeBernardo	04/17/2023
Signature of Seller	Date	Signature of Seller	Date
Printed Name: Ralph DeBernardo		Printed Name: Kaitlyn DeBernardo	

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:	City of Austin	Phone #	512-494-9400
Sewer:	City of Austin	Phone #	512-494-9400
Water:	City of Austin	Phone #	512-494-9400
Cable:	YouTube TV	Phone #	
Trash:	City of Austin	Phone #	512-494-9400
Natural Gas:	City of Austin	Phone #	512-494-9400
Phone Company:	N/A	Phone #	
Propane:	City of Austin	Phone #	512-494-9400
Internet:	Google Fiber	Phone #	8667777550
			

(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: $\underline{RD}, \underline{KD}$

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