



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 2622 Hopeton Drive, San Antonio, Texas 78230

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? **have never occupied the** (approximate date) Never occupied the Property.
property or seen it in person

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 | | | ✓ | Natural Gas Lines | ✓ | | | Pump: <input type="checkbox"/> sump <input type="checkbox"/> grinder | | | ✓ |
| Carbon Monoxide Det. | | | ✓ | Fuel Gas Piping: | | | ✓ | Rain Gutters | | | ✓ |
| Ceiling Fans | | | ✓ | -Black Iron Pipe | | | ✓ | Range/Stove | ✓ | | |
| Cooktop | ✓ | | | -Copper | | | ✓ | Roof/Attic Vents | | | ✓ |
| Dishwasher | ✓ | | | -Corrugated Stainless Steel Tubing | | | ✓ | Sauna | | ✓ | |
| Disposal | | | ✓ | Hot Tub | | ✓ | | Smoke Detector | ✓ | | |
| Emergency Escape Ladder(s) | | | ✓ | Intercom System | | | ✓ | Smoke Detector – Hearing Impaired | | | ✓ |
| Exhaust Fans | ✓ | | | Microwave | ✓ | | | Spa | | ✓ | |
| Fences | ✓ | | | Outdoor Grill | | ✓ | | Trash Compactor | | | ✓ |
| Fire Detection Equip. | | | ✓ | Patio/Decking | ✓ | | | TV Antenna | | | ✓ |
| French Drain | | | ✓ | Plumbing System | ✓ | | | Washer/Dryer Hookup | ✓ | | |
| Gas Fixtures | ✓ | | | Pool | | ✓ | | Window Screens | | | ✓ |
| Liquid Propane Gas: | | | ✓ | Pool Equipment | | ✓ | | Public Sewer System | ✓ | | |
| -LP Community (Captive) | | | ✓ | Pool Maint. Accessories | | | ✓ | | | | |
| -LP on Property | | | ✓ | Pool Heater | | ✓ | | | | | |

| Item | Y | N | U | Additional Information |
|---------------------------|---|---|---|---|
| Central A/C | ✓ | | | <input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: 1 |
| Evaporative Coolers | | | ✓ | number of units: |
| Wall/Window AC Units | | | ✓ | number of units: |
| Attic Fan(s) | | | ✓ | if yes, describe: |
| Central Heat | | | ✓ | <input type="checkbox"/> electric <input type="checkbox"/> gas number of units: |
| Other Heat | | | ✓ | if yes describe: |
| Oven | ✓ | | | number of ovens: 1 <input type="checkbox"/> electric <input type="checkbox"/> gas <input checked="" type="checkbox"/> other: unknown |
| Fireplace & Chimney | ✓ | | | <input checked="" type="checkbox"/> wood <input type="checkbox"/> gas logs <input type="checkbox"/> mock <input type="checkbox"/> other: |
| Carport | | ✓ | | <input type="checkbox"/> attached <input type="checkbox"/> not attached |
| Garage | ✓ | | | <input type="checkbox"/> attached <input checked="" type="checkbox"/> not attached |
| Garage Door Openers | | | ✓ | number of units: number of remotes: |
| Satellite Dish & Controls | | | ✓ | <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: see roof receipt Age: 5 (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):

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 |
|--------------------|-------------------------------------|-------------------------------------|
| Basement | | <input checked="" type="checkbox"/> |
| Ceilings | | <input checked="" type="checkbox"/> |
| Doors | <input checked="" type="checkbox"/> | |
| Driveways | | <input checked="" type="checkbox"/> |
| Electrical Systems | | <input checked="" type="checkbox"/> |
| Exterior Walls | | <input checked="" type="checkbox"/> |

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

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

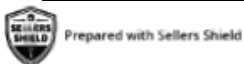
If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary):

(Doors) Some holes in interior doors caused by doorstops
 (Windows) Dual paned windows in one exterior door are fogged

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 | | <input checked="" type="checkbox"/> |
| Asbestos Components | | <input checked="" type="checkbox"/> |
| Diseased Trees: oak wilt | | <input checked="" type="checkbox"/> |
| Endangered Species/Habitat on Property | | <input checked="" type="checkbox"/> |
| Fault Lines | | <input checked="" type="checkbox"/> |
| Hazardous or Toxic Waste | | <input checked="" type="checkbox"/> |
| Improper Drainage | | <input checked="" type="checkbox"/> |
| Intermittent or Weather Springs | | <input checked="" type="checkbox"/> |
| Landfill | | <input checked="" type="checkbox"/> |

| Condition | Y | N |
|---------------------------------------|---|-------------------------------------|
| Radon Gas | | <input checked="" type="checkbox"/> |
| Settling | | <input checked="" type="checkbox"/> |
| Soil Movement | | <input checked="" type="checkbox"/> |
| Subsurface Structure or Pits | | <input checked="" type="checkbox"/> |
| Underground Storage Tanks | | <input checked="" type="checkbox"/> |
| Unplatted Easements | | <input checked="" type="checkbox"/> |
| Unrecorded Easements | | <input checked="" type="checkbox"/> |
| Urea-formaldehyde Insulation | | <input checked="" type="checkbox"/> |
| Water Damage Not Due to a Flood Event | | <input checked="" type="checkbox"/> |



| | | |
|---|---|---|
| Lead-Based Paint or Lead-Based Pt. Hazards | | ✓ |
| Encroachments onto the Property | | ✓ |
| Improvements encroaching on others' property | | ✓ |
| Located in Historic District | | ✓ |
| Historic Property Designation | | ✓ |
| Previous Foundation Repairs | ✓ | |
| Previous Roof Repairs | ✓ | |
| Previous Other Structural Repairs | | ✓ |
| Previous Use of Premises for Manufacture of Methamphetamine | | ✓ |

| | | |
|---|---|---|
| Wetlands on Property | | ✓ |
| Wood Rot | ✓ | |
| Active infestation of termites or other wood destroying insects (WDI) | | ✓ |
| Previous treatment for termites or WDI | ✓ | |
| Previous termite or WDI damage repaired | | ✓ |
| Previous Fires | | ✓ |
| Termite or WDI damage needing repair | | ✓ |
| Single Blockable Main Drain in Pool/Hot Tub/Spa* | | ✓ |

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):

(Previous Foundation Repairs) See report provided for details
 (Previous Roof Repairs) See report provided for details
 (Wood Rot) Some visible rot on one of the eaves and another exterior spot. Painter has indicated that he will repair it. Move-out notes after tenant vacated noted some rotting trim near driveway.
 (Previous treatment for termites or WDI) Did some treatment after purchase in 2021

*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):

Irrigation system had issues which were brought to our attention by our agent - they are in the process of being repaired.
 Sellers have never lived in or visited the property in person as it has always been an investment. As such, we have limited knowledge of the condition of the property. We have answered the questions to the best of our ability and provided what info we have. Buyers are encouraged to do their own inspections to verify the condition and details of the property.
 One seller is a licensed real estate agent in the state of California

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.
- 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 a flood pool.
- Located wholly partly in a reservoir.

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

***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 _____ 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.

- 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

- 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):

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 |
|-----------------|------|-------------------|--------------|
| | | | |



determine if registered sex offenders are located in certain zip code areas. To search the database, visit <https://publicsite.dps.texas.gov>. 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: _____ | Phone #: _____ |
| Sewer: _____ | Phone #: _____ |
| Water: _____ | Phone #: _____ |
| Cable: _____ | Phone #: _____ |
| Trash: _____ | Phone #: _____ |
| Natural Gas: _____ | Phone #: _____ |
| Phone Company: _____ | Phone #: _____ |
| Propane: _____ | Phone #: _____ |
| Internet: _____ | Phone #: _____ |

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 |
|--------------------|------|--------------------|------|



Concerning the Property at 2622 Hopeton Drive, San Antonio, Texas 78230

Printed Name: _____

Printed Name: _____

