



TEXAS ASSOCIATION OF REALTORS®

SELLER'S DISCLOSURE NOTICE

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED. ©Texas Association of REALTORS®, Inc., 2001

Section 5.008 of the Texas Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a purchaser 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 619 Canyon Rim Drive Dripping Springs (Street Address and City)

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? _____

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

Grid of disclosure items including Attic Fan(s), Cable TV Wiring, Ceiling Fan(s), Dishwasher, Disposal, Evaporative Cooler, Exhaust Fan(s), Fences, Fire Detection Equipment, French Drain, Gas Fixtures, Gas Lines (Nat/LP), Intercom System, Microwave, Outdoor Grill, Oven, Patio/Decking, Plumbing System, Pool, Pool Equipment, Pool Maintenance Accessories, Pool Heater, Public Sewer System, Rain Gutters, Range, Sauna, Spa or Hot Tub, Trash Compactor, TV Antenna, Wall/Window A/C Units, Washer/Dryer Hookups, Window Screens. Includes handwritten notes like 'some rooms not all'.

Grid of disclosure items including Central A/C, Central Heat, Carport, Fireplace & Chimney, Garage, Garage Door Openers, Satellite Dish and Controls, Security System, Water Heater, Water Softener, Underground Lawn Sprinkler, Septic or other on-site sewer facility. Includes questions about electric/gas/solar, attached/not attached, and number of units/controls.

Water supply provided by: [X] City [X] Well [] MUD [] Co-Op [] Other [] Unknown LCRB
Was the dwelling built before 1978? [] Yes [X] No [] Unknown
Roof Type: composition Age: 7 yrs (approx.)
Is there an overlay roof covering (shingles or roof covering placed over existing shingles or roof covering)? [X] Yes [] No [] Unknown

Are you (Seller) aware of any of the items in Section 1 that are not in working condition, that have known defects, or that are in need of repair? [] Yes (if you are aware.) [X] No (if you are not aware.) If yes, describe. (Attach additional sheets if necessary.)

This notice does not establish which items will or will not be conveyed in a sale. The terms of the contract will determine which items will and will not be conveyed.

(TAR-1406) 7-8-01 Initialed for Identification by Buyer _____ and Seller _____ Page 1 of 3

19-0804

Seller's Disclosure Notice concerning 619 Canyon Rim Drive, Dripping Springs, TX 78620

2. Are you (Seller) aware of any known defects/malfunctions in any of the following? (Mark Yes (Y) if you are aware, mark No (N) if you are not aware.)

<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Basement	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Exterior Walls	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Plumbing/Sewers/Septics
<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Ceilings	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Floors	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Roof
<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Doors	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Foundation/Slab(s)	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Sidewalks
<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Driveways	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Interior Walls	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Walls/Fences
<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Electrical Systems	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Lighting Fixtures	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Windows
<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Other Structural Components (describe): _____				

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

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

<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Aluminum Wiring	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Unplatted Easements
<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Asbestos Components	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Urea-formaldehyde Insulation
<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Diseased Trees: <input checked="" type="checkbox"/> Oak Wilt <input type="checkbox"/> _____	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Water Penetration
<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Endangered Species/Habitat on Property	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Wetlands on Property
<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Fault Lines	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Wood Rot
<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Hazardous or Toxic Waste		
<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Improper Drainage	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Previous Flooding
<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Intermittent or Weather Springs	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Into the Improvements
<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Landfill	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Onto the Property
<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Lead-Based Paint or Lead-Based Paint Hazards		
<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Located in 100-year Floodplain	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Structural Repairs:
<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Previous Fires	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Previous Foundation Repairs
<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Present Flood Insurance Coverage (If yes, attach information)	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Previous Roof Repairs - <i>1999</i>
<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	About Special Flood Hazard Areas - TAR No. 1414)	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Other Structural Repairs
<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Radon Gas		
<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Settling	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Termites or Other Wood-Destroying Insects:
<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Soil Movement	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Active Infestation
<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Subsurface Structures or Pits	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Previous Treatment
<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Underground Storage Tanks	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Previous Damage Repaired
<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Unrecorded Easements	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Damage Needing Repair

If the answer to any of the conditions in Section 3 is yes, explain. (Attach additional sheets if necessary.) _____

Treated Oak Wilt - 05/08/2005

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 (if you are aware.) No (if you are not aware.) If yes, explain. (Attach additional sheets if necessary.) _____

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.)

Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at that time.

Homeowners' association or maintenance fees or assessments. If yes, complete:
Amount of fee or assessment: \$ _____ Mandatory Voluntary
Due: monthly quarterly annually
Any unpaid fees or assessments for the Property: Yes No If yes, amount \$ _____
Manager's Name: _____ Phone: _____

Y N

- Any "common area" (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete:
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. If yes, describe:
Condemnation proceedings: _____
Pending or threatened change in zoning or deed restrictions: _____
Other: _____
- Death on the Property other than death caused by: natural causes, suicide, or accident unrelated to the Property's condition.
- Any condition on the Property which materially affects the physical health or safety of an individual.
- Any repairs or treatment, other than routine maintenance, made to the Property to eliminate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold?

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

6. List and attach any written inspection reports that you (Seller) have received in the last 4 years that were completed by persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections.

<u>Date of Inspection</u>	<u>Type of Inspection</u>	<u>Name of Inspector/Company</u>	<u>Number of Pages</u>

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 of the buyer's own choice.

- 7. Check any tax exemption(s) which you (Seller) currently claim for the Property:

<input checked="" type="checkbox"/> Homestead	<input checked="" type="checkbox"/> Senior Citizen
<input type="checkbox"/> Disabled	<input type="checkbox"/> Disabled Veteran
<input type="checkbox"/> Agricultural	<input type="checkbox"/> Unknown
<input type="checkbox"/> Other	_____
- 8. Have you (Seller) ever collected any insurance payments pursuant to a claim made for damage to the Property and not used the proceeds to make the repairs for which the claim was submitted? Yes No If yes, explain. _____

9. NOTICES TO BUYER:

- A. The Texas Department of Public Safety maintains a database that consumers 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.
- B. The Listing Broker and any other broker advise you that 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.**

Faye Benich _____
Signature of Seller Date Signature of Seller Date

Faye Benich

The undersigned Buyer acknowledges receipt of the foregoing notice.

Signature of Buyer Date Signature of Buyer Date

INSPECTION DATA

OWNER Keith Benich

SITE ADDRESS 619 Canyon Rim Drive, Dripping Springs, TX

SUBDIVISION Sunset Canyon (Lots 884, 885, 886)

DATE OF SITE EVALUATION - PERCOLATION TEST 12/22/95

1st INSPECTION DATE 2/1/95

2nd INSPECTION DATE 2/3/95

TANK SIZE 1000 gal 3/4 + 500 gal 1/2 concrete

AMOUNT OF GRAVEL IN INCHES 12"

DRAINFIELD DIMENSIONS 3' wide Trench

BACKFILL MATERIAL Sandy Loam

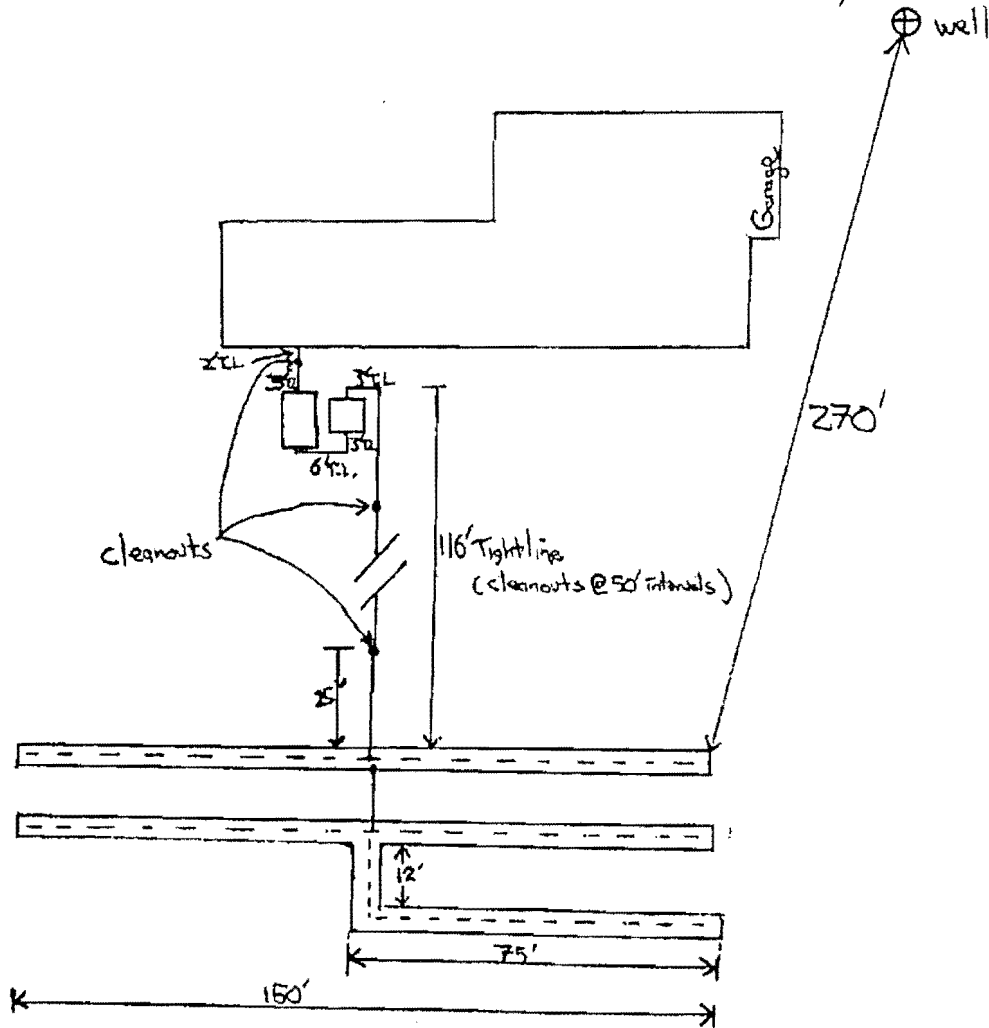
FALL FROM OUTLET TO FIELD >12"

HAY / FILTER FABRIC Filter Fabric

DISTANCE FROM HOUSE TO TANK 5'

SAND WICKS NA

DRAWING:



COMMENTS _____
 INSTALLED BY Joe Spillman
 INSPECTED BY Gregory S. White, S.I.T.