



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 400 Johnson ST  
Navasota, TX 77868

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

Item	Y	N	U
Liquid Propane Gas:			✓
-LP Community (Captive)			✓
-LP on Property			✓
Hot Tub			✓
Intercom System			✓
Microwave		✓	
Outdoor Grill			✓
Patio/Decking		✓	
Plumbing System		✓	
Pool			✓
Pool Equipment			✓
Pool Maint. Accessories			✓
Pool Heater			✓

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	✓		
Public Sewer System	✓		

Item	Y	N	U	Additional Information
Central A/C	✓			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: <u>2</u>
Evaporative Coolers		✓		number of units: <u>NA</u>
Wall/Window AC Units		✓		number of units: <u>NA</u>
Attic Fan(s)	✓			if yes, describe: _____
Central Heat	✓			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: <u>1</u>
Other Heat		✓		if yes, describe: <u>NA</u>
Oven	✓			number of ovens: <u>2</u> <input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: _____
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 checked="" type="checkbox"/> attached <input type="checkbox"/> not attached
Garage Door Openers	✓			number of units: <u>1</u> number of remotes: <u>1</u>
Satellite Dish & Controls	✓			<input type="checkbox"/> owned <input checked="" type="checkbox"/> leased from <u>Direct TV</u>
Security System		✓		<input type="checkbox"/> owned <input type="checkbox"/> leased from <u>NA</u>
Water Heater	✓			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: _____ number of units: <u>2</u>
Water Softener		✓		<input type="checkbox"/> owned <input type="checkbox"/> leased from <u>NA</u>
Underground Lawn Sprinkler	✓			<input checked="" type="checkbox"/> automatic <input type="checkbox"/> manual areas covered: <u>front &amp; back</u>
Septic / On-Site Sewer Facility		✓		if yes, attach Information About On-Site Sewer Facility (TAR-1407)

Concerning the Property at \_\_\_\_\_

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 TAR-1906 concerning lead-based paint hazards).

Roof Type: rock composition Age: 6 (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): \_\_\_\_\_

**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: <input type="checkbox"/> oak wilt <input type="checkbox"/> _____		<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"/>
Lead-Based Paint or Lead-Based Pt. Hazards		<input checked="" type="checkbox"/>
Encroachments onto the Property		<input checked="" type="checkbox"/>
Improvements encroaching on others' property		<input checked="" type="checkbox"/>
Located in 100-year Floodplain		<input checked="" type="checkbox"/>
Located in Floodway		<input checked="" type="checkbox"/>
Present Flood Ins. Coverage (If yes, attach TAR-1414)		<input checked="" type="checkbox"/>
Previous Flooding into the Structures		<input checked="" type="checkbox"/>
Previous Flooding onto the Property		<input checked="" type="checkbox"/>
Located in Historic District		<input checked="" type="checkbox"/>
Historic Property Designation		<input checked="" type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine		<input checked="" type="checkbox"/>

Condition	Y	N
Previous Foundation Repairs	<input checked="" type="checkbox"/>	
Previous Roof Repairs		<input checked="" type="checkbox"/>
Other Structural Repairs		<input checked="" type="checkbox"/>
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 Penetration		<input checked="" type="checkbox"/>
Wetlands on Property		<input checked="" type="checkbox"/>
Wood Rot		<input checked="" type="checkbox"/>
Active infestation of termites or other wood destroying insects (WDI)		<input checked="" type="checkbox"/>
Previous treatment for termites or WDI		<input checked="" type="checkbox"/>
Previous termite or WDI damage repaired		<input checked="" type="checkbox"/>
Previous Fires		<input checked="" type="checkbox"/>
Termite or WDI damage needing repair		<input checked="" type="checkbox"/>
Single Blockable Main Drain in Pool/Hot Tub/Spa*		<input checked="" type="checkbox"/>

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

\*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 (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 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 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.

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

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

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:

Inspection Date	Type	Name of Inspector	No. of Pages
10-13	Termite		

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 8. 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 9. Have you (Seller) ever filed a claim for damage to the Property with any insurance provider?  yes  no

Section 10. 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 11. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?\*  unknown  no  yes. If no or unknown, 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.*

(TAR-1406) 01-01-14 Initialed by: Buyer: \_\_\_\_\_, \_\_\_\_\_ and Seller: LEB, pb

Concerning the Property at \_\_\_\_\_

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.

*Lawrence E. Bren*

Signature of Seller

Printed Name: \_\_\_\_\_

Date

*Sheryl E. Bren*

Signature of Seller

Printed Name: *Sheryl E. Bren*

*4-2-15*

Date

**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](http://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 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 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: <u><i>Entergy</i></u>	phone #: _____
Sewer: <u><i>City of Navasota</i></u>	phone #: _____
Water: <u><i>City of Navasota</i></u>	phone #: _____
Cable: <u><i>DirecTV</i></u>	phone #: _____
Trash: <u><i>City of NAVASOTA</i></u>	phone #: _____
Natural Gas: <u><i>None</i></u>	phone #: _____
Phone Company: <u><i>Century Link</i></u>	phone #: _____
Propane: <u><i>None</i></u>	phone #: _____

- (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.

_____ Signature of Buyer	_____ Date	_____ Signature of Buyer	_____ Date
_____ Printed Name:	_____ Printed Name:	_____ Printed Name:	_____ Printed Name:

Kitchen                    5 light kitchen chandelier eating area - bronze  
faucet - pull out  
over sink lighting  
repaint ceiling, walls, vents, cabinets and door  
flooring \* see flooring info  
Garbage disposal - May 2014 - insinkerator  
refrigerator - water dispenser and filter Maytag  
double wall oven                    Maytag  
cooktop - 5 burner                    Maytag  
microwave  
washer and dryer                    Maytag  
counter tops  
replaced or refinished knobs, hinges, pulls, handles  
Beadboard

Master Bedroom        2 wall light sconces- bronze  
2 white frosted bell shape light covers  
smoke alarm  
fan and light pull  
repainted all walls, ceiling, vents and woodwork  
flooring \* see flooring

Front two bedrooms

Flooring  
painted walls, trim, ceiling, doors  
smoke alarms  
refinished light and fan fixtures.  
window coverings  
new vinyl windows  
refinished all hardware, knobs, hinges

Hall way -  
flooring  
painted walls, trim, ceiling, doors, shelves  
refinished knobs, hinges, light fixtures.

Dining room -  
flooring  
painted walls, trim, ceiling, shelves  
refinished knobs, hinges, pulls, light fixture  
refinished mirror

Living area -  
flooring  
painted walls trim, ceiling, shelves  
refinished knobs, hinges  
See fireplace - for inspection information

Sunroom -  
flooring  
painted walls, trim, ceiling  
window coverings

In all rooms most wall switch plates and outlets covers have been replaced with new white vinyl ones.

Bathroom- master

Shower door Navasota Mirror and Glass 70 x72 ORB P62 3/16" gluechip tempered

2 Medicine cabinets

Kohler -

Shower head

Moen - Banbury

Toilet

Cadet 3 White Elongated 2 piece

toilet handle

Moen Banbury

faucets

American Standard - bronze

2 vanity light fixtures

Banbury

towel rings, towel bars, toilet paper holder Banbury Moen

sinks

Kohler

demolish and rebuild shower area for closet

demolish and re-plumb, build and tile shower area

paint ceiling, walls, vents molding and cabinets \* see paint

flooring \* see flooring

window coverings

replaced or refinished all hardware, knobs, hinges light fixtures.

Master closet -

repainted walls, ceiling, trim,

cabinets and shelves replaced or refinished all knobs, hinges, light fixtures

flooring

window coverings

Half Bath

Pennington Self Rimming lavatory sink

toilet paper holder Crestfield -

towel bar Crestfield -

sink and faucets - Kohler

toilet Cadet 3 White elongated

toilet handle- Moen

medicine cabinet, knobs, hinges,refinished or replaced

vanity lights

flooring \* see flooring

repaint - walls, ceilings, vents, and cabinets and doors \* see painting

Guest Bath

towel bars, towel rings, toilet paper holder Moen

switch wallplate and outlet covers

refinish tub, polish tile, sinks, and vanity

toilet and toilet handle - same as other baths

flooring \* see flooring

repaint ceiling, walls, vents, cabinets and doors

window coverings

refinished lighting fixtures.

Heating and Air - electric

American Standard - Heat Pump

Trane

November 2013 - serviced, cleaned, and replaced blower fan capacitor and  
contactor on 4 ton

November 2013 - serviced, cleaned and replaced run capacitor on 2 ton  
work done by Gessner Heating and Air Conditioning

June 2014 diagnosed - replaced air handler - Gessner Heating and Air

Fireplace inspected and cleaned - August 2013 -  
replaced chimney cap  
We have inspection report

Flooring - Lone Star Flooring - 936 825 0231

laminare - Living room, dining, hall and closets, 3 bedrooms and closets

Texas Traditions - Illusion - handscraped with contoured edge

Color is Durango - 6.38" width - 12 mm floating - 25 year warranty wear  
fade/stain - Installed Oct 24, 2013

[www.texas traditions flooring](http://www.texas traditions flooring)

laminare padding and installed - shoemold stained to match flooring  
all transitions

Tile - Sunroom - Grout and thin set - installed

Vinyl - Master Bath, master closet, guest bath and closet, kitchen, utility area and  
closets

Shaw Newbury SA365 - 722 Walnut

Had all floors scraped and refloated

Formica Countertops

Backsplash and decos in kitchen, half bath, and master bath

Master shower tile

Garage Door installed September 2013 Woehler Enterprise

Gutters - repaired, replaced and new downspouts

April 2014

Cross Construction but Larry did alot of prep work and running the drains to  
connect to street

Windows - - White vinyl - low E Argon kitchen, eating area, 3 bedrooms

Blue Bonnet glass installed May 2014

Blinds for all windows - Bali and Levolor Cellular Blinds - Feb 2014



Painting - Shelton Painting -

Sherwin Williams Paint

extra paint is in garage

all trim is Swiss coffee

all ceilings - Pro Mar 200 VOC - Acrylic Latex Egg shell - Snow Bound

Master bed, bath, closet walls - Duration Satin Latex - sand beach,

Bedroom 1 Bedroom 2 Front Bath, hallway, closets walls - Wax Sculpture

Half Bath - Duration - Satin - Latex Svelte Sage

Entry and Dining back of bookcases, fireplace trim -

Duration satin latex - Tiki Hut

Living room - top half and frame trim - Duration Satin Latex - Sand Beach

bottom half - Duration Satin Latex - Swiss Coffee

Kitchen, laundry, sunroom - Duration Satin Latex - Ancient marble

back patio concrete - Home Depot Glidden Laurel Wreath

Pest inspection - Eight's Pest Control - 281 476 5070 done August 2013