

APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

SELLER'S DISCLOSURE NOTICE



09-01-2023

CONCERNING THE PROPERTY AT 1409 Alta Mira Drive, Killeen, TX 76541 (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 PURCHASER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR SELLER'S AGENTS.

Seller \square is \square is not occupying the Property. If unoccupied, how long since Seller has occupied the Property? <u>N/A</u> 1. The Property has the items checked below [Write Yes (Y), No (N), or Unknown (U)]:

<u> </u>	YOven	<u> </u>			
<u> </u>	NTrash Compactor	NDisposal			
YWasher/Dryer Hookups	YWindow Screens	<u> </u>			
YSecurity System	YFire Detection Equipment	Intercom System			
	YSmoke Detector				
	Smoke Detector-Hearing Impaired				
	Carbon Monoxide Alarm				
	Emergency Escape Ladder(s)	 NEmergency Escape Ladder(s)			
TV Antenna	Cable TV Wiring	Satellite Dish			
\underline{Y} Ceiling Fan(s)	Attic Fan(s)	NExhaust Fan(s)			
\underline{Y} Central A/C	Central Heating	YWall/Window Air Conditioning			
Y_Plumbing System	<u>N</u> Septic System	<u>Y</u> Public Sewer System			
Y_Patio/Decking	Outdoor Grill	<u> </u>			
Pool	Sauna	SpaHot Tub			
N Pool Equipment	Pool Heater	Automatic Lawn Sprinkler System			
Fireplace(s) & Chimney N (Wood burning)		Fireplace(s) & Chimney			
Y Natural Gas Lines		Y Gas Fixtures			
 N Liquid Propane Gas: N Li	P Community (Captive) $ \mathrm{N} $ LP on Prope	 vrty			
·	Iron Pipe N Corrugated Stainless Stee				
Garage: _N Attached	N Not Attached N Carp	·			
Garage Door Opener(s): N Ele	ctronic N Control(s)				
Water Heater: Y Gas	s N Electric				
Water Supply: Y Cit	y N Well	_N MUD _N Co-op			
Roof Type: _{Shingle}	Age: 10 v	approx.)			
· · · · ·					
	above items that are not in working condit Unknown. If yes, then describe. (Attach ac	ion, that have known defects, or that are in dditional sheets if necessary): N/A			

N/A

a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to ins smoke detectors for the hearing impaired and specifies the locations for the installation. The parties may agree who will b the cost of installing the smoke detectors and which brand of smoke detectors to install. 3. Are you (Seller) aware of any known defects/malfunctions in any of the following? Write Yes (Y) if you are aware, write No if you are not aware. N N Interior Walls N Ceilings N Floors N Exterior Walls N Doors N Windows N Roof N Foundation/Slab(s) N Sidewalks N Walls/Fences N Driveways N Intercom System N Plumbing/Sewers/Septics N Electrical Systems N Lighting Fixtures N Other Structural Components (Describe): N/A N/A N/A N/A If the answer to any of the following conditions? Write Yes (Y) if you are aware, write No (N) if you are not aware. N Active Termites (includes wood destroying insects) N Previous Structural or Roof Repair N/A N Termite or Wood Rot Damage Needing Repair N Asbestos Components N Previous Termite Treatment	2. Does the property have working smoke detectors installed in accordance with the smoke detector requifed, Health and Safety Code?*	uirements of Chapter or unknown, explain ting smoke detectors e dwelling is located, code requirements in mation. A buyer may					
766, Health and Safety Code* Yes No Unknown. If the answer to this question is no or unknown, expl (Attach additional sheets if necessary): N/A N/A N/A • Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detect installed in accordance with the requirements of the building code in effect in the area in which the dwelling is locat including performance, location, and power source requirements. If you do not know the building code requirements effect in you area, you may check unknown above or contact your local building official for more information. A buyer n require a seller to install smoke detectors for the hearing impaired if (1) the buyer or a member of the baring impaired in the dwelling is bearing impaired (2) the buyer gives the seller to install. 3. Are you (Seller) aware of any known defects/malfunctions in any of the following? Write Yes (Y) if you are aware, write No if you are not aware. N Interior Walls N Ceilings N Floors N N Exterior Walls N Driveways N Intercorn System N Ploors N Windows N N Electrical Systems N Lighting Fixtures N Other Structural Components (Describe): N/A N/A N/A N/A N/A If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): N/A N/A N/A N/A N/A N/A N Previous Te	766, Health and Safety Code?* ☑ Yes □ No □ Unknown. If the answer to this question is no (Attach additional sheets if necessary): N/A Prover are additional sheets if necessary): N/A <	or unknown, explain ting smoke detectors e dwelling is located, code requirements in mation. A buyer may					
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If the answer to any of the above is yes, explain. (Attach additional sheets if necessary):N/A N/A N/A N Are you (Seller) aware of any of the following conditions? Write Yes (Y) if you are aware, write No (N) if you are not aware. N Active Termites (includes wood destroying insects) N Previous Structural or Roof Repair N Termite or Wood Rot Damage Needing Repair N Hazardous or Toxic Waste N Previous Termite Damage N Asbestos Components N Previous Termite Treatment N Urea-formaldehyde Insulation N Improper Drainage N Radon Gas N Water Damage Not Due to a Flood Event N Lead Based Paint N Landfill, Settling, Soil Movement, Fault Lines N Previous Fires N Single Blockable Main Drain in Pool/Hot Tub/Spa* N Previous Structure or Pits Previous Use of Premises for Manufacture of N Methamphetamine	If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): <u>N/A</u> N/A A. Are you (Seller) aware of any of the following conditions? Write Yes (Y) if you are aware, write No (N) if you N_Active Termites (includes wood destroying insects) N_Previous Structural or Roof Repair						
N/A 4. Are you (Seller) aware of any of the following conditions? Write Yes (Y) if you are aware, write No (N) if you are not aware. N Active Termites (includes wood destroying insects) N N Termite or Wood Rot Damage Needing Repair N N Previous Termite Damage N N Previous Termite Damage N N Previous Termite Treatment N N Improper Drainage N N Water Damage Not Due to a Flood Event N N Landfill, Settling, Soil Movement, Fault Lines N N Single Blockable Main Drain in Pool/Hot Tub/Spa* N N Subsurface Structure or Pits Previous Use of Premises for Manufacture of N	 N/A Are you (Seller) aware of any of the following conditions? Write Yes (Y) if you are aware, write No (N) if you are aware, wri						
N/A 4. Are you (Seller) aware of any of the following conditions? Write Yes (Y) if you are aware, write No (N) if you are not aware. N Active Termites (includes wood destroying insects) N N Termite or Wood Rot Damage Needing Repair N N Previous Termite Damage N N Previous Termite Damage N N Previous Termite Treatment N N Improper Drainage N N Water Damage Not Due to a Flood Event N N Landfill, Settling, Soil Movement, Fault Lines N N Single Blockable Main Drain in Pool/Hot Tub/Spa* N N Subsurface Structure or Pits Previous Use of Premises for Manufacture of N	 Are you (Seller) aware of any of the following conditions? Write Yes (Y) if you are aware, write No (N) if you						
N/A 4. Are you (Seller) aware of any of the following conditions? Write Yes (Y) if you are aware, write No (N) if you are not aware. N Active Termites (includes wood destroying insects) N N Termite or Wood Rot Damage Needing Repair N N Previous Termite Damage N N Previous Termite Damage N N Previous Termite Treatment N N Improper Drainage N N Water Damage Not Due to a Flood Event N N Landfill, Settling, Soil Movement, Fault Lines N N Single Blockable Main Drain in Pool/Hot Tub/Spa* N N Subsurface Structure or Pits Previous Use of Premises for Manufacture of N Methamphetamine	 N/A Are you (Seller) aware of any of the following conditions? Write Yes (Y) if you are aware, write No (N) if you are aware, wri	the answer to any of the above is yes, explain. (Attach additional sheets if necessary)·N/A					
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	N Landfill, Settling, Soil Movement, Fault Lines N Aluminum Wiring						
N Subsurface Structure or Pits Previous Use of Premises for Manufacture of N Methamphetamine	N Single Blockable Main Drain in Pool/Hot Tub/Spa* N Previous Fires						
Previous Use of Premises for Manufacture of	N _Unplatted Easements	N Unplatted Easements					
Methamphetamine							
If the answer to any of the above is yes, explain. (Attach additional sheets if necessary):N/A	If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): N/A						

* A single blockable main drain may cause a suction entrapment hazard for an individual.

	09-01-2023
	Seller's Disclosure Notice Concerning the Property at <u>1409 Alta Mira Drive, Killeen, TX 76541</u> Page 3 (Street Address and City)
5.	Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair? 🔲 Yes (if you are aware) 🔽 No (if you are not aware). If yes, explain (attach additional sheets if necessary). N/A
	N/A
б.	Are you (Seller) aware of any of the following conditions?* Write Yes (Y) if you are aware, write No (N) if you are not aware.
	N Present flood insurance coverage
	 N Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir
	$_{ m N}$ Previous water penetration into a structure on the property due to a natural flood event
	 Write Yes (Y) if you are aware, and check wholly or partly as applicable, write No (N) if you are not aware.
	Located T wholly T partly in a 100 year floodplain (Special Flood Hazard Area, Zone A. V. AQO, AF, AO, AH, VE, or AP)
	\underline{N}
	\underline{N}
	<u>N</u>
	N
	If the answer to any of the above is yes, explain (attach additional sheets if necessary): N/A N/A
	N/A
	*For purposes of this potises
	*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 of 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.
7.	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): N/A
	N/A
	*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).

8. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the property? Tes Ves No. If yes, explain (attach additional sheets as necessary): N/A

N/A

		Duran auto + 1 400 A 14 - 3 4	ine Drive Killeen TV 70544	09-01-202 Page 4
	Seller's Disclosure Notice Concerning the		(Street Address and City)	
9.		5	ou are aware, write No (N) if you are not awar	
	Room additions, structural modifiens N compliance with building codes in		ions or repairs made without necessary perm	its or not in
	N Homeowners' Association or main			
	Nwith others.	, walkways, or other areas) co-owned in undiv		
	Any notices of violations of deed r <u>N</u> Property.	estrictions or governme	ental ordinances affecting the condition or us	e of the
	N Any lawsuits directly or indirectly a	affecting the Property.		
	Any condition on the Property wh	ich materially affects th	e physical health or safety of an individual.	
			that is larger than 500 gallons and that uses a	a public water
	<u>N</u> _Any portion of the property that is	located in a groundwa	ter conservation district or a subsidence distr	ict.
	If the answer to any of the above is yes, e	explain. (Attach additio	nal sheets if necessary):N/A	
	 high tide bordering the Gulf of Mexico, (Chapter 61 or 63, Natural Resources Co maybe required for repairs or improve adjacent to public beaches for more info This property may be located near a mil zones or other operations. Information Installation Compatible Use Zone Study 	the property may be a de, respectively) and a ments. Contact the lo mation. itary installation and ma relating to high noise or Joint Land Use Stud	e Gulf Intracoastal Waterway or within 1,000 subject to the Open Beaches Act or the Dur beachfront construction certificate or dune p ical government with ordinance authority o ay be affected by high noise or air installation and compatible use zones is available in the ly prepared for a military installation and may inty and any municipality in which the milita	e Protection Act protection permit over construction n compatible use e most recent Air y be accessed on
Je	ULLIQN ALEXIS RIVES	dotloop verified 07/03/24 10:56 AM CDT MXOX-HVJ0-KB19-YOTT		
- Jigi	nature or sener	Date	Signature of Seller	Date
Th	ne undersigned purchaser hereby acknowle	edges receipt of the for	egoing notice.	



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This form was prepared by the Texas Real Estate Commission in accordance with Texas Property Code § 5.008(b) and is to be used in conjunction with a contract for the sale of real property entered into on or after September 1, 2023. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (http://www.trec.texas.gov) TREC NO. 55-0. This form replaces OP-H.