

APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)



SELLER'S DISCLOSURE NOTICE

CONCERNING THE PROPERTY AT 102 Ceda	r Bluff Court, Harker Heights, TX 76548 (Street Address a	nd City)	
	NY INSPECTIONS OR WARRANTIES THE PUR	THE PROPERTY AS OF THE DATE SIGNED BY RCHASER MAY WISH TO OBTAIN. IT IS NOT A	
	perty. If unoccupied, how long since Seller elow [Write Yes (Y), No (N), or Unknown (U)]		
y Range	γ Oven	y Microwave	
Y Dishwasher	N Trash Compactor	Y Disposal	
Y Washer/Dryer Hookups	Y Window Screens	N Rain Gutters	
Y Security System	Y Fire Detection Equipment	N Intercom System	
	Y Smoke Detector		
-	N Smoke Detector-Hearing Impaired		
-	Y Carbon Monoxide Alarm		
-	N Emergency Escape Ladder(s)		
$_{ m N}$ TV Antenna	Y Cable TV Wiring	y Satellite Dish	
Y Ceiling Fan(s)	N Attic Fan(s)	Y Exhaust Fan(s)	
Y Central A/C	Υ Central Heating	N Wall/Window Air Conditioning	
Y Plumbing System	Y Septic System	N Public Sewer System	
Y Patio/Decking	N Outdoor Grill	γ Fences	
N Pool	N Sauna	N Spa N Hot Tub	
N Pool Equipment	N Pool Heater	Y Automatic Lawn Sprinkler System	
Fireplace(s) & Chimney Y (Wood burning)	Fireplace(s) & Chimney N (Mock)		
Natural Gas Lines		N Gas Fixtures	
	Community (Captive) N LP on Proper	-	
·	on Pipe U Corrugated Stainless Steel		
Garage: Y Attached			
Garage Door Opener(s): Y Elect			
Water Heater: N Gas			
		y MID	
Water Supply: YCity	weii	N MUD N Co-op	
Roof Type: TYPE 3 IMPACT RESEISTA	NT Age: <u>1 1/2</u>	YEARS (approx.)	
	bove items that are not in working condition Unknown. If yes, then describe. (Attach add		
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Seller's Disclosure Notice Concerning the Pro	operty at 102 Ceda	ar Bluff Court, Harker l	Heights, TX 76548	09-0 Page 2			
Does the property have working smoke do 766, Health and Safety Code?* (Attach additional sheets if necessary):		in accordance with th	e smoke detector requirer				
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 the installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.							
Are you (Seller) aware of any known defect if you are not aware.		any of the following?	Write Yes (Y) if you are av	vare, write No (N			
NInterior Walls	N Ceilings		N Floors				
N_Exterior Walls	N Doors		NWindows				
<u>N</u> _Roof	NFoundatio	n/Slab(s)	NSidewalks				
N	NDriveways		Intercom System				
NPlumbing/Sewers/Septics	N_Electrical S	Systems	N_Lighting Fixtures				
If the answer to any of the above is yes, exp	olain. (Attach add	itional sheets if necess	sary):				
Are you (Seller) aware of any of the following $_{ m N}$ Active Termites (includes wood dest	-	•	ware, write No (N) if you an	re not aware.			
To college March Data Data and National		 -	r Toxic Waste				
During Transity Design	ng nepan						
N Previous Termite Damage N Previous Termite Treatment			dehyde Insulation				
N Improper Drainage		N Radon Gas	activae msalation				
N Water Damage Not Due to a Flood E	vent	N Lead Based F	Paint				
N Landfill, Settling, Soil Movement, Fac		N Aluminum W					
- Single Blockable Main Drain in Pool/		N Previous Fire	_				
		N Unplatted Ea					
			tructure or Pits				
		Previous Use	of Premises for Manufacto	ure of			
icil con	1. /*						
If the answer to any of the above is yes, exp Hail damage in @ Nov 2022, roof replaced			• -	. Type 3 Impac			
resistant decking and shingles installed.	w mourance of		32 motimation available	., 1, po o mirpuo			
* A single blockable main drain may cause	a suction entrapm	nent hazard for an indi	ividual.				

Seller's Disclosure Notice Concerning the Property at 102 Cedar Bluff Court, Harker Heights, TX 76548 Page 3 (Street Address and City)
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). If yes, explain (attach additional sheets if necessary).
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
$_{ m N}$ Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reserv
N Previous water penetration into a structure on the property due to a natural flood event
N Located wholly partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or A
Located D wholly D partly in a 500 year floodplain (Moderate Flood Hazard Area Zone V (shaded))
Located D wholly D partly in a floodway
Located D wholly D partly in a flood pool
Located Country in a recomposity
Located wholly partly in a reservoir
If the answer to any of the above is yes, explain (attach additional sheets if necessary):
*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.
interfued to retain water or delay the runon of water in a designated surface area or land.
Have you (Seller) ever filed a claim for flood damage to the property with any insurance provider, including the National
Flood Insurance Program (NFIP)?* Tyes Vol. If yes, explain (attach additional sheets as necessary):
*Homes in high rick flood zones with mortgages from foderally regulated or incured landers are required to have
*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).
Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to tl
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			09-01-2023
Seller's Disclosure Notice Concerning the	Property at <u>102 Cedar Bluff</u>	Court, Harker Heights, TX 76548 (Street Address and City)	Page 4
Are you (Seller) aware of any of the follow	wing? Write Yes (Y) if you a	re aware, write No (N) if you are not a	aware.
		or repairs made without necessary p	permits or not in
N Homeowners' Association or main	tenance fees or assessmen	ts.	
	n as pools, tennis courts, wa	ılkways, or other areas) co-owned in ı	undivided interest
Any notices of violations of deed real N Property.	estrictions or governmenta	l ordinances affecting the condition	or use of the
$_{ m N}$ Any lawsuits directly or indirectly a	affecting the Property.		
Any condition on the Property whi	ich materially affects the pl	nysical health or safety of an individu	al.
Any rainwater harvesting system le		t is larger than 500 gallons and that u	uses a public water
Any portion of the property that is	located in a groundwater	conservation district or a subsidence	district.
If the answer to any of the above is yes, e	explain. (Attach additional	sheets if necessary):	
high tide bordering the Gulf of Mexico, (Chapter 61 or 63, Natural Resources Coomaybe required for repairs or improve adjacent to public beaches for more info This property may be located near a mili zones or other operations. Information Installation Compatible Use Zone Study	the property may be subj de, respectively) and a bea ments. Contact the local ormation. itary installation and may be relating to high noise and or Joint Land Use Study po	ject to the Open Beaches Act or the chfront construction certificate or dugovernment with ordinance author be affected by high noise or air install compatible use zones is available in repared for a military installation and	Dune Protection Act une protection permit ity over construction lation compatible use in the most recent Air d may be accessed on
LARENCE R BEHAN	dotloop verified 08/15/24 9:22 PM CDT 1TWH-LBMN-6BS1-DREF	OABRIELA FUENTES	dotloop verified 08/16/24 11:11 AM CDT 6BLE-TYPE-I7V2-XPJF
e undersigned purchaser hereby acknowle	edges receipt of the forego	ing notice.	
	Are you (Seller) aware of any of the follow Room additions, structural modific N compliance with building codes in Homeowners' Association or main Any "common area" (facilities such with others. Any notices of violations of deed row Property. N Any lawsuits directly or indirectly and Any rainwater harvesting system of Supply as an auxiliary water source N any portion of the property that is lift the answer to any of the above is yes, of the property may be located in a coastal are high tide bordering the Gulf of Mexico, (Chapter 61 or 63, Natural Resources Comaybe required for repairs or improve adjacent to public beaches for more information. Installation Compatible Use Zone Study the Internet website of the military installation compatible Use Zone Study the Internet website of the military installation.	Are you (Seller) aware of any of the following? Write Yes (Y) if you a Room additions, structural modifications, or other alterations compliance with building codes in effect at that time. N Homeowners' Association or maintenance fees or assessmen Any "common area" (facilities such as pools, tennis courts, wa with others. Any notices of violations of deed restrictions or governmentally Property. N Any lawsuits directly or indirectly affecting the Property. Any condition on the Property which materially affects the plant Any rainwater harvesting system located on the property that supply as an auxiliary water source. N Any portion of the property that is located in a groundwater of the answer to any of the above is yes, explain. (Attach additional (Chapter 61 or 63, Natural Resources Code, respectively) and a beamaybe required for repairs or improvements. Contact the local adjacent to public beaches for more information. This property may be located near a military installation and may be zones or other operations. Information relating to high noise and Installation Compatible Use Zone Study or Joint Land Use Study pthe Internet website of the military installation and of the county located.	Are you (Seller) aware of any of the following? Write Yes (Y) if you are aware, write No (N) if you are not a Room additions, structural modifications, or other alterations or repairs made without necessary proceedings of the property of the write of the control of the property of the property of the property of the property that is located in a groundwater conservation district or a subsidence of the property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1 high tide bordering the Gulf of Mexico, the property and a beachfront construction certificate or durable beaches for more information. This property may be located near a military installation and may be affected by high noise or air installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and the located.



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.