

APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)



SELLER'S DISCLOSURE NOTICE

ONCERN	NING THE PROPERTY AT 3103 W	estrim Drive, Killee	en, TX	76549 (Street Add	dua a a a a d	City)			
ELLER A	TICE IS A DISCLOSURE OF SELL ND IS NOT A SUBSTITUTE FOR TY OF ANY KIND BY SELLER OR	ANY INSPECTIONS (IE CONDITION	OF THI	E PROPERTY AS (
eller 🔽 The Pr	is D is not occupying the Property has the items checked	operty. If unoccupi pelow [Write Yes (Y)	ied, ho), No (I	ow long since S N), or Unknowi	Seller ha n (U)]:	as occupied the P	ropert	y? <u>Still</u>	occupyin
U	Range y Oven			y Microwave					
Y	 Dishwasher	 Υ Trash Comp	oactor			 γ Disposal			
Y	 Washer/Dryer Hookups	Y Window Sci	Y Window Screens			 y Rain Gutters			
Y	 Security System	U Fire Detecti	U Fire Detection Equipment			N Intercom System			
		y Smoke Dete	y Smoke Detector						
		N Smoke Dete	N Smoke Detector-Hearing Impaired						
		U Carbon Monoxide Alarm							
		N Emergency Escape Ladder(s)							
N	TV Antenna	Y Cable TV W	iring			y Satellite Dish			
Y	Ceiling Fan(s) ${N}$ Attic Fan(s)			Y Exhaust Fa			an(s)		
Y	Central A/C Y Central Hea			tingWall/Wind			low Air Conditioning		
Y	Plumbing System N Septic Syste				Y Public Sewer System				
Y	Patio/Decking	Y Outdoor Gr	ill			Y Fences			
N	_Pool	Sauna				N Spa	Y	Hot Tu	ıb
	Pool Equipment N Pool Heater Fireplace(s) & Chimney (Wood burning)			N Automatic Lawn Sprinkler Systen Fireplace(s) & Chimney U (Mock)			System		
N	 Natural Gas Lines					$_{ m N}$ Gas Fixtures	;		
U	$_{-}^{-}$ Liquid Propane Gas: $_{ m U}$ L	P Community (Capt	tive)	լյ LP on Pr	operty				
-	 Fuel Gas Piping: _U Black		_			bing լյ Copp	er		
	ge: _Y Attached	N Not Attache			Carport				
Gara	ge Door Opener(s): $_{ m U}$ Ele	ctronic	U	Control(s)					
Wate	er Heater: N Ga	_ S	Y	 Electric					
Wate	er Supply: <u>Y</u> Cit	- y -	N	 _Well 	_	N_MUD		N	Co-op
Roof	f Type:Fortitude Cobblestone S	hingle		Age:	3 years	3	(6	approx.	.)
Are y	you (Seller) aware of any of the d of repair?	above items that ar		in working co	ndition,	, that have knowr			nat are in
									nat a

6, Health and Safety Code?* Yes No Unknov ttach additional sheets if necessary): N/A	(Street Address and City) n accordance with the smoke detector requirements of Chap vn. If the answer to this question is no or unknown, expla						
Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detector 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 i effect in your area, you may check unknown above or contact your local building official for more information. A buyer ma 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 be a the cost of installing the smoke detectors and which brand of smoke detectors to install.							
ou are not aware.	any of the following? Write Yes (Y) if you are aware, write No						
Interior Walls N Ceilings	N Floors						
T_Exterior WallsYDoors	N Windows						
Not							
Walls/Fences N Driveways	N Intercom System						
<pre>Plumbing/Sewers/Septics N_N_Electrical Sy Other Structural Components (Describe): N/A</pre>	I Systems Y Lighting Fixtures						
One of the closet walls (left side upon entry) is master bedroom needs repair but will be fixed. Other closet in mathematical bedroom needs new draw string for light fixture. Back door window frame is cracked. If the answer to any of the above is yes, explain. (Attach additional sheets if necessary):N/A N/A							
e you (Seller) aware of any of the following conditions? Wri Active Termites (includes wood destroying insects)	ite Yes (Y) if you are aware, write No (N) if you are not aware. NPrevious Structural or Roof Repair						
Termite or Wood Rot Damage Needing Repair	N Hazardous or Toxic Waste						
TPrevious Termite Damage	N_Asbestos Components						
Previous Termite Treatment							
Improper Drainage	NRadon Gas						
Water Damage Not Due to a Flood Event	NLead Based Paint						
TLandfill, Settling, Soil Movement, Fault Lines	N Aluminum Wiring						
Single Blockable Main Drain in Pool/Hot Tub/Spa*	N_Previous Fires						
	N Unplatted Easements						
	$_{ m N}$ Subsurface Structure or Pits $_{ m N}$ Previous Use of Premises for Manufacture of $_{ m N}$ Methamphetamine						
he answer to any of the above is yes, explain. (Attach addit	tional sheets if necessary)·N/A						
ne answer to any of the above is yes, explain. (Attach addit A	nonai sileets ii fiecessary).N/A						

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Seller's Disclosure Notice Concerning the Property at 3103 Westrim Drive, Killeen, TX 76549 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
6 Anguary (Callar) arrang of any of the fallowing and ditions 2* Muito Vos (M) if you are arranged unite No (A) if you are not arranged
6. 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
\underline{N} Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir
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.
N Located Wholly I 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
ocated D wholly D partly in a flood need
If the answer to any of the above is yes, explain (attach additional sheets if necessary): N/A N/A I do not know if any of these are wholly or partially located.
N/A 1 do not know it any of these are whony of partially located.
*For provinces of this metics.
*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 (Soller) ever filed a claim for flood damage to the property with any incurance provider including the National
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)?* Tyes 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).
O Havayay (Callay) avar received assistance from FFAAA on the H.C. Coolil Distinct A. A. C. Coolil Co. (CDA) Co. (Co. J. L. C. C. C. J. L. C.
8. 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): N/A
<u>-</u>
N/A

	Seller	r's Disclosure Notice Concerning the Property at $3103~\mathrm{Westrim}~\mathrm{I}$		age 4	09-01-2023
9.	Are y	ou (Seller) aware of any of the following? Write Yes (Y) if you a	(Street Address and City) are aware, write No (N) if you are not aware.		
	N	Room additions, structural modifications, or other alterations compliance with building codes in effect at that time.	s or repairs made without necessary permits o	or not in	l
	N	 Homeowners' Association or maintenance fees or assessmen	ts.		
	N N	Any "common area" (facilities such as pools, tennis courts, wa with others.	alkways, or other areas) co-owned in undivide	ed intere	est
	N	Any notices of violations of deed restrictions or governmental Property.	al ordinances affecting the condition or use o	f the	
	N	Any lawsuits directly or indirectly affecting the Property.			
	N N	 Any condition on the Property which materially affects the p	hysical health or safety of an individual.		
	N N	Any rainwater harvesting system located on the property tha supply as an auxiliary water source.	it is larger than 500 gallons and that uses a pu	ıblic wa	ter
	N	_Any portion of the property that is located in a groundwater	conservation district or a subsidence district.		
	If the	e answer to any of the above is yes, explain. (Attach additional	sheets if necessary):N/A		
	N/A				
10	If the	e property is located in a coastal area that is seaward of the G	ulf Intracoastal Waterway or within 1 000 fee	t of the	moan
10.		tide bordering the Gulf of Mexico, the property may be sub	•		
	(Chap	pter 61 or 63, Natural Resources Code, respectively) and a bea	chfront construction certificate or dune prot	ection p	permit
		pe required for repairs or improvements. Contact the local cent to public beaches for more information.	government with ordinance authority over	constr	uction
11	-	property may be located near a military installation and may k	ne affected by high noise or air installation co	mnatih	le use
		s or other operations. Information relating to high noise and			
		llation Compatible Use Zone Study or Joint Land Use Study p			
	the II	nternet website of the military installation and of the county red	and any municipality in which the military	ınstalla	tion is
	locat	.cu			
an	BHU	dotloop verified 10/12/24 7:58 AM CDT	ANDKA LTAYLOR	dotloop 10/11/2	verified 4 11:11 PM CDT
ngn	ature or	NFL6-RP2S-4RKZ-PDUL Significant Date	griature or serier	NPWM-	OELY-B9YN-NWRI
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ть.					
ıne	unae	ersigned purchaser hereby acknowledges receipt of the forego	ing notice.		
igii	ature or	Turchaser Date Sig	griature of r dichaser	Da	



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.