



AUSTIN/CENTRAL TEXAS REALTY INFORMATION SERVICE (ACTRIS) SELLER'S DISCLOSURE NOTICE

THIS FORM IS FURNISHED BY THE AUSTIN/CENTRAL TEXAS REALTY INFORMATION SERVICE FOR USE BY ITS PARTICIPANTS.

NOTE: EFFECTIVE JANUARY 1, 1994, SECTION 5.008 OF THE TEXAS PROPERTY CODE REQUIRES A SELLER OF RESIDENTIAL REAL PROPERTY OF NOT MORE THAN ONE DWELLING UNIT TO DELIVER A COPY OF THE SELLER'S DISCLOSURE NOTICE, COMPLETE TO THE BEST OF THE SELLER'S BELIEF AND KNOWLEDGE, TO A PURCHASER ON OR BEFORE THE EFFECTIVE DATE OF A CONTRACT FOR THE SALE OF THE PROPERTY. IF A CONTRACT IS ENTERED INTO WITHOUT THE SELLER PROVIDING THE NOTICE, THE BUYER MAY TERMINATE THE CONTRACT FOR ANY REASON WITHIN SEVEN (7) DAYS AFTER RECEIVING THE NOTICE. IF INFORMATION REQUIRED BY THE NOTICE IS UNKNOWN TO THE SELLER, THE SELLER MAY INDICATE THAT FACT ON THE NOTICE AND THEREBY COMPLY WITH THE REQUIREMENTS OF SECTION 5.008 OF THE TEXAS PROPERTY CODE. This form complies with and contains additional disclosures which exceed the minimum required by the Code.

CONCERNING THE PROPERTY AT 3408 Westside Cove Austin (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, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller is not occupying the Property. If unoccupied, how long since Seller has occupied the Property? Seller is not knowledgeable of the current condition of the Property. The Property is not currently leased and has not been leased in the last two (2) years. If leased, how long? Six Months 5/08-1/10. During the last year the Property has not been vacant. If yes, how long was the Property vacant?

1. FEATURES AND EQUIPMENT (Mark all appropriate items that EXIST and their WORKING CONDITION): NOTE: This notice does not establish which items will or will not be conveyed. The terms of the TRBC Contract will determine which items will and will not be conveyed.

Y = Yes, N = No, U = Unknown

Table with columns: Exists, Item, Working Condition, Additional Information. Rows include Bathroom Heater, Cable TV Wiring, Carpet, Carbon Monoxide Detector, Central Air Conditioning, Central Heating, Central Vacuum, Chimney, Cook Top/Stove, Deck, Dishwasher, Disposal, Dryer, Dryer Hookups, Emergency Escape Ladder(s), Evaporative Cooler, Fans.

Features and Equipment Continues Next Page G-3 on each side. Initialed for Identification by Seller [Signature] and Buyer [Signature]. Page 1 of 8

Seller's Disclosure Notice Concerning Property At:

3408 Westside Cove
 Austin, TX 78731

Exists	Item	Working Condition			Additional Information	
<input checked="" type="checkbox"/>	Fencing	<input checked="" type="checkbox"/>	N	U	Full <input type="checkbox"/>	Partial <input checked="" type="checkbox"/> Type: CHAIN LINK
<input checked="" type="checkbox"/>	Fire Alarm/Detector	<input checked="" type="checkbox"/>	N	U	#	
<input checked="" type="checkbox"/>	Fireplace	<input checked="" type="checkbox"/>	N	U	#	2
	Fireplace Logs	<input checked="" type="checkbox"/>	N	U	#	
	French Drain	<input checked="" type="checkbox"/>	N	U		
<input checked="" type="checkbox"/>	Garage	<input checked="" type="checkbox"/>	N	U	Attached: <input checked="" type="checkbox"/>	[N] # Spaces 3
<input checked="" type="checkbox"/>	Garage Door Opener	<input checked="" type="checkbox"/>	N	U	#	
	Garage Remote Control	<input checked="" type="checkbox"/>	N	U	#	
	Gas Lighting Fixtures	<input checked="" type="checkbox"/>	N	U	#	
<input checked="" type="checkbox"/>	Gas Lines	<input checked="" type="checkbox"/>	N	U	[NAT] [LP]	
	Gazabo	<input checked="" type="checkbox"/>	N	U		
	Grinder Pump	<input checked="" type="checkbox"/>	N	U		
	Ice Machine	<input checked="" type="checkbox"/>	N	U		
	Intercom System	<input checked="" type="checkbox"/>	N	U		
	Lawn Sprinkler System	<input checked="" type="checkbox"/>	N	U	Full <input type="checkbox"/>	Partial <input type="checkbox"/> Automatic <input type="checkbox"/> Manual <input type="checkbox"/>
<input checked="" type="checkbox"/>	Microwave	<input checked="" type="checkbox"/>	N	U	Buy in	3408
	Mock Fireplace	<input checked="" type="checkbox"/>	N	U	With Chimney <input type="checkbox"/>	Without Chimney <input type="checkbox"/>
	Outdoor Grill	<input checked="" type="checkbox"/>	N	U	[NAT] [LP] [E]	
<input checked="" type="checkbox"/>	Oven	<input checked="" type="checkbox"/>	N	U	[E] [G]	
	Patio	<input checked="" type="checkbox"/>	N	U	Covered <input type="checkbox"/>	Uncovered <input type="checkbox"/>
	Plumbing System	<input checked="" type="checkbox"/>	N	U		
	Pool	<input checked="" type="checkbox"/>	N	U	Inground <input type="checkbox"/>	Above Ground <input type="checkbox"/> Other <input type="checkbox"/>
	Pool Accessories	<input checked="" type="checkbox"/>	N	U		
	Pool Heater	<input checked="" type="checkbox"/>	N	U		
	Pool Maintenance Equip.	<input checked="" type="checkbox"/>	N	U		
	Portable Storage Buildings	<input checked="" type="checkbox"/>	N	U	#	
<input checked="" type="checkbox"/>	Public Sewer System	<input checked="" type="checkbox"/>	N	U		
<input checked="" type="checkbox"/>	Rain Gutters	<input checked="" type="checkbox"/>	N	U	Full <input checked="" type="checkbox"/>	Partial <input type="checkbox"/> Leaf Guard - Zurn and
	Range	<input checked="" type="checkbox"/>	N	U	[E] [G]	
<input checked="" type="checkbox"/>	Refrigerator	<input checked="" type="checkbox"/>	N	U	#	1
	Roof Attic Vents	<input checked="" type="checkbox"/>	N	U		
	Satellite Dish System	<input checked="" type="checkbox"/>	N	U	Owned <input type="checkbox"/>	Leased <input type="checkbox"/>
	Sauna	<input checked="" type="checkbox"/>	N	U	#	
	Security System	<input checked="" type="checkbox"/>	N	U	Owned <input checked="" type="checkbox"/>	Leased <input type="checkbox"/> Mo. Lease \$
	Septic System/Tank	<input checked="" type="checkbox"/>	N	U	Date Last Pumped:	
<input checked="" type="checkbox"/>	Smoke Detector(s)	<input checked="" type="checkbox"/>	N	U	#	Hearing Impaired <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
	Spa/Hot Tub	<input checked="" type="checkbox"/>	N	U	#	
	Spa Heater	<input checked="" type="checkbox"/>	N	U	#	[E] [G] [Solar]
	Space Heater	<input checked="" type="checkbox"/>	N	U	#	[E] [G]
	Speakers	<input checked="" type="checkbox"/>	N	U		
	Specialty Wiring	<input checked="" type="checkbox"/>	N	U	Audio <input type="checkbox"/>	Data <input type="checkbox"/> Speakers <input type="checkbox"/> Visual <input type="checkbox"/>
	Sump Pump	<input checked="" type="checkbox"/>	N	U	#	
	Trash Compactor	<input checked="" type="checkbox"/>	N	U	#	
	TV Antenna	<input checked="" type="checkbox"/>	N	U	#	
	Wall/Window A/C	<input checked="" type="checkbox"/>	N	U	#	
	Washer	<input checked="" type="checkbox"/>	N	U		
<input checked="" type="checkbox"/>	Washer Hookups	<input checked="" type="checkbox"/>	N	U	(110V) (220V)	
<input checked="" type="checkbox"/>	Water Heater	<input checked="" type="checkbox"/>	N	U	#	[E] [G] [Solar]
	Water Softener	<input checked="" type="checkbox"/>	N	U	Owned <input type="checkbox"/>	Leased <input type="checkbox"/> Mo. Lease/Service Chg \$
<input checked="" type="checkbox"/>	Window Screens	<input checked="" type="checkbox"/>	N	U	#	Type:
<input checked="" type="checkbox"/>	Other:	<input checked="" type="checkbox"/>	N	U		All windows - Double Insulated
<input checked="" type="checkbox"/>	Other:	<input checked="" type="checkbox"/>	N	U		ADT Alarm - Both Sides

Initialed for Identification by Seller JS, TS and Buyer _____

Page 2 of 8

Seller's Disclosure Notice Concerning Property At: 3408 Westside Cove
Austin, TX 78731

Explain all No [N] or Unknown [U] answers. Attach additional sheets as necessary.

THE FOLLOWING PROPERTY IS TO BE EXCLUDED FROM THE SALE:

2. UTILITY PROVIDERS and HOMEOWNERS' ASSOCIATION (Fill in names of Suppliers with Telephone Numbers):

WATER Supply: _____ Ph: _____
 City Well Private MUD
 WCID Co-Op Other _____

GAS Supply: TEXAS Gas Ph: _____
 Utility Tank Bottle Co-Op
 Tank/Bottle Mo. Lease \$ _____

WASTEWATER: _____ Ph: _____
 City Co-Op MUD Other
 Septic

HOA/CONDO ASSOC: NO
 Association Fee \$ _____ per _____
 HOA's Administrative Transfer Fee of \$ _____
 (Fee above shall include all costs of transfer of ownership)
 Manager's Name: _____
 Manager's Telephone: _____

ELECTRICITY: Austin Ph: _____
 CABLE TV: Time Warner Ph: _____
 SOLID WASTE PROVIDER: _____ Ph: _____

3. PROPERTY DEFECTS/MALFUNCTIONS:

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

Exists	Item	Defect/Malfunction		Exists	Item	Defect/Malfunction	
		Y	N			Y	N
	Basement	Y	N		Potable Drinking Water	Y	(N)
<input checked="" type="checkbox"/>	Ceilings	Y	(N)		Retaining Wall(s)	Y	(N)
<input checked="" type="checkbox"/>	Driveway(s)	Y	(N)	<input checked="" type="checkbox"/>	Roof	Y	N
<input checked="" type="checkbox"/>	Electrical System(s)	Y	(N)		Overlay Shingles: [Y] (N)		
<input checked="" type="checkbox"/>	Exterior Doors	Y	(N)		Roof Approximate Age: <u>4</u> Yrs		
<input checked="" type="checkbox"/>	Exterior Walls	Y	(N)		Roof Type:		
<input checked="" type="checkbox"/>	Floors	Y	(N)		Septic System: Type:	Y	N
<input checked="" type="checkbox"/>	Foundation: Slab <input checked="" type="checkbox"/> Pier & Beam <input type="checkbox"/>	Y	(N)	<input checked="" type="checkbox"/>	Sidewalks	(Y)	N
<input checked="" type="checkbox"/>	Interior Doors	Y	(N)		Stucco	Y	N
<input checked="" type="checkbox"/>	Interior Walls	Y	(N)		Conventional <input type="checkbox"/> Synthetic <input type="checkbox"/> Type:		
<input checked="" type="checkbox"/>	Lighting Fixtures	Y	(N)	<input checked="" type="checkbox"/>	Underground Electrical Lines	(Y)	(N)
<input checked="" type="checkbox"/>	Outbuildings	Y	N	<input checked="" type="checkbox"/>	Wastewater System	Y	(N)
<input checked="" type="checkbox"/>	Plumbing	Y	(N)	<input checked="" type="checkbox"/>	Windows	Y	(N)

Describe Other Structural Components Needing Disclosure:
UNWARE OF ANY STRUCTURAL DEFECTS

If the answer to any of the above in #3 is Yes [Y], explain. Attach additional sheets as necessary.

Initialed for Identification by Seller JS JS and Buyer _____

3408 Westside Cove
 Austin, TX 78731

Seller's Disclosure Notice Concerning Property At:

4. CURRENT CONDITIONS OF THE PROPERTY:

Are you (SELLER) aware of any of the following? Mark Yes [Y] if you are aware, mark No [N] if you are not aware.

Active Termites	Y	N	Fault Lines	Y	N
Wood-Destroying Insects	Y	N	Landfill	Y	N
Termite or Wood Rot Needing Repair	Y	N	Subsurface Structure(s)	Y	N
Termites Damaged	Y	N	Plu(s)	Y	N
Termite Treatment	Y	N	Underground Spring(s)	Y	N
Water Penetration of Structure	Y	N	Intermittent/Weather Spring(s)	Y	N
Structural or Roof Repair	Y	N	Underground Storage Tank(s)	Y	N
Asbestos Components	Y	N	Endangered Species/Habitat on Property	Y	N
Urea Formaldehyde Insulation	Y	N	Hazardous or Toxic Waste	Y	N
Radon Gas	Y	N	Diseased Trees	Y	N
Lead-Based Paint	Y	N	Fence Lines Not Corresponding to Property Boundaries	Y	N
Aluminum Wiring	Y	N	Wetlands on Property	Y	N
Foundation Repair	Y	N	Unplanned Easement(s)	Y	N
Flooding of Land	Y	N	Underground Electrical Line(s)	Y	N
Improper Drainage or Ponding	Y	N	Dampness in Crawl Spaces	Y	N
Located in 100-Year Flood Plain	Y	N	Water Heater Leak(s)	Y	N
Present Flood Insurance Coverage Attach FAR Form 141d if answer is Yes	Y	N	HVAC System Leak(s) - Overflow Pan or Other Defect	Y	N
Settling or Soil Movement	Y	N	Other Conditions	Y	N

If the answer to any of the above is Yes [Y], explain. Attach additional sheets.

*THE DOG FENCE
 WAS NEEDED TO PROTECT ENVIRONMENT ON MY
 PROPERTY*

5. PREVIOUS CONDITIONS OF THE PROPERTY:

Are you (SELLER) aware of the following previously defective conditions? Mark Yes [X] if you are aware, mark No [N] if you are not aware.

Previous Flooding into the Structure	Y	N
Previous Flooding onto the Property	Y	N
Previous Fires	Y	N
Previous Foundation Repairs	Y	N
Previous Roof Repairs	Y	N
Previous Treatment for Termites or Wood-Destroying Insects	Y	N
Previous Termite or Wood-Destroying Insect Damage Repaired	Y	N
Previous Use of Promises for Manufacturer of Methamphetamine	Y	N

Other Conditions:

If the answer to any of the above is Yes [Y], explain. Attach additional sheets as necessary.

6. SYSTEMS IN NEED OF REPAIR:

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 as necessary.

Initialed for Identification by Seller *JB* and Buyer *RB*

Seller's Disclosure Notice Concerning Property At:

3408 Westside Cove
Austin, TX 78731

7. MISCELLANEOUS CONDITIONS:

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 code in effect at the time of construction?
- [Y] [N] Any "common area" facilities, i.e., pools, tennis courts, walkways, or other areas, co-owned in undivided interest with others?
- [Y] [N] Any notices of violations of deed restrictions or governmental ordinances, zoning, use, or impervious cover limitations affecting the condition or use of the Property?
- [Y] [N] Any lawsuits or other legal proceedings directly affecting the Property or Seller's ability to convey property, e.g., bankruptcy, probate, guardianship, etc.?
- [Y] [N] Any condition of the Property which materially affects the physical health or safety of an individual?
- [Y] [N] Features of the Property shared in common with adjoining landowners, e.g., walls, fences, and driveways, whose use or responsibility for maintenance may have an effect on the Property?
- [Y] [N] Any encroachments (recorded or unrecorded), easements or similar matters that may affect your interest in the Property? SEE PREVIOUS PAGE
- [Y] [N] Landfill - compacted or otherwise - on the Property or any portion thereof?
- [Y] [N] Any settling from any cause or slippage, sliding or other soil problems?
- [Y] [N] Damage to the Property or any of the structures from fire, earthquake, floods or landslides?
- [Y] [N] Any future highway, freeway, or air traffic patterns which affects the Property?
- [Y] [N] Any future annexation plans which affect the Property?
- [Y] [N] Within the previous 12 months, has there been an equity loan on the Property? If Yes, date ___/___/___
- [Y] [N] Any pending flood plain changes known?
- [Y] [N] Any ordinances that restrict flood coverage or rebuilding any portion of the structure to its previous use?
- [Y] [N] Previous FEMA claim paid?
- [Y] [N] Death on the Property other than death caused by: natural causes, suicide, or accident unrelated to the Property's condition?
- [Y] [N] Was the dwelling built before 1978? Unknown []
- [Y] [N] 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?
- [Y] [N] Any historic preservation restriction or ordinance or archeological designation associated with the Property?
- [Y] [N] Any IRS or tax redemption periods which will affect the sale of the Property?
- [Y] [N] Any other item(s) of concern?

If the answer to any of the above is Yes [Y], explain. Attach additional sheets as necessary.

Initialed for Identification by Seller JB TS and Buyer _____

Page 5 of 8

Seller's Disclosure Notice Concerning Property At:

3408 Westside Cove
Austin, TX 78731

8. AD VALOREM TAXES:

Check any Tax Exemption(s) which you (SELLER) currently claim for the Property:

- Homestead Over 65 Disabled Disabled Veteran
- Agricultural Unknown None Other

Have you or a third party on your behalf ever supplied information regarding property defects or condition at the Appraisal District? Yes No

Have you ever testified, or had an agent testify on your behalf in a valuation hearing at an Appraisal District Value Protest Hearing? Yes No If so, which Appraisal District? _____

9. INSPECTIONS AND DISCLOSURES:

Have you (SELLER) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or engineers or otherwise permitted by law to perform inspections in the past four (4) years? Yes No

If Yes, attach copies and list the following:

Date of Inspection	Name of Document	Author of Report	Number of Pages
--------------------	------------------	------------------	-----------------

Is a previous Seller's Disclosure available? Yes No If so, please attach.

Is a current Survey available? Yes No If so, please attach. Date of Current Survey: ___/___/___

Have any changes been made that could affect the Survey? Yes No

10. SMOKE DETECTORS:

Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code? Yes No Unknown If no or unknown, explain. (Attach additional sheets if necessary):

Yes - 2 one and a half

*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.

11. MAJOR REPAIRS OR IMPROVEMENTS MADE:

Have you (SELLER) made, or had made, major repairs or improvements (costing \$500 or more) to the Property during the time you have owned the Property? Yes No

Are you (SELLER) aware of major repairs or improvements made by previous owners?

Yes No

If Yes to either, Please explain. (Attach additional sheet(s) as necessary.)

NAME - ADDING
PAINTING, FENCING, LIGHTS, LANDSCAPING, NEW ROOF,
PAINTING ETC., New dishwashers, stove, Stove top, all fixtures, 3408 - Deep Sink

12. INSURANCE CLAIMS:

In the last 5 years have you (SELLER) filed an insurance claim related to this property? Yes No

If there was a monetary settlement, were the funds used to make the repair? Yes No

Initialed for Identification by Seller B R and Buyer _____

Seller's Disclosure Notice Concerning Property At: 3408 Westside Cove
Austin, TX 78731

13. GOVERNMENT OR OTHER PENDING OR RECEIVED NOTICES:

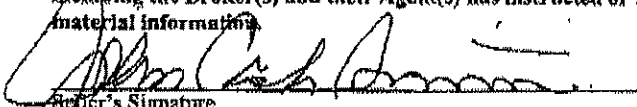
SELLER has not received any notices, either oral or written, regarding the need for repair or replacement or any portion of the Property from any governmental agency, appraiser, inspector, mortgage lender, repair service or others, except:

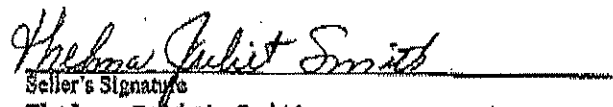
SELLER has not received any notices from any governmental agency or private company of pending condemnation or any portion of the Property, except:

14. ADDITIONAL DISCLOSURE FORMS ATTACHED: Yes No

- Addendum for Seller's Disclosure of Information on Lead-Based Paint (TAR 1906)
- Environmental Assessment, Threatened or Endangered Species, and Wetlands Addendum (TAR 1917)
- Information About On-Site Sewer Facility (TAR 1407)
- Addendum for Property Located in a Certificated Service Area of a Utility Service Provider (TAR 1927)
- Information About Special Flood Hazard Areas (TAR 1414)
- Relocation Addendum (TAR 1941)
- Other

THE ABOVE DISCLOSURES ARE TRUE AND CORRECT TO THE BEST KNOWLEDGE OF THE SELLER(S). SELLER acknowledges that the statements in this Disclosure are true to the best of the Seller's belief and that no person, including the Broker(s) and their Agent(s) has instructed or influenced Seller to provide inaccurate information or to omit any material information.


Seller's Signature
John Cash Smith
4/23/08
Date


Seller's Signature
Thelma Juliet Smith
4/23/08
Date

SELLER'S DISCLOSURE NOTICE OF CHANGES TO PROPERTY CONDITION

Only complete this box if changes have occurred to the condition of the property since the original disclosure was completed.

As of _____, Seller affirms that the Property conditions disclosed above have not changed. Seller's Initials _____

As of _____, Seller discloses the following conditions which have changed: Seller's Initials _____

Initialed for Identification by Buyer 

