



CONCERNING THE PROPERTY AT **4706 Clawson Road, Austin, Texas 78745**



* 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.

3. Are you (Seller) aware of any known defects/malfunctions in any of the following? Write Yes (Y) if you are aware, write No (N)

if you are not aware.

Y Interior Walls

Y Ceilings

Y Floors

Y Exterior Walls

Y Doors

Y Windows

Y Roof

Y Foundation/Slab(s)

N Sidewalks

N Walls/Fences

Y Driveways

N Intercom System

N Plumbing/Sewers/Septics

Y Electrical Systems

N Lighting Fixtures

Y Other Structural Components (Describe):

Some additional minor and repairable concerns. Please see inspection report.

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary):

(Interior Walls) Some common cracks and fractures, in addition to some mechanical sheetrock damage. Please see inspection report for details.

(Ceilings) Some ceiling stains/ water damage (from roof leaks that have since been repaired) and drywall fractures. Please see inspection report for details.

(Floors) Floors have moderate wear and tear. The damage to the top surface of the wood floor in the dining room is from a foundation leak in 2021, which has since been repaired. There has been no water damage to the floor since that time.

(Exterior Walls) Moisture damage on soffit and fascia boards and wall siding, as well as some squirrel damage and rotting siding. Please see inspection report for details.

(Doors) Some moisture damage on the back door / door casing, as well as other minor concerns. Please see inspection report for details.

(Windows) Some exterior windows have deteriorated caulk joints. Please see inspection report for details.

(Roof) Very minor mechanical surface damage and exposed nails from roof installation in 2020.

(Foundation/Slab(s)) Parge coat deteriorated in parts. Please see inspection report for details.

(Driveways) The driveway is minorly heaved and has minor cracks that have not changed over the last decade. Please see inspection report for details.

(Electrical Systems) Miscellaneous electrical concerns with the original wiring of the house- further evaluation and repair has been advised. Please see inspection report for details.

(Street Address and City)

(Other Structural Components) Some additional minor and repairable concerns. Please see inspection report.

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.

<u>N</u> Active Termites (includes wood destroying insects)	<u>Y</u> Previous Structural or Roof Repair
<u>Y</u> Termite or Wood Rot Damage Needing Repair	<u>N</u> Hazardous or Toxic Waste
<u>Y</u> Previous Termite Damage	<u>Y</u> Asbestos Components
<u>Y</u> Previous Termite Treatment	<u>N</u> Urea-formaldehyde Insulation
<u>N</u> Improper Drainage	<u>N</u> Radon Gas
<u>Y</u> Water Damage Not Due to a Flood Event	<u>N</u> Lead Based Paint
<u>Y</u> Landfill, Settling, Soil Movement, Fault Lines	<u>N</u> Aluminum Wiring
<u>N</u> Single Blockable Main Drain in a Pool/Hot Tub/Spa*	<u>N</u> Previous Fires
	<u>N</u> Unplatted Easements
	<u>N</u> Subsurface Structure or Pits
	Previous Use of Premises for Manufacture of
	<u>N</u> Methamphetamine

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary):

(Termite/Wood Rot Damage Needing Repair) Some minor rot on the deck and back door frame / door.

(Previous Termite Damage) The seller's disclosure that we received when we purchased the house stated that a previous owner had termite damage and treatment. When we purchased the house, we had a WDI report commissioned with our inspection, and they did not find any termites or termite damage.

(Previous Termite Treatment) The seller's disclosure that we received when we purchased the house stated that a previous owner had termite damage and treatment. We believe that this occurred sometime between 1983 and 1995 when a specific family owned it, based on the previous owner's disclosure. When we purchased the house, we had a WDI report commissioned with our inspection, and they did not find any termites or termite damage.

(Water Damage Not Due to a Flood Event) In 2021, the pipe in the foundation that runs the cold water to our kitchen sink started leaking. The pipe was cut off and re-routed through the attic. Water mitigation services were acquired. A few patched holes can be seen in the sheetrock in the dining room, and some holes remain in the bottom of the cabinets next to the stove (all from the mitigation process.) Additionally, the top surface of the flooring in the kitchen / dining room has minor cosmetic damage from this event. Separately, there are a few water spots on the ceiling in one of the bedrooms due to a leak in the old roof that was immediately repaired in ~2015.

(Landfill/Settling/Soil Movement/Fault Lines) There is minor settling, which is common to the neighborhood.

(Previous Structural/Roof Repair) A new roof was installed in spring 2020.

(Asbestos Components) The previous owner's seller disclosure stated "previous owner said rear siding is asbestos". However, no testing has been completed to confirm this.

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

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).

Please see inspection report for details.

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

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 ☐ partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR)

N Located ☐ wholly ☐ partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded))

N Located ☐ wholly ☐ partly in a floodway

N Located ☐ wholly ☐ partly in a flood pool

N Located ☐ wholly ☐ partly in a reservoir

If the answer to any of the above is yes, explain (attach additional sheets if necessary):

*For the 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, A00, 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 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):

* Homes in a 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? ☐ Yes ☒ No. If yes, explain (attach additional sheets as necessary):

9. Are you (Seller) aware of any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

Y Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at that time.

N Homeowners' Association or maintenance fees or assessments.

N Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others.

N Any notices of violations of deed restrictions or governmental ordinances affecting the condition or used of the Property.

N Any lawsuits directly or indirectly affecting the Property.

N Any condition on the Property which materially affects the physical health or safety of an individual.

N 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.

N 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, explain. (Attach additional sheets if necessary):

(Room additions) Previous owner (two owners ago) stated in their disclosure that they did not have a permit to remodel the original bathroom (next to the dining room). In 2015/2016, we converted the 1-garage to a bedroom/office, bathroom, laundry closet, and closet. This construction/ renovation had full permits.

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 maybe required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.

10. This property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.

Jeremi B Mattern

Signature of Seller

2025-07-05

Date

Laurel Elizabeth Mattern

Signature of Seller

2025-07-05

Date

The undersigned purchaser hereby acknowledges receipt of the foregoing notice.

Signature of Purchaser

Date

Signature of Purchaser

Date



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.

