



## SELLER'S DISCLOSURE NOTICE

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Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. **This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.**

CONCERNING THE PROPERTY AT **11602 Sterlinghill Drive, Austin, Texas 78758**

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 BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller ☒ Is ☐ Is not occupying the property. If unoccupied (by Seller), how long since Seller has occupied The Property? ☐ \_\_\_\_\_ (approximate date) ☐ Never occupied the Property.

### Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

*This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.*

Item	Y	N	U
Cable TV Wiring			✓
Carbon Monoxide Det.			✓
Ceiling Fans	✓		
Cooktop		✓	
Dishwasher	✓		
Disposal			✓
Emergency Escape Ladder(s)		✓	
Exhaust Fans	✓		
Fences	✓		
Fire Detection Equip.			✓
French Drain		✓	
Gas Fixtures		✓	
Liquid Propane Gas:		✓	
-LP Community (Captive)		✓	
-LP on Property		✓	

Item	Y	N	U
Natural Gas Lines	✓		
Fuel Gas Piping:			✓
-Black Iron Pipe			✓
-Copper			✓
-Corrugated Stainless Steel Tubing			✓
Hot Tub		✓	
Intercom System		✓	
Microwave		✓	
Outdoor Grill		✓	
Patio/Decking		✓	
Plumbing System	✓		
Pool		✓	
Pool Equipment		✓	
Pool Maint. Accessories		✓	
Pool Heater		✓	

Item	Y	N	U
Pump: <input type="checkbox"/> sump <input type="checkbox"/> grinder		✓	
Rain Gutters			✓
Range/Stove	✓		
Roof/Attic Vents	✓		
Sauna		✓	
Smoke Detector	✓		
Smoke Detector – Hearing Impaired		✓	
Spa		✓	
Trash Compactor		✓	
TV Antenna		✓	
Washer/Dryer Hookup	✓		
Window Screens	✓		
Public Sewer System	✓		

Item	Y	N	U	Additional Information
Central A/C	✓			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: 1
Evaporative Coolers		✓		number of units:
Wall/Window AC Units		✓		number of units:
Attic Fan(s)		✓		if yes, describe:
Central Heat	✓			<input type="checkbox"/> electric <input checked="" type="checkbox"/> gas number of units: 1
Other Heat		✓		if yes describe:
Oven	✓			number of ovens: 1 <input type="checkbox"/> electric <input checked="" type="checkbox"/> gas <input type="checkbox"/> other:
Fireplace & Chimney	✓			<input checked="" type="checkbox"/> wood <input type="checkbox"/> gas logs <input type="checkbox"/> mock <input type="checkbox"/> other:
Carport		✓		<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage	✓			<input checked="" type="checkbox"/> attached <input type="checkbox"/> not attached
Garage Door Openers	✓			number of units: 1 number of remotes: 1
Satellite Dish & Controls		✓		<input type="checkbox"/> owned <input type="checkbox"/> leased from
Security System		✓		<input type="checkbox"/> owned <input type="checkbox"/> leased from



Solar Panels		<input checked="" type="checkbox"/>		<input type="checkbox"/> owned <input type="checkbox"/> leased from
Water Heater	<input checked="" type="checkbox"/>			<input type="checkbox"/> electric <input checked="" type="checkbox"/> gas <input type="checkbox"/> other: number of units: <u>1</u>
Water Softener		<input checked="" type="checkbox"/>		<input type="checkbox"/> owned <input type="checkbox"/> leased from
Other Leased Item(s)		<input checked="" type="checkbox"/>		if yes, describe:
Underground Lawn Sprinkler		<input checked="" type="checkbox"/>		<input type="checkbox"/> automatic <input type="checkbox"/> manual areas covered:
Septic / On-Site Sewer Facility		<input checked="" type="checkbox"/>		if yes, attach Information About On-Site Sewer Facility (TXR-1407)

Water supply provided by: ☒ City ☐ Well ☐ MUD ☐ Co-op ☐ Unknown ☐ Other: \_\_\_\_\_

Was the Property built before 1978? ☒ yes ☐ no ☐ unknown

(If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards).

Roof Type: Comp Age: 15 (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? ☐ Yes ☒ No ☐ Unknown

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? ☐ yes ☒ no If yes, describe (attach additional sheets if necessary):

**Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)**

Item	Y	N	Item	Y	N	Item	Y	N
Basement		<input checked="" type="checkbox"/>	Floors		<input checked="" type="checkbox"/>	Sidewalks		<input checked="" type="checkbox"/>
Ceilings		<input checked="" type="checkbox"/>	Foundation / Slab(s)		<input checked="" type="checkbox"/>	Walls / Fences	<input checked="" type="checkbox"/>	
Doors		<input checked="" type="checkbox"/>	Interior Walls		<input checked="" type="checkbox"/>	Windows		<input checked="" type="checkbox"/>
Driveways		<input checked="" type="checkbox"/>	Lighting Fixtures	<input checked="" type="checkbox"/>		Other Structural Components		<input checked="" type="checkbox"/>
Electrical Systems	<input checked="" type="checkbox"/>		Plumbing Systems		<input checked="" type="checkbox"/>			
Exterior Walls		<input checked="" type="checkbox"/>	Roof	<input checked="" type="checkbox"/>				

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary):

(Walls/Fences) Some holes in wooden fencing.

(Lighting Fixtures) Several living room lights do not function properly.

(Electrical Systems) Federal Pacific Panel Box. Some electrical outlets do not work.

(Roof) Roof unknown condition

**Section 3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)**

Condition	Y	N	Condition	Y	N
Aluminum Wiring		<input checked="" type="checkbox"/>	Radon Gas		<input checked="" type="checkbox"/>
Asbestos Components		<input checked="" type="checkbox"/>	Settling		<input checked="" type="checkbox"/>
Diseased Trees: oak wilt	<input checked="" type="checkbox"/>		Soil Movement		<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property		<input checked="" type="checkbox"/>	Subsurface Structure or Pits		<input checked="" type="checkbox"/>
Fault Lines		<input checked="" type="checkbox"/>	Underground Storage Tanks		<input checked="" type="checkbox"/>



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Hazardous or Toxic Waste		✓	Unplatted Easements		✓
Improper Drainage	✓		Unrecorded Easements		✓
Intermittent or Weather Springs		✓	Urea-formaldehyde Insulation		✓
Landfill		✓	Water Damage Not Due to a Flood Event		✓
Lead-Based Paint or Lead-Based Pt. Hazards		✓	Wetlands on Property		✓
Encroachments onto the Property		✓	Wood Rot		✓
Improvements encroaching on others' property		✓	Active infestation of termites or other wood destroying insects (WDI)		✓
Located in Historic District		✓	Previous treatment for termites or WDI		✓
Historic Property Designation		✓	Previous termite or WDI damage repaired		✓
Previous Foundation Repairs		✓	Previous Fires		✓
Previous Roof Repairs	✓		Termite or WDI damage needing repair		✓
Previous Other Structural Repairs		✓	Single Blockable Main Drain in Pool/Hot Tub/Spa*		✓
Previous Use of Premises for Manufacture of Methamphetamine		✓			

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):

(Diseased Trees) oak wilt on some trees

(Improper Drainage) During heavy rain water pools in front

(Previous Roof Repairs) Replaced some shingles, fasteners, and sewer vent flashings as necessary in 2022.

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

**Section 4. 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 if necessary):

**Section 5. Are you (Seller) aware of any of the following conditions?\*** (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)

Y N

- ☐ ☒ Present flood insurance coverage.
- ☐ ☒ Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
- ☐ ☒ Previous flooding due to a natural flood event.
- ☐ ☒ Previous water penetration into a structure on the Property due to a natural flood.
- ☐ ☒ Located ☐ wholly ☐ partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR).



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- ☐ ☒ Located ☐ wholly ☐ partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
- ☐ ☒ Located ☐ wholly ☐ partly in a floodway.
- ☐ ☒ Located ☐ wholly ☐ partly in a flood pool.
- ☐ ☒ Located ☐ wholly ☐ partly in a reservoir.

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

***\*If Buyer is concerned about these matters, Buyer may consult Information About Flood Hazards (TXR 1414).***

*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 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.*

**Section 6. 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 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).

**Section 7. 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):

**Section 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)**



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**Y N**

- ☐ ☒ Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time

Homeowners' associations or maintenance fees or assessments. If yes, complete the following:

Name of association: \_\_\_\_\_

Manager's Name: \_\_\_\_\_ Phone: \_\_\_\_\_

- ☐ ☒ Fees or assessments are: \$ \_\_\_\_\_ per \_\_\_\_\_ ☐ mandatory ☐ voluntary

Any unpaid fees or assessment for the Property? ☐ Yes (\$ \_\_\_\_\_) ☐ No

If the Property is in more than one association, provide information about the other associations below or attach information to this notice.

Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:

- ☐ ☒ Any optional user fees for common facilities charged? ☐ yes ☐ no If yes, describe

- ☐ ☒ Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.

- ☐ ☒ Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)

- ☐ ☒ Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.

- ☐ ☒ Any condition on the Property which materially affects the health or safety of an individual.

Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.

- ☐ ☒ If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).

- ☐ ☒ 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.

- ☐ ☒ The Property is located in a propane gas system service area owned by a propane distribution system retailer.

- ☐ ☒ Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):

**Section 9. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections?** ☒ yes ☐ no If yes, attach copies and complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages
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12-01-2022	Real Estate Inspection	Mike Larkin	47

*Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.*

**Section 10. Check any tax exemption(s) which you (Seller) currently claim for the Property:**

- ☒ Homestead
 ☐ Senior Citizen
 ☐ Disabled  
☐ Wildlife Management
 ☐ Agricultural
 ☐ Disabled Veteran  
☐ Other: \_\_\_\_\_
 ☐ Unknown

**Section 11. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider?** ☐ yes ☒ no

**Section 12. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made?** ☐ yes ☒ no If yes, explain:

**Section 13. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?\*** ☒ unknown ☐ no ☐ yes. If no or unknown, explain. (Attach additional sheets if necessary):

unknown

*\*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 installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.*

Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

Kayla Jullian Stigall Seames      2025-02-23  
Signature of Seller      Date

Alexander Rosser Seames      2025-02-23  
Signature of Seller      Date

Printed Name: Kayla Jullian Stigall Seames

Printed Name: Alexander Rosser Seames

**ADDITIONAL NOTICES TO BUYER:**



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- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit <https://publicsite.dps.texas.gov>. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) 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 may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and hail insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review *Information Regarding Windstorm and Hail Insurance for Certain Properties* (TXR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.
- (4) 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.
- (5) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (6) The following providers currently provide service to the Property:

Electric: <u>City of Austin</u>	Phone #: <u>(512) 494-9400</u>
Sewer: <u>City of Austin</u>	Phone #: <u>(512) 494-9400</u>
Water: <u>City of Austin</u>	Phone #: <u>(512) 494-9400</u>
Cable: _____	Phone #: _____
Trash: <u>City of Austin</u>	Phone #: <u>(512) 494-9400</u>
Natural Gas: <u>Texas Gas</u>	Phone #: <u>(800) 700-2443</u>
Phone Company: _____	Phone #: _____
Propane: _____	Phone #: _____
Internet: _____	Phone #: _____

This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

The undersigned Buyer acknowledges receipt of the foregoing notice.

Signature of Buyer

Date

Signature of Buyer

Date



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Concerning the Property at 11602 Sterlinghill Drive, Austin, Texas 78758

Printed Name: \_\_\_\_\_

Printed Name: \_\_\_\_\_



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# ADDENDUM TO SELLERS DISCLOSURE NOTICE - IMPROVEMENTS

CONCERNING THE PROPERTY LOCATED AT 11602 Sterlinghill Drive, Austin, Texas 78758

The following is a list of improvements completed by the Seller:

Replaced sub panel in garage, previous panel was federal pacific.

Kayla Jullian Stigall Seames 2025-02-23

Seller

Date

Buyer

Date

Alexander Rosser Seames 2025-02-23

Seller

Date

Buyer

Date





# ADDENDUM FOR SELLER'S DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS AS REQUIRED BY FEDERAL LAW



CONCERNING THE PROPERTY AT 11602 Sterlinghill Drive, Austin, Texas 78758

(Street Address and City)

**A. LEAD WARNING STATEMENT:** "Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-paint hazards is recommended prior to purchase."

**NOTICE: Inspector must be properly certified as required by federal law.**

**B. SELLER'S DISCLOSURE:**

1. PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS (check one box only):

- ☐ (a) Known lead-based paint and/or lead-based paint hazards are present in the Property (explain):
- ☒ (b) Seller has no actual knowledge of lead-based paint and/or lead-based paint hazards in the Property.

2. RECORDS AND REPORTS AVAILABLE TO SELLER (check one box only):

- ☐ (a) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the Property (list documents):
- ☒ (b) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the Property

**C. BUYER'S RIGHTS** (check one box only):

- ☐ 1. Buyer waives the opportunity to conduct a risk assessment or inspection of the Property for the presence of lead-based paint or lead-based paint hazards
- ☐ 2. Within ten days after the effective date of this contract, Buyer may have the Property inspected by inspectors selected by Buyer. If lead-based paint or lead-based paint hazards are present, Buyer may terminate this contract by giving Seller written notice within 14 days after the effective date of this contract, and the earnest money will be refunded to Buyer.

**D. BUYER'S ACKNOWLEDGMENT** (check applicable boxes):

- ☐ 1. Buyer has received copies of all information listed above.
- ☐ 2. Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*.

**E. BROKERS' ACKNOWLEDGMENT:** Brokers have informed Seller of Seller's obligations under 42 U.S.C. 4852d to: (a) provide Buyer with the federally approved pamphlet on lead poisoning prevention; (b) complete this addendum; (c) disclose any known lead-based paint and/or lead-based paint hazards in the Property; (d) deliver all records and reports to Buyer pertaining to lead-based paint and/or lead-based paint hazards in the Property; (e) provide Buyer a period of up to 10 days to have the Property inspected; and (f) retain a completed copy of this addendum for at least 3 years following the sale. Brokers are aware of their responsibility to ensure compliance.

**F. CERTIFICATION OF ACCURACY:** The following persons have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

_____ Buyer	_____ Date	<u>Kayla Jullian Stigall Seames</u>	<u>2025-02-23</u>
		Seller	Date
_____ Buyer	_____ Date	<u>Alexander Rosser Seames</u>	<u>2025-02-23</u>
		Seller	Date
_____ Other Broker	_____ Date	<u>Denise De Jardo</u>	<u>3/6/2025</u>
		Listing Broker	Date



The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms of contracts. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate licensees. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not suitable for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

CHERYL_TBLK		
FIELD WORK	RICK	4-1-
DRAFTING	M.P.	4-3-
FINAL CHECK		
CORRECTIONS		
UP DATE		



**T-47.1 RESIDENTIAL REAL PROPERTY DECLARATION IN LIEU OF AFFIDAVIT**

**(Provided in accordance with Texas Civil Practice and Remedies Code Section 132.001)**

Date: February 12, 2025 GF No. \_\_\_\_\_  
Declarant: Alexander & Kayla Seames  
Description of Property: 11602 Sterlinghill Drive Austin TX 78758  
County Travis, Texas  
Date of Survey: \_\_\_\_\_

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

The undersigned declares as follows:

1. I am an owner of the Property. (Or state other basis for knowledge of the Property, such as lease, management, neighbor, etc. For example, "Declarant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I am closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. I understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. I understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.
4. To the best of my actual knowledge and belief, since the Date of the Survey, there have been no:
  - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools, decks, or other permanent improvements or fixtures;
  - b. changes in the location of boundary fences or boundary walls;
  - c. construction projects on immediately adjoining property(ies) which construction occurred on or near the boundary of the Property;
  - d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

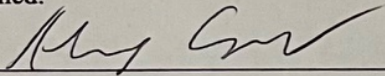
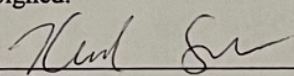
EXCEPT for the following (If None, Insert "None" Below):

None

5. I understand that Title Company is relying on the truthfulness of the statements made in this Declaration to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Declaration is not made for the benefit of any other parties and does not constitute a warranty or guarantee of the location of improvements.



6. I understand that I have no liability to Title Company should the information in this Declaration be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.
7. ALL STATEMENTS IN THIS DECLARATION ARE TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND THAT ANY PERSON INTENTIONALLY MAKING A FALSE STATEMENT MAY BE LIABLE FOR ACTUAL AND/OR PUNITIVE DAMAGES.

<p>My name is <u>Alexander Seames</u>.</p> <p>My date of birth is <u>May 31, 1993</u>.</p> <p>and my address is <u>11602 Sterlinghill Drive Austin, TX 78758</u></p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in <u>Travis</u> County, State of <u>Texas</u>, on the <u>12</u> day of <u>February</u>, <u>2025</u>.</p> <p>Signed: <u></u></p> <p>Declarant</p>	<p>My name is <u>Kayla Seames</u>.</p> <p>My date of birth is <u>July 22, 1993</u>.</p> <p>and my address is <u>11602 Sterlinghill Drive, Austin, TX, 78758</u></p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in <u>Travis</u> County, State of <u>Texas</u>, on the <u>12</u> day of <u>February</u>, <u>2025</u>.</p> <p>Signed: <u></u></p> <p>Declarant</p>
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## SINGLE FAMILY

Austin City Code Chapter 6-7, June 2009

# ECAD Energy Audit Results

For Residence: 11602 STERLINGHILL DR AUSTIN TX 78758

Audit Date: 7/14/2022

Thank you for complying with the City of Austin's ECAD Ordinance, which requires homeowners to provide these energy audit results to buyers

**SAVE THIS FORM! This ECAD audit is valid for 10 years after the audit date.**

This audit helps you identify energy efficiency improvements that could lower your monthly energy costs and make your home more comfortable. Austin Energy's Home Performance with ENERGY STAR® program offers rebates and low-interest loans that make these improvements more affordable. Before you begin making any home energy efficiency improvements, be sure to get the latest program details from [austinenenergy.com](http://austinenenergy.com) or by calling 512-482-5346

### ENERGY AUDIT SUMMARY

	Action Recommended?	Potential Annual Savings*:
A. Windows and Shading	YES	\$100.00
B. Attic Insulation	YES	\$100.00
C. Air Infiltration and Duct Sealing	YES	\$120.00
D. Heating and Cooling System Efficiency (HVAC)	NO	\$0.00
Total Annual Savings*:		\$320.00

### HOME IMPROVEMENT RECOMMENDATIONS:

Austin Energy recommends the following actions based on the energy audit performed by

Jay Hill of ADVANCED ENERGY SOLUTIONS

- A. Improving your windows and/or adding shading reduces the heat that the Texas sun adds to your house.
- B. Adding insulation to your attic can save you money. This will prevent your house from heating up rapidly during summer and cooling down quickly during winter.
- C. Sealing or replacing the air conditioning duct-work can reduce your electric bill and make your home more comfortable. The duct system must be properly sized and in good condition or the heating and cooling system will run longer and cool less efficiently.
- D. No heating and cooling system recommendations.

We appreciate your support of the ECAD ordinance and your efforts to make Austin the most livable city in the country.

**DISCLOSURES:** Figures are based on an estimate from the average single-family house in Austin (1800 - 2000 sq. ft.) that has made improvements through an efficiency program by Austin Energy or Texas Gas Service. Weather, equipment installation and electric usage will all effect actual savings. There is no guarantee or warranty, either expressed or implied, as to the actual effectiveness, cost or utility savings, if you choose to implement these recommendations. The Energy Conservation Audit and Disclosure is not required to be included in the sales contract nor the Seller's Disclosure form (Texas Real Estate Commission), but instead is a stand-alone requirement of the City of Austin.



## SINGLE FAMILY

In support of the City of Austin's Energy  
Conservation Audit and Disclosure Ordinance  
Austin City Code Chapter 6-7, June 2009

# Energy Audit Data

### DATA SUMMARY

#### PROPERTY

Outdoor Temperature F: 94.0

Austin Energy Electric Meter Number: 3246521

Tax Assessor's Property ID: 502636

Requestor Name:

Year Built: 1978

Service Address: 11602 STERLINGHILL DR AUSTIN, TX, 78758

Estimated Square Footage: 1817

#### AUDITOR

Auditor: Jay Hill

Phone Number: (512) 565-7504

Company Name: ADVANCED ENERGY SOLUTIONS

Property Audit Date: 7/14/2022

#### WINDOWS & SHADING

Type(s) of Window(s): Single Pane

Type(s) of Existing Solar Shading: Vegetation

#### ATTIC INSULATION

Attic Insulation Type: LF-Fiberglass & Insulsafe

Average R-Value: 10

Open Chases(s): No chases in residence.

#### HEATING & COOLING AIR DUCT SYSTEM

##### SYSTEM # 1

Condenser Manufacturing Date 2015

HVAC Duct Air Leakage 533.00

Estimated EER 11.5

% Leakage 38

Furnace/AH Manufacturing Date 2006+

Duct System Types(s) Grey Flex

AFUE [Electric Start] 80%

Enrolled in AE Power Partner Thermostat Program No

#### AIR INFILTRATION / WEATHERIZATION

Exterior doors: weather-stripped? No weather-stripping

Attic access: weather-stripped? No

Plumbing penetrations: sealed? Plumbing penetration sealing needed

#### ADDITIONAL AUDIT INFORMATION

Domestic Water Heater Type(s): Standard

Fuel Type: Natural Gas

Type(s) of Toilet(s): 2 High efficiency toilet(s)



## PROPERTY IDENTIFICATION

County	Travis	Property ID	502636	Property Type		Single Family	Building Count	1
Meter Number		3246521			Gas Type		Austin I/S Res	
Service Address		11602 STERLINGHILL DR AUSTIN, TX, 78758						
						Occupied By	Vacant	
Year Built	1978	Foundation	Slab	Est. Sq Footage	1817	Avg. Duct Leakage (%)		38
Levels	1	Bedrooms	3	Baths	2	Fireplaces		1
Average Attic R-Value		10	Average Wall Height		9			

## WINDOWS AND SHADING

Types of Windows	Single Pane									
Types of Shading	Vegetation									
Windows	S	SW	W	NW	N	NE	E	SE	Skylight	
Needs Shade (sf ft)			60							
House Shape	Other				Building Front Orientation			E		

## APPLIANCES & WATER HEATER

APPLIANCES (Remaining in Home)			'92 or older		'93 or newer					
Refrigerators			0		0	Pool and / or Jacuzzi Pumps		0		
Freezers			0		0	Speed	None			
Clothes Washer			0		0	Pool Pump Timers		0		
Clothes Dryers	None		0		0	Water Heaters	1			
Dish Washers				1		WH1	Standard	Fuel 1	Natural Gas	
Range/Stove/Ovens	Gas				1		WH2	None	Fuel 2	None
Inefficient Toilets (> 1.28 gal)			0			Water Heater Timers		0		
Efficient Toilets (<= 1.28 gal)			2							
MISC Lighting	Combination				Solar PV	No	Electric Vehicle Charger		No	
Sprinklers	No		Year Installed			Rainwater Collector		No		
Natural Gas Generator			No		Water Saving Devices		Some Installed			

## ATTIC INSULATION & AIR INFILTRATION

Roof Type	Pitched	Roof Materials	Shingle	Roof Color	Medium	Total Attic R Value	10
Attic Insulation		Insulation Type	LF-Fiberglass & Insulsafe		Secondary Insulation Type		None
		Square Feet	1400	Inches Deep	4.0	R Value	9
Vaulted Ceiling Insulation		Insulation Type	Batts-Fiberglass		Secondary Insulation Type		None
		Square Feet	200	Inches Deep	4.0	R Value	13
Cathedral Ceiling Insulation		Insulation Type	Batts-Fiberglass				
		Square Feet	200	Inches Deep	4.0	R Value	13
Attic/Knee Wall Insulation Status			Partially Insulated				
No	Radiant Barrier	Radiant Barrier Type		None	Chases	None	
	Plumbing Penetrations Sealed		No	Furnace & WH Closet Appropriately Sealed			No
	# Exterior Doors	3	# Doors Weather-stripped		0	Whole House Fan	None
	# Conditioned Stair Boxes/Hatches		0	# Insulated	0	# Weather-stripped	0

## HEATING AND COOLING

Unit # 1	Zone Description	Whole home	Duct System	Grey Flex
	Estimated Square Footage (Zone)	1812	Duct Locations	Attic
	Cooling Type	Central Air	Duct Condition	Fair
	Thermostat	Other Programmable	R-Value	R-6
	Condenser Mfg Year	2015	Return Air Sq In	576.0
	Estimated EER	11.5	Return Plenum Properly Sealed	No
	Estimated Condenser BTUs	[3.5] 40,000 BTU	Grille Type	Stamped
	Tonnage from Mfg Spec	3.5	Target CFM	1400
	Tonnage from Est Sq Ft	4	Estimated CFM	1152.00
	Sqft Per Ton	517.7	Did Not Reach Pressure	False
	Heating Type	Central Heat	Pressure Test Leakage CFM	533.00
	Fuel Type	Gas	% Leakage	38
	Furnace/Air Handler Location	Inside House - Closet	Supply Air Reading	63.0
	Air Handler Type	Up Flow	Return Air Reading	81.0
	Furnance Mfg Date	2006+	Delta T	18.0
	Estimated Furnance BTUs	[4.0] 70K	AFUE	[Electric Start] 80%

## NOTES & INSTRUCTIONS