



## INFORMATION ABOUT ON-SITE SEWER FACILITY

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4724 County Road 3305, Jacksonville, TX, 75766

### CONCERNING THE PROPERTY AT

#### A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:

- (1) Type of Treatment System: ☐ Septic Tank ☒ Aerobic Treatment ☐ Unknown
- (2) Type of Distribution System: 3 sprinklers ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: West of house ☐ Unknown  
about 50 feet.
- (4) Installer: Sanchez Septic Svc. ☐ Unknown
- (5) Approximate Age: 2 months ☐ Unknown

#### B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? ☐ Yes ☒ No  
If yes, name of maintenance contractor: \_\_\_\_\_  
Phone: \_\_\_\_\_ contract expiration date: \_\_\_\_\_  
*Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard on-site sewer facilities.)*
- (2) Approximate date any tanks were last pumped? installed 2 months ago
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? ☐ Yes ☒ No  
If yes, explain: \_\_\_\_\_
- (4) Does Seller have manufacturer or warranty information available for review? ☒ Yes ☐ No

#### C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

- (1) The following items concerning the on-site sewer facility are attached:  
☐ planning materials ☐ permit for original installation ☐ final inspection when OSSF was installed  
☐ maintenance contract ☐ manufacturer information ☐ warranty information ☐ \_\_\_\_\_
- (2) "Planning materials" are the supporting materials that describe the on-site sewer facility that are submitted to the permitting authority in order to obtain a permit to install the on-site sewer facility.
- (3) It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.

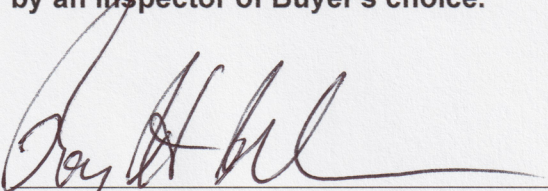


Information about On-Site Sewer Facility concerning \_\_\_\_\_

**D. INFORMATION FROM GOVERNMENTAL AGENCIES:** Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

<u>Facility</u>	<u>Usage (gal/day) without water- saving devices</u>	<u>Usage (gal/day) with water- saving devices</u>
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

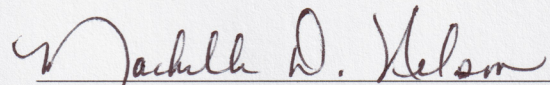
This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.



Signature of Seller

**ROY H NELSON**

7/7/25  
Date



Signature of Seller

**MACHELLE D NELSON**

7/7/25  
Date

Receipt acknowledged by:

Signature of Buyer

Date

Signature of Buyer

Date





APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

**SELLER'S DISCLOSURE NOTICE**CONCERNING THE PROPERTY AT 4724 County Road 3305, Jacksonville, TX, 75766

(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 OR SELLER'S AGENTS.

Seller ☒ is ☐ is not occupying the Property. If unoccupied, how long since Seller has occupied the Property? \_\_\_\_\_

1. The Property has the items checked below [Write Yes (Y), No (N), or Unknown (U)]:

<u>Y</u> Range	<u>Y</u> Oven	<u>Y</u> Microwave
<u>N</u> Dishwasher	<u>N</u> Trash Compactor	<u>N</u> Disposal
<u>Y</u> Washer/Dryer Hookups	<u>Y</u> Window Screens <i>(some)</i>	<u>Y</u> Rain Gutters
<u>N</u> Security System	<u>N</u> Fire Detection Equipment	<u>N</u> Intercom System
	<u>N</u> Smoke Detector	
	<u>N</u> Smoke Detector-Hearing Impaired	
	<u>N</u> Carbon Monoxide Alarm	
	<u>N</u> Emergency Escape Ladder(s)	
<u>N</u> TV Antenna	<u>Y</u> Cable TV Wiring	<u>Y</u> Satellite Dish
<u>Y</u> Ceiling Fan(s)	<u>N</u> Attic Fan(s)	<u>Y</u> Exhaust Fan(s)
<u>Y</u> Central A/C	<u>Y</u> Central Heating	<u>N</u> Wall/Window Air Conditioning
<u>Y</u> Plumbing System	<u>Y</u> Septic System	<u>N</u> Public Sewer System
<u>Y</u> Patio/Decking	<u>N</u> Outdoor Grill	<u>N</u> Fences
<u>N</u> Pool	<u>N</u> Sauna	<u>N</u> Spa <u>N</u> Hot Tub
<u>N</u> Pool Equipment	<u>N</u> Pool Heater	<u>N</u> Automatic Lawn Sprinkler System
<u>N</u> Fireplace(s) & Chimney (Wood burning)		<u>N</u> Fireplace(s) & Chimney (Mock)
<u>N</u> Natural Gas Lines		<u>N</u> Gas Fixtures
<u>Y</u> Liquid Propane Gas: <u>N</u> LP Community (Captive) <u>Y</u> LP on Property		
<u>Y</u> Fuel Gas Piping: <input checked="" type="checkbox"/> Black Iron Pipe <u>N</u> Corrugated Stainless Steel Tubing <u>N</u> Copper		
Garage: <u>N</u> Attached <u>N</u> Not Attached <u>N</u> Carport		
Garage Door Opener(s): <u>N</u> Electronic <u>N</u> Control(s)		
Water Heater: <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric		
Water Supply: _____ City _____ Well <input checked="" type="checkbox"/> MUD _____ Co-op		
Roof Type: <u>shingle</u>	Age: <u>5 yrs.</u>	(approx.)

Are you (Seller) aware of any of the above items that are not in working condition, that have known defects, or that are in need of repair? ☐ Yes ☒ No ☐ Unknown. If yes, then describe. (Attach additional sheets if necessary): \_\_\_\_\_

TREC No. 55-0



Seller's Disclosure Notice Concerning the Property at \_\_\_\_\_ Page 2  
(Street Address and City)

2. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766, Health and Safety Code?\* ☐ Yes ☒ No ☐ Unknown. If the answer to this question is no or unknown, explain (Attach additional sheets if necessary): We never put them in.

\* 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.

<u>N</u> Interior Walls	<u>N</u> Ceilings	<u>N</u> Floors
<u>N</u> Exterior Walls	<u>N</u> Doors	<u>N</u> Windows
<u>N</u> Roof	<u>N</u> Foundation/Slab(s)	<u>N</u> Sidewalks
<u>N</u> Walls/Fences	<u>N</u> Driveways	<u>N</u> Intercom System
<u>N</u> Plumbing/Sewers/Septics	<u>N</u> Electrical Systems	<u>N</u> Lighting Fixtures
Other Structural Components (Describe): _____		

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

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>N</u> Previous Structural or Roof Repair
<u>N</u> Termite or Wood Rot Damage Needing Repair	<u>N</u> Hazardous or Toxic Waste
<u>N</u> Previous Termite Damage	<u>N</u> Asbestos Components
<u>N</u> Previous Termite Treatment	<u>N</u> Urea-formaldehyde Insulation
<u>N</u> Improper Drainage	<u>N</u> Radon Gas
<u>N</u> Water Damage Not Due to a Flood Event	<u>Y</u> Lead Based Paint
<u>N</u> Landfill, Settling, Soil Movement, Fault Lines	<u>N</u> Aluminum Wiring
<u>N</u> Single Blockable Main Drain in 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): Interior doors were re-used from original structure and MAY have lead based paint on them. We don't know.

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

TREC No. 55-0



Seller's Disclosure Notice Concerning the Property at \_\_\_\_\_ 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). \_\_\_\_\_

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): The creek may flood but we've never seen it clear the banks.

\*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 (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).

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): \_\_\_\_\_



Seller's Disclosure Notice Concerning the Property at \_\_\_\_\_ Page 4  
(Street Address and City)

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.

N 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 use 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): \_\_\_\_\_

10. 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.

11. 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.

Signature of Seller  
**ROY H NELSON**

Date  
7/7/25

Signature of Seller  
**MACHELLE D NELSON**

Date  
7/7/25

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.

TREC No. 55-0



Borrower or Owner	Roy Nelson		
Property Address	4724 CR 3305		
City	Jacksonville	County	Cherokee
		State	TX
		Zip Code	75766
Client	Heritage Land Bank, ACA		



## WALKER & ASSOCIATES SURVEYING INC.

10819 HWY 69 N. - TYLER, TEXAS 75706  
 PHONE: 903-534-9000 - FAX: 903-534-9616  
 www.walkersurvey.com - TBPLS Firm No.: 10025300

**FIELD NOTES DESCRIPTION**  
 SURVEYED 100.809 ACRES  
 GEORGE FOSSETT SURVEY A-270 &  
 JOSE PINEDA SURVEY A-40  
 CHERKEE COUNTY, TEXAS  
 J12386

February 14, 2019

Field Note description for a 100.809 acre tract being located in the GEORGE FOSSETT SURVEY Abstract No: 270 & the JOSE PINEDA SURVEY A-40 and being all of the same land a called 77 1/6 acre tract described as First Tract, a called 13 1/10 acre tract described as Second Tract and a called 10 acre tract described as Third Tract as conveyed to Charles Joesph Boyd, Jr et al as recorded in Volume 1131 Page 860 of the Deed Records of Cherokee County, Texas, said 100.809 acre tract to be more particularly described as follows.

*Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, N.A.D. 1983.*

**BEGINNING** at a 3/8" iron rod found for the most Northerly Northwest corner of herein described tract, same point being the Northwest corner of said Third Tract, same point being on the East line of a called 38 acre tract conveyed to Roy Cole Pugh et al described as Tract One and recorded in Volume 1842 Page 655 of the Deed Records of Cherokee County, Texas, same property being described by metes and bounds in Volume 72 Page 206 of the Deed Records of Cherokee County, Texas, same point also being the most Westerly Southwest corner of a called 144.28 acre tract conveyed to Virginia Kimmeth-Buell as described and recorded in Volume 1664 Page 585 of the Deed Records of Cherokee County, Texas;

**THENCE** North 86°28'31" East along and with the most Westerly South line of said called 144.28 acre tract a distance of 643.71 feet to a 1/2" iron rod set for corner, same point being an interior corner of said called 144.28 acre tract, same point being the Northeast corner of said Third Tract;

**THENCE** South 05°00'18" East along and with a West line of said called 144.28 acre tract a distance of 656.37 feet to a 1/2" iron rod set for corner, same point being an interior corner of said called 144.28 acre tract, same point being the Southeast corner of said Third Tract;

**THENCE** South 86°10'56" West along and with a North line of said called 144.28 acre tract a distance of 173.11 feet to a 1/2" iron rod found for corner, same point being a Northwest corner of said called 144.28 acre tract, same point being on the South line of said Third Tract, same point being the Northeast corner of said Second Tract;

**THENCE** South 01°05'52" East along and with a West line of said called 144.28 acre tract a distance of 640.49 feet to a 1/2" iron rod set for corner, same point being an interior corner of said called 144.28 acre tract, same point being a Southeast corner of said Second Tract;

**THENCE** South 86°50'28" West along and with a North line of said called 144.28 acre tract a distance of 109.99 feet to a 4" iron pipe fence corner for corner, same point being a Northwest corner of said called 144.28 acre tract, same point being an interior corner of said Second Tract;

**THENCE** South 01°47'45" East along and with a West line of said called 144.28 acre tract a distance of 682.93 feet to a 60D nail found for corner, same point being on the West line of said called 144.28 acre tract, same point being the Southeast corner of said Second Tract, same point being on the North line of C.R. 3305;



Borrower or Owner **Roy Nelson**Property Address **4724 CR 3305**City **Jacksonville**County **Cherokee**State **TX**Zip Code **75766**Client **Heritage Land Bank, ACA**

*THENCE* South 79°53'33" West along and with the North line of C.R. 3305 a distance of 357.93 feet to a ½" iron rod found for corner, same point being the Southwest corner of said Second Tract, same point being on the East line of said First Tract;

*THENCE* South 02°47'46" East along and with the East line of said First Tract crossing C.R. 3305 a distance of 240.96 feet to a ½" iron rod set for corner, same point being the Southwest corner of a called 34.6 acre tract conveyed to J. D. Bearden described as Tract No: 2 and recorded in Volume 584 Page 184 of the Deed Records of Cherokee County, Texas, same point also being the Northwest corner of a called 80.18 acre tract conveyed to J. D. Bearden described as Tract No: 1 and recorded in Volume 584 Page 184 of the Deed Records of Cherokee County, Texas, same point also being the Northwest corner of a called 18 acre tract as conveyed to Howard Temple (now owned by Ronnie Temple et al) as described and recorded in Volume 239 Page 61 of the Deed Records of Cherokee County, Texas;

*THENCE* South 87°12'14" West along and with the North line of said called 18 acre tract a distance of 1638.89 feet to a ½" iron rod set for corner, same point being on the North line of said called 18 acre tract, same point being the Southeast corner of a called 25 acre tract conveyed to Tom Pugh (now owned by Linda Bowden) described as Second Tract and recorded in Volume 111 Page 282 of the Deed Records of Cherokee County, Texas, same point being the Southwest corner of said First Tract;

*THENCE* North 02°47'46" West along and with the East line of said called 25 acre tract passing a ½" iron rod set for reference on the South line of C.R. 3305 at a distance of 179.70 feet and continuing on another 69.56 feet to a second Iron rod set for reference being on the North line of C.R. 3305 and continuing on a total distance of 1322.22 feet to a ½" iron rod set for corner, same point being the Northeast corner of said called 25 acre tract, same point also being an interior corner of said First Tract;

*THENCE* South 87°11'13" West along and with a North line of said called 25 acre tract a distance of 419.99 feet to a ½" iron rod set for corner, same point being an interior corner of said called 25 acre tract, same point also being an the most Westerly Southwest corner of said First Tract;

*THENCE* North 01°18'48" West along and with the East line of said called 25 acre tract a distance of 614.49 feet to a 60D nail found for corner, same point being the Northeast corner of said called 25 acre tract, same point also being on the South line of a called 25 acre tract conveyed to Tom Pugh (now owned by Linda Bowden et al) described as First Tract and recorded in Volume 111 Page 282 of the Deed Records of Cherokee County, Texas, same point being the Northwest corner of said First Tract;

*THENCE* North 88°04'48" East along and with the South line of a called 25 acre Pugh First Tract a distance of 2039.54 feet to a 60D nail found for corner, same point being the Southeast corner of said called 38 acre tract, same point being the Northeast corner of said First Tract, same point being on the West line of said Third Tract;

*THENCE* North 02°11'54" West along and with the East line of said called 38 acre tract a distance of 355.86 feet back to the **PLACE OF BEGINNING** and containing 100.809 acres of which 2.414 acres lie in the roadway leaving 98.395 net acres of land.

I, Dennis H. Walker, do hereby state that these Field Notes represent an on the ground survey made under my supervision in February, 2019, and is being submitted along with a Plat of said tract herein described.

*Dennis H. Walker*

Dennis H. Walker

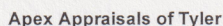
Registered Professional Land Surveyor

State of Texas No. 2117

J12386 Legal











APPROVED BY THE TEXAS REAL ESTATE COMMISSION  
**ADDENDUM FOR SELLER'S DISCLOSURE OF INFORMATION  
ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS  
AS REQUIRED BY FEDERAL LAW**

10-10-11

CONCERNING THE PROPERTY AT 4724 County Road 3305, Jacksonville, TX, 75766

(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 \_\_\_\_\_

Seller Roy H. Nelson 7/7/15 Date \_\_\_\_\_

**ROY H. NELSON**

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Seller Machelle D. Nelson 7/7/25 Date \_\_\_\_\_

**MACHELLE D NELSON**

Other Broker \_\_\_\_\_ Date \_\_\_\_\_

Listing Broker \_\_\_\_\_ Date \_\_\_\_\_

**Benjamin Jackson**

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