



SELLER'S DISCLOSURE NOTICE

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A seller must disclose known material information concerning the condition of the Property. 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 2711 Zurich, San Antonio, TX 78230

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) or ☐ 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	Item	Y	N	U	Item	Y	N	U
Cable TV Wiring	☒	☐	☐	Natural Gas Lines	☒	☐	☐	Pump: ☐ sump ☐ grinder	☐	☒	☐
Carbon Monoxide Det.	☐	☒	☐	Fuel Gas Piping:	☐	☒	☐	Rain Gutters	☒	☐	☐
Ceiling Fans	☒	☐	☐	-Black Iron Pipe	☐	☐	☒	Roof/Attic Vents	☒	☐	☐
Cooktop/Range/Stove	☒	☐	☐	-Copper	☐	☐	☒	Sauna	☐	☒	☐
Dishwasher	☒	☐	☐	-Corrugated Stainless Steel Tubing	☐	☐	☒	Smoke Detector	☒	☐	☐
Disposal	☒	☐	☐	Hot Tub	☐	☒	☐	Smoke Detector – Hearing Impaired	☐	☒	☐
Emergency Escape Ladder(s)	☐	☒	☐	Intercom System	☐	☒	☐	Spa	☐	☒	☐
Exhaust Fans	☒	☐	☐	Microwave	☒	☐	☐	Trash Compactor	☐	☒	☐
Fences	☒	☐	☐	Outdoor Grill	☐	☒	☐	TV Antenna	☐	☐	☒
Fire Detection Equip.	☒	☐	☐	Patio/Decking	☒	☐	☐	Washer/Dryer Hookup	☒	☐	☐
French Drain	☐	☒	☐	Plumbing System	☒	☐	☐	Window Screens	☒	☐	☐
Gas Fixtures	☐	☒	☐	Pool	☐	☒	☐	Public Sewer System	☒	☐	☐
Liquid Propane (LP) Gas:	☐	☒	☐	Pool Equipment	☐	☒	☐				
-LP Community (Captive)	☐	☒	☐	Pool Maint. Accessories	☐	☒	☐				
-LP on Property	☐	☒	☐	Pool Heater	☐	☒	☐				

Item	Y	N	U	Additional Information
Central A/C	☒	☐	☐	☒ electric ☐ 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	☒	☐	☐	☒ electric ☐ gas number of units: 1
Other Heat	☐	☒	☐	if yes describe:
Oven	☒	☐	☐	number of ovens: ☐ electric ☐ gas ☐ other:
Fireplace & Chimney	☒	☐	☐	☐ wood ☒ gas logs ☐ mock ☐ other:
Carport	☐	☒	☐	☐ attached ☐ not attached
Garage	☒	☐	☐	☐ attached ☐ not attached
Garage Door Openers	☒	☐	☐	number of units: 1 number of remotes: 2
Satellite Dish & Controls	☒	☐	☐	☒ owned ☐ leased from:
Security System	☐	☒	☐	☐ owned ☐ leased from:

Concerning the Property at 411 Zurich, San Antonio, TX 78230

Item	Y	N	U	Additional Information
Solar Panels	☐	☒	☐	☐ owned ☐ leased from:
Water Heater	☒	☐	☐	☐ electric ☒ gas ☐ other: number of units: 1
Water Softener	☒	☐	☐	☒ owned ☐ leased from:
Other Leased Item(s)	☐	☒	☐	if yes, describe:
Underground Lawn Sprinkler	☒	☐	☐	☒ automatic ☐ manual areas covered: ALL
Septic / On-Site Sewer Facility	☐	☒	☐	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: COMPOSITION Age: 2017 (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):

WATER SOFTENER ON BYPASS

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	☐	☒	Floors	☐	☒	Sidewalks	☐	☒
Ceilings	☐	☒	Foundation / Slab(s)	☐	☒	Walls / Fences	☐	☒
Doors	☐	☒	Interior Walls	☐	☒	Windows	☐	☒
Driveways	☐	☒	Lighting Fixtures	☐	☒	Other Structural Components	☐	☒
Electrical Systems	☐	☒	Plumbing Systems	☐	☒		☐	☐
Exterior Walls	☐	☒	Roof	☐	☒		☐	☐

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

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	☐	☒	Radon Gas	☐	☒
Asbestos Components	☐	☒	Settling	☐	☒
Diseased Trees: ☐ oak wilt ☐ other:	☐	☒	Soil Movement	☐	☒
Endangered Species/Habitat on Property	☐	☒	Unplatted Easements	☐	☒
Fault Lines	☐	☒	Unrecorded Easements	☐	☒
Hazardous or Toxic Waste	☐	☒	Urea-formaldehyde Insulation	☐	☒
Improper Drainage	☐	☒	Water Damage Not Due to a Flood Event	☐	☒
Intermittent or Weather Springs	☐	☒	Wetlands on Property	☐	☒
Landfill	☐	☒	Wood Rot	☐	☒
Lead-Based Paint or Lead-Based Paint Hazards	☐	☒	Active infestation of termites or other wood destroying insects (WDI)	☐	☒
Encroachments onto the Property	☐	☒	Previous treatment for termites or WDI	☐	☒
Improvements encroaching on others' property	☐	☒	Previous termite or WDI damage repaired	☐	☒
Located in Historic District	☐	☒	Termite or WDI damage needing repair	☐	☒

Condition	Y	N
Historic Property Designation	☒	☐
Previous Foundation Repairs	☒	☐
Previous Roof Repairs or Replacement	☐	☒
Previous Other Structural Repairs	☒	☐
Previous Use of Premises for Manufacture of Methamphetamine	☒	☐
A private road on or adjoining the Property that a buyer will be financially responsible for maintaining	☒	☐
Alkali-Silica Reaction (ASR) or "Concrete Cancer"	☐	☒

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

Condition	Y	N
Previous Fires	☒	☐
Single Blockable Main Drain in Pool/Hot Tub/Spa*	☒	☐
Subsurface Structure or Pits	☒	☐
Underground Storage Tanks**	☒	☐
Aboveground Storage Tanks**	☒	☐
Aboveground Storage Tanks on the Property that hold 500 gal. or more and have stored petroleum products or other chemicals**	☒	☐
Conservation Easements***	☐	☒

ALL S702M-2017-NEW #005

*A single blockable main drain may cause a suction entrapment hazard for an individual.
**If yes, see 30 Texas Administrative Code Chapter 334 for additional disclosure requirements pertaining to storage tanks.
***"Conservation easement" means an easement (permanent or for a period of years) on the property that restricts the use of all or a part of the property to protect natural resources, wildlife habitat, open space, or historical sites.

Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property in need of repair that has not been previously disclosed in this notice? ☒ yes ☐ no If yes, explain (attach additional sheets if necessary):

Section 5. Insurance. (Indicate Yes (Y) or No (N))	Y	N
The Property is presently covered by insurance.	☒	☐
The Property is presently covered by flood insurance.*	☒	☐
The Property is presently covered by windstorm insurance.	☒	☐
You (Seller) have been unable to insure the Property for any reason.	☐	☒

*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).

If the answer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary):

Section 6. Have you (Seller) ever filed a claim for any damage to the Property with any insurance provider? (This includes, but is not limited to, claims filed with the National Flood Insurance Program (NFIP))? ☒ yes ☐ no If yes, explain: **ROOF REPLACEMENT**

Section 7. 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 8. 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

- ☐ ☒ 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).
- ☐ ☒ 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 9. 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):

Concerning the Property at 2711 Zurich, San Antonio, TX 78230

Section 10. 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, with unresolved permits, or not in compliance with building codes in effect at the time.
-
-
- | | |
|--------------------------|-------------------------------------|
| ☐ | ☒ |
|--------------------------|-------------------------------------|
- 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 above items in Section 10 is yes, explain (attach additional sheets if necessary):

- | | |
|-------------------------------------|--------------------------|
| ☒ | ☐ |
|-------------------------------------|--------------------------|
- Homeowners' associations or maintenance fees or assessments. If yes, complete the following:
-
- Name of association:
- WOODS OF ALON - HOA
-
- Manager's name:
- SPECTRUM
- Phone:
- 210-494-0659
-
- Fees or assessments are: \$
- 307.38
- per
- square
- and are:
- ☒
- mandatory
- ☐
- voluntary
-
- Any unpaid fees or assessments for the Property?
- ☒
- yes (\$)
- ☐
- no
-
- If the Property is in more than one association, provide information about the other associations 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: