

### TEXAS ASSOCIATION OF REALTORS®

#### 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					405 REINERMAN HOUSTON, TX 77007										
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 BUYEMAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHE AGENT.							YE	R							
Seller is is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? or never occupied the Property															
Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)															
Section 1. The Property This notice does not	has esta	th blis	e it	em:	s m	arl to	ked below: (Mark Yes (Y be conveyed. The contract	), N will d	lo ( lete	N), ( rmin	or e	Unknown (U).) which items will & will not convey	<i>1</i> .		
Item	Y	I	V		It	em		TY	N	U		Item	Y	N	U
Cable TV Wiring	Distract	1	Т	7	L	Liquid Propane Gas:			1	$\neg$		Pump: sump grinder	$\Box$	1	
Carbon Monoxide Det.		1		1		-LP Community (Captive)			1			Rain Gutters	1	_	
Ceiling Fans	/	1	T	1	-L	P	on Property	1	1			Range/Stove		1	
Cooktop	1	1	T	1	-	-	Tub	T	/			Roof/Attic Vents	$\Box$	-	$\Box$
Dishwasher	1	1	$\top$	1	Ir	ter	com System	T	1	$\neg$		Sauna	$\forall$	/	П
Disposal	1	1	1	1		-	owave	1		$\dashv$		Smoke Detector	1	_	
Emergency Escape Ladder(s)		1		1	C	uto	loor Grill		1			Smoke Detector - Hearing Impaired	-	1	
Exhaust Fans	十	$\dagger$	$\dagger$	1	P	atio	/Decking	1		$\dashv$		Spa	$\vdash$	1	$\vdash$
Fences	1	1	$\top$	1	-		nbing System	1		$\dashv$		Trash Compactor	$\forall$	11	$\neg$
Fire Detection Equip.	1	T	$\top$	1	-	ool		Ť	1	$\dashv$		TV Antenna	$\vdash$	1	
French Drain	+	1	4	1	Pool Equipment			t	1	$\dashv$		Washer/Dryer Hookup	/	-	
Gas Fixtures	1	f	+	1	Pool Maint. Accessories			T	1	$\dashv$		Window Screens	-		
Natural Gas Lines	1	$\dagger$	+	1	-		Heater	t	1	$\dashv$		Public Sewer System	7	-	-
Public Sewer System															
Item				TY	IN	U		Δ	ddi	tior	na	Information			$\neg$
Central A/C		*****		17	1		electric gas num				-		-		$\dashv$
Evaporative Coolers				Ť	17	ļ,	number of units:				-				$\neg$
			number of units:			-	-	***************************************		-	$\dashv$				
Attic Fan(s)				1	7	if yes, describe:	-	en ar vedeu		-				$\dashv$	
Central Heat /			17	1	Ė	electric gas num	her	of	unit	٥.			-	***************************************	
Other Heat				ŕ	7	r	if yes, describe:				<u>.</u>				$\dashv$
Oven				1	1		number of ovens:	-	6	lect	ric	gas other:	-		-
Fireplace & Chimney				1	1		wood / gas logs	mo	ock	-	-	ner:	<b>Percental</b>	and a second	tobours
Carport				ŕ	1		attached not attached	-					LICENTIA DE	-	-
Garage				1	T		attached not attached				-				$\dashv$
Garage Door Openers				7			number of units:			1	וור	mber of remotes:			$\dashv$
Satellite Dish & Controls			1		ownedlease from	1:	area and a	Marine	-	moor or romotes.	tanacaras.		$\dashv$		
Security System / owned lease from:								$\dashv$							
Water Heater									SWITH CO.	number of units:			-		
Water Heater electric gas other: number of units:  Water Softener owned lease from:									-						
Underground Lawn Sprinkler automatic manual areas covered:								-							
Septic / On-Site Sewer Facility					THE PARTY OF THE P						7	-			
Septic / On-Site Sewer Facility   if yes, attach Information About On-Site Sewer Facility (TAR-1407)  (TAR-140 ) 01-01-1															

# 405 REINERMAN

Concerning the Property	-										
Water supply provided by	r: 🟒 cit	y w	ell MUD _	_ co	o-op	unknown	of	ther:			
Was the Property built be	fore 1	78?	_yes /_no _	un	knowr	1					
(If yes, complete, sigr	n, and a	attach '	TAR-1 0 cc	nce	rning le	ead-based					
Roof Type:					Age: _				olaced over existing shingle	oxima	ite)
ls there an overlay roof covering)?yes no _	f cover unkr	ring or nown	the Proper	ty (s	shingle	es or roof	COVE	ering	placed over existing shingle	s or	root
and the second second			ems listed in	this	Section	on 1 that a	re no	ot in w	orking condition, that have d	afects	: O
are need of repair? ye	s / no	o If yes	s, describe (a	ttach	additi	ional sheet	s if n	ecess	ary):	51001	,, 0
Section 2. Are you (Sel	ller) aw	vare of	f any defects	s or	malfu	nctions in	any	of the	following?: (Mark Yes (Y) i	you	are
aware and No (N) if you										1800	
Item	Y	N	Item		-		Y	N	Item	Y	T
Basement		4	Floors					/	Sidewalks		1
Ceilings		1	Foundation	on / :	Slab(s)	)		/	Walls / Fences	T	1
Doors		1	Interior W	/alls				/	Windows		1
Driveways		1	Lighting F	ixtu	res			1	Other Structural Components		0
Electrical Systems		M	Plumbing	Sys	tems						T
Exterior Walls		1	Roof							$\top$	T
If the answer to any of the		in Co.	allan laves		lain (a	نه: امام منه		-14	- :f\.		
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## **405 REINERMAN** Concerning the Property at HOUSTON, TX 77007 If the answer to any of the items in Section is yes, explain (attach additional sheets if necessary): A single blockable main drain may cause a suction entrapment ha ard 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 (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.) Room additions, structural modifications, or other alterations or repairs made without necessary 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 and are: mandatory voluntary Any unpaid fees or assessment for the Property? \_\_yes ( 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 ha ards 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.

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VENTO

Initialed by: Buyer:

Produced with ipForm by ipLogix 18070 Fifteen Mile Road, Fraser, Michigan 480

(TAR-140 ) 01-01-1

Concerning the Pro	operty at	HOUSTON, TX 77007	
If the answer to an	y of the items in S	section 5 is yes, explain (attach additional sheets if nec	essary):
Section 6. Seller	hashas n	ot attached a survey of the Property.	
regularly provide	inspections and	s, have you (Seller) received any written inspection who are either licensed as inspectors or otherwise ttach copies and complete the following:	on reports from persons who se permitted by law to perform
Inspection Date	Туре	Name of Inspector	No. of Pages
Homestead Wildlife Mar Other: Section 9. Have provider?yes. Section 10. Have insurance claim of which the claim well Section 11. Does	you (Seller) you (Seller) you (Seller) you (Seller) eve or a settlement o vas made?ye	ion(s) which you (Seller) currently claim for the Progressian Agricultural Disable Unknown and In a legal proceeding) and not used the progressian in the progressian and safety Code?*unknown no	operty: bled bled Veteran bled
(Attach additional s	sheets if necessar	y):	yes. It no or unknown, explain.
smoke dete which the d know the bu	ctors installed in welling is located,	and Safety Code requires one-family or two-family or accordance with the requirements of the building code including performance, location, and power source rements in effect in your area, you may check unkno information.	de in effect in the area in equirements. If you do not
of the buyer evidence of the buyer n specifies the	r's family who will the hearing impa nakes a written i e locations for ins	to install smoke detectors for the hearing impaired if: ( reside in the dwelling is hearing-impaired; (2) the buy irment from a licensed physician; and (3) within 10 da request for the seller to install smoke detectors for stallation. The parties may agree who will bear the co smoke detectors to install.	yer gives the seller written ys after the effective date, the hearing-impaired and
(TAR-140 ) 01-01-1		aled by: Buyer: , and Seller: , , , , , , , , , , , , , , , , , , ,	Page 4 of 5

### **405 REINERMAN** HOUSTON, TX 77007 Concerning the Property at \_\_\_\_ 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. Date Date Signature of Seller Signature of Seller Printed Name: Printed Name: ADDITIONAL NOTICES TO BUYER: (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 ip code areas. To search the database, visit www.txdps.state.tx.us. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department. ( ) 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 1 or , 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 ad acent to public beaches for more information.

( ) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.

(4) The following providers currently provide service to the properties.	erty:	
Electric: Reliant	phone :	
Sewer: City of Houston	phone :	
Water: Cily of Houston	phone :	
Cable:	phone :	
Trash:	phone :	
Natural Gas: Conterport Energy	phone :	_

(5) 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
Printed Name:		Printed Name:	

(TAR-140 ) 01-01-1

Phone Company: Propane: