	OVED BY THE TEXAS REAL ESTATE COM	8/7/2017 MISSION (TREC)
EQUAL HOUSING	SELLER'S DISCLOSURE N	
OPPORTUNITY	SELLER S DISCLOSURE N	Once
ONCERNING THE PROPERTY AT	20510 Cypresswood Me	eadows Dr, Spring, TX 77388
	(Street Add	ress and City)
		F THE PROPERTY AS OF THE DATE SIGNED BY SELLER
ND IS NOT A SUBSTITUTE FOR ANY INSPEC F ANY KIND BY SELLER OR SELLER'S AGE		MAY WISH TO OBTAIN. OBTAIN. IT IS NOT A WARRANTY ER OR SELLER'S AGENTS.
		Never
	operty. If unoccupied, now long since	Seller has occupied the Property? Occupied
The Property has the items checked below	[Write Yes (Y), No (N), or Unknown (U)]:	
Y_Range	Y Oven	Y Microwave
Y Dishwasher	U Trash Compactor	Y Disposal
Y	U Window Screens	U Rain Gutters
Y Security System	U Fire Detection Equipment	U Intercom System
Buyer is aware that security system	Y Smoke Detector	
does not convey with sale of home. Kwikset 914 lock will be replaced	U Smoke Detector-Hearing Impaired	
upon close.량	U Carbon Monoxide Alarm	
	Emergency Escape Ladder(s)	
TV Antenna	UCable TV Wiring	Satellite Dish
Ceiling Fan(s)	Attic Fan(s)	Exhaust Fan(s)
_YCentral A/C	Y Central Heating	Wall/Window Air Conditioning
Y Plumbing System	N Septic System	Public Sewer System
Y_Patio/Decking	Outdoor Grill	YFences
	N Sauna	NSpaNHot Tub
_NPool Equipment	N Pool Heater	Automatic Lawn Sprinkler System
N Fireplace(s) & Chimney		Y_ Fireplace(s) & Chimney (Mock)
(Wood burning)		
_YNatural Gas Lines	N LD Community (Contine)	UGas Fixtures
<u>N</u> Liquid Propane Gas Garage: N Attached	LP Community (Captive)	N_ LP on Property
	_Y_Not Attached	Carport
Garage Door Opener(s): Water Heater:	Y_ Electronic Y_ Gas	N_ Control(s) _N_ Electric
Water Supply: <u>N</u> City	Gas N WellYMUD	
Roof Type: Architectural		Age: 2 Years (approx.)
	above items that are not in working cond	lition, that have known defects, or that are in need of
repair? 🗋 Yes 🗹 No 🗌 Unknown. If yes,	then describe. (Attach additional sheets if ne	cessary):
repair? Yes No Unknown. If yes,	then describe. (Attach additional sheets if ne	

Seller's Disclosure Notice Concerning the Property at <u>20510 Cypresswood Meadows Dr. Spring, TX 77388</u> Page 2 8/7/2017 (Street Address and City)

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): Detectors have been brought to code for age of home.

Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property.

- * 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.

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

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

Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property.

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.

N Active Termites (includes wood destroying insects)	_Y_ Previous Structural or Roof Repair
N Termite or Wood Rot Damage Needing Repair	N_Hazardous or Toxic Waste
Previous Termite Damage	N_Asbestos Components
N Previous Termite Treatment	N_Urea-formaldehyde Insulation
N Previous Flooding	_N_ Radon Gas
N Improper Drainage	_N_ Lead Based Paint
N Water Penetration	_NAluminum Wiring
Located in 100-Year Floodplain	N_Previous Fires
N Present Flood Insurance Coverage	_N_ Unplatted Easements
_N Landfill, Settling, Soil Movement, Fault Lines	N_Subsurface Structure or Pits
$\underline{N}_{}$ Single Blockable Main Drain in Pool/Hot Tub/Spa*	N_Previous Use of Premises for Manufacture of Methamphetamine

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

Seller filed a claim due to roof replacement 2 years ago-Details unknown

Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property.

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

(Street Address and City)	(Street Address and City) 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) [] Seller has never occupied this property. Seller encourage Bluyer to have their own inspections performed and verity all information relating to this propert Are you (Seller) aware of any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware. M 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. Y Homeowners' Association or maintenance fees or assessments. M Any 'common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others. N Any toromon area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others. N Any toromon area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others. N Any toromon area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others. N Any toromon area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others. N Any rotices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property. M Any rotices of viola		er's Disclosure Notice Concerning			
No (if you are not aware) If yes, explain. (Attach additional sheets if necessary): Selier has never occupied his property. Selier encourages Buyer to have their own inspections performed and verify all information relating to this propert A re you (Selier) aware of any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware. M 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. Y Homeowners' Association or maintenance fees or assessments. M Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others. N Any lawsuits directly or indirectly affecting the Property. M Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property. M 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. Y Any ordino 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) <u>Harris-Galveston Subsidence District</u> Cypresswood Glen C/O CWG Estates Community Assoc. Inc. Fees: Annually \$400.00 Transfer fee \$250.00 See HOA Addendum The property selecated in a groundwater conservation inspections performed and verity a	No (if you are not aware) If yes, explain. (Attach additional sheets if necessary): Selier has never occupied his property. Selier encourages Buyer to have their own inspections performed and verify all information relating to this propert A re you (Selier) aware of any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware. M 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. Y Homeowners' Association or maintenance fees or assessments. M Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others. N Any lawsuits directly or indirectly affecting the Property. M Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property. M Any rainwater harvesting system located on the property that is larger than 500 gailons and that uses a public water supply as an auxiliary water source. Y Any ordino 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): Harris-Galveston Subsidence District Cypresswood Glen C/O CWG Estates Community Assoc. Inc. Fees: Annually S400.00 Transfer fee \$252.00.0 See HOA Addendum Property selecated in a groundwater conservation approve and were within 1,000 feet o	5.		the Property at2051		Page 8/7/20
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an auxiliary water source.	an auxiliary water source.		Any condition on the Property	which materially affects th	e physical health or safety of an individual.	
If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): <u>Harris-Galveston Subsidence District</u> <u>Cypresswood Glen C/O CWG Estates Community Assoc. Inc. Fees: Annually \$400.00 Transfer fee \$250.00 See HOA Addendum Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this propert 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. 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. Mathematical signer on behalf of Opendoor Property DLLC Mathematical signer on behalf of period peri</u>	If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): <u>Harris-Galveston Subsidence District</u> <u>Cypresswood Glen C/O CWG Estates Community Assoc. Inc. Fees: Annually \$400.00 Transfer fee \$250.00 See HOA Addendum Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this propert 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 relating to high noise and compatible use zones or other operations. Information relating to the 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. Mathematical Signature of Seller Mathematical Signatur</u>			em located on the property	that is larger than 500 gallons and that us	es a public water supply as
Cypresswood Glen C/O CWG Estates Community Assoc. Inc. Fees: Annually \$400.00 Transfer fee \$250.00 See HOA Addendum Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this propert 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. 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. authorized signer on behalf of Opendoor Property D LLC Mathematic Date Date Date he undersigned purchaser hereby acknowledges receipt of the foregoing notice. Date Date	Cypresswood Glen C/O CWG Estates Community Assoc. Inc. Fees: Annually \$400.00 Transfer fee \$250.00 See HOA Addendum Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this propert 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. 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. authorized signer on behalf of Opendoor Property D LLC Mathematic Distribution Date Stignature of Seller Date bate Signature of Seller Date		Any portion of the property that	at is located in a groundwa	ter conservation district or a subsidence di	strict.
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Signature of Purchaser Date Signature of Purchaser Date	Signature of Purchaser Date Signature of Purchaser Date		undersigned purchaser hereby ackno	wledges receipt of the fore	going notice.	
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TREC No. OP-H