Navasota Realty

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 beto exceed the minimum disc								omp	olies	s wit	h and contains additional disclosures	whi	ch_
CONCERNING THE P	RC	PE	RT	ΥA	ΛT <u>5</u>	345	Deep Forest Trl, Navas	sota	, TX	778	68		
AS OF THE DATE S	SIG UY	NE ER	D M	BY 4Y	SE WIS	LLE H T	R AND IS NOT O OBTAIN. IT IS	Α (SUI	BST	THE CONDITION OF THE PROF TITUTE FOR ANY INSPECTION ARRANTY OF ANY KIND BY SE	IS	OR
the Property? Property							(a	ppi	roxi	ima	er), how long since Seller has oc te date) or		
											('), No (N), or Unknown (U).) stermine which items will & will not co	nve	Y.
Item	Υ	N	U		Item	1		Υ	N	U	Item	ΥI	N U
Cable TV Wiring	V				Liqu	id F	Propane Gas:	\mathbf{V}			Pump: ☐ sump ☐ grinder [a 0
Carbon Monoxide Det.				_			nmunity (Captive)		\square				
Ceiling Fans	V			_			Property	\square					
Cooktop	\square			_	Hot						3		Z 0
Dishwasher	\bigvee			_			n System						Z 0
Disposal	\checkmark			_	Micr								
Emergency Escape Ladder(s)		\square		_			r Grill		\square		Smoke Detector Hearing		Z O
Exhaust Fans	\mathbf{V}			F	Pati	o/D	eckina		abla				a 0
Fences	V			Patio/Decking Plumbing System									
Fire Detection Equip.					Poo		ig cycloni						Z 🗆
French Drain		V		-			juipment		abla				
Gas Fixtures				_			aint. Accessories		abla				
Natural Gas Lines		V		-			eater		\square				Z 🗆
				<u>L</u>					I —		- diamo de mon dyatem.	=1=	
ltem				Υ	N	כ	Addition	al I	Info	orm	ation		
Central A/C				\mathbf{V}			☑ electric ☐ gas	;	nu	mbe	er of units:		
Evaporative Coolers						\mathbf{V}	number of units:						
Wall/Window AC Units					abla		number of units:						
Attic Fan(s)					abla		if yes, describe:						
Central Heat				abla			☑ electric ☐ gas	;	nu	mbe	er of units:		
Other Heat					\square		if yes describe:						
Oven				\bigvee			number of ovens:				☐ electric ☐ gas ☐ other:		
Fireplace & Chimney				\bigvee			✓ wood ✓ gas	log:	s [] m	ock □other:		
Carport					\square		☐ attached ☐ no	ot a	ttad	che	d		
Garage					\checkmark		☐ attached ☐ no	ot a	ttad	che	d		
Garage Door Openers					\square		number of units:_				number of remotes:		
Satellite Dish & Contro	ls			abla			☑ owned ☐ leas	ed	fro	m _			
Security System					\square		☐ owned ☐ leas	ed	fro	m _			
Solar Panels					\square		☐ owned ☐ leas	ed	fro	m _			
Water Heater				∇			☑ electric ☐ gas				number of units:		
Water Softener				∇			☑ owned ☐ leas	ed	fro	m			
(TAR-1406) 02-01-18		lr	nitial	led b	y: B	uyer	:a	nd S	Selle		M 03/20/19 Page 03/21/19 S.15 PM CDT tloop verified dotloop verified	: 1 o	f 5

502 S Lasalle Street Navasota, TX 77868

Nancy Perry

Canaamina tha Dranart	. at CO 45 D	- F 4 T1	NT	TX 77000
Concerning the Propert	y at 5345 Dee	o Forest Iri	, Navasota	, IX //868

Other Leased Item(s)	s, de	escribe	e:					
Other Leased Item(s) □ □ □ □ □ ves Underground Lawn Sprinkler □ □ □ □ au	utom	natic [man	ual	areas covered:			
Septic / On-Site Sewer Facility 🗵 🗆 🗀 if yes	s, at	tach In	nformat	ion	About On-Site Sewer Facility (TAR-	140)7)	
Water supply provided by: ☐ city ☐ well ☐ M								
Was the Property built before 1978? ☐ yes ☑					•			
(If yes, complete, sign, and attach TAR-1906	con	cernin	g lead-	bas	ed paint hazards).			
Roof Type: metal Age: 3 years (approximate) Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles over existing shingles over existing shingles over existing sh								
Is there an overlay roof covering on the Property	(sh	ingles	or roof	cov	vering placed over existing shingles	or i	roo	
covering)? ☐ yes ☑ no ☐ unknown								
Are you (Seller) aware of any of the items listed	d in	this S	ection	1 th	at are not in working condition, tha	t h	ave	
defects, or are need of repair? □ yes ☑ no If						•	۵.,	
	,	,						
Section 2 Are you (Seller) aware of any de	faat		a alfuna	-ti	no in any of the following?: (May	ala V	V	
Section 2. Are you (Seller) aware of any de (Y) if you are aware and No (N) if you are not			nairun	ctioi	ns in any of the following?: (Mai	ĸ	res	
(1) If you are aware and No (N) If you are not	awa	ire.)						
Item Y N Item			Υ	N	Item	Υ	N	
Basement \square \bowtie Floors				$ \overline{\square} $			☑	
Ceilings	Sla	h(s)		abla	O.G.O.F.G.II.C		abla	
Doors □ ☑ Interior Walls		5(5)		$\overline{\mathbf{Q}}$	1100711000		abla	
Driveways □ ☑ Lighting Fixtu				\overline{V}	111111111111111111111111111111111111111		☑	
Electrical Systems								
Exterior Walls	StCi	113		abla			Ħ	
			l l					
If the answer to any of the items in Section 2 is y	C O,	схріан	' (attac	ni ac	dantional offecto il ficocodal y).			
Section 3. Are you (Seller) aware of any of	the	follov	wing c	ond	litions: (Mark Yes (Y) if you are	aw	are	
and No (N) if you are not aware.)								
Condition	Υ	N						
Aluminum Wiring		1.4	Condi	tion		V	NI	
Aldininani Winig	_		Condi				N	
			Previo	us F	oundation Repairs		\bigvee	
Asbestos Components		\square	Previo Previo	us F us F	Foundation Repairs Roof Repairs		∇	
Asbestos Components Diseased Trees: □ oak wilt □		\square	Previo Previo Previo	us F us F us C	Foundation Repairs Roof Repairs Other Structural Repairs		A	
Asbestos Components Diseased Trees: ☐ oak wilt ☐ Endangered Species/Habitat on Property			Previo Previo Previo Rador	us F us F us C n Ga	Foundation Repairs Roof Repairs Other Structural Repairs s			
Asbestos Components Diseased Trees: □ oak wilt □ Endangered Species/Habitat on Property Fault Lines			Previo Previo Previo Rador Settlin	us F us F us C n Ga g	Foundation Repairs Roof Repairs Other Structural Repairs s			
Asbestos Components Diseased Trees: □ oak wilt □ Endangered Species/Habitat on Property Fault Lines Hazardous or Toxic Waste			Previo Previo Previo Rador Settlin Soil M	us F us G us G g over	Foundation Repairs Roof Repairs Other Structural Repairs s ment			
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Concerning the Property at 5345 Deep Forest Trl, Navasota, TX 77868

Historic	Property Designation	\square	Termite or WDI damage needing repair □ ☑				
Previous	us Use of Premises for Manufacture namphetamine		Single Blockable Main Drain in Pool/Hot Tub/Spa*				
	nswer to any of the items in Section 3 is yes.	expla					
*	*A single blockable main drain may cause a	suctio	on entrapment hazard for an individual.				
of repai	air, which has not been previously disclo	sed ir	ent, or system in or on the Property that is in need in this notice? ☐ yes ☑ no If yes, explain (attach				
	n 5. Are you (Seller) aware of any of the e not aware.)	follov	wing (Mark Yes (Y) if you are aware. Mark No (N) if				
<u>Y N</u> □ ☑			other alterations or repairs made without necessary pliance with building codes in effect at the time.				
	Name of association: Caney Creek Manager's name: Mark Welch Fees or assessments are: \$450 Any unpaid fees or assessment for the	per					
	interest with others. If yes, complete the f	ollowir	nis courts, walkways, or other) co-owned in undivided ng: charged? yes no If yes, describe:				
	Any notices of violations of deed restrict use of the Property.	ions o	or governmental ordinances affecting the condition or				
	Any lawsuits or other legal proceedings on not limited to: divorce, foreclosure, heirshi		y or indirectly affecting the Property. (Includes, but is kruptcy, and taxes.)				
	Any death on the Property except for the unrelated to the condition of the Property.	ose de	eaths caused by: natural causes, suicide, or accident				
	Any condition on the Property which mate	rially a	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 a public water supply as an auxiliary water		Property that is larger than 500 gallons and that uses ce.				
	The Property is located in a propane gas seretailer.	system	n service area owned by a propane distribution system				
	Any portion of the Property that is locat district.	ed in	a groundwater conservation district or a subsidence				
(TAR-1406	06) 02-01-18 Initialed by: Buyer:		and Seller: M 03/20/19 2:43 PM CDT dotloop verified Page 3 of 5				

Navasota Realty

502 S Lasalle Street Navasota, TX 77868

Nancy Perry

	ny of the items i	n Section 5 is yes, explain	(attach additional sheets if nece	essary):
Section 6. Selle	er □ has ☑ ha	as not attached a survey	of the Property.	
			received any written inspe-	
			are either licensed as inspet f yes, attach copies and comple	
<u> </u>		<u> </u>	yes, attach copies and comple	
Inspection Date	Туре	Name of Inspector		No. of Pa
		 ,		
Note: A buyer sh			a reflection of the current cond nspectors chosen by the buyer.	
Section 8. Chec	-	·	er) currently claim for the Pro	
☑ Homestead		☐ Senior Citizen	☐ Disabled	
☐ Wildlife Ma	nagement	Agricultural	☐ Disabled Veteran	
Other:			Unknown	
Section 9. Have provider? □ ye		ever filed a claim for	damage to the Property w	itii aily ilisui
provider? ☐ ye Section 10. Have example, an inst	s ☑ no e you (Seller) urance claim oi	ever received proceeds r a settlement or award in	for a claim for damage to a legal proceeding) and not es 🗹 no lf yes, explain:	the Property
provider? ☐ ye Section 10. Have example, an insi to make the repa Section 11. Doe detector require	s 🗹 no e you (Seller) urance claim or airs for which the es the Property ments of Chap	ever received proceeds r a settlement or award in he claim was made? ye	for a claim for damage to a legal proceeding) and not es ☑ no Ⅱ f yes, explain:tectors installed in accordant Safety Code?* ☐ unknown	the Property used the proc
section 10. Have example, an insteto make the repart to make the repar	e you (Seller) urance claim or airs for which the es the Property ments of Chap ain. (Attach add the Health and Sa ordance with the re mance, location, and	ever received proceeds ra settlement or award in the claim was made? yet have working smoke deter 766 of the Health and ditional sheets if necessary) afety Code requires one-family of equirements of the building code of power source requirements. If	for a claim for damage to a legal proceeding) and not es on a legal proceeding) and not es on a legal proceeding and not es on a legal proceeding and not es on a legal proceeding and not safety code?* unknown unknown unknown two-family dwellings to have working in effect in the area in which the eyou do not know the building code records.	the Property used the proc
section 10. Have example, an inst to make the repart to make the repar	e you (Seller) urance claim or airs for which the es the Property ments of Chap ain. (Attach add the Health and Secondance with the re- mance, location, and urmay check unknown	ever received proceeds ra settlement or award in the claim was made? yet have working smoke deter 766 of the Health and ditional sheets if necessary) afety Code requires one-family of the different of the building code of power source requirements. If we above or contact your local but the settlement of the building code of the building cod	for a claim for damage to a legal proceeding) and not es on a legal proceeding and not established in accordant safety Code?* on unknown in two-family dwellings to have working in effect in the area in which the end of the syou do not know the building code regiliding official for more information.	the Property used the process the process the process to the process the process that the second process the process that the
section 10. Have example, an instate to make the reparation 11. Does detector require or unknown, explain the section 11. Does detector require or unknown, explain the section of the sec	e you (Seller) urance claim or airs for which the es the Property ments of Chap ain. (Attach add the Health and Secondance with the re mance, location, and urance in the dweller a licensed physicia moke detectors for	ever received proceeds ra settlement or award in he claim was made? yet raise working smoke deter 766 of the Health and ditional sheets if necessary) afety Code requires one-family of the building code of the building code of power source requirements. If we above or contact your local but tall smoke detectors for the hear ling is hearing-impaired; (2) the an; and (3) within 10 days after the	for a claim for damage to a legal proceeding) and not es on a legal proceeding) and not es on a legal proceeding and not es on a legal proceeding and not es on a legal proceeding explain: The two-family dwellings to have working a legal proceeding to have working in effect in the area in which the eyou do not know the building code registering in the location of the legal proceeding to have working a legal proceeding) and not explain: The second of the legal proceeding and not explain: The second of the legal proceeding and not explain to have working a legal proceeding to have working a legal proceed	ng smoke detector dwelling is located quirements in effective of the buyer ence of the hearing itten request for the
Section 10. Have example, an instet to make the reparation make th	e you (Seller) urance claim or es the Property ments of Chapt ain. (Attach add the Health and Sa ordance with the re urance, location, and urance, location, and urance cost of installing the ges that the stat ker(s), has insti	ever received proceeds ra settlement or award in the claim was made? yet have working smoke deter 766 of the Health and ditional sheets if necessary) afety Code requires one-family of the dequirements of the building code of power source requirements. If we above or contact your local but tall smoke detectors for the heard ling is hearing-impaired; (2) the part of the hearing-impaired and specific the smoke detectors and which brackets in this notice are trees.	for a claim for damage to a legal proceeding) and not es on a legal proceeding) and not es on a legal proceeding and not es on a legal proceeding and not es on a legal proceeding explain: The two-family dwellings to have working a legal proceeding to have working in effect in the area in which the eyou do not know the building code registering in the location of the legal proceeding to have working a legal proceeding) and not explain: The second of the legal proceeding and not explain: The second of the legal proceeding and not explain to have working a legal proceeding to have working a legal proceed	nce with the sr no very yes. ng smoke detector dwelling is located quirements in effect the hearing ritten request for the parties may agree and that no performed the parties of the performance of the hearing agree of the hearing agree of the parties may agree of the the process of t
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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 zip 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.
- (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* (TAR 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 pro-	vide service to the Property:	
Electric: Synergy	phone #:	
Sewer:	phone #:	
Water:		
Cable:		
Trash:		
Natural Gas:		
Phone Company:	phone #:	
Propane:	phone #:	
Internet:Hughes net	phone #:	

(7) 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-1406) 02-01-18	Initialed by: Buyer:		and Seller: M 03/20/19 03/21/19 2:43 PM CDT dotloop verified story verified	
Navasota Realty	502 S Lasalle Street 1	Navasota, TX	X 77868 Nano	cy Perry