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## **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.

exceed the minimum disc	osı	ıres	rec	uire	ed by	the	Code.									_
CONCERNING THE P	RC	PE	RT	ΥA	T <u>90</u>	9 CR	R 2859, ROMAYOR, TX	7736	68							
THIS NOTICE IS A DI AS OF THE DATE S WARRANTIES THE B SELLER'S AGENTS, (	SIG UY	NE ER	D M	BY AY	SE WIS	LLE H T	R AND IS NOT O OBTAIN. IT IS	A S	SUE	3ST	TTUTE	FOR A	NY INSPECT	IONS	SO	R
Seller ☐ is ☑ is not the Property? ☐ april:  Property			ıpyi	ng	the	Prop	perty. If unoccupio	ed (I ippr	oy oxi	Sell ma	ler), ho te dat	ow long si e) or	ince Seller has □ never occ	occ upied	upie d th	ed ne
Section 1. The Prope This notice does not es														ot con	vey.	83
Item	Y	N	U	Γ	Iten	1		Y	N	U	Iter	n		Y		
Cable TV Wiring	$\square$				Liqu	id P	Propane Gas:		$\square$		Pur	Pump: ☐ sump ☐ grinder ☐				
Carbon Monoxide Det.		$\square$					nmunity (Captive)	$\square$			Rai	n Gutters				
Ceiling Fans	$\square$						Property		$\square$		Rai	nge/Stove	9			
Cooktop		$\square$		_	Hot				$\square$		-	of/Attic Ve				
Dishwasher		$\square$			Inte	rcon	n System		$\square$		Sau	ına				
Disposal		$\square$			Microwave			$\square$			Sm	oke Dete	ctor			
Emergency Escape Ladder(s)		Ø			Outdoor Grill			Ø		100000000000000000000000000000000000000	oke Dete aired	ctor – Hearin	9 🗆			
Exhaust Fans		$\square$			Patio/Decking			$\square$		Spa	3					
Fences	$\square$				Plumbing System		$\square$			Tra	sh Comp	actor				
Fire Detection Equip.	$\square$				Pool			$\square$		TV	Antenna					
French Drain		$\square$			Poo	l Eq	uipment		$\square$		Wa	sher/Drye	er Hookup			
Gas Fixtures	$\square$				Pool Maint. Accessories				$\square$		100/2000	ndow Scre		_		
Natural Gas Lines		$\square$		L	Poo	l He	eater		$\square$		Pul	olic Sewe	r System			
Item				Υ	N	U	Addition	al I	nfo	orm	ation					
Central A/C																
Evaporative Coolers						number of units:										
Wall/Window AC Units						number of units: one										
Attic Fan(s)						if yes, describe:										
Central Heat				$\square$		☐ electric ☐ gas number of units:										
Other Heat						if yes describe: plug in heater										
Oven						number of ovens: ☐ electric ☐ gas ☐ other:										
Fireplace & Chimney																
Carport				$\square$												
					☐ attached ☐ not attached											
Garage Door Openers				number of units: number of remotes:												
Satellite Dish & Controls				☑ owned ☐ leased from												
Security System				owned leased from												
Solar Panels				owned leased from												
Water Heater						$\square$										
Water Softener □ □ ☑																
Other Leased Item(s)					$\square$		if yes, describe:_									-
(TXR-1406) 02-01-18		Ir	nitia	ed b	у: В	uyer	: а	nd S	elle	r:	NEW	900		Page 1	1 of 8	5

11:21 AM CDT dotloop verified

Concerning the Property at 909 CR 2859, ROMAYOR, TX 7	7368							
Underground Lawn Sprinkler   🗆   🗆   🗖 automatic   manual areas covered:								
						-140	7)	
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 ☐				<b></b>				
(If yes, complete, sign, and attach TXR-1906				hase	ed paint hazards).			
Doof Tyme.		A	. b 4 C .	1	-t	mat	e)	
Is there an overlay roof covering on the Property	v (eh	ingle:	or roof	COVE	ering placed over existing shingles	or	ron	
covering)?  ves  no  unknown	.y (31	migica	3 01 1001	COVE	ering placed over existing shingles	0,		
•								
Are you (Seller) aware of any of the items liste								
defects, or are need of repair? ☐ yes ☐ no If	f yes	, desc	ribe (at	tach a	additional sheets if necessary): then	re is		
propane gas connections for heat and or stove/oven but	need	ls prop	ane tank	repla	ced on slab			
Section 2. Are you (Seller) aware of any de	afact	e or i	malfun	rtion	es in any of the following?: (Ma	rk '	Yes	
(Y) if you are aware and No (N) if you are not			····aiiaii	J	is in any or the following (inc			
(1) in you are arrained and the (11) in you are not		,						
Item Y N Item			Y	N	Item	Υ	N	
Basement				Ø	Sidewalks		$\square$	
Ceilings	/ Sla	b(s)			Walls / Fences			
Doors     Interior Wall		(5)			Windows		Ø	
Driveways □ ☑ Lighting Fixt			ᆸ		Other Structural Components		Ø	
Electrical Systems   Electrical Systems   Plumbing Systems					Other Otractaral Components	븝		
	yster	115	᠆├			믐		
Exterior Walls								
If the answer to any of the items in Section 2 is	yes,	explai	in (attac	:h ad	ditional sheets if necessary):			
Continuo America (Coller)	£ 41	£.11.			Maria V. 200 (6 1111 )			
Section 3. Are you (Seller) aware of any of and No (N) if you are not aware.)	T THE	e TOIIC	wing c	onar	mions: (Mark Yes (Y) if you are	aw	аг	
		<del></del>	<del></del>					
Condition	Y	N	Condi			Y	N	
Aluminum Wiring			Previo	us F	oundation Repairs	R	Ø	
Asbestos Components			Previo	us R	loof Repairs	M		
Diseased Trees: ☐ oak wilt ☐			Previo	us O	ther Structural Repairs		$\square$	
Endangered Species/Habitat on Property		Ø	Rador	Gas	3		Ø	
Fault Lines			Settlin	a			V	
Hazardous or Toxic Waste		Ø	Soil M		nent		Ø	
Improper Drainage		Ø			Structure or Pits		Ø	
Intermittent or Weather Springs	峝	Ø			nd Storage Tanks		Ø	
Landfill	冒				Easements	늡		
Lead-Based Paint or Lead-Based Pt. Hazards	旹				d Easements		Ø	
Encroachments onto the Property								
	무				aldehyde Insulation	믜		
Improvements encroaching on others' property		Ø			etration		Ø	
Located in 100-year Floodplain			Wetlai	nds o	on Property		abla	
(If yes, attach TXR-1414)								
Located in Floodway (If yes, attach TXR-1414)		Ø	Wood				Z	
Present Flood Ins. Coverage			1		station of termites or other wood		$\square$	
(If yes, attach TXR-1414)			doetro	ying i	insects (WDI)	1	-	
Previous Flooding into the Structures	1							
Previous Flooding onto the Property					eatment for termites or WDI	K		
		出	Previo	us tr	eatment for termites or WDI ermite or WDI damage repaired	図口		
Located in Historic District			Previo	us tr us te	ermite or WDI damage repaired		V	
Located in Historic District Historic Property Designation	Ø	口	Previo Previo Previo	us tre us te us Fi	ermite or WDI damage repaired			
			Previo Previo Previo	us trous te us Fi e or	ermite or WDI damage repaired ires WDI damage needing repair			

7. H. ... 192111 .... 17. ... 18. ... 18. ... 18. ... 18. ... 18. ... 18. ... 18. ... 18. ... 18. ... 18. ...

Concerni	ng the Property at <u>909 CR 2859, ROMAYOR, TX 77368</u>
of Metha	s Use of Premises for Manufacture
If the an	swer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): treated for
terrintes r	11 2010,
	A single blockable main drain may cause a suction entrapment hazard for an individual.
of repa	4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need ir, which has not been previously disclosed in this notice? ☐ yes ☑ no If yes, explain (attach al sheets if necessary):
	5. Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N) if not aware.)
<u>Y N</u> □ ☑	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.
	Homeowners' associations or maintenance fees or assessments. If yes, complete the following:  Name of association:
	Manager's name:Phone: and are: □ mandatory □ voluntary Any unpaid fees or assessment for the Property? □ yes (\$) □ no
	Any unpaid fees or assessment for the Property?  yes (\$)  no 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 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.
(TXR-140	26) 02-01-18 Initialed by: Buyer: and Seller: 08/09/19   08/09/19   10:59 AM CDT dottoop verified dottoop verified

donoup signature vernicularit, aup.ab.o. gr ci iv zono

Concerning the Prope	rty at 909 CR 2859, RO	MAYOR, TX 77368			
If the answer to a	ny of the items in S	ection 5 is yes,	explain (attach ad	ditional sheets if	necessary):
Section 6. Selle	er 🗆 has 🗹 has n	not attached a	survey of the Pr	operty.	
Section 7. With persons who re	in the last 4 yea gularly provide ir	rs, have you aspections and	(Seller) received d who are eithe	any written in licensed as in	spection reports from spectors or otherwise mplete the following:
Inspection Date	Туре	Name of Insp	ector		No. of Pages
				,	
				<u> </u>	
Note: A buyer sh			ports as a reflections from inspectors		condition of the Property.
☐ Homestead	nagement	☐ Senior Citize	en 🔲 [	<b>itly claim for the</b> Disabled Disabled Veteran Jnknown	Property:
Section 9. Have	you (Seller) ev	er filed a cla	im for damage	to the Propert	y with any insurance
provider?  yes				<b>f</b> daman	- 4- 4h- Dromorti /for
example, an insu		settlement or a	award in a legal p	proceeding) and	e to the Property (for not used the proceeds
detector require	es the Property ha ments of Chapter ain. (Attach additio	766 of the Hea	llth and Safety C	nstalled in accor ode?* □ unknov	rdance with the smoke vn ☑ no ☐ yes. If no
installed in acco	ordance with the requir	rements of the buildwer source require	ilding code in effect i ements. If you do not	n the area in which know the building co	vorking smoke detectors the dwelling is located, de requirements in effect n.
family who will impairment from seller to install s	reside in the dwelling a licensed physician; a	is hearing-impaire and (3) within 10 da hearing-impaired	d; (2) the buyer give ys after the effective o and specifies the loca	s the seller written late, the buyer makes ations for installation.	a member of the buyer's evidence of the hearing a written request for the The parties may agree
	ker(s), has instruct	ted or influence			elief and that no person, ormation or to omit any
IGAG EUDODUARD	,	dotloop verified 08/09/19 10:59 AM CDT DLTE-DCWA-F3T7-6T	ganes a un	PDUTED	dotloop verified 08/09/19 11:21 AM CDT (DHK-VFS1-(6KC-8YK)
Signature of Selle	r	Date		of Seller	Date
Printed Name: vio	KI E WOODWARD		Printed Na	me: JAMES A WOO	DWARD
(TXR-1406) 02-01-18	Initialed by	: Buyer:	and Seller:	08/09/19 108/09/19	Page 4 of 5

## 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 (TXR 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 provide service to the Property: Electric:Sam Houston Electric phone #: phone #: Water:Lake Livingston Water supply phone #:\_\_\_\_\_ phone #: Cable: Trash: phone #: Natural Gas: phone #: Phone Company: phone #: phone #:\_\_\_\_\_ Internet: (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:	
(TXR-1406) 02-01-18			Page 5 of 5