

## **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.

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CONCERNING THE P	RC	PE	RT	ΥA	AT <u>25</u>	306	Hickory Valley Lane,	Spr	ing,	TX 7	7373			_
AS OF THE DATE S	SIG UY	NE ER	D M	BY 4Y	SEI WIS	LLE H T	R AND IS NOT A O OBTAIN. IT IS	4 (	SUE	3ST	THE CONDITION OF THE PRO TITUTE FOR ANY INSPECTION ARRANTY OF ANY KIND BY SI	NS	OF	R
Seller □ is ☑ is not the Property? □ <u>4 year</u> Property		CCL	ıpyi	ng	the I	Pro					er), how long since Seller has or etc. ate) or ever occupi			
											(), No (N), or Unknown (U).) termine which items will & will not co	วทบเ	e <i>y.</i>	
Item	Υ	N	U		Item	)		Υ	N	U	Item	Υ	Ν	U
Cable TV Wiring	$\mathbf{V}$				Liqu	id F	Propane Gas:		$\mathbf{V}$		Pump: ☐ sump ☐ grinder		V	
Carbon Monoxide Det.		$\square$					mmunity (Captive)		$\square$				$\checkmark$	
Ceiling Fans	$\checkmark$				-LP on Property				$\square$		Range/Stove		$\checkmark$	
Cooktop	$\mathbf{A}$				Hot Tub				$\square$		Roof/Attic Vents	$\square$		
Dishwasher	$\mathbf{A}$				Intercom System				$\square$		Sauna		$\square$	
Disposal	$\mathbf{A}$			_	Microwave			$\mathbf{V}$			Smoke Detector	$\square$		
Emergency Escape Ladder(s)		V			Outdoor Grill				$\square$		Smoke Detector – Hearing Impaired		V	
Exhaust Fans		V			Pati	o/D	ecking				Spa			
Fences	lacksquare				Plumbing System						Trash Compactor		V	
Fire Detection Equip.		$\nabla$			Pool								$\mathbf{V}$	
French Drain		$\nabla$			Pool Equipment				lacksquare		1100110112130111001101			
Gas Fixtures		N			Poo	Ma	aint. Accessories		$\mathbf{V}$		Window Screens	N		
Natural Gas Lines		$\checkmark$			Poo	ΙHε	eater		$\checkmark$		Public Sewer System	$\checkmark$		
Item				Υ	N	U	Addition	al I	nfc	rm	ation			_
Central A/C				$\square$										
Evaporative Coolers						number of units:							_	
Wall/Window AC Units														
Attic Fan(s)					<del></del>									
Central Heat				☐ ☐ ☐ ☐ electric ☐ gas number of units:1										
Other Heat					$\square$		if yes describe:							_
Oven				$\nabla$			number of ovens:	1			☑ electric ☐ gas ☐ other:			
Fireplace & Chimney				abla										
Carport					□ □ □ attached □ not attached									
Garage				abla										
Garage Door Openers				abla										
Satellite Dish & Controls														
Security System				<u> </u>										
Solar Panels				□ ☑ □ □ owned □ leased from										
Water Heater			abla											
Water Softener				abla		owned leas			_				_	
Other Leased Item(s)					abla		if yes, describe:							_
(TXR-1406) 02-01-18		Ir	nitial	led b	y: B	uyer	: ar	nd S	Selle	r: [	SJU 700 06/23/19 , 06/23/19 Pag	e 1 o	of 5	

(TXR-1406) 02-01-18

Previous Flooding into the Structures

Previous Flooding onto the Property

Located in Historic District

Historic Property Designation

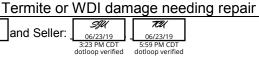
and Seller: Initialed by: Buyer:

 $\checkmark$ 

 $\mathbf{V}$ 

 $\checkmark$ 

 $\checkmark$ 



Previous treatment for termites or WDI

Previous termite or WDI damage repaired

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 $\checkmark$ 

 $\checkmark$ 

 $\checkmark$ 

 $\checkmark$ 

Previous Fires

Concerning the Property at 25306 Hickory Valley Lane, Spring, TX 77373

Previous Use of Premises for Manufacture of Methamphetamine  Single Blockable Main Drain in Pool/Hot Tub/Spa*  If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):								
of	ction repai	A single blockable main drain may cause a suction entrapment hazard for an individual.  4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need r, 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</u>	<u>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.						
		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.						
	$\square$	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).						
	Ø	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.						
	Ø	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.							
(T)	(TXR-1406) 02-01-18 Initialed by: Buyer: and Seller: And Seller: October 1997 of Seller: October 1997							

## **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 <a href="https://www.txdps.state.tx.us">www.txdps.state.tx.us</a>. 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:Champion Energy Services	phone #:877-653-5090						
Sewer: Water District Managment	phone #:281-376-8802						
Water: Water District Managment	phone #: <u>281-376-8802</u>						
Cable:	phone #:						
Trash:Waste Management	phone #:800-800-5804						
Natural Gas:	phone #:						
Phone Company:							
Propane:							
Internet:	phone #:						
The undersigned buyer acknowledges receipt of the i	oregoing notice.						
Signature of Buyer Date	Signature of Buyer Date						
Signature of buyer Date	Signature of Buyer Date						
Printed Name:	Printed Name:						
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