



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 _____

1602 Keystone Dr
Friendswood, TX 77546-5844

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 BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller ___ is is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? May 13, 2019 _____ (approximate date) or ___ never occupied the Property

Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.

Item	Y	N	U
Cable TV Wiring	X		
Carbon Monoxide Det.		X	
Ceiling Fans	X		
Cooktop	X		
Dishwasher	X		
Disposal	X		
Emergency Escape Ladder(s)		X	
Exhaust Fans	X		
Fences	X		
Fire Detection Equip.	X		
French Drain	X		
Gas Fixtures	X		
Natural Gas Lines	X		

Item	Y	N	U
Liquid Propane Gas:		X	
-LP Community (Captive)		X	
-LP on Property		X	
Hot Tub		X	
Intercom System	X		
Microwave	X		
Outdoor Grill		X	
Patio/Decking		X	
Plumbing System	<input checked="" type="checkbox"/>		
Pool		X	
Pool Equipment		X	
Pool Maint. Accessories		X	
Pool Heater		X	

Item	Y	N	U
Pump: sump grinder		X	
Rain Gutters	X		
Range/Stove	X		
Roof/Attic Vents	X		
Sauna		X	
Smoke Detector	X		
Smoke Detector - Hearing Impaired		X	
Spa		X	
Trash Compactor		X	
TV Antenna	X		
Washer/Dryer Hookup	X		
Window Screens	X		
Public Sewer System	X		

Item	Y	N	U	Additional Information
Central A/C	X			X electric gas number of units: 2
Evaporative Coolers		X		number of units: <i>Doris Marchi</i> 05:58 PM GMT
Wall/Window AC Units		X		number of units: 0
Attic Fan(s)		X		if yes, describe: 0 <i>Mark Marchi</i> 06:09 PM GMT
Central Heat	X			electric X gas number of units: 2
Other Heat		X		if yes, describe:
Oven	X			number of ovens: 2 X electric gas other:
Fireplace & Chimney	X			X wood X gas logs mock other:
Carport		X		attached not attached
Garage	X			attached X not attached
Garage Door Openers	X			number of units: 2 number of remotes:
Satellite Dish & Controls		X		owned leased from:
Security System	X			owned leased from: ADT/PROTECTION ONE
Solar Panels		X		owned leased from:
Water Heater	X			electric X gas other: number of units: 1
Water Softener		X		owned leased from:
Other Leased Items(s)		X		if yes, describe:

(TXR-1406) 02-01-18

BHGRE Gary Greene- Pearland, 3272 Broadway Pearland TX 77581
Erica Gonzales

Initialed by: Buyer: _____

and Seller: *MDM, DR M*

Phone: (713) 445-6339

Fax: (713) 465-9823

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com

Concerning the Property at _____

Underground Lawn Sprinkler			automatic <input checked="" type="checkbox"/> manual areas covered: Timers for foundation and flower beds
Septic / On-Site Sewer Facility		<input checked="" type="checkbox"/>	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 no unknown

(If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards).

Roof Type: composition 30 year shingle Age: 8 years (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? yes no unknown

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? yes no If yes, describe (attach additional sheets if necessary): _____

Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following?: (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Item	Y	N
Basement		<input checked="" type="checkbox"/>
Ceilings		<input checked="" type="checkbox"/>
Doors		<input checked="" type="checkbox"/>
Driveways		<input checked="" type="checkbox"/>
Electrical Systems		<input checked="" type="checkbox"/>
Exterior Walls		<input checked="" type="checkbox"/>

Item	Y	N
Floors		<input checked="" type="checkbox"/>
Foundation / Slab(s)		<input checked="" type="checkbox"/>
Interior Walls		<input checked="" type="checkbox"/>
Lighting Fixtures		<input checked="" type="checkbox"/>
Plumbing Systems		<input checked="" type="checkbox"/>
Roof		<input checked="" type="checkbox"/>

Item	Y	N
Sidewalks		<input checked="" type="checkbox"/>
Walls / Fences		<input checked="" type="checkbox"/>
Windows		<input checked="" type="checkbox"/>
Other Structural Components		<input checked="" type="checkbox"/>

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): _____

Section 3. Are you (Seller) aware of any of the following conditions: (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Condition	Y	N
Aluminum Wiring		<input checked="" type="checkbox"/>
Asbestos Components		<input checked="" type="checkbox"/>
Diseased Trees: oak wilt		<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property		<input checked="" type="checkbox"/>
Fault Lines		<input checked="" type="checkbox"/>
Hazardous or Toxic Waste		<input checked="" type="checkbox"/>
Improper Drainage		<input checked="" type="checkbox"/>
Intermittent or Weather Springs		<input checked="" type="checkbox"/>
Landfill		<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards		<input checked="" type="checkbox"/>
Encroachments onto the Property		<input checked="" type="checkbox"/>
Improvements encroaching on others' property		<input checked="" type="checkbox"/>
Located in 100-year Floodplain (If yes, attach TXR-1414)		<input checked="" type="checkbox"/>
Located in Floodway (If yes, attach TXR-1414)		
Present Flood Ins. Coverage (If yes, attach TXR-1414)	<input checked="" type="checkbox"/>	
Previous Flooding into the Structures		<input checked="" type="checkbox"/>
Previous Flooding onto the Property		<input checked="" type="checkbox"/>
Located in Historic District		<input checked="" type="checkbox"/>

Condition	Y	N
Previous Foundation Repairs		<input checked="" type="checkbox"/>
Previous Roof Repairs		<input checked="" type="checkbox"/>
Previous Other Structural Repairs		<input checked="" type="checkbox"/>
Radon Gas		<input checked="" type="checkbox"/>
Settling		<input checked="" type="checkbox"/>
Soil Movement		<input checked="" type="checkbox"/>
Subsurface Structure or Pits		<input checked="" type="checkbox"/>
Underground Storage Tanks		<input checked="" type="checkbox"/>
Unplatted Easements		<input checked="" type="checkbox"/>
Unrecorded Easements		<input checked="" type="checkbox"/>
Urea-formaldehyde Insulation		<input checked="" type="checkbox"/>
Water Penetration		<input checked="" type="checkbox"/>
Wetlands on Property		<input checked="" type="checkbox"/>
Wood Rot		<input checked="" type="checkbox"/>
Active infestation of termites or other wood destroying insects (WDI)		<input checked="" type="checkbox"/>
Previous treatment for termites or WDI		<input checked="" type="checkbox"/>
Previous termite or WDI damage repaired		<input checked="" type="checkbox"/>
Previous Fires		<input checked="" type="checkbox"/>

(TXR-1406) 02-01-18

Initialed by: Buyer: _____ and Seller: MDM, DR

Concerning the Property at _____

1602 Keystone Dr
Friendswood, TX 77546-5844

Historic Property Designation		X
Previous Use of Premises for Manufacture of Methamphetamine		X

Termite or WDI damage needing repair		X
Single Blockable Main Drain in Pool/Hot Tub/Spa*		X

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): _____

*A single blockable main drain may cause a suction entrapment hazard 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.)

Y N

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: _____
Fees or assessments are: \$ _____ per _____ and are: __ mandatory __ voluntary
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.

Concerning the Property at _____
If the answer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary): _____

Section 6. Seller has ___ has not attached a survey of the Property.

Section 7. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? ___ yes no If yes, attach copies and complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages

Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.

Section 8. Check any tax exemption(s) which you (Seller) currently claim for the Property:

- Homestead
- Senior Citizen
- ___ Disabled
- ___ Wildlife Management
- ___ Agricultural
- ___ Disabled Veteran
- ___ Other: _____
- ___ Unknown

Section 9. Have you (Seller) ever filed a claim for damage to the Property with any insurance provider? yes ___ no

Section 10. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? ___ yes no If yes, explain: _____

Section 11. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code? ___ unknown ___ no yes. If no or unknown, explain. (Attach additional sheets if necessary): _____

**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 installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

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.

Mark D. Marchi 06/29/2019 06:08 PM GMT Doris R. Marchi 06/29/2019 04:55 PM GMT
Signature of Seller Date Signature of Seller Date

Printed Name: Mark D. Marchi Printed Name: Doris R. Marchi
(TXR-1406) 02-01-18 Initialed by: Buyer: _____ and Seller: MDM, DR 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: TXU	phone #: 88883985370
Sewer: City of Friendswood	phone #: 2819963232
Water: City of Friendswood	phone #: 2819963232
Cable: AT&T	phone #: 8002882020
Trash: City of Friendswood	phone #: 2819963232
Natural Gas: CenterPoint	phone #: 7136592111
Phone Company: AT&T	phone #: 8002882020
Propane:	phone #:
Internet: AT&T	phone #: 8002882020

- (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: _____	

Brighton Home.

4 bedroom; 2.5 bath; 3-car detached extended garage with above ground pool with party decks.

Security

- Wired Security System- doors, windows, motion detectors, ring doorbell, fire alarms
- Safe (Panic) Room- 5 door hinges; 2 keyed deadbolts;
- NuTone Intercom System wired throughout house
- Kick-resistant door flap locks
- Storm doors- tempered glass, double latched
- Extended 2.5-3" deadbolts and 3" screws
- Keyed garage door
- Kick-resistant door jam on back and garage door
- New, low-profile landscaping
- Exterior Lights on timers and motion detectors

Energy Efficiency

- R30 fire-resistant insulation
- 3 year old Split- Zone A/C system; 14 seer
- Air ducts checked and cleaned 18 months ago
- Custom Magnetite Energy Efficient barrier on all windows and fireplace

Garage

- 3- car detached
- 3 foot extended in the back
- Custom built solid wood cabinets-24" deep
- Custom work benches- 15'
- Ceiling fans
- Custom storage cabinets and shelves

Garage (cont)

- Garage door openers- 2 remotes

Kitchen

- Granite countertops- White Spring pattern, waterfall edge on island and sink, bull-nose on all others
- Custom built, oversized, single granite sink
- Above and below custom cabinet lighting
- JennAir Double-oven with convection features
- Gas cooktop with 5 burners
- Designer Tile backsplash
- Custom pull-out drawers in all lower cabinets
- Flooring- Waterproof Mannington Adura Olive wood vinyl planking
- 44" tall cabinets
- Designer Hardware, easy-pull
- Dimmable recessed LED- lighting

Kitchen (cont.)

- Insulated garbage-disposal
- Walk-in pantry
- Microwave
- Custom crown-molding on cabinets

Master Bath

- Custom cabinets with glass inserts and lighting, pull out drawers lower cabinets
- His & Her sinks granite countertops
- Extra outlets added
- Wire cubby at men's sink
- Flooring- Waterproof Mannington Adura Teak wood vinyl planking, Herringbone pattern
- Custom living-in place, low-entry shower, soap inserts, adjustable temperature and shower heads with wand, frameless neo-angle glass enclosure
- Upgraded brushed-nickel hardware
- Whirlpool Tub with Timer, custom block wood paneling, granite accents including on windowsill and wall fireplace feature
- Walk-in closet with fluorescent lighting and custom shelves and solid wood clothes racks
- TV included above door

Master Bedroom

- Custom room darkening drapes and pull-downs

Utility Room

- Custom solid wood shelves
- Electric or gas dryer connections
- Flooring- Waterproof Mannington Adura Olive wood vinyl planking

Living Room

- Custom built-in shelves
- Gas-log fireplace
- New carpet
- Tiled fireplace with mantle
- Raised Ceilings- 11'

Exterior

- Soaker hose irrigation system in flower bed and around foundation of house and garage on timers
- Fully-fenced backyard
- Double-wide access gate to right of garage
- Custom shadow box fence with catwalk
- Gutter system
- Custom Brick Mailbox at the curb
- Designer Front door

Exterior (cont.)

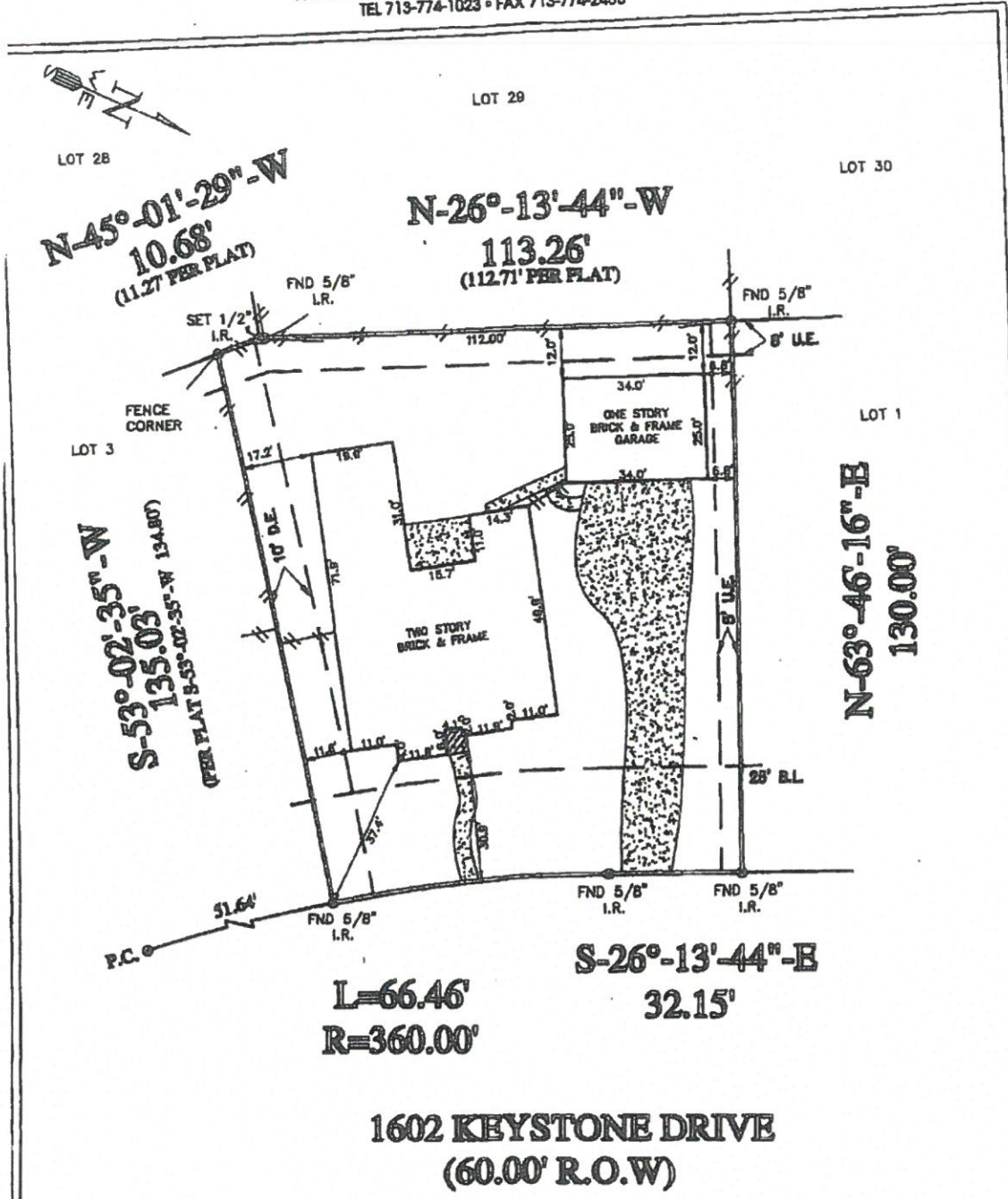
- 1 year old landscaping
- Trees trimmed 8/2018

Other

- All interior doors are 3-0 width (oversized)
- New carpet throughout house- high-end, stain-resistant, 35 year warranty, upgraded padding "sugar cookie" color
- 5-blade Ceiling fans throughout, including Master bath with light kits
- Dimmable lights throughout
- 1" electrostatic-dust minimizing mini blinds
- New toilet seats
- All rooms have walk-in closets with custom wood shelving and clothes racks
- Copper water pipes
- No dogs, cats or smoking ever in the home
- NO HOA!!!

MILNER/HOFFMAN & ASSOC., INC.

LAND SURVEYORS
 10101 FONDREN ROAD #500 • HOUSTON, TEXAS 77096
 TEL 713-774-1023 • FAX 713-774-2406



L=66.46'
 R=360.00'

S-26°-13'-44"-E
 32.15'

1602 KEYSTONE DRIVE
 (60.00' R.O.W)

I hereby certify that the following described survey was made under my direction on the ground. To the best of my knowledge, information and belief, in my professional opinion, all corner stakes were found or set as reflected on the plat and that the only improvements on the ground are as shown on the survey; that there are no encroachments, overlapping or conflicts except as shown on the survey plat; that the survey is guaranteed to its completeness and accuracy.

drawn by: J. PRADIA

Survey Plat Showing
 Lot 2, Block 2 of KEYSTONE MEADOWS Section _____
 Recorded in Volume 18, Page 251 OFF. CO. CLK. _____ GALVESTON
 County, Texas.
 Borrower: MARK MARCHI & wife, RENE MARCHI
 Title Company: STEWART TITLE CO. G.F.# 94200103
 Surveyed for: HOME TRUST MORTGAGE
 100 YEAR FLOOD INFORMATION F.I.R.M.# 485488 Panel# 0005D Zone "X" Revised 6-3-88
 Date: 3-28-84 Scale: 1"=30' Job No. B145-94
 Revised: _____



Surveyor Registration No.