

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					3526 Lilac Ranch Dr Katy, TX 77494-6902									
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? (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	Υ	N	U		Ite	m		Υ	N	U	Item	Υ	N	U
Cable TV Wiring	V						Propane Gas:	Ť	V		Pump: sump grinder		/	
Carbon Monoxide Det.	V						mmunity (Captive)		V		Rain Gutters	/		
Ceiling Fans	1						Property		1	4	Range/Stove	V		
Cooktop	1					t Tu			/		Roof/Attic Vents			
Dishwasher	1						m System		V		Sauna		V	
Disposal	V	2					ave	/			Smoke Detector	~		
Emergency Escape Ladder(s)		1.			Outdoor Grill				V		Smoke Detector - Hearing Impaired	/		
Exhaust Fans	V				Patio/Decking			V			Spa		V	\Box
Fences	V			İ	Plumbing System			/		_	Trash Compactor	,	N	
Fire Detection Equip.	1			İ	Pool				V		TV Antenna	V		
French Drain		V			Pool Equipment				V		Washer/Dryer Hookup	V		
Gas Fixtures	~				Pool Maint. Accessories				~		Window Screens	V,		
Natural Gas Lines	V				Pool Heater				V		Public Sewer System			1
Item				Υ	N	U	/		1	Additi	onal Information		×	
Central A/C				V	,		electric gas	nur	nbe	r of u	nits: 🔔			
Evaporative Coolers						number of units: _								
Wall/Window AC Units				/		number of units: _							-	
Attic Fan(s)			V			if yes, describe:								
Central Heat			V				nur	nbe	er of u	nits:				
Other Heat				V		if yes, describe:								
Oven				V			number of ovens:				ectric gas other:			
Fireplace & Chimney					V		wood gas lo		_	ock_	other:		li li	
Carport					V			t atta						
Garage			~		✓attached not attached									
Garage Door Openers			V			number of units: 🛭	A STREET, SQUARE, STREET, SQUARE, SQUA			number of remotes: 2	-			
Satellite Dish & Controls			L,	V,		ownedlease								
Security System			V	.,		✓ ownedlease			-015 - 015 T					
Solar Panels			,	V		ownedlease			THE RESERVE OF THE PERSON NAMED IN					
Water Heater			/			electric <u>V</u> gas		the		number of units:				
Water Softener					~	1	owned lease	ed fro	om:					
Other Leased Items(s)						V	if yes, describe:							
(TXR-1406) 02-01-18 Connect Realty.com, 2170 Buckthorne P	lace #10					Buyer	::,	and S	Selle	er: M			1 of ie Penr	

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

Alanna Zarosky

3526 Lilac Ranch Dr Katy, TX 77494-6902

Septic / On-Site Sewer Facility	Septic / On-Site Sewer Facility	Underground Lown Sprinkle)r				utor	natic	manual	aro	20	COVA	red:		
Water supply provided by:citywellMUD co-opunknownother:	Water supply provided by: city well MUD co-op unknown other: Was the Property built before 19787 yes / no unknown (If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards). Roof Type: A water of any of the terms listed in this Section 1 that are not in working condition, that have defects, or are need of repair? yes / no f 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 Y N Basement Y N Basement Plumbing Systems Previous Foundation Repairs Previous Roof Repairs Previous Roof Repairs Previous Roof Repairs Previous Roof Bepairs Previous Roof Repairs Previous Roof Bepairs Previous Roof Repairs Previous Ro	Underground Lawn Sprinkler automaticmanual areas covered: Sentic / On-Site Sewer Facility (TXR-1407)													
Was the Property built before 1978?yesio unknown (If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards). Roof Type:	Was the Property built before 1978? _yes _no_ unknown (If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards). Roof Type:	-													
(If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards). Roof Type:	(If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards). (approximate) Is there an overlay not covering on the Property (shingles or coording)?yes nounknown 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	Water supply provided by: _	cit	у	wel	I_MUD_	_ co-	-op	unknown _	0	th	er:			
Roof Type: Shinal Age: 7 Age:	Roof Type: Sh. And Walts there an overlay poof covering on the Property (shingles or doof covering placed over existing shingles or roof covering)?yesnounknown 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?yesno If yes, describe (attach additional sheets if necessary):	Was the Property built befo	re 19	78?	\	es 🔽 no _	_ unl	known							
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are need of repair?yesno If yes, describe (attach additional sheets if necessary):	are need of repair?yesno If yes, describe (attach additional sheets if necessary):														
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			Je.					V							V
	L Previous Flooding Into the Structures L LV L Previous treatment for termiles of Will L LV	Previous Flooding into the	Struc	ture	<u> </u>			V						+-	V

(TXR-1406) 02-01-18

Located in Historic District

Previous Flooding onto the Property

Initialed by: Buyer: _

and Seller: ,_

Previous Fires

Previous termite or WDI damage repaired

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3526 Lilac Ranch Dr Katy, TX 77494-6902

Historic Property Designation	V	Termite or WDI damage needing repair
Previous Use of Premises for Manufacture of Methamphetamine	V	Single Blockable Main Drain in Pool/Hot Tub/Spa*
If the answer to any of the items in Section 3 is yes,	explain (a	attach additional sheets if necessary):
Section 4. Are you (Seller) aware of any item, eq	uipment,	suction entrapment hazard for an individual. or system in or on the Property that is in need of repair, yes no If yes, explain (attach additional sheets if
necessary):		
not aware.) Y N Room additions, structural modifications	s, or othe	g (Mark Yes (Y) if you are aware. Mark No (N) if you are r alterations or repairs made without necessary permits, with
Manager's name: Fees or assessments are: \$ Any unpaid fees or assessment for	the Prope	Phone: per and are: mandatory voluntary erty? yes (\$) no on, provide information about the other associations below or
with others. If yes, complete the following	ng:	is courts, walkways, or other) co-owned in undivided interest charged? yes no If yes, describe:
Any notices of violations of deed restrice Property.	tions or ç	governmental ordinances affecting the condition or use of the
Any lawsuits or other legal proceedings to: divorce, foreclosure, heirship, bankru		or indirectly affecting the Property. (Includes, but is not limited d taxes.)
Any death on the Property except for the to the condition of the Property.	nose deat	ths caused by: natural causes, suicide, or accident unrelated
Any repairs or treatments, other than rehazards such as asbestos, radon, lead-	outine ma -based pa er docum	entation identifying the extent of the remediation (for example,
Any rainwater harvesting system locate water supply as an auxiliary water source	ed on the ce.	Property that is larger than 500 gallons and that uses a public
		service area owned by a propane distribution system retailer. oundwater conservation district or a subsidence district.

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Initialed by: Buyer: _____, ___and Seller: 🔟

McKenzie Penrod

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

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: Pulant	phone #:
	phone #:
Sewer:	
Water:	phone #:
Cable:	phone #:
Trash:	phone #:
Natural Gas:	phone #:
Phone Company:	phone #:
Propane:	phone #:
Internet: Xfinity	phone #:
This Saller's Disclosure Notice was completed by Saller as of the date	te signed. The brokers have relied on this notice
This Seller's Disclosure Notice was completed by Seller as of the dat	

(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:	

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