

## **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.

	3127 North Drive
CONCERNING THE PROPERTY AT	Groves, TX 77619
DATE SIGNED BY SELLER AND IS NO	ELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER (ARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER
	perty. If unoccupied (by Seller), how long since Seller has occupied the Property? approximate date) or never occupied the Property
	marked below: (Mark Yes (Y), No (N), or Unknown (U).) ms to be conveyed. The contract will determine which items will & will not convey.

Item	Υ	Z	כ
Cable TV Wiring	Х		
Carbon Monoxide Det.		Х	
Ceiling Fans	Х		
Cooktop			Х
Dishwasher	Х		
Disposal		Х	
Emergency Escape Ladder(s)		х	
Exhaust Fans		Х	
Fences	Х		
Fire Detection Equip.	Х		
French Drain		Х	
Gas Fixtures			Χ
Natural Gas Lines			Х

Item	Υ	N	כ
Liquid Propane Gas:		Х	
-LP Community (Captive)		Х	
-LP on Property		Х	
Hot Tub		Х	
Intercom System		Х	
Microwave	Х		
Outdoor Grill		х	
Patio/Decking	Х		
Plumbing System	Х		
Pool		Х	
Pool Equipment		Х	
Pool Maint. Accessories		Х	
Pool Heater		Х	

Item	Υ	N	U
Pump:sumpgrinder		Χ	
Rain Gutters		Χ	
Range/Stove	Х		
Roof/Attic Vents	Х		
Sauna		Χ	
Smoke Detector	Х		
Smoke Detector - Hearing		Х	
Impaired		^	
Spa		Х	
Trash Compactor		Х	
TV Antenna	Х		
Washer/Dryer Hookup	Х		
Window Screens		Х	
Public Sewer System			Х

Item	Υ	N	U	Additional Information
Central A/C	Х			x electric gas number of units: 1
Evaporative Coolers			Х	number of units:
Wall/Window AC Units	Х			number of units: 2
Attic Fan(s)		Х		if yes, describe:
Central Heat	Х			electric x gas number of units: 1
Other Heat		Х		if yes, describe:
Oven	Х			number of ovens: 1 electric x gas other:
Fireplace & Chimney		Х		wood gas logs mockother:
Carport		Х		attached not attached
Garage	Х			x_attached not attached
Garage Door Openers	Х			number of units: 1 number of remotes: 1
Satellite Dish & Controls		Х		owned leased from:
Security System	Х			x owned leased from:
Solar Panels		Х		owned leased from:
Water Heater	Х			electric x gas other: number of units:
Water Softener		Х		owned leased from:
Other Leased Items(s)		Х		if yes, describe:

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## 3127 North Drive

Concerning the Property at _								Groves	<u>, TX</u>	77	7619			
Underground Lawn Sprinkler				X	auto	mati	С	manual	are	as (	cove	red:		
Septic / On-Site Sewer Facili				x if yes, attach Information About On-Site Sewer Facility (TXR-1407)										
covering)? yes no _x t Are you (Seller) aware of ar are need of repair? yes _x	e 19 nd a overi unkn ny of _ no 	78? _ attach ing c nown f the o If ye	iter	ves no _y KR-1906 co the Proper ms listed in describe (at	x_un oncer ty (s this ttach	nknov rning Age shing Sec	wn j le i: <u>u</u> gles ctio	ad-based   nknown s or roof n 1 that a onal sheets	covere nesifn	erin	azaro ng pl n wo essa	ds)(approxaced over existing shingles orking condition, that have def	or r	oof , or
Item	Y	N		Item					Υ	N	7	Item	Υ	N
Basement	·	X		Floors					X	<u> </u>		Sidewalks	Ė	X
Ceilings	Х			Foundation	on / S	Slab	(s)		X			Walls / Fences		Х
Doors		Х		Interior W	alls		<u>, , </u>			Х		Windows		Х
Driveways		Х		Lighting F	ixtu	res				Х		Other Structural Components		Х
Electrical Systems		Х		Plumbing	Sys	tems	3			Х				
Exterior Walls		Х		Roof						Х				
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.)					<del></del>		ı							
Condition					Υ	N		Conditio					Υ	N
Aluminum Wiring					<u> </u>	Х		Radon G	as					Х
Asbestos Components	pestos Components x							Settling						Х

Condition	Υ	N
Aluminum Wiring		Х
Asbestos Components		Х
Diseased Trees: oak wilt		Х
Endangered Species/Habitat on Property		Х
Fault Lines		Х
Hazardous or Toxic Waste		Х
Improper Drainage		Х
Intermittent or Weather Springs		Х
Landfill		Х
Lead-Based Paint or Lead-Based Pt. Hazards		Х
Encroachments onto the Property		Х
Improvements encroaching on others' property		Х
Located in Historic District		Х
Historic Property Designation		Х
Previous Foundation Repairs		Х
Previous Roof Repairs		Х
Previous Other Structural Repairs		Х
Previous Use of Premises for Manufacture of Methamphetamine		х

Condition	Y	N
Radon Gas		Х
Settling		Х
Soil Movement		Х
Subsurface Structure or Pits		Х
Underground Storage Tanks		Х
Unplatted Easements		Х
Unrecorded Easements		Х
Urea-formaldehyde Insulation		Х
Water Damage Not Due to a Flood Event		Х
Wetlands on Property		Х
Wood Rot	X	
Active infestation of termites or other wood		
destroying insects (WDI)		Х
Previous treatment for termites or WDI		Х
Previous termite or WDI damage repaired		Х
Previous Fires		Х
Termite or WDI damage needing repair		Х
Single Blockable Main Drain in Pool/Hot		
Tub/Spa*		Х

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Concern	ing the Property at Groves, TX 77619
	swer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):
*A sir	ngle blockable main drain may cause a suction entrapment hazard for an individual.
which h	4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, as not been previously disclosed in this notice? yes $\underline{x}$ no If yes, explain (attach additional sheets if ry):
Section	5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check or partly as applicable. Mark No (N) if you are not aware.)
Y N	· paray as approaches many no (ii) in you are not arraisely
X	Present flood insurance coverage (if yes, attach TXR 1414).
<u>X</u>	Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
<u>x</u>	Previous flooding due to a natural flood event (if yes, attach TXR 1414).
<u>X</u>	Previous water penetration into a structure on the Property due to a natural flood event (if yes, attach TXR 1414).
<u>X</u>	Located wholly partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE AO, AH, VE, or AR) (if yes, attach TXR 1414).
<u>X</u>	Located wholly partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
<u>X</u>	Located wholly partly in a floodway (if yes, attach TXR 1414).
X_	Located wholly partly in a flood pool.
<u>X</u>	Located wholly partly in a reservoir.
If the ans	swer to any of the above is yes, explain (attach additional sheets as necessary):
*For	purposes of this notice:
which	eyear floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, in is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, in is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.
area,	eyear floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, in is considered to be a moderate risk of flooding.
	d pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is ect to controlled inundation under the management of the United States Army Corps of Engineers.
	d insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency r the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).
	dway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel iver or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to

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"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain

as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.

water or delay the runoff of water in a designated surface area of land.

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Concerning	the Property at Groves, TX 77619
Section 6. provider, in	Have you (Seller) ever filed a claim for flood damage to the Property with any insurance ncluding the National Flood Insurance Program (NFIP)?* yes $\underline{x}$ no If yes, explain (attach additiona ecessary):
Even wl	in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance, nen not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderated low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the e(s).
Section 7. Administra necessary)	Have you (Seller) ever received assistance from FEMA or the U.S. Small Business ation (SBA) for flood damage to the Property? yes $\underline{x}$ no If yes, explain (attach additional sheets as
not aware.	Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are
<u>Y N</u> X	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.
<u>x</u>	Homeowners' associations or maintenance fees or assessments. If yes, complete the following:  Name of association:  Manager's name:  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.
X	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:
<u>x</u>	Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
<u>X</u>	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
<u>X</u>	Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
<u>X</u>	Any condition on the Property which materially affects the health or safety of an individual.
<u>X</u>	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).
<u>X</u>	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.
<u>X</u>	The Property is located in a propane gas system service area owned by a propane distribution system retailer.
<u>X</u>	Any portion of the Property that is located in a groundwater conservation district or a subsidence district.
If the answe	er to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):

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Initialed by: Buyer:

and Seller:

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Concerning the Pro	perty at	3127 North Drive Groves, TX 77619			
Section 9. Seller	has _x_ has	not attached a survey	of the Property.		
persons who re	gularly provid	e inspections and v		tten inspection reports from as inspectors or otherwise omplete the following:	
Inspection Date	Туре	Name of Inspec	tor	No. of Pages	
Note: A buye			ts as a reflection of the curre from inspectors chosen by th	ent condition of the Property.	
Section 11 Check	•	•	er) currently claim for the	•	
Wildlife Man	agement	Agricultural	Disa	abled Veteran	
Other:		Senior Citizen Agricultural	Unl	known	
insurance claim of	r a settlement o	or award in a legal proc	eeding) and not used the p	the Property (for example, an proceeds to make the repairs for	
requirements of C	hapter 766 of t	he Health and Safety C		dance with the smoke detector $_{\rm X}$ yes. If no or unknown, explain.	
installed in ac including perfo	cordance with the ormance, location,	requirements of the building and power source require	amily or two-family dwellings to ng code in effect in the area in ments. If you do not know the tt your local building official for n	which the dwelling is located, building code requirements in	
family who wi impairment fro the seller to in	II reside in the dwo om a licensed phys nstall smoke detec	relling is hearing-impaired; sician; and (3) within 10 days stors for the hearing-impaire		vritten evidence of the hearing yer makes a written request for or installation. The parties may	
•				elief and that no person, including omit any material information.	
y Cyrtic		11/4/2019			
Signature of Seller		Date	Signature of Seller	Date	
Printed Name: Gav	in Curtice		Printed Name:		
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3127	Nor	th D	rive
Grove	s. T	X 7	<b>7619</b>

Concerning the Property at \_

## 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="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: Entergy	phone #:
Sewer: City	phone #:
Water: City	phone #:
Cable: N/A	phone #:
Trash: City	phone #:
Natural Gas: Texas Gas Service	phone #:
Phone Company:	phone #:
Propane:	phone #:
Internet: Spectrum	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 Printed Name:		Signature of Buyer	Date
		Printed Name:	
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