

## **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 dis-	51030	1163	requ	ired by the Cot	ue.										
CONCERNING THE PR	10305 Gulf Meadows Dr ROPERTY AT Houston, TX 77075											_			
THIS NOTICE IS A DIS DATE SIGNED BY SEI MAY WISH TO OBTAIN AGENT.	LEF	R AN	ID IS	S NOT A SUB	STITUTE FOR A	II YV	NSF	EC.	TIC	NS OR WAR	RANT	TIES THE	BU	IYEF	₹
Seller is is not or	ccup	ying	the		occupied (by Sellente date) or nev	, .		_			occu	pied the P	rop	erty	?
Section 1. The Proper This notice does	-				pelow: (Mark Yes					` ,	•	not convey	<b>'</b> .		
Item	Υ	N	U	Item		Υ	N	U		Item	-		Υ	N	ι
Cable TV Wiring				Liquid Pr	opane Gas:					Pump: sur	np _	_ grinder			Г
Carbon Monoxide Det.				-LP Com	munity (Captive)					Rain Gutters		•			
O - 111 F	T			I D an D	an an andre					Danaga (Chausa					$\overline{}$

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

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

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

Item	Υ	N	U	Additional Information				
Central A/C				electric gas number of units:				
Evaporative Coolers				number of units:				
Wall/Window AC Units				number of units:				
Attic Fan(s)				if yes, describe:				
Central Heat				electric gas number of units:				
Other Heat				if yes, describe:				
Oven				number of ovens: electricgas other:				
Fireplace & Chimney				wood gas logs mockother:				
Carport				attached not attached				
Garage				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				electric gas other: number of units:				
Water Softener				owned leased from:				
Other Leased Items(s)				if yes, describe:				

(	(TXR-1406) 09-01-19	Initialed by: Buver:		and Seller:	_	Page 1 of	6
	( . ,		,		,		_

## 10305 Gulf Meadows Dr

Concerning the Property at _							Houston	<u>ነ, ፐን</u>	77	075		
Underground Lawn Sprinkle	r				auton	natic	manual	are	as co	overed:		
Septic / On-Site Sewer Facil	ity			if y	es, att	ach l	Information	Abc	ut O	n-Site Sewer Facility (TXR-1407)	)	
covering)? yes no ı	e 19 and a overi unkn	78? attac ing nowr	h T	yes no XR-1906 co	unk oncerr / rty (sh	nowr ning le Age: ningle	n ead-based es or roof on 1 that a	pain cove	t haz ering	zards) (approx (approx shingles working condition, that have def	or r	oof
Section 2. Are you (Seller aware and No (N) if you are					s or n	nalfu	nctions in	any	of t	he following? (Mark Yes (Y) if y	you a	
Basement				Floors						Sidewalks		
Ceilings				Foundati	on / SI	ab(s)	)			Walls / Fences		
Doors				Interior V	Valls					Windows		
Driveways				Lighting I	ixture	s				Other Structural Components		
Electrical Systems				Plumbing	Syste	ems						
Exterior Walls				Roof	_							
If the answer to any of the ite										· · · · · · · · · · · · · · · · · · ·		
you are not aware.)	) aw ——	are	of a	any of the					lark	Yes (Y) if you are aware and N		
Condition					Y	N	Condition				<u>Y</u>	N
Aluminum Wiring					+	$\dashv$	Radon G	as			<del>                                     </del>	-
Asbestos Components					+	$\dashv$	Settling				<del>                                     </del>	
Diseased Trees: oak wilt					1 1		Soil Mov	eme	nt		1	I

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

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

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Concerni	ing the Property at Houston, TX 77075
	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 no If yes, explain (attach additional sheets if ry):
	5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check r partly as applicable. Mark No (N) if you are not aware.)
<u>Y N</u>	
	Present flood insurance coverage (if yes, attach TXR 1414).
	Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
	Previous flooding due to a natural flood event (if yes, attach TXR 1414).
	Previous water penetration into a structure on the Property due to a natural flood event (if yes, attach TXR 1414).
	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).
	Located wholly partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
	Located wholly partly in a floodway (if yes, attach TXR 1414).
	Located wholly partly in a flood pool.
	Located wholly partly in a reservoir.
If the ans	swer to any of the above is yes, explain (attach additional sheets as necessary):
*For <sub>j</sub>	purposes of this notice:
which	year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, 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, is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.
area,	year 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, 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 ct 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 rthe National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land. (TXR-1406) 09-01-19 \_\_\_\_ , \_\_\_\_ and Seller: \_\_ Initialed by: Buyer: Page 3 of 6

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to

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

10305 Gulf Meadows Dr Concerning the Property at Houston, TX 77075 Section 6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program (NFIP)?\* \_\_\_yes \_\_\_ no \_ lf yes, explain (attach additional sheets as necessary): \*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s). Section 7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property? \_\_\_ yes \_\_\_ no \_ If yes, explain (attach additional sheets as necessary): Section 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.) 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: Phone: 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. 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.

Concerning the Pro	operty at	10305 Gulf Meadows Dr Houston, TX 77075							
Section 9. Seller	hashas n	ot attached a survey	of the Property.						
persons who re	gularly provide	inspections and v	teller) received any written who are either licensed as lf yes, attach copies and comple	inspectors or otherwise					
Inspection Date Type	Туре	Name of Inspec	etor	No. of Pages					
Section 11. Checl	A buyer sho	uld obtain inspections on(s) which you (Sell	ts as a reflection of the current con from inspectors chosen by the buy er) currently claim for the Prope	ver.					
Homestead Wildlife Mar Other:	nagement	Senior Citizen Agricultural	Disabled Disabled Unknown						
Section 12. Have insurance provide		filed a claim for dar	nage, other than flood damage	, to the Property with any					
insurance claim o	r a settlement or	award in a legal proc	for a claim for damage to the eeding) and not used the procee	eds to make the repairs for					
requirements of C	Chapter 766 of the		etectors installed in accordance ode?* unknown no yes						
installed in ac including perl	ccordance with the reformance, location, a	equirements of the buildi and power source require	amily or two-family dwellings to have ving code in effect in the area in which ments. If you do not know the building official for more in	the dwelling is located, ng code requirements in					
family who w impairment fro the seller to ii	ill reside in the dwell om a licensed physici nstall smoke detector	ling is hearing-impaired; ian; and (3) within 10 day rs for the hearing-impaire	ne hearing impaired if: (1) the buyer or (2) the buyer gives the seller written is after the effective date, the buyer may and specifies the locations for instances and which brand of smoke detectors in	evidence of the hearing akes a written request for allation. The parties may					
			rue to the best of Seller's belief a naccurate information or to omit a						
Signature of Seller		Date	Signature of Seller	Date					
Printed Name:			Printed Name:						

Initialed by: Buyer: \_\_\_

\_\_ , \_\_\_\_ and Seller: \_

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## 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:	phone #:	
Sewer:	phone #:	
Water:	phone #:	
Cable:	phone #:	
Trash:		
Natural Gas:	phone #:	
Phone Company:		
Propane:		
Internet:	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:		te Signature o	of Buyer	Date
		Printed Name:		
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