

TEXAS ASSOCIATION OF REALTORS®

SELLER'S DISCLOSURE NOTICE

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 I			11/	11	_				18	16 W	oerner Rd.		-	-
DATE SIGNET IS A DI	SCL	OSI	IDE	00	Houston, TX 77090-1092									
MAY MISHED BY SI	ELLE	ER A	ND	UF	SEL	LER'S KNO	WLEDGE (	OF T	HE	2001	DITION			_
AGENT TO OBTA	IN. I	TIS	NO	IO I	TON	A SUBSTIT	UTE FOR	ANI	V IN	COM	DITION OF THE PROPERTY A CTIONS OR WARRANTIES TH R, SELLER'S AGENTS, OR AN	SC	FT	HE
Seller is is as								- 5	I OL	LLEF	K, SELLER'S AGENTS, OR AN	IY C	THE	ER
_ 10 _ 15 110[ 1	occu	pying												
6					(ap	Droximate do	pled (by Se	eller)	, hov	v long	g since Seller has occupied the	Dec		
Section 1. The Prope This notice does	rtv i	nae i	ha:			de da	te) or _ n	ever	occi	upied	R, SELLER'S AGENTS, OR AN g since Seller has occupied the the Property	ric	pert	у:
This notice does	not e	estah	lich i	tem	s m	arked below	: (Mark Ye	e /V	ALA F	- /AI				
Item	1		1311 6	ne n	ems	to be conveye	d. The cont	ract v	vill de	tormi	or Unknown (U).) ine which items will & will not conve			
Cable TV Wiring	Y	N	U		Ite	m					the which items will & will not conve	ЭУ.		
Carbon Monoxide Det.	1		V		Lie	uid Propane		Y	N	U	Item	_	el 51	T
Ceiling Fans	1		V		-11	Community	Gas:		2	•	Pump: sump grinder	_	N	L
Cooktop	V				-11	Community On Property	(Captive)		V		Rain Gutters	+	3	1_
Dishwasher	V				L	t Tub			V		Range/Stove	-	-	2
Distiwasher	V								V		Roof/Attic Vents	8	_	
Disposal	V		$\neg$		AA	ercom Syster	n		V	-	Sauna	1		2
Emergency Escape		-	$\dashv$			rowave		V	-	$\vdash$				1
Ladder(s)		V	- 1		Ou	tdoor Grill		1	1	-	Smoke Detector		12	2
Exhaust Fans	8	-	-	-	_				8		Smoke Detector - Hearing Impaired			
Fences	V	-	$\dashv$	1	Pat	io/Decking		V		$\dashv$				~
Fire Detection Equip.	-	+	+	1	Plu	mbing Syster	n 7	-		1	Spa		~	
French Drain	-	2	~	1	Poo		-	V	-		Trash Compactor		~	
Gan Eint		V	-	1	Poo	I Equipment		V	-	-	TV Antenna		V	_
Natural Gas Lines	-	-	_	L	Poo	Maint, Acce	SSOries	-	-	A	Washer/Dryer Hookup	V	7	
- Lines				L	Poo	Heater		-			Window Screens		-	1/
Item											Public Sewer System	V	-	-
Central A/C			1	1	NI	J						-1	$-\bot$	-
Evaporative Coolers					1	eleetri	000	211-	Ad	ditio	nal Information	-		
Wall/Window AC Units					1	number o	gas gas	iuiii	ber c	or unit	ts: 3	_		-
Attic Fan(s)				- 4	1	number o	f unite:				9	-		-
Central Heat				\$	1	if yes, des	cribe:							-
Other Heat			18	1		Planti	gas r							-
Oven				T	0	if yes, des	gas	ium	er o	f unit	s: 3	-		-
			V		1	number of	OVORTE:	0						_
ireplace & Chimney	5 S.L.		8	1	1	wood		2	The State of the S	elect	ric gas other:	-		
arport			V	1	+		gas logs		nock	0	ther:	-	-	
Barage			V	1	+	attache	d not a	tach	ed			OCTOR DE LA CONTRACTOR DE	THE PERSON NAMED IN	
arage Door Openers		-	V	-	+	attache	d not at	tach	ed	Marine To				
atellite Dish & Controls			-	-	1	number of				n	number of remotes:			
ecurity System	-		-	1	-	owned	_ leased t							$\exists$
olar Panels		-			V	owned	leased f							7
ater Heater			_	V		owned	leased f	rom:	-					1
ater Softener			8			electric		othe	-				_	-
				V		owned	leased fi			-	number of units:	-	-	$\dashv$
her Leased Items(s)					V	if yes, desc	ribe.	OIII.				-		-
AR-1406) 02-01-18								-				-		4
		nitial	ard he	P. Ri										-1
MAX INTEGRITY, 19510 B Kuykendahi Spr	ine TV	77370	ed D	y. 00	ayer.	18070 Fifteen Mile	and	Sella	r. 1	1115	01-	-		_

Concerning the Proper	-y at			1816 Woerner Rd. Houston, TX 77090-1092							
Underground Lawn Sp	rinkler			auto	matic						
Septic / On-Site Sewer	Facility	10-	if		_	- Acceptance	ar	eas co	overed:		
Water supply provided Was the Property built (If yes, complete s	by.	ity		700, 6	attacii	mormation	At	out O	n-Site Sewer Facility (TAR-14	07)	
Was the Property built	before 1	9782 W	AGII A WOL	) C(	O-OD	unknown		othor			
Was the Property built (If yes, complete, s Roof Type:	ign, and	attach	_yesnc	ur	nknow	n	_				
Roof Type: ASPHA	STI	"ht !!	1AK-1906	conce	ming I	lead-based	pai	nt haz	ards).		
coveries an overlay ro	of cove	ring or	the Prop	orty /	Age:	SYR	<u>s</u>	/-	(app	roxin	nate)
covering)?yesn	o vunk	nown	. a.o 1 10p	city (	sningi	es or roof	COX	ering	ards). placed over existing shingl	es or	roo
Are you (Seller) aware	of any	of the is							working condition, that have		
are need of repair?	ves 1 n	o If you	iems listed	in this	Secti	on 1 that a	re r	ot in	working condition, that have	defec	ts. o
are need of repair?	100 0 11	o ii yes	, describe (	attach	addit	ional sheets	s if i	necess	sary):	20.00	.0, 0
Section 2. Are you (S	ollos) -										
aware and No (N) if yo	oner) av	vare of	any defec	ts or r	nalfui	nctions in	any	of the	e following?: (Mark Yes (Y)	if voi	u are
Item	a are m	n awar	re.)								
Basement	Y	N	Item				Y	N	Item	TY	
Ceilings		V	Floors				<u>.</u>	-	Sidewalks	- 1	N
Doors		18	Foundat	ion/S	lab(s)		-	7	Walls / Fences	-	·V
		V	Interior V	Valls	(-)		-	9	Windows		1
Driveways		10	Lighting		es			V	Other Structural Components	_	V
Electrical Systems		1	Plumbing				-	V	Other Structural Components	3	1
Exterior Walls		1	Roof	, , , , ,				1		-	+:
If the answer to any of the	he items	in Soci	tion 2 is				-				1:
		111 000	uon z is yes	, expi	ain (at	tach additio	nal	sheet	s if necessary):		
	5										
						<del></del>					
Section 3. Are you (Se	eller) au	1250 05	Cm11 of 41 -								
you are not aware.)	eller) aw	are or	any or the	tollov	ving o	conditions:	(M	ark Ye	es (Y) if you are aware and	No (F	N) if
										200	
Condition					N	Condition	1			ΙY	N
Aluminum Wiring						Previous F	ou	ndatio	n Repairs	+	2
Asbestos Components					V	Previous F	200	f Repa	airs	+	12
Diseased Trees: oak					V	Previous (	Othe	er Stru	ictural Repairs	-	L
Endangered Species/Ha	bitat on	Propert	y		V	Radon Ga				-	V
Fault Lines						Settling					120
Hazardous or Toxic Was	ite		·		~	Soil Move					1
mproper Drainage	100				4	Subsurfac	e S	tructur	e or Pits		1
ntermittent or Weather S	Springs	,				Undergrou	ind	Storag	ge Tanks		i
andfill		1_		-	9	Unplatted	Eas	emen	ts ,		1
ead-Based Paint or Lea	d-Based	Pt. Ha	zards	1	-	Unrecorde				+	1
ncroachments onto the	Property			1		Urea-forma	alde	hyde	Insulation	1	1
mprovements encroachi	ng on ot	ners' pr	operty	8	41	Water Pen	etra	ation		1	v
ocated in 100-year Floo			3			Wetlands of	on F	roper	ty	+-	-
If yes, attach TAR-1414)			1		11				경기 그렇지 않는 회장의 사람들이 바다 다른 사람이 되었다.		2

Wood Rot

Active infestation of termites or other wood destroying insects (WDI)

Page 2 of 5

1816 Woerner Rd

(" ) , , , , , , , , , , , , , ,				deciroying insects (VVDI)
Previous Flooding into the Structures				Previous treatment for termites or WDI
Previous Flooding onto the Property				Previous termite or WDI damage repaired
Located in Historic District			V	Previous Fires
(TAR-1406) 02-01-18	Initialed by: Buyer: _		,_	and Seller: WYS,
Pri	oduced with zipForm® by zlpLogix 18070	Fifteen	Mile Road	Fraser, Michigan 48026 WWW. Zor Coix com 1816 W
				\. \.

Located in Floodway (If yes, attach TAR-1414)

Present Flood Ins. Coverage (If yes, attach TAR-1414)

Concerning	the	Property at

## 1816 Woerner Rd. Houston, TX 77090-1092

1	listoric Property Designation			
1.	levious Use of Promise s	11	Termite or WDI damage needing repair	
	T O'CHINIC	IV	Single Blockable Main Drain in Pool/Hot	
_	trie answer to any of the items in Section 3 is ye	es, explain (at	ach additional sheets if necessary):	
	*A single blockable main drain ma	av cauco a o	ction entrapment hazard for an individual.	
Sec	ction 4. Are you (Seller) aware of any item	ay cause a su	ction entrapment hazard for an individual.	
nec	essary):	nis notice?	ction entrapment hazard for an individual.  system in or on the Property that is in need yes Ino If yes, explain (attach additional	of repai sheets
Soot				
not a	ware.)	following (N	ark Yes (Y) if you are aware. Mark No (N) if	you are
1 1				
	unresolved permits as the modifications	, or other alte	rations or repairs made without necessary perm codes in effect at the time	
	unresolved permits, or not in compliance  Homeowners' associations or maintenance	with building	codes in effect at the time.	iits, with
	Name of association:	ce fees or as	codes in effect at the time. sessments. If yes, complete the following:	
	Name of association: PONDER Manager's name:	O>H CH	KES HOA	
	rees or assessmente area	ne	Phone:  YEAR and are:mandatoryvc	
	Any unpaid fees or assessment for the If the Property is in more than one as	e Property?	ves (\$ and are:mandatoryvo	oluntary
	attach information to this notice.	sociation, pro	_yes (\$)	
V	Any common area (5 199		about the other associations be	elow or
	with others. If yes, complete the following:	s, tennis coul	ts, walkways, or other) co-owned in undivided i	
	Any optional user fees for common fee	attiet	is, walkways, or other) co-owned in undivided in the second in the secon	nterest
./		illues charge	?yes no If yes, describe:	
_	Any notices of violations of deed restriction	00 05 0000	ental ordinances affecting the condition or use	1
/	Property.	is or governr	ental ordinances affecting the condition or use	of the
<u>v</u>	Any lawsuits or other legal proceedings dire	actly or india-	ctly affecting the Property. (Includes, but is not l	or the
/	to: divorce, foreclosure, heirship, bankrupto	V. and taxes	city affecting the Property. (Includes, but is not l	limited
	Any death on the Property except for those	deaths caus	od h	······································
/	to the condition of the Property.	Caus Caus	ed by: natural causes, suicide, or accident unr	elated
/	ray condition on the Property which materia	. II		
_	Any repairs or treatments, other than routing	e maintana	health or safety of an individual.  e, made to the Property to remediate environn formaldehyde, or mold	4
	hazarda aust	· manuenano	e made to the D	nontal
	If yes, attach any certificates or other do	cumentation i	or made to the Property to remediate environm formaldehyde, or mold. dentifying the extent of the remediation (for exa	ientai
/	certificate of mold remediation or other re	emediation).	centifying the extent of the remediation (for exa	mple
-	Any rainwater harvesting system located on t	the Property	hat is large u	
/	water supply as an auxiliary water source.	- Porty	hat is larger than 500 gallons and that uses a p	oublic
/				
	Any portion of the Property that is located in a	aroundwate	a owned by a propane distribution system retail conservation district or a subsidence district.	er ;
		. groundwale	conservation district or a subsidence district	
		•		
.50,0	milialed by: Bliver.	and	Seller AAC Q -	4
	Produced with zipForm® by zipLogix 18070 Fifteen Mile	Road, Fraser, Michic	in 48026 www.fiel pair com	of 5
			1816 Woerner Rd	
			11 11	

		Section 5 is yes, explain (a	ttach additional sh	eets if necessary):	9
Section 6. Seller	has als				
Section 7. Within	nas _v nas r	not attached a survey of t	the Property.		
regularly provide inspections?y	inspections and	rs, have you (Seller) reced d who are either licensed attach copies and complete	ived any written as inspectors or	inspection reports otherwise permitted	from persons wi d by law to perfor
Inspection Date	Туре	Name of Inspector	are following.		No. of Page
	-				140. Gi i age
Note: A b	Uver should not	mhras the d		**************************************	-
	Property. A buy	rely on the above-cited repo er should obtain inspections	orts as a reflection	of the current conditi	ion of the
ection 8. Check	any tay avenue	an(a)b!-!		hosen by the buyer.	
_ Homestead	y tax exempt	on(s) which you (Seller) c Senior Citizen Agricultural	urrently claim for	the Property:	
Wildlife Mana	gement	Seriior Citizen		_ Disabled	
Other:		rightoditural	-	Disabled Veteran Unknown	
ovider?  yes ection 10. Have yes	no (Seller) e	received proceeds for a award in a legal proceeding no If yes, explain:	damage to t	he Property with	(for example, a
ection 9. Have yes ection 10. Have yes surance claim or shich the claim was ection 11. Does the	you (Seller) e no ou (Seller) ever a settlement or a made?yes	received proceeds for a award in a legal proceeding no If yes, explain:	damage to to claim for damaing) and not used	he Property with ge to the Property the proceeds to ma	(for example, a
ection 9. Have yes ection 10. Have yes surance claim or shich the claim was ection 11. Does the guirements of Characteristics.	you (Seller) e no ou (Seller) ever a settlement or a made?yes e Property have	received proceeds for a	damage to to claim for damage and not used	he Property with ge to the Property the proceeds to ma	(for example, a
ection 9. Have yes ection 10. Have yes surance claim or shich the claim was ection 11. Does the quirements of Chatach additional she	ou (Seller) e no vu (Seller) e no vu (Seller) ever a settlement or s made?yes e Property have pter 766 of the ets if necessary;	received proceeds for a award in a legal proceeding no If yes, explain:  e working smoke detector Health and Safety Code?	damage to to claim for damage and not used	the Property with ge to the Property the proceeds to ma	e smoke detector
ction 10. Have your surance claim or a nich the claim was ction 11. Does the guirements of Chatach additional she chapter 766 of the installed in accomincluding perform	ou (Seller) e no no vu (Seller) e no vu (Seller) ever a settlement or s made?yes e Property have apter 766 of the ets if necessary he Health and Saldance with the reance, location, and	received proceeds for a award in a legal proceeding no If yes, explain:  working smoke detector health and Safety Code?  Tety Code requires one-family of the building code of the process of the building code of the process of the building code of the process of	damage to to claim for damang) and not used one installed in a continuous to two-family dwelling to in effect in the action of the production of the continuous to the continu	ge to the Property the proceeds to ma  ccordance with the noyes. If no or  gs to have working sm rea in which the dwelling the building and the dwelling the building and the shoulding and the should not shoul	e smoke detector unknown, explain
ction 10. Have your surance claim or a nich the claim was cition 11. Does the claim and the claim and the seller to install to a the seller to install the continuity who will resimpairment from a the seller to install the continuity who will resimpairment from a the seller to install the continuity who will resimpair the con	ou (Seller) e no no vu (Seller) e no vu (Seller) ever a settlement or a settlement or a made?yes e Property have apter 766 of the ets if necessary, the Health and Sald dance with the reance, location, and you may check uire a seller to instance in the dwelling licensed physicial smoke detectors	received proceeds for a award in a legal proceeding no If yes, explain:  no If yes, explain:  e working smoke detectors the Health and Safety Code?  Health and Safety Code?  The every Code requires one-family of the building code of the building code of the building code of the process of the health of the he	ors installed in a unknown or two-family dwelling in effect in the action of the control of the	ge to the Property the proceeds to ma  ccordance with the noyes. If no or  gs to have working sm rea in which the dwellie w the building code rea If or more information. the buyer or a member allier written evidence of the buyer makes a written the buyer installation. The	e smoke detector unknown, explain noke detectors ing is located, equirements in
ction 10. Have you surance claim or a sinch the claim was ction 11. Does the puirements of Chatach additional she chapter 766 of the installed in accommodified in your area of the seller to install agree who will bear acknowledges the controlled of the seller to install agree who will bear acknowledges the controlled of the seller to install agree who will bear acknowledges the controlled of the seller to install agree who will bear acknowledges the controlled of the seller to install agree who will bear acknowledges the controlled of the seller to install agree who will bear acknowledges the controlled of the seller to install agree who will bear acknowledges the controlled of the seller to install agree who will be acknowledges the controlled of the seller to install agree who will be acknowledges the controlled of the seller to install agree who will be acknowledges the controlled of the seller to install agree who will be acknowledges the controlled of the seller to install agree who will be acknowledges the controlled of the seller to install agree who will be acknowledges the controlled of the seller to install agree who will be acknowledges the controlled of the seller to install agree who will be acknowledges the controlled of the seller to install agree who will be acknowledged to the controlled of the seller to install agree who will be acknowledged to the controlled of the seller to install agree who will be acknowledged to the controlled of the controlled of the seller to install agree who will be acknowledged to the controlled of the contr	ou (Seller) e no no vu (Seller) e no vu (Seller) ever a settlement or a settlement or a made?yes e Property have apter 766 of the ets if necessary; the Health and Saldance with the reance, location, and, you may check usine a seller to installicensed physicial smoke detectors or the cost of installicat the statement.	received proceeds for a award in a legal proceeding no If yes, explain:  e working smoke detector health and Safety Code?  Tety Code requires one-family of the building code of the building code of the process of the building code of the process of the building code of the building	ors installed in a unknown unk	the Property with ge to the Property the proceeds to make the building code real for more information. The buyer or a member the buyer makes a written evidence to the buyer makes a written so for installation. The edetectors to install.	e smoke detectors in slocated, requirements in of the buyer's of the hearing en request for e parties may
ction 10. Have you surance claim or a nich the claim was ction 11. Does the puirements of Chatach additional she chapter 766 of the installed in accommodified in your area of the seller to install agree who will beat acknowledges the covince of the seller to install agree who will beat acknowledges the covince of the seller to install agree who will beat acknowledges the covince of the seller to install agree who will beat acknowledges the covince of the seller to install agree who will beat acknowledges the covince of the seller to install agree who will beat acknowledges the covince of the seller to install agree who will beat acknowledges the covince of the seller to install agree who will beat to the seller to install agree who will beat the seller to install agree who will be the seller to	ou (Seller) e no no vu (Seller) e no vu (Seller) ever a settlement or a settlement or a made?yes e Property have apter 766 of the ets if necessary; the Health and Saldance with the reance, location, and, you may check usine a seller to installicensed physicial smoke detectors or the cost of installicat the statement.	received proceeds for a award in a legal proceeding no If yes, explain:  no If yes, explain:  e working smoke detector Health and Safety Code?  Health and Safety Code?  fety Code requires one-family of the building code of power source requirements of the building code of power source requirements inknown above or contact your source is hearing-impaired; (2) the in; and (3) within 10 days after for the hearing-impaired and ling the smoke detectors and with this notice are true to sed Seller to provide inaccurate.	ors installed in a unknown unk	the Property with ge to the Property the proceeds to make the building code real for more information. The buyer or a member the buyer makes a written evidence to the buyer makes a written so for installation. The edetectors to install.	e smoke detector unknown, explait noke detectors ing is located, equirements in of the buyer's of the hearing en request for e parties may

Concerning	the	Property at
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## 1816 Woerner Rd. Houston, TX 77090-1092

## 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.department">www.txdps.state.tx.us.department</a>. 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 Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or 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 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 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 following provide service to the following providers currently provide service to the followin

The A.G. and	rty:
Electric: RELIANT	
Sewer: POHIDEROSA FOREST MUP	phone #:
1	phone #:
Cable: N/A	phone #:
Trash: INCLUDED IN HOR	phone #:
Natural Gas: CENTERPELLE	phone #:
Phone Company: N/A	phone #:
Propane: N/A	phone #;
Internet: N/A	phone #:
	al. II
(7) This Seller's Disclosure Notice was completed by Seller as of t as true and correct and have no reason to believe it to be falso AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERT	
The undersigned Buyer acknowledges read to the	T. TOLD TO HAVE
The undersigned Buyer acknowledges receipt of the foregoing notice	9.

Signature of Buyer Printed Name:

(TAR-1406) 02-01-18

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Date