

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 PR	ROPERTY AT 3906 broken Eli	m Dr	
DATE SIGNED BY SEI	LLER AND IS NOT A SUBSTITU	VLEDGE OF THE CONDITION OF THE PR JTE FOR ANY INSPECTIONS OR WARR ANY KIND BY SELLER, SELLER'S AGEN	ANTIES THE BUYER
Seller is \underline{X} is not o June 2019		oied (by Seller), how long since Seller has o te) or never occupied the Property	ccupied the Property?
Section 1. The Proper	rty has the items marked below	r: (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
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		Х	
Natural Gas Lines		Х	

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

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

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

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,_____,

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Initialed by: Buyer:

Concerning the Property at 3906 broken Elm Dr

Underground Lawn Sprinkler		Х		automatic manual areas covered:	
Septic / On-Site Sewer Facility		Х		if yes, attach Information About On-Site Sew	er Facility (TXR-1407)
Was the Property built before 1978? (If yes, complete, sign, and attac Roof Type: composion	X_\) h T\	es (R-	190	6 concerning lead-based paint hazards).	(approximate) ver existing shingles or roof
				ed in this Section 1 that are not in working co e (attach additional sheets if necessary):	ondition, that have defects, or

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	Υ	N
Basement		Х
Ceilings		Х
Doors		Х
Driveways		Х
Electrical Systems		Х
Exterior Walls		Х

Item	Υ	N
Floors		Х
Foundation / Slab(s)		Х
Interior Walls		Х
Lighting Fixtures		Х
Plumbing Systems		Х
Roof		Χ

Item	Υ	N
Sidewalks		Χ
Walls / Fences		Х
Windows		Х
Other Structural Components		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.)

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	Υ	N
Radon Gas		Х
Settling		Х
Soil Movement		Х
Subsurface Structure or Pits		Χ
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		Х
Active infestation of termites or other wood		Х
destroying insects (WDI)		^
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	ning the Property at 3906 broken Elm Dr		
	swer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):		
	pols in back yard on right side following a hard rain. Foundation work by previous owner.		
	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, has not been previously disclosed in this notice? yes _x no If yes, explain (attach additional sheets if ary):		
wholly	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.)		
<u>Y N</u>	Present flood insurance coverage (if yes, attach TXR 1414).		
$-\frac{x}{x}$	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).		
X	Previous water penetration into a structure on the Property due to a natural flood event (if yes, attach TXR 1414).		
X_	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)).		
X	Located wholly partly in a floodway (if yes, attach TXR 1414).		
<u>X</u> _	Located wholly partly in a flood pool.		
X	Located wholly partly in a reservoir.		
If the an	swer to any of the above is yes, explain (attach additional sheets as necessary):		
"100	purposes of this notice: -year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, h 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,		
	h 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, h is considered to be a moderate risk of flooding.		
	od pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is act to controlled inundation under the management of the United States Army Corps of Engineers.		
unde	"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).		
of a	odway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.		

"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.

Concerning the Property at 3906 broken Elm Dr 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 _x_ no If yes, explain (attach additional sheets as necessary):			
	Even wherisk, and structure		
Ad	ministra	Have you (Seller) ever received assistance from FEMA or the U.S. Small Business tion (SBA) for flood damage to the Property? yes _x no If yes, explain (attach additional sheets as	
	ction 8. t aware.)	Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are	
Υ	N		
	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: Cypressdale cia	
		Manager's name: Phone: Phone: Phone: 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.	
<u>X</u> _	_	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 _X_ 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).	
—	_X_	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.	
_	X _	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 th	ne answe	er to any of the items in Section 5 is yes, explain (attach additional sheets if necessary):	
(TX	R-1406) (

Concerning the Property at 3906 broken Elm Dr				
Section 9. Seller	has _ <u>X_</u> has	not attached a survey	of the Property.	
persons who reg	gularly provide	inspections and v	Seller) received any written in who are either licensed as in lifyes, attach copies and completed.	nspectors or otherwise
Inspection Date	Туре	Name of Inspec	otor	No. of Pages
Note: A buyer	•	•	rts as a reflection of the current con from inspectors chosen by the buye	
			er) currently claim for the Proper	rty:
X Homestead	agament	X Senior Citizen	Disabled Disabled \	lotoron
Other	agement	Agricultural	Disabled \ Unknown	reteran
requirements of CI	napter 766 of th	ne Health and Safety C	etectors installed in accordance code?* unknown no _x_ yes.	If no or unknown, explain.
(Attach additional sh	leets it necessal	у):		
installed in acc including perfo	ordance with the rmance, location,	requirements of the buildi and power source require	amily or two-family dwellings to have wing code in effect in the area in which ements. If you do not know the building official for more info	the dwelling is located, g code requirements in
family who will impairment fron the seller to ins	reside in the dwe m a licensed physi stall smoke detect	elling is hearing-impaired; ician; and (3) within 10 day ors for the hearing-impaire	ne hearing impaired if: (1) the buyer or a (2) the buyer gives the seller written e s after the effective date, the buyer maked and specifies the locations for instal s and which brand of smoke detectors to	evidence of the hearing kes a written request for llation. The parties may
the broker(s), has in			true to the best of Seller's belief ar naccurate information or to omit an	
Docusigned by: Harold Killy		2/4/2020	<u></u>	
Signature of Seller Haro	ld Riley	Date	Signature of Seller	Date
Printed Name:	-		Printed Name:	
(TXR-1406) 09-01-19	Initia	aled by: Buyer:, ,	and Seller:	_ Page 5 of 6

Concerning the Property at 3906 broken Elm Dr

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:	Reliant	phone #:
Sewer:	Cypresswood Utility Dist.	phone #:
Water:		phone #: <u>.</u>
Cable:		phone #: <u></u>
Trash:	Texas Pride	phone #:
Natural Gas:		phone #:
Phone Company:		phone #: .
Propane:		phone #: ·
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	Signature of Buyer	Date
Printed Name:		Printed Name:	
(TXR-1406) 09-01-19	Initialed by: Buyer:,	and Seller: tkk ,,	Page 6 of 6