

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.

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CONCERNING THE PROPERTY AT	765 Waverly St Houston, TX 77007
DATE SIGNED BY SELLER AND IS NO	ELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DIT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER ARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER
, .	erty. If unoccupied (by Seller), how long since Seller has occupied the Property? approximate date) or never occupied the Property
This notice does not establish the iter	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	N	U
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			

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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:

1	TXR-1406) 09-01-19	Initialed by: Buver:	. and Seller: .	Page 1 of 6
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765 Waverly St

Concerning the Property at _								Houstor	<u>ո, T></u>	K 7	700	7		
Underground Lawn Sprinkle	r				auto	mati	С	manual	are	as	COV	ered:		
Septic / On-Site Sewer Facil	ity			if y	es, a	ttacl	n Ir	nformation	Abo	out	On-	Site Sewer Facility (TXR-1407))	
covering)? yes no i	e 19 and a overi unkn	78? attack ing d	n TX	yes no g KR-1906 co the Prope	un oncei	nknov rning Age shing	wn g le e: gles	ad-based	pain	ıt h erir	azar ng p	rds)(approxlaced over existing shingles	or r	oof
are need of repair? yes _	no no	o If ye	of a	describe (a	attach	adc	ditic	onal sheets	s if n	nec	essa	orking condition, that have defary): following? (Mark Yes (Y) if yes)		
Item	Υ	N		Item					Υ	N		Item	Υ	N
Basement				Floors								Sidewalks		
Ceilings				Foundati	ion / S	Slab((s)					Walls / Fences		
Doors				Interior V	Valls							Windows		
Driveways				Lighting	Fixtu	res						Other Structural Components		
Electrical Systems				Plumbing	g Sys	tems	3							
Exterior Walls				Roof										
Section 3. Are you (Seller you are not aware.)												es (Y) if you are aware and N	lo (N	 l) if
Condition					Υ	N	Ī	Conditio	on .				Υ	N
Aluminum Wiring								Radon G						\Box
Asbestos Components								Settling						
Diseased Trees: oak wilt								Soil Mov	eme	ent				
Endangered Species/Habita		Prop	ert	/							ıctu	re or Pits		
Fault Lines				<i>'</i>								ge Tanks		
					+	_	ŀ					J -	+	\vdash

Condition	Y	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	Y	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*		

(TXR-1406) 09-01-19	Initialed by: Buyer:	, and Seller: ,	Page 2 of 6

Concernin	g the Property at Houston, TX 77007
	ver to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):
*A sing	gle blockable main drain may cause a suction entrapment hazard for an individual.
which has	Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, s not been previously disclosed in this notice? yes no If yes, explain (attach additional sheets if):
	. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check partly as applicable. Mark No (N) if you are not aware.)
<u>Y N</u>	December 1 in a series of the
	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 ansv	ver to any of the above is yes, explain (attach additional sheets as necessary):

"100-ye which	urposes of this notice: ear 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, v	ear 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.
	pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is to controlled inundation under the management of the United States Army Corps of Engineers.
	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.).

"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.

"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	(TXR-1406) 09-01-19	Initialed by: Buyer:	,, and Seller:, ,	Page
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765 Waverly St Houston, TX 77007

Concerning the Property at

provider, ir	cluding the Nationa	Il Flood Insurance Pr	n for flood damage to ogram (NFIP)?*yes		
Even wh	en not required, the Follow risk flood zones	ederal Emergency Mana	derally regulated or insured le gement Agency (FEMA) enco ance that covers the structu	ourages homeowners in h	nigh risk, moderate
Administra	tion (SBA) for flood	damage to the Prop	assistance from FEM perty? yes no lf ye		
Section 8. not aware.)	• •	are of any of the foll	owing? (Mark Yes (Y) if y	ou are aware. Mark N	lo (N) if you are
<u>Y N</u>	Room additions, stru		r other alterations or repairs ith building codes in effect a		ary permits, with
	Homeowners' associ	ations or maintenance	fees or assessments. If ye	s, complete the followir	ng:
	Manager's name	:		Phone:	
	Fees or assessn	nents are: \$	per	and are: manda	tory voluntary
	Any unpaid fees	or assessment for the in more than one asso	Property? yes (\$ ociation, provide information) no	
	with others. If yes, co	omplete the following:	tennis courts, walkways, o	,	
	Any notices of violati Property.	ons of deed restriction	s or governmental ordinand	ces affecting the condition	on or use of the
	•	legal proceedings dire re, heirship, bankrupto	ectly or indirectly affecting t cy, and taxes.)	he Property. (Includes,	but is not limited
	Any death on the Proto to the condition of the		deaths caused by: natural	causes, suicide, or acc	ident unrelated
	Any condition on the	Property which materi	ally affects the health or sa	fety of an individual.	
	hazards such as asb If yes, attach any	estos, radon, lead-bas certificates or other d	e maintenance, made to the ded paint, urea-formaldehyd ocumentation identifying the mold remediation or other the desired and the desire	le, or mold. e extent of the	e environmental
		sting system located or uxiliary water source.	n the Property that is larger	than 500 gallons and the	hat uses a public
	The Property is located retailer.	ated in a propane ga	s system service area ov	vned by a propane dis	stribution system
	Any portion of the Pr	operty that is located i	n a groundwater conservati	on district or a subsider	nce district.
If the answe	r to any of the items	in Section 8 is yes, exp	plain (attach additional shee	ets if necessary):	
(TXR-1406) (9-01-19	nitialed by: Buver:	and Seller:		Page 4 of 6

Concerning the Property at			765 Waverly St Houston, TX 77007		
Section 9. Seller	has has	not attached a survey	of the Property.		
persons who re	gularly provide	e inspections and v	seller) received any written who are either licensed as If yes, attach copies and comp	s inspectors or otherwise	
Inspection Date	Туре	Name of Inspec	etor	No. of Pages	
Note: A buye			ts as a reflection of the current of the current of the burner to		
Section 11. Check any tax exemption(s) w Homestead S Wildlife Management A Other:		Senior Citizen Agricultural	Disable Disable	ed ed Veteran	
Section 12. Have insurance provide		er filed a claim for dar	mage, other than flood damag	ge, to the Property with any	
Section 13. Have insurance claim o	you (Seller) ever	r award in a legal proc	for a claim for damage to the eeding) and not used the proc	eeds to make the repairs for	
requirements of C	Chapter 766 of the	he Health and Safety C	etectors installed in accordan ode?* unknown no y		
installed in ac including perf	ccordance with the formance, location,	requirements of the building and power source require	amily or two-family dwellings to have ng code in effect in the area in whi ments. If you do not know the buil tt your local building official for more	ich the dwelling is located, ding code requirements in	
family who wi impairment fro the seller to in	ill reside in the dwo om a licensed phys nstall smoke detect	elling is hearing-impaired; ician; and (3) within 10 day tors for the hearing-impaire	ne hearing impaired if: (1) the buyer of (2) the buyer gives the seller writtens after the effective date, the buyer in and specifies the locations for incoming and which brand of smoke detector	en evidence of the hearing makes a written request for stallation. The parties may	
			rue to the best of Seller's belief naccurate information or to omit		
Signature of Seller		Date	Signature of Seller	Date	
Printed Name:			Printed Name:		

Initialed by: Buyer: ___

__ , ____ and Seller: _

(TXR-1406) 09-01-19

Page 5 of 6

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:	phone #:	
Sewer:	phone #:	
Water:	phone #:	
Cable:	phone #:	
Trash:	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:,	Page 6 of 6