

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	u1 03	ICH	unca by the oode.							
CONCERNING THE PR	ROPE	ERT	Y A	Т	14306 Brody Falls Ct Houston, Texas 77044						
DATE SIGNED BY SEL	LLEF	R AN	ID I	OF SELLER'S KNOWLEDGE OF S NOT A SUBSTITUTE FOR AI A WARRANTY OF ANY KIND I	NY I	NSF	PEC	TIONS OR WARRANTIES THE	BU	JYEF	R
Seller is is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? (approximate date) or never occupied the Property										?	
Section 1. The Property has the items marked below: (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	Item	Υ	N	U	Item	Υ	N	U
Cable TV Wiring	1			Liquid Propane Gas:				Pump: sump grinder			
Carbon Monoxide Det.				-LP Community (Captive)				Rain Gutters			
Ceiling Fans				-LP on Property				Range/Stove			
Cooktop	1			Hot Tub				Roof/Attic Vents			
Dishwasher				Intercom System				Sauna			
Disposal				Microwave				Smoke Detector			
Emergency Escape Ladder(s)				Outdoor Grill				Smoke Detector - Hearing Impaired			
Exhaust Fans Patio/Decking					Spa						

Plumbing System

Pool Equipment

Pool Heater

Pool Maint. Accessories

Pool

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: electric _ gas _ other:				
Fireplace & Chimney				woodgas logsmockother:				
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				ownedleased from:				
Water Heater				electricgas other:number of units:				
Water Softener				owned leased from:				
Other Leased Items(s)				if yes, describe:				

Fences

French Drain

Gas Fixtures
Natural Gas Lines

Fire Detection Equip.

Trash Compactor

Window Screens

Washer/Dryer Hookup

Public Sewer System

TV Antenna

14306 Brody Falls Ct

Concerning the Property at _								Houston,	Гех	as ˈ	770	044		
Underground Lawn Sprinkle	ſ				auto	matio	c	manual	are	as c	OV	ered:		
Septic / On-Site Sewer Facil	ity	if yes, attach Information About On-Site Sewer Facility (TXR-1407)												
Water supply provided by:citywell MUDco-opunknown other:														
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 Basement	Υ	N		Floor	·e				Υ	N		Item Sidewalks	Υ	N
Ceilings					dation / S	Slab((s)					Walls / Fences	+	
Doors					or Walls	<u> </u>	,					Windows	1	
Driveways					ing Fixtu	res						Other Structural Components	+	
Electrical Systems					bing Sys		 3					·	1	
Exterior Walls				Roof									1	
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	iΓ	Conditio	n				Υ	N
Aluminum Wiring						\Box	, †	Radon G	as				1	
Asbestos Components								Settling						
Diseased Trees: oak wilt							Soil Move	eme	nt			1		
Endangered Species/Habitat on Property							Subsurfa	Subsurface Structure or Pits						
Fault Lines							Undergro	unc	und Storage Tanks					
Hazardous or Toxic Waste Linplatts				Unplatted Easements										

, administrating	
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

of Methamphetamine

Previous Use of Premises for Manufacture

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*		

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14306 Brody Falls Ct Concerning the Property at Houston, Texas 77044 If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): *A single blockable main drain may cause a suction entrapment hazard for an individual. Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice? ___ yes ___ no If yes, explain (attach additional sheets if necessary): Section 5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.) 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 answer to any of the above is yes, explain (attach additional sheets as necessary): *For purposes of this notice:

"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which 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, which is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"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.).

"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.

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14306 Brody Falls Ct Houston, Texas 77044

Concerning the Property at

provider, i	Have you (secessary):	lational Flood	Insurance	Program (N	FIP)?*	yes r	no If yes			
Even w	in high risk floor hen not required d low risk flood e(s).	, the Federal Er	mergency Ma	nagement A	gency (FEMA)	encoura	ges homed	wners in hi	gh risk	, moderate
Administra	Have you ation (SBA) for	r [`] flood damag	ge to the Pr	operty?	yes no	If yes,				
Section 8. not aware.	Are you (Sell	er) aware of a	any of the fo	ollowing? (Mark Yes (Y	/) if you	are awar	e. Mark N	o (N)	if you are
<u>Y N</u>	Room additior	ns, structural m rmits, or not in				•		ut necessa	ry peri	mits, with
		associations o						ne following	g:	
	Name of a	association:					Phone:			
	Any unpai If the Prop	s name: ssessments are d fees or assementy is in more promation to this	ssment for the than one as	ne Property	? yes (\$ _) no		
	with others. If	area (facilities yes, complete nal user fees fo	the following) :						
	Any notices of Property.	violations of d	eed restriction	ons or gove	rnmental ord	inances	affecting t	he conditio	n or u	se of the
	•	or other legal preclosure, heirs	•	•	•	ting the f	Property. (Includes, b	out is r	not limited
	-	the Property ex	•	se deaths c	aused by: na	itural cau	ıses, suici	de, or acci	dent u	nrelated
	Any condition	on the Propert	y which mate	erially affect	s the health	or safety	of an indi	vidual.		
— —	hazards such If yes, atta	treatments, ot as asbestos, ra ach any certific on (for example	adon, lead-b ates or other	ased paint, documenta	urea-formald ition identifyi	lehyde, o	or mold. ktent of the		enviro	onmental
	•	harvesting sys			erty that is la	arger tha	n 500 gall	ons and th	at use	es a public
	The Property retailer.	is located in	a propane	gas system	service are	ea owned	d by a pr	opane dis	tributio	on system
	Any portion of	the Property tl	hat is located	d in a groun	dwater conse	ervation o	district or	a subsiden	ce dis	trict.
If the answe	er to any of the	items in Section	on 8 is yes, e	xplain (atta	ch additional	sheets i	f necessa	ry):		
(TXR-1406)	09-01-19	Initialed h	y: Buyer:	,	and Seller	:	_ ,			Page 4 of 6

Concerning the Pro	perty at		306 Brody Falls Ct uston, Texas 77044					
Section 9. Seller has has not attached a survey of the Property. Section 10. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? yes no If yes, attach copies and complete the following:								
Inspection Date	Туре	Name of Inspector		No. of Pages				
•	A buyer si	hould obtain inspections from in	,	n of the Property.				
Homestead Wildlife Man	agement	otion(s) which you (Seller) cui Senior Citizen Agricultural	rrently claim for the Property: Disabled Disabled Vetera Unknown	ed ed Veteran				
insurance claim or which the claim wa	a settlement of as made? ye	or award in a legal proceeding es no If yes, explain:	claim for damage to the Prope g) and not used the proceeds to	make the repairs for				
	hapter 766 of t	the Health and Safety Code?*	unknown no yes. If no					
installed in acc including perfo	cordance with the ormance, location	e requirements of the building code , and power source requirements.	r two-family dwellings to have working e in effect in the area in which the do If you do not know the building cod local building official for more informati	welling is located, le requirements in				
family who will impairment fro the seller to in	I reside in the dw m a licensed phys stall smoke detec	velling is hearing-impaired; (2) the sician; and (3) within 10 days after t stors for the hearing-impaired and	ing impaired if: (1) the buyer or a mem buyer gives the seller written eviden the effective date, the buyer makes a specifies the locations for installation hich brand of smoke detectors to insta	nce of the hearing written request for . The parties may				
			the best of Seller's belief and that rate information or to omit any ma					
Signature of Seller		Date Signa	ature of Seller	Date				
Printed Name:		Printe	ed 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 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:			
Water:			
Cable:			
Trash:			
Natural Gas:			
Phone Company:		phone #:	
Propane:			
Internet:			
(7) This Seller's Disclosure Notice was completed by as true and correct and have no reason to believ AN INSPECTOR OF YOUR CHOICE INSPECT T The undersigned Buyer acknowledges receipt of the f	ve it to	be false or inaccurate. YOUROPERTY.	
Signature of Buyer	Date	Signature of Buyer	Date
Printed Name		Printed Name	

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