

### **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 disc	closi	ures	requ	uired	d by	the C	ode.								
												Fern Dr			
CONCERNING THE PR	ROPI	ERT	ΥA	Γ			R	Richmond, TX 77407-368							
DATE SIGNED BY SEL	LEF	R AN	ND I	S N	OT .	A SI	JBSTITUTE FOR A	NY I	NSF	PEC	TIC	ON OF THE PROPERTY AS DNS OR WARRANTIES THE ELLER'S AGENTS, OR ANY	ΒL	JYEI	R
Seller is is not or	ccup	ying	the				unoccupied (by Sellemate date) or nev					nce Seller has occupied the P e Property	rop	erty	?
Section 1. The Proper This notice does in	-						•					· Unknown (U).) which items will & will not convey	<b>'</b> .		
Item	Υ	N	U		Ite	m		Υ	N	U		Item	Υ	N	U
Cable TV Wiring					Lic	quid	Propane Gas:					Pump: sump grinder			
Carbon Monoxide Det.					-LI	O Cc	mmunity (Captive)					Rain Gutters			
Ceiling Fans					-LI	⊃ on	Property					Range/Stove			
Cooktop					Но	t Tu	b					Roof/Attic Vents			
Dishwasher					Int	ercc	m System					Sauna			
Disposal					Mi	crow	ave					Smoke Detector			
Emergency Escape Ladder(s)					Οι	ıtdo	or Grill					Smoke Detector - Hearing Impaired			
Exhaust Fans					Pa	tio/E	Decking					Spa			
Fences					Pli	umb	ng System					Trash Compactor			
Fire Detection Equip.					Po	ol						TV Antenna			
French Drain					Po	ol E	quipment					Washer/Dryer Hookup			
Gas Fixtures					Pc	ol M	laint. Accessories					Window Screens			
Natural Gas Lines					Pool Heater						Public Sewer System				
Item				Υ	N	U			Α	ddi	io	nal Information			
Central A/C							electric gas	nun	nbei	of u	ınit	:s:			
Evaporative Coolers							number of units:								
Wall/Window AC Units							number of units:								
Attic Fan(s)							if yes, describe:								

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				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:					

RE/MAX Grand, 5540 S Peek Rd Katy TX 77450

(TXR-1406) 09-01-19

Phone: (281)450-1056

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Fax: (281)994-5701

Initialed by: Buyer: \_\_\_\_\_ , \_\_\_\_ and Seller: \_\_\_\_\_

# 5003 Beech Fern Dr

Concerning the Property at			Richmond	<u>, TX</u>	774	07-368		
Underground Lawn Sprinkler		automa	atic manual	are	as co	overed:		
Septic / On-Site Sewer Facility	if y	es, atta	ach Information	n Abc	ut O	n-Site Sewer Facility (TXR-1407)	)	
Water supply provided by: city _ Was the Property built before 1978' (If yes, complete, sign, and atta Roof Type: Is there an overlay roof covering covering)? yes no unknow Are you (Seller) aware of any of th are need of repair? yes no If yes  Section 2. Are you (Seller) aware	on the Prope n e items listed in yes, describe (a	oncerni Agrity (shi n this S	ing lead-based .ge:	cove are ne	ering	ards). (approximate placed over existing shingles working condition, that have defeasery):	fects,	, or 
aware and No (N) if you are not a	, <i>,</i>			Υ	N	Item	TV	N
Basement	Floors			1	14	Sidewalks	+	IN
Ceilings	Foundation	on / Sla	ah(s)			Walls / Fences	+	
Doors	Interior V		<u> </u>			Windows	+	
Driveways	Lighting I		 S			Other Structural Components		
Electrical Systems	Plumbing					<u> </u>		
		, 0,000	ems					
Exterior Walls	Roof	, Cyclo	ems					
Exterior Walls  If the answer to any of the items in Section 3. Are you (Seller) aware you are not aware.)	Section 2 is yes	, explai	in (attach addit			,,	lo (N	) if
If the answer to any of the items in Section 3. Are you (Seller) aware you are not aware.)	Section 2 is yes	, explai	in (attach addit	s? (N		,,		
Section 3. Are you (Seller) aware you are not aware.)  Condition	Section 2 is yes	, explai	in (attach addit	s? (N		,,	lo (N	
If the answer to any of the items in Section 3. Are you (Seller) aware you are not aware.)	Section 2 is yes	, explai	in (attach addit	s? (N		,,		

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*		

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

Concerni	5003 Beech Fern Dr ng the Property at Richmond, TX 77407-368
	wer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):
***	
Section 4	gle blockable main drain may cause a suction entrapment hazard for an individual.  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 y):
	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.)
Y N	, paragraphic approximation (a.y. a. y. a.a. a.a. a.a. a.a. a.a. a.
	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	wer to any of the above is yes, explain (attach additional sheets as necessary):
*For p	purposes of this notice:
which	vear 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,	vear 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 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 Initialed by: Buyer:,and Seller:, Page 3	(TXR-1406) 09-01-19	Initialed by: Buyer:	,, and Seller:, ,	Page :
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#### 5003 Beech Fern Dr Richmond, TX 77407-368

Concerning the Property at

provider, i	Have you (secessary):	lational Flood	I 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 E	mergency Ma	nagement A	gency (FEMA)	encoura	ges homed	wners in hig	h risk, modera	ate
Administra	Have you ation (SBA) for	r <sup>`</sup> 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 No	(N) if you a	ıre
<u>Y N</u>		ns, structural m ermits, or not in				•		ıt necessary	v permits, wit	:h
		associations o						ne following	:	
	Name of a	association: s name:					Phone:			
	Any unpai If the Prop	s name: ssessments are d fees or asse perty is in more primation 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	j:						.t 
	Any notices of Property.	violations of d	leed restriction	ons or gove	rnmental ordi	inances	affecting t	he conditior	or use of the	e
	•	or other legal preclosure, heirs	•	•	•	ting the F	Property. (	Includes, bu	ut is not limite	ed
	-	the Property ex n of the Prope	•	se deaths c	aused by: na	tural cau	ses, suici	de, or accid	ent unrelated	t
	Any condition	on the Propert	ty 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 identifyii	lehyde, c	or mold. ctent of the		environmenta	al
	•	harvesting sys			erty that is la	arger tha	n 500 gall	ons and tha	t uses a pub	lic
	The Property retailer.	is located in	a propane	gas system	service are	ea owned	d by a pr	opane distr	ibution syste	∍m
	Any portion of	the Property tl	hat is located	d in a groun	dwater conse	ervation o	district or a	a subsidenc	e district.	
If the answe	er to any of the	items in Section	on 8 is yes, e	explain (atta	ch additional	sheets i	f necessa	ry):		
(TXR-1406)	09-01-19	Initialed I	by: Buyer:	,	and Seller	:	,	_	Page 4 o	— of 6

## 5003 Beech Fern Dr Richmond, TX 77407-368 Concerning the Property at 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 Name of Inspector No. of Pages Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer. Section 11. Check any tax exemption(s) which you (Seller) currently claim for the Property: Senior Citizen Homestead Disabled Wildlife Management \_\_\_\_ Agricultural Disabled Veteran Section 12. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider? yes no Section 13. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? yes no If yes, explain: Section 14. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?\* \_\_unknown \_\_ no \_\_yes. If no or unknown, explain. (Attach additional sheets if necessary): \*Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located. including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information. A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install. Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information. Signature of Seller Date Signature of Seller Date

(TXR-1406) 09-01-19

#### 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:

Printed Name:		Printed Name:	
Signature of Buyer	Date	Signature of Buyer	Date
The undersigned Buyer acknowledges receipt of the f	oregoi	ng notice.	
(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	e it to	be false or inaccurate. YOU ARE ENCOU	
Internet:		phone #:	
Propane:		phone #:	
Phone Company:		phone #:	
Natural Gas:			
Trash:			
Cable:			
Water:			
Sewer:		phone #:	
Electric:		pnone #:	

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