

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	,1030	JI 63	requ	iii Gu	by the code.								
CONCERNING THE PR	OPE	ERT	ΥA	Γ	13216 Bluff View Willis, TX 77318-5301								
DATE SIGNED BY SEL	LEF	R AN	1D I	S N	OT A SUBSTITUTE FOR A	NY I	NSF	PEC	ΓΙΟ	ION OF THE PROPERTY AS ONS OR WARRANTIES THE SELLER'S AGENTS, OR ANY	BU	YEF	₹
Section 1. The Proper	ty h	as t	he it	ems	(approximate date) or never s marked below: (Mark Yes	er o (Y),	ccup No	oied (N),	the or			ertyʻ	?
Item	Υ	N	U	1	Item	Υ	N	U		Item	Υ	N	U
Cable TV Wiring					Liquid Propane Gas:					Pump: sump grinder			
Carbon Monoxide Det.					-LP Community (Captive)					Rain Gutters			
Ceiling Fans					-LP on Property					Range/Stove			
Cooktop					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			
Fences					Plumbing System					Trash Compactor			
Fire Detection Equip.					Pool					TV Antenna			
French Drain					Pool Equipment Washer/Dryer Hookup								
Gas Fixtures					Pool Maint. Accessories Window Screens								
Natural Gas Lines					Pool Heater Public Sewer System								
Itom				v	N III		Α	44:4	i a :	nal Information			

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:

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(17.11.1.1.00) 00 01.10		,	,

Fax: (281)994-5701

13216 Bluff View

Concerning the Property at Willis, TX 77318-5301														
Underground Lawn Sprinkler automatic manual areas covered:														
Septic / On-Site Sewer Facil	e Sewer Facility if yes, attach Information About On-Site Sewer Facility (TXR-1407)													
Was the Property built before (If yes, complete, sign, a	nd a	78? attac ing	h T	yes _ XR-19	_ no ur 906 conce	nknov rning	vn Hea	ad-based	pain	t ha	aza	rds)(approxplaced over existing shingles		te)
Are you (Seller) aware of ar are need of repair? yes _	ny of	f the	es, o	descr	ibe (attach	n add	litio	onal sheets	s if n	ec	ess	vorking condition, that have defary): e following? (Mark Yes (Y) if		
Item	Y	N	/are	.) Iten	n				Υ	N		Item	Υ	N
Basement	•	-		Floo					Ė			Sidewalks	Ė	
Ceilings					indation / S	Slab(s)					Walls / Fences		
Doors					rior Walls		/					Windows		
Driveways				Liah	nting Fixtu	res						Other Structural Components		
Electrical Systems					mbing Sys		3					·		
Exterior Walls				Roc										
Section 3. Are you (Seller you are not aware.)												s if necessary):	lo (N	 I) if
Condition					Υ	N		Conditio	n				Υ	N
Aluminum Wiring					- '			Radon G					†	
Asbestos Components						\dagger		Settling						
Diseased Trees: oak wilt								Soil Movement						
Endangered Species/Habitat	on	Pro	pert	У							ıctu	ire or Pits		
Facilit I to a c					1							1	 	

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	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*		

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12216 Dluff View

Concerni	g the Property at Willis, TX 77318-5301
If the ans	er to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):
*A sin	le blockable main drain may cause a suction entrapment hazard for an individual.
which ha	Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repairs not been previously disclosed in this notice? yes no If yes, explain (attach additional sheets in):
	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>	
	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	rer to any of the above is yes, explain (attach additional sheets as necessary):
*For x	rposes of this notice:
"100-j which	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,	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 he National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

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

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel

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 of 6

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Concerning the Property at

provider, i	Have you (secessary):	lational Flood	Insurance	Program (N	IFIP)?*	yes	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	a) encoura	ges homed	wners in hig	gh risk	, moderate
Administra	Have you ation (SBA) for	r flood damaç	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	o (N) i	if you are
<u>Y N</u>		ns, structural m ermits, or not in				•		ıt necessar	y perr	nits, with
		associations of						ne following	j :	
	Name of a	association:					Phone:			
	Any unpai If the Prop	s name: ssessments and 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 :						
	Any notices of Property.	violations of d	leed restriction	ons or gove	rnmental ord	dinances	affecting t	he conditio	n or u	se of the
	•	or other legal preclosure, heirs	•	•	•	cting the	Property. (Includes, b	ut is n	not limited
	-	the Property eans of the Prope	•	se deaths c	aused by: na	atural ca	uses, suici	de, or accio	dent u	nrelated
	Any condition	on the Propert	ty which mate	erially affec	ts the health	or safety	of an indi	vidual.		
— —	hazards such If yes, atta	treatments, of as asbestos, rach any certific on (for example	adon, lead-b ates or other	ased paint, documenta	urea-formaloation identify	dehyde, o ing the e	or mold. xtent of the		enviro	onmental
	•	harvesting sys			perty that is I	larger tha	ın 500 gall	ons and tha	at use	s a public
	The Property retailer.	is located in	a propane	gas system	service are	ea owne	d by a pr	opane dist	ributic	on system
	Any portion of	the Property t	hat is located	d in a groun	dwater cons	ervation	district or	a subsidend	ce dist	trict.
If the answe	er to any of the	items in Section	on 8 is yes, e	explain (atta	ch additiona	l sheets	f necessa	ry):		
(TXR-1406)	09-01-19	Initialed I	by: Buyer:	,	and Selle	r:	_ ,	_	F	Page 4 of 6

13216 Bluff View Concerning the Property at Willis, TX 77318-5301 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 Agricultural 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

Printed Name:

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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:		
Propane:		
Internet:	nhono #·	
(7) This Seller's Disclosure Notice was completed by Selle as true and correct and have no reason to believe it to AN INSPECTOR OF YOUR CHOICE INSPECT THE P	be false or inaccurate. YOU ARE ENCO ROPERTY.	
The undersigned Buyer acknowledges receipt of the forego	ing notice.	
Signature of Buyer Date	Signature of Buyer	Date
Printed Name:	Printed Name:	

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