

## **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 P	RC	PE	R	ΓΥ Α	λΤ <u>2</u>	710 G	Grants Lake Blvd, F5, Sugar Lar	nd, TX	774	79					
AS OF THE DATE S	SIG UY	NE ER	D M	BY AY	SE WIS	LLE 3H T	R AND IS NOT A	A SI	UΒ	ST	Π	HE CONDITION OF THE PRO FUTE FOR ANY INSPECTION RRANTY OF ANY KIND BY S	NS	0	R
Seller ☐ is ☒ is not the Property? ☒ 6/1/20 Property		CCL	іру	ing	the	Pro						r), how long since Seller has o date) or 🔲 never occup			
												, No (N), or Unknown (U).) ermine which items will & will not o	conv	⁄ey.	
Item	Υ	Ν	U		Iten	1		Υ	N	U		Item	Υ	Ν	ι
Cable TV Wiring	Х				Liqu	ıid F	Propane Gas:					Pump: ☐ sump ☐ grinder			Χ
Carbon Monoxide Det.	Х				-LP	Cor	mmunity (Captive)					Rain Gutters	×		
Ceiling Fans	Х				-LP	on	Property					Range/Stove	×		
Cooktop	Х				Hot	Tub	)					Roof/Attic Vents			Χ
Dishwasher	Х				Inte	rcor	n System					Sauna		Х	l
Disposal	Х				Mic	rowa	ave					Smoke Detector	X		l
		Out	doo	r Grill					Smoke Detector – Hearing						
Ladder(s)	·     ^						Impaired			X					
Exhaust Fans	Х				Patio/Decking						Spa		Х	<u></u>	
Fences		Х			Plumbing System						Trash Compactor		Х		
Fire Detection Equip.	Х	X Pool						TV Antenna			Χ				
French Drain X Pool Equipment			quipment					Washer/Dryer Hookup	×		<u></u>				
Gas Fixtures X Pool Maint. Accessories							Window Screens	X							
Natural Gas Lines X Pool Heater Public Sewer System X															
Item				Υ	N	U	Additiona	al In	fo	rm	a	tion			
Central A/C			×			☑ electric ☐ gas number of units: 1									
Evaporative Coolers					×	number of units: 0									
Wall/Window AC Units					X	number of units: 0									
Attic Fan(s)					X	if yes, describe:									
Central Heat				X			☐ electric ☐ gas number of units: 1?								
Other Heat							if yes describe:								
Oven				X			number of ovens:								
Fireplace & Chimney				X			□ wood □ gas logs ☑ mock □ other:								
Carport			×			☐ attached ☐ not attached 1									
Garage				×		□ attached □ not attached									
Garage Door Openers					×		number of units: _				r	umber of remotes:			
Satellite Dish & Contro	ls					X	☐ owned ☐ lease	ed fr	on	٦ _					
Security System				×			☑ owned ☐ lease								_
Solar Panels															
Water Heater X						□ electric ☑ gas □ other: number of units: 1									
Water Softener					X		□ owned □ leased from								
Other Leased Item(s)						X	if yes, describe:								

<del></del>		1 1							
Underground Lawn Sprinkler × □ automatic □ manual areas covered: HOA									
Septic / On-Site Sewer F							bout On-Site Sewer Facility (TXR	-14(	)7)
Water supply provided by	y: ⊠ city	well UN	ใบบ		o-op 🖵	unkn	own 🖵 other:		
Was the Property built be						h	d naint hannada)		
(If yes, complete, sign	n, and att	ach 1XR-1906	COI				•		۱۵۱
Roof Type: COMPOSITE	overing e	on the Drenert	. (ak		HOA CO		(approxi		
covering)?  ves  ne			y (Si	iirigies	5 01 100	COVE	ering placed over existing shingles	OI	100
3,									
							at are not in working condition, that	at h	ave
defects, or are need of re	epair? 🚨	yes 🖾 no If	yes	s, desc	cribe (at	tach	additional sheets if necessary):		
Section 2. Are you (Se	eller) awa	are of any def	ects	s or m	alfunct	tions	in any of the following? (Mark '	Yes	(Y
if you are aware and No							,		•
-									
	Y N	Item			Y	N	Item	Υ	N
Basement	X	Floors				×	Sidewalks		×
Ceilings	×	Foundation ,		ıb(s)		X	Walls / Fences		X
Doors	X	Interior Wall				X	Windows		×
Driveways	X	Lighting Fixt				×	Other Structural Components		×
Electrical Systems	×	Plumbing Sy	/stei	ms		X			<u> </u>
Exterior Walls	×	Roof				×			
If the answer to any of th	e items ir	Section 2 is v	ves.	expla	in (attac	ch ad	ditional sheets if necessary):		
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Section 2 Are you (S	allar) avv	are of any of	: 4la a	falla		a 12 d 1:4	iono 2 (Mark Voc (V) if you are		_
			the	follo	wing c	ondit	ions? (Mark Yes (Y) if you are	aw	are
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and No (N) if you are no							ions? (Mark Yes (Y) if you are		1
and No (N) if you are no Condition			the	N	Cond	ition		aw	N
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and No (N) if you are no Condition Aluminum Wiring Asbestos Components	ot aware.			N × ×	Cond Rador Settlin	<b>ition</b> n Gas	· · · · · · · · · · · · · · · · · · ·		N ×
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Со	ncerni	ng the Property at 2710 Grants Lake Blvd, F5, Sugar Land, TX 77479
lf t	he ar	nswer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):
	*A si	ngle blockable main drain may cause a suction entrapment hazard for an individual.
of	ctior repa	A. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need ir, which has not been previously disclosed in this notice? ☐ yes ☐ no If yes, explain (attach nal sheets if necessary):
		n 5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and
		wholly or partly as applicable. Mark No (N) if you are not aware.)
<u>Y</u>	<u>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.
	$\boxtimes$	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).
	$\boxtimes$	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.
	$\square$	Located ☐ wholly ☐ partly in a reservoir.
lf t	he ar	nswer to any of the above is yes, explain (attach additional sheets as necessary):
	*Foi	r purposes of this notice:
	whic	O-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 ect to controlled inundation under the management of the United States Army Corps of Engineers.
	"Floo unde	od insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency er the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).
	a riv	odway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of er or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as 0-year flood, without cumulatively increasing the water surface elevation more than a designated height.

water or delay the runoff of water in a designated surface area of land.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain

pr	ovide	6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance r, including the National Flood Insurance Program (NFIP)?* ☐ yes ☒ no If yes, explain (attachal sheets as necessary):
	Even risk,	es in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the ure(s).
Ac	lminis	7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business stration (SBA) for flood damage to the Property? ☐ yes ☒ no If yes, explain (attach additional is necessary):
		8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) re not aware.)
<u>Y</u>	N ⊠	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.
		Homeowners' associations or maintenance fees or assessments. If yes, complete the following:  Name of association: FIRST COLONY HOA  Manager's name: CREATIVE MANAGEMENT Phone: 713-772-4420  Fees or assessments are: \$ 240 per MONTH and are: ☑ 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.
		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 ☒ no If yes, describe:
		Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
		Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
	×	Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
		Any condition on the Property which materially affects the health or safety of an individual.
	<b>⊠</b>	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).
		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.
		The Property is located in a propane gas system service area owned by a propane distribution system retailer.
	<b>⊠</b>	Any portion of the Property that is located in a groundwater conservation district or a subsidence district.
If t	he an	swer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):
(T)	(R-140	6) 09-01-19 Initialed by: Buyer:, and Seller:, Page 4 of 6

Concerning the Prope	rty at 2710 Grants Lake	e Blvd, F5, Sugar Land, TX 7	7479	
Section 10. Within persons who reg	in the last 4 ye gularly provide	ars, have you (Sel inspections and wh	vey of the Property.  Ier) received any written insolone are either licensed as insolone and control of the second control of the se	spectors or otherwise
Inspection Date	Туре	Name of Inspecto	<u> </u>	No. of Pages
Note: A buyer sho			s as a reflection of the current co om inspectors chosen by the bu	
Section 11. Chec Homestead Wildlife Man Other: RENTA	k any tax exemp	•	Seller) currently claim for the  Disabled Disabled Veteran Unknown	•
with any insurand Section 13. Have example, an insu	ce provider? □ you (Seller) ev rance claim or a	yes 🖾 no /er received proce settlement or awar	damage, other than flood danged danged danged danged in a legal proceeding) and in yes ⊠ no If yes, explain:	to the Property (for
detector requirer	nents of Chapter		e detectors installed in accordand Safety Code?* 🗖 unknowary):	
installed in acco including perform	rdance with the requ nance, location, and p	irements of the building ower source requirements	nily or two-family dwellings to have w code in effect in the area in which s. If you do not know the building cod al building official for more information.	the dwelling is located, le requirements in effect
family who will r impairment from seller to install si	reside in the dwelling a licensed physician; moke detectors for th	g is hearing-impaired; (2) and (3) within 10 days aft e hearing-impaired and s	hearing impaired if: (1) the buyer or a the buyer gives the seller written e er the effective date, the buyer makes pecifies the locations for installation. h brand of smoke detectors to install.	evidence of the hearing a written request for the
	cer(s), has instruc		re true to the best of Seller's be eller to provide inaccurate info	
Signature of Selle	r	Date	Signature of Seller	Date
Printed Name: HO	NGLING YU		Printed Name:	

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 <a href="https://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.

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Electric: RELIANT	phone #: 1866-222-7100
Sewer:	phone #:
Water: CITY OF SUGAR LAND	phone #:281-275-2750
Cable:	phone #:
Trash:	phone #:
Natural Gas: CENTER POINT	phone #: 1800-752-8036
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.

(6) The following providers currently provide service to the Property:

Signature of Buyer		Date	Signature of Buyer	Date
Printed Name:			Printed Name:	
(TXR-1406) 09-01-19	Initialed by: Buver:		and Seller:	Page 6 of 6