

## 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 PROPERTY AT: 1533 Cross Stone Ct, Houston, Texas 77089

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

	•		
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 I	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	Y N		U	Item		N	U	Item	Υ	N	ſ
Cable TV Wiring	Wiring X			Liquid Propane (LP) Gas		Х		Pump: ☐ sump ☒ grinder	Х		
Carbon Monoxide Det.	X			- LP Community (Captive)		Х		Rain Gutters	Х		
Ceiling Fans X			- LP on Property		Х		Range/Stove	Х			
Cooktop X			Hot Tub	Х			Roof/Attic Vents		Χ		
Dishwasher X			Intercom System		X		Sauna	X			
Disposal X			Microwave				Smoke Detector				
Emergency Escape		Х		Outdoor Grill		Х		Smoke Detector Hearing		v	
Ladder(s)	^			Outdoor Grill		^		Impaired		Ĺ	
Exhaust Fan	X			Patio/Decking	Х			Spa		Х	
Fences	X			Plumbing System	X			Trash Compactor		X	
Fire Detection Equipment	X			Pool				TV Antenna		X	
French Drain X			Pool Equipment				Washer/Dryer Hookup	Х			
Gas Fixtures X			Pool Maint. Accessories				Window Screens	Х			
Natural Gas Lines X			Pool Heater	Х			Public Sewer System	Х			
Item			1	Y N U Additional Informa	tion	<b>)</b>					_
					_						_

Item	Υ	N	U	Additional Information
Central A/C	Χ			☑ electric ☐ gas number of units: 1
Evaporative Coolers		Х		number of units:
Wall/Window AC Units	Χ			number of units: 1
Attic Fan(s)		Х		if yes, describe:
Central Heat	Х			□ electric ⊠ gas number of units: 1
Other Heat		Х		if yes, describe:
Oven	Х			number of ovens: 1 ⊠ electric □ gas
Fireplace & Chimney	Χ			□wood ⊠ gas log □mock
Carport		Х		□ attached □ not attached
Garage	Х			☑ attached ☐ not attached
Garage Door Openers	Х			number of units: 2 number of remotes: 0
Satellite Dish & Controls		Х		□ owned □ leased from:
Security System	Χ		☑ owned ☐ leased from:	
Solar Panels		Х		□ owned □ leased from:
Water Heater	Х			□ electric ⊠ gas number of units: 1

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

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3 . ,			,	•								
Water Softener			X	□ ov	vned		leased fro	m:				
Other Leased Item(s)			X	if yes, describe:								
Underground Lawn Sprinkler			X	☐ automatic ☐ manual areas covered:								
Septic / On-Site Sewer Facility	y		X	if Ye	s, att	ach	Informatio	n A	bou	it On-Site Sewer Facility.(TXR	-140	7)
Water supply provided by: □ c	ity	□ v	vell 🗵	MUD	) [	CO-(	op □ unkr	ow	n [	□ other:		_
Was the Property built before (If yes, complete, sign, and att			•					oair	nt ha	azards).		
Roof Type: Composite (Shingle	les)					A	Age: 8 (app	roxi	mat	te)		
Is there an overlay roof covering covering)? ☐ Yes ☒ No ☐ U	•		-	erty (	shing	les	or roof cov	erir	ng p	laced over existing shingles of	roo	f
Are you (Seller) aware of any defects, or are in need of repa								are	not	in working condition, that hav	e 	
Section 2 Are you (Seller) a		o of	i any d	ofo ot			functions	in c		of the following?: (Mark Vec		:£
Section 2. Are you (Seller) as you are aware and No (N) if y			•			IIai	iunctions	III c	шу	of the following r. (Mark Tes	(1)	"
Item	Υ	N	Item					Υ	N	Item	Y	N
Basement		Х	Floors	3					X	Sidewalks		X
Ceilings		Х	Found	dation	/ Sla	ab(s	5)		X	Walls / Fences		X
Doors		Х	Interio	or Wa	lls				X	Windows		X
Driveways	T	Х	Lightii	ng Fix	tures	3			X	Other Structural Components	s T	X
Electrical Systems	T	Х	Plumb	oing S	yster	ms			X			Т
Exterior Walls		Х	Roof						X			
Section 3. Are you (Seller) a No (N) if you are not aware.)	awa										e an	d
Condition					YN	]	Condition	)			Y	N
Aluminum Wiring					X	1	Radon Ga				$\top$	X
Asbestos Components					Х	1	Settling				$\top$	X
Diseased Trees: ☐ Oak Wilt					X	1	Soil Move	mei	nt		$\top$	X
Endangered Species/Habitat	on F	Prop	erty		X	1	<b>_</b>			ture or Pits	$\top$	X
Fault Lines					X	1				rage Tanks	$\top$	X
Hazardous or Toxic Waste					X	1	Unplatted				+	X
Improper Drainage					X	1	Unrecorde				$\top$	X
Intermittent or Weather Spring	 ฆร				X	1	<u> </u>			de Insulation	+	X
I andfill	· •				X	1	Water Damage Not Due to a Flood Event				X	

Condition	Y	N
Radon Gas		Х
Settling		Х
Soil Movement		Х
Subsurface Structure or Pits		X
Underground Storage Tanks		Х
Unplatted Easements		Х
Unrecorded Easements		Х
Urea-formaldehyde Insulation		X
Water Damage Not Due to a Flood Event		X
Wetlands on Property		Х
Wood Rot		Χ
Active infestation of termites or other wood		Х
destroying insects (WDI)		^
Previous treatment for termites or WDI		Х
Previous termite or WDI damage repaired		Х

Initialed by: Buyer: \_\_\_\_, \_\_\_ and Seller: <u>TM</u>, <u>LM</u>

X X X



Lead-Based Paint or Lead-Based Pt. Hazards

Improvements encroaching on others' property

Encroachments onto the Property

Located in Historic District Historic Property Designation Previous Foundation Repairs

Previous Roof Repairs	X	Previous Fires		Х
Previous Other Structural Repairs	X	Termite or WDI damage needing repair		Х
Previous Use of Premises for Manufacture of	$   _{X}  $	Single Blockable Main Drain in Pool/Hot		x
Methamphetamine		Tub/Spa*		
If the answer to any of the items in Section 3 is Y	'es, expl	ain:		
*A challed a later and a later and a later				
*A single blockable main drain may cause a suctio				
		ent, or system in or on the Property that is in	need	l of
repair, which has not been previously disclos	sea in th	is notice?   Yes   No ii Yes, explain:		
Section 5. Are you (Seller) aware of any of the	followi	ng conditions?* (Mark Yes (Y) if you are aware	e and	l
check wholly or partly as applicable. Mark No				
YN				
<ul><li></li></ul>	ttach TX	R 1414).		
		ervoir or a controlled or emergency release of wa	ter fro	nm.
a reservoir.	or a res	ervoir or a controlled or emergency release or wa	ter ii	JIII
☐ ☑ Previous flooding due to a natural flood eve	ent (if yes	s, attach TXR 1414).		
☐ ☑ Previous water penetration into a structure	on the P	roperty due to a natural flood event (if yes, attach	ı TXR	
1414).				
□ ☑ Located □ wholly □ partly in a 100-year flo	odplain (	Special Flood Hazard Area-Zone A, V, A99, AE,	AO.	
AH, VE, or AR) (if yes, attach TXR 1414).			,	
$oxed{\boxtimes}$ $\Box$ Located $oxed{\boxtimes}$ wholly $\Box$ partly in a 500-year flow	odplain (	Moderate Flood Hazard Area-Zone X (shaded)).		
$\square \boxtimes Located \ \square wholly \ \square partly  in a floodway  (if $	yes, atta	ch TXR 1414).		
$\square \boxtimes Located \ \square wholly \ \square  partly  in flood pool.$				
$\square \ \boxtimes \ Located \ \square$ wholly $\square$ partly in a reservoir.				
If the answer to any of the above is yes, explain:				
Present flood insurance coverage – Allstate				

\*For purposes of this notice:

Located wholly or partly in a 500-year floodplain - Flood map says so

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<sup>&</sup>quot;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.

<sup>&</sup>quot;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.

<sup>&</sup>quot;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.

Section 6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program (NFIP)?* □Yes ☒ No If yes, explain (attach additional sheets as necessary):
*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).
Section 7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property? □Yes ☑ No If yes, explain (attach additional sheets as necessary):
Section 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)
Y 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.
$\ \square$ Homeowners' associations or maintenance fees or assessments.
If Yes, please explain: Yes HOA required
If Yes, complete the following:  Name of association: <b>Crest Management</b> Manager's name: <b>Crest Management</b> Phone: <b>2819454680</b> Fees or assessments are: \$\$700 per <b>Year</b> 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:
□ ⊠ 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

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	Stone Ct, Houston, Texas	s 77089							
□ Many 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 to the condition of the Prop	<u>-</u>	ths caused by: natural causes, suicide	e, or accident unrelated						
$\square$ $\boxtimes$ Any condition on the Prope	rty which materially a	affects the health or safety of an indiv	idual.						
hazards such as asbestos, If Yes, attach any certifi	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 sypublic water supply as an a	•	Property that is larger than 500 gallo	ns and that uses a						
☐ ☑ The Property is located in a retailer.	a propane gas systen	n service area owned by a propane d	istribution system						
$\square$ $\boxtimes$ Any portion of the Property	that is located in a g	roundwater conservation district or a	subsidence district.						
Section 10. Within the last 4 y persons who regularly provide	ears, have you (Sele inspections and w	a survey of the Property.  Iler) received any written inspectio  ho are either licensed as inspector  No If yes, attach copies and com	rs or otherwise						
Inspection Date	Туре	Name of Inspector	No. of Pages						
Inspection Date 03/20/2020	<b>Type</b> Appraisal	Name of Inspector Patrick McEuen	No. of Pages						
-		•							
03/20/2020 10/24/2018  Note: A buyer should not rely or buyer sho	Appraisal Appraisal  the above-cited repuld obtain inspection	Patrick McEuen  H Rusty Schakett  orts as a reflection of the current cones from inspectors chosen by the buye	35  dition of the Property. A er.						
03/20/2020 10/24/2018  Note: A buyer should not rely or buyer sho	Appraisal  Appraisal  The above-cited repuld obtain inspection (xemption(s) which yam approximately	Patrick McEuen  H Rusty Schakett  orts as a reflection of the current cones from inspectors chosen by the buyer you (Seller) currently claim for the zen  □ Disabled □ Disabled Veteran	35  dition of the Property. A er.						
03/20/2020  10/24/2018  Note: A buyer should not rely or buyer sho  Section 11. Check any tax exists the section of the secti	Appraisal  Appraisal  In the above-cited repuld obtain inspections  Exemption(s) which y  Senior Citiz	Patrick McEuen  H Rusty Schakett  orts as a reflection of the current cones from inspectors chosen by the buyer you (Seller) currently claim for the zen  □ Disabled □ Disabled Veteran	35  dition of the Property. A er.  Property:						

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Initialed by: Buyer: \_\_\_\_, \_\_\_ and Seller: <u>TM</u>, <u>LM</u>
Page 5 of 7

Concerning the Property at 1533 Cross Stone Ct, Houston, Texas 77089
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?* ☐ Yes ☐ No ☒ Unknown
If No or Unknown, explain:
It has working smoke detectors

\*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.

Initialed by: Buyer: \_\_\_\_, \_\_\_ and Seller: <u>TM</u>, <u>LM</u>
Page 6 of 7



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.

Thomas Glenn Mauldin	06/16/2020	Leigh Ann Mauldin	06/16/2020
Signature of Seller	Date	Signature of Seller	Date
Printed Name: Thomas Mauldin		Printed Name: Leigh Ann Mauldin	

## 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 (TAR 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:	Constellation	Phone #
Sewer:	City of Pearland	Phone #
Water:	City of Pearland	Phone #
Cable:	Xfinity	Phone #
Trash:	City of Pearland	Phone #
Natural Gas:	Centerpoint	Phone #
Phone Company:	none	Phone #
Propane:	n/a	Phone #
Internet:	Xfinity	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:	

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

