

# SELLER'S DISCLOSURE NOTICE

CTexas Association of REALTORSO, Inc. 2019

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** 

Compass, 9 Greenway Plaza, 11th Floor Houston TX 77046

Jihye Deveau

805 Heights Blvd

Houston, TX 77007-1506

Phone: (713) 854-1097

Fax

805 Heights Blvd

DATE SIGNED BY SEL	LEF	AN	ID IS	SNO	OT A	SL	JBSTITUTE FOR A	NY	NS	PECT	TION OF THE PROPERTY AS IONS OR WARRANTIES THE SELLER'S AGENTS, OR ANY	BU	IYEI	R
Seller X is is not or	cup	ying	the	Prop (	perty app	. If i	unoccupied (by Selle nate date) or nev	er), l ver o	ccu	long : pied tl	since Seller has occupied the P he Property	rop	erty	?
Section 1. The Proper This notice does in	ty ha	as ti stabli	n <b>e it</b> ish th	ems ne ite	ma ms t	rked o be	d below: (Mark Yes conveyed. The contra	(Y), ct w	No II de	(N), d termin	or Unknown (U).) e which items will & will not convey	<b>r.</b>		
Item	Y	N	U		Ite	m		Y	N	U	Item	Y	N	U
Cable TV Wiring	V				Liq	uid l	Propane Gas:				Pump: sump grinder	Ш	V	<u>Ľ</u>
Carbon Monoxide Det.		V			-LF	Co	mmunity (Captive)				Rain Gutters	1		
Ceiling Fans	V				-LF	on	Property			1	Range/Stove			
Cooktop		V			Но	t Tu	b		V		Roof/Attic Vents			V
Dishwasher	V				Inte	erco	m System		V		Sauna	Ш	$\checkmark$	
Disposal	V				Mic	crow	ave	V			Smoke Detector	4		
Emergency Escape Ladder(s)		V			Ou	tdoc	or Grill		V		Smoke Detector - Hearing Impaired			V
Exhaust Fans	V			1	Pa	tio/D	ecking	V			Spa		V	
Fences	V				Plu	ımbi	ng System	V			Trash Compactor		u	
Fire Detection Equip.					Po	ol		V			TV Antenna	Ц	Z	
French Drain	V				Ро	ol E	quipment	V			Washer/Dryer Hookup	4		
Gas Fixtures	V				Po	ol M	aint. Accessories	V			Window Screens	Ц	V	
Natural Gas Lines	V				Ро	ol H	eater	V		Ш	Public Sewer System	V		
												V E		
Item				Y	N	U	/		11,775,000		onal Information			
Central A/C				V				nur	nber	of un	its: 2			
Evaporative Coolers					_	V	number of units:					7		
Wall/Window AC Units					V		number of units:							
Attic Fan(s)				١.,	V		if yes, describe:							
Central Heat				V			electric  gas	nur	nber	of un	iits:			
Other Heat														
Oven					1		number of ovens:							
Fireplace & Chimney				-	V	.,	wood gas log			Series Auto,	other:			
Carport		- 20		L		V		atta		PERSONAL PROPERTY OF THE PERSON NAMED IN COLUMN 1				
Garage				V	_			atta	cne	<u> </u>	number of remetee:			
Garage Door Openers				V	-	_	number of units:	d fre	<u></u>		number of remotes:			
Satellite Dish & Controls	<u> </u>			<del>                                     </del>	$\nu$		owned lease					-	==	
Security System				V	-		owned lease		_				2.5	
Solar Panels				-	u			_	ther.		number of units:			
Water Heater				V	1	_	electricgas owned lease	-			number of units.		—	_
Water Softener		_			1		if yes, describe:	u III	<i>J</i> (11.					_
Other Leased Items(s)		0000			<b>/</b>				-	A	,,			
(TXR-1406) 09-01-19			Initia	aled b	y: B	uyer	:a	nd S	eller	Or		ige '	1 of	6

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# 805 Heights Blvd

(TXR-1406) 09-01-19

of Methamphetamine

Previous Use of Premises for Manufacture

Initialed by: Buyer: \_\_\_\_\_, \_\_

and Seller

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805 Heights Blvd

(TXR-1406) 09-01-19 Initialed by: Buyer: \_\_\_\_\_, \_\_\_\_ and Seller: // \_\_\_\_, \_\_\_\_ Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

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

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## 805 Heights Blvd Houston, TX 77007-1506

Concerning	the Property at Houston, TX 77007-1506
provider, in	Have you (Seller) ever filed a claim for flood damage to the Property with any insurance cluding the National Flood Insurance Program (NFIP)?*yes no If yes, explain (attach additional ecessary):
Even wherisk, and structure	
Administra necessary):	Have you (Seller) ever received assistance from FEMA or the U.S. Small Business tion (SBA) for flood damage to the Property?yes 1_ no If yes, explain (attach additional sheets as
Section 8.	Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are
<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.
_ 1⁄	Homeowners' associations or maintenance fees or assessments. If yes, complete the following:  Name of association:
	Manager's name:Phone:Phone:
	Fees or assessments are: \$ per 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:
<u> </u>	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.
	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.
	Any portion of the Property that is located in a groundwater conservation district or a subsidence district.
If the answ	er to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):
(TXR-1406)	09-01-19 Initialed by: Buyer: and Seller: Page 4 of 6
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Concerning the Prop	erty at	805 Heights Blvd Houston, TX 77007-1506							
Section 9. Seller_	has X has not	attached a survey of the	Property.						
persons who reg	ularly provide in	rs, have you (Seller) spections and who ons?yes \(\frac{1}{4}\) no if ye	are either licens	sed as inspector	s or otherwise				
Inspection Date	Туре	Name of Inspector			No. of Pages				
Note: A buyer	The state of the s	he above-cited reports as d obtain inspections from i			he Property.				
	any tax exemption	(s) which you (Seller) cu	and the second s						
✓ Homestead  Wildlife Mana	gement	Senior Citizen Agricultural	N <del>ame</del>	Disabled Veteran					
Other:				Unknown					
Section 13. Have y insurance claim or	?yes <u>⊬</u> no ou (Seller) ever re a settlement or av	led a claim for damage, eceived proceeds for a vard in a legal proceedin no If yes, explain:	claim for damage	e to the Property (	for example, an				
requirements of Cl	napter 766 of the h	working smoke detector lealth and Safety Code?	unknown ı	no <a>yes</a> . If no or to	smoke detector inknown, explain.				
installed in acc including perfo effect in your ar A buyer may re	cordance with the requiremence, location, and rea, you may check un	ty Code requires one-family of uirements of the building code power source requirements aknown above or contact your source for the hear	de in effect in the are s. If you do not know r local building official i oring impaired if: (1) th	ea in which the dwelling the building code requestor more information.  The buyer or a member of the buyer of the buyer or a member of the buyer of the buyer or a member of the buyer of the buyer	g is located, uirements in of the buyer's				
impairment from the seller to ins agree who will i	n a licensed physician stall smoke detectors bear the cost of install	g is hearing-impaired; (2) the n; and (3) within 10 days after for the hearing-impaired and ing the smoke detectors and v	the effective date, the d specifies the location which brand of smoke	e buyer makes a writter ons for installation. The detectors to install.	n request for parties may				
Seller acknowledges the broker(s), has in	s that the statemen structed or influence	ts in this notice are true to ed Seller to provide inaccu	the best of Seller urate information or Westance	to omit any material	person, including information.				
Signature of Seller			nature of Seller		Date				
Printed Name:		Prin	ted Name: Ste	phanie fore					
(TXR-1406) 09-01-19	Initialed	by: Buyer:,	and Seller:	(file	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.

(6) The following providers currently provide service to the F	e Property:
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Electric: Reliant Energy	phone #: 866-222-7/00
Sewer. City of Houston	phone #:
Water: City of Houston	phone #: 7/3-837-031/
Cable: AtiT,	phone #: 877-377-0414
Trash: City of Houston	phone #:
Natural Gas: Centerpoint -	—phone #: <u>713 - 659 - 2111</u>
Phone Company: n/a	phone #:
Propane:n/a_	phone #:
Internet: AT\$ T	phone #: 877-377-0414

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

805 Heights Blvd

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#### 805 Heights Blvd. Houston, TX 77007 **Additional Voluntary Disclosure**

The home has superior structural support to a typical pier and beam home as there is also a concrete slab beam that supports the structure, located along the perimeter of the home. Additionally, given the siding runs all the way down to the concrete slab beam, this helps to minimize the possibility of any cats, raccoons or other animals going under the home. The one draw-back is that the crawl space is not easily accessible for repairs and only allows for a limited termite inspection. If a major repair would need to occur, blueprints are available that would identify the area to access.

Stephanie Horeis 07/07/2020 07:49 PM GMT







### APPROVED BY THE TEXAS REAL ESTATE COMMISSION

10-10-11



## ADDENDUM FOR SELLER'S DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS AS REQUIRED BY FEDERAL LAW

	CERNING THE PROPERTY AT $\_\_\_$	805 Heights			Housto	n
			(Street	Address and City)		
; ; ; ;	residential dwelling was built prior to be be assed paint that may place young may produce permanent neurologoehavioral problems, and impaired beller of any interest in residential based paint hazards from risk asseknown lead-based paint hazards. A prior to purchase."	o 1978 is notified the children at risk of digical damage, inclumemory. Lead poisoureal property is reassments or inspection risk assessment or	nat such prop leveloping lea uding learnin oning also po quired to pro ons in the se inspection fo	perty may present depoisoning. Leading disabilities, reses a particular avide the buyer eller's possession possible lead-particular depoison p	at exposure to ad poisoning reduced into risk to pregwith any information and notify	to lead from lead- in young children elligence quotient, nant women. The ormation on lead- the buyer of any
	NOTICE: Inspector must be properly	certified as require	d by federal l	aw.		
	SELLER'S DISCLOSURE:  1. PRESENCE OF LEAD-BASED PA  (a) Known lead-based paint			•		• /
2	X (b) Seller has no actual known.  RECORDS AND REPORTS AVAI  (a) Seller has provided the and/or lead-based paint h	LABLE TO SELLER ( purchaser with all	check one box I available re	x only): ecords and reports	s pertaining t	
	(b) Seller has no reports of Property.	r records pertaining	to lead-base	d paint and/or le	ad-based pa	int hazards in the
E. I ( ( ( ( ( ( ( ( ( ( ( ( ( ( ( ( ( ( (	1. Buyer waives the opportunity lead-based paint or lead-based paint or lead-based.  2. Within ten days after the eff selected by Buyer. If lead-based paint or lead-based paint or lead-based by Buyer. If lead-based paints are selected by Buyer. If lead-based paints are selected by Buyer with money will be refunded to Buyer will be refunded to Buyer based paints. Buyer has received copies of a Buyer has received the pamp BROKERS' ACKNOWLEDGMENT: Buyer has received the pamp BROKERS' ACKNOWLEDGMENT: Buyer with the fede addendum; (c) disclose any known records and reports to Buyer pertain provide Buyer a period of up to 10 addendum for at least 3 years following CERTIFICATION OF ACCURACY: best of their knowledge, that the inform	ed paint hazards. ective date of this copased paint or lead- ten notice within 14 yer. eck applicable boxes): all information listed a hlet Protect Your Fam rokers have informed rally approved pan lead-based paint and ining to lead-based of days to have the gothe sale. Brokers are The following persor	above.  able of Seller of Seller of Seller of Seller of Seller of Seller of Item philates and seller of Item phila	may have the P hazards are prese effective date of the control of	roperty inspection, Buyer referenced by this contract der 42 U.S.C. prevention; (in the Propert hazards in etain a compensure compensure comp	4852d to: b) complete this erty; (d) deliver all the Property; (e) leted copy of this diance.
		, , , , , , , , , , , , , , , , , , , ,			INGULAR STORES	06/27/2020 12:00 AM GMT
Buye		Date	Koc F Seller	Anderson		Date
Баус	'	Duic	Rod Ande Stepha		BECULETY STONED	06/26/2020 09:35 PM GMT
	r	Date	Seller			
Buye		Date	Stephanie	Horeis	_	Date
Buye		Date			BICHET STONES	Date 06/26/2020 08:09 PM GMT

(TXR 1906) 10-10-11

Fax: