

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 3215 BIRCH CREEK DR, KINGWOOD 77339

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 s	since Seller has occupied
Seller ☐ is ☒ is not occupying the Property. the Property? ☒ 7/8/20	(approximate date) or	☐ never occupied the
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
Cable TV Wiring	X	101	ife
Carbon Monoxide Det.		X	
Ceiling Fans	X		
Cooktop		X	
Dishwasher	X	-	
Disposal	X	-	
Emergency Escape Ladder(s)		X	
Exhaust Fans	X		F
Fences	X		
Fire Detection Equip.	-	X	
French Drain		X	
Gas Fixtures	6-6	X	
Natural Gas Lines	X		

(TXR-1406) 09-01-19

Item X	Y	N	L
Liquid Propane Gas:	12.50	X	Ú,
-LP Community (Captive)	Poy &	X	íje
-LP on Property		X	
Hot Tub		X	
Intercom System		X	10
Microwave	X		
Outdoor Grill		X	
Patio/Decking	X	Y	10
Plumbing System	X		
Pool		X	l by
Pool Equipment	-	X	
Pool Maint. Accessories		X	
Pool Heater		X	-

Item	Y	N	U
Pump: ☐ sump ☐ grinder	1000	X	
Rain Gutters	DI	X	
Range/Stove	X	100	
Roof/Attic Vents	X	Jan.	
Sauna	150	X	
Smoke Detector	X		-
Smoke Detector – Hearing Impaired		X	
Spa	1/194	X	
Trash Compactor	67	X	9
TV Antenna	ing	X	
Washer/Dryer Hookup	X	100	B
Window Screens	X	1	
Public Sewer System	X		

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Item	Y	N	U	Additional Information
Central A/C	X	100	MA	■ electric ■ gas number of units:
Evaporative Coolers	SUL	X	12	number of units:
Wall/Window AC Units	1010	X	1.10	number of units:
Attic Fan(s)	-N 90	X	100	if yes, describe:
Central Heat	X	131	900	☐ electric M gas number of units:
Other Heat	1	X	no	if yes describe:
Oven	X			number of ovens: / Melectric agas other:
Fireplace & Chimney	X	LIVE	- 11	■ wood □ gas logs □ mock □ other:
Carport	2/11	X	23	□ attached □ not attached
Garage	X		03	attached □ not attached
Garage Door Openers	X	9.77	165	number of units: 2 number of remotes: 0
Satellite Dish & Controls		X		□ owned □ leased from
Security System		X		□ owned □ leased from
Solar Panels	(B) 1.5	X	94	□ owned □ leased from
Water Heater	X			□ electric 🛛 gas □ other: number of units:
Water Softener		X		□ owned □ leased from
Other Leased Item(s)		X		if yes, describe:

and Seller: TF

Initialed by: Buyer:

Concerning the Property a	at	12 (DIKIN	CI	(Per	PK		-			_
Underground Lawn S	prinkle	er	X 🗆 a	uto	matic	☐ mar	nua	1	areas covered:		
Septic / On-Site Sewe	er Fac	ility	X if ye	s. a	attach	Informa	tior	n A	About On-Site Sewer Facility (TXR	-14	07)
Water supply provide Was the Property bui (If yes, complete, Roof Type: CoM)	d by: It befo sign, a	city city re 19 and a	y □ well □ M 78? □ yes □ ttach TXR-1906 \$Hingle	no co	☑ u ncern Age	co-op Inknown hing lead	l-ba	nkr	nown □ other:ed paint hazards). Yeal 5 (approx	ima	ate)
Is there an overlay rocovering)? uges ug	of cov	ering	on the Propert	y (s	hingle	es or roo	of co	OV	ering placed over existing shingles	s or	roo
									at are not in working condition, th additional sheets if necessary):		
						Variety Co			1 Aug 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		24
Section 2. Are you if you are aware and						malfunc	tio	ns	in any of the following? (Mark	Yes	s (Y
Item	Y	N	Item			Y	N		Item	Y	N
Basement	-	X	Floors				X	_	Sidewalks	0.1	X
	-	X	Foundation	/ 01	ah/e\		X	_	Walls / Fences	-	x
Ceilings	-			_	au(5)	_	_				
Doors	-	X	Interior Wall				X		Windows		X
Driveways		X	Lighting Fixt				X	_	Other Structural Components	-	X
Electrical Systems		X	Plumbing Sy	yste	ms	2100	X	4	Note that All the second		
Exterior Walls		X	Roof			12	X			1	
Section 3. Are you and No (N) if you are				the	e foll	owing o	on	di	tions? (Mark Yes (Y) if you are	av	var
Condition				Y	N	Cond	itic	n	1.0	Y	N
Aluminum Wiring				1	X	Rado	_	_			X
Asbestos Component	ts				X	Settlin					X
Diseased Trees: o		П			X	Soil N		en	nent		X
Endangered Species			Dronerty		X				Structure or Pits		Ŷ
Fault Lines	/ labit	at OII	rioperty		x				nd Storage Tanks		
Hazardous or Toxic V	Masta	-		-	X		_	_	Easements	-	X
	vasie							_	d Easements		X
Improper Drainage	0	davada		-	X		_	_		-	X
Intermittent or Weath	er Spr	ings		-	X				aldehyde Insulation	13	X
Landfill		-	15: 11		X				nage Not Due to a Flood Event	cal	X
Lead-Based Paint or					X				on Property		X
Encroachments onto					X	Wood		_			X
Improvements encroa	aching	on o	thers' property		X	destro	oyir	ng	station of termites or other wood insects (WDI)	67	×
Located in Historic Di	Located in Historic District						ous	tr	reatment for termites or WDI		X
Historic Property Designation					X	Previo	ous	te	ermite or WDI damage repaired		X
Previous Foundation	*		X	Previo	ous	F	ires		X		
Previous Roof Repair					X	Term	ite	or	WDI damage needing repair		X
Previous Other Struc		Repair	S		X		e E	Blo	ckable Main Drain in Pool/Hot	i	X
Previous Use of Pren of Methamphetamine		for Ma	nufacture		X				.1		

(TXR-1406) 09-01-19

Initialed by: Buyer: ____, and Seller: ______

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Co	ncern	ing the Property at _	7217 DINGH CHEEK VK.	V 1-1 Is greated by printed a
lf :	the a	nswer to any of the	ne items in Section 3 is yes, explain (attach additio	nal sheets if necessary):
Ξ		HEADIN AND I	N K 107 C STREET RESPONSE AND COME	CARRESTON OF THE PARTY AND
_				
-	*As	single blockable main	drain may cause a suction entrapment hazard for an individua	all, you prove book to right as appoint
of	repa		ller) aware of any item, equipment, or system in ot been previously disclosed in this notice? essary):	
	9110	In Caste, Uside	AND TO IN ANY LA TYPHOGOTS WIT OF AUDITOR	Typeramon in their
Se	ectio	n 5. Are vou (Se	ller) aware of any of the following conditions?*	(Mark Yes (Y) if you are aware and
			as applicable. Mark No (N) if you are not aware	
Y	N	5		MUX
MIG	1000		nsurance coverage (if yes, attach TXR 1414).	Eutonia molecular marvi 🐰 🖸
ч	M	water from a re	ing due to a failure or breach of a reservoir or a eservoir.	controlled or emergency release of
	×	Previous floodi	ng due to a natural flood event (if yes, attach TXR	1414).
	Ø	Previous water TXR 1414).	penetration into a structure on the Property due t	to a natural flood event (if yes, attach
	×		olly partly in a 100-year floodplain (Special Flor AR) (if yes, attach TXR 1414).	od Hazard Area-Zone A, V, A99, AE,
	M	Located u who	olly 🗖 partly in a 500-year floodplain (Moderate Flo	ood Hazard Area-Zone X (shaded)).
	X	Located u who	olly 🗖 partly in a floodway (if yes, attach TXR 1414	4).
	M	Located u who	olly partly in a flood pool.	
	M	Located u who	olly 🗖 partly in a reservoir.	a 20 Any indices of violations of
lf :	he a	nswer to any of the	ne above is yes, explain (attach additional sheets a	as necessary):
21		Asia-bino imigr	(seus bre voluntes galered arosal	be for schools of busines has
-	*Fo	or purposes of this no	tice:	is holdbined; erti of betatensu.
	whic	ch is designated as i	eans any area of land that: (A) is identified on the flood insura Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) h e a high risk of flooding; and (C) may include a regulatory floo	as a one percent annual chance of flooding,
	area	a, which is designate	eans any area of land that: (A) is identified on the flood insu d on the map as Zone X (shaded); and (B) has a two-tentl e a moderate risk of flooding.	
30			area adjacent to a reservoir that lies above the normal maxim dation under the management of the United States Army Con	
			ap" means the most recent flood hazard map published by t Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).	he Federal Emergency Management Agency
	a riv	ver or other watercou	ea that is identified on the flood insurance rate map as a regul rse and the adjacent land areas that must be reserved for the cumulatively increasing the water surface elevation more that	discharge of a base flood, also referred to as
			ter impoundment project operated by the United States Army of water in a designated surface area of land.	Corps of Engineers that is intended to retain
(T)	(R-14	06) 09-01-19	Initialed by: Buyer:, and Seller:	F_,Page 3 of 6

_		
	Even risk, struc	nes 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 ture(s).
Ad	mini	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 as 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: EIM GROVE VILLAGE ASSOCIATION / SHOWING TRAIL ASSOCIATI
	M	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:
	M	Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
	20	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
	20	Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
	Ø	Any condition on the Property which materially affects the health or safety of an individual.
	Ø	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.
-	X	The Property is located in a propane gas system service area owned by a propane distribution system retailer.
		retailer.

Concerning the Property at 3215 DIKCH (Kee IT

Concerning the Prope	erty at 721)	Dikin Chee	N. V.K	Q C1 2C myn	Concerning the Prope
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of Jaco on a di-	Patricks of Ske		A Salety on Addition	ole yes been been	in the province of
Section 9. Selle	er 🗆 has 🖾 has	not attached a sur	vey of the Propert	ylra to For Laly	Mr. 80/bid mini
persons who re	gularly provide	ars, have you (Sel inspections and wh ections? ☐ yes ☎ r	no are either licer	nsed as inspect	ors or otherwise
Inspection Date	Туре	Name of Inspecto	n timula nakantan	smultiplication of the same	No. of Pages
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protections of the	THE OWNER OF THE	THE SHE SHE	The transferred	SUR LESCOPT AT T	AND THE PROPERTY OF THE PARTY O
Note: A buyer sh		ne above-cited reports			on of the Property.
FUNDAMENTAL STATE	and the second of the Artist of the second	obtain inspections fro	the state of the s	And the second second second	A real participant
Mathematical Mathematical Mathematical Homestead		otion(s) which you (s	Seller) currently cl Disabl		erty:
		☐ Agricultural		The state of the s	
		SER OF ENGLISH HOUSE			en siduparnos
		er filed a claim for	damage, other tha	an flood damage	, to the Property
	ice provider?	They are a market a market a	ani yasalim schidoldi	y ni yilingisinym y	
example, an insi	urance claim or a	ver received proce a settlement or awar claim was made?	d in a legal procee	eding) and not us	
		the Property	of enimes abhora y	Walter State of the	prisellet self no
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detector require	ments of Chapte	ave working smoke r 766 of the Health a onal sheets if necess	and Safety Code?		
	27 .41 2 44	g arrange		Jini arans	-
101 1 700 1		2 80.310		F (2) 1111	
installed in acco	ordance with the requirements, location, and p	ty Code requires one-fan uirements of the building ower source requirements above or contact your loc	code in effect in the as. If you do not know the	area in which the dw he building code requi	relling is located,
family who will impairment from seller to install s	reside in the dwelling a licensed physician; smoke detectors for th	I smoke detectors for the g is hearing-impaired; (2) and (3) within 10 days aft he hearing-impaired and s smoke detectors and whice	the buyer gives the ser the effective date, the pecifies the locations for	seller written evidence buyer makes a writte or installation. The p	e of the hearing on request for the
	ker(s), has instru	ments in this notice a cted or influenced So			
/a -			0		
Signature of Selle	er	Date	Signature of Sell	er	Date
Printed Name: 1	reviN FOR	2d	Printed Name: _		
(TXP-1406) 00-01-10	Initialed h	A. Buwer	and Saller IT F	3 (103000)(1	Page 5 of 6

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oncerning the Property at	16	/ // .	C. C. C.	1 1 1	

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.

Electric: Center Point Energy	phone #:_	713-659-2111
Sewer: City of Houston (coH)	phone #:_	311
Water: CoH	phone #:_	311
Cable: Sudden link	phone #:_	844-293-2232
Trash: (o H	phone #:_	311
Natural Gas: Centek Point Energy	phone #:_	713-659-2111
Phone Company:	phone #:_	
Propane:	phone #:_	
Internet: Sudden link	phone #:_	844 -293 -2232

(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:	3 1971	
(TXR-1406) 09-01-19	Initialed by: Buyer: _		and Seller: TF,		Page 6 of 6