

### SELLER'S DISCLOSURE NOTICE

©Texas Association of REALTORS®, 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 19218 Doves Landing Ave. Tomball, TX 77375

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 \_X is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? <u>September 22, 2020</u> (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	Υ	N	U
Cable TV Wiring	Х		
Carbon Monoxide Det.	Х		
Ceiling Fans	Х		
Cooktop	Х		
Dishwasher	Х		
Disposal	Х		
Emergency Escape Ladder(s)		х	
Exhaust Fans	Х		
Fences	Х		
Fire Detection Equip.	Х		
French Drain		Х	
Gas Fixtures		Х	
Natural Gas Lines		Х	

Item	Υ	N	כ
Liquid Propane Gas:		Х	
-LP Community (Captive)		Х	
-LP on Property		Х	
Hot Tub		Х	
Intercom System		Х	
Microwave	Х		
Outdoor Grill			
		Х	
Patio/Decking	Х		
Plumbing System	Х		
Pool		Х	
Pool Equipment		Х	
Pool Maint. Accessories		Х	
Pool Heater		Х	

Item	Υ	N	U
Pump: sump grinder		Х	
Rain Gutters	Х		
Range/Stove	Х		
Roof/Attic Vents	Х		
Sauna		Х	
Smoke Detector	Х		
Smoke Detector - Hearing			
Impaired		Х	
Spa		Х	
Trash Compactor		Х	
TV Antenna		X	
Washer/Dryer Hookup	Х		
Window Screens	Х		
Public Sewer System	Х		

Item	Υ	N	U	Additional Information
Central A/C	Х			X electric gas number of units: 1
Evaporative Coolers		Χ		number of units:
Wall/Window AC Units		Х		number of units:
Attic Fan(s)		Χ		if yes, describe:
Central Heat	Х			χ electric gas number of units: 1
Other Heat		Χ		if yes, describe:
Oven	Х			number of ovens: 1 electric x gas other:
Fireplace & Chimney		Х		wood gas logs mockother:
Carport		Х		attachednot attached
Garage	Х			x attached not attached
Garage Door Openers	Х			number of units: 1 number of remotes:
Satellite Dish & Controls		Х		ownedleased from:
Security System		Х		owned leased from:
Solar Panels		Х		owned leased from:
Water Heater	Х			electric x_ gas other: number of units:
Water Softener		Х		χ_ownedleased from:
Other Leased Items(s)		Х		if yes, describe:

			-	[ / / M	
(TXR-1406) 09-01-19	Initialed by: Buyer:	and Se	ller / W	KIL	Page 1 of 6

Phone: 2145020458

### Concerning the Property at <u>19218 Doves Landing Ave. Tomball, TX 77375</u>

Underground Lawn Sprinkler		x	automatic manual areas covered:
Septic / On-Site Sewer Facility		X	if yes, attach Information About On-Site Sewer Facility (TXR-1407)
Roof Type: Composite	_ ye	es <u>x</u> R-190	no unknown 06 concerning lead-based paint hazards).
, ,			ed in this Section 1 that are not in working condition, that have defects, or be (attach additional sheets if necessary):
N			
N			

## Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Item	Υ	N
Basement		Х
Ceilings		Х
Doors		Х
Driveways		Х
Electrical Systems		Х
Exterior Walls		Х

Item	Υ	N
Floors		Х
Foundation / Slab(s)		Х
Interior Walls		Χ
Lighting Fixtures		Х
Plumbing Systems		Χ
Roof		Χ

Item	Υ	N
Sidewalks		Х
Walls / Fences		Х
Windows		Х
Other Structural Components		Х

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary):	
N	
N N	
N	

# Section 3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Condition	Υ	N
Aluminum Wiring		Х
Asbestos Components		Х
Diseased Trees: oak wilt		Х
Endangered Species/Habitat on Property		Х
Fault Lines		Х
Hazardous or Toxic Waste		Х
Improper Drainage		Х
Intermittent or Weather Springs		Х
Landfill		Х
Lead-Based Paint or Lead-Based Pt. Hazards		Х
Encroachments onto the Property		Х
Improvements encroaching on others' property		х
Located in Historic District		Х
Historic Property Designation		Х
Previous Foundation Repairs		Х
Previous Roof Repairs		Х
Previous Other Structural Repairs		х
Previous Use of Premises for Manufacture of Methamphetamine		х

Condition	Υ	N
Radon Gas		Х
Settling		Х
Soil Movement		Х
Subsurface Structure or Pits		Х
Underground Storage Tanks		Х
Unplatted Easements		Х
Unrecorded Easements		Х
Urea-formaldehyde Insulation		Х
Water Damage Not Due to a Flood Event		Х
Wetlands on Property		Х
Wood Rot		Х
Active infestation of termites or other wood		x
destroying insects (WDI)		_ ^
Previous treatment for termites or WDI		Х
Previous termite or WDI damage repaired		Х
Previous Fires		Х
Termite or WDI damage needing repair		Х
Single Blockable Main Drain in Pool/Hot		Х
Tub/Spa*		

TXR-1406) 09-01-19	Initialed by: Buyer: ,	_and Seller: 💯	<u>1</u> , [KM
--------------------	------------------------	----------------	----------------

Concer	ning the Property at 19218 Doves Landing Ave. Tomball, TX 77375
If the ar	nswer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):
N	
N	
N *^ •	ingle blockable main drain may cause a suction entrapment hazard for an individual.
which I	4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, has not been previously disclosed in this notice? yes _x no If yes, explain (attach additional sheets if ary): N
N	
N	
N	
	of 5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check or partly as applicable. Mark No (N) if you are not aware.)
<u>Y N</u>	
X	Present flood insurance coverage (if yes, attach TXR 1414).
X	Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
X_	Previous flooding due to a natural flood event (if yes, attach TXR 1414).
X	Previous water penetration into a structure on the Property due to a natural flood event (if yes, attach TXR 1414).
X_	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).
X	Located wholly partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
x	Located wholly partly in a floodway (if yes, attach TXR 1414).
x	Located wholly partly in a flood pool.
X	Located wholly partly in a reservoir.
	nswer to any of the above is yes, explain (attach additional sheets as necessary):
N	
N	
	purposes of this notice:
whic	D-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, this designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, this considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.
area	D-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard a, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, this considered to be a moderate risk of flooding.

"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.

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

Sec	tion 6.	Have you (Seller) ever filed a claim for flood damage to the Property with any insurance
		ncluding the National Flood Insurance Program (NFIP)?*yes _x_ no
N		
	Even wh	in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. nen not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderated low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the e(s).
Adr	t <b>ion 7.</b> <b>ninistra</b> essary):	Have you (Seller) ever received assistance from FEMA or the U.S. Small Business tion (SBA) for flood damage to the Property? yes _x no If yes, explain (attach additional sheets asN
N		
	tion 8. aware.)	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	
_	_X_	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.
<u>X</u>	_	Homeowners' associations or maintenance fees or assessments. If yes, complete the following:  Name of association: Chaparral Management Company
		Manager's name: N Phone: 281-537-0957  Fees or assessments are: \$ 363.00 per Year and are: Y mandatory voluntary
		Any unpaid fees or assessment for the Property? yes (\$ ) $_{\chi}$ no If the Property is in more than one association, provide information about the other associations below or attach information to this notice.
_	<u>X</u>	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>X</u>	Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
	<u>X</u>	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
_	<u>X</u>	Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
_	X	Any condition on the Property which materially affects the health or safety of an individual.
	X	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).
_	_X_	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.
_	<u>X</u> _	The Property is located in a propane gas system service area owned by a propane distribution system retailer.
	<u>X</u> _	Any portion of the Property that is located in a groundwater conservation district or a subsidence district.
		er to any of the items in Section 5 is yes, explain (attach additional sheets if necessary):
(TXI	R-1406) (	09-01-19 Initialed by: Buyer:, and Seller:, Page 4 of 6

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Concerning the Pro	perty at <b>19218 D</b>	oves Landing Ave. Tom	nball, TX 77375	
N				
N				
N				
N				
Section 9. Seller	χ_has has	not attached a survey	of the Property.	
persons who re	gularly provide	inspections and v	Seller) received any written inspension of the selection	ectors or otherwise
Inspection Date	Туре	Name of Inspec	ctor	No. of Pages
May 11, 2018	Home	David Sweet		
May 11, 2018	Termite	David Smith		3
Note: A buye			rts as a reflection of the current condition from inspectors chosen by the buyer.	n of the Property.
Section 11. Check	any tax exemp	tion(s) which you (Sell	er) currently claim for the Property:	
v Homestead		Senior Citizen	Disabled	
Wildlife Mar	nagement	Agricultural	Disabled Veter	an
Other:			Unknown	
N N Section 14. Does requirements of C	the Property ha	ne Health and Safety C	etectors installed in accordance with	n the smoke detector
(Attach additional s	neets if necessar	-y): <u>N</u>		
N				
installed in ac including perf	cordance with the ormance, location,	requirements of the buildi and power source require	amily or two-family dwellings to have working ing code in effect in the area in which the d ements. If you do not know the building cod ct your local building official for more informat	lwelling is located, de requirements in
family who wi impairment fro the seller to ir	ll reside in the dwe om a licensed physi nstall smoke detect	elling is hearing-impaired; ician; and (3) within 10 day ors for the hearing-impaire	ne hearing impaired if: (1) the buyer or a men (2) the buyer gives the seller written evider is after the effective date, the buyer makes a ed and specifies the locations for installation is and which brand of smoke detectors to insta	nce of the hearing written request for n. The parties may
_			true to the best of Seller's belief and the inaccurate information or to omit any ma	
DocuSigned by:		9/24/2020	Docusigned by:	9/24/2020
Signature of Seller		Date	Signature of Seller	Date
Printed Name: Chr	is Mitchell		Printed Name: Kathryn Mitchell	
(TXR-1406) 09-01-19	) Initia	aled by: Buyer:, ,	and Seller: , , , , , , , , , , , , , , , , , , ,	Page 5 of 6

Concerning the Property at 19218 Doves Landing Ave. Tomb	all. TX 77375
--	---------------

#### 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* (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:	Reliant	phone #: N
Sewer:	Harris County MUD #368	phone #: N
Water:	Harris County MUD #368	phone #: N
Cable:	Directv	phone #: N
Trash:	Harris County MUD #368	phone #: N
Natural Gas:	Centerpoint Energy	phone #: N
Phone Company:	N.	phone #: N
Propane:	N	phone #: N
Internet:	At&t	phone #: N

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