

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	200 N Mill Trace Dr Spring, TX 77381-3826
DATE SIGNED BY SELLER AND IS NOT	LER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER RRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER
	rty. If unoccupied (by Seller), how long since Seller has occupied the Property? proximate date) or never occupied the Property
• •	narked below: (Mark Yes (Y), No (N), or Unknown (U).) s to be conveyed. The contract will determine which items will & will not convey.

Item	Υ	Z	J
Cable TV Wiring			
Carbon Monoxide Det.			
Ceiling Fans			
Cooktop			
Dishwasher			
Disposal			
Emergency Escape			
Ladder(s)			
Exhaust Fans			
Fences			
Fire Detection Equip.			
French Drain			
Gas Fixtures			
Natural Gas Lines			

Υ	Z	כ
	Y	YN

Item	Y	N	U
Pump: sump grin	der		
Rain Gutters			
Range/Stove			
Roof/Attic Vents			
Sauna			
Smoke Detector			
Smoke Detector - Heari	ng		
Impaired			
Spa			
Trash Compactor			
TV Antenna			
Washer/Dryer Hookup			
Window Screens			
Public Sewer System			

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

200 N Mill Trace Dr

Concerning the Property at _							Spri	ng, TX 7	73	<u>81-3</u>	826		
Underground Lawn Sprinkle	r				auto	matic	ma	anual are	eas	cov	ered:		
Septic / On-Site Sewer Facil				if y	es, a	ittach	Inforn	nation Ab	ou	t On-	-Site Sewer Facility (TXR-1407))	
covering)? yes no i	over unkr	ing nown	on iter	KR-1906 co the Proper	ty (s	rning land Age: shingle	ead-bes or	roof cov	nt h	ing p	rds)(approxolated over existing shingles		
Section 2. Are you (Seller aware and No (N) if you are					s or	malfu	nctio	ns in any		of the	e following? (Mark Yes (Y) if y	you a	are
Basement	<u>'</u>	- ' '		Floors					+		Sidewalks	÷	
Ceilings				Foundation	n / S	Slab(s	`				Walls / Fences	+	
Doors				Interior W		JIGD(5	,		+		Windows	1	
Driveways				Lighting F		res					Other Structural Components	+	
Electrical Systems				Plumbing							earer earerarar compenente	1	
Exterior Walls				Roof		101110						1	
If the answer to any of the ite											s if necessary): (es (Y) if you are aware and N		
you are not aware.)													
Condition					Υ	N		ndition				Υ	N
Aluminum Wiring					+	\vdash		don Gas				+	
Asbestos Components					+	\vdash		ttling	- I	<u> </u>		+	
Diseased Trees: oak wilt	+ 00	Dro			-	+-+		I Movem			re or Pits	+	
Endangered Species/Habita Fault Lines	ı on	rio(erty	<u>/</u>	+	+	-					+	$\vdash \vdash \vdash$
Hazardous or Toxic Waste					+	\vdash		dergroun platted Ea			ge Tanks	+	\vdash
Improper Prainage				+	\vdash	-	pialleu E				+	\vdash	

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

Condition	 14
Radon Gas	
Settling	
Soil Movement	
Subsurface Structure or Pits	
Underground Storage Tanks	
Unplatted Easements	
Unrecorded Easements	
Urea-formaldehyde Insulation	
Water Damage Not Due to a Flood Event	
Wetlands on Property	
Wood Rot	
Active infestation of termites or other wood	
destroying insects (WDI)	
Previous treatment for termites or WDI	
Previous termite or WDI damage repaired	
Previous Fires	
Termite or WDI damage needing repair	
Single Blockable Main Drain in Pool/Hot	
Tub/Spa*	

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Concerni	200 N Mill Trace Dr ng the Property at Spring, TX 77381-3826
	wer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):
*^ ~:-	
Section 4	gle blockable main drain may cause a suction entrapment hazard for an individual. I. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, as not been previously disclosed in this notice? yes no If yes, explain (attach additional sheets if y):
	5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check r partly as applicable. Mark No (N) if you are not aware.)
<u>Y 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.
	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).
	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.
	Located wholly partly in a reservoir.
If the ans	wer to any of the above is yes, explain (attach additional sheets as necessary):
*For p	ourposes of this notice:
which	year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, 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, 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, is considered to be a moderate risk of flooding.
	d pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is ct to controlled inundation under the management of the United States Army Corps of Engineers.
	d insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency 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.

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200 N Mill Trace Dr Spring, TX 77381-3826

Concerning the Property at _____

provider,	Have you (Seller) ever filed a claim for flood damage to the Property with any insurance ncluding the National Flood Insurance Program (NFIP)?* yes no If yes, explain (attach additional necessary):
Even v	in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance then 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).
	Have you (Seller) ever received assistance from FEMA or the U.S. Small Business ation (SBA) for flood damage to the Property? yes no lf 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 N</u>	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:
	Manager's name: Phone: Phone: Phone: 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.
	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):
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Concerning the Prop	perty at	200 N Mill Trace Dr Spring, TX 77381-3826			
Section 9. Seller	hashas r	not attached a survey	of the Property.		
persons who reg	jularly provide	inspections and v	seller) received any writter who are either licensed as If yes, attach copies and com	s inspectors or otherwise	
Inspection Date	Туре	Name of Inspec	etor	No. of Pages	
Note: A buyer			ts as a reflection of the current from inspectors chosen by the b		
Section 11. Check any tax exemption(s) Homestead Wildlife Management Other:		Senior Citizen Agricultural	Disabled Disabled Veteran		
Section 12. Have y insurance provider		r filed a claim for dar	mage, other than flood dama	ge, to the Property with any	
insurance claim or	a settlement or	award in a legal proc	for a claim for damage to the eeding) and not used the prod	ceeds to make the repairs for	
requirements of CI	napter 766 of the	e Health and Safety C	etectors installed in accordar code?* unknown no y	ves. If no or unknown, explain	
installed in acc including perfo	ordance with the r rmance, location, a	equirements of the building and power source require	amily or two-family dwellings to having code in effect in the area in whit ments. If you do not know the buits your local building official for more	ich the dwelling is located, Iding code requirements in	
family who will impairment from the seller to ins	reside in the dwel m a licensed physic stall smoke detecto	lling is hearing-impaired; sian; and (3) within 10 day. ors for the hearing-impaire	ne hearing impaired if: (1) the buyer (2) the buyer gives the seller writte is after the effective date, the buyer and and specifies the locations for in is and which brand of smoke detecto	en evidence of the hearing makes a written request for stallation. The parties may	
			rue to the best of Seller's belien naccurate information or to omit		
Signature of Seller		Date	Signature of Seller	Date	
Printed Name:			Printed Name:		

Initialed by: Buyer: _____, ____ and Seller: _____,

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

Electric:	phone #:
Sewer:	
Water:	phone #:
Cable:	phone #:
Trash:	
Natural Gas:	
Phone Company:	
Propane:	
Internet:	phone #:
This Seller's Disclosure Notice was completed by Seller a	s of the date signed. The brokers have relied on this notic

(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:	
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