

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

1007 Alexander St Houston, TX 77008-6632

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

Item	Y	Ν	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				electricgas number of units:					
Other Heat				if yes, describe:					
Oven				number of ovens: electricgas other:					
Fireplace & Chimney				woodgas logsmockother:					
Carport				attached not attached					
Garage				attachednot attached					
Garage Door Openers				number of units: number of remotes:					
Satellite Dish & Controls				ownedleased from:					
Security System				owned leased from:					
Solar Panels				owned leased from:					
Water Heater				electricgasother:number of units:					
Water Softener				ownedleased from:					
Other Leased Items(s)				if yes, describe:					

(TXR-1406) 09-01-19

Initialed by: Buyer:

, ____ and Seller:

Concerning the Property at		1007 Alexander St Houston, TX 77008-6632
Underground Lawn Sprinkler		automaticmanual_areas covered:
Septic / On-Site Sewer Facility		if yes, attach Information About On-Site Sewer Facility (TXR-1407)
Was the Property built before 1978? (If yes, complete, sign, and attach Roof Type:	_ yes TXR-	MUDco-opunknownother: nounknown 1906 concerning lead-based paint hazards). Age:(approximate) Property (shingles or roof covering placed over existing shingles or roof
		isted in this Section 1 that are not in working condition, that have defects, or cribe (attach additional sheets if necessary):

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	Ν
Basement		
Ceilings		
Doors		
Driveways		
Electrical Systems		
Exterior Walls		

ltem	Y	Ν
Floors		
Foundation / Slab(s)		
Interior Walls		
Lighting Fixtures		
Plumbing Systems		
Roof		

Item	Υ	Ν
Sidewalks		
Walls / Fences		
Windows		
Other Structural Components		

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

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	Y	Ν	Condition
Aluminum Wiring			Radon Gas
Asbestos Components			Settling
Diseased Trees:oak wilt			Soil Movem
Endangered Species/Habitat on Property			Subsurface
Fault Lines			Undergroun
Hazardous or Toxic Waste			Unplatted E
Improper Drainage			Unrecorded
Intermittent or Weather Springs			Urea-formal
Landfill			Water Dama
Lead-Based Paint or Lead-Based Pt. Hazards			Wetlands or
Encroachments onto the Property			Wood Rot
Improvements encroaching on others' property			Active infest
			destroying in
Located in Historic District			Previous tre
Historic Property Designation			Previous ter
Previous Foundation Repairs			Previous Fir
Previous Roof Repairs			Termite or V
Previous Other Structural Repairs			Single Block
			Tub/Spa*
Previous Use of Premises for Manufacture of Methamphetamine			

Condition	Y	Ν
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*		

_ , ___

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

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If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):

*A single blockable main drain may cause a suction entrapment hazard for an individual.

Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice? ____yes ___ no If yes, explain (attach additional sheets if necessary): _____

Section 5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)

Y N

- 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 answer to any of the above is yes, explain (attach additional sheets as necessary):

*For purposes of this notice:

"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.

"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.

"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.

(TXR-1406) 09-01-19

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

1007 Ale	xander St
Houston, TX	77008-6632

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 fol	llowing? (Mar	k Yes (Y)	if you are	aware.	Mark No ((N) if you are
not aware.)									

Ν Y

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, comple	ete the following:
	Name of association:	
	Manager's name: Pho Fees or assessments are: \$ per and a Any unpaid fees or assessment for the Property? yes (\$ If the Property is in more than one association, provide information about the attach information to this notice.) no
	Any common area (facilities such as pools, tennis courts, walkways, or other) c with others. If yes, complete the following: Any optional user fees for common facilities charged? yes no If yes, o	
	Any notices of violations of deed restrictions or governmental ordinances affect Property.	ing the condition or use of the
	Any lawsuits or other legal proceedings directly or indirectly affecting the Prope to: divorce, foreclosure, heirship, bankruptcy, and taxes.)	rty. (Includes, but is not limited
	Any death on the Property except for those deaths caused by: natural causes, s to the condition of the Property.	suicide, or accident unrelated
	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 Proper hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mol If yes, attach any certificates or other documentation identifying the extent or remediation (for example, certificate of mold remediation or other remediati	d. of the
	Any rainwater harvesting system located on the Property that is larger than 500 water supply as an auxiliary water source.	gallons and that uses a public
	The Property is located in a propane gas system service area owned by retailer.	a propane distribution system
	Any portion of the Property that is located in a groundwater conservation distric	t or a subsidence district.
f the answ	nswer to any of the items in Section 8 is yes, explain (attach additional sheets if nece	essary):

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

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Section 9. Seller has has not attached a survey of the Property.

Section 10. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? __yes __ no If yes, attach copies and complete the following:

Inspection Date	Туре	Name of Inspector	No. of Pages

Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.

Section 11. Check any tax exemption(s) which you (Seller) currently claim for the Property:

Homestead	Senior Citizen	Disabled
Wildlife Management	Agricultural	Disabled Veteran
Other:		Unknown

Section 12. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider? yes no

Section 13. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? _____ yes ___ no If yes, explain: ______

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?* ____unknown ____ no ___ yes. If no or unknown, explain. (Attach additional sheets if necessary): ______

*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.

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.

Signature of Seller	Date	Signature of Seller	Date
Printed Name:		Printed Name:	
(TXR-1406) 09-01-19	Initialed by: Buyer:,	and Seller: ,	Page 5 of 6

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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 <u>www.txdps.state.tx.us</u>. 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:	phone #:
Water:	phone #:
Cable:	phone #:
Trash:	phone #:
Natural Gas:	phone #:
Phone Company:	phone #:
Propane:	phone #:
Internet:	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:	
(TXR-1406) 09-01-19	Initialed by: Buyer:,	and Seller: ,	Page 6 of 6
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