

## **SELLER'S DISCLOSURE NOTICE**

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

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  Liquid Propane Gas: -LP Community (Captive) -LP on Property Hot Tub Intercom System Microwave Outdoor Grill  Patio/Decking Plumbing System Pool Pool Equipment Pool Maint. Accessories Pool Heater  Y N U  Central A/C Evaporative Coolers  Liquid Propane Gas: -LP Community (Captive) -LP on Property Hot Tub Intercom System Microwave Outdoor Grill  Patio/Decking Plumbing System Pool Pool Equipment Pool Heater	Y).	No	(N). o	r Unknown (U).)	y.	N X X X X X	UXX XX
Section 1. The Property has the Items marked below: (Mark Yes (** This notice does not establish the Items to be conveyed. The contract Item	Y), t willi	No det	(N), o	Item Pump:sumpgrinder Rain Gutters Range/Stove Roof/Attic Vents Sauna Smoke Detector Smoke Detector - Hearing Impaired Spa Trash Compactor TV Antenna	y.	×	UXX X
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tem YNU Central A/C S Celectric gas n Evaporative Coolers number of units:			X	Window Screens	X		t
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Central A/C		A	dditio	onal Information			
Evaporative Coolers number of units:	num	_			Sales S	STATE OF THE PARTY.	A 100
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Vall/Window AC Units number of units:	-				STATE OF THE PARTY	STATE OF THE PARTY	Service of the least
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Central Heat electric / gas n	num	har	ofun	ite:	MARIANA MARIANA	NAME OF STREET	Service Service
Other Heat if yes, describe:	iuiii	DEI	or un	IIS.			
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ater Softener owned leased her Leased Items(s) if yes, describe:	110	Ш	The same of		A DE-JO	- Disco	

		- Contractor	
Concerning	a the	Property	v at

## 2016 Main St #910 Houston, TX 77002

Underground Lawn Sprinkler					automaticmanual areas covered:							
					, attach Information About On-Site Sewer Facility (TXR-1407)							
Water supply provided Was the Property built (if yes, complete, s	before 1	978?	yes no	_ co	o-op_ nknowr	unknown	_ °	ther: _				
											,	
Is there an overlay roof covering on the Prope					Age:(approximate) erty (shingles or roof covering placed over existing shingles or roof							
covering)?yesne	o unk	nown	· uio i iope	,,,	ormingic	3 01 1001	COVI	ornig F	viaced over existing shirigles	or ro	IOI	
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are need of repair?	ves Vn	o If ves	describe (a	attach	additi	onal sheet	s if n	ecessa	arv):	ecis,	Or	
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				A Property			-		A STATE OF THE SECRET OF THE SECRET OF	-		
Section 2. Are you (S	eller) av	ware of	any defect	ts or	malfu	nctions in	any	of the	following? (Mark Yes (Y) if	you a	are	
aware and No (N) if yo	u are no	ot awar	e.)									
Item	Y	N,	Item		10000		Y	N	Item	Y	1	
Basement	PA PA	16	Floors	Nie van	THE	A STATE OF THE PARTY.		K	Sidewalks		7	
Ceilings	and the same		Foundati	on /	Slab(s)			X	Walls / Fences		7	
Doors		X	Interior V	Valls				X	Windows		V	
Driveways		X	Lighting					X	Other Structural Components			
Electrical Systems	STATE STATE	X	Plumbing	g Sys	stems		200	X		f San		
Exterior Walls	Berth Chit	LX	Roof		-6.25	The Property	1	X	A Maria Co. Maria Co.	1,100	1	
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	Endangered Species/Habitat on Property				X X X	Radon C Settling Soil Mov Subsurfa	eme	Structu	ire or Pits	Y		
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		2016 Main St #910 Houston, TX 77002
oncemir	ng the Property at Section 3 is	yes, explain (attach additional sheets if necessary):
the ansi	wer to any of the items in cocasing is	
		time to amont hazard for an individual.
*A sing	gle blockable main drain may cause a suc	tion entrapment hazard for an individual.
ection 4 hich ha	Are you (Seller) aware of any iten as not been previously disclosed in y):	m, equipment, or system in or on the Property that is in need of repair, in this notice?yesno If yes, explain (attach additional sheets if
OARS		
ection 5	i. Are you (Seller) aware of any or r partly as applicable. Mark No (N)	f the following conditions?* (Mark Yes (Y) if you are aware and check if you are not aware.)
N		W 1 TVD 4444)
K	Present flood insurance coverage	(if yes, attach TAR 1414).
XXX	water from a reservoir.	ure or breach of a reservoir or a controlled or emergency release
K	Previous flooding due to a natural	flood event (if yes, attach TXR 1414).
X		a structure on the Property due to a natural flood event (if yes, attack
$\alpha$	ALL VE or AR) (if yes attach I Ar	a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE A R 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).
7	Located whollypartly in a	flood pool.
V	Located wholly partly in a	reservoir.
the ansv	wer to any of the above is yes, expla	ain (attach additional sheets as necessary):
Control of the Contro	urposes of this notice:	that (A) to identified on the flood insurance rate man as a special flood hazard a
which	is designated as Zone A, V, A99, AE, is considered to be a high risk of flooding	that: (A) Is identified on the flood insurance rate map as a special flood hazard a AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flood ag; and (C) may include a regulatory floodway, flood pool, or reservoir.
TT III OF I	e la constitución de la constitu	d that: (A) is identified on the flood insurance rate map as a moderate flood han e X (shaded); and (B) has a two-tenths of one percent annual chance of flood

"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. Initialed by: Buyer: \_\_\_\_\_, and Seller: \_\_\_\_\_

(TXR-1406) 09-01-19

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aricoto i	er, including the National Flood Insurance Program (NFIP)?*yesno If yes, explain (attach additional as necessary):
risk,	mes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance.  In 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 cture(s).
Aummin:	7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business stration (SBA) for flood damage to the Property?yes \( \frac{1}{2} \) no If yes, explain (attach additional sheets as ry):
ection ot awa	8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are
N	
- 3	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>_</u>	Homeowners' associations or maintenance fees or assessments, If yes, complete the following:
	Name of association: 2016 MAIN ST 4017
	Manager's name:  Phone: 2/3-657-  Fees or assessments are: \$ 372.00 per   Month   and are: 4 mandatory   voluntary   voluntary
	Any unpaid fees or assessment for the Property?yes (\$
11	
<u>*</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?yesno If yes, describe:
7	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
XX	with others. If yes, complete the following:  Any optional user fees for common facilities charged?yes
7	with others. If yes, complete the following:  Any optional user fees for common facilities charged?yesno 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.)
XX	with others. If yes, complete the following:  Any optional user fees for common facilities charged?
XX	with others. If yes, complete the following: Any optional user fees for common facilities charged?
· 加西西外人	with others. If yes, complete the following: Any optional user fees for common facilities charged?  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 limite 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
XX	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 limite 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 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 part of the property than 500 gallons and that uses a public part of the property than 500 gallons and that uses a public part of the property than 500 gallons and that uses a public part of the property than 500 gallons and that uses a public part of the property than 500 gallons and that uses a public part of the property than 500 gallons and that uses a public part of the property than 500 gallons and that uses a public part of the property than 500 gallons and that uses a public part of the property than 500 gallons and that uses a public part of the property than 500 gallons and that uses a public part of the property than 500 gallons and that uses a public part of the property than 500 gallons and that uses a public part of the property than 500 gallons and that uses a public part of the property than 500 gallons and that uses a public part of the property than 500 gallons and that uses a public part of the property than 500 gallons and that uses a public part of the property than 500 gallons and that uses a public part of the property than 500 gallons

Section 9. Seller	has Xhas	not attached a survey of the Prop	nerty.	
			District May Court Howard	
		years, have you (Seller) reco		
		e inspections and who are ections?yes no if yes, att		
ALCOHOLD TO THE PERSON	Committee of the same of			
spection Date	Туре	Name of Inspector		No. of Pages
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	TO THE PARTY OF	CALL SECTION OF SECTION	PERSONAL PROPERTY OF THE	
Note: A buye	should not rely	on the above-cited reports as a refl	ection of the current condit	ion of the Property.
Note: A baye.	A buyer sh	ould obtain inspections from inspec	ctors chosen by the buyer.	
ction 11 Chack	any tay ayamn	tion(s) which you (Seller) current	ly claim for the Property:	
Homestead	any tax exemp	Senior Citizen	Disabled	
Wildlife Man	agement	Senior Citizen Agricultural	Disabled Ver	teran
Other:			Unknown	
ction 13. Have	you (Seller) eve	er received proceeds for a clair r award in a legal proceeding) an so If yes, explain:	d not used the proceeds	to make the repairs for
ction 13. Have yourance claim or nich the claim wa	you (Seller) ever a settlement of as made? ye	r award in a legal proceeding) and s no lf yes, explain:	d not used the proceeds	s to make the repairs for
ction 13. Have your ance claim or ich the claim water the claim water the claim water the claim 14. Does to the claim the clai	you (Seller) ever a settlement of as made?ye	r award in a legal proceeding) and sign of the sign of	estalled in accordance values.	s to make the repairs for
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Concerning the Property at

## 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
- (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, m independently measured to verify any reported informat	easurements, or boundaries ion.	, you should have those items
(6) The following providers currently provide service to the  Electric: Sewer: Water: Cable: Trash:	phone #:_ phone #:_ phone #:_ phone #:_ phone #:_ phone #:_	713-659-180 855-307-4896
Natural Gas:		
Propane:	phone #	
Internet: Towar Stream	phone #:	800-306-6993
(7) This Seller's Disclosure Notice was completed by Selle as true and correct and have no reason to believe it to AN INSPECTOR OF YOUR CHOICE INSPECT THE P The undersigned Buyer acknowledges receipt of the forego	b be false or inaccurate. YO ROPERTY.	brokers have relied on this notice U ARE ENCOURAGED TO HAVE
Signature of Buyer Date	Signature of Buyer	Date
Printed Name:	Printed Name:	
(TXR-1406) 09-01-19 Initialed by: Buyer:,	and Seller: KP	Page 6 of 6

## ATTACHMENT PAGE TO THE SELLER'S DISCLOSURE NOTICE

- \* These systems and/or components are defined in the 2016 Main Owners Association (HOA)
  Declaration as Common Elements (Article III) and are maintained by and operated on behalf of the HOA.
- \*\* These systems and/or components are primarily defined as Common Elements. They are partially maintained by the HOA; however, that portion of the system and/or component contained within an individual condominium unit or solely serves an individual condominium unit is maintained by the unit owner.
- 1. <u>Underground storage tanks</u>: Two (2) underground storage tanks are located underneath the basement of the building. To the best of the Seller's knowledge, the tanks have been out of service for over thirty (30) years and are empty except for some residue at the bottom of the tanks. Seller makes no representations or warranties with respect to whether such tanks are in compliance with current laws, rules or regulations. Seller is relying upon Buyer to make any investigation or study Buyer deems necessary prior to purchasing the property. Seller makes no warranties or representations of any type with respect to said underground storage tanks.
- 2. <u>Asbestos Components:</u> There is asbestos material in some areas of the building. Seller makes no representations or warranties with respect to such areas. Seller is relying upon Buyer to make any investigation or study Buyer deems appropriate to find out more information about the physical condition of the property or the common elements of the building.
- 3. <u>Homeowners Association:</u> 2016 Main Owners Association, Inc. is the homeowners association for 2016 Main Condominium pursuant to the Condominium Declaration for 2016 Main Condominiums (the Declaration).
- 4. <u>Common Area Co-Owned in Undivided Interest with Others</u>: All common areas of the 2016 Main building and the property are owned by all owners of units at 2016 Main Condominium in accordance with the terms of the Declaration.
- 5. <u>Unit Interiors</u>: Buyer acknowledges that there may be asbestos containing material in the interior of the Property in the form of vinyl asbestos tile or mastic underneath the existing tiles. Seller makes no representations or warranties with respect to the condition of the Property or any asbestos containing material in the interior of the property. Seller is relying upon Buyer to conduct all inspections Buyer deems necessary with respect to the condition of the Property.
- 6. Past Flooding: With respect to the disclosures set forth in the Seller's Disclosure Notice, Buyer is hereby notified that the basement and first floor of the 2016 Main Condominiums (the "Condominiums") were flooded and incurred damage in June 2001, due to the rainfall associated with Tropical Storm Allison. Seller makes no representations or warranties with respect to future flooding of the Condominiums. Seller is relying upon Buyer to make any investigations or studies Buyer deems necessary or appropriate concerning any flood issues.
- 7. Service Providers for 2016 Main:
  - a. Cable Television: Comcast 1-855-307-4896
  - b. Internet Service: Towerstream 1-800-306-6993
  - c. All other utilities: HOA 713-659-1801
  - d. There is no natural gas service to the residential units.