

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							5413 Navarro Street Houston, TX 77056						
DATE SIGNED BY SEL	LEF	R AN	ID IS	S NO	TC	A SL	JBSTITUTE FOR A	NY I	NSF	EC.	ITION OF THE PROPERTY AS OF THE TIONS OR WARRANTIES THE BUYER , SELLER'S AGENTS, OR ANY OTHER		
Seller is Vis not or September 15	cup ,20	ying 22E	the	Pro	perty app	y. If i	unoccupied (by Sellemate date) or nev	er), h ver o	ccup	ong ied	since Seller has occupied the Property? the Property		
Section 1. The Proper	ty h	as ti	ne it	ems	s ma	rke	d below: (Mark Yes	(Y),	No	(N),			
Item	Y	N	U	1	Ite	m		Υ	N	U	Item Y N ,U		
Cable TV Wiring	1				Lia	uid	Propane Gas:		1		Pump: sump grinder		
Carbon Monoxide Det.	1				-		mmunity (Captive)		V	_	Rain Gutters		
Ceiling Fans	V				-LP on Property				/		Range/Stove		
Cooktop	1					t Tu			1		Roof/Attic Vents		
Dishwasher	V				_		m System		V		Sauna		
Disposal	V				-		ave	1		_	Smoke Detector		
Emergency Escape Ladder(s)			V		Ou	itdoc	or Grill	1			Smoke Detector - Hearing Impaired		
Exhaust Fans	V	1			Pa	tio/E	ecking	1	-		Spa		
Fences	1	1			Plumbing System			1			Trash Compactor		
Fire Detection Equip.	1				Pool			-	V		TV Antenna		
French Drain	1				Pool Equipment			-	V	-	Washer/Dryer Hookup		
Gas Fixtures	V		_				aint. Accessories	-	1		Window Screens		
Natural Gas Lines	V				_		eater		/		Public Sewer System		
Item		-		Y	NI.	U				1.17			
Central A/C					N	U	/ alastria ana				tional Information		
						nur	nber	or t	units: 2 three				
Wall/Window AC Units					number of units:								
			12/1	7									
Attic Fan(s)			-	V	-		NO						
Central Heat				_		nur	nber	of L	inits: 3 three				
Other Heat Oven			_	~	if yes, describe:								
Fi 1 0 011			V			number of ovens:				ectric gas other:			
Carport Chimney				V	./	-	wood 2 gas log		mo	-	other: two wigaslogs ind		
Carago			V	-			chec		venite				
Garage Door Openers			7	-		THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER, THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER, THE PERSON NAMED IN COLUMN TO PERSON NAMED IN COLUMN TWO IS NOT THE OWNER, THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER, THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER, THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER, THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER, THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER, THE PERSON NAMED IN COLUMN TRANSPORT OF THE OWNER, THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER, THE PERSON NAMED IN COLUMN TWO IS NAMED	-	ched		6			
Catallita Diat 0.0 1.1				-	number of units: number of remotes: One // owned leased from:								
Security System			-	-	V	_							
Solar Panels	-			V		-	owned lease						
Water Heater					V	_	owned lease			_			
Water Reater Water Softener	-			V	/	-	electric gas	_	her:		number of units:		
			-	-		-	owned lease	u iro	m:	-1			
Other Leased Items(s)							if yes, describe:				Ĉ/III		

Page Pryde Properties, 5522 Navarro Street Houston TX 77056-6235 Suzanne Page-Pryde Produced with Lone W

Tourism TX 77056-6235

Phone: 713.789.0557

Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5

www.lwolf.com

5413 Navarro

5413 Navarro Street

Underground Lawn Sprinkler										
				matic						
Septic / On-Site Sewer Facility	/	V if y	es, a	ttach l	nformation	Abou	t On-S	Site Sewer Facility (TXR-140	7)	
	7									
Water supply provided by: Was the Property built before (If yes, complete, sign, an	1978? _ d attach	_yes _vno _ TXR-1906 co	un	known mina le	ead-based	paint	hazar	ds).	oxima	ite)
Roof Type: +i/e Is there an overlay roof cov	iorina o	n the Proper	tu le	Age:	C or roof	COVO	ring n	laced over existing shingle	or	roof
covering)?yesnoui	rknown	n the Proper	ty (s	sningie	5 01 1001	COVE	ning p	laced over existing stringle	, 01	1001
Are you (Seller) aware of any are need of repair? yes	of the i	tems listed in s, describe (a	this ttach	Section addition	on 1 that a onal sheets	re no s if ne	t in we	orking condition, that have d	efects	s, or
Section 2. Are you (Seller) aware and No (N) if you are			s or	malfu	nctions in	any	of the	following? (Mark Yes (Y) i	f you	are
Item	YN	Item				Y	N	Item	Y	N
Basement	V	Floors					V	Sidewalks		L
Ceilings	V	Foundati	on / S	Slab(s)			1	Walls / Fences		L
Doors		Interior V					1	Windows		L
Driveways	V		Lighting Fixtures			\vdash		Other Structural Components		L
Electrical Systems			Plumbing Systems			\vdash				1
Exterior Walls		Roof	, -,-	-		\vdash	1		_	+
Section 3. Are you (Seller) you are not aware.)	aware o	of any of the	follo	wing	conditions	s? (M	ark Y	es (Y) if you are aware and	No (1	N) if
Section 3. Are you (Seller) you are not aware.) Condition	aware o	of any of the	follo	owing	conditions		ark Y	es (Y) if you are aware and	No (I	
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you are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees: oak wilt Endangered Species/Habitat					Condition Radon G Settling Soil Mov	on Bas remer	nt	es (Y) if you are aware and		N
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Page 2 of 6

(TXR-1406) 09-01-19 Initialed by: Buyer: ____, ___ and Seller: ____, ____ Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Gambridge, Ontario, Ganada N 17 1J5 www.twolf.com 5413 Navarree

Concerning	g the Property at 5413 Navarro Street Houston, TX 77056	
CHARLES AND	wer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):
*A singl	gle blockable main drain may cause a suction entrapment hazard for an individual.	
Section 4. which has	Are you (Seller) aware of any item, equipment, or system in or on the Property s not been previously disclosed in this notice?yesno If yes, explain (at //):	ttach additional sheets if
Section 5. wholly or p	i. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you partly as applicable. Mark No (N) if you are not aware.)	ou are aware and check
YN		
Y	Present flood insurance coverage (if yes, attach TXR 1414).	
	Previous flooding due to a failure or breach of a reservoir or a controlled or water from a reservoir.	r emergency release of
N	Previous flooding due to a natural flood event (if yes, attach TXR 1414).	
_ N	Previous water penetration into a structure on the Property due to a natural flo TXR 1414).	ood event (if yes, attach
_ N	Located wholly partly in a 100-year floodplain (Special Flood Hazard Area-AH, VE, or AR) (if yes, attach TXR 1414).	Zone A, V, A99, AE AO,
<u>Y</u> _	Locatedwhollypartly in a 500-year floodplain (Moderate Flood Hazard Area-	Zone X (shaded)).
_ N	Located wholly partly in a floodway (if yes, attach TXR 1414).	
_ N	Located wholly partly in a flood pool.	
-N	Located wholly partly in a reservoir.	
If the answ	ver to any of the above is yes, explain (attach additional sheets as necessary): 20	ne X on FEM
*For pui	urposes of this notice:	
which is	ear floodplain" means any area of land that: (A) is identified on the flood insurance rate map as is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool,	annual chance of flooding.
area, w	ear floodplain" means any area of land that: (A) is identified on the flood insurance rate map a which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent is considered to be a moderate risk of flooding.	as a moderate flood hazard annual chance of flooding,
"Flood p subject	pool" means the area adjacent to a reservoir that lies above the normal maximum operating leve t to controlled inundation under the management of the United States Army Corps of Engineers.	of the reservoir and that is
"Flood in under th	insurance rate map" means the most recent flood hazard map published by the Federal Emerg the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).	gency Management Agency
of a rive	way" means an area that is identified on the flood insurance rate map as a regulatory floodway, er or other watercourse and the adjacent land areas that must be reserved for the discharge of a 10-year flood, without cumulatively increasing the water surface elevation more than a designated	base flood, also referred to
"Reserve water or	voir" means a water impoundment project operated by the United States Army Cdrps of Enginee or delay the runoff of water in a designated surface area of land.	ers that is intended to retain
(TXR-1406)	09-01-19 Initialed by: Buyer:,and Seller:,	Page 3 of 6
	Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada IS17 TUS www.lwolf.c	om 5413 Navarro

5413 Nava	arro	Street
Houston,	TX	77056

Canaarning	the Property at 5413 Navarro Street Houston, TX 77056
Section 6. provider, i	Have you (Seller) ever filed a claim for flood damage to the Property with any insurancluding the National Flood Insurance Program (NFIP)?*yesno If yes, explain (attach additinecessary):
Even w risk, ar structur	
Administr	Have you (Seller) ever received assistance from FEMA or the U.S. Small Busin ation (SBA) for flood damage to the Property?yesno If yes, explain (attach additional sheet):
Castles 0	. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you
not aware	
<u>Y</u> N	Room additions, structural modifications, or other alterations or repairs made without necessary permits, unresolved permits, or not in compliance with building codes in effect at the time.
_ N	Homeowners' associations or maintenance fees or assessments. If yes, complete the following:
	Name of association: Manager's name: Fees or assessments are: \$ per and are: mandatory volu 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 attach information to this notice.
_ <u>~</u>	Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interwith 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 Property.
	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not lin to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
	Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelate to the condition of the Property.
	Any condition on the Property which materially affects the health or safety of an individual.
_ N	Any repairs or treatments, other than routine maintenance, made to the Property to remediate environme 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).
_ N	Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a p water supply as an auxiliary water source.
- /	The Property is located in a propane gas system service area owned by a propane distribution sy retailer.
	Totalior.

Concerning the Property at	5413 Navarro Street Houston, TX 77056	
Section 10. Within the las	has not attached a survey of the Property. t 4 years, have you (Seller) received any written inspection rovide inspections and who are either licensed as inspector inspections?yesno If yes, attach copies and complete the follows:	s or otherwise
Inspection Date Type	Name of Inspector	No. of Pages
A but Section 11. Check any tax of	t rely on the above-cited reports as a reflection of the current condition of the yer should obtain inspections from inspectors chosen by the buyer. xemption(s) which you (Seller) currently claim for the Property: Senior Citizen Disabled Agricultural Disabled Veteran Unknown	he Property.
Section 14. Does the Prope	rty have working smoke detectors installed in accordance with the of the Health and Safety Code?* unknown no yes. If no or the state of the Health and Safety Code?	smoke detector
(Attach additional sheets if ne		
installed in accordance w including performance, lo effect in your area, you ma A buyer may require a sei	n and Safety Code requires one-family or two-family dwellings to have working smo th the requirements of the building code in effect in the area in which the dwellin cation, and power source requirements. If you do not know the building code req y check unknown above or contact your local building official for more information.	g is located, uirements in of the buyer's
impairment from a license the seller to install smoke agree who will bear the co Seller acknowledges that the	the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of a physician; and (3) within 10 days after the effective date, the buyer makes a written detectors for the hearing-impaired and specifies the locations for installation. The set of installing the smoke detectors and which brand of smoke detectors to install. Statements in this notice are true to the best of Seller's belief and that no rinfluenced Seller to provide inaccurate information or to omit any material	n request for parties may person, including
Sidn to the sidn t	1/16/30	
Signature of Seller Printed Name:	Date Signature of Seller Printed Name:	Date
(TXR-1406) 09-01-19	Initialed by: Buyer: , and Seller:	Page 5 of 6
PROPERTY INVOICEMENTS TAKE THE	one Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario Canada N1T 1J5 www.lwolf.com	5413 Navarro

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 cur	rently provide	service to	the Property:
(0)	THE TONOTHING	providers our	I CITU DI OVIGE	aci vice to	LIC FIODELLY.

Electric: Southwest Power + Light	phone #: 844-941-7975
Sewer: <u>Lity of Houston</u>	phone #: 7/3 - 37/ - 1400
Water: City of Houston	phone #: 7/3-37/-1400
Cable: N/A	phone #: N/A
Trash: City of Houston	phone #: 7/3-37/-/400
Natural Gas: Centurpoint Energy	phone #: 7/3-459-2111
Phone Company: N/A	phone #: NA
Propane: N/A	phone #: P/A
Internet: _N/A	phone #: N/A

(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