



# 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.**

**2016 Main, No. 1116  
Houston, TX 77002**

CONCERNING THE PROPERTY AT \_\_\_\_\_

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? \_\_\_ **July 2015** (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	Y	N	U
Cable TV Wiring	y		
Carbon Monoxide Det.			
Ceiling Fans			
Cooktop	y		
Dishwasher	y		
Disposal	y		
Emergency Escape Ladder(s)			
Exhaust Fans	y		
Fences			
Fire Detection Equip.			
French Drain			
Gas Fixtures			
Natural Gas Lines			

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

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

Item	Y	N	U	Additional Information
Central A/C		n		electric gas number of units: _____
Evaporative Coolers		n		number of units: _____
Wall/Window AC Units		n		number of units: _____
Attic Fan(s)		n		if yes, describe: _____
Central Heat		n		electric gas number of units: _____
Other Heat		n		if yes, describe: _____
Oven	y			number of ovens: 1 electric gas other: _____
Fireplace & Chimney		n		wood gas logs mock other: _____
Carport		n		attached not attached
Garage	y			attached not attached
Garage Door Openers	y			number of units: _____ number of remotes: _____
Satellite Dish & Controls		n		owned leased from: _____
Security System		n		owned leased from: _____
Solar Panels		n		owned leased from: _____
Water Heater		n		electric gas other: _____ number of units: _____
Water Softener		n		owned leased from: _____
Other Leased Items(s)				if yes, describe: _____

(TXR-1406) 09-01-19

Initialed by: Buyer: \_\_\_\_\_, \_\_\_\_\_ and Seller: **BP**, **MdV**

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Concerning the Property at \_\_\_\_\_

Underground Lawn Sprinkler	<input type="checkbox"/>	<input checked="" type="checkbox"/> n	<input type="checkbox"/> automatic <input type="checkbox"/> manual areas covered: _____
Septic / On-Site Sewer Facility	<input type="checkbox"/>	<input checked="" type="checkbox"/> n	if yes, attach Information About On-Site Sewer Facility (TXR-1407)

Water supply provided by:  city  well  MUD  co-op  unknown  other: \_\_\_\_\_

Was the Property built before 1978?  yes  no  unknown

(If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards).

Roof Type: \_\_\_\_\_ Age: 56 years (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)?  yes  no  unknown

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair?  yes  no If yes, describe (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	Y	N
Basement	<input type="checkbox"/>	<input checked="" type="checkbox"/> n
Ceilings	<input type="checkbox"/>	<input checked="" type="checkbox"/> n
Doors	<input type="checkbox"/>	<input checked="" type="checkbox"/> n
Driveways	<input type="checkbox"/>	<input checked="" type="checkbox"/> n
Electrical Systems	<input type="checkbox"/>	<input checked="" type="checkbox"/> n
Exterior Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/> n

Item	Y	N
Floors	<input type="checkbox"/>	<input checked="" type="checkbox"/> n
Foundation / Slab(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/> n
Interior Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/> n
Lighting Fixtures	<input type="checkbox"/>	<input checked="" type="checkbox"/> n
Plumbing Systems	<input type="checkbox"/>	<input checked="" type="checkbox"/> n
Roof	<input type="checkbox"/>	<input checked="" type="checkbox"/> n

Item	Y	N
Sidewalks	<input type="checkbox"/>	<input checked="" type="checkbox"/> n
Walls / Fences	<input type="checkbox"/>	<input checked="" type="checkbox"/> n
Windows	<input type="checkbox"/>	<input checked="" type="checkbox"/> n
Other Structural Components	<input type="checkbox"/>	<input checked="" type="checkbox"/> n
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>

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

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

Concerning the Property at \_\_\_\_\_

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 X 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

- n Present flood insurance coverage (if yes, attach TXR 1414).
- n Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
- 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 flood event (if yes, attach TXR 1414).
- n 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).
- n Located \_\_\_ wholly \_\_\_ partly 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 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.*

Concerning the Property at \_\_\_\_\_

**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 following? (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)**

**Y N**

n 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.

y Homeowners' associations or maintenance fees or assessments. If yes, complete the following:  
Name of association: \_\_\_\_\_  
Manager's name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Fees or assessments are: \$ 381.16 per month 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.

y 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: \_\_\_\_\_

n Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.

n Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)

n Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.

n 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 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).

n 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.

n The Property is located in a propane gas system service area owned by a propane distribution system retailer.

n Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary): \_\_\_\_\_



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](http://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: _____	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:	_____ Printed Name:	_____ Printed Name:

(TXR-1406) 09-01-19                      Initialed by: Buyer: \_\_\_\_\_, \_\_\_\_\_ and Seller: BP, MdV                      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. Underground storage tanks: 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. Asbestos Components: 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. Homeowners Association: 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. Common Area Co-Owned in Undivided Interest with Others: 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. Unit Interiors: 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.