# TR TEXAS REALTORS

### **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 compiles with and contains additional disclosures which exceed the minimum disclosures required by the Code

exceed the minimum disclosures	req	uire	a by	tne	Code,				<u> </u>			
CONCERNING THE PROPERTY AT Bellaire, TX 77401-5625									·			
											_	
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 BUYE MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHE AGENT.									UYE	R		
Seller is not occupying	the	Pro	per (abi	ty. If	unoccupied (by Seilemete date) or nev	er), l	how	long	since Seller has occupled the	e Prop	oerty	17
(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	1	Ite	m		Y	N	U	Item	TY	N N	Τ <del>υ</del>
Cable TV Wiring		1	Li	quid	Propane Gas:	1	V		Pump: sump grind		1	Ť
Carbon Monoxide Det.		1	-1	PC	ommunity (Captive)	Γ.	7		Rain Gutters	74	1	1
Ceiling Fans			-1_	P on	Property		7		Range/Stove	71	<del>                                     </del>	1
Cooktop		1	H	ot Tu	b		7		Roof/Attic Vents	4	1	1
Dishwasher 7		1	In	erco	m System		7		Sauna		1	1-
Disposal			_		vave	7.	-	$\Box$	Smoke Detector	4	†	<del>                                     </del>
Emergency Escape Ladder(s)					or Grill		7		Smoke Detector - Hearin Impaired	g -	7	
Exhaust Fans		1	PE	tio/[	Decking	7		1	Spa i Bathtub	4	$\vdash$	$\vdash$
Fences				Plumbing System		$\Box$	Trash Compactor		1	+		
Fire Detection Equip.			_	ol		~	7		TV Antenna	7	1	╫┈
French Drain Pool Equipment					aulpment		Ť	1-1	Washer/Dryer Hookup	<b>*</b>	<del>                                     </del>	† –
Gas Fixtures		l			laint. Accessories	<u> </u>	4		Window Screens	7	_	+-
Natural Gas Lines Pool Heater Public Sewer System							<del>\</del>	+	十一			
Tomation data annea 144	TRANSIC ORD LINGS 13   1 CONTINUED   1 CONTI											
Item		Ŷ	N	Ū	<u> </u>		A	dditi	ional Information			
Central A/C	7	17			electric gas	nur						
Evaporative Coolers			-	7	number of units:							
Wall/Window AC Units		~	7	<u> </u>	number of units:							
Attio Fan(s)		~	1		if yes, describe:		-	***********				
Central, Heat	~~	7	3	<u> </u>	electric ygas	nur	nbei	of u	nits: 🕽			•
Other Heat			7		if yes, describe:	.,,,,,		VI W.			<del></del>	
Oven	~	7		_	number of ovens:	2	_	7 ele	ectric gas other:		-	
Fireplace & Chimney	~	77			wood ygas log		_	ock	other:		N-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1	
Carport		-	7		attached not							
Garage	74	7	<u> </u>	~								
Garage attached not attached number of remotes:									—			
Satelille Dish & Controls owned leased from:												
Security System owned leased from:												
Solar Panels Owned leased from:											<del></del>	
Water Heater electric gas other: number of units:										-		
Water Softener		Ť	17		owned lease					<del></del>	-	*
Other Leased Items(s)	-	~	7	-	If yes, describe:	//						<del></del>
:	nitla	led b	 ру: В	uyer		nd S	eller	بع:	2	Page	1 of	6
Keller Williams Realty, 5050 Verillelmer Ste 200 Houster Mike Lighteten Produced			olf Trea	usoello	ns (zipForm Editlon) 231 Shoorsor	ı Cr. C			L-764-9850 Fex: Brio, Canada N1T 1JS WWW.NYOU.com	4320	Valerio:	12

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## Concerning the Property at 4320 Valerie St Bellaire, TX 77401-5625

Underground Lawn Sprinkler	automati	c manua	areas cov	ered'	<del></del>			
eptlc / On-Site Sewer Facility   if yes, attach information About On-Site Sewer Facility (TXR-1407)								
Water supply provided by: dity well MUD Was the Property bullt before 1978? yes no								
(If yes, complete, sign, and attach TXR-1906 of	oncerning	i lead-hasad	noint haza	rde\				
Roof Type: Orwhold Share Is there an overlay roof covering on the Prope	Age	:	covering t	appro	oximate)			
covering)?yes \_ no unknown	,	,	20101119 1	oldoca over existing entingles	, 01 1001			
The state of the s	n Hele Cae	المسالة أمسال						
Are you (Seller) aware of any of the Items listed I are need of repair?yes_i no If yes, describe (s	attach add	itional sheel	s If necessi	ary):	mects, or			
		· · · · · · · · · · · · · · · · · · ·			*************			
Section 2. Are you (Seller) aware of any defect aware and No (N) if you are not aware.)	s or malf	unctions In	any of the	o following? (Mark Yes (Y) if	you are			
Item Y N Item			YN	Item	IVINI			
Basement 7 Floors			1-1-1	Sidewalks	- <del></del>			
<del></del>	on / Slab(	e1	1-12/	Walls / Fences	+-+++++++++++++++++++++++++++++++++++			
Doors Interior V		<u> </u>		Windows	<del></del>			
Driveways Lighting			<del>-   -   -   -   -   -   -   -   -   -  </del>		1-74-			
				Other Structural Components	1-74-			
	Systems :		1		-			
······································								
If the answer to any of the items in Section 2 is yes	, expiain (	attach addit	ional sheets	s if necessary):				
Section 3. Are you (Seller) aware of any of the you are not aware.)	following	conditions	37 (Mark Y	es (Y) if you are aware and	No (N) if			
Condition	YN	Condition	on		YN			
Aluminum Wiring		Radon G	as					
Asbestos Components	7	Settling						
Diseased Trees: oak wilt		Soll Mov	ement		177			
Endangered Species/Habitat on Property	175	Subsurfa	ce Structui	re or Pits	1			
Fault Lines			ound Storag		1			
Hazardous or Toxic Waste			d Easemen		147			
Improper Drainage			ded Easem		1-47			
Intermittent or Weather Springs			maldehyde		175			
Landfill				Due to a Flood Event				
Lead-Based Paint or Lead-Based Pt. Hazards	173		s on Proper		14			
Encroachments onto the Property		Wood Re		<u>y</u>	1-47-1			
Improvements encroaching on others' property	<del>         </del>			termites or other wood	<del></del>			
improvements charactering an actions property	141		ng insects ('		1 /4			
Located in Historic District				for termites or WDI				
Historic Property Designation	147			WDI damage repaired	<del>  \</del>			
Previous Foundation Repairs	1-4-1	Previous		ANDI damage repaired	1-7-1			
Previous Roof Repairs Shulton 2017	17			ago podina repair	1-72-1			
Previous Other Structural Repairs	<del>                                     </del>			nage needing repair				
	12	Tub/Spa		ain Drain in Pool/Hot	1/2			
Previdus Use of Premises for Manufacture of Methamphetamine			50					
(TXR-1408) 09-01-19 Initialed by: Buyer	1.	and S		,Pa	ige 2 of 6			
Produced with Lano Wolf Transactions (ZipForm Ed	ili)201 Shour			NT 1JE vzvv.lwolf.com 4320 Ynteris St				

### 4320 Valerie St

Concernin	ig the Property at		Bellaire, TX 7740	1-5625	
If the ansv	ver to any of the item	ns in Section 3 is yes, expla	in (attach additional she	eets if necessary):	
	new Sinnye	~ CV 1 7.			
*A sing	yle blockable main drai	n may cause a suction entrapn	nent hazard for an individu	ual.	
which ha	s not been previou	ware of any item, equipm asly disclosed in this not	ice?yesno If	yes, explain (attach	additional sheets if
		aware of any of the follov e. Mark No (N) if you are r		ark Yes (Y) if you are	aware and check
<u>Y N</u>	Present flood insu	rance coverage (if yes, atta	ch TXR 1414).		
7 7		due to a failure or brea	STATE OF THE STATE	a controlled or em	ergency release of
7	Previous flooding	due to a natural flood event	(if yes, attach TXR 141	14).	
7 _	Previous water per TXR 1414).	enetration into a structure	on the Property due	to a natural flood e	vent (if yes, attach
<u> </u>	Located wholly AH, VE, or AR) (if	partly in a 100-year flyes, attach TXR 1414).	loodplain (Special Floo	d Hazard Area-Zone	A, V, A99, AE AO,
7   7   7	Located wholly	partly in a 500-year flo	oodplain (Moderate Floo	od 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 ansv	ver to any of the abo	ve is yes, explain (attach ac	dditional sheets as nece	essary):	
*For po	rposes of this notice:				
which	is designated as Zone	any area of land that: (A) is id A, V, A99, AE, AO, AH, VE, igh risk of flooding; and (C) m	or AR on the map; (B)	has a one percent annu	ial chance of flooding,
area, v	vhich is designated on	any area of land that: (A) is the map as Zone X (shaded, oderate risk of flooding.	identified on the flood ins ); and (B) has a two-tent	curance rate map as a r ths of one percent annu	noderate flood hazard ial chance of flooding
"Flood subjec	pool" means the area t to controlled inundation	adjacent to a reservoir that lied on under the management of th	s above the normal maxin he United States Army Co	num operating level of the orps of Engineers.	ne reservoir and that is
		neans the most recent flood h rance Act of 1968 (42 U.S.C.		the Federal Emergency	Management Agency
of a riv	er or other watercours	nat is identified on the flood in a and the adjacent land areas armulatively increasing the wat	that must be reserved for	the discharge of a base	e flood, also referred to
"Reser water o	voir" means a water in or delay the runoff of w	npoundment project operated l ater in a designated surface ai	rea of land.	y Corps of Engineers th	at is intended to retair
(TXR-1406	) 09-01-19	Initialed by: Buyer	., and Seller: 🧲	1	Page 3 of 6
	Produced with L	one Wolf Transactions (zipForm Edition) 231		nada N1T 1J5 www.lwolf.com	4320 Valerie St

#### 4320 Valerie St Bellaire, TX 77401-5625

Concerning	ne Property atBellaire, TX 77401-5625	
Section 6. provider, it sheets as n	lave you (Seller) ever filed a claim for flood damage to the Property with any insur- luding the National Flood Insurance Program (NFIP)?* I yes no If yes, explain (attach additionally): Filed a report for flooding during Harvey 201	ance tional 7
Even wh risk, and structure		derate in the
Section 7. Administra necessary):	lave you (Seller) ever received assistance from FEMA or the U.S. Small Busi on (SBA) for flood damage to the Proper yes /no If yes, explain (attach additional shee	ness its as
Section 8. not aware.)	re you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you	u are
<u> </u>	toom additions, structural modifications, or other alterations or repairs made without necessary permits, nresolved permits, or not in compliance with building codes in effect at the time.	with
_3	lomeowners' associations or maintenance fees or assessments. If yes, complete the following:  Name of association:  Dhene:	
	Manager's name:Phone:	
	Manager's name: Phone:  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.	intary w or
	ny common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interith others. If yes, complete the following:  Any optional user fees for common facilities charged? yes no If yes, describe:	
	ny notices of violations of deed restrictions or governmental ordinances affecting the condition or use of roperty.	the
	ny lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not lir b: divorce, foreclosure, heirship, bankruptcy, and taxes.)	nited
	ny death on the Property except for those deaths caused by: natural causes, suicide, or accident unrela the condition of the Property.	ited
_\	ny condition on the Property which materially affects the health or safety of an individual.	
	ny repairs or treatments, other than routine maintenance, made to the Property to remediate environme azards 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).	ntal
_7	ny rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a prater supply as an auxiliary water source.	ublic
	he Property is located in a propane gas system service area owned by a propane distribution sy etailer.	/stem
	ny portion of the Property that is located in a groundwater conservation district or a subsidence district.	
If the answe	to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):	
(TXR-1406) (	-01-19 Initialed by: Buyer:, and Seller: <del></del>	4 of 6

Co	ncerning the Prop	oerly at			4320 Valer Bellaire, TX 77			<del></del>
Sec	tion 9. Seller	 V has	has not att	ached a survey	of the Property.	***************************************	•	
Sec	tion 10. Within sons who reg	the ularly	last 4 years, provide insp	have you (s	seller) received who are either of If yes, attach cop	licensed as li	nenactore	or otherwise
Insp	ection Date	Туре		Name of Inspe	otor	***************************************		No. of Pages
				***************************************				
<del></del>	<del>Villanda para da da da da da</del> I							
	Nole: A buyer t	should A	not rely on the a buyer should ob	bove-cited repo tain inspections	ts as a reflection o from inspectors ch	f the current conc osen by the buye	dition of the	Property.
		gemen	<u> </u>	Senior Citizen Agricultural	er) currently clain	n for the Proper Disabled Disabled V Unknown	•	
insu Seci Insu	rance provider tion 13. Have yo rance claim or a	ye ou (Se a settle	t no ller) ever recei ment or award	ved proceeds in a legal proc	nage, other than for a claim for de eeding) and not u	amage to the P	roperty (fo	r example, an
Sectoreque (Atte	tion 14. Does th Ilrements of Ch ch additional she	e Prop apter 7 eets If r	perty have wor 66 of the Healt ecessary):	king smoke de in and Safety C Wany Sr 10 Cethe	tectors installed ode?* unknow Moke de lec C,	In accordance in no yes.	with the silf no or un	moke detector known, explain.
Sello	Installed in acco including perform offect in your are A buyer may red family who will r impairment from the soller to install agree who will be	rdance, nance, la, you n luire a si eside in a licens all smol ear line d	with the requirem location, and powner oneok unknow other to install smoothed the dwelling is hed physician; and detectors for the cost of installing the	do requires one-fa lents of the building or source require in above or contact ike detectors for the earing-imp 10 days o hearing-impaire e smoke detectors	amily or two-family dang code in effect in to ments. If you do not it your local building of the buyer gives to after the effective da d and specifies the to and which brand of the	he area in which i know the building official for more info : (1) the buyer or a he seller written e ate, the buyer mak locations for install smoke delectors to	the dwelling in code requiremention.  member of the code in the co	ls located, lements in the buyer's ne hearing lequest for arties may
					naccurate Informati			
•	ature of Seller ed Name:	<u>'</u> '\	Delhore	Date	Signature of Selle	r		Date
	-1406) 09-01-19	roduced wil	Initialed by: E		Printed Name: and Seller: and Seller:	Canada N1T 1J6 ywwy.two	oli.com 432	Page 5 of 6

#### 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 <a href="www.txdps.state.tx.us">www.txdps.state.tx.us</a>. 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.

Electric: Spank Energy	phone #:	
Sewer: City of Bellatte	phone #:	
Water: City of Bellaire	phone #:	
Cable: AT47	phone #:	
Trash: City of Ballatre	phone #:	
Natural Gas: Centuloint	phone #:	
Phone Company: Ma	phone #:	
Propane: n/a	phone #:	
Internet: ATVT	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.

(6) The following providers currently provide convice to the Property:

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