

## **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.

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CONCERNING THE PROPERT	ΓΥ ΑΤ	1406 Malone Houston, TX 7		
THIS NOTICE IS A DISCLOSU DATE SIGNED BY SELLER AI MAY WISH TO OBTAIN. IT IS AGENT.	ND IS NOT A SUBSTITU	JTE FOR ANY INSPECTION	ONS OR WARRANTIES	S THE BUYER
Seller is is not occupying		ied (by Seller), how long se) or never occupied th		I the Property?
Section 1. The Property has the This notice does not establish		: (Mark Yes (Y), No (N), o d. The contract will determine	` , ,	convey.
Item Y N	U Item	YNU	Item	YN

Item	Υ	N	כ
Cable TV Wiring			
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			

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

Item	Υ	N	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				electric gas number of units:
Other Heat				if yes, describe:
Oven				number of ovens: electric gas other:
Fireplace & Chimney				wood gas logs mockother:
Carport				attached not attached
Garage				attached not attached
Garage Door Openers				number of units: number of remotes:
Satellite Dish & Controls				owned leased from:
Security System				owned leased from:
Solar Panels				ownedleased from:
Water Heater				electric gas other: number of units:
Water Softener				ownedleased from:
Other Leased Items(s)				if yes, describe:

(	TXR-1406) 09-01-19	Initialed by: Buver:	. and Seller:		Page 1 of 6
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## 1406 Malone St Unit A

Concerning the Property at					_H	louston, I	X 7	700	<u>J7-3166</u>
Underground Lawn Sprinkler		automatic manual areas covered:							
Septic / On-Site Sewer Facility		if yes, attach Information About On-Site Sewer Facility (TXR-1407)							
Water supply provided by: city Was the Property built before 1978? (If yes, complete, sign, and attac Roof Type: Is there an overlay roof covering covering)? yes no unknown	h T	yes XR-19	_no ι 906 conc	unkno erning	wn g le	ad-based <sub>l</sub>	pain	t ha	
Are you (Seller) aware of any of the are need of repair? yes no If you	iteres, o	descri	ibe (attac	ch add	ditic	onal sheets	s if n	eces	n working condition, that have defects, or essary):  the following? (Mark Yes (Y) if you are
Item Y N	aic	Iten					Υ	N	Item Y N
Basement		Floo							Sidewalks
Ceilings		Fou	ndation /	Slab	(s)				Walls / Fences
Doors			rior Walls						Windows
Driveways		Ligh	ting Fixt	ures					Other Structural Components
Electrical Systems		Plur	nbing Sy	/stems	 s				
Exterior Walls		Roc							
Section 3. Are you (Seller) aware you are not aware.)									k Yes (Y) if you are aware and No (N) if
Condition				N	1	Conditio	n		YN
Aluminum Wiring			<del>-   '</del>	+ • •		Radon G			<del></del>
Asbestos Components									
Diseased Trees: oak wilt				+		Soil Movement			
Endangered Species/Habitat on Property				+					icture or Pits

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

Condition	Υ	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*		

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Concernin	g the Property at Houston, TX 77007-3166						
	If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):						
_	le blockable main drain may cause a suction entrapment hazard for an individual.						
which has	Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, s not been previously disclosed in this notice? yes no If yes, explain (attach additional sheets if):						
	Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check partly as applicable. Mark No (N) if you are not aware.)						
<u>Y N</u>							
	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 answ	ver to any of the above is yes, explain (attach additional sheets as necessary):						
*For pu	rposes of this notice:						
which i	ear floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, 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, is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.						
area, v	ear floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, is considered to be a moderate risk of flooding.						
	pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is to controlled inundation under the management of the United States Army Corps of Engineers.						
	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.

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1406 Malone St Unit A Concerning the Property at Houston, TX 77007-3166 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 \_ lf 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.) 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, complete the following: Name of association: Phone: Manager's name: Fees or assessments are: \$ \_\_\_\_\_ per \_\_\_\_ 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. 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: \_\_\_\_\_ 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 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 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 water supply as an auxiliary water source.

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

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):

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Concerning the Pro	perty at		1406 Malone St Unit A Houston, TX 77007-3166	
Section 10. Withir persons who re	n the last 4 y gularly provide	inspections and v	seller) received any writte	n inspection reports from inspectors or otherwise aplete the following:
Inspection Date	Туре	Name of Inspec	etor	No. of Pages
Section 11. Check	A buyer sho any tax exempt	ould obtain inspections	ts as a reflection of the current from inspectors chosen by the er) currently claim for the Pro	pperty: led
Other:	you (Seller) eve		Unkno	led Veteran own age, to the Property with any
insurance claim o	r a settlement or	award in a legal proc		ne Property (for example, an ceeds to make the repairs for
requirements of C	hapter 766 of th	e Health and Safety C		nce with the smoke detector yes. If no or unknown, explain.
installed in ac including perf	cordance with the rormance, location, a	requirements of the building and power source require	amily or two-family dwellings to hang code in effect in the area in who ments. If you do not know the but your local building official for more	hich the dwelling is located, ilding code requirements in
family who wi impairment fro the seller to ir	II reside in the dwe om a licensed physic ostall smoke detecto	lling is hearing-impaired; cian; and (3) within 10 day ors for the hearing-impaire	ne hearing impaired if: (1) the buyer (2) the buyer gives the seller writt is after the effective date, the buyer and and specifies the locations for it is and which brand of smoke detector	ten evidence of the hearing makes a written request for nstallation. The parties may
			rue to the best of Seller's belien naccurate information or to omit	ef and that no person, including it any material information.
Signature of Seller		Date	Signature of Seller	Date
Printed Name:			Printed Name:	

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

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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 https://publicsite.dps.texas.gov/SexOffenderRegistry. 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 #:	
(7) This Seller's Disclosure Notice was completed by Seller as true and correct and have no reason to believe it to AN INSPECTOR OF YOUR CHOICE INSPECT THE PETHE Undersigned Buyer acknowledges receipt of the foregoing.	be false or inaccurate. YOU ARE ENCOUROPERTY.	
Signature of Buyer Date	Signature of Buyer	Date
Printed Name:	Printed Name:	

Initialed by: Buyer: , and Seller:

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