



# 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.**

**514 Kerri Leigh Ct  
SPRING, TX 77388**

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  is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property?   13 years   (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	<input checked="" type="checkbox"/>		
Carbon Monoxide Det.			<input checked="" type="checkbox"/>
Ceiling Fans	<input checked="" type="checkbox"/>		
Cooktop	<input checked="" type="checkbox"/>		
Dishwasher	<input checked="" type="checkbox"/>		
Disposal	<input checked="" type="checkbox"/>		
Emergency Escape Ladder(s)		<input checked="" type="checkbox"/>	
Exhaust Fans	<input checked="" type="checkbox"/>		
Fences	<input checked="" type="checkbox"/>		
Fire Detection Equip.			<input checked="" type="checkbox"/>
French Drain	<input checked="" type="checkbox"/>		
Gas Fixtures	<input checked="" type="checkbox"/>		
Natural Gas Lines	<input checked="" type="checkbox"/>		

Item	Y	N	U
Liquid Propane Gas:		<input checked="" type="checkbox"/>	
-LP Community (Captive)		<input checked="" type="checkbox"/>	
-LP on Property		<input checked="" type="checkbox"/>	
Hot Tub		<input checked="" type="checkbox"/>	
Intercom System		<input checked="" type="checkbox"/>	
Microwave	<input checked="" type="checkbox"/>		
Outdoor Grill		<input checked="" type="checkbox"/>	
Patio/Decking	<input checked="" type="checkbox"/>		
Plumbing System	<input checked="" type="checkbox"/>		
Pool		<input checked="" type="checkbox"/>	
Pool Equipment		<input checked="" type="checkbox"/>	
Pool Maint. Accessories		<input checked="" type="checkbox"/>	
Pool Heater		<input checked="" type="checkbox"/>	

Item	Y	N	U
Pump: <u>  </u> sump <u>  </u> grinder	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Rain Gutters	<input checked="" type="checkbox"/>		
Range/Stove		<input checked="" type="checkbox"/>	
Roof/Attic Vents	<input checked="" type="checkbox"/>		
Sauna		<input checked="" type="checkbox"/>	
Smoke Detector	<input checked="" type="checkbox"/>		
Smoke Detector - Hearing Impaired			<input checked="" type="checkbox"/>
Spa		<input checked="" type="checkbox"/>	
Trash Compactor		<input checked="" type="checkbox"/>	
TV Antenna		<input checked="" type="checkbox"/>	
Washer/Dryer Hookup	<input checked="" type="checkbox"/>		
Window Screens	<input checked="" type="checkbox"/>		
Public Sewer System	<input checked="" type="checkbox"/>		

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

(TXR-1406) 09-01-19

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

Page 1 of 6

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

Underground Lawn Sprinkler	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	automatic	manual	areas covered: <u>(nop.)</u>
Septic / On-Site Sewer Facility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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: asphalt shingles Age: 1 yr (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): garage door opener, underground sprinklers, yard drains.

**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	Item	Y	N	Item	Y	N
Basement		<input checked="" type="checkbox"/>	Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sidewalks		<input checked="" type="checkbox"/>
Ceilings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Foundation / Slab(s)		<input checked="" type="checkbox"/>	Walls / Fences		<input checked="" type="checkbox"/>
Doors		<input checked="" type="checkbox"/>	Interior Walls		<input checked="" type="checkbox"/>	Windows		<input checked="" type="checkbox"/>
Driveways	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lighting Fixtures		<input checked="" type="checkbox"/>	Other Structural Components		<input checked="" type="checkbox"/>
Electrical Systems		<input checked="" type="checkbox"/>	Plumbing Systems		<input checked="" type="checkbox"/>			
Exterior Walls		<input checked="" type="checkbox"/>	Roof		<input checked="" type="checkbox"/>			

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary):

Ceiling repaired in Kit. + master bedroom. Driveway has cracks. Kitchen + soyer floor has defects + 2 seems lifted slightly.

**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	Condition	Y	N
Aluminum Wiring		<input checked="" type="checkbox"/>	Radon Gas		<input checked="" type="checkbox"/>
Asbestos Components		<input checked="" type="checkbox"/>	Settling	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Diseased Trees: <u>oak wilt</u>		<input checked="" type="checkbox"/>	Soil Movement		<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property		<input checked="" type="checkbox"/>	Subsurface Structure or Pits		<input checked="" type="checkbox"/>
Fault Lines		<input checked="" type="checkbox"/>	Underground Storage Tanks		<input checked="" type="checkbox"/>
Hazardous or Toxic Waste		<input checked="" type="checkbox"/>	Unplatted Easements		<input checked="" type="checkbox"/>
Improper Drainage		<input checked="" type="checkbox"/>	Unrecorded Easements		<input checked="" type="checkbox"/>
Intermittent or Weather Springs		<input checked="" type="checkbox"/>	Urea-formaldehyde Insulation		<input checked="" type="checkbox"/>
Landfill		<input checked="" type="checkbox"/>	Water Damage Not Due to a Flood Event	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards		<input checked="" type="checkbox"/>	Wetlands on Property		<input checked="" type="checkbox"/>
Encroachments onto the Property		<input checked="" type="checkbox"/>	Wood Rot		<input checked="" type="checkbox"/>
Improvements encroaching on others' property		<input checked="" type="checkbox"/>	Active infestation of termites or other wood destroying insects (WDI)		<input checked="" type="checkbox"/>
Located in Historic District		<input checked="" type="checkbox"/>	Previous treatment for termites or WDI		<input checked="" type="checkbox"/>
Historic Property Designation		<input checked="" type="checkbox"/>	Previous termite or WDI damage repaired	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Previous Foundation Repairs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Previous Fires		<input checked="" type="checkbox"/>
Previous Roof Repairs		<input checked="" type="checkbox"/>	Termite or WDI damage needing repair		<input checked="" type="checkbox"/>
Previous Other Structural Repairs		<input checked="" type="checkbox"/>	Single Blockable Main Drain in Pool/Hot Tub/Spa*		<input checked="" type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine		<input checked="" type="checkbox"/>			

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

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):

*There was foundation repairs done once before we owned, and again in early 2015. Piers were added to correct. The ceiling damage was due to A/C drain malfunction (above kitchen)*

\*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  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.)

- |                          |                                     |  |
|--------------------------|-------------------------------------|--|
| <u>Y</u>                 | <u>N</u>                            |  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Present flood insurance coverage (if yes, attach TXR 1414).  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Previous flooding due to a natural flood event (if yes, attach TXR 1414).  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Previous water penetration into a structure on the Property due to a natural flood event (if yes, attach TXR 1414).  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Located <input type="checkbox"/> wholly <input type="checkbox"/> 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). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a floodway (if yes, attach TXR 1414).   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a flood pool.   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Located <input type="checkbox"/> wholly <input type="checkbox"/> 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.)**

- |  |                                     |                                     |  |                                     |  |
|--|-------------------------------------|-------------------------------------|--|-------------------------------------|--|
| <table border="0"> <tr><td>Y</td><td>N</td></tr> <tr><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr> </table> | Y                                   | N                                   | <input type="checkbox"/>   | <input checked="" type="checkbox"/> | 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  | N                                   |                                     |  |                                     |  |
| <input type="checkbox"/>   | <input checked="" type="checkbox"/> |                                     |  |                                     |  |
| <table border="0"> <tr><td><input checked="" type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr> </table>                    | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Homeowners' associations or maintenance fees or assessments. If yes, complete the following:<br>Name of association: <u>Oaks of Devonshire H.O.A.</u><br>Manager's name: <u>Chapparral Management Co.</u> Phone: <u>281 537-0957</u><br>Fees or assessments are: \$ <u>488.00</u> per <u>year</u> and are: <input checked="" type="checkbox"/> mandatory ___ voluntary<br>Any unpaid fees or assessment for the Property? ___ yes (\$ _____) <input checked="" type="checkbox"/> no<br>If the Property is in more than one association, provide information about the other associations below or attach information to this notice. |                                     |  |
| <input checked="" type="checkbox"/>  | <input checked="" type="checkbox"/> |                                     |  |                                     |  |
| <table border="0"> <tr><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr> </table>                               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:<br>Any optional user fees for common facilities charged? ___ yes ___ no If yes, describe: _____  |                                     |  |
| <input type="checkbox"/>   | <input checked="" type="checkbox"/> |                                     |  |                                     |  |
| <table border="0"> <tr><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr> </table>                               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.  |                                     |  |
| <input type="checkbox"/>   | <input checked="" type="checkbox"/> |                                     |  |                                     |  |
| <table border="0"> <tr><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr> </table>                               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)   |                                     |  |
| <input type="checkbox"/>   | <input checked="" type="checkbox"/> |                                     |  |                                     |  |
| <table border="0"> <tr><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr> </table>                               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.  |                                     |  |
| <input type="checkbox"/>   | <input checked="" type="checkbox"/> |                                     |  |                                     |  |
| <table border="0"> <tr><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr> </table>                               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Any condition on the Property which materially affects the health or safety of an individual.  |                                     |  |
| <input type="checkbox"/>   | <input checked="" type="checkbox"/> |                                     |  |                                     |  |
| <table border="0"> <tr><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr> </table>                               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 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.<br>If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).   |                                     |  |
| <input type="checkbox"/>   | <input checked="" type="checkbox"/> |                                     |  |                                     |  |
| <table border="0"> <tr><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr> </table>                               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 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.  |                                     |  |
| <input type="checkbox"/>   | <input checked="" type="checkbox"/> |                                     |  |                                     |  |
| <table border="0"> <tr><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr> </table>                               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | The Property is located in a propane gas system service area owned by a propane distribution system retailer.  |                                     |  |
| <input type="checkbox"/>   | <input checked="" type="checkbox"/> |                                     |  |                                     |  |
| <table border="0"> <tr><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr> </table>                               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Any portion of the Property that is located in a groundwater conservation district or a subsidence district.   |                                     |  |
| <input type="checkbox"/>   | <input checked="" type="checkbox"/> |                                     |  |                                     |  |

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: <u>Reliant</u>	phone #: <u>366 222-7100</u>
Sewer: <u>Harris County MUD #104</u>	phone #: <u>281-367-5511</u>
Water: <u>" " " "</u>	phone #: <u>" " "</u>
Cable: _____	phone #: _____
Trash: <u>Texas Poide Disposal</u>	phone #: <u>281-342-8178</u>
Natural Gas: <u>Centerpoint Energy</u>	phone #: <u>713-559-2111</u>
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: _____	

# SUPPLEMENTAL SELLERS DISCLOSURE



**NOTICE TO SELLER:** This Supplemental Sellers Disclosure must be completed by Seller(s) at the time that Seller enters into a listing agreement with Abby Realty. This Supplemental Sellers Disclosure will be provided to any person who seeks information regarding the property during the listing period. This Supplemental Sellers Disclosure is not intended to take the place of the Sellers Disclosure Notice required by Section 5.008 of the Texas Property Code.

**NOTICE TO BUYER:** This Supplemental Sellers Disclosure has been completed solely by Seller(s). Abby Realty and its sales associates have no personal knowledge of the information contained herein and make no representation or warranties regarding the accuracy of the information contained herein. Furthermore, Seller has not verbally advised sales associates of any defects not listed in the Sellers Disclosure Notice of this Supplemental Sellers Disclosure.

Property Address: 514 Kerri Leigh Ct.

Seller(s) shall answer each of the following questions. The answers shall be based not only on personal knowledge of Seller(s) but also on my second-hand knowledge obtained by Seller(s) from any source. If any of the questions below are answered "Yes", then explain your answers in the spaces provided under each question. Use additional sheets if necessary.

1. Do you know of any prior water penetration at the property? For purposes of this question, "water penetration" means the intrusion of exterior water into and/or through the walls, roof or foundation of the structures on the property, and intrusion of water into the interior of any structure resulting from a leak, broken fixture or pipe, floods, rising water of any source, or similar source.

Yes  Explain minor leakage around foyer skylight.  
No  which has been corrected.

2. Has there ever been visible mold or mildew at any place on the property?

Yes  Explain \_\_\_\_\_  
No  \_\_\_\_\_

3. Do you know of any insurance claims relating the property during the past five (5) years?

Yes  Explain \_\_\_\_\_  
No  \_\_\_\_\_

Seller Initials AR DJR Buyer Initials \_\_\_\_\_

Property Address \_\_\_\_\_

4. Do you know that there has ever been improper drainage on the property?

Yes  Explain The backyard didnt drain well, so I installed  
No  2 yard drains.

5. Do you know that any owner of the property ever protested the appraised value of the property with the applicable district based on an alleged defect of the property or condition in need of repair?

Yes \_\_\_\_\_ Explain \_\_\_\_\_  
No  \_\_\_\_\_

6. Do you know or have you ever heard that any structure on the property is clad with Exterior Insulation Finishing System ("EIFS") or "synthetic stucco"?

Yes \_\_\_\_\_ Explain \_\_\_\_\_  
No  \_\_\_\_\_

7. Do you have any Sellers Disclosure Notices executed by any previous owner of the property? (If your answer is "Yes", please list the dates of each such disclosure and attach copies of all such notices.)

Yes \_\_\_\_\_ Explain \_\_\_\_\_  
No  \_\_\_\_\_

This Supplemental Sellers Disclosure was completed by Seller(s) on the date(s) indicated below.

Steph W. Rutledge \_\_\_\_\_ 4/11/21 \_\_\_\_\_  
Seller Date

Debra J Rutledge \_\_\_\_\_ 4/11/2021 \_\_\_\_\_  
Seller Date

Buyer(s) acknowledge receipt of this Supplemental Sellers Disclosure on the date(s) indicated below. Buyer(s) acknowledge that this Supplemental Sellers Disclosure was completed by Seller(s) and not by Abby Realty or its sales associates. Buyer(s) acknowledge that this Supplemental Sellers Disclosure is not a representation or warranty by Abby Realty or its sales associates regarding the condition of the property.

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Buyer Date