

## 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										anton Dr 7038-1825			_
DATE SIGNED BY SEL	LEF	R AI	ND I	S NO	OT A SUBSTITUTE FOR A	NY I	NS	PΕ	CTIC	ON OF THE PROPERTY AS DNS OR WARRANTIES THE ELLER'S AGENTS, OR ANY	BU	ΥEΙ	₹
Seller is X_ is not or	ccup	ying	the		perty. If unoccupied (by Sella (approximate date) or $\underline{X}$ nev				_	nce Seller has occupied the P e Property	rop	erty	?
					s marked below: (Mark Yes ems to be conveyed. The contra					Unknown (U).) which items will & will not convey			
Item	Υ	N	U		Item	Υ	N	l	ī	Item	Υ	N	U
Cable TV Wiring	Х				Liquid Propane Gas:					Pump: sump grinder		Т	
Carbon Monoxide Det.					-LP Community (Captive)					Rain Gutters			
Ceiling Fans					-LP on Property					Range/Stove			
Cooktop					Hot Tub					Roof/Attic Vents			
Dishwasher					Intercom System					Sauna			
Disposal					Microwave					Smoke Detector			
Emergency Escape Ladder(s)					Outdoor Grill					Smoke Detector - Hearing Impaired			
Exhaust Fans		П		-	Patio/Decking					Spa		Т	
Fences	Х				Plumbing System	Х				Trash Compactor			
Fire Detection Equip.		Х			Pool					TV Antenna			

Pool Equipment

Pool Heater

Initialed by: Buyer:

Χ

Χ

Pool Maint. Accessories

Item	Υ	N	U	Additional Information					
Central A/C	Х			electric x gas number of units:1					
Evaporative Coolers				number of units:					
Wall/Window AC Units				number of units:					
Attic Fan(s)		П		if yes, describe:					
Central Heat	Х			electric x gas number of units:					
Other Heat				if yes, describe:					
Oven				number of ovens: electric gas other:					
Fireplace & Chimney				woodgas logs mockother:					
Carport	Х			X_ 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	Х			electric x gas other: number of units:					
Water Softener				ownedleased from:s					
Other Leased Items(s)				if yes, describe:					

eXp Realty LLC, 9600 Great Hills Trail Austin TX 78759

Phone: (999)999-9999

Washer/Dryer Hookup

**Public Sewer System** 

Window Screens

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Х

Х

(TXR-1406) 09-01-19

French Drain

Gas Fixtures

**Natural Gas Lines** 

Concerning the Property at

(TXR-1406) 09-01-19

## 10531 Pleasanton Dr Houston, TX 77038-1825

	•													_
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: _ Was the Property built befor (If yes, complete, sign, a Roof Type: composit	e 1978? and atta	x <u>x</u> ;	yes no _ XR-1906 co	_ un oncer	kno nin	own ng lea		paint	t h		rds).	oxima	ate)	_ )
Is there an overlay roof c covering)?yesno			the Proper	ty (s	shir	ngles	or roof	cove	eri	ng p	placed over existing shingle	s or	roc	of
Are you (Seller) aware of a are need of repair? yes >											rorking condition, that have dary):	efects	s, c	or 
														_
Section 2. Are you (Seller aware and No (N) if you ar	•		-	s or	ma	lfun	ctions in	any	0	f the	e following? (Mark Yes (Y) i	f you	ar	е
Item	YN		Item					Υ	١	1	Item	Υ	1	N
Basement			Floors								Sidewalks			
Ceilings			Foundation	on / S	Slab	o(s)					Walls / Fences			
Doors			Interior W	/alls							Windows			L
Driveways	Ш		Lighting F	ixtur	es				Ш		Other Structural Component	3		
Electrical Systems			Plumbing	Sys	ten	าร			Ш					
Exterior Walls	X		Roof											
If the answer to any of the it Brick under											s if necessary): led to be repaired.			_ _
Section 3. Are you (Seller you are not aware.)	r) aware	of a	any of the	follo	wii	ng c	onditions	? (N	la	rk Y	es (Y) if you are aware and	No (I	N)	_ if
Condition				Υ	Z		Condition	n				Υ	1	N
Aluminum Wiring							Radon G	as					Х	:
Asbestos Components							Settling						X	
Diseased Trees: oak wilt					Ц		Soil Mov						X	(
Endangered Species/Habita	<u>it on Pro</u>	pert	у		Ц						re or Pits		X	(
Fault Lines					Ц						ge Tanks		X	<u> </u>
Hazardous or Toxic Waste					Щ	4	Unplatte							<u> </u>
Improper Drainage					4		Unrecord						X	
Intermittent or Weather Spri	ngs				Н	_				_	Insulation		X	
Landfill					4	4			_		Due to a Flood Event		X	
Lead-Based Paint or Lead-E		і. на	zards		$\dashv$	_	Wetlands		Ы	ope	пу		X	
Encroachments onto the Pro					H	_	Wood Ro		. 4.		f to more than a sure of		+^	_
Improvements encroaching on others' property							destroyir	ng ins	se	cts (			×	
Located in Historic District											for termites or WDI		X	<u>(</u>
Historic Property Designation						_				e or	WDI damage repaired		>	(
Previous Foundation Repairs							Previous					$\perp$	>	<u> </u>
Previous Roof Repairs					Щ						nage needing repair		>	(
Previous Other Structural Repairs							Single B Tub/Spa		ab	le M	ain Drain in Pool/Hot		>	<
Previous Use of Premises for Methamphetamine	or Manu	factu	ire				•			— DS		•		

Initialed by: Buyer: \_\_\_

and Seller:

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Concernin	g the Property at Houston, TX 77038-1825
If the answ Foundat	ver to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):ion Repaired in 2021 through Boost Foundation, warranty included
	gle blockable main drain may cause a suction entrapment hazard for an individual.  Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair,
which ha	s not been previously disclosed in this notice? yes ×_ no lf 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>	
$-\downarrow$	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.
$-\downarrow$	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).
$-\downarrow$	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.
$-\downarrow$	Located wholly partly in a reservoir.
If the answ	ver to any of the above is yes, explain (attach additional sheets as necessary):
*For po	urposes of this notice:
which	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, ı	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 t 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 the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).
of a riv	way" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel Fer or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to DO-year flood, without cumulatively increasing the water surface elevation more than a designated height.

(TXR-1406) 09-01-19 Initialed by: Buyer: \_\_\_\_\_, \_\_\_\_ and Seller: \_\_\_\_\_, \_\_\_\_ Page 3 of 6

"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.

retailer.

10531 Pleasanton Dr Concerning the Property at Houston, TX 77038-1825 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 X\_\_ 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  $\times$ \_ 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

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

Concerning the Pro	perty at		Houston, TX 770		
Section 9. Seller	has _X_ has no	ot attached a survey	of the Property.		
persons who reg	gularly provide	inspections and v	who are either li	ny written inspection censed as inspectors as and complete the follow	or otherwise
Inspection Date	Туре	Name of Inspec	ctor		No. of Pages
Note: A buyer	-	the above-cited repo Ild obtain inspections		the current condition of the cen by the buyer.	e Property.
		on(s) which you (Sell			
Homestead Wildlife Man	agement	Senior Citizen Agricultural		Disabled Disabled Veteran	
Other:	agement	Agricultural		Unknown	
Section 14. Does 1	the Property have	e working smoke de	etectors installed in	n accordance with the	smoke detector
		Health and Safety C : Home did not hav		no <u>x_</u> yes. If no or u	nknown, explain.
installed in acc including perfo	cordance with the rec ermance, location, an	quirements of the building power source require	ng code in effect in the ements. If you do not k	ellings to have working smoke area in which the dwelling now the building code requicial for more information.	is located,
family who will impairment fro the seller to in	reside in the dwellii m a licensed physicia stall smoke detectors	ng is hearing-impaired; an; and (3) within 10 day	(2) the buyer gives the s after the effective dat ed and specifies the loc	1) the buyer or a member of e seller written evidence of e, the buyer makes a written cations for installation. The p noke detectors to install.	the hearing request for
the proleer (s), has in				eller's belief and that no p n or to omit any material	
Maura Tinoco		5/15/2021			
Signature of Seller		Date	Signature of Seller		Date
Printed Name:	Maura Tinoco		Printed Name:	−DS M	
(TXR-1406) 09-01-19	Initiale	d by: Buyer:, ,	and Seller:		Page 5 of 6

## 10531 Pleasanton Dr Houston, TX 77038-1825

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 <a href="https://publicsite.dps.texas.gov/SexOffenderRegistry">https://publicsite.dps.texas.gov/SexOffenderRegistry</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.
- (6) The following providers currently provide service to the Property:

Electric:	phone #:
Sewer:	phone #:
Water:Fallbrook UD	phone #:281-895-8547
Cable:	phone #:
Trash:	phone #:
Natural Gas: Center Point Energy	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.

DocuSigned by:			
Maura Tinoco	5/15/2021		
Signature of Buyer	Date	Signature of Buyer	Date
Printed Name: Maura Tinoco		Printed Name:s	
		MT	
(TXR-1406) 09-01-19	Initialed by: Buyer:,	, and Seller:,,	Page 6 of 6