

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	1238 W 16th St. Houston, TX 77008
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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 \underline{X} is $\underline{\ }$ is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? N/A _____ (approximate date) or $\underline{\ }$ 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	Υ	N	U
Cable TV Wiring	Х		
Carbon Monoxide Det.	Х		
Ceiling Fans	Х		
Cooktop		Х	
Dishwasher	Х		
Disposal	Х		
Emergency Escape Ladder(s)		х	
Exhaust Fans	Х		
Fences	Х		
Fire Detection Equip.	Х		
French Drain	Х		
Gas Fixtures	Х		
Natural Gas Lines	Х		

Item	Υ	N	כ
Liquid Propane Gas:		Х	
-LP Community (Captive)		Х	
-LP on Property		Х	
Hot Tub		Х	
Intercom System		Х	
Microwave	Х		
Outdoor Grill			
		X	
Patio/Decking	Х		
Plumbing System	Х		
Pool		Х	
Pool Equipment		Х	
Pool Maint. Accessories		Х	
Pool Heater		Х	

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

Item	Υ	N	C	Additional Information
Central A/C	Х			X_electric gas number of units:
Evaporative Coolers		Х		number of units:
Wall/Window AC Units		Х		number of units:
Attic Fan(s)		Х		if yes, describe:
Central Heat	Х			x_electric gas number of units:
Other Heat		Х		if yes, describe:
Oven	Х			number of ovens: 1 electric X gas other:
Fireplace & Chimney	Х			wood _x gas logsmockother:
Carport		Х		attached not attached
Garage	Х			x_attached not attached
Garage Door Openers	Х			number of units: 2 number of remotes:
Satellite Dish & Controls		Х		ownedleased from:
Security System	Х			χ_ owned leased from:
Solar Panels		Х		owned leased from:
Water Heater	Х			electric x_ gas other: number of units:
Water Softener		Х		owned leased from:
Other Leased Items(s)		Х		if yes, describe:

(TYP_1406) 00 01 10 Initialed by: Ruyer and Seller: VC IMM Po				-03		
TIME 1400) 03-01-13 IIIIII IIII III III III III III TA	(TXR-1406) 09-01-	Initialed by: Buyer	: and Seller:	ic,	kam	Page 1 of 6

Phone: 2145020458 F

Concerning the Property at 1238 W 16th St. Houston, TX 77008

Underground Lawn Sprinkler	X		<u> </u>	_ automatic manual areas covered: _A	
Septic / On-Site Sewer Facility		Х	if	yes, attach Information About On-Site Sewer Facility (TXR-1407)	
Roof Type: Aluminum	n TX	es (R-	<u>x</u> _no 1906		,
are need of repair? \underline{X} yes $\underline{}}$ no If ye	s, c	desc	ribe (in this Section 1 that are not in working condition, that have defer (attach additional sheets if necessary):	ects, or

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	Υ	N
Basement		Х
Ceilings		Х
Doors		Х
Driveways		Х
Electrical Systems		Х
Exterior Walls		Х

Item	Υ	N
Floors		Х
Foundation / Slab(s)		Х
Interior Walls		Х
Lighting Fixtures		Х
Plumbing Systems		Х
Roof		Χ

Item	Υ	N
Sidewalks		Х
Walls / Fences		Χ
Windows		Х
Other Structural Components		Χ

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

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

TXR-1406) 09-01-19	(R-1406) 09-01-19	Initialed by: Buyer:	_ , and Seller:〔	٧c , _	kam
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which has not been previously disclosed in this notice?yes _x no If yes, explain (attach additional sheets in 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 x Present flood insurance coverage (if yes, attach TXR 1414). Yerevious flooding due to a failure or breach of a reservoir or a controlled or emergency release or water from a reservoir. x Previous flooding due to a natural flood event (if yes, attach TXR 1414). Yerevious water penetration into a structure on the Property due to a natural flood event (if yes, attach TXR 1414). X Located x 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). X Located wholly partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)). X Located wholly partly in a floodway (if yes, attach TXR 1414).		ing the Property at 1238 W 16th St. Houston, TX 77008
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 in necessary):	If the an	swer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):
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 in necessary):	<u> </u>	
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available	Home i	s located in a flood zone and flood insurance is required. An elevation certificate is
	availa	ble

"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.

(TXR-1406) 09-01-19 Initialed by: Buyer: _____, ____ and Seller: ____, ____ ### Page 3 of 6

Concerning	the Property at 1238 W 16th St. Houston, TX 77008
Section 6. provider, i	Have you (Seller) ever filed a claim for flood damage to the Property with any insurance ncluding the National Flood Insurance Program (NFIP)?* yes _x_ no If yes, explain (attach additional necessary):
•	
Even w	in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. nen not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate d low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the e(s).
Administra	Have you (Seller) ever received assistance from FEMA or the U.S. Small Business ation (SBA) for flood damage to the Property? yes _x_ no If yes, explain (attach additional sheets as :
Section 8. not aware.	Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are
<u>Y N</u>	
X_	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.
<u>X</u>	Homeowners' associations or maintenance fees or assessments. If yes, complete the following: Name of association: White Oak Lake in Shady Acres
	Manager's name: Rebekah Chevalier Phone: 832-864-1200
	Manager's name: Rebekah Chevalier Phone: 832-864-1200 Pees or assessments are: \$ 945 per $_{\underline{year}}$ and are: $_{\underline{\chi}}$ mandatory voluntary Any unpaid fees or assessment for the Property? $_{\underline{year}}$ yes (\$) $_{\underline{\chi}}$ no If the Property is in more than one association, provide information about the other associations below or attach information to this notice.
<u>X</u>	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 _x_ no If yes, describe:
<u>X</u> _	Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
X_	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
<u>X</u> _	Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
X	Any condition on the Property which materially affects the health or safety of an individual.
X_	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).
X_	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.
X_	The Property is located in a propane gas system service area owned by a propane distribution system retailer.
X_	Any portion of the Property that is located in a groundwater conservation district or a subsidence district.
If the answ	er to any of the items in Section 5 is yes, explain (attach additional sheets if necessary):
(TXR-1406)	09-01-19 Initialed by: Buyer:, and Seller: VC, Page 4 of 6

Concerning the Pro	perty at 1238 W 1 0	6th St. Houston, TX	77008		
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•					
		ot attached a survey		uwitton incocot	ion vonceto from
persons who re	gularly provide	inspections and	Seller) received any who are either licer o If yes, attach copies a	nsed as inspect	ors or otherwise
Inspection Date	Туре	Name of Inspe	ector		No. of Pages
5/11/2020	Inspection	John Bennett			37
Note: A buyer	_	•	orts as a reflection of the s from inspectors chosen		f the Property.
Section 11. Check	any tax exemption		ller) currently claim for	the Property:	
\underline{X} Homestead		Senior Citizen	_	_ Disabled	
Wildlife Man	agement	Agricultural		_ Disabled Veteran	
Other:				Unknown	
which the claim w	as made? yes ː	X no If yes, explain:	ceeding) and not used		
· ·					
Section 14. Does requirements of C (Attach additional signature)	hapter 766 of the	Health and Safety	letectors installed in a Code?* unknown	no X yes. If no o	ne smoke detector or unknown, explain.
*Chapter 766 c	of the Health and Sai	fety Code requires one-	-family or two-family dwellin	gs to have working si	moke detectors
including perfo	ormance, location, ar	nd power source requir	ling code in effect in the ar rements. If you do not knov act your local building officia	w the building code r	requirements in
family who wil impairment fro the seller to in	l reside in the dwelli m a licensed physicia stall smoke detector	ing is hearing-impaired an; and (3) within 10 da s for the hearing-impai	the hearing impaired if: (1) t ; (2) the buyer gives the se ys after the effective date, the red and specifies the locations rs and which brand of smok	eller written evidence he buyer makes a wri ons for installation. T	of the hearing tten request for
_			true to the best of Selle inaccurate information of		
DocuSigned by:		6/8/2021	Docusigned by: Eimberty Miller		6/8/2021
Signature of Seller		Date			Date
Printed Name: Vict	or Cruz		Printed Name: Kimber	rly Miller	
(TXR-1406) 09-01-19	Initiale	ed by: Buyer:	, and Seller:	,tz#M	Page 5 of 6

Concerning the Property at 1238 W 16th St. Houston, TX 77008

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. 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:	Reliant	phone #: 1-(866) 222-7100
Sewer:	City of Houston	phone #: <u>(713)</u> 371-1400
Water:	City of Houston	phone #: <u>(713)</u> 371-1400
Cable:	Comcast	phone #: 1-800-xfinity
Trash:	City of Houston	phone #: <u>(713)</u> 371-1400
Natural Gas:	Centerpoint	phone #: 1-(800) 752-8036
Phone Company:	N/A	phone #: N/A
Propane:	N/A	phone #: N/A
Internet:	Comcast	phone #: 1-800-xfinity

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