

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 <u>11 Clearview Terrace Place. Tomball, TX 77375</u>

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 \underline{X} is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? Never occupied ____ (approximate date) or \underline{X} 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	Z	כ
Liquid Propane Gas:		Х	
-LP Community (Captive)		Х	
-LP on Property		Х	
Hot Tub		Χ	
Intercom System		Х	
Microwave	Х		
Outdoor Grill			
		Х	
Patio/Decking	Х		
Plumbing System	Х		
Pool		Х	
Pool Equipment		Х	
Pool Maint. Accessories		Х	
Pool Heater		Χ	

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

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

(TXR-1406) 09-01-19

Initialed by: Buyer: , and Seller:

Pan (The Company)

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Redfin Listing

Concerning the Property at ______ 11 Clearview Terrace Place. Tomball, TX 77375

Underground Lawn Sprinkler	Х		automatic manual areas covered:	
Septic / On-Site Sewer Facility		Х	if yes, attach Information About On-Site Sewer Facility (TXR-1407)	
Was the Property built before 1978? (If yes, complete, sign, and attach	\ \T \	/es 〈R-´	MUD co-op unknown other:	te)
, ,			listed in this Section 1 that are not in working condition, that have defects cribe (attach additional sheets if necessary):	, or —
No				
No				

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):	_
None	
None	
None	

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		Χ
Lead-Based Paint or Lead-Based Pt. Hazards		Х
Encroachments onto the Property		Х
Improvements encroaching on others' property		x
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 Initialed by: Buyer: _____ , ____ and Seller: T S M Park

	ng the Property at 11 Clearview Terrace Place. Tomball, TX 77375
If the ans	wer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):
No	
No	
NO *A sir	gle blockable main drain may cause a suction entrapment hazard for an individual.
	·
	I. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, as not been previously disclosed in this notice? yes \underline{x} no If yes, explain (attach additional sheets if y): No
No	
No	
No	
	5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check r partly as applicable. Mark No (N) if you are not aware.)
<u>Y N</u>	
<u>x</u>	Present flood insurance coverage (if yes, attach TXR 1414).
X	Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
X_	Previous flooding due to a natural flood event (if yes, attach TXR 1414).
X	Previous water penetration into a structure on the Property due to a natural flood event (if yes, attach TXR 1414).
X_	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).
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).
X	Located wholly partly in a flood pool.
X	Located wholly partly in a reservoir.
If the ans	wer to any of the above is yes, explain (attach additional sheets as necessary):
None	
Nono	
None	
	purposes of this notice:

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.

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Initialed by: Buyer:

Concerning	the Property at 11 Clearview Terrace Place. Tomball, TX 77375
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): None
None	
Even w	in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. hen 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).
	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 :_ None
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>	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.
X	Homeowners' associations or maintenance fees or assessments. If yes, complete the following: Name of association: Not applicable
	Manager's name: NA Phone: NA Phone: NA Fees or assessments are: \$ NA Per NA 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
<u>X</u>	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:
<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.
<u>X</u>	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):
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Concerning the Pro	perty at 11 Cle a	arview Terrace Place. To	mball, TX 77375	
Not applicable				
NA				
NA				
NA				
Section 10. Within persons who repermitted by law to	the last 4 gularly provio o perform insp	de inspections and vocations?yes <u>x</u> no	seller) received any written insperved are either licensed as insperifyes, attach copies and complete the	ectors or otherwise following:
Inspection Date	Туре	Name of Inspec	ctor	No. of Pages
	-			
•	A buyer s	should obtain inspections	rts as a reflection of the current condition from inspectors chosen by the buyer. er) currently claim for the Property:	of the Property.
Homestead		Senior Citizen	Disabled	
Wildlife Man	agement	Agricultural	Disabled Vetera	an
Other:			Unknown	
None None None Section 14. Does to requirements of C	the Property h	es X no If yes, explain:	etectors installed in accordance with	the smoke detector
(Attach additional sl	neets if necess	ary): NA		
NA				
installed in acc including perfo effect in your a A buyer may re family who will impairment fro the seller to in	cordance with the primance, location rea, you may che equire a seller to I reside in the difference of the stall smoke dete	e requirements of the building, and power source required each unknown above or contact install smoke detectors for the welling is hearing-impaired; is sician; and (3) within 10 days of the ctors for the hearing-impaired.	amily or two-family dwellings to have working code in effect in the area in which the dwents. If you do not know the building code to your local building official for more information to the buyer of a mem (2) the buyer gives the seller written evidents after the effective date, the buyer makes a set and which brand of smoke detectors to installation	welling is located, e requirements in ion. The buyer's note of the hearing written request for The parties may
			rue to the best of Seller's belief and that naccurate information or to omit any ma	terial information.
DocuSigned by:		6/21/2021	DocuSigned by:	6/21/2021
Signature of Seller		Date	Signature of Seller	Date
Printed Name: Paul	Gill		Printed Name: Ruhee Leonard	
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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 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 #: <u>18662227100</u>
Sewer:	NA	phone #: NA
Water:	MUD 386	phone #: 8552703592
Cable:	NA	phone #: NA
Trash:	NA	phone #: NA
Natural Gas:	Unigas	phone #: 2812526700
Phone Company:	NA	phone #: NA
Propane:		phone #: NA
Internet:	NA	phone #: NA
		•

(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 Printed Name:		ate	Signature of Buyer	Date
			Printed Name:	
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