Stary McNaill



## **SELLER'S DISCLOSURE NOTICE**

Section 5 008. Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Selfer's Disclosure

CONCERNING THE PROPERTY AT							16130 Hexham Dr Spring, TX 77379-6618							
DATE SIGNED BY SE MAY WISH TO OBTAIL AGENT.	LLEI N. IT	R AN	I DI TON	S NI A V	OT VAF	ASRRA	UBSTITUTE FOR A NTY OF ANY KIND unoccupied (by Sell	NY BY er),	INS SEL	PECT LER, long	TION OF THE PROPERTY AS TIONS OR WARRANTIES THE SELLER'S AGENTS, OR ANY Since Seller has occupied the F	BL OT	JYEF THEF	R
	-	~		(	(ap	XOIC	imate date) or ne	er c	ccu	pied t	he Property			
Section 1. The Prope Thus notice does	nty h	as t stabi	<b>he i</b> ll lish ti	iems he ite	s m	arke to b	ed below: (Mark Yes e conveyed, The contra	(Y) HCT W	, No ill de	(N), ( termin	or Unknown (U).) se which items will & will not convey	<b>′</b> .		
Item	Y	N	U		Item			Y	N	U	item	Y	N	U
Cable TV Wiring	V				Lie	quid	Propane Gas:		V		Pump: sump grinder		~	
Carbon Monoxide Det.		V			-L	P C	ommunity (Captive)		Vale		Rain Gutters	Same?		
Ceiling Fans	V				-L	P or	Property		Market .		Range/Stove	1		
Cooktop	V				H	rt Tu	ib		V		Roof/Attic Vents / Cidge	V	1	
Dishwasher	V				In	erco	om System		V		Sauna		100	
Disposal	V				Mi	crov	vave		V		Smoke Detector	4		
Emergency Escape Ladder(s)		1			Outdoor Grill			V		Smoke Detector - Hearing Impaired		1		
Exhaust Fans	V				Patio/Decking		V			Spa		1		
Fences	IV				Plumbing System		V			Trash Compactor		1		
Fire Detection Equip.		V			Pool			V		TV Antenna		/		
French Drain	T		V		Pool Equipment			V		Washer/Dryer Hookup	V			
Gas Fixtures		V			Pool Maint. Accessories			V		Window Screens	V			
Natural Gas Lines	V				Po	ol H	eater		V		Public Sewer System	4		_
Item				Y	N	U			A	dditio	onal Information			
Central A/C				V			√ electric gas	กนก	nber	of un	nits: \			
Evaporative Coolers						V								
Wall/Window AC Units					V		number of units:							
Attic Fan(s)					100		if yes, describe:							
Central Heat				1			electric      ✓ gas	nun	nber	of un	nits:			
Other Heat					V		if yes, describe:						-	
Oven				$\overline{V}$			number of ovens:	7		ele	ctric gas other:			
Fireplace & Chimney				V			wood gas log	S	mc	ck_	other:			
Carport					/		attached not	atta	che	<u> </u>				_
Garage				V			attached not	atta	che	1				_
Garage Door Openers			T	1			number of units:   number of remotes:							
Satellite Dish & Controls					1		owned leased from:							
Security System				1			owned √ lease	d fro	m:	Cul	nearest			_
Solar Panels				1		owned lease	d fro	m:					Maria	
Water Heater				4			electric ⊻ gas	_ 01	her.		number of units:		enamen.	in age
Water Softener				owned lease	d fro	m:			_		- 490			
Other Leased Items(s)							if yes, describe:					the state of		
(TXR-1406) 09-01-19		1	nitial	ed b	y: B	uyer	· And the Contract of the Cont	nd S		44		ge	toft	6
Caldwell Banker Restly - Champions, 184	25 Char	i nolun	erest E	r., Sale	c 198 :	Sociae	FX 77379		Phe	me 2214	517612 Fax 2813281861 feat	No He	rham (	As .

Produced with Lone Wolf Transactions (IroForm Edition) 231 Shearson Cr. Cambridge Ontario Canada N11 535 wark his/9 con-

Concerning the Property at Spring, TX 77379-6618												
Underground Lawn Sprinkler							c manual areas covered:					
Septic / On-Site Sewer Facility If						h Information	Abo	out C	On-Site Sewer Facility (TXR-14)	)7)		
Was the Property built be (if yes, complete, sign Roof Type: Converse is there an overlay roo covering)?yesnoAre you (Seller) aware o	efore 1 in, and tioto f cove unk	978? attach ring o nown	yes V in TXR-1900 on the Pro	perty	unkno cerning Age (shing	wn lead-based e: 15 year gles or roof	pain cov	t ha	zards). (app g placed over existing shingl n working condition, that have essary):	defec	ts,	or
Section 2. Are you (Sel aware and No (N) if you				ects o	or mail	unctions in	any	of t	the following? (Mark Yes (Y)			
Item	Y	N	Item				Y	N	item	_		N
Basement NA		V	Floors				V		Sidewalks	_	_	V
Ceilings		V	Founda	ation /	Slab(	s)		V	Walls / Fences			V
Doors		V	Interior	Wall	S			V	Windows		_	V
Driveways		1	Lighting	Fixt	ures			V	Other Structural Componer	nts		V
Electrical Systems		V	Plumbing Systems					V				
Exterior Walls					oof							
Section 3. Are you (Selle	er) awa											
		are of	any of the	e foli	owing			lark	Yes (Y) if,you are aware ar	d No		
Condition		are of	any of the	e foli	owing	Conditio	n	lark	Yes (Y) if,you are aware at	d No		N
Condition Numinum Wiring		are of		y foll		Condition Radon G	n	lark	Yes (Y) if, you are aware ar	d No		N
Condition Aluminum Wiring Asbestos Components		are of	any of the	y follo		Condition Radon G Settling	n as		Yes (Y) if, you are aware at	d No		N
Condition  Aluminum Wiring  Aluminum Components  Aluminum Wiring  Aluminum	-		. 19	y Y	N	Condition Radon G Settling Soil Move	n as eme	nt	· .	d No		N
Condition Aluminum Wiring Asbestos Components Diseased Trees: oak will Andangered Species/Habita	-		. 19	e foll		Condition Radon G Settling Soil Move Subsurfa	n as eme ce S	nt	cture or Pits	d No		N
Condition  Aluminum Wiring  Session Components  Sessed Trees:oak will  Indangered Species/Habita  Bault Lines	-		. 19	y Y	N	Condition Radon G Settling Soil Move Subsurfa Undergro	eme ce S	nt Struc	cture or Pits orage Tanks	d No		N
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Methamphetamine

revious Other Structural Repairs

revious Use of Premises for Manufacture

and Seller: Initialed by: Buyer:

Page 2 of 6

10130 Berbam De

Single Blockable Main Drain in Pool/Hot

Tub/Spa\*

Concernir	ng the Property at	The second se		130 Hexham Dr 1g, TX 77379-66		
	To the second second	Section 3 is ver				
5/19/	wer to any of the items in	nd Vent	on roof.	Repailed	5+ years	aso.
	alkunka-viria guyisiam-iginganet-virianiy -iCymnos Yakiili kuss-nati-di amandisha-dinibiyi-amini					
	gle blockable main drain ma					
which ha	. Are you (Selier) awar s not been previously /):	disclosed in th	his notice? y	stem in or on the es $$ no if yes	ne Property that is, explain (attach	is in need of repair additional sheets i
Ticocosai,	·					
	. Are you (Seller) awar partly as applicable. M				Yes (Y) IT you ar	e aware and checi
Y N						
<u> </u>	Present flood insurance		•	*		
_ <	Previous flooding due water from a reservoir.		or breach of a	reservoir or a	controlled or em	ergency release o
- 1	Previous flooding due			_		
	Previous water penetr TXR 1414).	ation into a str	ructure on the P	roperty due to	a natural flood e	event (if yes, attac
	Located wholly AH, VE, or AR) (if yes,			Special Flood H	azard Area-Zone	A, V, A99, AE AC
	Located wholly	partly in a 500-	year floodplain (M	oderate Flood H	azard Area-Zone	X (shaded)).
	Located wholly	partly in a flood	way (if yes, attacl	TXR 1414).		
	Located wholly	partly in a flood	pool.	~		
	Located wholly	partly in a reser	voir.			• ,,,
	ver to any of the above is	yes, explain (att	tach additional sh	eets as necessa	e overly	Cantions.
	- 1				J	
	***	~	4			
-	rposes of this notice:	51	t. At in identified on t	na flood incurrence		erial flood borom are
which is	ar floodplain" means any ar s designated as Zone A, V, considered to be a high ris	A99, AE, AO, AI	H, VE, or AR on th	e map; (B) has a	a one percent anni	ual chance of flooding
area, wi	ar floodplain" means any a hich is designated on the n considered to be a modera	nap as Zone X (s	haded); and (B) h	the flood insuran as a two-tenths o	ce rate map as a f one percent ann	moderate flood hazai ual chance of flooding
"Flood p subject	nool" means the area adjace to controlled inundation und	nt to a reservoir t er the manageme	that lies above the l ant of the United Sta	normal maximum ates Army Corps o	operating level of t of Engineers.	he reservoir and that
"Flood i under tr	nsurance rate map" means ne National Flood Insurance	the most recent : Act of 1968 (42 L	flood hazard map   J.S.C. Section 4001	oublished by the l	Federal Emergenc	y Management Agend
of a rive	ray" means an area that is i ir or other watercourse and i 0-year flood, without cumula	he adjacent land	areas that must be	reserved for the	discharge of a Dasi	B 11000' SIZO I GIGILIAN
"Reserv	oir" means a water impound delay the runoff of water in	lment project ope	erated by the United face area of land.	States Army Co.		nat is intended to reta
TXR-1406)	09-01-19 Initia	iled by: Buyer;	a	nd Seller	· . CD3	Page 3 of
	Produced with Lone Wolf	ransactions (zipForm Edi	ition) 231 Shearson Cr. Cam	bridge, Ontario, Canada N	1T 1JS www lwelt com	16130 Hexham Pr

## 16130 Hexham Dr Boring, TX 77379-6618

Concemin	g the Property at Spring, TX 77379-6618
provider,	Have you (Seller) ever filed a claim for flood damage to the Property with any insurance including the National Flood Insurance Program (NFIP)?*yes _v_ no lf yes, explain (attach additional necessary):
Even w risk, an structur	
Administra	Have you (Seller) ever received assistance from FEMA or the U.S. Small Business ation (SBA) for flood damage to the Property?yes _v_no If yes, explain (attach additional sheets as :
Section 8.	Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are
Y N	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> </u>	Homeowners' associations or maintenance fees or assessments. If yes, complete the following:  Name of association:  Manager's name:  Shannen Lewis  Phone:  Ph
	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.
<u> </u>	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 answe	er to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):
(TYP_1408)	09.01-19 Initialed by Ruyer and Seller / 19 19 Page 4 of 6

Concerning the Prop	erty at	and the contract of the contra	16130 Hexham Dr Spring, TX 77379-6618	
	appealluseriaegoskassi kopiniskusestaksi kaatasulainuvotaksiyyteevistaksi Burrasiduseri Afrika dale. Silandaanamineerikki sirtiitäiseksi auks kalpista			
Section 10. Within persons who reg	the last 4 yes ularly provide i	nspections and w	eller) received any writter	n inspection reports from s inspectors or otherwise
			If yes, attach copies and com	No. of Pages
Inspection Date	Туре	Name of Inspec	(O)	No. or rages
Note: A buyer			ts as a reflection of the current from inspectors chosen by the l	
Section 44 Check		•	er) currently claim for the Pro	
√ Homestead	any wax exemption	Senior Citizen	Disable	
Wildlife Mana	gement	Agricultural	Disable	ed Veteran
Other:			Unkno	
insurance claim or which the claim wa	a settlement or a s made? yes _	ward in a legal proce no If yes, explain:	eeding) and not used the prod	ceeds to make the repairs for
			194	
requirements of Cl (Attach additional sh	napter 766 of the	Health and Safety C	ode?* V unknown no	yes. If no or unknown, explain.
we have n	o. iaca it i	KEY WERE IIIOI	and in acquainte	TETATOLITE BOWE.
installed in acc including perfo effect in your al A buyer may re family who will impairment froi the seller to in:	ordance with the req rmance, location, an- rea, you may check ui quire a seller to insta reside in the dwellin m a licensed physicia stall smoke detectors	puirements of the building power source requirents in the pulle of the pulle of the smoke detectors for the pulle of the p	amily or two-family dwellings to having code in effect in the area in whenests. If you do not know the bust your local building official for mone he hearing impaired if: (1) the buyer (2) the buyer gives the seller writes after the effective date, the buyer of and specifies the locations for its and which brand of smoke detected.	nich the dwelling is located, ilding code requirements in e information.  Tor a member of the buyer's len evidence of the hearing makes a written request for installation. The parties may
Seller acknowledge	s that the statemer	nts in this notice are t		ef and that no person, including
1 David C	mel	-dada	P 0.05-	ithe Tladar
Signature of Seller		Date	Signature of Seller	Date
Printed Name:	: David S	mith	Printed Name: Lead:	D. Smith
(TXR-1406) 09-01-19	Initiale	d by: Buyer:,	and Seller: 4.26_,_	<u>205</u> Page 5 of 6

Printed Name:

(TXR-1406) 09-01-19

## **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 zlp code areas. To search the database, visit <a href="https://publicsite.dos.texas.gov/SexOffenderRegistry">https://publicsite.dos.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: Spark Energy	phone #: \$77 - 547 - 7275
sewer: EDPCEnviramental Develo	pment fuster) phone #: 800- HE7-1599
Water: Cupress Forest PUD EDP	phone #: 832 - 467 - 1599
Cable: Comcast	phone #: 1-800-com cas+
Trash: Texas Pride Disposal	phone #: 281 - 342 - 8178
Natural Gas: Center Point	phone #: 713 - 287 - 2232
Phone Company: Comcast	phone #: 1-800 - Comcast
Propane: n/a	phone #:
Internet: comcast	phone #: 1-800-comcast
	as of the date signed. The brokers have relied on this notice be false or inaccurate. YOU ARE ENCOURAGED TO HAVE OPERTY.
The undersigned Buyer acknowledges receipt of the foregoin	g notice.
Signature of Ruyer Date	Signature of Ruyer Date

Page 6 of 6

Initialed by: Buyer: \_\_\_

Printed Name:

and Seller: