Solar Panels

Water Heater

Water Softener

Other Leased Item(s)

CONCERNING THE PROPERTY AT <u>18239 Drum Heller Tomball</u>



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.

AS OF THE DATE S	SIGN UYEI	ED R M	BY AY	SE WIS	LLE 3H T	R AND IS NOT A	4 5	SU	BSTI	HE CONDITION OF THE PRO TUTE FOR ANY INSPECTION ARRANTY OF ANY KIND BY S	ONS	0	R
										er), how long since Seller has ee date) or 🛛 never occu			
), No (N), or Unknown (U).) ermine which items will & will not	conı	∕ey.	
Item	Y	l U	lΓ	Iten	1		Υ	N	I U	Item	Υ	Ν	U
Cable TV Wiring				Liqu	ıid F	Propane Gas:				Pump: □ sump □ grinder			i
Carbon Monoxide Det.		V				mmunity (Captive)		V	1	Rain Gutters	V		
Ceiling Fans						Property		/		Range/Stove	/		
Cooktop		′		Hot	Tub)		V		Roof/Attic Vents		\checkmark	
Dishwasher				Inte	rcor	m System		V		Sauna		V	
Disposal				Micı	rowa	ave		V	1	Smoke Detector	\checkmark		
Emergency Escape				Outdoor Grill					Smoke Detector - Hearing				
Ladder(s)								V		Impaired			>
Exhaust Fans	\checkmark					ecking	\checkmark			Spa		\checkmark	
Fences	\checkmark					ng System	\checkmark	1_		Trash Compactor		\checkmark	,
Fire Detection Equip.	\checkmark			Poo				V		TV Antenna		\checkmark	
French Drain	/					quipment		V		Washer/Dryer Hookup	V ,		
Gas Fixtures	\checkmark					aint. Accessories		\checkmark		Window Screens	✓		
Natural Gas Lines	$\sqrt{}$			Poo	l He	eater		V		Public Sewer System	/		
						A 1 1141				4.			_
Item			Y ✓	N	U								
Central A/C			V	\		X electric ☐ gas		nu	ımber	of units: 1			
Evaporative Coolers				\		number of units: _							
Wall/Window AC Units				$ \checkmark $		number of units:							
Attic Fan(s)			\	 ^		if yes, describe:							
Central Heat			V	<u> </u>		□ electric □ gas number of units: 1							
Other Heat				if yes describe:									
Oven			V	-		number of ovens:							
Fireplace & Chimney				 			□ wood ☑ gas logs □ mock □ other:						
Carport			+	<u> </u>		□ attached □ no							_
Garage Deer Openers				+		☑ attached ☐ not attached						_	
Garage Door Openers						\dashv							
Socurity System				Y		Downed Dieas							

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if yes, describe:

□ owned □ leased from

□ electric ⊠ gas □ other:

□ owned □ leased from /

number of units: 1

Underground Lawn Sprinkler ✓												
					ves, attach Information About On-Site Sewer Facility (TXR-1407)							
Water supply provided									unkno	own 🖵 other:		
Was the Property built I												
(If yes, complete, si	gn, a	and atta	ach TXR	-1906 d						•		
Roof Type: Comp						Age):	approx 5	years	(appro ring placed over existing shingle	xima	ite)
				operty	(sh	ingl	es	or roo	f cover	ring placed over existing shingle	s or	roof
covering)? ☐ yes 💆	no	☐ unk	nown									
										are not in working condition, t	hat h	nave
defects, or are need of	repa	air? 🗀	yes 🛶	no ir y	es/	, aes	scri	ibe (at	tacn a	dditional sheets if necessary): _		
							ma	lfunct	tions i	in any of the following? (Mark	Yes	s (Y)
if you are aware and N	10 (I	N) II YC	u are no	ot awai	е.,)						
Item	Υ	N	Item					Υ	N	Item	Y	N
Basement			Floors							Sidewalks		
Ceilings			Founda	ation / S	Sla	b(s)				Walls / Fences		\checkmark
Doors			Interior	Walls						Windows		
Driveways			Lightin	g Fixtu	res	;				Other Structural Components		/
Electrical Systems		7	Plumbi	ng Sys	ter	ns			$\mathbf{\nabla}$			~
Exterior Walls		V	Roof									
If the appropriate any of t	ا مط	<u> </u>	Continu	2:0.40	_	ا مىرى	م:ما	/otto		litional about if managemy).		
ii trie ariswer to ariy or	uie i	terns ii	Section	z is ye	55,	expi	Ialli	(allal	ii auu	litional sheets if necessary):		
				ny of t	he	foll	low	ing c	onditi	ons? (Mark Yes (Y) if you a	e av	vare
and No (N) if you are i	not a	aware.)									
Condition				,	Υ	N		Cond	ition		Υ	N
Aluminum Wiring						\checkmark	_	Rador				
Asbestos Components							. –	Settlin				\/
Diseased Trees: oak wilt						. /	_		loveme	ent		\ <u>`</u>
Endangered Species/H			roperty			Y	_			Structure or Pits		Y
Fault Lines		<u> </u>	·oporty			./	_			d Storage Tanks		Y
Hazardous or Toxic Wa	aste					Y	_			asements		1/
Improper Drainage	1010									Easements		Y /
	Snr	inge				V	_			dehyde Insulation		/
Intermittent or Weather Springs						Y	_			age Not Due to a Flood Event		1.7
Landfill						V				n Property		 Y
Lead-Based Paint or Lead-Based Pt. Hazards						V ,	_			Trioperty		+ У
Encroachments onto the Property Improvements encroaching on others' property						\checkmark	_	Wood		tation of townsites an other was		\lor
improvements encroac	ning	on otn	ers prop	репту		$ \downarrow $				tation of termites or other woodnsects (WDI)		
Located in Historic District						<u> </u>				atment for termites or WDI		1
Historic Property Designation						Υ,	_			mite or WDI damage repaired		\checkmark
Previous Foundation Repairs						V	_		ous Fire			./
•							_			VDI damage needing repair		X
Previous Roof Repairs						Y				kable Main Drain in Pool/Ho	.	 Y
Previous Other Structural Repairs								_		nabie iviaiii Diaiii III P001/H0		
Previous Use of Premis	sas f							1 UD/ S	pa"			4
		or iviar	ufacture			. /		Tub/S	pa"	-DS -DS		
of Methamphetamine		or Man	ufacture			✓		TUD/S	pa"	-DS DS		

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"Reservoir" means a water impoundment project operated by the United States	s <u>Arന</u> ്ദൂ Corp	s_of _D ⊊ngineers	that is intended to retain
water or delay the runoff of water in a designated surface area of land.	(AC/	$\sim \sim \sim 1$	

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[&]quot;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.

[&]quot;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.

[&]quot;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.).

[&]quot;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.

prov	ion 6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance ider, including the National Flood Insurance Program (NFIP)?* □ yes ☑ no If yes, explain (attactional sheets as necessary):
E ^s ris	Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance ven when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderatisk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the ructure(s).
Adm	inistration (SBA) for flood damage to the Property? yes Y no If yes, explain (attach additional ts as necessary):
	on 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (Nu are not aware.)
<u>Y</u> N □ □	Room additions, structural modifications, or other alterations or repairs made without necessar 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: Westbourne HOA Manager's name: Wake Property Management Phone: 832-515-1943 Fees or assessments are: \$350.00 per year and are: mandatory voluntary Any unpaid fees or assessment for the Property? yes (\$) voluntary no lf the Property is in more than one association, provide information about the other association below or attach information to this notice.
	Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivider 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 of use of the Property.
	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but i not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
♥ □	Any death on the Property except for those deaths caused by: natural causes, suicide, or accider 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 use 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.
□ □	district.
If the	answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):
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Man was shot in the yar	rd several year before I p	urchased it.		
Section 9 Selle	ar Mas ⊓has	not attached a su	rvey of the Property.	
Section 10. With persons who re	in the last 4 ye gularly provide	ars, have you (Se inspections and w	Iler) received any written in ho are either licensed as in no If yes, attach copies and co	spectors or otherwise
Inspection Date	Type	Name of Inspecto		No. of Pages
06/07/18	Home Inspection	James Adams w/ J&l		25
Note: A buyer sh	_	•	s as a reflection of the current of the current of the current of the boundaries of	
HomesteadWildlife Ma	l nagement	□ Senior Citizen	Seller) currently claim for the ☐ Disabled ☐ Disabled Veteran ☐ Unknown	
	e you (Seller) evence provider?		damage, other than flood da	amage, to the Property
•	•	•	eds for a claim for damag	e to the Property (for
example, an insi	urance claim or a	settlement or awa	rd in a legal proceeding) and	
to make the repa	airs for which the	claim was made?	☐ yes ☐ no If yes, explain:	
detector require	ments of Chapte		e detectors installed in acco and Safety Code?* unknows	
installed in acco including perforr	ordance with the requ mance, location, and p	uirements of the building power source requiremen	mily or two-family dwellings to have to code in effect in the area in which ts. If you do not know the building cocal building official for more informatio	the dwelling is located, de requirements in effect
family who will impairment from seller to install s	reside in the dwelling a licensed physician; smoke detectors for th	g is hearing-impaired; (2 and (3) within 10 days at ne hearing-impaired and	hearing impaired if: (1) the buyer or (1) the buyer gives the seller written ter the effective date, the buyer makes specifies the locations for installation or brand of smoke detectors to install.	evidence of the hearing s a written request for the The parties may agree
	ker(s), has instru		are true to the best of Seller's belier to provide inaccurate inf	
& Owe			M.Cland	
Signature of Selle	er	Date	Signature of Seller	Date
Printed Name: L	arry Clause		Printed Names MarshasCla	ause
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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.

Electric:	phone #:	
Sewer:		
Water:	phone #:	
Cable:		
Trash:		
Natural Gas:		
Phone Company:	phone #:	
Propane:		
Internet:		

(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.

(6) The following providers currently provide service to the Property:

Signature of Buyer		Date	Signature of Buyer	Date
Printed Name:			Printed Name;	
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