TEXAS REALTORS

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 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 1419	24th	Street	-
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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'S AGENTS, OR ANY OTHER AGENT.

Seller _ is vis not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? (approximate date) or __ 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	Y	N	U
Cable TV Wiring	V		
Carbon Monoxide Det.	1111	V	
Ceiling Fans	V	0	V j
Cooktop	V		
Dishwasher	V		
Disposal	V		
Emergency Escape Ladder(s)	1	1	
Exhaust Fans	V		8 B
Fences	V		1456
Fire Detection Equip.	V		de la
French Drain	V		
Gas Fixtures		V	
Natural Gas Lines	V		

Item	Y	N	U
Liquid Propane Gas:		V	
-LP Community (Captive)	100	V	III
-LP on Property		V	in
Hot Tub		V	96
Intercom System		V	130
Microwave	V	1	833
Outdoor Grill	10	~	
Patio/Decking	V		
Plumbing System	V		12
Pool	166	V	(III)
Pool Equipment		V	350
Pool Maint. Accessories	3.0	V	
Pool Heater	100	V	MI

Item	Y	N	U
Pump: sump grinder		1	
Rain Gutters	V	11/1	
Range/Stove	V	100	
Roof/Attic Vents	V	1	
Sauna		V	
Smoke Detector	V	100	
Smoke Detector - Hearing Impaired		1	
Spa		V	HE TO
Trash Compactor		V	N S
TV Antenna		V	1
Washer/Dryer Hookup	V		8 6
Window Screens		V	1
Public Sewer System	V	15	

Item	Y	N	U	Additional Information			
Central A/C	V			✓ electric gas number of units: 3			
Evaporative Coolers		V		number of units:			
Wall/Window AC Units		V	W)	number of units:			
Attic Fan(s)	V			if yes, describe:			
Central Heat	V			electric gas number of units: 3			
Other Heat		V		if yes, describe:			
Oven	V			number of ovens: / Velectric gas other:			
Fireplace & Chimney	SETTE A STATE OF	V		wood gas logs mock other:			
Carport	Military extra	V	17/	attached not attached			
Garage	V			attached vnot attached			
Garage Door Openers	V			number of units: / number of remotes: 2			
Satellite Dish & Controls	1080	V		owned leased from:			
Security System	1000	V		owned leased from:			
Solar Panels		V		owned leased from:			
Water Heater	V			electric gas vother: tankles snumber of units:			
Water Softener		V		owned leased from:			
Other Leased Items(s)	0550	V		if yes, describe:			

CEN	D 4	1000	10	~ /	14	40
II A	H-O	406) U	94	n.	19

Initialed by: Buyer:

and Seller. MM

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Imble Galveston, 709 University Blvd. Galveston TX 77550

Ingrid Gouzalez

Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 www.lwolf.com

Fax: 4097633840

Michael and

	inkler	1		✓ auto	matic	manual	are	as cov	vered:		
Septic / On-Site Sewer	Facility		V 1	yes, a	ttach I	Information	Abo	ut On	-Site Sewer Facility (TXR-140)	7)	
Water supply provided it Was the Property built to (If yes, complete, si Roof Type: Shin Is there an overlay ro covering)? yes vinc	gn and a	attach	yesno TXR-1906	concer	knowr ming le	n ead-based	pain	t haza	ards).	oxima	ite)
Are you (Seller) aware are need of repair?)	of any of	f the it	ems listed , describe	in this (attach	Section	on 1 that ar	re n	ot in v	working condition, that have duary):	efects	, or
		1500	11518317				-	-		160	He
			BARLO.		444						-
Section 2. Are you (S aware and No (N) if yo				cts or	malfu	nctions in	any	of th	e following? (Mark Yes (Y) It	you	are
Item	Y	N	Item	III III	TV V	10000	Y	N	Item	Y	_
Basement	400	V	Floors		NOTE Y	WITH CO.		V	Sidewalks	100	V
Ceilings		V	Founda	ation / S	Slab(s))		V	Walls / Fences	1 3	v
Doors		V	Interior			OF PARTY		V	Windows		V
Driveways	300	V	Lighting	Fixtur	res			1	Other Structural Components		V
Electrical Systems	GOW IN	V	Plumbi	ng Sys	tems	MALE ST.		V		100	100
Exterior Walls	MON CO	V	Roof	See Long	SSIIS	THE CONTRACTOR		V	SKIES OF THE CONTROL OF	2 30	
									ts if necessary):	No (1
COLORS AND	Seller) av	vare of							Yes (Y) if you are aware and	No (I	N) H
you are not aware.)	Seller) av	vare of			wing		7 (1			No (N	
you are not aware.) Condition	Seller) av	vare of		e follo		conditions	7 (I			1	
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Concerni	ng the Property at 1419 24th Street
	wer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):
*A sir	gle blockable main drain may cause a suction entrapment hazard for an individual.
Section 4	Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of reas not been previously disclosed in this notice?yes _v no If yes, explain (attach additional sheet)
wholly o	5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and che partly as applicable. Mark No (N) if you are not aware.)
/ N	Present flood insurance coverage (if yes, attach TXR 1414).
N 	Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release water from a reservoir.
	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, atta- TXR 1414).
- 1	Locatedwholly _v partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE At AH, VE, or AR) (if yes, attach TXR 1414).
	Locatedwhollypartly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
V	Located wholly partly in a floodway (if yes, attach TXR 1414).
V	Located wholly partly in a flood pool.
V	Locatedwhollypartly in a reservoir.
the ans	wer to any of the above is yes, explain (attach additional sheets as necessary):
*Earn	urposes of this notice:
100-y	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.	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.
subjec	pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is to controlled inundation under the management of the United States Army Corps of Engineers.
"Flood under	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.).
*Flood	way" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to 00-year flood, without cumulatively increasing the water surface elevation more than a designated height.
Resel	voir means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain or delay the runoff of water in a designated surface area of land.
XR-1406	09-01-19 Initialed by: Buyer: , and Seller: M. Sk. Page 3 of 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 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, 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).
Section 7. Administrate necessary)	Have you (Seller) ever received assistance from FEMA or the U.S. Small Business ation (SBA) for flood damage to the Property? Vyes _ 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
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.
	Homeowners' associations or maintenance fees or assessments. If yes, complete the following: Name of association:
	Manager's name: 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:
- 4	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 retailer.
	Any portion of the Property that is located in a groundwater conservation district or a subsidence district.
f the engine	r to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):

Concerning the Pro	operty at 14	19 24# 5	reet		
Section 10. Within persons who re	the last	as not attached a surv 4 years, have you lide inspections and spections?yes	(Seller) receive	d any written in	aspection reports from aspectors or otherwise the following:
Inspection Date	Туре	Name of Ins	pector		No. of Pages
Moto: A huma	r should not m	As on the show alled to	ports an a coffeetic	n of the current cond	lition of the Property
Note. A buye		ly on the above-cited re should obtain inspection			
		nption(s) which you (S			y:
Homestead Wildlife Mar Other:		Senior Citizer Agricultural		Disabled Disabled Ve Unknown	oteran
Section 12. Have insurance provide			damage, other th	an flood damage, t	to the Property with any
insurance claim o	r a settlemen		oceeding) and no		roperty (for example, an s to make the repairs for
					6 6
	Chapter 766 o	f the Health and Safety			with the smoke detector If no or unknown, explain,
installed in ac including perfe	cordance with tormance, location	nd Safety Code requires on the requirements of the but on, and power source requireck unknown above or cor	ilding code in effect airements. If you do	in the area in which th not know the building	ne dwelling is located, code requirements in
family who wi impairment fro the seller to in	If reside in the or orn a licensed phastall smoke det	o install smoke detectors for dwelling is hearing-impaire sysician; and (3) within 10 of ectors for the hearing-import installing the smoke detect	d; (2) the buyer give lays after the effective aired and specifies t	es the seller written ev re date, the buyer make the locations for installs	ridence of the hearing as a written request for ation. The parties may
		fluenced Seller to provid	e inaccurate infon	nation or to omit any	
Signature of Seller	X	Da	te Signature de	nne Kerre	Date
Printed Name: M	ichael	Kennedy	Printed Name	Suzanne	Kennedy
(TXR-1406) 09-01-19	1	nitialed by: Buyer:	and Sell	Suzanne or Mr sk	Page 5 of 6

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 https://publicsite.dps.texas.gov/SexOffenderRegistry. 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 hall insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review Information Regarding Windstorm and Hall 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: First Choice Power	phone # 855 676 7244
Sewer. City of Galveston	phone #: 409 197 3550
Water City of Galveston	phone #: 404 797 3550
Cable: Comcast	phone #: 800 391 3000
Trash: City of Galveston	phone #: 409 797 3550
Natural Gas: Teyas Gas Service	phone #: 800 700 2443
Phone Company: Na	phone #:
Propane: NA	phone #: _ na
Internet: Comcast	phone #: 800 391 3000

(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 St Sk	Page 6 of 6

10-10-11

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APPROVED BY THE TEXAS REAL ESTATE COMMISSION

ADDENDUM FOR SELLER'S DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS AS REQUIRED BY FEDERAL LAW

CONCERNING THE PROPERTY AT 1419 24th Street

Street Address and City) A. LEAD WARNING STATEMENT: "Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from leadbased paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on leadbased paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-paint hazards is recommended prior to purchase." NOTICE: Inspector must be properly certified as required by federal law. B. SELLER'S DISCLOSURE: PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS (check one box only): (a) Known lead-based paint and/or lead-based paint hazards are present in the Property (explain): (b) Seller has no actual knowledge of lead-based paint and/or lead-based paint hazards in the Property. 2. RECORDS AND REPORTS AVAILABLE TO SELLER (check one box only): (a) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the Property (list documents): (b) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the Property. C. BUYER'S RIGHTS (check one box only): 1. Buyer waives the opportunity to conduct a risk assessment or inspection of the Property for the presence of lead-based paint or lead-based paint hazards. 2. Within ten days after the effective date of this contract, Buyer may have the Property inspected by inspectors

Within ten days after the effective date of this contract, Buyer may have the Property inspected by inspectors selected by Buyer. If lead-based paint or lead-based paint hazards are present, Buyer may terminate this contract by giving Seller written notice within 14 days after the effective date of this contract, and the earnest money will be refunded to Buyer.

D. BUYER'S ACKNOWLEDGMENT (check applicable boxes):

Buyer has received copies of all information listed above.

2. Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

E. BROKERS' ACKNOWLEDGMENT: Brokers have informed Seller of Seller's obligations under 42 U.S.C. 4852d to:
(a) provide Buyer with the federally approved pamphlet on lead poisoning prevention; (b) complete this addendum; (c) disclose any known lead-based paint and/or lead-based paint hazards in the Property; (d) deliver all records and reports to Buyer pertaining to lead-based paint and/or lead-based paint hazards in the Property; (e) provide Buyer a period of up to 10 days to have the Property inspected; and (f) retain a completed copy of this addendum for at least 3 years following the sale. Brokers are aware of their responsibility to ensure compliance.

F. CERTIFICATION OF ACCURACY: The following persons have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer Date

Seller Date

Sugare Kennely 8/27/21

Buyer Date

Other Broker Date

Listing Broker Date

The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms of contracts. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate licensees. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not suitable for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-636-3000 (http://www.brec.texas.gov)

(TXR 1906) 10-10-11

TREC No. OP-L

Ingrid Gonzalez