

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	1450 Springrock Ln Houston, TX 77055-4370
DATE SIGNED BY	SELLER AND IS NOT A SUBSTITU	WLEDGE OF THE CONDITION OF THE PROPERTY AS OF TH TUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYE FANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHE
Seller <u>x</u> is is not <u>x</u> 2006		pied (by Seller), how long since Seller has occupied the Property ate) or never occupied the Property
		w: (Mark Yes (Y), No (N), or Unknown (U).) ed. 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			
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			Χ

Item	Υ	Z	כ
Liquid Propane Gas:			Х
-LP Community (Captive)			Х
-LP on Property			Х
Hot Tub			Х
Intercom System			X
Microwave	Х		
Outdoor Grill			х
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			
Rain Gutters	Х		
Range/Stove			
Roof/Attic Vents	Х		
Sauna			Х
Smoke Detector	Х		
Smoke Detector - Hearing Impaired			х
Spa			Х
Trash Compactor			Х
TV Antenna	Х		
Washer/Dryer Hookup	Х		
Window Screens	Х		
Public Sewer System	X		

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

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1450 Springrock Ln

Concerning the Property at _						<u>H</u>	ouston, I	X 7	7055-	4370		
Underground Lawn Sprinkler	automatic x manual areas covered: Flowerbeds											
Septic / On-Site Sewer Facility x if yes, attach Information About On-Site Sewer Facility (TXR-1407))			
covering)? yes <u>x</u> no t	e 19 nd a ngle overi unkn	78? _ ittach s ing o own	yes \underline{x} no \underline{x} TXR-1906 co	_ un ncei ty (s	rning Age shing	wn lea : <u>1</u> gles	ad-based .5 year s or roof	cove	t haza ering	ords)(approxplaced over existing shingles	or r	oof
are need of repair? yes _x	no) aw	If ye	s, describe (at	tach	ado	litio	onal sheets	if n	ecess			
Item	Υ	N	Item					Υ	N	Item	Y	N
Basement			Floors						Х	Sidewalks		Χ
Ceilings		Х	Foundatio		Slab((s)			Х	Walls / Fences		Х
Doors		Х	Interior Wa	alls					X	Windows		Х
Driveways		Х	Lighting F	ixtuı	es				Х	Other Structural Components		Χ
Electrical Systems		Х	Plumbing	Sys	tems	3			Х			
Exterior Walls		Х	Roof						Х			
Section 3. Are you (Seller you are not aware.)										es (Y) if you are aware and N) if
Condition				Υ	N		Conditio	n			Y	N
Aluminum Wiring					Х		Radon G	as		-		Х
Asbestos Components					Х		Settling					Х
Diseased Trees: oak wilt					Х		Soil Movement		Х			
Endangered Species/Habitat	ton	Prope	erty		Х		Subsurfa	ce S	Structu	ire or Pits		Х
Fault Lines					Х				Х			
Hazardous or Toxic Waste					Х		Unplatted					Х
Improper Drainage					Х			Unrecorded Easements		Х		
Intermittent or Weather Springs					Х		Urea-forr	nalc	lehyde	e Insulation		Х
Landfill					Х		Water Damage Not Due to a Flood Event			Х		
Lead-Based Paint or Lead-B	ase	d Pt.	Hazards		Х		Wetlands				1	Х
Encroachments onto the Pro					X		Wood Rot			X		
Improvements encroaching on others' property									ation o	of termites or other wood	1	

Initialed by: Buyer: (TXR-1406) 09-01-19

Located in Historic District

Previous Roof Repairs

of Methamphetamine

Historic Property Designation

Previous Foundation Repairs

Previous Other Structural Repairs

Previous Use of Premises for Manufacture

and Seller:

Previous treatment for termites or WDI

Termite or WDI damage needing repair

Single Blockable Main Drain in Pool/Hot

Previous termite or WDI damage repaired

destroying insects (WDI)

Previous Fires

Tub/Spa*

1450 Springrock

Х

Χ

Х

Χ

Х

Χ

Х

Х

Concerni	ing the Property at	1450 Springrock Ln Houston, TX 77055-4370
		es, explain (attach additional sheets if necessary):
*A sin	ngle blockable main drain may cause a suctio	n entrapment hazard for an individual.
which ha	as not been previously disclosed in	equipment, or system in or on the Property that is in need of repair, this notice? yes no If yes, explain (attach additional sheets if
	Are you (Seller) aware of any of the prepartly as applicable. Mark No (N) if y	ne following conditions?* (Mark Yes (Y) if you are aware and check ou are not aware.)
<u>Y N</u>		
<u>X</u>	Present flood insurance coverage (if	yes, attach TXR 1414).
<u>x</u>	Previous flooding due to a failure water from a reservoir.	or breach of a reservoir or a controlled or emergency release of
X	Previous flooding due to a natural floo	od event (if yes, attach TXR 1414).
<u>X</u>	Previous water penetration into a s TXR 1414).	structure on the Property due to a natural flood event (if yes, attach
<u>X</u>	Located wholly partly in a 10 AH, VE, or AR) (if yes, attach TXR 14	0-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE AO, 114).
<u>X</u>	Located wholly partly in a 500	9-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
<u>X</u>	Located wholly partly in a floo	dway (if yes, attach TXR 1414).
<u>X</u>	Located wholly partly in a floo	od pool.
<u>X</u>	Located wholly partly in a res	ervoir.
If the ans	swer to any of the above is yes, explain (a	attach additional sheets as necessary):
*For p	purposes of this notice:	
which	n is designated as Zone A, V, A99, AE, AO,	(A) is identified on the flood insurance rate map as a special flood hazard area, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, and (C) may include a regulatory floodway, flood pool, or reservoir.
area,		t: (A) is identified on the flood insurance rate map as a moderate flood hazard (shaded); and (B) has a two-tenths of one percent annual chance of flooding, ng.
		ir that lies above the normal maximum operating level of the reservoir and that is ment of the United States Army Corps of Engineers.
	d insurance rate map" means the most rece r the National Flood Insurance Act of 1968 (4.	nt flood hazard map published by the Federal Emergency Management Agency 2 U.S.C. Section 4001 et seq.).
		e flood insurance rate map as a regulatory floodway, which includes the channel nd areas that must be reserved for the discharge of a base flood, also referred to

water or delay the runoff of water in a designated surface area of land.

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"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain

as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.

Concerning	g the Property at Houston, TX 77055-4370
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 \underline{x} no If yes, explain (attach additional necessary):
Even w	is in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Then not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate and 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 $\underline{\times}$ 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.
X	Homeowners' associations or maintenance fees or assessments. If yes, complete the following: Name of association: KrJ Manager's name: Phone:
	Manager's name: Phone: Fees or assessments are: \$ 425.00 per ouarter and are: x 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.
<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.
<u>X</u>	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).
<u>X</u>	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.
<u>X</u>	The Property is located in a propane gas system service area owned by a propane distribution system retailer.

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Χ

Initialed by: Buyer: , and Seller:

If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):

Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

Concerning the Property	at	1450 Springrock Ln Houston, TX 77055-4370						
Section 9. Seller ha	as has not attached a survey	of the Property.						
persons who regular	e last 4 years, have you (standard last 4 years, have you (standard last last last last last last last last	who are either licensed as	inspectors or otherwise					
Inspection Date Ty	pe Name of Inspe	ctor	No. of Pages					
	old not rely on the above-cited repo A buyer should obtain inspections							
	tax exemption(s) which you (Sel							
		Disabled	=					
Wildlife Managem	nent Agricultural	Disable						
Other:		Unknow	'n					
	Seller) ever filed a claim for da	mage, other than flood damag	e, to the Property with any					
	Seller) ever received proceeds							
	ade? yes no If yes, explain:							
requirements of Chapte	Property have working smoke der 766 of the Health and Safety (if necessary):	Code?* unknown no ye	es. If no or unknown, explain.					
installed in accordar including performan	Health and Safety Code requires one- nce with the requirements of the build ce, location, and power source requir ou may check unknown above or conta	ing code in effect in the area in whice ements. If you do not know the build	ch the dwelling is located, ling code requirements in					
family who will resid impairment from a lid the seller to install s	a seller to install smoke detectors for the in the dwelling is hearing-impaired; censed physician; and (3) within 10 days moke detectors for the hearing-impair the cost of installing the smoke detectors	(2) the buyer gives the seller writter is after the effective date, the buyer me and specifies the locations for ins	n evidence of the hearing nakes a written request for stallation. The parties may					
	t the statements in this notice are sted or influenced Seller to provide							
BOAGO	1/20/2022							
Signature of Seller	Date	Signature of Seller	Date					
Printed Name: Brandy d	uffy	Printed Name:						
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1450 Springrock Ln Houston, TX 77055-4370

Concerning the Property at ___

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 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: Stream	phone #:	
Sewer:	phone #:	
Water: City of Houston	phone #:	
Cable: Directvtv	phone #:	
Trash: Homeowners association	phone #:	
Natural Gas: Center point energy	phone #:	
Phone Company:	phone #:	
Propane:	phone #:	
Internet: Direct tv □	phone #:	

(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		Signature of Buyer	Date	
Printed Name:			Printed Name:	
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