

SELLER'S DISCLOSURE NOTICE

OTERNS Association of REALTORES inc 2018

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 compiles with and contains additional disclosures which exceed the minimum disclosures required by the Code.

CONCERNING THE PROPERTY AT					824 Windswept Dr Port Laveca, TX									
								TH	E C	ONDIT	TION OF THE PROPERTY AS IONS OR WARRANTIES THE SELLER'S AGENTS, OR ANY			
Selier _ is _ is not o	юсир	ying	the	Pro	pert (ann	y. If	unoccupied (by Sell male date) or nev	er), i	10W	long s	since Seller has occupied the F	, rop	erty	17
Section 1. The Prope	rty h nof e	as ti stabl	he II Vsh U	am	e me	arka	d halaw Mark Var	101	M	/h/h	ie Property er Unknown (U).) e which items will & will not conve			
Item	Y		U		Item			Y		-		-		
Cable TV Wiring		V			Liquid Propane Gas.			V		U	Item	Y	N	U
Carbon Monoxide Det.	K				-LP Community (Captive)			X	-	-	Pump: sump grinder			
Ceiling Fans	T						Property		X		Rain Gutters	N.		1
Cooktop	文				- PONTHORNOUS AND	t Tu		X	X	-	Range/Stove	X		-
Dishwasher	文				-		m System		X	-	Roof/Attic Vents	X.	,	
Disposal	X				-			X	1		Sauna Smoke Detector		X	1
Emergency Escape Ladder(s)		X			Microwave Outdoor Grill			1	X		Smoke Detector - Hearing	7		X
Exhaust Fans	X				Pa	tio/E	Decking		X		Impaired Spa	-		-
Fences	V				Patio/Decking Plumbing System			X			Trash Compactor	\vdash	X	
Fire Detection Equip.	又				Po			1	¥.	-	TV Antenna	\vdash	X	
French Drain	14				Pool Equipment			00000	75.		Washer/Dryer Hookup	120	1	1-
Gas Fixtures		X			Pool Maint. Accessories				Ÿ.		Window Screens	X		
Natural Gas Lines		爻					eater		文		Public Sewer System		关	
Item		***************************************	***************************************	Y	N	u			٨	ddisi.	onal Information			
Central A/C	**********	***********		X	1,4		electric × gas	nun	nha	of un	ond information	Marine Company of		
Evaporative Coolers		************				X	number of units:	1.86411	192 60	(2) (3)	2 to 2 4			
Wall/Window AC Units	***************************************				X	number of units:								
Attic Fan(s)	***************************************				×		if yes, describe:							
Central Heat				X			Jelectric gas	nun	nbei	of un	its 1			
Other Heat					X		if yes, describe:							
Oven				X			number of ovens:	1	14	ele	ctric 2 gas other 20vens	. 1	0.	30 dia 40
Fireplace & Chimney	Marian			1	X		wood gas lo	gs	mo		other:	-	Fer	nuje
Carport				X			√attached not	atta	che	A CONTRACTOR OF THE PARTY OF TH			-	-
Garage				L			✓ attached not	atte	che	d		*****		
Garage Door Openers				文			number of units:	T			number of remotes: 2			
Satellite Dish & Control	S			Y			owned / lease	d fro	m	PIS				
Security System				X			owned Viease			AD				
Solar Panels					X		owned lease							
Water Heater				X			electric gas		her		number of units:		The state of the s	**********
Water Softener					X		owned lease	******	DECEMBER		Transfer of Grand.	and the second		-
Other Leased Items(s)					X		If yes, describe:	Colonia.				Anthropography	*****	-
(TXR-1406) 09-01-19 RESIAN (hippartimolico, P.O. Hop 940 N		13, 774	141			luyer		ind S	-		dilata Do. obeliantes es	age		
Amber Morre				une W	will Tea	Asaulie	nt (abfürn Either) 231 Snears	e Cr.	arozen.	ukin wysy 198 Gyts	431493 Paz 9797936465 São So. Canado NTT IJA www.lecti.com	Winds	अस्ट्यार.	har

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Underground Lawn Sprin	kler	T	V	514	tomatic		**********	-			
Septic / On-Site Sewer Fr	acility	17	A				are	as co	rered: i-Site Sewer Facility (TXR-140	Management of the last of the	
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Section 2. Are you (Sel aware and No (N) if you Item	iler) aware are not aw		iny de		r malfy:	nctions in	y fersous	Personne	e following? (Mark Yes (Y) i	Гуоц	ar
Basement	X						Y	N	Item	Y	1
Ceitings	The second second		Floor		6 1.1.2.2			Y	Sidewalks		15
Doors	*			ndation /				×	Walls / Fences		7
Driveways								1	Windows		X
Electrical Systems	+++			ting Fixten				1	Other Structural Components		14
Exterior Walls				The second second	stems			子			
f the answer to any of the Section 3. Are you (Sell				yes, ex						No (I	4) 1
If the answer to any of the Section 3. Are you (Sell you are not aware.)			on 2 is	yes, ex	owing (conditions	? (A		s if necessary):		
f the answer to any of the Section 3. Are you (Sell you are not aware.) Condition			on 2 is	yes, ex	owing (Conditions	? (A			No (I	1
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Concernin	ig the Property at		Port Lavaca, TX					
If the ansu	wer to any of the item	is in Section 3 is yes, explain	s, explain (attach additional sheets if necessary):					
Section 4	Ara vou (Sollari a	may cause a suction entrapms ware of any item, equipment sly disclosed in this notice		il. the Property that is in need of repair es, explain (attach additional sheets				
	P							
Section 5	. Are you (Seller) a	ware of any of the following. Mark No (N) if you are no	ng conditions?" (Mar)	Yes (Y) if you are aware and check				
/ N	, , , , , , , , , , , , , , , , , , , ,	. ment no (m) ii hoe die 110	i aware.)					
X	Present flood insur	ance coverage (if yes, attach	TVD 1414)					
X X XXX	Previous flooding water from a reserv	due to a failure or breac	h of a reservoir or a	controlled or emergency release o				
	Previous flooding of	iue to a natural flood event (i	yes, attach TXR 1414)				
7	Previous water pe TXR 1414).	netration into a structure of	n the Property due to	o a natural flood event (if yes, attach				
_ }_	Localed wholly AH, VE, or AR) (if)	partly in a 100-year floo /es. attach TXR 1414)	odplain (Special Flood	Hazard Area-Zone A, V, A99, AE AO				
(_,			dplain (Moderate Flood	Hazard Area-Zone X (shaded))				
- f	Located wholly	_ partly in a floodway (if y	es, attach TXR 1414)	(onedocy)				
_ ≱		partly in a flood pool.						
- 7	Locatedwholly	partly in a reservoir.						
f the answ	er to any of the above	e is yes, explain (attach add	itional sheets as neces	san).				
Loca	ted in 500	yr zonex; No	windstorm	required				
		J		U				
*For pu	rposes of this notice:	***************************************						
"100-ye which i	ser floodplain" means a s designated as Zone	ny area of land that. (A) is iden A. V. A99, AE, AO, AH, VE, or thrisk of flooding, and (C) may		de rate map as a special flood hazard area s a one percent annual chance of flooding heav, flood pool, or responsit				
"500-ye area, w	ear floodplain" means a mich is designated on	eny area of land that: (A) is inte	entified on the flood incur	ance rate map as a moderate flood hazant of one percent annual chance of flooding				
"Flood subject	pool" means the area a to controlled inundation	djacent to a reservoir that lies a n under the managament of the	bove the normal maximus United States Army Corps	m operating level of the reservoir and that is s of Engineers.				
Flood	insurance rate map" m		and man nutliched by the	e Federal Emergency Management Agency				
	ar and passesses and property residences	at is identified on the flood insur and the adjecent land areas the imulatively increasing the water	DI MUSEL TIO TOPONION For the	latory floodway, which includes the channe e discharge of a base flood, also referred to san a designated height.				
Resen	voir" means a water im		the Linited States Army f	Corps of Engineers that is intended to retain				
TXR-1406)		initialed by: Buyer	and Seller	Page 3 of 6				

Physiciand with Lone Well Transactions (Epform Edition) 231 Bleerson Cr. Cambridge Ordanic Canada N11 125 www.lws7.dom #24 Westswept Dr

Concerning	g the Property at Port Lavace, TX
Section 6. provider, i sheets as i	. Have you (Seller) ever filed a claim for flood damage to the Property with any insuran including the National Flood Insurance Program (NFIP)?"yes \(\sum_\no \) lf yes, explain (attach addition necessary):
	s in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurant when not required, the Federal Emergency Management Agency (FEMA) ancourages homeowners in high risk, moders not low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within t
Section 7. Administra ecessary)	Have you (Seller) ever received assistance from FEMA or the U.S. Small Busineration (SBA) for flood damage to the Property?yeskno If yes, explain (attach additional sheets
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 a
<u> </u>	Room additions, structural modifications, or other alterations or repairs made without necessary permits, with
K_	Homeowners' associations or maintenance fees or assessments. If yes, complete the following:
	Manager's name. MAYL MODAY Phone: 281) QQ1 - 4808 Fees or assessments are: \$ 385 per Year and are: X mandatory voluntary Any unpaid fees or assessment for the Property? yes (\$) X no If the Property is in more than one association, provide information about the other associations below o attach information to this notice.
<u> </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 no If yes, describe:
7	Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property
<u> </u>	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limite to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
<u> </u>	Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
7	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 separate.
V	hazards such as asbestos, raden, 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 publi water supply as an auxiliary water source.
	The Property is located in a propane gas system service area owned by a propane distribution syste retailer.
the answe	Any portion of the Property that is located in a groundwater conservation district or a subsidence district. er to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):
TXR-1406) (

	y at	824 Windswept Dr Port Lavaca, TX					
		ittached a survey of the Pr					
becommon ansum deliffill	HAR PLEASURE MER	SIMPLIFIE STATE WHAT OPA	eceived any written inspe either licensed as inspe attach copies and complete the				
Inspection Date T	уре	Name of Inspector	And the second s	No. of Pages			
			560000 To 10000000000000000000000000000000				
Note: A buyer sho	uld not rely on the	a above-cited reports as a reports in a report in a re	flection of the current condition	n of the Property.			
Section 11 Check are	. 5						
Homestead Wildlife Manager Other:	rev exembricités	Senior Citizen	ntly claim for the Property:				
Wildlife Manager	nent	Agricultural	Disabled Veter	30			
Other:	-		Unknown	OI I			
				erty (for example, ar			
which the claim was m	rade? yes Xr	rd in a legal proceeding) a no if yes, explain:	no not used the proceeds to	make the repairs fo			
which the claim was π	nade?yes_Xr	no if yes, explain:	no not used the proceeds to	make the repairs fo			
Section 14. Does the	Property have w	vorking smoke detectors i	nstalled in accordance with	make the repairs fo			
Section 14. Does the	Property have w	vorking smoke detectors i	nstalled in accordance with	make the repairs fo			
Section 14. Does the requirements of Chapital AND SMOVE "Chapter 766 of the installed in accordance including performation for a buyer may require family who will rest impairment from a limital to the chapter of the	Property have we ter 766 of the He if necessary): Health and Safety ance with the requirence, location, and pyou may check unknown a seller to install side in the dwelling if tensed physician; a	rorking smoke detectors is alth and Safety Code?* Not Sure if u Code requires one-lamily or two ements of the building code in nower source requirements. If y nown above or contact your local moke detectors for the hearing is hearing-impaired: (2) the buy and (3) within 10 days after the	nstalled in accordance with unknown no X yes, if no X yes, if no X yes, if no Y have working effect in the area in which the divou do not know the building cool i building official for more informatives gives the seller written evider effective date the buver makes a	the smoke detectors or unknown, explain should be requirements in the ion.			
Section 14. Does the requirements of Chapt (Attach additional sheet) (Attach additional sheet) (Attach additional sheet) (Chapter 760 of the installed in accordational performational including the seller to installing agree who will bear	Property have we ter 766 of the He if necessary): I Health and Safety ance, location, and payou may check unknown a seller to install side in the dwelling in licensed physician; a smoke detectors for the cost of installing the c	rorking smoke detectors it saith and Safety Code?" Not Sure if we code in the code requires one-lamily or two ements of the building code in the code requirements. If you want above or contact your local make detectors for the hearing is hearing-impaired; (2) the buyond (3) within 10 days after the or the hearing-impaired and specific smoke detectors and which	nstalled in accordance with unknown no x yes. if no yes	the smoke detectors of the smoke detectors of or unknown, explain of smoke detectors welling is located, the requirements in tion. The parties may tall.			
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Section 14. Does the requirements of Chapitath Alle Smoke *Chapter 760 of the installed in accordation of the including performation of the impairment from a lithe seller to install agree who will bear Seller acknowledges the the broker(s), has instru	Property have weter 766 of the He sil necessary): I Health and Safety ance, location, and pyou may check unknow a seller to install side in the dwelling in the cost of installing at the statements acted or influenced	rorking smoke detectors it with and Safety Code?" Not Sure if workers one-lamily or two ements of the building code in nower source requirements. If you will be detectors for the hearing is hearing-impaired; (2) the buyand (3) within 10 days after the if the hearing-impaired and specifies make detectors and which in this notice are true to the it Seller to provide inaccurate.	nstalled in accordance with unknown no x yes, if no yes, if yes,	the smoke detectors the smoke detectors of or unknown, explain of smoke detectors welling is located for requirements in tion. The parties may tall. all no person, including therial information.			
Section 14. Does the requirements of Chapter (Attach additional sheets SMO V.C. "Chapter 760 of the installed in accordatincluding performational performation of the impairment from a lithe seller to install agree who will bear Seller acknowledges that the broker(e), has instru	Property have weter 766 of the He sil necessary): I Health and Safety ance, location, and pyou may check unknow a seller to install side in the dwelling in the cost of installing at the statements acted or influenced	rorking smoke detectors it with and Safety Code? Not Sure if we code requires one-family or two rements of the building code in nown above or contact your local is hearing-impaired; (2) the building and (3) within 10 days after the contact your local in the hearing-impaired and specifies make detectors and which in this notice are true to the it Seller to provide inaccurate the signature. Date Signature	nstalled in accordance with unknown no X yes. If no process of the content cade of the content of the area in which the area in the buyer or a menter gives the seller written evider effective date, the buyer makes a diffes the locations for installation in brand of smoke detectors to installation or brand of smoke detectors to installation or to omit any materials.	the smoke detectors or unknown, explain of the buyer's note of the			

824 Windswept Dr Port Laveca, TX

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:

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Electric: 000	phone #: (36) 171 - 4400
sower HURTS Washwater	phone #: (361/ 771-3451
Water: QUADVAST	phone # (281) 356-534-7
Cable DISH NETWORK	phone #:
Trash: N/A	phone #.
Natural Gas: N/A	phone #:
From Company: LAWARD TELEPHO	
Propane: FERRELL GAS	phone #: (919) 245-1766
Internet: LAWARD TELEPHO	NE phone # (341) 872-221/
as true and correct and have no reason to believe it to AN INSPECTOR OF YOUR CHOICE INSPECT THE PF The undersigned Buyer acknowledges receipt of the foregoi	
Awl E. Tsika	Billie K. Tsika
Signature of Buyer Date	Signature of Buyer Date
Printed Name: PUNI E. TSIKA	Printed Name: BILLIE K. TSI KA
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