



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.**

**12823 Souris Valley Ln
Houston, TX 77085-5815**

CONCERNING THE PROPERTY AT _____

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, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller is is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? November 26, 2009 (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			
Carbon Monoxide Det.			
Ceiling Fans	yes		
Cooktop	yes		
Dishwasher	yes		
Disposal	yes		
Emergency Escape Ladder(s)			
Exhaust Fans	yes		
Fences	yes		
Fire Detection Equip.			
French Drain			
Gas Fixtures	yes		
Natural Gas Lines	yes		

Item	Y	N	U
Liquid Propane Gas:		NO	
-LP Community (Captive)			
-LP on Property			
Hot Tub			
Intercom System			
Microwave	yes		
Outdoor Grill		NO	
Patio/Decking	yes		
Plumbing System			
Pool	NO		
Pool Equipment	NO		
Pool Maint. Accessories	NO		
Pool Heater	NO		

Item	Y	N	U
Pump: sump grinder			
Rain Gutters	yes		
Range/Stove	yes		
Roof/Attic Vents	yes		
Sauna		NO	
Smoke Detector	yes		
Smoke Detector - Hearing Impaired		NO	
Spa		NO	
Trash Compactor			
TV Antenna		NO	
Washer/Dryer Hookup		NO	
Window Screens	yes		
Public Sewer System	yes		

Item	Y	N	U	Additional Information
Central A/C	yes			✓ electric gas number of units: _____
Evaporative Coolers				number of units: _____
Wall/Window AC Units				number of units: _____
Attic Fan(s)	NO			if yes, describe: _____
Central Heat	yes			electric ✓ gas number of units: _____
Other Heat				if yes, describe: _____
Oven	yes			number of ovens: <u>1</u> electric ✓ gas other: _____
Fireplace & Chimney		NO		wood gas logs mock other: _____
Carport				attached not attached
Garage	yes			✓ attached not attached
Garage Door Openers	yes			number of units: _____ number of remotes: <u>2</u>
Satellite Dish & Controls				owned leased from: _____
Security System		NO		owned leased from: _____
Solar Panels		NO		owned leased from: _____
Water Heater	yes			electric ✓ gas other: _____ number of units: _____
Water Softener	yes			✓ owned leased from: _____
Other Leased Items(s)				if yes, describe: _____

(TXR-1406) 09-01-19

Initialed by: Buyer: _____, _____ and Seller: [Signature]

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Concerning the Property at _____

Underground Lawn Sprinkler	<input checked="" type="checkbox"/>	NO	automatic	manual	areas covered:
Septic / On-Site Sewer Facility	<input type="checkbox"/>	<input type="checkbox"/>	if yes, attach Information About On-Site Sewer Facility (TXR-1407)		

Water supply provided by: city well MUD co-op unknown other: _____

Was the Property built before 1978? yes no unknown

(If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards).

Roof Type: COMPENSATION Age: 1 yr. (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? yes no unknown

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? yes no If yes, describe (attach additional sheets if necessary): _____

Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Item	Y	N
Basement		
Ceilings		NO
Doors		NO
Driveways		NO
Electrical Systems		NO
Exterior Walls		NO

Item	Y	N
Floors		NO
Foundation / Slab(s)		NO
Interior Walls		NO
Lighting Fixtures		NO
Plumbing Systems		NO
Roof		NO

Item	Y	N
Sidewalks		NO
Walls / Fences		NO
Windows		NO
Other Structural Components		NO

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): _____

Section 3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Condition	Y	N
Aluminum Wiring		NO
Asbestos Components		NO
Diseased Trees: <u>oak wilt</u>		NO
Endangered Species/Habitat on Property		NO
Fault Lines		NO
Hazardous or Toxic Waste		NO
Improper Drainage		NO
Intermittent or Weather Springs		NO
Landfill		NO
Lead-Based Paint or Lead-Based Pt. Hazards		NO
Encroachments onto the Property		NO
Improvements encroaching on others' property		NO
Located in Historic District		NO
Historic Property Designation		NO
Previous Foundation Repairs		NO
Previous Roof Repairs		
Previous Other Structural Repairs		NO
Previous Use of Premises for Manufacture of Methamphetamine		NO

Condition	Y	N
Radon Gas		NO
Settling		NO
Soil Movement		NO
Subsurface Structure or Pits		NO
Underground Storage Tanks		NO
Unplatted Easements		NO
Unrecorded Easements		NO
Urea-formaldehyde Insulation		NO
Water Damage Not Due to a Flood Event		NO
Wetlands on Property		NO
Wood Rot		NO
Active infestation of termites or other wood destroying insects (WDI)		NO
Previous treatment for termites or WDI		NO
Previous termite or WDI damage repaired		NO
Previous Fires		NO
Termite or WDI damage needing repair		NO
Single Blockable Main Drain in Pool/Hot Tub/Spa*		NO

Concerning the Property at _____

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): _____

*A single 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 repair, which has not been previously disclosed in this notice? ___ yes no If yes, explain (attach additional sheets if necessary): _____

Section 5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)

Y N

- NO Present flood insurance coverage (if yes, attach TXR 1414).
- NO Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
- NO Previous flooding due to a natural flood event (if yes, attach TXR 1414).
- NO Previous water penetration into a structure on the Property due to a natural flood event (if yes, attach TXR 1414).
- NO Located ___ wholly ___ partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE AO, AH, VE, or AR) (if yes, attach TXR 1414).
- NO Located ___ wholly ___ partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
- NO Located ___ wholly ___ partly in a floodway (if yes, attach TXR 1414).
- NO Located ___ wholly ___ partly in a flood pool.
- NO Located ___ wholly ___ partly in a reservoir.

If the answer to any of the above is yes, explain (attach additional sheets as necessary): _____

*For purposes of this notice:

"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which 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, which is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.

"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.

"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.

"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.).

"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.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

Concerning the Property at _____

Section 6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program (NFIP)?* ___ yes no If yes, explain (attach additional sheets as necessary): _____

*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).

Section 7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property? ___ yes no If yes, explain (attach additional sheets as necessary): _____

Section 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)

Y N
___ NO

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.

YES ___

Homeowners' associations or maintenance fees or assessments, If yes, complete the following:

Name of association: POST OAK PLACE HOMEOWNERS ASSOCIATION

Manager's name: _____ Phone: _____

Fees or assessments are: \$ 225.00 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.

___ NO

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: _____

___ NO

Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.

___ NO

Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)

___ NO

Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.

___ NO

Any condition on the Property which materially affects the health or safety of an individual.

___ NO

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).

___ NO

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.

___ NO

The Property is located in a propane gas system service area owned by a propane distribution system retailer.

___ NO

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

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

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: <u>Reliant Energy</u>	phone #: _____
Sewer: _____	phone #: _____
Water: <u>City of Houston</u>	phone #: _____
Cable: _____	phone #: _____
Trash: _____	phone #: _____
Natural Gas: <u>CENTER POINT ENERGY</u>	phone #: _____
Phone Company: _____	phone #: _____
Propane: _____	phone #: _____
Internet: <u>finity comcast</u>	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.

<u>Linda Manguiob</u>	<u>6/7/2022</u>	_____	_____
Signature of Buyer	Date	Signature of Buyer	Date
Printed Name: <u>LINDA L. MANGUIOB</u>	Printed Name: <u>CEI</u>	_____	_____