

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 PR	ROPER	RTY	AT _:	.095	7 Lake Forest Dr,	Coı	nr	oe,	TX 77384			_
AS OF THE DATE S	IGNED JYER I) BY	/ SE / WIS	LLEI H T	R AND IS NOT A O OBTAIN. IT IS N	S	UE	3STI	HE CONDITION OF THE PROP TUTE FOR ANY INSPECTION ARRANTY OF ANY KIND BY SE	NS	OF	3
	occyp	ying	the	Prop	erty. If unoccupied	d (b opro	y : oxi	Selle mate	er), how long since Seller has oc e date) or 🚨 never occupi	cup ed	pied the	k e
Section 1. The Proper), No (N), or Unknown (U).) ermine which items will & will not co	onve	∋у.	
Item	YN	U	Item			Y	' N	V U	Item	Y	N	U
Cable TV Wiring	17		Liquid Propane Gas:		T	7		Pump: ☐ sump ☐ grinder	/			
Carbon Monoxide Det.	/		-LP Community (Captive)			1		Rain Gutters	1			
Ceiling Fans	//		-LP on Property		Ι.	7		Range/Stove	1			
Cooktop	/		Hot Tub		0	1			Roof/Attic Vents			
Dishwasher	//				m System		/		Sauna		/	
Disposal	/		Microwave			/			Smoke Detector	/		
Emergency Escape		$\sqrt{}$	Ou	tdoc	or Grill	1	1		Smoke Detector – Hearing		/	
Ladder(s)	1-,1	N				1		4	Impaired		/	-
Exhaust Fans	//		Patio/Decking			1	1	+	Spa	/,	\vdash	-
Fences	1/1				ng System	1	4	4-4	Trash Compactor	_		-
Fire Detection Equip.	1/1		Pool		1	4_	+	TV Antenna		/	-	
French Drain	1/		Pool Equipment			1	+	+	Washer/Dryer Hookup	/		
Gas Fixtures	1/	Pool Main			aint. Accessories	1	X	4	Window Screens	_	-	-
Natural Gas Lines	1/1	Ш	Po	OI H	eater	/	_		Public Sewer System	_	/	
Item	***************************************		YN	U	Addition	al	Inf	form	ation			
Central A/C			☑ electric ☑ gas									
Evaporative Coolers		number of units:										
Wall/Window AC Units		number of units:										
Attic Fan(s)		if yes, describe:										
Central Heat		☐ electric ☐ gas number of units:										
Other Heat	Other Heat		if yes describe:									
Oven		number of ovens: electric gas other:										
Fireplace & Chimney			□ wood □ gas logs □ mock □ other: GAS + WOOL									
Carport /			□ attached □ not attached									
Garage			□ attached □ not attached									
Garage Door Openers			number of units: number of remotes:									
Satellite Dish & Controls			□ owned □ leased from									
Security System			owned leased from									
Solar Panels			//		□ owned □ leased from							
Water Heater				□ electric □ gas □ other: number of units:								
Water Softener □ owned □ leased from							-					
Other Leased Item(s)					if yes, describe:						_	
(TXR-1406) 09-01-19	(TXR-1406) 09-01-19 Initialed by: Buyer:, and Seller:/, Page 1 of 6								/ 6, S Page	1		

Concerning the Property at 10957 Lake Forest Dr. C	Conre	́е, :	rx 77384				
Underground Lawn Sprinkler	auton	natio	□ manu	ıal a	areas covered:		
Sentic / On-Site Sewer Facility / if ves. attach Information About On-Site Sewer Facility (T						-140	7)
Water supply provided by: ☐ city ☐ well ☐ M	UD		o-op 🗆 ur	nknow	on Dother: Quadwest		
Was the Property built before 1978? ☐ yes ☐	no [Jur	known		Cater		
(If yes, complete, sign, and attach TXR-1906	cond	cerni	na lead-ba	ased r	paint hazards).		
(If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards). Roof Type: Age: Age: (ap)
Is there an overlay roof covering on the Property	(shi	nale	s or roof c	overir	ng placed over existing shingles	or ro	of
covering)? ☐ yes ☐ no ☐ unknown		J					
Are you (Seller) aware of any of the items liste	d in t	thic	Section 1	that a	are not in working condition, tha	at ha	VA
defects, or are need of repair? yes no If Chack Tw Sidewall	yes,	des	cribe (attac	ch ad	ditional sheets if necessary):		_
							_
Section 2. Are you (Seller) aware of any defe	ects	or n	nalfunctio	ns in	any of the following? (Mark Y	es (— (Y)
if you are aware and No (N) if you are not awa	are.)				2		
Item Y N Item			Y	N	Item	Y	N
Basement Floors					Sidewalks		
Ceilings Foundation	/ Sla	b(s)			Walls / Fences		
Doors Interior Wal	lls				Windows		
Driveways Lighting Fix	tures	3			Other Structural Components		1
Electrical Systems Plumbing S	yster	ms				1	
Exterior Walls Roof							
If the answer to any of the items in Section 2 is y Section 3. Are you (Seller) aware of any of the items in Section 2 is y						ire ai	 nd
Section 3. Are you (Seller) aware of any of the No (N) if you are not aware.)			ring condi	itions			
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Section 3. Are you (Seller) aware of any of the No (N) if you are not aware.)	he fo	llow	Condit Radon Settling	itions tion Gas	? (Mark Yes (Y) if you are awa		
Section 3. Are you (Seller) aware of any of the No (N) if you are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees: □ oak wilt □	he fo	llow	Condit Radon Settling	tions Gas G	e? (Mark Yes (Y) if you are awa		
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Concerning the Property at 10957 Lake Forest Dr., Conroe, TX 77384	
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 of repair, which has not been previously disclosed in this notice? yes no If yes, explain (a additional sheets if necessary):	need attach
Unknows	
Section 5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware check wholly or partly as applicable. Mark No (N) if you are not aware.)	re and
Y/N Present flood insurance coverage (if yes, attach TXR 1414).	
Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of from a reservoir.	f water
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, TXR 1414).	, attach
Located U wholly U partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A AO, AH, VE, or AR) (if yes, attach TXR 1414).	99, AE,
Located wholly partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (sha	ded)).
Located wholly partly in a floodway (if yes, attach TXR 1414).	
Located wholly partly in a flood pool.	
Located wholly partly in a reservoir.	
the answer to any of the above is yes, explain (attach additional sheets as necessary): 20 NE	Λ.
many Hunricano HARVEY WE HAD WATER IN West	Past
*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 hat 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 flood is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.	izard area ding, which
"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood he which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding considered to be a moderate risk of flooding.	azard are ng, which
"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir subject to controlled inundation under the management of the United States Army Corps of Engineers.	and that
"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Managemunder the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).	ent Agen
"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also re a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.	channel derred to

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

___ and Seller: __

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

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Concerning the Property at 10957 Lake Forest Dr, Conroe, TX 77384					
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 you for it 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 in oil fyes, 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) is you are not aware.)					
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: 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:					
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 no 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 If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):					
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Section 9. Seller	☑ has ☐ has	not attached a sur	vey of the Property.	
Section 10. Within persons who required	n the last 4 yea ularly provide i	ars, have you (Sel	ller) received any writte	n inspection reports from s inspectors or otherwised complete the following:
Inspection Date	Туре	Name of Inspecto		No. of Pages
Note: A buyer sho	uld not rely on the A buver should o	e above-cited reports	s as a reflection of the curre om inspectors chosen by th	ent condition of the Property.
Homestead	any tax exempt	tion(s) which you (s	Seller) currently claim for	the Property:
Other:		☐ Agricultural	Unknown	
Section 12. Have	ou (Seller) ever	filed a claim for da	mage, other than flood da	ımage, to the Property with
iny insurance pro				
ection 13. Have y	ou (Seller) ever	received proceeds	for a claim for damage to	the Property (for example
he repairs for whi	ch the claim was	n or award in a leg smade? □ ves ☑	ai proceeding) and not u	sed the proceeds to make
			no n you, explain.	
And the second s				,
Section 14. Does	the Property ha	ve working smoke	detectors installed in ac	cordance with the smoke
ietector requirem or unknown, explair	ants of Chapter (766 of the Health a	nd Safety Code?* □ unk ary):	nown □ no □ yes. If no
- Introduction of the control of the	(/ ittaon addition		ary).	,
+01 / 700 644	a Hoolth and Cafati	Code requires one-fam	ily or two family devallings to be	
performance, locat	ince with the requirem ion, and power sourc	nents of the building code se requirements. If you	in effect in the area in which the	ve working smoke detectors dwelling is located, including equirements in effect in your
performance, locat area, you may chec A buyer may requi family who will resid from a licensed ph install smoke detec	ince with the requirem ion, and power source ok unknown above or re a seller to install so le in the dwelling is he ysician; and (3) within tors for the hearing-im	nents of the building code ce requirements. If you contact your local buildir moke detectors for the haring-impaired; (2) the burn to days after the effect	e in effect in the area in which the do not know the building code r ng official for more information. nearing impaired if: (1) the buyen nyer gives the seller written eviden tive date, the buyer makes a wr locations for installation. The na	equirements in effect in your or or a member of the buyer's noce of the hearing impairment
performance, locate area, you may check a buyer may requiful family who will resident from a licensed phinstall smoke detect the cost of installing feller acknowledges acluding the brokes	ince with the requirement ion, and power source of unknown above or the a seller to install side in the dwelling is he sysician; and (3) withing the smoke detectors of the statement of the stat	nents of the building code ce requirements. If you contact your local building moke detectors for the Prearing-impaired; (2) the building in 10 days after the effect in paired and specifies the ce and which brand of smoothing ents in this notice and	e in effect in the area in which the do not know the building code rang official for more information. The buyer gives the seller written evidentive date, the buyer makes a written locations for installation. The packe detectors to install.	equirements in effect in your or or a member of the buyer's noce of the hearing impairment
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(TXR-1406) 09-01-19

Initialed by: 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.

independently measured to verify any reported in	nformation.
(6) The following providers currently provide service	e to the Property:
Electric: Entergy	phone #:
Sewer: Septie	phone #:
Water: Quanties t	phone #:
Cable:	phone #:
Trash: Kepublic WASTE	phone #:
Natural Gas: Unical A	phone #:
Phone Company: Consolidated	phone #:
Propane:	phone #:
Internet: Cousol, dated	phone #:
ENCOURAGED TO HAVE AN INSPECTOR OF The undersigned Buyer acknowledges receipt of the	
Printed Name: Date	Signature of Buyer Date Printed Name:

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