

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: 16902 Meadowleigh Court, Sugar Land, Texas 77479

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.

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Seller	oxtimes is	\square is not	occupying the property. If unoccupied (by Seller), how long since Seller has occupied the
Propert	y? _		(approximate date) or $\ \square$ never
occupie	ed 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 conveved. The contract will determine which items will & will not convey.

Item	Υ	N	U	Item	Υ	N	U	Item	Υ	N
Cable TV Wiring	X			Liquid Propane Gas		Х		Pump: ☐ sump ☐ grinder		X
Carbon Monoxide Det.	X			- LP Community (Captive)		Х		Rain Gutters	X	Г
Ceiling Fans	X			- LP on Property		Х		Range/Stove		X
Cooktop	X			Hot Tub		Х		Roof/Attic Vents	X	
Dishwasher	X			Intercom System		Х		Sauna		X
Disposal	X			Microwave	Х			Smoke Detector	X	
Emergency Escape Ladder(s)		Х		Outdoor Grill		Х		Smoke Detector Hearing Impaired		Х
Exhaust Fan	X			Patio/Decking	Х			Spa		X
Fences	X			Plumbing System	Х			Trash Compactor		X
Fire Detection Equipment	X			Pool		X		TV Antenna		X
French Drain		Х		Pool Equipment		Х		Washer/Dryer Hookup	X	
Gas Fixtures	Х			Pool Maint. Accessories		Х		Window Screens	Х	
Natural Gas Lines	X			Pool Heater		Х		Public Sewer System	Х	

Item	Υ	N	U	Additional Information			
Central A/C	X			☑ electric ☐ gas number of units: 2			
Evaporative Coolers		Х		number of units:			
Wall/Window AC Units		Х		number of units:			
Attic Fan(s)	Х			if yes, describe: Turbine fans on home and garage			
Central Heat	Х			☐ electric ☒ gas number of units: 1			
Other Heat		Х		if yes, describe:			
Oven	Х			number of ovens: 2 ⊠ electric □ gas ⊠ other Convection			
Fireplace & Chimney	Х			□wood ⊠ gas log □mock □ other			
Carport		Х		□ attached □ not attached			
Garage	Х			☐ attached ☒ not attached			
Garage Door Openers	Х			number of units: 1 number of remotes: 1			
Satellite Dish & Controls		Х		□ owned □ leased from:			
Security System		Х		□ owned □ leased from:			
Solar Panels		Х	□ owned □ leased from:				
Water Heater	Х			□ electric ⊠ gas □ other number of units: 1			

Initialed by: Buyer: ____, ___ and Seller: JB, DB

Improvements encroaching on others' property

Located in Historic District

(TXR-1406) 07-08-22

Historic Property Designation

Previous Foundation Repairs

Water Softener			X [□ owr	ed	□ leased fro	m:				
Other Leased Item(s)			X	f yes,	desc	ribe:					
Underground Lawn Sprinkle	er	Х		⊠ auto	automatic □ manual areas covered: All						
Septic / On-Site Sewer Facility X if					atta	ch Informatio	n Al	bou	t On-Site Sewer Facility.(TXI	₹-140)7)
Water supply provided by: ⊠	city	□ w	ell □ N	/IUD	□ cc	o-op 🗆 unkr	owr	n [other:		_
Was the Property built before	e 1978	? □	l ves ⊠	no	⊒ un	known					
(If yes, complete, sign, and a			•				pain	t ha	zards).		
Roof Type: Composite (Shir	ngles)					Age: 20 yrs	(app	orox	kimate)		
Is there an overlay roof cove	ering or	n the	e Propei	rty (sh	ingle	s or roof cov	erin	g p	aced over existing shingles	or roc	of
covering)? ☐ Yes ⊠ No ☐	_		-	, ,	Ū			٠.	0 0		
Are you (Seller) aware of an				d in th	nie Sa	ection 1 that	are i	not	in working condition, that ha	VA	
defects, or are in need of rep	•						aic	HOL	in working condition, that ha	VC	
derects, or are in freed of rep	paii: L	110	3 <u>~ 140</u>	, II I	C 3, C	icscribe.					—
Section 2. Are you (Seller)	awaro	οf	any dof	octs /	or m	alfunctions	in a	nv	of the following?: (Mark Ve	e (V)	if
you are aware and No (N) i			-		<i>)</i> 1 1110	anunctions	III a	ııy '	or the following:. (wark re	3(1)	"
				ai 6. <i>)</i>			1		le.		
Item		N	Item					N	Item	-	<u> </u>
Basement		X	Floors				-	X	Sidewalks	+	>
Ceilings		X	Founda			<u>(s)</u>	-	X	Walls / Fences		<u> </u>
Doors		X	Interior					X	Windows	\perp	<u> </u>
Driveways		X	Lighting					X	Other Structural Componen	ts	\ <u>\</u>
Electrical Systems		X	Plumbir	ng Sy	<u>stem</u>	S	_	X		\perp	╀
Exterior Walls		X	Roof					X			
If the answer to any of the ite	ame in	200	rtion 2 is	. Vac	avnl	ain (attach a	dditi	ions	al sheets if necessary):		
The driswer to driy of the to	CIIIO III	000	20011 2 10	7 1 00,	СХРІ	airi (attacir a	aaiti	OHIC	in sheets in ficeessary).		—
Section 2 Average (Seller	"\		f a af	: 46 - 4		vina sanditi		2 /	Monte Voc (V) if you are over		
Section 3. Are you (Seller	-	e o	i any oi	me i	Ollov	ving conditi	ons	. (I	wark fes (f) ii you are awa	re an	u
No (N) if you are not aware	; .)										_
Condition				Y	N	Condition				Y	<u> </u>
Aluminum Wiring					X	Radon Ga	S)
Asbestos Components					X	Settling)
Diseased Trees: ☐ Oak Wilt					X	Soil Move	men	t			
Endangered Species/Habitat on Property					X	Subsurface Structure or Pits)		
Fault Lines					X	Undergrou	ınd (Sto	rage Tanks)
Hazardous or Toxic Waste					X	Unplatted	Eas	em	ents)
Improper Drainage						Unrecorde	d E	ase	ments)
Intermittent or Weather Spri	ngs				X	Urea-form	alde	hyc	de Insulation		\top
Landfill					X	Water Dar	nag	e N	ot Due to a Flood Event)
Lead-Based Paint or Lead-E	Based I	Pt. I	Hazards		X	Wetlands	on F	rop	erty		\top
Encroachments onto the Pro	operty				X	Wood Rot					7

Χ Previous treatment for termites or WDI Previous termite or WDI damage repaired Initialed by: Buyer: ____, ___ and Seller: JB, DB

Page 2 of 8

destroying insects (WDI)

Active infestation of termites or other wood

X

Previous Roof Repairs	X	Previous Fires	X
Previous Other Structural Repairs	X	Termite or WDI damage needing repair	X
Previous Use of Premises for Manufacture of Methamphetamine	X	Single Blockable Main Drain in Pool/Hot Tub/Spa*	X
If the answer to any of the items in Section 3 is Y	es, expl	ain (attach additional sheets if necessary):	
*A single blockable main drain may cause a suction Section 4. Are you (Seller) aware of any item, repair, which has not been previously discladditional sheets if necessary):	equipm	nent, or system in or on the Property that is in	
Section 5. Are you (Seller) aware of any of the check wholly or partly as applicable. Mark No			e and
YN		·	
$\hfill \square \boxtimes \mbox{Previous flooding due to a failure or breach a reservoir.}$	of a res	servoir or a controlled or emergency release of wa	ater from
☐ ☑ Previous flooding due to a natural flood eve	ent.		
☐ ☑ Previous water penetration into a structure	on the F	Property due to a natural flood event.	
□ Located	odplain	(Special Flood Hazard Area-Zone A, V, A99, AE,	AO,
□ ☑ Located □ wholly □ partly in a 500-year floor	odplain	(Moderate Flood Hazard Area-Zone X (shaded)).	
□ ⊠ Located □ wholly □ partly in a floodway.			
□ ⊠ Located □ wholly □ partly in flood pool.			
□ ⊠ Located □ wholly □ partly in a reservoir.			
If the answer to any of the above is yes, explain ((attach a	additional sheets if necessary):	
Present flood insurance coverage – We did no insurance afterward as a precaution.	ot flood	• •	A O

*If Buyer is concerned about these matters, Buyer may consult Information About Flood Hazards (TXR 1414).

*For purposes of this notice:

AH, VE, or AR) – within the levee, Zone X

"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.

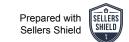
"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"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.).

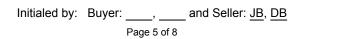
"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively 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.

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
□ ⊠ 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.
If Yes, please explain:



Concerning the Property at To902 Meadowleigh Court, Sugar Land, Texas 77479
$\ \square$ Homeowners' associations or maintenance fees or assessments.
If Yes, please explain: Annual HOA payment required - no current balance
If Yes, complete the following: Name of association: First Colony Community Services Association Manager's name: Jack Molho Phone: 281-634-9500 Fees or assessments are: \$\$812.00 per Year 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:
\square 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, please explain:
□ ⊠ Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
If Yes, please explain:
 □ ⊠ Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
If Yes, please explain:
□ ⊠ Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
If Yes, please explain:
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Concerning the Property at 16902 Meadowleigh Court, Sugar Land, Texas	s 77479
$\hfill \square$ Any condition on the Property which materially affects t	he health or safety of an individual.
If Yes, please explain:	
☐ ☒ Any repairs or treatments, other than routine maintenar hazards such as asbestos, radon, lead-based paint, ure	
If Yes, attach any certificates or other documentation example, certificate of mold remediation or other remediation.	
☐ ☒ Any rainwater harvesting system located on the Proper public water supply as an auxiliary water source.	ty that is larger than 500 gallons and that uses a
If Yes, please explain:	
☐ ☑ The Property is located in a propane gas system service retailer.	e area owned by a propane distribution system
If Yes, please explain:	
$\hfill \square$ Any portion of the Property that is located in a groundw	ater conservation district or a subsidence district.
If Yes, please explain:	
Section 9. Within the last 4 years, have you (Seller) received the regularly provide inspections and who are either lice law to perform inspections?	
Note: A buyer should not rely on the above-cited reports as buyer should obtain inspections from i	
Section 10. Check any tax exemption(s) which you (Se	eller) currently claim for the Property:
	□ Disabled
□ Wildlife Management□ Other:	

	Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property rance provider?
example, an i	Have you (Seller) ever received proceeds for a claim for damage to the Property (for insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to airs for which the claim was made? \square Yes \boxtimes No
If yes, explain	
Section 13.	Does the Property have working smoke detectors installed in accordance with the smoke
detector requ	irements of Chapter 766 of the Health and Safety Code?* ⊠ Yes □ No □ Unknown
If No or Unknown	own, explain (Attach additional sheets if necessary):

*Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.

A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

James Edward Bataillon	08/30/2022	Deborah Lynn Bataillon	08/30/2022		
Signature of Seller	Date	Signature of Seller	Date		
Printed Name: James Bataillon		Printed Name: Deborah Bataillon			

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 (TAR 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:	Reliant Energy	Phone #	713-488-3667
Sewer:	City of Sugar Land	Phone #	281-275-2750
Water:	City of Sugar Land	Phone #	281-275-2750
Cable:	Xfinity	Phone #	800-934-6489
Trash:	City of Sugar Land	Phone #	281-275-2750
Natural Gas:	Center Point Energy	Phone #	713-659-2111
Phone Company:		Phone #	
Propane:		Phone #	
Internet:	Xfinity	Phone #	800-934-6489

(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:	

Initialed by: Buyer: ____, ___ and Seller: JB, DB