

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.

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CONCERNING THE PROPERTY AT	13431 Indigo Trace Ct Houston, TX 77070
DATE SIGNED BY SELLER AND IS NO	ELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER VARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER
	perty. If unoccupied (by Seller), how long since Seller has occupied the Property? approximate date) or $\frac{X}{x}$ never occupied the Property
	marked below: (Mark Yes (Y), No (N), or Unknown (U).) ms to be conveyed. The contract will determine which items will & will not convey.

Item	Υ	N	U
Cable TV Wiring			Х
Carbon Monoxide Det.			Х
Ceiling Fans	X		
Cooktop	X		
Dishwasher	Х		
Disposal	X		
Emergency Escape Ladder(s)			х
Exhaust Fans			Х
Fences	Х		
Fire Detection Equip.	Х		
French Drain		Х	
Gas Fixtures	Х		
Natural Gas Lines		Х	

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

Item	Υ	N	U	Additional Information
Central A/C	X			X electric gas number of units: 2
Evaporative Coolers		Х		number of units:
Wall/Window AC Units		Х		number of units:
Attic Fan(s)			X	if yes, describe:
Central Heat	Х			electric X gas number of units:
Other Heat			Х	if yes, describe:
Oven	Х			number of ovens: 1 electric X gas other:
Fireplace & Chimney	X			wood X gas logs mockother:
Carport		Х		attached not attached
Garage	X			attached not attached
Garage Door Openers			Х	number of units: number of remotes:
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:
Water Softener	Х			owned leased from:
Other Leased Items(s)			Χ	if yes, describe:

(TXR-14	06) 07-08-22	Initialed by: Buver:	. and Seller:	. Р	age 1	of	6
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Concerning the Property at _

13431 Indigo Trace Ct Houston, TX 77070

Underground Lawn Sprinkler x au					aut	automatic manual areas covered:							
Septic / On-Site Sewer Facility x if yes, attach Information About On-Site Sewer Facility (TXR-1407)													
Water supply provided by:	cit	V	well	ΧM	UD d	co-op		unknown	0	ther:			
Was the Property built before	e 19	78?	У	es x	no _ ι	ınknov	vn	_					
(If yes, complete, sign, a						ernina	lea	ad-based p	oain	t haz	zards).		
Roof Type: Composition											aced in Dec 2022 (appro		
Is there an overlay roof co	over	ing (on t	he P	roperty	(shing	les	or roof	COV	ering	placed over existing shingles	or	roof
covering)? yes no _x	unkr	nown											
Are you (Seller) aware of ar	nv o	f the	iten	ns list	ed in thi	is Sec	tio	n 1 that ar	e n	ot in	working condition, that have de	fects	. or
are need of repair? yes >													, -
											tom, but still might need work		
											-		
Section 2 Are you (Seller	·) 214	ıaro	of a	nv de	ofacts a	r malf	un	ctions in	anv	of t	he following? (Mark Yes (Y) if	VOII	aro
aware and No (N) if you are					iecis o	ı ıllalı	uII	CHOIIS III	ally	OI t	ne lonowing: (wark res (1) ii	you	aıe
· · ·			u. o. 1									1 37	
Item	Υ	N		Item					Υ	N	Item	Y	N
Basement		X		Floo						Х	Sidewalks		X
Ceilings		Х			ndation /		s)_			Х	Walls / Fences		X
Doors		X		Inter	ior Walls	3				Х	Windows		X
Driveways		X		Ligh	ting Fixt	ures				Х	Other Structural Components		X
Electrical Systems		Х		Plun	nbing Sy	stems				Х			
Exterior Walls		Х		Roo	F					Х			
If the answer to any of the ite	ems	in Se	ectio	n 2 is	ves ex	nlain (att	ach additio	nnal	she	ets if necessary)		
·					•	•					• ,		
Section 2 Are you (Seller	d 214	/aro	of a	ny of	the fell	owing		onditions	2 /1	/ark	Yes (Y) if you are aware and	No (N	1\ if
you are not aware.)) aw	are	OI a	ily Oi	tile ion	Owing	, .	onunions	: (IN	Iaik	res (1) ii you are aware and i	40 (I	4 <i>)</i> 11
Condition					Y	/ NI	ı	Conditio	<u> </u>			Y	N
					<u></u>							T	N
Aluminum Wiring						X		Radon G	as				X
Asbestos Components						X		Settling					X
Diseased Trees:oak wilt						X		Soil Move					X
Endangered Species/Habita	t on	Prop	erty			X					ture or Pits		X
Fault Lines						X					rage Tanks		X
Hazardous or Toxic Waste						X		Unplatted					X
Improper Drainage						Х		Unrecord					X
Intermittent or Weather Sprin	ngs					Х		Urea-forr	nalc	lehy	de Insulation		X
Landfill						Х		Water Da	ama	ge N	ot Due to a Flood Event		Х
Lead-Based Paint or Lead-B	Base	d Pt.	Haz	ards		Х		Water De		Dro	perty		Х
Encroachments onto the Pro	pert	ty								LIO			
Improvements encroaching	•	· · ·						Wetlands Wood Ro	on	FIU			X
improvements encroacing on others property			' pro	perty	,	X		Wetlands Wood Ro	on ot		of termites or other wood		Х
		thers	' pro	perty	,			Wetlands Wood Ro Active inf	on ot esta	ation	of termites or other wood		X
Located in Historic District		thers	' pro	perty	,	X		Wetlands Wood Ro Active inf destroyin	on ot esta g in	ation sect	s (WDI)		X
Located in Historic District Historic Property Designation	n	thers	s' pro	perty	,	X X X		Wetlands Wood Ro Active inf destroyin Previous	on ot festa g in trea	ation sect	s (WDI) nt for termites or WDI		X
Historic Property Designation		thers	s' pro	perty	,	x x x x		Wetlands Wood Ro Active inf destroyin Previous Previous	ot festa g in trea terr	ation sect atme	s (WDI)		X X
Historic Property Designation Previous Foundation Repair		thers	s' pro	perty	,	X X X X X		Wetlands Wood Ro Active infi destroyin Previous Previous Previous	esta festa g in trea terr	ation sect atme nite	s (WDI) nt for termites or WDI or WDI damage repaired		X X X
Historic Property Designation Previous Foundation Repairs Previous Roof Repairs	S		s' pro	perty	,	x x x x		Wetlands Wood Ro Active inf destroyin Previous Previous Previous Termite of	e on testa g in trea terr Fire	ation sect atme nite 'DI d	s (WDI) nt for termites or WDI or WDI damage repaired amage needing repair		X X
Historic Property Designation Previous Foundation Repair	S		s' pro	perty	,	X X X X X		Wetlands Wood Ro Active inf destroyin Previous Previous Previous Termite of	eson festa g in trea terr Fire or W	ation sect atme nite 'DI d	s (WDI) nt for termites or WDI or WDI damage repaired		X X X

Previous Use of Premises for Manufacture

of Methamphetamine

Concerni	ing the Property at	<u> </u>	Houston, TX 77070	
		items in Section 3 is yes, explai	n (attach additional sheets if nece	
*A sir	ngle blockable main o	drain may cause a suction entrapm	ent hazard for an individual.	
Section 4	4. Are you (Selle as not been prev	er) aware of any item, equipme	ent, or system in or on the Prop ce?yes $\frac{x}{}$ no If yes, expla	perty that is in need of repair, in (attach additional sheets if
		er) aware of any of the follow able. Mark No (N) if you are n	ring conditions?* (Mark Yes (Y)	if you are aware and check
<u>Y N</u>				
<u>x</u>	Present flood in	nsurance coverage.		
<u>X</u>	Previous flood water from a re		ch of a reservoir or a controll	ed or emergency release of
X	Previous floodi	ing due to a natural flood event.		
<u>x</u>	Previous water	penetration into a structure on	the Property due to a natural floo	d.
<u>X</u>	Located who		oodplain (Special Flood Hazard A	Area-Zone A, V, A99, AE, AO,
<u>X</u>	Located who	olly partly in a 500-year flo	odplain (Moderate Flood Hazard	Area-Zone X (shaded)).
<u>x</u>	Located who	olly partly in a floodway.		
X	Located who	olly partly in a flood pool.		
<u>X</u>	Located who	olly partly in a reservoir.		
If the ans	swer to any of the a	above is yes, explain (attach ad	ditional sheets as necessary):	
	uyer is concerned	· · · · ·	may consult Information About	Flood Hazards (TXR 1414).
"100- which	year floodplain" mea is designated as Z	ans any area of land that: (A) is ide Cone A, V, A99, AE, AO, AH, VE,	entified on the flood insurance rate m or AR on the map; (B) has a one p ny include a regulatory floodway, flood	ercent annual chance of flooding,
area,	which is designated	ans any area of land that: (A) is id d on the map as Zone X (shaded) a moderate risk of flooding.	dentified on the flood insurance rate ; and (B) has a two-tenths of one p	map as a moderate flood hazard ercent annual chance of flooding,
			above the normal maximum operating United States Army Corps of Engin	
"Floo unde	d insurance rate ma r the National Flood	ap" means the most recent flood ha Insurance Act of 1968 (42 U.S.C. S	azard map published by the Federal Section 4001 et seq.).	Emergency Management Agency
of a r	iver or other waterco	ourse and the adjacent land areas t	urance rate map as a regulatory floo hat must be reserved for the dischar er surface elevation more than a desi	ge of a base flood, also referred to
"Rese water	ervoir" means a wate r or delay the runoff o	er impoundment project operated b of water in a designated surface are	y the United States Army Corps of E ea of land.	ingineers that is intended to retain
(TXR-140	6) 07-08-22	Initialed by: Buyer:	, and Seller: ,	Page 3 of 6

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	13431 Indigo Trace Ct
Concerning the Property at	Houston, TX 77070
Section 6. Have you (Seller) ever filed a claim provider, including the National Flood Insurance Prog	•
choote as possessery):	

provider, in	Have you (Seller) ever filed a claim for flood damage to the Property with any insurance cluding the National Flood Insurance Program (NFIP)?*yes _X no If yes, explain (attach additional ecessary):
Even whrisk, and structure	in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance ten not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderated low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the etcs. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business.
Administra	tion (SBA) for flood damage to the Property?yes _x_ no If yes, explain (attach additional sheets a
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
	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.
<u>×</u>	Homeowners' associations or maintenance fees or assessments. If yes, complete the following: Name of association: Subdivision & Community Services Manager's name: Fees or assessments are: \$ \$475 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 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 not 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.
X	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.
<u>x</u>	Any portion of the Property that is located in a groundwater conservation district or a subsidence district.
If the answe	er to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):
	07-08-22 Initialed by: Buyer:, and Seller:, Page 4 of Phone: 7139068103 Fax: 13431 Indigo Tra

Concerning the Prop	erty at		13431 Indigo Trace Ct Houston, TX 77070					
persons who reg	ularly provide in	spections and		en inspection reports from as inspectors or otherwise mplete the following:				
Inspection Date	Туре	Name of Inspe	ctor	No. of Pages				
_								
Note: A buyer	-	•	orts as a reflection of the current from inspectors chosen by the					
			ler) currently claim for the P	roperty:				
Homestead	gement	Senior Citizen	Disa					
wildlife Mana Other:	igement	Agricultural		bled Veteran nown				
insurance claim or	ou (Seller) ever re a settlement or aw	ard in a legal prod		the Property (for example, an occeeds to make the repairs for				
Section 13. Does to requirements of Chromotophic (Attach additional short)	napter 766 of the H	ealth and Safety		ance with the smoke detector yes. If no or unknown, explain.				
installed in acc including perfo	ordance with the requ rmance, location, and	irements of the build power source requir	family or two-family dwellings to h ing code in effect in the area in v ements. If you do not know the b ct your local building official for mo	which the dwelling is located, puilding code requirements in				
family who will impairment from the seller to ins	reside in the dwelling n a licensed physician, tall smoke detectors f	is hearing-impaired; ; and (3) within 10 day or the hearing-impair	he hearing impaired if: (1) the buy (2) the buyer gives the seller was after the effective date, the buyed and specifies the locations for and which brand of smoke detects	itten evidence of the hearing er makes a written request for installation. The parties may				
			true to the best of Seller's belinaccurate information or to or	lief and that no person, including mit any material information.				
Signature of Seller			Signature of Seller	Date				
Camill Printed Name:	e Davis (Dynamic	Living Solutio	ns) Printed Name:					
(TXR-1406) 07-08-22	Initialed	by: Buyer:,	and Seller: , _	Page 5 of 6				
eXp Realty, 9600 Great Hills Trl St	e 150W Austin TX 78759		Phone: 7139068103	Fax: 13431 Indigo Trace				

13431	Indig	jo T	race	C
Hous	ton.	TX	7707	0

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 <u>www.txdps.state.tx.us.</u> 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:

Cirro Energy	1-800-692-4776
Electric:	phone #:
Sewer:	phone #:
Sewer: MUD 230 Water:	phone #:
Cable:	phone #:
Trash:	phone #:
Natural Gas:	phone #:
Phone Company:	phone #:
Propane:	phone #:
Internet:	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	Date	Signature of Buyer	Date
Printed Name:		Printed Name:	
(TXR-1406) 07-08-22	Initialed by: Buyer:,	and Seller: ,	Page 6 of 6