

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.

	882 Fisher St
CONCERNING THE PROPERTY AT	Houston, TX 77018
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 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	×		
Carbon Monoxide Det.	×		
Ceiling Fans	×		
Cooktop	×		
Dishwasher	×		
Disposal	×		
Emergency Escape Ladder(s)		X	
Exhaust Fans	×		
Fences	×		
Fire Detection Equip.		X	
French Drain		×	
Gas Fixtures	×		
Natural Gas Lines	×		

Item	Υ	N	ט
Liquid Propane Gas:		X	
-LP Community (Captive)		×	
-LP on Property		×	
Hot Tub		×	
Intercom System		×	
Microwave	×		
Outdoor Grill		×	
Patio/Decking	×		
Plumbing System	×		
Pool		×	
Pool Equipment		×	
Pool Maint. Accessories		×	
Pool Heater		X	

Item	Υ	N	U
Pump: sump grinder		×	
Rain Gutters	×		
Range/Stove	×		
Roof/Attic Vents	×		
Sauna		×	
Smoke Detector	×		
Smoke Detector - Hearing			K
Impaired			<u> </u>
Spa		×	
Trash Compactor		×	
TV Antenna		×	
Washer/Dryer Hookup	×		
Window Screens	×		
Public Sewer System	×		

Item	Y	N	U	Additional Information
Central A/C	×			electric gas number of units: 1
Evaporative Coolers		×		number of units:
Wall/Window AC Units		×		number of units:
Attic Fan(s)		×		if yes, describe:
Central Heat	×			electric X gas number of units: 1
Other Heat		×		if yes, describe:
Oven	×			number of ovens: electric gas other:
Fireplace & Chimney		×		woodgas logsmockother:
Carport		×		attached not attached
Garage	×			
Garage Door Openers	×			number of units: 1 number of remotes: 1
Satellite Dish & Controls		×		owned leased from:
Security System	×			owned leased from: Smith Thompson
Solar Panels		×		owned leased from:
Water Heater	×			electric gas other: number of units: 1
Water Softener		X		ownedleased from:
Other Leased Items(s)		×		if yes, describe:

(TXR-1406) 07-08-22

Initialed by: Buyer: ____

er: SAF

Page 1 of 6

Concerning the Property at _			882 F Houston			18		
Underground Lawn Sprinkler	ſ		automatic manual	are	as cov	vered:		
Septic / On-Site Sewer Facili			if yes, attach Information	Abc	ut On	-Site Sewer Facility (TXR-1407)	,	
Was the Property built before (If yes, complete, sign, a Roof Type: Shingle	e 19 ind a	78? attach ing d	wellMUD co-op unknown _ _ yes × no unknown n TXR-1906 concerning lead-based p Age: 11 on the Property (shingles or roof	pain	t haza	ards). (approx		
			items listed in this Section 1 that ar s, describe (attach additional sheets				ects,	, or
Section 2. Are you (Seller aware and No (N) if you are			of any defects or malfunctions in are.)	any	of the	e following? (Mark Yes (Y) if y	∕ou a	are
Item	Υ	N	Item	Υ	N	Item	Υ	N
Basement		×	Floors		×	Sidewalks		×
Ceilings		×	Foundation / Slab(s) Walls / Fences		Walls / Fences		×	
Doors		×	X Interior Walls X Windows					×
Driveways		×	Lighting Fixtures X Other Structural Componen		Other Structural Components		×	
Electrical Systems		×	Plumbing Systems		×			
Exterior Walls		×	Roof		×			
If the answer to any of the ite	ems	in Se	ection 2 is yes, explain (attach addition	onal	sheet	is 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	Υ	N
Aluminum Wiring		×
Asbestos Components		×
Diseased Trees: oak wilt		×
Endangered Species/Habitat on Property		×
Fault Lines		×
Hazardous or Toxic Waste		×
Improper Drainage		×
Intermittent or Weather Springs		×
Landfill		×
Lead-Based Paint or Lead-Based Pt. Hazards		×
Encroachments onto the Property		×
Improvements encroaching on others' property		×
Located in Historic District		×
Historic Property Designation		×
Previous Foundation Repairs		×
Previous Roof Repairs		×
Previous Other Structural Repairs		×
Previous Use of Premises for Manufacture of Methamphetamine		×

Stephanie Smith

Condition	Υ	N
Radon Gas		×
Settling		×
Soil Movement		×
Subsurface Structure or Pits		×
Underground Storage Tanks		×
Unplatted Easements		×
Unrecorded Easements		×
Urea-formaldehyde Insulation		×
Water Damage Not Due to a Flood Event		×
Wetlands on Property		×
Wood Rot		×
Active infestation of termites or other wood		
destroying insects (WDI)		×
Previous treatment for termites or WDI		×
Previous termite or WDI damage repaired		×
Previous Fires		×
Termite or WDI damage needing repair		×
Single Blockable Main Drain in Pool/Hot		
Tub/Spa*		×

and Seller: (TXR-1406) 07-08-22 Initialed by: Buyer: BHHS Premier Properties, 1803 W. 43rd Street Houston, TX 77018 Phone: 5704668656

Page 2 of 6 882 Fisher St,

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 \overline{\text{X}} no If yes, explain (attach additional sheets in 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 X Present flood insurance coverage. X Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release or water from a reservoir. X Previous flooding due to a natural flood event. X Previous water penetration into a structure on the Property due to a natural flood. X Locatedwholly partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO AH, VE, or AR). X Locatedwholly partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)). X Locatedwholly partly in a floodway. X Locatedwholly partly in a flood pool. X Locatedwholly partly in a reservoir.	Concernin	ing the Property at	882 Fisher St Houston, TX 77018
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X Located wholly partly in a reservoir.	×	Located wholly partly in a floodway.	
X Located wholly partly in a reservoir.	×	Located wholly partly in a flood pool.	
If the answer to any of the above is yes, explain (attach additional sheets as necessary):		Located wholly partly in a reservoir.	
	If the answ	swer to any of the above is yes, explain (attach addi	tional sheets as necessary):

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

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.

and Seller: SAF (TXR-1406) 07-08-22 Page 3 of 6 Initialed by: Buyer:

882 Fisher St

Concerning	the Property at $_$		Houston, TX 770	18	
provider, i	Have you (Sel ncluding the Nati necessary):	ler) ever filed a claim onal Flood Insurance Prog	yram (NFIP)?*yes 🔀	the Property with no If yes, explain	any insurance (attach additional
Even wl	hen not required, th d low risk flood zo	ones with mortgages from fede e Federal Emergency Manage nes to purchase flood insuran	ment Agency (FEMA) encou	urages homeowners in h	nigh risk, moderate
Administra	ation (SBA) for flo	eller) ever received as ood damage to the Proper	ty? yes 🗵 no 🛮 If yes		
Section 8. not aware.	• ` '	aware of any of the follow	ving? (Mark Yes (Y) if yo	ou are aware. Mark N	No (N) if you are
<u>Y</u> N		structural modifications, or o	•		ary permits, with
<u>×</u>		sociations or maintenance fe ociation: Park at Fisher HOA	es or assessments. If yes	s, complete the following	ng:
	Manager's na Fees or asse Any unpaid fo If the Propert	ame: SCS Management ssments are: \$ 1995 ees or assessment for the Pr y is in more than one association to this notice.	per vear roperty? yes (\$ ation, provide information	Phone: (281) 463-1777 and are: mandat) no about the other assoc	ory voluntary
🗙	with others. If yes	a (facilities such as pools, te s, complete the following: user fees for common faciliti			
_ ×	Any notices of vice Property.	plations of deed restrictions of	or governmental ordinance	es affecting the conditi	on or use of the
	•	ther legal proceedings direct osure, heirship, bankruptcy,		e Property. (Includes,	but is not limited
	Any death on the to the condition o	Property except for those do f the Property.	eaths caused by: natural c	causes, suicide, or acc	ident unrelated
×	Any condition on	the Property which materiall	y affects the health or safe	ety of an individual.	
_ 🗶	hazards such as If yes, attach	eatments, other than routine of asbestos, radon, lead-based any certificates or other doc for example, certificate of mo	l paint, urea-formaldehyde umentation identifying the	e, or mold. extent of the	e environmental
_ ×	•	rvesting system located on tl an auxiliary water source.	he Property that is larger t	han 500 gallons and t	hat uses a public
_ 🗶	The Property is retailer.	located in a propane gas	system service area owi	ned by a propane di	stribution system
×	Any portion of the	e Property that is located in a	a groundwater conservation	on district or a subside	nce district.
If the answe	er to any of the ite	ms in Section 8 is yes, expla	in (attach additional sheet	ts if necessary):	
(TXR-1406)	07-08-22 perties, 1803 W. 43rd Street Ho	Initialed by: Buyer:	, and Seller: AF	, 668656 Fax:	Page 4 of 6

Section 9. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections?yesnoif yes, attach copies and complete the following: Inspection Date	Concerning the Prop	erty at		882 Fisher St Houston, TX 77018			
persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections?yesno ff yes, attach copies and complete the following: Inspection Date							
Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer. Section 10. Check any tax exemption(s) which you (Seller) currently claim for the Property: Homestead	persons who reg	ularly provide	e inspections and v	vho are either license	d as inspectors or otherwise		
Section 10. Check any tax exemption(s) which you (Seller) currently claim for the Property: Homestead	Inspection Date	Туре	Name of Inspec	etor	No. of Pages		
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Section 11. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider?yes ⊠ no	Note: A buyer						
Section 11. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider?yes \inc no Section 12. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made?yes \inc no lf yes, explain: Section 13. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?* \inc unknown _ noyes. If no or unknown, explain (Attach additional sheets if necessary): Installed according to code established in 2012 **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 mat	➤ Homestead Wildlife Mana	gement	Senior Citizen Agricultural	Di Di	sabled sabled Veteran		
Section 12. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, ar insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made?yes _X no If yes, explain:	Section 11. Have y	ou (Selle <u>r)</u> eve			amage, to the Property with any		
Insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made?yes \overline{\text{N}} no If yes, explain:	-	<u> </u>	er received proceeds	for a claim for damage t	to the Property (for example, an		
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the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information. Only 1/2023 Signature of Seller Date Signature of Seller Date	family who will impairment fron the seller to ins	reside in the dwo n a licensed phys tall smoke detect	elling is hearing-impaired; ician; and (3) within 10 day. tors for the hearing-impaire	(2) the buyer gives the seller is after the effective date, the b and and specifies the locations	written evidence of the hearing uyer makes a written request for for installation. The parties may		
Signature of Seller Date Signature of Seller Date							
				Cimpature of Caller			
Printed Name: Stephanie A. Freeman Printed Name:	· ·	o A Evopres	Date	_	Date		
(TXR-1406) 07-08-22 Initialed by: Buyer: , and Seller: (AF) , Page 5 of 6				- Authentistan	, Page 5 of 6		

882 Fisher St Houston, TX 77018

Concerning	the	Prope	rtv at
Concerning	uic	i iopo	ity ut

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 www.txdps.state.tx.us. 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: Constellation Energy	phone #: (888) 900-7052
Sewer: City of Houston Public Works	phone #: (832) 395-2500
Water: City of Houston Public Works	phone #: (832) 395-2500
Cable: NA	phone #:
Trash: City of Houston Solid Waste	phone #: 311
Natural Gas: CenterPoint	phone #: (800) 752-8036
Phone Company: NA	phone #:
Propane: NA	phone #:
Internet: AT&T	phone #: (866) 861-6075

(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: SAF ,	Page 6 of 6