

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.

<u> </u>	•
CONCERNING THE PROPERTY AT	26624 Primrose Dr Huntsville, TX 77320
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 \underline{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	Х		
Cooktop		Х	
Dishwasher	Х		
Disposal	Х		
Emergency Escape Ladder(s)		х	
Exhaust Fans	Х		
Fences	Х		
Fire Detection Equip.			Х
French Drain		Х	
Gas Fixtures		Х	
Natural Gas Lines		Χ	

Item	Υ	Z	כ
Liquid Propane Gas:			Х
-LP Community (Captive)			Х
-LP on Property			X
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		Χ	
Smoke Detector	Х		
Smoke Detector - Hearing Impaired			Х
Spa		Х	
Trash Compactor		Х	
TV Antenna		Χ	
Washer/Dryer Hookup	Х		
Window Screens	Х		
Public Sewer System	X		

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

(TXR-1406) 07-08-22

Initialed by: Buyer:

and Seller:

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Concerning the Property at

26624 Primrose Dr Huntsville, TX 77320

		110	
Underground Lawn Sprinkler	X	automatic manual areas covere	d:
Septic / On-Site Sewer Facility	Х	if yes, attach Information About On-Site	Sewer Facility (TXR-1407)
	yes <u>_x</u> TXR-190		
Is there an overlay roof covering o covering)?yes no _x unknown	n the Pr	operty (shingles or roof covering place	
, ,		ed in this Section 1 that are not in work e (attach additional sheets if necessary)	•
Section 2. Are you (Seller) aware of aware and No (N) if you are not aware	•	fects or malfunctions in any of the fo	llowing? (Mark Yes (Y) if you are

Item	Υ	N
Basement		Х
Ceilings		Х
Doors		Х
Driveways		Х
Electrical Systems		Х
Exterior Walls		Х

Item	Υ	N
Floors		Х
Foundation / Slab(s)		Х
Interior Walls		Х
Lighting Fixtures		Х
Plumbing Systems		Х
Roof		Х

Item	Υ	N
Sidewalks		Х
Walls / Fences		Х
Windows		Х
Other Structural Components		Х
Garage	Х	

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		Х
Asbestos Components		Х
Diseased Trees: oak wilt		Х
Endangered Species/Habitat on Property		Х
Fault Lines		Х
Hazardous or Toxic Waste		Х
Improper Drainage		Х
Intermittent or Weather Springs		Х
Landfill		Х
Lead-Based Paint or Lead-Based Pt. Hazards		Х
Encroachments onto the Property		Х
Improvements encroaching on others' property		Х
Located in Historic District		Х
Historic Property Designation		Х
Previous Foundation Repairs		Х
Previous Roof Repairs		Х
Previous Other Structural Repairs		Х
Previous Use of Premises for Manufacture of Methamphetamine		

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

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and Seller: Initialed by: Buyer:

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Сс	ncernin	g the Property at					
If t	f the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):						
_	*A sing	le blockable main drain may cause a suction entrapment hazard for an individual.					
wł	nich has	Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, a not been previously disclosed in this notice? yes no If yes, explain (attach additional sheets if No					
		Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check partly as applicable. Mark No (N) if you are not aware.)					
Υ	N						
	X	Present flood insurance coverage.					
	<u>X</u>	Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.					
	<u>X</u>	Previous flooding due to a natural flood event.					
	<u>X</u>	Previous water penetration into a structure on the Property due to a natural flood.					
	<u>X</u>	Located wholly partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR).					
_	<u>X</u>	Located wholly partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).					
_	<u>X</u>	Located wholly partly in a floodway.					
	<u>X</u>	Located wholly partly in a flood pool.					
_	<u>X</u>	Located wholly partly in a reservoir.					
If t	he ansv	rer to any of the above is yes, explain (attach additional sheets as necessary):					
	-	ver is concerned about these matters, Buyer may consult Information About Flood Hazards (TXR 1414).					
	"100-ye	ear floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, s designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, s considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.					
	area, v	ear floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, as considered to be a moderate risk of flooding.					
		pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is 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.

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uSign Envelo	ope ID: FB2D196F-538B-4825-98D4-C6B73EDEE8BC
Concerni	ng the Property at 26624 Primrose Dr Huntsville, TX 77320
Section (6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance, including the National Flood Insurance Program (NFIP)?* yes \underline{x} no If yes, explain (attach additional senecessary): No
Even risk, a	es in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderat and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within thure(s).
Administ	7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Busines tration (SBA) for flood damage to the Property? yes \underline{x} no If yes, explain (attach additional sheets a y):
Section 8	8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are.)
<u>Y N</u> X	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>x</u>	Homeowners' associations or maintenance fees or assessments. If yes, complete the following: Name of association: waterwood homeowners association Manager's name: Lisa 9366615902 Phone: Fees or assessments are: \$\$\\$750 per year and are: x mandatory woluntary Any unpaid fees or assessment for the Property? yes (\$\sum_{NO}\$) no If the Property is in more than one association, provide information about the other associations below or attach information to this notice.
<u>X</u> _	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:
<u>x</u>	Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
<u>X</u>	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 portion of the Property that is located in a groundwater conservation district or a subsidence district. __X_ If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary): and Seller: \(\lambda \cap \frac{1}{2} \), (TXR-1406) 07-08-22 Initialed by: Buyer: Page 4 of 6

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

Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental

Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public

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

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

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).

_ <u>X</u>

__ X_

__ X_

<u>X</u>

_ <u>X</u>

to the condition of the Property.

water supply as an auxiliary water source.

Concerning the Property at			Huntsville, TX 77320		
persons who reg	ularly provide insp	pections and v	vho are either l	any written inspection inspection icensed as inspector icensed as inspector icenses and complete the following the following in the following in the following icenses are considered in the following icenses and complete the following icenses are considered in the considered icenses are considered in the considered icenses ar	rs or otherwise
Inspection Date	Туре	Name of Inspec	etor		No. of Pages
Note: A buyer :		•	rts as a reflection of from inspectors cho	the current condition of sen by the buyer.	the Property.
Section 10. Check any tax exemption(s) which you Homestead Senior Citi Wildlife Management Agricultura Other:			er) currently claim	•	
insurance claim or	a settlement or awar	d in a legal proc	eeding) and not us	mage to the Property sed the proceeds to ma	ke the repairs for
Section 13. Does the requirements of Ch (Attach additional should be should	apter 766 of the Hea	orking smoke de alth and Safety C	etectors installed i	n accordance with the	e smoke detector unknown, explain.
installed in acco	ordance with the require mance, location, and po	ments of the buildi	ng code in effect in the ments. If you do not	rellings to have working smale area in which the dwelling know the building code reconstitution.	ng is located,
family who will impairment fron the seller to ins	reside in the dwelling is n a licensed physician; an tall smoke detectors for	hearing-impaired; nd (3) within 10 day the hearing-impaire	(2) the buyer gives the safter the effective da ed and specifies the lo	(1) the buyer or a member the seller written evidence of te, the buyer makes a written example. The moke detectors to install.	of the hearing en request for
the broker(s), has ins				Seller's belief and that no on or to omit any materia	
Signature of Seller		3/22/2023	Cianatura of Caller		Date
_			Signature of Seller		
Printed Name:	la Mala di ban		Printed Name:	-DS	
(TXR-1406) 07-08-22	Initialed by:	: Buyer: , ˌ	and Seller:	<u>Jcə</u> ,	Page 5 of 6

26624 Primrose Dr

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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: Sam Houston electr	ric	phone #: _	1 80047580381
Sewer:Waterwood mud		phone #: _	9366917182
Water:waterwood mud		phone #: _	9366917182
Cable:		phone #: _	
Trash:Waterwood associat	ion dumpsters	phone #: _	
Natural Gas: N/A		phone #: _	
Phone Company: N/A		phone #: _	
Propane: N/A		phone #: _	
Internet: Unknown		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: [N C C C ,	Page 6 of 6

Fax: 713-758-0359