

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.

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. Seller is 18 is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? 18	CONCERNING THE PR	ROF	PEF	RTY	AT	:	2031	14 Foxwood Fores	t B	lvo	1 .	Hun	ble Texas	7	733	8	_
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 conveyed. The contract will determine which items will & will not convey. Item	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,																
Item	the Property?			•	_												
Cable TV Wiring X Liquid Propane Gas: X Pump: □ sump □ grinder X Carbon Monoxide Det. X L-P Community (Captive) X Rain Gutters X Cooktop X L-P on Property X Range/Stove X Cooktop X Intercom System X Range/Stove X Dishwasher X Intercom System X Range/Stove X Disposal X Microwave X Smoke Detector X Emergency Escape Cader(s) X Smoke Detector - Hearing Impaired X Ladder(s) X Patic/Decking X Spa X Erneces X Plumbing System X Trash Compactor X Fire Detection Equip, X Pool Equipment X Trash Compactor X French Drain X Pool Heater X Window Screens X Natural Gas Lines X N Undown Screens X Public Sewer System X Natural Gas Lines X N Undown Screens </td <td></td> <td>onve</td> <td>∍y.</td> <td></td>															onve	∍y.	
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Intercom System		Ė	x		_					_							$\overline{}$
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Ladder(s)		Ė			_									earing			Γ
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Fire Detection Equip.		X							X							X	
Prench Drain			X		_			5 - 7		×						×	
Pool Maint. Accessories			X		F	200	ΙEc	uipment		×		1	Washer/Drver Hooku	0	×		Γ
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TRANSACTIONS
TransactionDesk Edition

Underground Lawn Sprinkler	X	☐ automatic	☐ manual areas covered	:					
Septic / On-Site Sewer Facility	×	if yes, attach Ir	nformation About On-Site S	sewer Facility (TXR-1407)					
Water supply provided by: ☐ city	Water supply provided by: ☐ city ☐ well M MUD ☐ co-op ☐ unknown ☐ other:								
Was the Property built before 197	78? 🗶	yes □ no □ unkr	nown						
(If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards).									
Roof Type: Composi	tion	Age:	2015	(approximate)					
Is there an overlay roof covering	on the	Property (shingles of	or roof covering placed ove	r existing shingles or roof					
covering)? □ yes ■ no □ unl	known								
Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? yes no If yes, describe (attach additional sheets if necessary):									

Foxwood Forest Blvd.

Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Item	Y	N
Basement		×
Ceilings		X
Doors		X
Driveways		X
Electrical Systems		X
Exterior Walls		X

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

Item	Υ	N
Sidewalks		×
Walls / Fences		X
Windows		×
Other Structural Components	X	
Window in Bonus Room	×	

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary):

Inspector noted soft spots on the roof.

Inspector noted that bricks above Window in Bonus Room are not supported.

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

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

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If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):
WDI Treatment in April 2020, still under contract with Orkin for quarterly inspection and treatment if needed. Contract ends March 30, 2023. No activity found since April 2020 treatment.
Roof was replaced in 2015. Several sections of exterior trim were noted as needing replacement or repair. Settling has been evident since current owner purchased property in 2000.

*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 no If yes, explain (attach additional sheets if 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.)

Υ	N	
	N	Present flood insurance coverage (if yes, attach TXR 1414).
	X	Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
	X	Previous flooding due to a natural flood event (if yes, attach TXR 1414).
	X	Previous water penetration into a structure on the Property due to a natural flood event (if yes, attach TXR 1414).
	X	Located \square wholly \square partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR) (if yes, attach TXR 1414).
	X	Located \square wholly \square partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
	X	Located ☐ wholly ☐ partly in a floodway (if yes, attach TXR 1414).
	X	Located ☐ wholly ☐ partly in a flood pool.
	X	Located ☐ wholly ☐ partly in a reservoir.
lf t	he ans	swer to any of the above is ves, explain (attach additional sheets as necessary):

*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.

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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 In o If yes, explain (attach additional sheets as necessary):

		8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if
		not aware.)
<u>Y</u>	N 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.
X		Homeowners' associations or maintenance fees or assessments. If yes, complete the following: Name of association: Foxwood HOA
		Manager's name:Consolidated Management
		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:
	X	Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
	X	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
	X	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.
	X	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).
	X	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.
	X	The Property is located in a propane gas system service area owned by a propane distribution system retailer.
☐ If t		Any portion of the Property that is located in a groundwater conservation district or a subsidence district. swer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):

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Initialed by: Buyer: _____, and Seller: ____



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Section 9. Seller	🛮 has 🗖 has no	ot attached a su	rvey of the Property.	
persons who reg	ularly provide ins	spections and w	ller) received any written tho are either licensed as no If yes, attach copies and	inspectors or otherwise
Inspection Date	Туре	Name of Inspect	for	No. of Pages
03/03/2023	Seller Inspection			39
·	A buyer should ob	otain inspections fi	ts as a reflection of the current from inspectors chosen by the (Seller) currently claim for the	buyer.
Homestead	agement [Senior Citizen Agricultural	✓ Disabled✓ Disabled Vetera✓ Unknown	
	you (Seller) ever fi		amage, other than flood dan	nage, to the Property wit
an insurance clair	n or a settlement	or award in a leg	s for a claim for damage to t gal proceeding) and not us I no If yes, explain:	
*Chapter 766 of to installed in accordance, local	n. (Attach additionate he Health and Safety fance with the requiremental tion, and power source	al sheets if necess Code requires one-failents of the building code requirements. If you	mily or two-family dwellings to have de in effect in the area in which the c u do not know the building code rec	e working smoke detectors lwelling is located, including
A buyer may requ family who will resi from a licensed ph install smoke detec	ire a seller to install sn de in the dwelling is hea ysician; and (3) within ctors for the hearing-im	noke detectors for the aring-impaired; (2) the 10 days after the effo paired and specifies th	ding official for more information. he hearing impaired if: (1) the buyer of the buyer of the buyer gives the seller written evidence tive date, the buyer makes a writh the locations for installation. The part moke detectors to install.	ce of the hearing impairment ten request for the seller to
	er(s), has instructe		are true to the best of Seller's Seller to provide inaccurate i	
Kimberly Dubcak	03/24/23		Jimmie Dubcak	03/24/23
Kimberly Dubcak Signature of Seller	03. L 11 L3	Date	Jimmie Dubcak Signature of Seller	Date
Printed Name: Kim	perly Dubcak		Printed Name: Jimmie Du	bcak
ADDITIONAL NOT	ICES TO BUYER:		Authentiscoi — Authentiscoi	
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- (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.
- (6) The following providers currently provide service to the Property:

Electric:	Buyer's Choice			
Sewer:	Hunters Glen MUD	phone #:	281-367-5511	
Water:	Hunters Glen MUD	phone #:	281-367-5511	
Cable:	Buyer's Choice	phone #:		
Trash:	Hunters Glen MUD	phone #:	281-367-5511	
Natural Gas:_	N/A	phone #:		
Phone Compa	any: Buyer's Choice	phone #:		
Propane:	N/A	phone #:		
Internet:	Buyer's Choice	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:	

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Initialed by: Buyer: , and Seller:





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