CONCERNING THE PROPERTY AT

## TR TEXAS REALTORS

## **SELLER'S DISCLOSURE NOTICE**

CTexas Association of REALTORSO, Inc. 2022

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.

3519 Mist Green Lane, Spring, TX 77373

DATE SIGNED BY SEI MAY WISH TO OBTAIN AGENT.	LLEF N. IT	AA S 1 SI	ID II	S N	OT . VAF	A SU	JBSTITUTE FOR A NTY OF ANY KIND	BY	INS SEL	PECT LER,	TION OF THE PROPERTY AS TIONS OR WARRANTIES THE SELLER'S AGENTS, OR ANY	OT	HE	R
Seller x is is not o	ccup	ying	the	Pro	pert	y. If	unoccupied (by Sell	er), l	how	long	since Seller has occupied the F	rop	erty	?
					(app	roxi	mate date) or ne	ver c	ccu	pied t	he Property			
Section 1. The Proper	rhy h	se ti	ha ii	tam	e m	arka	d helow: (Mark Yes	: (Y)	No	(N)	or Unknown (U).)			
This natice does	note	as u stahl	ish t	he iti	ems	to be	conveyed The contra	act w	ill de	termin	e which items will & will not convey	<b>/</b> .		
7785 770000 0000				,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				1000	_			Y	N	U
Item	Y	N	U	1		m		Y	N	U	Item a grindos	11	-	+-
Cable TV Wiring	1						Propane Gas:	_	~	$\vdash$	Pump: sump grinder			+
Carbon Monoxide Det.	1						mmunity (Captive)	1	_		Rain Gutters	1		╀
Ceiling Fans	~						Property			<u></u>	Range/Stove			╁
Cooktop		~				ot Tu			~	$\square$	Roof/Attic Vents	1	~	╀
Dishwasher		~			In	terco	m System		V	$\perp$	Sauna	┦		╀
Disposal	~				Mi	crow	vave	1		$\sqcup$	Smoke Detector	14		<del> </del>
Emergency Escape Ladder(s)		r			Outdoor Grill		~			Smoke Detector - Hearing Impaired	Ц		~	
Exhaust Fans	~			1	Pa	atio/[	Decking	1			Spa	Ш	/	1_
Fences	V			1	PI	umb	ing System	1			Trash Compactor	Ш	/	_
Fire Detection Equip.	V			1	Po	ool		V			TV Antenna			
French Drain	+	~		1	Po	ol E	quipment	-	1	$\Box$	Washer/Dryer Hookup	/		
Gas Fixtures	1		$\vdash$	1	100000		laint. Accessories	V			Window Screens			
Natural Gas Lines	V			1	Pool Heater					Public Sewer System				
Namiai Gas Lines			_											
Item				Υ	N	U			- 1	Additi	onal Information			
Central A/C				1			electric gas	nur	mbe	r of u	nits: 1			
Evaporative Coolers				r			number of units:	1						
Wall/Window AC Units				Ť			number of units:							
Attic Fan(s)			Santa N		Ť	1	if yes, describe:							
Central Heat				/	-		electric gas	nur	mbe	r of u	nits: 1			
Other Heat				-	1	1	if yes, describe:							
				/			number of ovens:	1		ele	ectric gas Vother:			
Oven Fireplace & Chimney			-				wood gas lo			ock	other: 94>			
			_	-	1			t atta		d				
Carport			/	H		attached not attached								
Carago Door Openers	Garage			1	_		number of units: number of remotes:							
Garage Door Openers  Satellite Dish & Controls					$\vdash$	-	owned leased from:							
Security System	-			-	$\vdash$	V	owned lease							
					1	-	owned lease		_					
Solar Panels			_	-	۲		electric gas		the	:	number of units:			
Water Heater				1	1		owned lease					_		
Water Softener					-		if yes, describe:		3		-DSDS			_
Other Leased Items(s)					_	L	ii yes, describe.	_		-	TACA			
(TXR-1406) 07-08-22			Initia	aled I	by: E	luyer	:	and S	Selle	r: 🖵	7\P	age	1 of	6

(TXR-1406) 07-08-22

Concerning the Property at				3519 Mist Green Lane, Spring, TX 77373									
Underground Lawn Sprinkler			T	automatic manual areas covered:									
Septic / On-Site Sewer Facility													
Water supply provided by: Was the Property built before (If yes, complete, sign, a Roof Type: Composition of covering)?yesnoves Are you (Seller) aware of ar are need of repair?yes	e 19 and a over over unkr	78? attac Skring nown	h T	MUD yes no KR-1906 co yes the Prope	ul once rty (	o-op _ nknow erning I _ Age: shingle	unknown n ead-based lack year es or roof on 1 that a	pair cov	other	zaro pl:	ds).  (appropriete acced over existing shingles	oxima S or	
Section 2. Are you (Seller aware and No (N) if you are	) aw	rare t aw	of a	iny defect .)	s or	malfu	nctions in	any	of t	he 1	following? (Mark Yes (Y) if	you	are
Item	Y	N		Item				Y	N		Item	Y	N
Basement				Floors				•	~		Sidewalks	Ť	V
Ceilings		V		Foundation	on /	Slab(s	)	W			Walls / Fences	+	1
Doors		~		Interior W				-			Windows	$\dagger$	V
Driveways		V		Lighting I	Fixtu	res					Other Structural Components	1	1
Electrical Systems		V		Plumbing					V		•	$\top$	Ť
Exterior Walls		V		Roof	-							1	
Section 3. Are you (Seller you are not aware.)	) aw	/are	of a	ny of the	folio	owing	conditions	? (N	lark	Yes	s (Y) if you are aware and I	1) o	1) if
Condition			8888		Υ	N	Conditio	n				Y	l N
Aluminum Wiring					Ė		Radon G					+ •	N
Asbestos Components					1		Settling					+	1
Diseased Trees: oak wilt					$\top$		Soil Move	eme	nt			+-	
Endangered Species/Habitat	on	Prop	erty	1			Subsurfa	ce S	Struc	ure	or Pits	†-	1
Fault Lines				20.350		~	Undergro	ound	Sto	age	Tanks		~
Hazardous or Toxic Waste							Unplatted	l Ea	sem	ents			
Improper Drainage						~	Unrecorded Easements				~		
Intermittent or Weather Sprin	igs						Urea-formaldehyde Insulation				~		
Landfill						<u></u>	Water Damage Not Due to a Flood Event				1		
Lead-Based Paint or Lead-Based Pt. Hazards					_	~	Wetlands on Property				~		
Encroachments onto the Property					┝	~	Wood Ro	- 25					~
Improvements encroaching on others' property						1					ermites or other wood		
Located in Historic District							destroyin						
Historic Property Designation					$\vdash$						r termites or WDI		
Previous Foundation Repairs					$\vdash$		Previous			or VV	/DI damage repaired	-	V
Previous Roof Repairs					<u> </u>	1		200 1000	(1.000)	ma	ge needing repair		
Previous Other Structural Repairs				T						n Drain in Pool/Hot	-	~	
Previous Use of Premises for Manufacture							Tub/Spa*						V
of Methamphetamine								_	DS	C DS			

Initialed by: Buyer: \_\_\_\_\_\_, \_\_\_\_and Seller: \_\_\_\_\_\_\_
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Hanwood St, Suite 2200, Dallas, TX 75201 www.hirdf.com

Concerning the Property at

If the answ	er to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):
"A single	e blockable main drain may cause a suction entrapment hazard for an individual.
	Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair not been previously disclosed in this notice?yes <pre></pre>
	Are you (Seller) aware of any of the following conditions?" (Mark Yes (Y) if you are aware and check worthy as applicable. Mark No (N) if you are not aware.)
V .	Present flood insurance coverage.
V	Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
$\checkmark$	Previous flooding due to a natural flood event.
_	Previous water penetration into a structure on the Property due to a natural flood.
( ye	Located wholly partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR).
/	Locatedwholly partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
′	Located wholly partly in a floodway.
	Located wholly partly in a flood pool.
	Locatedwholly partly in a reservoir.
the answer	Huc (regul Harvey, Property has only flooded oble! The flooded to Kexervoic being released and net because of each
TI Buy	er is concerned about these matters, Buyer may consult information About Flood Hazards (TXR 1414).
	oses of this notice:
	or floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.
area wh	or floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard such is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, considered to be a moderate risk of flooding.
subject to	oof" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is a controlled inundation under the management of the United States Army Corps of Engineers.
under the	surance rate map* means the most recent flood hazard map published by the Federal Emergency Management Agency • National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).
of a river as a 100	ny" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to year flood, without cumulatively increasing the water surface elevation more than a designated height.
"Reserve	means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain delay the runoff of water in a designated surface area of land.
TXR-1406) 0	
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3519 Mist Green Lane, Spring, TX 77373

Concerning	the Property at 3519 Mist Green Lane, Spring, TX 77373
provider, i	Have you (Seller) ever filed a claim for flood damage to the Property with any insurance cluding the National Flood Insurance Program (NFIP)?* yes no If yes, explain (attach addition ecessary): Insurance Claim was filed during after Huccicane Har
Even w	in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance on not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderal low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the (s).
Administra	Have you (Seller) ever received assistance from FEMA or the U.S. Small Busines ition (SBA) for flood damage to the Property? I yes no If yes, explain (attach additional sheets as I (crived money (loan) from SBA after Hurncane Harvey
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
<u>Y N</u>	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.
<b>/</b> _	Homeowners' associations or maintenance fees or assessments. If yes, complete the following:  Name of association: Chapanal Management Company  Manager's name:Phone:
	Fees or assessments are: \$ per 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 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 _X 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.
	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.
	Any portion of the Property that is located in a groundwater conservation district or a subsidence district.
If the answ	er to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):
(TXR-1406)	07-08-22 Initialed by: Buyer: , and Seller: Page 4 of 6

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oncerning the Pro	porty at			
ection 9. Within	the last 4 ve	ears, have you (Seller) rece	sived any written inspec	ction reports from
rsons who re	gularly provide	inspections and who are a ions?yesno if yes, atta	ither licensed as inspec	ctors or otherwise
spection Date	Туре	Name of Inspector		No. of Pages
Note: A buye	should not rely on	the above-cited reports as a refle	ction of the current condition	of the Property.
ction 10. Check	,,553	on(s) which you (Seller) currently	y claim for the Property:	
Homestead		Senior Citizen	Disabled	
Wildlife Man	agement	Agricultural	_ Disabled Vetera	n
Other:			Unknown	
surance provide action 12. Have surance claim o	r?yes ⊻ no you (Seller) ever r a settlement or a	received proceeds for a claim ward in a legal proceeding) and no lf yes, explain:	for damage to the Proper I not used the proceeds to	rty (for example, an make the repairs for
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## 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 <a href="https://www.txdps.state.tx.us.">www.txdps.state.tx.us.</a> 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.

Electric: Reliant	phone #:	
Sewer Tharris county	phone #:	
Water: Harris County	phone #:	
Cable: N/A	phone #:	
Trash: Harlis County	phone #:	
Natural Gas: Herris County	phone #:	
Phone Company: V/A	phone #:	
	phone #:	
Internet: Sout (VM)	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.

(6) The following providers currently provide service to the Property:

Circulation of Bureau	Date	Signature of Buyer	Date
Signature of Buyer	Date	Signature or buyer	Date
Printed Name:		Printed Name:	
(TXR-1406) 07-08-22	Initialed by: Buyer:,	and Seller: CA	Page 6 of 6

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