

## 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.

## CONCERNING THE PROPERTY AT: 9834 Blue Cruls Way, Spring, Texas 77379

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 ACENTS OF ANY OTHER ACENT

Sectio	n 1. T	he Prope	rty has the items marked below: (Mark Yes (Y), No (N), or Unknown (U),)
occupi	ed the	Property	
Proper	ty? _		(approximate date) or $\ \square$ never
Seller	⊠ is	$\square$ is not	occupying the property. If unoccupied (by Seller), how long since Seller has occupied the
AULIN	10, 01	CANT OF	HEN AGENT.

Item	Y	N	U	Ite	m	Υ	N	UΙ	Item	Υ	N	U
Cable TV Wiring	X			Lic	quid Propane Gas		Х	П	Pump: ☐ sump ☐ grinder		Х	
Carbon Monoxide Det.		X		- L	P Community (Captive)		Х	П	Rain Gutters	X		
Ceiling Fans	X			- L	P on Property		Х	П	Range/Stove	X		
Cooktop	X			Ho	ot Tub	X			Roof/Attic Vents	X		
Dishwasher	X			Int	ercom System		Х		Sauna		Х	
Disposal	X			Mi	crowave	Х			Smoke Detector	X		
Emergency Escape Ladder(s)		Х		Οι	utdoor Grill	Х			Smoke Detector Hearing Impaired		X	
Exhaust Fan	X			Pa	tio/Decking	Х			Spa	Х		
Fences	X			PΙι	umbing System	Х			Trash Compactor		X	
Fire Detection Equipment	Х			Po	ool	Х			TV Antenna	Х		
French Drain	X			Po	ol Equipment	Х			Washer/Dryer Hookup	Х		
Gas Fixtures	X			Po	ol Maint. Accessories	Х			Window Screens	Х		
Natural Gas Lines	Х			Po	ol Heater	X			Public Sewer System	Х		
Item			1	ΥN	U Additional Informat	tior	1					
Central A/C			7	X	⊠ electric □ gas nu	ımb	er	of u	nits: 2			
Evaporative Coolers				Х	number of units:							
Wall/Window AC Units			)	X	number of units: 1							
Λ44: - Γουσ/ο\				1/	if describes							

Item	Υ	Z	C	Additional Information
Central A/C	Χ			☑ electric ☐ gas number of units: 2
Evaporative Coolers		Χ		number of units:
Wall/Window AC Units	Χ			number of units: 1
Attic Fan(s)		Χ		if yes, describe:
Central Heat	Χ			□ electric ⊠ gas number of units: 2
Other Heat		Χ		if yes, describe:
Oven	Χ			number of ovens: 2 ⊠ electric □ gas □ other
Fireplace & Chimney	Χ			□wood ⊠ gas log □mock □ other
Carport	Χ			☑ attached ☐ not attached
Garage	Χ			☑ attached ☐ not attached
Garage Door Openers	Χ			number of units: 1 number of remotes: 2
Satellite Dish & Controls	Χ			□ owned ⊠ leased from: DirectTV
Security System	Χ			☑ owned ☐ leased from:
Solar Panels		Χ		□ owned □ leased from:
Water Heater	Χ			□ electric ⊠ gas □ other number of units: 2

Initialed by: Buyer: \_\_\_\_, \_\_\_ and Seller: LH, MH

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concentrate and a reporty divisor Blue												
Water Softener			X	□ owned □ leased from:								
Other Leased Item(s)			X	if yes,	if yes, describe:							
Underground Lawn Sprinkler X X					☑ automatic ☐ manual areas covered: front and Back yards							
					, attac	h Informatio	n A	bou	t On-Site Sewer Facility.(TXR	140	7)	
Water supply provided by: ☐ city	У	□w	ell 🗵	MUD	□ со-	-op □ unkr	юw	n [	□ other:		_	
Was the Property built before 19 (If yes, complete, sign, and attack)			•				oair	nt ha	azards).			
Roof Type: Composite (Shingle	s)					Age: 6 (app	oxi	mat	e)			
Is there an overlay roof covering covering)? ☐ Yes ☒ No ☐ Un	_		-	erty (sl	hingles	s or roof cov	erir	ng p	laced over existing shingles of	roo	f	
Are you (Seller) aware of any of defects, or are in need of repair							are	not	in working condition, that hav	9		
Section 2. Are you (Seller) aw you are aware and No (N) if yo			-		or ma	Ifunctions	in a	any	of the following?: (Mark Yes	(Y)	if	
you are aware and No (N) if yo	ou	are	-		or ma	Ifunctions		any N	of the following?: (Mark Yes			
you are aware and No (N) if yo	ou	are N	not av	ware.)	or ma	Ifunctions			,		if N X	
you are aware and No (N) if you litem  Basement	ou	are N X	not av Item Floors	ware.)			Υ		Item		N	
you are aware and No (N) if you	ou	N X X	not av Item Floors Found	ware.)	′ Slab(		Υ	N	Item Sidewalks		N X	
you are aware and No (N) if you litem  Basement Ceilings	ou	N X X	not av Item Floors Found Interio	ware.)	<sup>/</sup> Slab(		Υ	N X	Item Sidewalks Walls / Fences	Y	N X	
you are aware and No (N) if you litem Basement Ceilings Doors	ou	N X X X	not av Item Floors Found Interio	ware.) Salation /	/ Slab( s ures	s)	Υ	N X X	Item Sidewalks Walls / Fences Windows	Y	N   X   X   X   X	
you are aware and No (N) if you litem  Basement  Ceilings  Doors  Driveways	ou	N X X X X	not av Item Floors Found Interio	ware.) S dation / or Walls ng Fixt	/ Slab( s ures	s)	Υ	N X X	Item Sidewalks Walls / Fences Windows	Y	N   X   X   X   X	
you are aware and No (N) if you litem  Basement Ceilings Doors Driveways Electrical Systems	Y S ir	N X X X X X X	Item Floors Found Interior Lightin Plumb Roof	ware.)  dation / or Wall: ng Fixt bing Sy  is Yes	/ Slab( s ures /stems	s) ain (attach a	X	N X X X X	Item Sidewalks Walls / Fences Windows Other Structural Components	Y	N   X   X   X   X	
you are aware and No (N) if you litem  Basement Ceilings Doors Driveways Electrical Systems Exterior Walls  If the answer to any of the items	Y s ir	X X X X X X X X	Item Floors Found Interior Lightin Plumb Roof ction 2	ware.)  dation / or Walls ng Fixt oing Sy  is Yes er desk	/ Slab( s ures /stems , expla	s) ain (attach a	X	N X X X X X	Item Sidewalks Walls / Fences Windows Other Structural Components al sheets if necessary):	Y	N X X X	
you are aware and No (N) if you litem  Basement Ceilings Doors Driveways Electrical Systems Exterior Walls  If the answer to any of the items Floors – slight ware on hardwoods Section 3. Are you (Seller) as	Y s ir	X X X X X X X X	Item Floors Found Interior Lightin Plumb Roof ction 2	ware.)  dation / or Walls ng Fixt oing Sy  is Yes er desk	/ Slab(ssures ystems), expla	s) ain (attach a	Y X ddi	N X X X X X	Item Sidewalks Walls / Fences Windows Other Structural Components al sheets if necessary):	Y an	N X X X	

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

Condition	Y	N
Radon Gas		Х
Settling		Х
Soil Movement		X
Subsurface Structure or Pits		Х
Underground Storage Tanks		X
Unplatted Easements		Х
Unrecorded Easements		Х
Urea-formaldehyde Insulation		X
Water Damage Not Due to a Flood Event	X	
Wetlands on Property		X
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		X

Initialed by: Buyer: \_\_\_\_, \_\_\_ and Seller:  $\underline{LH}, \underline{MH}$ 



Concerning the Property at 9834 Blue Cruis Way, Spring,	Texas 7737	9	
Previous Roof Repairs	X	Previous Fires	X
Previous Other Structural Repairs	X	Termite or WDI damage needing repair	X
Previous Use of Premises for Manufacture of	X	Single Blockable Main Drain in Pool/Hot	X
Methamphetamine		Tub/Spa*	
If the answer to any of the items in Section 3 is	Yes, expl	ain (attach additional sheets if necessary):	
   Water Damage Not Due to a Flood Event – r	ninor leak	due daughter leaving stopper down in sink. Wa	ter
dripped through light fixture in master closet. C	aught an	d fixed quickly	
*A single blockable main drain may cause a sucti	ion entrapm	 nent hazard for an individual.	
Section 4. Are you (Seller) aware of any item	ı, equipm	nent, or system in or on the Property that is in	n need of
repair, which has not been previously disc			
additional sheets if necessary):		·	•
• • •		ing conditions?* (Mark Yes (Y) if you are awa	re and
check wholly or partly as applicable. Mark N	o (N) if y	ou are not aware.)	
<u>Y N</u>			
□ ⊠ Present flood insurance coverage.			
$\hfill \square$ Previous flooding due to a failure or breac a reservoir.	h of a res	ervoir or a controlled or emergency release of w	ater from
$\hfill \square$ Previous flooding due to a natural flood ev	ent.		
$\hfill \square \ensuremath{\ \boxtimes\ }$ Previous water penetration into a structure	on the P	roperty due to a natural flood event.	
$\square$ $\boxtimes$ Located $\square$ wholly $\square$ partly in a 100-year fleah, VE, or AR).	oodplain (	(Special Flood Hazard Area-Zone A, V, A99, AE,	, AO,
$\square \ \boxtimes \ Located \ \square \ wholly \ \square \ partly \ in \ a \ 500-year \ flow$	oodplain (	(Moderate Flood Hazard Area-Zone X (shaded)).	
$\square \boxtimes Located \ \square \ wholly \ \square \ partly \ in\ a\ floodway.$			
$\square \boxtimes Located \ \square \ wholly \ \square \ partly \ in flood\ pool.$			
$\square \boxtimes Located \ \square \ wholly \ \square \ partly \ in\ a\ reservoir.$			
If the answer to any of the above is yes, explain	(attach a	additional sheets if 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.

Initialed by: Buyer: \_\_\_\_, \_\_\_ and Seller: LH, MH



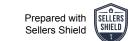
"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"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.

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 ☒ No If yes, explain (attach additional sheets as necessary):
Section 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)
Y N
□ ⊠ 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.
If Yes, please explain:



Concerning the Property at 9834 Blue Cruis Way, Spring, Texas 77379
$\ \square$ Homeowners' associations or maintenance fees or assessments.
If Yes, please explain: Yes. Glennlock HOA
If Yes, complete the following:  Name of association: <b>Glennloch Farms HOA</b> Manager's name: <b>TBD TBD</b> Phone: <b>TBD</b> Fees or assessments are: \$1100.00 per <b>Year</b> 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:
$\square$ 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, please explain:
□ ⊠ Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
If Yes, please explain:
<ul> <li>□ ✓ Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)</li> </ul>
If Yes, please explain:
□ ⊠ Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
If Yes, please explain:

Initialed by: Buyer: \_\_\_\_, \_\_\_ and Seller: <u>LH</u>, <u>MH</u>
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Concerning the Property at 9834 Blue Crul	s Way, Spring, Texas 77379	
$\square$ $\boxtimes$ Any condition on the Property	which materially affects th	e health or safety of an individual.
If Yes, please explain:		
☐ ☑ Any repairs or treatments, oth hazards such as asbestos, ra		ce, made to the Property to remediate environmental a-formaldehyde, or mold.
If Yes, attach any certificate of mol		identifying the extent of the remediation (for nediation).
☐ ☑ Any rainwater harvesting syst public water supply as an aux		y that is larger than 500 gallons and that uses a
If Yes, please explain:		
☐ ⊠ The Property is located in a p retailer.	ropane gas system service	e area owned by a propane distribution system
If Yes, please explain:		
☐ ☑ Any portion of the Property th	at is located in a groundwa	ater conservation district or a subsidence district.
If Yes, please explain:		
	s and who are either lice	ived any written inspection reports from persons ensed as inspectors or otherwise permitted by
		a reflection of the current condition of the Property. A aspectors chosen by the buyer.
•		ler) currently claim for the Property:
	☐ Senior Citizen	☐ Disabled
<ul><li>☐ Wildlife Management</li><li>☐ Other:</li></ul>	☐ Agricultural	<ul><li>□ Disabled Veteran</li><li>□ Unknown</li></ul>

Initialed by: Buyer: \_\_\_\_, \_\_\_ and Seller:  $\underline{\text{LH}}$ ,  $\underline{\text{MH}}$ 

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Concerning the Property at 9834 Blue Cruls Way, Spring, Texas 77379

Section 11. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Prowith any insurance provider?  ☐ Yes ☑ No	perty
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 promake the repairs for which the claim was made? $\square$ Yes $\square$ No If yes, explain:	
Section 13. Does the Property have working smoke detectors installed in accordance with the detector requirements of Chapter 766 of the Health and Safety Code?* ☑ Yes ☐ No ☐ Unknown If No or Unknown, explain (Attach additional sheets if necessary):	smoke

\*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.

Prepared with Sellers Shield

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 material information.

Laryssa Korduba	04/10/2023	Matthew Hrncir	04/10/2023
Signature of Seller	Date	Signature of Seller	Date
Printed Name: Laryssa Hrncir		Printed Name: Matthew Hrncir	

## 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://publicsite.dps.texas.gov/SexOffenderRegistry">https://publicsite.dps.texas.gov/SexOffenderRegistry</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 (TAR 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:	trieagle	Phone #
Sewer:	mud 383	Phone #
Water:	mud 383	Phone #
Cable:	direct TV	Phone #
Trash:	Mud 383	Phone #
Natural Gas:	centerpointe	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:	

Initialed by: Buyer: \_\_\_\_, \_\_\_ and Seller: <u>LH</u>, <u>MH</u>

