

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.

| exceed the minimum disci | osu | res | req | uire | ed by | / the | Code. | | | | | | | | | | | | |
|---|-------------|-----------|-----------|-------------------------|--|------------|----------------------|----------|------|---------|------------------|--------|--------------------|---------|---------|-------|------|------|---|
| CONCERNING THE PROPERTY AT 13735 JARVIS RD, CYPRESS, TX 77429-1814 | | | | | | | | | | | | | | | | | | | |
| THIS NOTICE IS A DI AS OF THE DATE S WARRANTIES THE B SELLER'S AGENTS, O | SIGI UYI | NEI ER | D E MA | SY Y | SE WIS | LLE H T | R AND IS O OBTAIN | NOT | A S | UE | BSTI | ITUT | E FOR | ANY | INSP | ECTIO | ONS | 0 | R |
| Seller ☑ is ☐ is not the Property? ☐Property | 00 | ccu | pyir | ng | the | Prop | erty. If un | | | | | | ow long ite) or | | | | | | |
| Section 1. The Prope This notice does not es | | | | | | | | | | | | | | | | | conv | ey. | |
| Item | Υ | | U | | lten | 1 | | | Y | Ŋ | U | Ite | m | | | | Υ | N | U |
| Cable TV Wiring | X | | | | Liqu | id P | ropane Ga | IS: | | Ď | | Pu | ımp: 🗌 | sump | gri | nder | | X | |
| Carbon Monoxide Det. | | X | | _ | | | nmunity (C | | | X | | | in Gutt | | | | | Ø | |
| Ceiling Fans | K | | | _ | | | Property | | | X | | _ | ange/St | | | | X | | |
| Cooktop | K | | | | | Tub | | | | | | | of/Attic | | | V | X | Ø | |
| Dishwasher | X | | | | Inte | rcon | System | | | X | | Sa | una | | | N | 図 | Ø | |
| Disposal | | | | _ | | rowa | | | Ø | | | Sn | noke D | etector | | | Ø | | |
| Emergency Escape Ladder(s) | | Ø | | Outdoor Grill | | | X | | | | noke D paired | etecto | r – He | aring | | 网 | | | |
| Exhaust Fans | 凶 | | | Patio/Decking | | | | | Sp | a | | | | Ø | | | | | |
| Fences | X | | | Plumbing System | | X | | | | ash Co | mpacto | or | | | | | | | |
| Fire Detection Equip. | | | | Pool | | | | | | | / Anten | | | | 內 | | | | |
| French Drain | × | | | Pool Equipment | | | | | | | asher/D | | lookup | | | | | | |
| Gas Fixtures | | | Ø | Pool Maint. Accessories | | | | | | indow S | | | | 卤 | | | | | |
| Natural Gas Lines | Ø | | | _ | | | ater | | Þ | | | | ıblic Se | | | | | Ø | |
| | | | _ | | | 1 | | | | | | | | | | | | | |
| Item | | | | Υ | - | U | | Addition | | | | | | | | | | | |
| Central A/C | | | | K | - | | electric | | 1 | nur | nbei | r of u | ınits: 2 | • | | | | | |
| Evaporative Coolers | | | _ | 区 | | | number of | | | | | | | | | | | | |
| Wall/Window AC Units | | | | | - | | number of | | | | | | | | | | | | |
| Attic Fan(s) | | | | | | | | | | | | | | | | | | | |
| Central Heat | | | | | ☑ □ □ □ electric ဩgas number of units: 2 | | | | | | | | | | | | | | |
| Other Heat | | - | - | | □ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ | | | | | | | | | | | | | | |
| Oven | | | | | □ □ number of ovens: □ electric □ gas □ other: | | | | | | | | | | | | | | |
| Fireplace & Chimney | | | - | - | ☑ □ □ wood ☑ gas logs □ mock □ other. | | | | | | | | | | | | | | |
| Carport | | | | K | | | | | | | | | | | | | | | |
| Garage Dans On an annual | | | - | | □ □ □ attached □ not attached | | | | | | | | | | | | | | |
| Garage Door Openers | | | X | | | | | | | | | | | | | | | | |
| | | | X | | | owned | | | | _ | | | | | | | | _ | |
| | | | | 11 | | owned | | | | | | | | | | | | | |
| 7.7 | | | | | owned | | | _ | _ | - | | l | | 14 | 2 | | _ | | |
| Water Softener | | | - | - | | | | ☑ gas | | | | | ! | iumpe | r of un | its: | 7 | | - |
| Other Leased Item(s) | | | - | | 1 | | owned if you don | | eu I | IOI | 11 | | | | | | | _ | - |
| | | | | | | | - | | | | | | | | | | | | |
| (TXR-1406) 07-08-22 | | In | itiale | ed b | oy: E | Buyer | | a | nd S | elle | r: [] | R |) IIM | 10 | | Pa | ge 1 | of 6 | i |

13501 KATY FREEWAY #3225 HOUSTON, TX, 77079

Darin Young

RE/MAXGO

| | | 29-181 | .4 | | | | | |
|--|--------------------|---|---|--|--|----------|---|--|
| Underground Lawn Sprinkler | ıtom | atic | Пman | ual | areas covered: | - | | |
| Underground Lawn Sprinkler | | | | | | | | |
| Water supply provided by: \square city \square well \square M | <u>5, a.</u> UD | | n-on \square | unkr | nown Dother | | | |
| Was the Property built before 1978? ☐ yes ☑ | | | | GI II CI | | | | |
| (If yes, complete, sign, and attach TXR-1906 | | | | hase | ed naint hazards) | | | |
| Roof Type: Composition | | | | | | mat | e) | |
| Is there an overlay roof covering on the Property | (sh | nge. ingle | | f colv | ering placed over existing shingles | | | |
| | ((SII | ii iyie | 3 01 100 | COV | ening placed over existing similars | OI I | OUI | |
| covering)? ☐ yes 🎾 no 🛭 unknown | | | | | | | | |
| Are you (Seller) aware of any of the items liste | d in | this | Section | 1 tha | at are not in working condition, tha | it h | ave | |
| defects, or are need of repair? yes no If | yes. | des | cribe (at | tach | additional sheets if necessary): | | | |
| | | | , | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| Section 2. Are you (Seller) aware of any def | ecte | or r | nalfunci | tions | in any of the following? (Mark) | /es | (Y) | |
| if you are aware and No (N) if you are not awa | | | | | many or more nowing. Amana | | 1.7 | |
| | | | | | | | | |
| Item Y N Item | | | Y | N | Item | Υ | N | |
| Basement □ ☒ Floors | | | | y | Sidewalks | | 乜 | |
| Ceilings | / Sla | b(s) | | 囟 | Walls / Fences | | Ø | |
| Doors □ ☒ Interior Walls | | | | | Windows | | × | |
| Driveways □ 🗵 Lighting Fixt | | | | X | Other Structural Components | | | |
| Electrical Systems Plumbing Sy | | | | <u>Z</u> | Strict Stradiana Composition | | 一 | |
| | 3101 | 113 | | 7 | | 岩 | | |
| Exterior Walls | | | | *1 | | <u>Ч</u> | <u> </u> | |
| If the answer to any of the items in Section 2 is y | es, | expla | ain (atta | ch ad | lditional sheets if necessary): | | | |
| Section 3. Are you (Seller) aware of any of and No (N) if you are not aware.) | the | folk | owing c | ondi | tions? (Mark Yes (Y) if you are | aw | are | |
| • | | | | | | | | |
| O 4144 | | | | | | | | |
| Condition | Y | N | Cond | | | | | |
| Aluminum Wiring | | ΙŻ | Rado | n Ga | | | Z | |
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REMAX GO

13501 KATY FREEWAY #3225 HOUSTON, TX, 77079

Darin Young

| Cor | icemir | ng the Property at 13735 JARVIS RD, CYPRESS, 1X 7/429-1814 |
|-----------|-----------------------|---|
| If t | he an | nswer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): |
| | Sin | igle Blockable main drain is A one inch lines. |
| | | |
| | | |
| _ | | ngle blockable main drain may cause a suction entrapment hazard for an individual. |
| of add | repa dition | n 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need iir, which has not been previously disclosed in this notice? ☐ yes 內 no If yes, explain (attack that sheets if necessary): |
| | <u> </u> | |
| | | |
| | | |
| | | n 5. Are you (Selier) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and wholly or partly as applicable. Mark No (N) if you are not aware.) |
| <u>Y</u> | N Ø | Present flood insurance coverage. |
| | 区 | Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir. |
| | χ | Previous flooding due to a natural flood event. |
| | 対 | Previous water penetration into a structure on the Property due to a natural flood. |
| | 囟 | Located ☐ wholly ☐ partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE AO, AH, VE, or AR). |
| | Þ | Located ☐ wholly ☐ partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)). |
| | ď | Located wholly partly in a floodway. |
| | X | Located ☐ wholly ☐ partly in a flood pool. |
| | ΙΧ | Located □ wholly □ partly in a reservoir. |
| lf t | he ar | nswer to any of the above is yes, explain (attach additional sheets as necessary): |
| | | |
| | | |
| _ | *If F | Buyer is concerned about these matters, Buyer may consult Information About Flood Hazards (TXR 1414). |
| | | purposes of this notice: |
| | "100 whici | 0-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area th 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 th is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir. |
| | "500- area, | year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazar, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding this considered to be a moderate risk of flooding. |
| | "Floc subje | od pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that i ect to controlled inundation under the management of the United States Army Corps of Engineers. |
| | "Floo unde | od insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agenc er the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.). |
| | a nve | odway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of Her or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to a Ho-year flood, without cumulatively increasing the water surface elevation more than a designated height. |
| | "Res | servoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain or or delay the runoff of water in a designated surface area of land. |
| (T) | (R-140 | 06) 07-08-22 Initialed by: Buyer: and Seller: DL ML Page 3 of 6 |

13501 KATY FREEWAY #3225 HOUSTON, TX, 77079

Darin Young

REMAX GO

| provide | n 6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance er, including the National Flood Insurance Program (NFIP)? □ yes □ no If yes, explain (attach lal sheets as necessary): |
|------------|--|
| Ever | nes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. In when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s). |
| Admini | n 7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business stration (SBA) for flood damage to the Property? ☐ yes ☒ no If yes, explain (attach additional as necessary): |
| | n 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) 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. |
| 口政 | Homeowners' associations or maintenance fees or assessments. If yes, complete the following: Name of association: |
| | Name of association: Manager's name: 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 no If yes, describe: |
| _ d | 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. |
| □ Þ | Any portion of the Property that is located in a groundwater conservation district or a subsidence district. |
| if the a | nswer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary): |
| (TXR-14 | 06) 07-08-22 Initialed by: Buyer: and Seller: DR [Mc Page 4 of 6 |
| REMAX G | D 13501 KATY FREEWAY #3225 HOUSTON, TX, 77079 Darin Young |

Darin Young

| Concerning the Prope | erty at 13735 JARVI | S RD, CYPRESS, TX 77429 | 1814 | | |
|------------------------------------|---|--|------------------------------------|--|--|
| | | | | | |
| | | | | | |
| | | | | | |
| persons who re | gularly provid | e inspections and | who are eit | her licensed as i | nspection reports from nspectors or otherwise omplete the following: |
| Inspection Date | Туре | Name of Inspec | tor | | No. of Pages |
| | | | | | |
| | | | | " | |
| | | | | | |
| Note: A buyer sh | | the above-cited repo lld obtain inspections | | | condition of the Property. ouyer. |
| Section 10. Che | ck any tax exer | nption(s) which you | ı (Seller) cur | rently claim for the | e Property: |
| Homestead | | Senior Citizen | | ☐ Disabled | _ |
| Other: | nagement | ⊠ Senior Citizen ☐ Agricultural | | □ Disabled Veterar □ Unknown | 1 |
| Section 11, Have | e vou (Seller) | ever filed a claim fo | or damage. | other than flood d | lamage, to the Property |
| with any insurar | ce provider? | Xiyes □ no | ··· | | |
| Section 12. Have | e you (Seller) | ever received pro- | ceeds for a | claim for damag | ge to the Property (for |
| example, an inst | urance claim o | r a settlement or aw | ard in a leg | al proceeding) and | not used the proceeds |
| to make the repa | airs for which t | he claim was made1 | r ∟iyes pAir | no if yes, explain: | |
| | | | | | |
| | | | | - Lord broaden | |
| Section 13. Doe detector require | es the Property ments of Chan | / have working smo ter 766 of the Healt | ke detector | 's installed in acco | ordance with the smoke own |
| or unknown, expl | ain. (Attach add | ditional sheets if nece | ssary): | | |
| | | | | | *** |
| *Chanter 766 of | f the Health and S | ofaty Code requires one | formilie on been for | and the state of the second | |
| installed in acco | ordance with the n mance, location, an | equirements of the buildi | ng code in effe ents. If you do | ect in the area in which not know the building co | working smoke detectors h the dwelling is located, ode requirements in effect on. |
| A buyer may red | quire a seller to ins | stall smoke detectors for t | he hearing impa | aired if: (1) the buyer or | r a member of the buyer's |
| family who will impairment from | reside in the dwei a licensed physicia | lling is hearing-impaired; an: and (3) within 10 davs | (2) the buyer after the effecti | gives the seller written ve date, the buver make | evidence of the hearing es a written request for the |
| seller to install s | smoke detectors fo | r the hearing-impaired an he smoke detectors and w | d specifies the | locations for installation | n. The parties may agree |
| including the bro | ker(s), has inst | tements in this notice ructed or influenced | are true to t Seller to pr | the best of Seller's lovide inaccurate in | belief and that no person, formation or to omit any |
| material informati | on. | | | | |
| Signature of Selle | Royalde | 2/11/23 Daté | Signatu | ween kupo | 1/11/2 Date |
| Printed Name: DY | RK REYNOLDS | | Printed | Name: MAUREEN REYNOL | .DS |
| (TXR-1406) 07-08-22 | ? Initiale | d by: Buyer: | and Sel | ller: NA | Page 5 of 6 |
| | | · · · • | | 1 1/1 14 14/1 | |
| REMAX GO | 13501 KATY | FREEWAY #3225 HOUSTON, TX, | 77079 | Dari | n Young |

ADDITIONAL NOTICES TO BUYER:

REMAX GO

- (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 th | e Property: |
| Electric: Reliant | phone #: |
| Sewer: | phone #: |
| | phone #: |
| Water: | phone #: |
| | phone #: |
| Natural Gas: Center Point | phone #: |
| Phone Company: | phone #: |
| Propane: | phone #: |
| Internet: AT 1 T | phone #: |
| ENCOURAGED TO HAVE AN INSPECTOR OF YOU | ller as of the date signed. The brokers have relied on to believe it to be false or inaccurate. YOU ARE R CHOICE INSPECT THE PROPERTY. |
| The undersigned Buyer acknowledges receipt of the foregoing | going notice. |
| | |
| Signature of Buyer Date | Signature of Buyer Date |
| Printed Name: | Printed Name: |
| (TXR-1406) 07-08-22 Initialed by: Buyer: | and Seller: . R Page 6 of 6 |

Darin Young

13501 KATY FREEWAY #3225 HOUSTON, TX, 77079