

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: 2607 Brookbend Drive, Brenham, Texas 77833

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.

AGENTS, (OR ANY OT	HER AGENT.
Seller ⊠ is	□ is not	occupying the property. If unoccupied (by Seller), how long since Seller has occupied the
Property?		(approximate date) or $\ \square$ never
occupied th	e Property	
Section 1.	The Prope	rty has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)
This Notice	does not esta	ablish the items to be conveyed. The contract will determine which items will & will not convey.

Item	Υ	N	U	Item	Υ	N	C	Item
Cable TV Wiring	X			Liquid Propane Gas		Х		Pump: ☐ sump
Carbon Monoxide Det.		Χ		- LP Community (Captive)		Х		Rain Gutters
Ceiling Fans	X			- LP on Property		Х		Range/Stove
Cooktop	X			Hot Tub		Х		Roof/Attic Vent
Dishwasher	X			Intercom System		X		Sauna
Disposal		Χ		Microwave	X			Smoke Detector
Emergency Escape Ladder(s)		Х		Outdoor Grill		Х		Smoke Detector Impaired
Exhaust Fan	X			Patio/Decking		Х		Spa
Fences		Х		Plumbing System	X			Trash Compac
Fire Detection Equipment	X			Pool		Х		TV Antenna
French Drain		Х		Pool Equipment		Х		Washer/Dryer I
Gas Fixtures		Х		Pool Maint. Accessories		Х		Window Screen
Natural Gas Lines		Х		Pool Heater		Х		Public Sewer S

Item	Υ	N	U
Pump: ☐ sump ☐ grinder		Χ	
Rain Gutters	Х		
Range/Stove	Х		
Roof/Attic Vents	Х		
Sauna		Χ	
Smoke Detector	Х		
Smoke Detector Hearing		Х	
Impaired		^	
Spa		Χ	
Trash Compactor		Х	
TV Antenna		Χ	
Washer/Dryer Hookup	Х		
Window Screens	Х		
Public Sewer System	Х		

Item	Υ	N	U	Additional Information			
Central A/C	Х			☑ electric ☐ gas number of units: 1			
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: 1			
Other Heat		Х		if yes, describe:			
Oven	Χ			number of ovens: 1 ⊠ electric □ gas □ other			
Fireplace & Chimney		Х		□wood □ gas log □mock □ other			
Carport		Х		□ attached □ not attached			
Garage	Χ			☑ attached ☐ not attached			
Garage Door Openers	Χ			number of units: 2 number of remotes: 2			
Satellite Dish & Controls	Χ			□ owned ⊠ leased from: Direct TV			
Security System		Х		□ owned □ leased from:			
Solar Panels		Х		□ owned □ leased from:			
Water Heater	X			⊠ electric □ gas □ other number of units: 1			

Initialed by: Buyer: ____, ___ and Seller: <u>BW</u>, <u>DW</u>

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<u></u>													
Water Softener			X	o	wn	ied		leased fror	n:				
Other Leased Item(s)			Х	if y€	es,	desc	rib	e:					
Underground Lawn Sprinkler			X	□a	utc	omati	ic	☐ manual		area	as covered:		
Septic / On-Site Sewer Facility			Х	if Y	es,	atta	ch	Informatio	n A	bou	t On-Site Sewer Facility.(TXR	-140	7)
Water supply provided by: ⊠ cit	ty	□ v	vell	□ MUI	D	□ сс)-0	p 🗆 unkn	ow	n [□ other:		_
Was the Property built before 1	97	8? 🗆] yes	s ⊠ nc) (□ unˈ	kn	own					
(If yes, complete, sign, and atta	ıch	TXF	₹-19	06 con	cer	ning	lea	ad-based p	air	nt ha	azards).		
Roof Type: Composite (Shingles) Age: 2 (approximate)													
Is there an overlay roof covering covering)? ☐ Yes ☒ No ☐ Ut	_			operty	(sh	ingle	es c	or roof cove	erir	ng p	laced over existing shingles or	· roo	f
Are you (Seller) aware of any o	f th	ne ite	ems	listed ir	n th	nis Se	ect	ion 1 that a	are	not	in working condition, that have	е	
defects, or are in need of repair	? [□Y€	es 🛭	⊴ No I	lf Y	es, c	set	scribe:					
							_						
Section 2. Are you (Seller) aw			-			or ma	alf	unctions i	n a	any	of the following?: (Mark Yes	(Y)	if
you are aware and No (N) if y	ou	are	not	aware.	.)								
Item	Υ	N	lter	n					Υ	N	Item	Υ	
Basement		Χ	Flo	ors						X	Sidewalks		X
Ceilings		Χ	Fou	ındatio	n /	Slab	(s)			Χ	Walls / Fences		Х
Doors		Χ	Inte	erior Wa	alls	,				Χ	Windows		Х
Driveways		Χ	Ligl	hting Fi	ixtu	ıres				X	Other Structural Components	3	Х
Electrical Systems		Χ	Plu	mbing :	Sys	stem	s			Χ			
Exterior Walls		Χ	Ro	of						Χ			
If the angues to any of the items	_ :.			2 is V		اميره	٠:-	· /ottoob o	الما:		al abacta if management).		
If the answer to any of the items	S II	1 Se	Ctior	ZISY	es,	expi	air	i (attach ac	וטג	liona	ai sneets if necessary):		
Section 2 Are you (Seller) a	···	ro o	f an	v of th	o f	المالم	in	na conditio	n	2 (1	Mark Voc (V) if you are awar		
Section 3. Are you (Seller) a No (N) if you are not aware.)	wa	ii e c	n an	y Oi tii	e i	UIIUV	VIII	ig condition	וונ) ; (I	wark res (1) ii you are awar	z alli	u
,					1	11	г						1
Condition					Υ		_ ⊢	Condition				<u> </u>	N
Aluminum Wiring						X	-	Radon Gas	3				Х
Asbestos Components						X	-	Settling					Х
Diseased Trees: ☐ Oak Wilt						X		Soil Mover					Х
Endangered Species/Habitat of	n F	rop	erty			X	-				ture or Pits		Х
Fault Lines						X					rage Tanks	\perp	X
Hazardous or Toxic Waste						X	-	Unplatted I					Х
Improper Drainage						X	-	Unrecorde					Х
Intermittent or Weather Springs	3					Х		Urea-forma	ald	ehy	de Insulation		Х
Landfill						X	Ī	Water Dan	าลดู	ge N	ot Due to a Flood Event		X
Lead-Based Paint or Lead-Bas	ed	Pt	Haza	ards		X	1	Wetlands o	nn	Pror	nerty		X

X Wood Rot Active infestation of termites or other wood Improvements encroaching on others' property Χ Χ destroying insects (WDI) Previous treatment for termites or WDI Previous termite or WDI damage repaired

Initialed by: Buyer: ____, ___ and Seller: BW, DW



Encroachments onto the Property

Located in Historic District

Historic Property Designation

Previous Foundation Repairs

				
Previous Roof Repairs	X	Previous Fires		Х
Previous Other Structural Repairs	X	Termite or WDI damage needing repair		Х
Previous Use of Premises for Manufacture of		Single Blockable Main Drain in Pool/Hot		x
Methamphetamine		Tub/Spa*		Ш
If the answer to any of the items in Section 3 is Y	es, expl	ain (attach additional sheets if necessary):		
*A single blockable main drain may cause a suctio	n entrapm	nent hazard for an individual.		
•	•	nent, or system in or on the Property that is in	need	l of
repair, which has not been previously discl		·		
additional sheets if necessary):				
Section 5. Are you (Seller) aware of any of the	followi	ing conditions?* (Mark Yes (Y) if you are aware	– and	 {
check wholly or partly as applicable. Mark No		• • • • • • • • • • • • • • • • • • • •	5 alia	
Y N	(,	• • • • • • • • • • • • • • • • • • •		
☐ ☑ Present flood insurance coverage.				
•	of a rec	consists or a controlled or amergancy release of wa	tor fr	٥m
a reservoir.	OI a IES	servoir or a controlled or emergency release of war	terno	JIII
☐ ☑ Previous flooding due to a natural flood eve	ent.			
☐ ☑ Previous water penetration into a structure	on the F	Property due to a natural flood event.		
☐ ☑ Located ☐ wholly ☐ partly in a 100-year floor	odplain ((Special Flood Hazard Area-Zone A, V, A99, AE, A	AO,	
AH, VE, or AR).		, , , , ,	,	
☐ ☑ Located ☐ wholly ☐ partly in a 500-year floo	odplain ((Moderate Flood Hazard Area-Zone X (shaded)).		
□ ⊠ Located □ wholly □ 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):		
	<u>(- </u>			

*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.

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"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.

Section 6. Have you (Seller) ever filed a claim for flood damage to the provider, including the National Flood Insurance Program (NFIP)?* additional sheets as necessary):	
*Homes in high risk flood zones with mortgages from federally regulated or insured lend Even when not required, the Federal Emergency Management Agency (FEMA) encour risk, and low risk flood zones to purchase flood insurance that covers the structure structure(s).	ages homeowners in high risk, moderate
Section 7. Have you (Seller) ever received assistance from FEMA or the Administration (SBA) for flood damage to the Property? ☐Yes ☒ No sheets as necessary):	
Section 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) you are not aware.)	if you are aware. Mark No (N) if
Y N	
□ ⊠ Room additions, structural modifications, or other alterations or repairs with unresolved permits, or not in compliance with building codes in eff	• •
If Yes, please explain:	
☐ ☒ Homeowners' associations or maintenance fees or assessments.	
If Yes, complete the following:	
Name of association:	
Manager's name: Phone: Fees or assessments are: \$ per and ar	e: mandatory voluntary
Any unpaid fees or assessment for the Property? yes (\$	
If the Property is in more than one association, provide information	



Concerning the Property at 2607 Brookbend Drive, Brenham, Texas 77833
□ ⊠ Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interes with others.
If Yes, complete the following: Any optional user fees for common facilities charged? \Box Yes \Box 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:
☐ ☒ Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
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:
□ ⊠ Any condition on the Property which materially affects the health or safety of an individual.
If Yes, please explain:
□ ⊠ 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 sy public water supply as an ar	stem located on	the Property	that is larger than 500 ເ	gallons and that uses a
If Yes, please explain:				
☐ ☑ The Property is located in a retailer.	propane gas sys	stem service a	area owned by a propa	ne distribution system
If Yes, please explain:				
$\hfill\Box$ \boxtimes Any portion of the Property	that is located in	a groundwate	er conservation district	or a subsidence district.
If Yes, please explain:				
Section 9. Within the last 4 ye who regularly provide inspections?	ons and who ar	e either licen	sed as inspectors or	otherwise permitted by
Inspection Date	Туре	Name of In	spector	No. of Pages
Note: A buyer should not rely on buyer shou		•	reflection of the current pectors chosen by the I	
Section 10. Check any tax ex		_	_	the Property:
☑ Homestead☐ Wildlife Management☐ Other:	☐ Agricul			
Section 11. Have you (Seller) with any insurance provider? ☐ Yes ☒ No	ever filed a cla	im for dama	ge, other than flood da	amage, to the Property
Section 12. Have you (Seller) example, an insurance claim or make the repairs for which the	r a settlement o	r award in a		
			10 11 514/ 511/	

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If yes, explain	
ii yes, explaii	•
Section 13.	Does the Property have working smoke detectors installed in accordance with the smoke
detector requ	uirements of Chapter 766 of the Health and Safety Code?* ⊠ Yes □ No □ Unknown
If No or Unknown	own, explain (Attach additional sheets if necessary):

Concerning the Property at 2607 Brookbend Drive, Brenham, Texas 77833

*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.

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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.

Barbara Washington	05/02/2023	Donald Washington	05/02/2023
Signature of Seller	Date	Signature of Seller	Date
Printed Name: Barbara Washington		Printed Name: Donald Washington	

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 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 (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:	Bluebonnet Electric Cooperation	Phone #
Sewer:	City of Brenham	Phone #
Water:	City of Brenham	Phone #
Cable:		Phone #
Trash:	City of Brenham	Phone #
Natural Gas:		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: BW, DW

