

## 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: 5130 Elk Run Cir, Beaumont, Texas 77707

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, C	R 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 the	e Property	
	-	rty has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).) ablish the items to be conveyed. The contract will determine which items will & will not convey.

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

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

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

Initialed by: Buyer: \_\_\_\_, \_\_\_ and Seller: JG, AG

Improvements encroaching on others' property

Located in Historic District

(TXR-1406) 07-08-22

Historic Property Designation

Previous Foundation Repairs

Other Leased Item(s)														
Underground Lawn Sprinkler	Water Softener			Х		own	ed		leased from	n:				
Septic   On-Site Sewer Facility   X   if Yes, attach Information About On-Site Sewer Facility.(TXR-1407)	Other Leased Item(s)			Х	if y	es,	des	describe:						
Water supply provided by: ☑ city □ well □ MUD □ co-op □ unknown □ other:  Was the Property built before 1978? □ yes ☑ no □ unknown  (If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards).  Roof Type: Composite (Shingles) Age: 3 (approximate)  Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? □ Yes ☑ No □ Unknown  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 in need of repair? □ Yes ☑ No □ If Yes, describe:  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 Sidewalks □ X Foundation / Slab(s) □ X Walls / Fences □ X Windows □ X Uniterior Walls □ X Plumbfing Systems □ X Electrical Systems □ X □ Plumbfing Systems □ X □ Electrical Systems □ X □ Roof □ X □ X □ X □ Roof □ X □ X □ X □ Roof □ X □ X □ X □ X □ X □ X □ X □ X □ X □	Underground Lawn Sprinkler			Х		auto	utomatic □ manual areas covered:							
Was the Property built before 1978?	Septic / On-Site Sewer Facility	<u>/</u>		Х	if Y	'es,	atta	<u>ach</u>	Informatio	n A	bou	t On-Site Sewer Facility.(TXF	<u> </u>	J7)
(If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards).  Roof Type: Composite (Shingles)  Age: 3 (approximate)  Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? □ Yes ⋈ No □ Unknown  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 in need of repair? □ Yes ⋈ No If Yes, describe:  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	Water supply provided by: ⊠ c	ity	□ <b>v</b>	vell	□ MU	ID	□с	о-с	op □ unkn	ow	n [	□ other:		_
Roof Type: Composite (Shingles)  Age: 3 (approximate)  Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)?    Yes   No	Was the Property built before 1	197	8? [	∃ ye	s ⊠n	o [	□ ur	ıkn	nown					
Roof Type: Composite (Shingles)  Age: 3 (approximate)  Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)?	(If yes, complete, sign, and atta	ach	TXI	R-19	06 cor	ncer	ning	j le	ad-based p	oair	nt ha	azards).		
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 in need of repair?      Yes	Roof Type: Composite (Shingle	es)						Α	.ge: 3 (appr	oxi	mat	e)		
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 in need of repair?      Yes	Is there an overlay roof covering	ng c	on th	e Pı	operty	(sh	ingl	es	or roof cov	erir	ng p	laced over existing shingles of	r roc	of
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 in need of repair?   Yes No If Yes, describe:    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	-	_				•	•				•			
Item										are	not	in working condition, that have	re	
Item														
Item														
Item         Y N           Basement         X           Ceilings         X           Doors         X           Driveways         X           Electrical Systems         X           Exterior Walls         X           Exterior Walls         X           Exterior Walls         X           If the answer to any of the items in Section 2 is Yes, explain (attach additional sheets if necessary):    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  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  Radon Gas Settling Soil Movement Settling Sidewalks X Under Structural Components X Settling Soil Mark Yes (Y) if you are aware and No (N) if you are aware and No (N) if you are aware and No (N) if you are not aware.)  Condition Radon Gas Settling Soil Movement Soil Mark Yes (Y) if you are aware and No (N) if you are aware and No (N) if you are aware and No (N) if you are not aware.)  Condition Radon Gas Settling Soil Movement Soil Mark Yes (Y) if you are aware and No (N) if you are aware and No (N) if you are aware and No (N) if you are not aware.)  Condition Radon Gas Settling Soil Movement Subsurface Structure or Pits Underground Storage Tanks Unplatted Easements Unrecorded Easements Unrecorde	Section 2. Are you (Seller) av	var	e of	any	defec	ts o	or m	nalf	functions i	n a	iny	of the following?: (Mark Yes	s (Y)	) if
Basement	you are aware and No (N) if y	ou/	are	not	aware	e.)								
Basement	Item	Υ	N	Ite	m					Υ	N	Item	TY	N
Ceilings       X         Doors       X         Driveways       X         Electrical Systems       X         Exterior Walls       X         If the answer to any of the items in Section 2 is Yes, explain (attach additional sheets if necessary):         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       Y       N         Aluminum Wiring       X         Asbestos Components       X         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         Wetlands on Property       X	Basement	T		_									$\top$	
Doors X X Driveways X Lighting Fixtures X X Electrical Systems X X Exterior Walls X X Plumbing Systems X X Exterior Walls X X X X Exterior Walls X X X X X Exterior Walls X X X X	Ceilings	t	X	Fo	undatio	n /	Slab	o(s	)		_	Walls / Fences	$\top$	_
Driveways		T	_						,				$\top$	_
Electrical Systems X   X   Plumbing Systems   X   Roof   X   X   Roof   X   X   X   X   X   X   X   X   X		T										Other Structural Component	s	
Exterior Walls   X   Roof   X     X     If the answer to any of the items in Section 2 is Yes, explain (attach additional sheets if necessary):  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   Y   N   Radon Gas   X   X   Settling   X   Settling   X   Settling   X   Soil Movement   X   X   Subsurface Structure or Pits   X   X   Subsurface Structure or Pits   X   X   Intermittent or Weather Springs   X   Intermittent or Weather Springs   X   Intermittent or Lead-Based Pt. Hazards   X   Wetlands on Property   X   X   Wetlands on Property   X   Wetlands on Property   X   X   X   X   X   X   X   X   X	·	T		_							_	1	$\top$	1
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 YN Radon Gas XASbestos Components XADiseased Trees: □ Oak Wilt XADIseased Trees: □ Oak Wilt XADIseased Species/Habitat on Property XADISEASCHADI	Exterior Walls	T	_	_									$\top$	$\top$
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 Y N Aluminum Wiring X Asbestos Components X 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 Wetlands on Property X														
No (N) if you are not aware.)         Condition       Y N         Aluminum Wiring       X         Asbestos Components       X         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            Y N         Radon Gas       X         Settling       X         Soil Movement       X         Underground Storage Tanks       X         Unrecorded Easements       X         Urea-formaldehyde Insulation       X         Water Damage Not Due to a Flood Event       X         Wetlands on Property       X	If the answer to any of the item	is ir	n Se	ctio	1 2 is Y	es,	exp	laii	n (attach a	ddi	iona	al sheets if necessary):		
No (N) if you are not aware.)ConditionY NAluminum WiringXAsbestos ComponentsXDiseased Trees: □ Oak WiltXEndangered Species/Habitat on PropertyXFault LinesXHazardous or Toxic WasteXImproper DrainageXIntermittent or Weather SpringsXLandfillXLead-Based Paint or Lead-Based Pt. HazardsYNNConditionYRadon GasXSettlingXSoil MovementXSubsurface Structure or PitsXUnderground Storage TanksXUnrecorded EasementsXUrea-formaldehyde InsulationXWetlands on PropertyX														
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Aluminum Wiring Asbestos Components  Diseased Trees: □ Oak Wilt Endangered Species/Habitat on Property  Fault Lines  Hazardous or Toxic Waste Improper Drainage  Intermittent or Weather Springs  Landfill  Lad-Based Paint or Lead-Based Pt. Hazards  X  X  Settling  Soil Movement  X  Subsurface Structure or Pits  X  Underground Storage Tanks  X  Unplatted Easements  X  Urrea-formaldehyde Insulation  X  Water Damage Not Due to a Flood Event  X  Wetlands on Property  X  Wetlands on Property	No (N) if you are not aware.)				•				J		`	( , ,		
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Asbestos Components  Diseased Trees: □ Oak Wilt  Endangered Species/Habitat on Property  Fault Lines  Hazardous or Toxic Waste  Improper Drainage  Intermittent or Weather Springs  Landfill  Land-Based Paint or Lead-Based Pt. Hazards  X  Settling  Soil Movement  X  Subsurface Structure or Pits  V  Underground Storage Tanks  V  Unplatted Easements  X  Unrecorded Easements  X  Urea-formaldehyde Insulation  X  Water Damage Not Due to a Flood Event  X  Wetlands on Property							_							
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Endangered Species/Habitat on Property  Fault Lines  X Hazardous or Toxic Waste Improper Drainage Intermittent or Weather Springs  Landfill  Land-Based Paint or Lead-Based Pt. Hazards  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	· · · · · · · · · · · · · · · · · · ·			+				nei	nt .		+			
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Landfill       X       Water Damage Not Due to a Flood Event       X         Lead-Based Paint or Lead-Based Pt. Hazards       X       Wetlands on Property       X	· · ·					+							+	
Lead-Based Paint or Lead-Based Pt. Hazards X Wetlands on Property X		<u> </u>				+							+	_
		sed	Pt	Нат	ards	+				_			+	
Frictoachments onto the Proberty       X	Encroachments onto the Prope				<u></u>	+	X		Wood Rot				$\dashv$	$\frac{1}{X}$

Initialed by: Buyer: \_\_\_\_, \_\_\_ and Seller: JG, AG Page 2 of 8

Χ

destroying insects (WDI)

Active infestation of termites or other wood

Previous treatment for termites or WDI

Previous termite or WDI damage repaired



X

	<del></del>	-	·
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 Methamphetamine		Single Blockable Main Drain in Pool/Hot Tub/Spa*	x
If the answer to any of the items in Section 3 is Y	es, expl	<u> </u>	
*A single blockable main drain may cause a suction Section 4. Are you (Seller) aware of any item, repair, which has not been previously discladditional sheets if necessary):	equipm	nent, or system in or on the Property that is in no	
Section 5. Are you (Seller) aware of any of the check wholly or partly as applicable. Mark No		ing conditions?* (Mark Yes (Y) if you are aware a	 and
Y N	(IN) II y	ou are not aware.	
☑ □ Present flood insurance coverage.			
$\hfill \square$ Previous flooding due to a failure or breach a reservoir.	of a res	servoir or a controlled or emergency release of wate	r from
$\hfill\Box$ $\boxtimes$ Previous flooding due to a natural flood even	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 AH, VE, or AR).	odplain	(Special Flood Hazard Area-Zone A, V, A99, AE, AC	Э,
□ ⊠ Located □ wholly □ partly in a 500-year floor	odplain	(Moderate Flood Hazard Area-Zone X (shaded)).	
$\square$ $\boxtimes$ Located $\square$ wholly $\square$ partly in a floodway.			
□ ⊠ Located □ wholly □ partly in flood pool.			
☐ ☑ Located ☐ wholly ☐ partly in a reservoir.			
If the answer to any of the above is yes, explain (	(attach a	additional sheets if necessary):	
Present flood insurance coverage – Flood ins	-	·	

\*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: <u>JG</u>, <u>AG</u>



"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 Property with any insurance provider, including the National Flood Insurance Program (NFIP)?* □Yes ☒ No If yes, explain (attach additional sheets as necessary):
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
□ 図 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:
☐ ☑ Homeowners' associations or maintenance fees or assessments.
If Yes, complete the following:
Name of association:
Manager's name: Phone: Phone: Phone: 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:

Concerning the Property at 5130 E	Elk Run Cir, Beaumont, Texas 77707		
	ng system located on the Prope an auxiliary water source.	erty that is larger than 500 g	allons and that uses a
If Yes, please explain:			
☐ ☑ The Property is located retailer.	l in a propane gas system serv	ice area owned by a propar	ne distribution system
If Yes, please explain:			
	perty that is located in a ground	water conservation district o	or a subsidence district.
If Yes, please explain:			
who regularly provide insp	4 years, have you (Seller) repections and who are either lise? ⊠Yes □ No If yes, attack	icensed as inspectors or o	otherwise permitted by
Inspection Date	Туре	Name of Inspector	No. of Pages
09/23/2022	Purchase Inspection	Gregory Clark, Jr.	29
buyer	ly on the above-cited reports a should obtain inspections from	inspectors chosen by the b	ouyer.
-	ax exemption(s) which you (\$		the Property:
	□ Senior Citizen □ Agricultural	<ul><li>□ Disabled</li><li>□ Disabled Veteran</li></ul>	
Section 11. Have you (So with any insurance provide ☐ Yes ☒ No	eller) ever filed a claim for da er?	ımage, other than flood da	amage, to the Property
example, an insurance claim	eller) ever received proceeds im or a settlement or award i n the claim was made? ☐ Yes	n a legal proceeding) and	

Prepared with Sellers Shield

Initialed by: Buyer: \_\_\_\_, \_\_\_ and Seller: <u>JG</u>, <u>AG</u>

If yes, explain	1:
Section 13.	Does the Property have working smoke detectors installed in accordance with the smoke
detector req	uirements of Chapter 766 of the Health and Safety Code?* ⊠ Yes □ No □ Unknown
If No or Unkn	own, explain (Attach additional sheets if necessary):

\*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.

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.

John Christian Grindal	05/16/2023	Ashley Grindal	05/16/2023
Signature of Seller	Date	Signature of Seller	Date
Printed Name: John Grindal		Printed Name: Ashley Grindal	

## **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:	Entergy	Phone #
Sewer:	City of Beaumont	Phone #
Water:	City of Beaumont	Phone #
Cable:		Phone #
Trash:	City of Beaumont	Phone #
Natural Gas:	CenterPoint Energy	Phone #
Phone Company:		Phone #
Propane:		Phone #
Internet:	Spectrum	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>JG</u>, <u>AG</u>