



## 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: 811 Shallow Hollow Dr, Houston, Texas 77018**

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.

Seller  is  is not occupying the property. If unoccupied (by Seller), how long since Seller has occupied the Property? \_\_\_\_\_ (approximate date) or  never occupied the Property

**Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)**

*This Notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.*

Item	Y	N	U
Cable TV Wiring	X		
Carbon Monoxide Det.		X	
Ceiling Fans	X		
Cooktop	X		
Dishwasher	X		
Disposal	X		
Emergency Escape Ladder(s)		X	
Exhaust Fan	X		
Fences	X		
Fire Detection Equipment	X		
French Drain	X		
Gas Fixtures	X		
Natural Gas Lines	X		

Item	Y	N	U
Liquid Propane Gas		X	
- LP Community (Captive)		X	
- LP on Property		X	
Hot Tub		X	
Intercom System		X	
Microwave	X		
Outdoor Grill		X	
Patio/Decking	X		
Plumbing System	X		
Pool		X	
Pool Equipment		X	
Pool Maint. Accessories		X	
Pool Heater		X	

Item	Y	N	U
Pump: <input type="checkbox"/> sump <input type="checkbox"/> grinder		X	
Rain Gutters	X		
Range/Stove	X		
Roof/Attic Vents	X		
Sauna		X	
Smoke Detector	X		
Smoke Detector Hearing Impaired		X	
Spa		X	
Trash Compactor		X	
TV Antenna		X	
Washer/Dryer Hookup	X		
Window Screens	X		
Public Sewer System		X	

Item	Y	N	U	Additional Information
Central A/C	X			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: 1
Evaporative Coolers		X		number of units:
Wall/Window AC Units		X		number of units:
Attic Fan(s)		X		if yes, describe:
Central Heat	X			<input type="checkbox"/> electric <input checked="" type="checkbox"/> gas number of units: 1
Other Heat		X		if yes, describe:
Oven	X			number of ovens: 1 <input type="checkbox"/> electric <input checked="" type="checkbox"/> gas <input type="checkbox"/> other _____
Fireplace & Chimney		X		<input type="checkbox"/> wood <input type="checkbox"/> gas log <input type="checkbox"/> mock <input type="checkbox"/> other _____
Carport		X		<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage	X			<input checked="" type="checkbox"/> attached <input type="checkbox"/> not attached
Garage Door Openers	X			number of units: 1 number of remotes: 2
Satellite Dish & Controls		X		<input type="checkbox"/> owned <input type="checkbox"/> leased from:
Security System		X		<input type="checkbox"/> owned <input type="checkbox"/> leased from:
Solar Panels		X		<input type="checkbox"/> owned <input type="checkbox"/> leased from:
Water Heater	X			<input type="checkbox"/> electric <input checked="" type="checkbox"/> gas <input type="checkbox"/> other _____ number of units: 1



Water Softener	<input checked="" type="checkbox"/>	<input type="checkbox"/> owned <input type="checkbox"/> leased from:
Other Leased Item(s)	<input checked="" type="checkbox"/>	if yes, describe:
Underground Lawn Sprinkler	<input checked="" type="checkbox"/>	<input type="checkbox"/> automatic <input type="checkbox"/> manual areas covered:
Septic / On-Site Sewer Facility	<input checked="" type="checkbox"/>	if Yes, attach Information About On-Site Sewer Facility.(TXR-1407)

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	Item	Y	N	Item	Y	N
Basement		X	Floors		X	Sidewalks		X
Ceilings		X	Foundation / Slab(s)		X	Walls / Fences		X
Doors		X	Interior Walls		X	Windows		X
Driveways		X	Lighting Fixtures		X	Other Structural Components		X
Electrical Systems		X	Plumbing Systems		X			
Exterior Walls		X	Roof		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	Condition	Y	N
Aluminum Wiring		X	Radon Gas		X
Asbestos Components		X	Settling		X
Diseased Trees: <input type="checkbox"/> Oak Wilt		X	Soil Movement		X
Endangered Species/Habitat on Property		X	Subsurface Structure or Pits		X
Fault Lines		X	Underground Storage Tanks		X
Hazardous or Toxic Waste		X	Unplatted Easements		X
Improper Drainage		X	Unrecorded Easements		X
Intermittent or Weather Springs		X	Urea-formaldehyde Insulation		X
Landfill		X	Water Damage Not Due to a Flood Event		X
Lead-Based Paint or Lead-Based Pt. Hazards		X	Wetlands on Property		X
Encroachments onto the Property		X	Wood Rot		X
Improvements encroaching on others' property		X	Active infestation of termites or other wood destroying insects (WDI)		X
Located in Historic District		X	Previous treatment for termites or WDI		X
Historic Property Designation		X	Previous termite or WDI damage repaired		X
Previous Foundation Repairs		X			



Previous Roof Repairs		X
Previous Other Structural Repairs		X
Previous Use of Premises for Manufacture of Methamphetamine		X

Previous Fires		X
Termite or WDI damage needing repair		X
Single Blockable Main Drain in Pool/Hot Tub/Spa*		X

If the answer to any of the items in Section 3 is Yes, explain (attach additional sheets if necessary):

\*A single blockable main drain may cause a suction entrapment hazard for an individual.

**Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice?**  Yes  No If Yes, explain (attach additional sheets if necessary):

**Section 5. Are you (Seller) aware of any of the following conditions?\*** (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)

Y N

- Present flood insurance coverage.
- Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
- Previous flooding due to a natural flood event.
- Previous water penetration into a structure on the Property due to a natural flood event.
- Located  wholly  partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR).
- Located  wholly  partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
- Located  wholly  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 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.*



"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):

\*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:



Homeowners' associations or maintenance fees or assessments.

If Yes, please explain: **Homeowner's association dues cover trash, recycling, water, and sewer, as well as yard and landscaping maintenance, and gate.**

If Yes, complete the following:

Name of association: **Pinemont Townhomes Property Owner's Association**

Manager's name: **Michelle Toler** Phone: **713-466-1204**

Fees or assessments are: **\$1,200 per Year** 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:

\_\_\_\_\_

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:

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 system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.

If Yes, please explain:

- The Property is located in a propane gas system service area owned by a propane distribution system retailer.

If Yes, please explain:

- Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

If Yes, please explain:

**Section 9. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections?  Yes  No If yes, attach copies and complete the following:**

Inspection Date	Type	Name of Inspector	No. of Pages
03/15/2021	General Real Estate Inspection	John Gray	30

*Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.*

**Section 10. Check any tax exemption(s) which you (Seller) currently claim for the Property:**

- Homestead
- Senior Citizen
- Disabled
- Wildlife Management
- Agricultural
- Disabled Veteran
- Other: \_\_\_\_\_
- Unknown

**Section 11. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider?**

- Yes  No

**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 proceeds to make the repairs for which the claim was made?  Yes  No**

If yes, explain:

**Section 13. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?\*  Yes  No  Unknown**

If No or Unknown, 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.

Emily Ann Montanez 03/05/2023  
Signature of Seller Date

Joshua Aaron Montanez 03/05/2023  
Signature of Seller Date

Printed Name: Emily Montanez

Printed Name: Joshua Montanez

**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:	<u>Reliant Energy</u>	Phone #	<u>866-222-7100</u>
Sewer:	<u>City of Houston</u>	Phone #	<u>(832) 395-2500</u>
Water:	<u>City of Houston</u>	Phone #	<u>(832) 395-2500</u>
Cable:	<u>Xfinity</u>	Phone #	<u>1-800-934-6489</u>
Trash:	<u>Texas Pride Disposal</u>	Phone #	<u>(281) 342-8178</u>
Natural Gas:	<u>Centerpoint</u>	Phone #	<u>713-207-2222</u>
Phone Company:	<u>N/A</u>	Phone #	<u></u>
Propane:	<u>N/A</u>	Phone #	<u></u>
Internet:	<u>Xfinity</u>	Phone #	<u>1-800-934-6489</u>

- (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: \_\_\_\_\_



## Homeowners' Questionnaire

Property Address: 811 Shallow Hollow Drive, Houston, TX 77018

### 1. What are your 10 favorite things about the house?

- 1. Plenty of Natural Light** – in many townhomes we looked at, natural light was limited due to side-by-side construction, but we love that our home has natural light throughout. In the living and kitchen area, four large windows and a door on the back of the house provide gorgeous natural light during the day, as do two additional windows on the side of the house, while still providing privacy from neighbors. Same goes for the three windows on the stairwell, which let lovely natural light into the upstairs hallway during the day.
- 2. First Floor Living** – Hosting guests and welcoming them into our home is a breeze. They can park across the street in guest parking, they are greeted with beautiful landscaping at our front door, and we can greet them in the foyer and hang up their coats in our hallway coat closet before guiding them back to our kitchen and living area. No stairs to climb up or side door to walk through. First floor living also makes carrying in groceries and unloading the car after a camping trip very convenient.
- 3. The Kitchen** – we love to spend time cooking in the kitchen together and cook at home 5-6 nights a week. Ample counter space, including the island, are perfect for prepping food, and guests can easily sit at the counter barstools with drinks whenever we entertain. The kitchen has tons of cabinet space, including a deep cabinet above the fridge that we use to store some of our lesser-used kitchen gadgets. We've turned the side counter into a coffee bar and cocktail station and use the wine cooler to store our craft beer collection. The pantry provides plenty of storage as well.
- 4. Closet Space/Storage** – on the topic of storage, the house is chock full of space. In the garage, we will be leaving the ceiling mounted rack, which is perfect for storing seasonal decorations or camping gear. A foyer closet, as well as a closet under the stairs provides plenty of space for shoes, coats and jackets, and vacuums and cleaning supplies. Upstairs, the master closet is massive, with wood built ins and shoe storage on the floor. Each secondary bedroom closet also has wood built-ins, as well.
- 5. Backyard and Patio** – the backyard provides plenty of room for our small dog to roam and play, and the patio we put in is a favorite spot for dinners and drinks when the weather is nice. The yard provides plenty of room for a grill and raised garden beds if you have a green thumb. However, no need to worry about mowing the lawn, as that is covered by the HOA! In April 2023, we installed a brand new French drain system, put in new grass, and added additional crushed granite on the side yard.
- 6. Master Bath** – soaking in the master tub after a long week at work makes you feel like you have access to your own personal spa. The skylight lets in gorgeous light during the day.
- 7. The Location** – Our location just north of 610 and west of 45 can't be beat. We can still enjoy the feel of a quiet neighborhood but can be to the restaurants and bars of the Heights in five minutes, or downtown in 15-20 minutes for theater or sporting events. We have everything we need in a 5-10 minute drive, including pharmacies, gym, grocery store, dry cleaner, vet and plenty of restaurants and bars.

8. **Luxury Vinyl Plank Throughout** – there is no carpet in the house, as we had the builder replace the carpet in the secondary bedrooms with luxury vinyl plank. The bathrooms have beautiful tile, including an artistic hexagonal floor tile in the half bath.
9. **Our Neighbors** – the neighbors on either side of us are wonderful people. Professionals who are friendly and conscientious. We look out for one another and always happy to watch for packages or water plants when each other are on vacation. As a whole, the townhome community is very friendly, and there is a GroupMe where we communicate and organize get-togethers, borrow items, etc.
10. **Memories To Be Made Here:** we have enjoyed making memories at the house and have invested the time and effort to take care of the house. It is ready for the next home homeowner/s to make it their own. It is perfect for a family/friend gathering, cook out for a quiet dinner or simply to be enjoyed in any personal way.

**2. What are some great features or detail in the interior and exterior of home?**

- Lots of windows and natural light
- Brick exterior (not all homes in the neighborhood have brick exterior)
- Crown molding throughout
- Luxury vinyl plank floors throughout
- Wine cooler/fridge
- Ceiling fans in bedrooms and living rooms
- Faux-wood blinds throughout
- Large closets and pantry with wooden shelves/built ins
- Paver Patio
- Fully functional backyard (well drained with some shade)

**3. What are some hidden features a buyer may overlook about your home?**

- The large skylight in the master bathroom
- Tucked away at the back of the townhome community, there is no noise from the street
- WiFi controlled garage door lets you open/close the garage remotely from your phone, and also allow “Amazon Key” package deliveries.
- We are a ten-minute walk from Shepherd Park, which has a nice playground and walking trail, and also hosts holiday events for families like easter egg hunts and trunk or treating

**4. What are your favorite places for recreation, shopping or eating nearby?**

- Astral Brewing Company
- Sao Lao Thai Café
- Walking Stick Brewing Company
- Ploughman's Deli
- Village Liquor
- Salata
- McCallister's Deli
- Aldi
- Wabash Feed and Garden
- Mister Car Wash
- LA Fitness
- Artisana Bread Bakery
- B&W Meat Company (50+ year old butchery)

- Alba neighborhood restaurant with outdoor seating
- Farmboy Brew Shop
- Aladdin Mediterranean Grill
- Stomping Grounds Shopping Center on 34<sup>th</sup> street (events, restaurants, wine bar, spa, outdoor space)
- Cottonwood Bar
- Luce Coffee Roasters
- Aura Nail & Spa
- The USPS on Shepherd almost never has a wait!

**5. What family activities, special events or any positive things about living in the neighborhood?**

The neighbors in the Pinemont Heights townhome community are very friendly and look out for one another. Shepherd Park Plaza hosts festivals, easter egg hunts and other family events in Shepherd Park which is a 10-minute walk away. We cycle regularly, so we love that we can access the White Oak Bayou greenway trail (which allows us to cycle to the Heights and Downtown) via short 15-minute bike ride through quiet streets to the west. Everything we need is right here in the neighborhood, but when we want to venture out further, the easy access to highways make getting elsewhere a breeze.

# List of Maintenance

Property Address: 811 Shallow Hollow Drive

Age of the following items:

A/C: Unit 1 Two years

Roof: Two years

A/C: Unit 2 \_\_\_\_\_

Foundation: Two years

Oven: Two years

Heater/Furnace: Two years

Water Heater: Two years

Dishwasher: Two years

Paint Exterior: Two years

Paint Interior: Two years

Pool: N/A

Stove/Cooktop: Two years

Maintenance Performed and Date: We had the HVAC system inspected and serviced in March 2023.

All exterior windows washed in April 2023. Water heater drained and serviced in April

2023

## Upgrades:

Installed faux wood blinds throughout, installed ceiling fans in bedrooms and living area. Installed paver patio in backyard as well as French drain system

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