

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 P	RC	PE	RT	Y A	ΛT <u>7</u>	'18 '	W 10th, Freeport							_
AS OF THE DATE S	SIG UY	NE ER	D M	BY 4Y	SE WIS	LLE 3H T	ER AND IS NOT A TO OBTAIN. IT IS I	A S	UE	ST	THE CONDITION OF THE PRO ITUTE FOR ANY INSPECTION ARRANTY OF ANY KIND BY S	ONS	0	R
											er), how long since Seller has de date) or 🗹 never occup			
											(), No (N), or Unknown (U).) termine which items will & will not o	conv	∕ey.	
Item	Υ	N	U	Г	Iten	1		Υ	Ν	U	Item	Υ	N	U
Cable TV Wiring			✓	_	Liqu	ıid F	Propane Gas:			✓	Pump: □ sump □ grinder			√
Carbon Monoxide Det.			✓	_			mmunity (Captive)			✓	Rain Gutters			√
Ceiling Fans			✓	_			Property			✓	Range/Stove			√
Cooktop			✓		Hot	Tuk)			✓	Roof/Attic Vents			✓
Dishwasher			✓		Inte	rcor	m System			✓	Sauna			√
Disposal			~		Micı	OW	ave			✓	Smoke Detector			✓
Emergency Escape			<		Out	doo	r Grill			~	Smoke Detector – Hearing			~
Ladder(s)			Ĭ.								Impaired			
Exhaust Fans			✓		Patio/Decking					✓	Spa			✓
Fences			~		Plur	nbir	ng System			✓	Trash Compactor			✓
Fire Detection Equip.			✓		Poo					✓	TV Antenna			✓
French Drain			✓	_			quipment			✓	Washer/Dryer Hookup			✓
Gas Fixtures			✓				aint. Accessories			✓	Window Screens			√
Natural Gas Lines			✓		Poo	ΙHe	eater			✓	Public Sewer System			✓
11				1			A.I.P.P.							
Item Control A/C				Υ	N	U		nal Information s number of units:						
Central A/C							□ electric □ gas		nur	nbe	r of units:			
Evaporative Coolers						✓	number of units:							
Wall/Window AC Units						*	number of units:							
Attic Fan(s)						7	11 yee, december							
Central Heat						7	☐ electric ☐ gas if yes describe:		iui	ibe	i oi uiiits.			
Other Heat					ii yee decemee:									
Oven						200		lma	electric gas other:					
The place a criminal gas														
Carport ✓ □ attached □ no Garage ✓ □ attached □ no Garage														
Garage Door Openers						ı aı	iac		number of remotes:			_		
Satellite Dish & Controls						- H	ror	_	namber of femotes.			_		
						□ owned □ lease								
						□ owned □ lease								
					☐ electric ☐ gas									
Water Softener						✓	□ owned □ lease							
Other Leased Item(s)						✓	if yes, describe:	<u> </u>	. 51					
(-)					•		, ,							_ '

Initialed by: Buyer: _____, and Seller: _____,

Page 1 of 6

(TXR-1406) 09-01-19

Concerning the Property at	718	W 10	ın, Freeport, Texa	13 1 1	0 7 1						
Underground Lawn Sp	orinkle	er	✓ □ a	utor	natic	□ man	ual	- 6	areas covered:		
Septic / On-Site Sewe	r Fac	ilitv	✓ if ve	es. a	ttach	Informa	tion	Ak	oout On-Site Sewer Facility (TXR-	140	7)
Water supply provided Was the Property built (If yes, complete, s	d by: t befo sign, a	☐ cit re 19 and a	ty □ well □ M 978? yes □ attach TXR-1906	/IUD no 6 co	u □ u □ ncern	co-op ४ nknown ning lead	unk bas-	nc	own 🗖 other:		
Is there an overlay roc covering)? □ yes □	of cov I no	ering d ur	on the Propert	y (sl	ningle	es or roo	f cov	/er	ring placed over existing shingles	or i	roc
	f repa	air? (🗕 yes 🗹 no lf	f yes	s, des	scribe (at	tach	а	are not in working condition, that dditional sheets if necessary):structure.		
Section 2. Are you if you are aware and						malfunct	tions	s i	n any of the following? (Mark \	es/	(Y
Item	Υ	N	Item			Υ	N		Item	Υ	N
Basement		✓	Floors				~		Sidewalks		✓
Ceilings		✓	Foundation	/ Sla	ab(s)		✓		Walls / Fences		✓
Doors		✓	Interior Wall		4.0 (O)		✓		Windows		✓
Driveways		✓	Lighting Fixt		<u> </u>		✓		Other Structural Components	_	✓
Electrical Systems		1	Plumbing Sy				/		Circi Cirdotarai Componente		
Exterior Walls		1	Roof	yolo	1110		1			_	
If the answer to any of Seller has never lived in			in Section 2 is				ch a		itional sheets if necessary):structure.		
Seller has never lived in	(Selle	erty a	in Section 2 is and has no knowled	edge	of ac	tual cond	ch ad	of		aw	are
Seller has never lived in Section 3. Are you and No (N) if you are	(Selle	erty a	in Section 2 is and has no knowled	edge	of ac	owing c	ch adition	of iti	structure.		
Seller has never lived in Section 3. Are you and No (N) if you are Condition	(Selle	erty a	in Section 2 is and has no knowled	the	of ac	owing c	ch adition	of itie	structure.	aw	
Seller has never lived in Section 3. Are you and No (N) if you are Condition Aluminum Wiring	(Selle	erty a	in Section 2 is and has no knowled	the	of ac	owing c Cond Rador	ch adition ond itior	of itie	structure.		N
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(TXR-1406) 09-01-19 Initialed by: Buyer: _____, and Seller: _____, Page 2 of 6

Со	ncernir	ng the Property at 718 W 10th, Freeport, Texas 77541
		as never lived in property and has no knowledge of actual condition of structure.
_	*A cir	ngle blockable main drain may cause a suction entrapment hazard for an individual.
of	ction repa	4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need ir, which has not been previously disclosed in this notice? yes no If yes, explain (attach
ad	dition	al sheets if necessary):as never lived in property and has no knowledge of actual condition of structure.
36	ilei Ile	as never lived in property and has no knowledge of actual condition of structure.
		5. Are you (Seller) 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 N	Present flood insurance coverage (if yes, attach TXR 1414).
	⊴	Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
	\mathbf{Z}	Previous flooding due to a natural flood event (if yes, attach TXR 1414).
	I	Previous water penetration into a structure on the Property due to a natural flood event (if yes, attach TXR 1414).
$ \mathbf{Z}$		Located ☑ wholly □ partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR) (if yes, attach TXR 1414).
	⊴	Located □ wholly □ partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
	\checkmark	Located □ wholly □ partly in a floodway (if yes, attach TXR 1414).
	\mathbf{A}	Located □ wholly □ partly in a flood pool.
	\mathbf{Z}	Located □ wholly □ partly in a reservoir.
		swer to any of the above is yes, explain (attach additional sheets as necessary):as flood and elevation cert to show slab is above flood level.
_		
	*For	purposes of this notice:
	whic	l-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, h 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, h is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.
	area,	year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, h is considered to be a moderate risk of flooding.
		nd pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is eact to controlled inundation under the management of the United States Army Corps of Engineers.
		nd insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency or the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).
	a rive	ndway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of error other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as D-year flood, without cumulatively increasing the water surface elevation more than a designated height.

water or delay the runoff of water in a designated surface area of land.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain

Co	ncernir	ng the Property at 718 W 10th, Freeport, Texas 77541
pr	ovide	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 al sheets as necessary):
	Even risk,	nes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. 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 ture(s).
A	inimt	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):
		8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) re not aware.)
<u>Y</u>	<u>N</u> ⊠	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.
	⊴	Homeowners' associations or maintenance fees or assessments. If yes, complete the following: Name of association:
		Manager's name: Phone:
		Manager's name: 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 or attach information to this notice.
	4	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:
	A	Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
	I	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.
	\mathbf{Z}	Any condition on the Property which materially affects the health or safety of an individual.
	I	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).
	4	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.
	\mathbf{Z}	The Property is located in a propane gas system service area owned by a propane distribution system retailer.
	☑	Any portion of the Property that is located in a groundwater conservation district or a subsidence district.
If 1	ine an	swer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):
(T)	XR-140	6) 09-01-19 Initialed by: Buyer:, and Seller:, Page 4 of 6

Concerning the Prope	erty at <u>718 W 10th,</u>	Freeport, Texas 77541		
Section 9. Selle	er 🛭 has 🗹 has	s not attached a sui	vey of the Property.	
persons who re	gularly provide	inspections and wl	ler) received any written in no are either licensed as in no If yes, attach copies and co	spectors or otherwise
Inspection Date	Туре	Name of Inspecto	r	No. of Pages
Note: A buyer sh			s as a reflection of the current of the current of the boom inspectors chosen by the boom	
Homestead	nagement	Senior Citizen	Seller) currently claim for the Disabled Disabled Veteran Unknown	
Section 12. Have with any insuran			damage, other than flood da	amage, to the Property
example, an insu	rance claim or	a settlement or awar	eds for a claim for damaged in a legal proceeding) and	not used the proceeds
to make the repa	airs for which the	e claim was made?	□ yes no If yes, explain:	
detector require	ments of Chapte		e detectors installed in accordand Safety Code?* unknowary):	
installed in acco	ordance with the requance, location, and	uirements of the building power source requirement	nily or two-family dwellings to have we code in effect in the area in which so If you do not know the building cotal building official for more information	the dwelling is located, de requirements in effect
family who will impairment from seller to install s	reside in the dwellir a licensed physician moke detectors for t	ng is hearing-impaired; (2, ; and (3) within 10 days aft he hearing-impaired and s	hearing impaired if: (1) the buyer or) the buyer gives the seller written er the effective date, the buyer makes specifies the locations for installation. It brand of smoke detectors to install.	evidence of the hearing s a written request for the . The parties may agree
	ker(s), has instru		re true to the best of Seller's beller to provide inaccurate inf	
KR		07/05/2023		
Signature of Selle	r	Date	Signature of Seller	Date
Printed Name: Ro	oss Parks		Printed Name:	

Page 5 of 6

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 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 p	rovide service to the Property:	
Electric:	phone #:	
Sewer:	phone #:	
Water:		
Cable:		
Trash:		
Natural Gas:		
Phone Company:		
Propane:		
Internet:		

(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: Zach W	/illeford		Printed Name:	
(TXR-1406) 09-01-19	Initialed by: Ruyer:		and Seller	Page 6 of 6