

River Oaks

2141 Looscan Lane

4 BEDROOMS 3.1 BATHS 4,458 SQ. FT. HOME 8,365 SQ. FT. LOT \$2,595,000

Classic River Oaks 4-Bedroom residence offering a timeless floor plan enhanced by generous room proportions, substantial ceiling heights, and sublime views of the serene setting with backyard swimming pool and surrounding gardens. Grand Entrance Hall. Elegant Formals. Paneled Study. Wet Bar with climate-controlled Wine Vault. Butler's Pantry. Island Kitchen with informal dining and built-in home office opens to a sizable Den. Primary Suite up with marble bath and separate walk-in closets. 3 Guest Bedrooms. Upstairs Gallery ideal for artistic display. Gated Motor Court with porte-cochere leads to a 2-car Garage with Guest Apartment above offering an additional 528 sq. ft. for a combined total of 4,986 sq. ft. of living space (per HCAD).



2141 LOOSCAN LANE

DRAFT NOT APPROVED BY SELLER

RECEPTION HALL (29' X 8'):

WOODEN ENTRY DOOR WITH MAIL SLOT, SIDE WINDOWS, AND ARCHED TRANSOM ABOVE
HARDWOOD FLOORING
10 FT. CEILING HEIGHT
CROWN MOLDING
RECESSED LIGHTING AND CEILING SPEAKERS
STAIRCASE WITH CUSTOM RUNNER, WOODEN BALUSTRADE, AND ARCHED WINDOW OFFERING EASTERN EXPOSURE
COAT CLOSET

STUDY/LIBRARY (14' X 12'):

DOUBLE WOODEN ENTRY DOORS
HARDWOOD FLOORING
10 FT. CEILING HEIGHT
CROWN MOLDING
RECESSED LIGHTING
BOX paneled walls
TWO FLOOR TO CEILING WINDOWS OVERLOOK FRONT LAWN WITH NORTHERN EXPOSURES
WALL OF BUILT-IN ILLUMINATED AND ADJUSTABLE BOOKCASES WITH STORAGE CABINETS BELOW
TWO WINDOWS WITH WESTERN EXPOSURES

FORMAL LIVING ROOM (20' X 14'):

HARDWOOD FLOORING
10 FT. CEILING HEIGHT
CROWN MOLDING
RECESSED LIGHTING
TWO FLOOR TO CEILING WINDOWS OVERLOOK FRONT LAWN WITH NORTHERN EXPOSURES
FIREPLACE WITH MARBLE HEARTH AND CARVED WOODEN MANTEL
TWO WINDOWS WITH EASTERN EXPOSURES
DOORWAY TO WET BAR

WET BAR:

HARDWOOD FLOORING
RECESSED LIGHTING
DECORATIVE WALLPAPER
CUSTOM CABINETRY (UPPER LEVEL ILLUMINATED WITH GLASS INSETS)
GRANITE COUNTERTOPS
BAR SINK
KITCHEN AID ICE MAKER
WINDOW WITH EASTERN EXPOSURE AND BUILT-IN STORAGE BENCH BELOW
CLIMATE CONTROLLED WINE VAULT WITH STORAGE CAPACITY FOR APPROXIMATELY 120 BOTTLES

FORMAL DINING ROOM (17' X 14'):

HARDWOOD FLOORING
10 FT. CEILING HEIGHT
CROWN MOLDING
RECESSED LIGHTING
DECORATIVE WALL COVERING
TWO WINDOWS WITH CUSTOM DRAPERIES AND WESTERN EXPOSURES
SWINGING DOOR TO BUTLER'S PANTRY

BUTLER'S PANTRY:

HARDWOOD FLOORING
CUSTOM CABINETRY (UPPER LEVEL ILLUMINATED WITH GLASS INSETS)
GRANITE COUNTERTOP
WALK-IN PANTRY WITH BUILT-IN SHELVES AND INTERIOR STORAGE SPACE (OPTIONAL SILVER CLOSET)

KITCHEN (14' X 14'):

HARDWOOD FLOORING
10 FT. CEILING HEIGHT
CROWN MOLDING
RECESSED LIGHTING AND CEILING SPEAKERS
CUSTOM CABINETRY
GRANITE COUNTERTOPS
TILED BACKSPLASH
STAINLESS STEEL DUAL BASIN SINK WITH WINDOWS ABOVE OFFERING WESTERN EXPOSURE
OVERLOOKING MOTOR COURT
GE PROFILE DISHWASHER WITH CABINET FACADE
SUBZERO REFRIGERATOR/FREEZER WITH CABINET FACADES
DOUBLE GE PROFILE OVENS WITH MEDIA CABINET ABOVE
CENTER ISLAND WITH GE PROFILE FOUR-BURNER GAS COOKTOP, GE PROFILE MICROWAVE, AND BAR SEATING SPACE
INFORMAL DINING AREA (11' X 8') WITH CONTEMPORARY PENDANT LIGHT FIXTURE, FLOOR TO CEILING WINDOWS WITH SOUTHEASTERN EXPOSURES OVERLOOK BACKYARD, GLASS DOOR TO COVERED BREEZEWAY CONNECTING TO GARAGE, AND HOME OFFICE ALCOVE FEATURING A BUILT-IN DESK WITH GRANITE LEDGE AND WINDOW ABOVE OFFERING WESTERN EXPOSURE

DEN (20' X 18'):

HARDWOOD FLOORING
10 FT. CEILING HEIGHT
CROWN MOLDING
RECESSED LIGHTING AND CEILING SPEAKERS
FIREPLACE WITH MARBLE HEARTH, CARVED
WOODEN MANTEL, AND WALL-MOUNTED MEDIA
CONNECTION ABOVE
BUILT-IN ADJUSTABLE DISPLAY SHELVES WITH
STORAGE CABINETS BELOW
FLOOR TO CEILING WINDOWS AND FRENCH DOORS
OPEN TO BACKYARD COVERED PATIO
OVERLOOKING SWIMMING POOL WITH SOUTHERN
EXPOSURE
OPEN TO KITCHEN WITH BAR SEATING SPACE

POWDER ROOM:

MARBLE FLOORING
DECORATIVE WALLPAPER AND CEILING COVERING
RECESSED LIGHTING
PORCELAIN PEDESTAL SINK WITH FRAMED MIRROR
ABOVE (RESERVED)
TWO WALL-MOUNTED SCONCES

UPSTAIRS LANDING (32' X 8'):

HARDWOOD FLOORING
9 FT. CEILING HEIGHT
CROWN MOLDING
RECESSED LIGHTING
WINDOWS WITH NORTHERN EXPOSURE OVERLOOK
FRONT LAWN

PRIMARY SUITE (20' X 18'):

DOUBLE ENTRY DOORS
CARPETED FLOORING
11 FT. COFFERED CEILING
CROWN MOLDING
RECESSED LIGHTING AND CEILING SPEAKERS
LIGHTED CEILING FAN (RESERVED)
TWO WINDOWS WITH CUSTOM DRAPES AND
SOUTHERN EXPOSURE OVERLOOK BACKYARD
SWIMMING POOL
BUILT-IN ADJUSTABLE DISPLAY SHELVES WITH
STORAGE CABINETS BELOW

PRIMARY BATH:

MARBLE FLOORING
COFFERED CEILING
RECESSED LIGHTING AND CEILING SPEAKERS
VANITY WITH MARBLE LEDGE, DUAL SINKS, BUILT-
IN MEDICINE CABINETS, AND MIRROR ABOVE WITH
VANITY LIGHTING
JETTED BATHTUB WITH MARBLE ENCLOSURE AND
BEVELED MIRROR ABOVE
TILED SHOWER WITH BUILT-IN BENCH AND GLASS
ENTRY DOOR
WINDOW WITH PLANTATION SHUTTERS AND
EASTERN EXPOSURE
PRIVATE WATER CLOSET

SEPARATE WALK-IN CLOSETS (14' X 6') AND (14' X 5')
WITH CARPETED FLOORING, FLUORESCENT
LIGHTING, AND PROGRAMME MARTIN
CUSTOMIZABLE WARDROBE STORAGE

BEDROOM #2 (14' X 14'):

CARPETED FLOORING
9 FT. CEILING HEIGHT
CROWN MOLDING
RECESSED LIGHTING
LIGHTED CEILING FAN
TWO WINDOWS WITH PLANTATION SHUTTERS AND
NORTHERN EXPOSURES OVERLOOK FRONT LAWN
WALK-IN CLOSET
PRIVATE BATH FEATURES TILED FLOORING,
VANITY WITH BUILT-IN MEDICINE CABINET, BUILT-
IN LINEN STORAGE WITH LAUNDRY HAMPER
BELOW, AND TILED SHOWER/BATHTUB
COMBINATION WITH SLIDE GLASS ENCLOSURE

BEDROOM #3 (14' X 14'):

CARPETED FLOORING
9 FT. CEILING HEIGHT
CROWN MOLDING
LIGHTED CEILING FAN
TWO WINDOWS WITH PLANTATION SHUTTERS AND
NORTHERN EXPOSURES OVERLOOK FRONT LAWN
ACCESS TO SHARED BATH WITH DRESSING AREA
FEATURING A VANITY WITH WALL-MOUNTED
LIGHT FIXTURE ABOVE AND WALK-IN CLOSET

SHARED BATH:

TILED FLOORING
CROWN MOLDING
RECESSED LIGHTING
VANITY WITH BEVELED MIRROR AND WALL-
MOUNTED LIGHT FIXTURE ABOVE
BUILT-IN LINEN CABINETS WITH LAUNDRY HAMPER
BELOW
WINDOW WITH PLANTATION SHUTTERS AND
NORTHERN EXPOSURE
TILED SHOWER/BATHTUB COMBINATION

BEDROOM #4 (14' X 14'):

VINYL FLOOR COVERING
9 FT. CEILING HEIGHT
CROWN MOLDING
RECESSED LIGHTING
LIGHTED CEILING FAN
TWO WINDOWS WITH PLANTATION SHUTTERS AND
WESTERN EXPOSURES
MIRRORED ACCENT WALL
WALL-MOUNTED OVERHEAD DISPLAY SHELVES
WALK-IN CLOSET
SECONDARY STORAGE CLOSET WITH DOUBLE
ENTRY DOORS
ACCESS TO BATH SHARED WITH BEDROOM #3

UTILITY ROOM (10' X 5'):

TILED FLOORING
CROWN MOLDING
BUILT-IN STORAGE CABINETS
CORIAN COUNTERTOP
SINK
WALL-MOUNTED IRONING BOARD
FULL-SIZE WASHER & DRYER CONNECTIONS

GARAGE APARTMENT (20' X 14'):

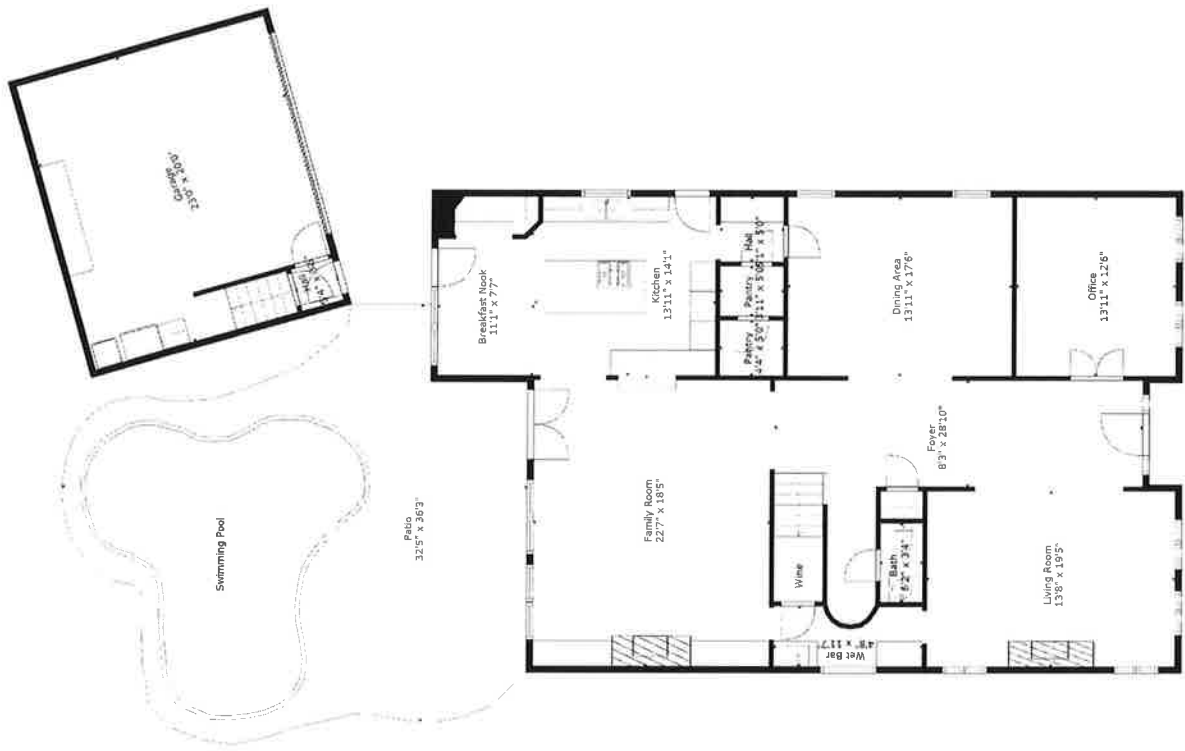
CARPETED FLOORING
9 FT. CEILING HEIGHT
CROWN MOLDING
RECESSED LIGHTING
LIGHTED CEILING FAN
WINDOWS WITH CUSTOM DRAPES AND NORTHERN EXPOSURE
TWO WALK-IN CLOSETS WITH BUILT-IN SHELVING
WINDOW WITH PLANTATION SHUTTERS AND SOUTHERN EXPOSURE
KITCHENETTE WITH TILED FLOORING, GE MICROWAVE, KITCHENAID TWO-BURNER ELECTRIC COOKTOP, AND U-LINE BEVERAGE REFRIGERATOR WITH CABINET FACADE
PRIVATE BATHROOM WITH TILED FLOORING AND SHOWER

ADDITIONAL INFORMATION:

ARCHITECT: CHARLES W. LIGON, A.I.A.
BUILDER: MANSELL BUILDERS
YEAR BUILT: 1995 (PER HCAD)
MAIN HOUSE: 4,458 SQ. FT. (PER HCAD)
GARAGE APARTMENT: 528 SQ. FT. (PER HCAD)
LOT SIZE: 8,365 SQ. FT. (PER HCAD)
THIRD-LEVEL CLIMATE-CONTROLLED SEASONAL STORAGE SPACE
CHLORINATED SWIMMING POOL WITH ROCK WATERFALL AND MAXIMUM DEPTH OF APPROXIMATELY FIVE FEET
EXTERIOR LANDSCAPE LIGHTING
MOSQUITO MISTING SYSTEM
GATED MOTOR COURT WITH PORTE-COCHERE
TWO-CAR GARAGE WITH 9.5 FT. CEILING HEIGHT, BUILT-IN WORKBENCH, AND SUPPLEMENTAL REFRIGERATOR/FREEZER CONNECTIONS

EXCLUSIONS:

POWDER ROOM MIRROR
PRIMARY BEDROOM CEILING FAN



Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.



Floor plan is intended for marketing purposes and is to be used as a guide only to give a general indication of the layout. The floor plan contained here, measurements of rooms, square footage and any other items are approximate and is not binding. No responsibility is taken for any error, omission, or misstatement.

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 _____

**2141 LOOSCAN LANE
HOUSTON, TX 77019-1507**

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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carbon Monoxide Det.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ceiling Fans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cooktop	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Emergency Escape Ladder(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Exhaust Fans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fences	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fire Detection Equip.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
French Drain	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas Fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Natural Gas Lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Item	Y	N	U
Liquid Propane Gas:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
-LP Community (Captive)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-LP on Property	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot Tub	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Intercom System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Microwave	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Outdoor Grill	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Patio/Decking	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plumbing System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool Equipment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool Maint. Accessories	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool Heater	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Item	Y	N	U	Additional Information
Central A/C	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: <u>3</u>
Evaporative Coolers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	number of units: _____
Wall/Window AC Units	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	number of units: _____
Attic Fan(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	if yes, describe: _____
Central Heat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	electric <input checked="" type="checkbox"/> gas number of units: <u>3</u>
Other Heat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	if yes, describe: <u>Fireplaces</u>
Oven	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	number of ovens: <u>2</u> <input checked="" type="checkbox"/> electric <input type="checkbox"/> gas other: _____
Fireplace & Chimney	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	wood <input checked="" type="checkbox"/> gas logs <input type="checkbox"/> mock other: _____
Carport	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> attached <input type="checkbox"/> not attached
Garage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> attached <input type="checkbox"/> not attached <u>Semi-attached</u>
Garage Door Openers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	number of units: _____ number of remotes: _____
Satellite Dish & Controls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	owned <input type="checkbox"/> leased from: _____
Security System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	owned <input checked="" type="checkbox"/> leased from: <u>MESA Alarm</u>
Solar Panels	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	owned <input type="checkbox"/> leased from: _____
Water Heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	electric <input checked="" type="checkbox"/> gas other: _____ number of units: <u>2</u>
Water Softener	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	owned <input type="checkbox"/> leased from: _____
Other Leased Items(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	if yes, describe: _____

(TXR-1406) 07-08-22

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

Page 1 of 6

Concerning the Property at _____

Underground Lawn Sprinkler	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	automatic	manual	areas covered:
Septic / On-Site Sewer Facility	<input type="checkbox"/>	<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: SHINGLES Age: 5 Years (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 need of repair? yes no If yes, describe (attach additional sheets if necessary): _____

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
Basement		<input checked="" type="checkbox"/>
Ceilings		<input checked="" type="checkbox"/>
Doors		<input checked="" type="checkbox"/>
Driveways		<input checked="" type="checkbox"/>
Electrical Systems		<input checked="" type="checkbox"/>
Exterior Walls		<input checked="" type="checkbox"/>

Item	Y	N
Floors		<input checked="" type="checkbox"/>
Foundation / Slab(s)		<input checked="" type="checkbox"/>
Interior Walls		<input checked="" type="checkbox"/>
Lighting Fixtures		<input checked="" type="checkbox"/>
Plumbing Systems		<input checked="" type="checkbox"/>
Roof		<input checked="" type="checkbox"/>

Item	Y	N
Sidewalks	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Walls / Fences		<input checked="" type="checkbox"/>
Windows		<input checked="" type="checkbox"/>
Other Structural Components		<input checked="" type="checkbox"/>

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		<input checked="" type="checkbox"/>
Asbestos Components		<input checked="" type="checkbox"/>
Diseased Trees: oak wilt		<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property		<input checked="" type="checkbox"/>
Fault Lines		<input checked="" type="checkbox"/>
Hazardous or Toxic Waste		<input checked="" type="checkbox"/>
Improper Drainage		<input checked="" type="checkbox"/>
Intermittent or Weather Springs		<input checked="" type="checkbox"/>
Landfill		<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards		<input checked="" type="checkbox"/>
Encroachments onto the Property		<input checked="" type="checkbox"/>
Improvements encroaching on others' property		<input checked="" type="checkbox"/>
Located in Historic District		<input checked="" type="checkbox"/>
Historic Property Designation		<input checked="" type="checkbox"/>
Previous Foundation Repairs		<input checked="" type="checkbox"/>
Previous Roof Repairs <u>replaced</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Previous Other Structural Repairs		<input checked="" type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine		<input checked="" type="checkbox"/>

Condition	Y	N
Radon Gas		<input checked="" type="checkbox"/>
Settling		<input checked="" type="checkbox"/>
Soil Movement		<input checked="" type="checkbox"/>
Subsurface Structure or Pits		<input checked="" type="checkbox"/>
Underground Storage Tanks		<input checked="" type="checkbox"/>
Unplatted Easements		<input checked="" type="checkbox"/>
Unrecorded Easements		<input checked="" type="checkbox"/>
Urea-formaldehyde Insulation		<input checked="" type="checkbox"/>
Water Damage Not Due to a Flood Event		<input checked="" type="checkbox"/>
Wetlands on Property		<input checked="" type="checkbox"/>
Wood Rot		<input checked="" type="checkbox"/>
Active infestation of termites or other wood destroying insects (WDI)		<input checked="" type="checkbox"/>
Previous treatment for termites or WDI		<input checked="" type="checkbox"/>
Previous termite or WDI damage repaired		<input checked="" type="checkbox"/>
Previous Fires		<input checked="" type="checkbox"/>
Termite or WDI damage needing repair		<input checked="" type="checkbox"/>
Single Blockable Main Drain in Pool/Hot Tub/Spa*		<input checked="" type="checkbox"/>

(TXR-1406) 07-08-22

Initialed by: Buyer: _____ and Seller: _____

Concerning the Property at _____

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

If the answer to any of the above is yes, explain (attach additional sheets as 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.

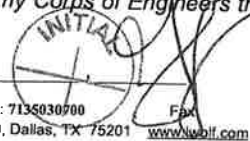
"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"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.

(TXR-1406) 07-08-22

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

INITIALS


Concerning the Property at _____

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.)

- | | | | | | |
|--|-------------------------------------|-------------------------------------|---|-------------------------------------|--|
| <table border="0"> <tr><td>Y</td><td>N</td></tr> <tr><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr> </table> | Y | N | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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. |
| Y | N | | | | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | | |
| <table border="0"> <tr><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td></tr> </table> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Homeowners' associations or maintenance fees or assessments. If yes, complete the following:
Name of association: <u>River Oaks Property Owners</u>
Manager's name: _____ Phone: _____
Fees or assessments are: \$ <u>approx 2500</u> per <u>year</u> and are: <input checked="" type="checkbox"/> mandatory <input type="checkbox"/> voluntary
Any unpaid fees or assessment for the Property? <input type="checkbox"/> yes (\$ _____) <input checked="" type="checkbox"/> no
If the Property is in more than one association, provide information about the other associations below or attach information to this notice. | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | | |
| <table border="0"> <tr><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr> </table> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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? <input type="checkbox"/> yes <input type="checkbox"/> no If yes, describe: _____ | | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | | |
| <table border="0"> <tr><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr> </table> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property. | | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | | |
| <table border="0"> <tr><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr> </table> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.) | | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | | |
| <table border="0"> <tr><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr> </table> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property. | | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | | |
| <table border="0"> <tr><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr> </table> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Any condition on the Property which materially affects the health or safety of an individual. | | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | | |
| <table border="0"> <tr><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr> </table> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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). | | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | | |
| <table border="0"> <tr><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr> </table> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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. | | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | | |
| <table border="0"> <tr><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr> </table> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | The Property is located in a propane gas system service area owned by a propane distribution system retailer. | | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | | |
| <table border="0"> <tr><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr> </table> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Any portion of the Property that is located in a groundwater conservation district or a subsidence district. | | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | | |

If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary): _____

(TXR-1406) 07-08-22

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

Phone: 7135930700 Fax: _____
www.lwolf.com

Concerning the Property at _____

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

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?* unknown no yes. 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.

Signature of Seller _____ Date 7/19/23 Signature of Seller _____ Date _____

Printed Name: Gerry Lowry Printed Name: _____

(TXR-1406) 07-08-22 Initialed by: Buyer: _____ and Seller: _____

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://www.dps.texas.gov/>. 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 the Property:

Electric:	<u>Centerpoint/Reliant</u>	phone #:	_____
Sewer:	<u>City</u>	phone #:	_____
Water:	<u>City</u>	phone #:	_____
Cable:	<u>Xfinity</u>	phone #:	_____
Trash:	<u>ROPO</u>	phone #:	_____
Natural Gas:	<u>Centerpoint</u>	phone #:	_____
Phone Company:	<u>AT&T</u>	phone #:	_____
Propane:	<u>NA</u>	phone #:	_____
Internet:	<u>AT&T</u>	phone #:	_____

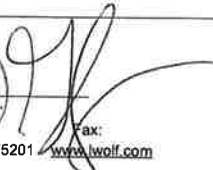
(7) This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

The undersigned Buyer acknowledges receipt of the foregoing notice.

Signature of Buyer _____	Date _____	Signature of Buyer _____	Date _____
Printed Name: _____		Printed Name: _____	

(TXR-1406) 07-08-22

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

INITIAL 

Phone: 7135930700 Fax: _____
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