

SELLER'S DISCLOSURE NOTICE

@Texas Association of REALTORS®, Inc. 2022

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.

CACCOC IIIO IIIIIIIIIIII					-, -			2/13/	Dr	adom	wick Drive				_
CONCERNING THE PR	ROPE	RT	Y AT								X 77045				_)
THIS NOTICE IS A DISC DATE SIGNED BY SEL MAY WISH TO OBTAIN AGENT. Seller is is not_ or 	LLEF N. IT ccup	R AN IS N ying	ID IS	A W	OT A AR Derty	A SURAN	JBSTITUTE FOR AINTY OF ANY KIND Induction of the control of the co	NY I BY S er), h	NSF SEL now ccup	LER, Solong spied th	ONS OR WARRANT SELLER'S AGENTS, since Seller has occup ne Property	IES THE OR ANY	OT	YER	2
Section 1. The Proper This notice does	not e	as ti stabl	ne it ish ti	ems ne ite	ms i	rke to be	d below: (Mark Yes conveyed. The contra	(Y),	No Il de	(N), o termine	e which items will & will	not convey	<i>(.</i>		
Item	Y	N	U		Ite	m		Y	N	U	Item		Y	N	U
Cable TV Wiring	1				Liq	uid	Propane Gas:		V		Pump: sump	grinder		1	-
Carbon Monoxide Det.		V			-LF	Co	mmunity (Captive)		V		Rain Gutters		V		
Ceiling Fans	V				-LF	on on	Property		V		Range/Stove		1		
Cooktop					Ho	t Tu	ib		V		Roof/Attic Vents		1		_
Dishwasher	1				-		m System				Sauna			je	
Disposal	1				Mi	crov	vave		V		Smoke Detector		V		
Emergency Escape Ladder(s)			V		Ou	ıtdo	or Grill		i		Smoke Detector - Impaired	Hearing	1		
Exhaust Fans			i		Pa	tio/[Decking		V		Spa			V	-
Fences	1				Plu	ımb	ing System	V			Trash Compactor			V	
Fire Detection Equip.	V				Po	ol			V		TV Antenna		l and	1	
French Drain			V		Po	ol E	quipment		V		Washer/Dryer Hoo	kup	V	/	
Gas Fixtures		V			Po	ol N	Maint. Accessories		V		Window Screens		i		_
Natural Gas Lines		1			Po	ol F	leater		L		Public Sewer Syst	em	1	1	
Item				Υ	N	U			-	Additio	onal Information				
Central A/C				~			electric gas	nur	nbe	r of un	nits:	_			
Evaporative Coolers					V		number of units:								
Wall/Window AC Units					1		number of units:								
Attic Fan(s)					V		if yes, describe:							CARL THE SA	
Central Heat				V			refectric gas	nur	nbe	r of ur	nits:				
Other Heat					V		if yes, describe:	Company of the last							
Oven				V			number of ovens:				ctric gas other:	-	Encolara de la Constantina del Constantina de la	_	
Fireplace & Chimney	÷				1	-	wood gas lo		-		other:		-		
Carport					Y	_		atta							
Garage				1		_		atta	iche	ed					
Garage Door Openers				i	_	_	number of units:				number of remotes:			-	
Satellite Dish & Control	S			1			owned lease			-				-	
Security System			-	V	-	<u></u>	owned lease	-				-	-	of the same	
Solar Panels					-	-	owned lease	-			number of	unite:			
Water Heater				1	1	4	electric gas	NAME OF TAXABLE PARTY.	the		number of	urnis.		**********	MINISTER STATE
Water Softener					1	-	owned lease	ea Tr	om:				-		-
Other Leased Items(s)				<u></u>	-	1	if yes, describe:		-						
(TXR-1406) 07-08-22			Initia	aled	by: E	Buye	г: , ;	and S	Selle	r. A	14	P	age	1 of	6

3434 Dragonwick Drive Houston, TX 77045

Basement Ceilings Doors Doors Driveways Electrical Systems Exterior Walls Exterior Walls Foundation / Slab(s) Lighting Fixtures Plumbing Systems Exterior Walls Foundation / Slab(s) Lighting Fixtures Plumbing Systems Exterior Walls Foundation / Slab(s) Lighting Fixtures Plumbing Systems Exterior Walls Foundation / Slab(s) Lighting Fixtures Plumbing Systems Exterior Walls Foundation / Slab(s) Lighting Fixtures Plumbing Systems Roof Cherical Systems Roof Section 3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (N) you are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees: oak wilt Endangered Species/Habitat on Property Foundation / Slab(s) Lighting Fixtures Diseased Trees: oak often Structure or Pits Diseased Trees: oak wilt Lighting Fixtures Diseases of Trees: oak often Structure or Pits Diseased Trees: oak wilt Lighting Fixtures Diseased Fixed	Concerning the Property a	t					Houston	LIX	7704	.5	1,000		
Was the Property built before 1978? yes winknown other: Was the Property built before 1978? yes winknown (if yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards). Roof Type: Age: Age: Age: Age: Age: Age: Age: Ag	Underground Lawn Sprink	ler	T	1	autor	natic	manual	area	as cov	ered:			
Was the Property built before 19787 _ves	Septic / On-Site Sewer Fa	cility		1	if yes, a	ttach Ir	nformation /	Abo	ut On-	Site Sewer Facility (T	XR-1407)	1	
Was the Property built before 19787 _ves		_											
Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following? (Mark Yes (Y) if you aware and No (N) if you are not aware.) Item	Was the Property built beful (If yes, complete, sign Roof Type: SHALE) Is there an overlay roof covering)?yesnoAre you (Seller) aware of	ore 197 , and at coverir unkno	8? tach T ng on own the ite	yes XR-190 the Pr	noun 06 concer coperty (s	known ning le Age: _ shingle	ead-based p	e ne	t haza ering pot in w	rds). placed over existing vorking condition, that	shingles	or r	00
Item Y N											(oc (V) if y		
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Phone: 2819893243

Fax: (281)485-5834

3434 Dragonwick

S.M.A.A.R.T. Real Estate Brokerage LLC, 2405 Taylor Ln Pearland TX 77581

3434 Dragonwick Drive Houston, TX 77045 Concerning the Property at If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): THOSE REVAILED, FOUNDATION NOTED REPAIR IN BACK OF HOME: *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 _ino 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.) 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. 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 a flood pool. Located wholly 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. Initialed by: Buyer: _____, Page 3 of 6 and Seller: A (TXR-1406) 07-08-22

3434 Dragonwick Drive Houston, TX 77045

Concerning	the Property at		Houston, TX 7704	5	
provider, in	ncluding the National	I Flood Insurance Prog	for flood damage to t gram (NFIP)?*yes	he Property with an no If yes, explain (att	y insurance ach additional
*Homes	in high risk flood zones	with mortgages from fede	rally regulated or insured lend	ders are required to have f	lood insurance.
Even wh	nen not required, the Fe d low risk flood zones	deral Emergency Manage	ment Agency (FEMA) encour ice that covers the structure	rages homeowners in high	risk, moderate
	ation (SBA) for flood		ssistance from FEMA ty?yesno If yes		
Section 8. not aware.		are of any of the follow	ving? (Mark Yes (Y) if yo	u are aware. Mark No	(N) if you are
<u>Y N</u>			ther alterations or repairs r building codes in effect at		permits, with
_ i_	Name of associat	tion:	ees or assessments. If yes,		
	Manager's name:		per	Phone:	
-	Any unpaid fees	or assessment for the Pr in more than one associ	per roperty? yes (\$ lation, provide information a) no	
	with others. If yes, co	implete the following:	ennis courts, walkways, or o		
	Any notices of violation Property.	ons of deed restrictions of	or governmental ordinance	s affecting the condition	or use of the
		legal proceedings directive, heirship, bankruptcy,	tly or indirectly affecting the and taxes.)	Property. (Includes, bu	t is not limited
	Any death on the Pro to the condition of the		eaths caused by: natural ca	auses, suicide, or accide	ent unrelated
/	Any condition on the	Property which material	ly affects the health or safe	ty of an individual.	
	hazards such as asbe If yes, attach any	estos, radon, lead-based certificates or other doc	maintenance, made to the d paint, urea-formaldehyde, umentation identifying the old remediation or other re	or mold. extent of the	nvironmental
	Any rainwater harves water supply as an au		he Property that is larger th	nan 500 gallons and that	uses a public
	The Property is loca retailer.	ated in a propane gas	system service area own	ed by a propane distri	bution system
	Any portion of the Pro	operty that is located in a	a groundwater conservation	n district or a subsidence	district.
If the answ	er to any of the items i	n Section 8 is yes, expla	in (attach additional sheets	if necessary):	
(TXR-1406)	07-08-22	nitialed by: Buyer:	, and Seller: A	Sin.	Page 4 of 6
	Extate Brokerage LLC, 2405 Taylor L		Phone: 281989	93243 Fax: (281)485-5834	3434 Dragonwick

Concerning the Prop	oerty at		34 Dragonwick Drive Houston, TX 77045	
Controlling the Frequency		The section of the se	the state of the s	
	House the Control of			
Section 9. Within	the last 4	years, have you (Seller) received any written inspec	ction reports from
permitted by law to	o perform inspe	ections? yes to no If y	are either licensed as inspe- es, attach copies and complete the	following:
				No. of Pages
Inspection Date	Туре	Name of Inspector		INU. OF Fages
Note: A buyer	should not rely	on the above-cited reports as	a reflection of the current condition	of the Property.
			inspectors chosen by the buyer.	
			urrently claim for the Property:	
Homestead	agement	Senior Citizen	Disabled	15
Wildlife Man	agement	Agricultural	Disabled Vetera Unknown	arı .
Other			Onknown	
			ng) and not used the proceeds to	
		12 2 2 2		
			ors installed in accordance with ?* unknown no yes. If no	
(Attach additional s				or Brikilowii, explain
*Chapter 766 d	of the Health and S	Safety Code requires one-family	or two-family dwellings to have working de in effect in the area in which the dv	smoke detectors
			s. If you do not know the building code	
			r local building official for more informati	
A buver may re	equire a seller to in	stall smoke detectors for the hea	aring impaired if: (1) the buyer or a mem	ber of the buyer's
family who wil	Il reside in the dwe	elling is hearing-impaired; (2) th	e buyer gives the seller written eviden	ce of the hearing
impairment fro	m a licensed phys	ician; and (3) within 10 days afte	r the effective date, the buyer makes a v	vritten request for
the seller to in agree who will	stall smoke detect bear the cost of in	tors for the hearing-impaired and stalling the smoke detectors and	d specifies the locations for installation. which brand of smoke detectors to insta	The parties may II.
			to the best of Seller's belief and tha	
the broker(s), has in	nstructed or influ	enced Seller to provide inacc	urate information or to omit any mat	erial information.
1.	A	7-26-23		
Signature of Seller	·	Date Sig	nature of Seller	Date
^	bus set -	To the state of th		
Printed Name:H	UEUS WS	JO MODOV Prir	nted Name:	
(TXR-1406) 07-08-22	Initi	aled by: Buyer:,	and Seller:	Page 5 of 6

S.M.A.A.R. F. Real Estate Brokerage LLC, 2405 Taylor La Pearland TX 77581

Fax: (281)485-5834

Phone: 2819893243

3434 Dragonwick

3434 Dragonwick Drive Houston, TX 77045

Concerning the Property at ___

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.

Electric:	phone #:	
Sewer:	phone #:	
Water:	phone #:	
Cable:		
Trash:		
Natural Gas:		
Phone Company:	phone #:	
Propane:	phone #:	
Internet:	phone #:	
(7) This Seller's Disclosure Notice was completed by Seller as of as true and correct and have no reason to believe it to be fal- AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPER	se or inaccurate. YOU ARE ENCOUR	lied on this notice RAGED TO HAVE

Date Signature of Buyer

Printed Name:

Signature of Buyer

(TXR-1406) 07-08-22

The undersigned Buyer acknowledges receipt of the foregoing notice.

Initialed by: Buyer: _____,

Printed Name:

Date