

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.

CONCERNING THE PROPERTY AT: 2710 Saba, Port Neches, Texas 77651

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS

OF THE DATE CLONED DA	, 00	-ı .		A N II		NOT A CURCULT	_	· · · ·	- O	IV INCORPORTIONS OF WARE	 	. / \	
										IY INSPECTIONS OR WARF		N I II	=5
AGENTS, OR ANY OTHER				. 11	15	NOTA WARRANT	r OF	ΑN	IT N	IND BY SELLER, SELLER'S			
						by If up a counied (by	, Call	~ ~\	b o	u lang sinas Caller has seem	.:	. طاء ا	_
	лру	irig	tne	pro	per	ty. II unoccupied (by	y Seli	er)	, 110\	w long since Seller has occup			3
Property?										_ (approximate date) or □ n	eve	? I	
occupied the Property													
Section 1. The Property ha						•							
This Notice does not establish	the	ite	ms t	o be	cor	nveyed. The contract	will de	eter	mine	which items will & will not conv	ey.		
Item	Υ	N	U	Ite	m		Υ	N	U	Item	Υ	N	U
Cable TV Wiring	Х			Na	tura	al Gas Lines		Х		Pump: ☐ sump ☐ grinder		Х	
Carbon Monoxide Det.		Х		Fu	el C	Gas Piping:		Х		Rain Gutters	Х		
Ceiling Fans	Х			- B	lac	k Iron Pipe		Х		Range/Stove	Х		
Cooktop	Х			- Copper		Х			Roof/Attic Vents	Х			
Dishwasher	X			- Corrugated Stainless Steel Tubing				Х		Sauna		х	
Disposal		Х		Hot Tub			Х		Smoke Detector		X		
Emergency Escape Ladder(s)		Х		Intercom System			Х		Smoke Detector Hearing Impaired		х		
Exhaust Fan	Х			Mi	cro	wave	Х		П	Spa		Х	
Fences	X			Οι	ıtdo	or Grill		Х		Trash Compactor		X	
Fire Detection Equipment		Х		Pa	tio/	Decking	Х			TV Antenna		Х	
French Drain		Х		PΙι	ımt	ing System	Х			Washer/Dryer Hookup	Х		
Gas Fixtures		Χ		Po	ol		Х			Window Screens	Х		
Liquid Propane Gas		Х		Po	ol E	quipment	Х		Ш	Public Sewer System	Х		
- LP Community (Captive)		X		Po	ol N	Maint. Accessories	X						
- LP on Property		Χ		Po	ol F	Heater		Χ					
Item			١	N	U	Additional Inform	atior	<u> </u>					
Central A/C)		Ī	⊠ electric □ gas			of u	nits: 2			
Evaporative Coolers					Х	number of units:							_
Wall/Window AC Units				X		number of units:							
Attic Fan(s)				Х		if yes, describe:							
Central Heat)			⊠ electric □ gas	numb	er	of u	nits: 2			
Other Heat			>			if yes, describe: fire	eplac	е					
Oven			7	<		number of ovens:	2 🗵	ele	ctric	: □ gas □ other			

Initialed by: Buyer: _ _, ___ and Seller: <u>TL</u>, <u>B</u>L Page 1 of 7

 \boxtimes attached \square not attached

□ attached □ not attached

⊠wood □ gas log □mock □ other

number of units: 2 number of remotes: 2

X

X

Χ



Carport

Garage

Fireplace & Chimney

Garage Door Openers

Satellite Dish & Controls											
		X	□о	wned [leased fro	n:					
Security System		Х	□о	wned [leased fro	n:					
Solar Panels		Х	□о	wned [☐ leased froi	n:					П
Water Heater	X		⊠e	lectric	□ gas □ ot	hei	r _	number of units:	2		П
Water Softener		Х	□о	wned [☐ leased froi	n:					П
Other Leased Item(s)		Х	if ye	es, desci	ribe:						П
Underground Lawn Sprinkler		Х	□a	utomatio	c 🗆 manual		area	s covered:			
Septic / On-Site Sewer Facility		X	if Ye	es, attac	h Informatio	n A	bou	t On-Site Sewer Facility.(TXR	-140	07)
Water supply provided by: ⊠ city	□ \ ∧	اما	□ МП	$\Box \Box \Box$	-on □unkn	ΩW	n [□ other:			
Was the Property built before 19					•	OW				_	
(If yes, complete, sign, and attac		•				nair	at h	azarde)			
		(-13	OO COIN	•	•			•			
Roof Type: Composite (Shingles					Age: 2 (appr			•			
Is there an overlay roof covering		e Pr	operty ((shingles	s or roof cov	erir	ng p	laced over existing shingles o	r roc	of	
covering)? \square yes \boxtimes no \square unkr	own										
Are you (Seller) aware of any of	he ite	ms	listed ir	n this Se	ction 1 that	are	not	in working condition, that have	е		
defects, or are in need of repair?	□ ye	s 🗵	⊴ no If	yes, de	scribe:						
Section 2. Are you (Seller) awa		-			Ifunctions i	n a	any	of the following?: (Mark Yes	(Y)) if	<u> </u>
you are aware and No (N) if you	ı are	not	aware.	.)							
				.)		V	N	Item	T _V	7 1	N
you are aware and No (N) if you Item Rasement	N	Iter	m	.)		Υ	_	Item Sidewalks	Y	/ I	
Item Y Basement	N	Ite r	m ors		s)	Υ	Х	Sidewalks		2	N X
Item Y Basement Ceilings	N X X	Iter Floo	m ors undation	n / Slab((s)	Y	X	Sidewalks Walls / Fences	X	(X
Item Y Basement Ceilings Doors	N X X	Iter Floo Fou Inte	n ors undation erior Wa	n / Slab(alls	S)	Y	X X X	Sidewalks Walls / Fences Windows	Х	; (X X
Item Y Basement Ceilings Doors Driveways	N X X X X X X X X X	Fou Inte	m ors undation erior Wa hting Fi	n / Slab(alls xtures		Y	X X X	Sidewalks Walls / Fences	Х	; (X
Item Y Basement Ceilings Doors Driveways Electrical Systems	N X X	Floor Four Inter Light	m ors undation erior Wa hting Fi mbing \$	n / Slab(alls		Y	X X X X	Sidewalks Walls / Fences Windows	Х	; (X X
Item Y Basement Ceilings Doors Driveways Electrical Systems Exterior Walls	N X X X X X X X X X	Iter Floo Inte Ligh Plui Roo	ors undation erior Wa hting Fi mbing S	n / Slab(alls xtures Systems	3		X X X X X	Sidewalks Walls / Fences Windows Other Structural Component	Х	; (X X
Item Y Basement Ceilings Doors Driveways Electrical Systems Exterior Walls	N X X X X X X X X X	Iter Floo Inte Ligh Plui Roo	ors undation erior Wa hting Fi mbing S	n / Slab(alls xtures Systems	3		X X X X X	Sidewalks Walls / Fences Windows Other Structural Component	Х	; (X X
Item Y Basement Ceilings Doors Driveways Electrical Systems Exterior Walls If the answer to any of the items Walls / Fences – fences are leaded Section 3. Are you (Seller) aw	N X X X X X X n Sec	Iter Floo Inte Ligh Plui Roo etion	ors undation erior Wa hting Fi mbing S of n 2 is Ye ntly and	n / Slab(alls xtures Systems es, expla	ain (attach ac	ddiiddiidd ddiidd	X X X X X tiona	Sidewalks Walls / Fences Windows Other Structural Component al sheets if necessary):	s	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	XXX
Item Y Basement Ceilings Doors Driveways Electrical Systems Exterior Walls If the answer to any of the items Walls / Fences – fences are lead Section 3. Are you (Seller) aw No (N) if you are not aware.)	N X X X X X X n Sec	Iter Floo Inte Ligh Plui Roo etion	ors undation erior Wa hting Fi mbing S of n 2 is Ye ntly and	n / Slab(alls xtures Systems es, expla some p	ain (attach ac anels toward	ddiidd ddi	X X X X X tiona	Sidewalks Walls / Fences Windows Other Structural Component al sheets if necessary):	x s ng	i i	XXX
Item Y Basement Ceilings Doors Driveways Electrical Systems Exterior Walls If the answer to any of the items Walls / Fences – fences are lead Section 3. Are you (Seller) aw No (N) if you are not aware.) Condition	N X X X X X X n Sec	Iter Floo Inte Ligh Plui Roo etion	ors undation erior Wa hting Fi mbing S of n 2 is Ye ntly and	n / Slab(alls xtures Systems es, expla some p e follow	ain (attach actach acta	ddiids i	X X X X X tiona	Sidewalks Walls / Fences Windows Other Structural Component al sheets if necessary):	s		XXXX
Item Basement Ceilings Doors Driveways Electrical Systems Exterior Walls If the answer to any of the items Walls / Fences – fences are lead Section 3. Are you (Seller) aw No (N) if you are not aware.) Condition Aluminum Wiring	N X X X X X X n Sec	Iter Floo Inte Ligh Plui Roo etion	ors undation erior Wa hting Fi mbing S of n 2 is Ye ntly and	n / Slab(alls xtures Systems es, explains some period of the systems es and syste	ain (attach actain anels toward condition Radon Ga	ddiids i	X X X X X tiona	Sidewalks Walls / Fences Windows Other Structural Component al sheets if necessary):	x s ng	7	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
Item Basement Ceilings Doors Driveways Electrical Systems Exterior Walls If the answer to any of the items Walls / Fences – fences are lead Section 3. Are you (Seller) aw No (N) if you are not aware.) Condition Aluminum Wiring Asbestos Components	N X X X X X X n Sec	Iter Floo Inte Ligh Plui Roo etion	ors undation erior Wa hting Fi mbing S of n 2 is Ye ntly and	n / Slab(alls xtures Systems es, expla some p e follow Y N X	ain (attach actain and and and and attach actain and and and and and and and and and an	ddiddiddidd ddiddiddiddiddiddiddiddiddid	X X X X X X X X the I	Sidewalks Walls / Fences Windows Other Structural Component al sheets if necessary):	x s ng	7	X X X X X X
Item Y Basement Ceilings Doors Driveways Electrical Systems Exterior Walls If the answer to any of the items Walls / Fences – fences are lease Section 3. Are you (Seller) aw No (N) if you are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees: Oak Wilt	N X X X X X X ning s	Iter Floo Fou Inte Ligh Plui Roc etion	ors undation erior Wa hting Fi mbing S of n 2 is Ye ntly and	n / Slab(alls xtures Systems es, expla some p e follow Y N X X X	ain (attach actain (attach actain condition) Condition Radon Ga Settling Soil Mover	dddit dds t	X X X X X X X X X X the I	Sidewalks Walls / Fences Windows Other Structural Component al sheets if necessary): back of the property are missi	x s ng	7	X X X X X X X
Item Y Basement Ceilings Doors Driveways Electrical Systems Exterior Walls If the answer to any of the items Walls / Fences – fences are lea Section 3. Are you (Seller) aw No (N) if you are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees: □ Oak Wilt □ Endangered Species/Habitat on	N X X X X X X ning s	Iter Floo Fou Inte Ligh Plui Roc etion	ors undation erior Wa hting Fi mbing S of n 2 is Ye ntly and	n / Slab(alls xtures Systems es, expla some p e follow Y N X X X X	cain (attach actain (attach actain condition) Condition Radon Ga Settling Soil Mover Subsurface	ddiddidd dd d	X X X X X X X X X X T the I	Sidewalks Walls / Fences Windows Other Structural Component al sheets if necessary): Dack of the property are missi Wark Yes (Y) if you are awar	x s ng	7 1 2 2 2 2 2 2 2 2 2	X X X X X X X X
Item Basement Ceilings Doors Driveways Electrical Systems Exterior Walls If the answer to any of the items Walls / Fences – fences are lead Section 3. Are you (Seller) aw No (N) if you are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees: Dak Wilt Endangered Species/Habitat on Fault Lines	N X X X X X X ning s	Iter Floo Fou Inte Ligh Plui Roc etion	ors undation erior Wa hting Fi mbing S of n 2 is Ye ntly and	n / Slab(alls xtures Systems es, expla some p e follow Y N X X X X X	cain (attach actain (attach actain condition) Condition Radon Ga Settling Soil Mover Subsurface Undergrou	ddi dds d	X X X X X X X tiona the I	Sidewalks Walls / Fences Windows Other Structural Component al sheets if necessary): back of the property are missi Wark Yes (Y) if you are awar ture or Pits rage Tanks	x s ng	7	X X X X X X X X
Item Y Basement Ceilings Doors Driveways Electrical Systems Exterior Walls If the answer to any of the items Walls / Fences – fences are lea Section 3. Are you (Seller) aw No (N) if you are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees: □ Oak Wilt □ Endangered Species/Habitat on Fault Lines Hazardous or Toxic Waste	N X X X X X X ning s	Iter Floo Fou Inte Ligh Plui Roc etion	ors undation erior Wa hting Fi mbing S of n 2 is Ye ntly and	n / Slab(alls xtures Systems es, expla some p e follow Y N X X X X X X X	cain (attach actains toward conditions) Conditions Radon Gasettling Soil Mover Subsurface Undergroud Unplatted	ddiidd s s	X X X X X X X X X the I	Sidewalks Walls / Fences Windows Other Structural Component al sheets if necessary): back of the property are missi Mark Yes (Y) if you are awar ture or Pits rage Tanks ents	x s ng	nd	X X X X X X X X X
Item Basement Ceilings Doors Driveways Electrical Systems Exterior Walls If the answer to any of the items Walls / Fences – fences are lead Section 3. Are you (Seller) aw No (N) if you are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees: Oak Wilt Endangered Species/Habitat on Fault Lines	N X X X X X X ning s	Iter Floo Fou Inte Ligh Plui Roc etion	ors undation erior Wa hting Fi mbing S of n 2 is Ye ntly and	n / Slab(alls xtures Systems es, expla some p e follow Y N X X X X X	cain (attach actain (attach actain condition) Condition Radon Ga Settling Soil Mover Subsurfact Undergrout Unplatted Unrecorde	ddiddidd dd d	X X X X X X X X X X X Stona St	Sidewalks Walls / Fences Windows Other Structural Component al sheets if necessary): back of the property are missi Mark Yes (Y) if you are awar ture or Pits rage Tanks ents	x s ng	nd	X X X X X X X X

Water Damage Not Due to a Flood Event Χ Lead-Based Paint or Lead-Based Pt. Hazards Wetlands on Property Wood Rot Improvements encroaching on others' property

> Initialed by: Buyer: ____, ___ and Seller: <u>TL</u>, <u>BL</u> Page 2 of 7



Encroachments onto the Property

Landfill

Located in Historic District	Х
Historic Property Designation	Х
Previous Foundation Repairs	Х
Previous Roof Repairs	Х
Previous Other Structural Repairs	Х
Previous Use of Premises for Manufacture of	
Methamphetamine	^

Active infestation of termites or other wood	X
destroying insects (WDI)	
Previous treatment for termites or WDI	Х
Previous termite or WDI damage repaired	Х
Previous Fires	Х
Termite or WDI damage needing repair	Х
Single Blockable Main Drain in Pool/Hot	V
Tub/Spa*	^_

<u> </u>	
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	
repair, which has not been previously disclosed in this notice? ☐ yes ☒ no If yes, additional shoots if pacessary):	explain (attach
additional sheets if necessary):	
Section 5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are	
check wholly or partly as applicable. Mark No (N) if you are not aware.)	e aware anu
YN	
□ ⊠ Present flood insurance coverage.	
\square \boxtimes Previous flooding due to a failure or breach of a reservoir or a controlled or emergency releas a reservoir.	e of water from
\square \boxtimes Previous flooding due to a natural flood event.	
\square \boxtimes 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, A9 AH, VE, or AR).	99, AE, AO,
oximes $oxdot$ Located $oxdot$ wholly $oxdot$ partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (sha	aded)).
□ ⊠ 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):	
Located wholly or partly in a 500-year floodplain – property has never flooded	
Located whony or partly in a dod-year hoodplain property has hever hooded	
	-

*If Buyer is concerned about these matters, Buyer may consult Information About Flood Hazards (TXR 1414).

Prepared with Sellers Shield

^{*}For purposes of this notice:

[&]quot;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.

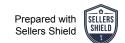
"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"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.

Have you (Caller) ever filed a claim for fleed demand to the Dreporty with any incurence

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?	provider, includ	ing the National Flood Insurance Program (NFIP)? □yes ☒ no If yes, explain (attach
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?	additional sheets	as necessary):
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?		
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?		
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?		
Administration (SBA) for flood damage to the Property?	Even when not risk, and low ri	required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate
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. □ ⊠ Homeowners' associations or maintenance fees or assessments. If Yes, complete the following: Name of association: Manager's name: Phone: Fees or assessments are: \$ per and are: □ mandatory □ voluntary Any unpaid fees or assessment for the Property? □ yes (\$) □ no	Administration	(SBA) for flood damage to the Property? □yes ☒ no If yes, explain (attach additional
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. □ ⊠ Homeowners' associations or maintenance fees or assessments. If Yes, complete the following: Name of association: Manager's name: Phone: Fees or assessments are: \$ per and are: □ mandatory □ voluntary Any unpaid fees or assessment for the Property? □ yes (\$) □ no		
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. □ ⊠ Homeowners' associations or maintenance fees or assessments. If Yes, complete the following: Name of association: Manager's name: Phone: Fees or assessments are: \$ per and are: □ mandatory □ voluntary Any unpaid fees or assessment for the Property? □ yes (\$) □ no		
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. □ ⊠ Homeowners' associations or maintenance fees or assessments. If Yes, complete the following: Name of association: Manager's name: Phone: Fees or assessments are: \$ per and are: □ mandatory □ voluntary Any unpaid fees or assessment for the Property? □ yes (\$) □ no	Section 8. Are v	ou (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if
□ ☒ 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: Fees or assessments are: \$ per and are: □ mandatory □ voluntary Any unpaid fees or assessment for the Property? □ yes (\$) □ no	-	
permits, with unresolved permits, or not in compliance with building codes in effect at the time. □ We Homeowners' associations or maintenance fees or assessments. If Yes, complete the following: Name of association: Manager's name: Phone: Fees or assessments are: \$ per and are: □ mandatory □ voluntary Any unpaid fees or assessment for the Property? □ yes (\$) □ no	ΥN	
Name of association: Phone: Phone: and are: □ mandatory □ voluntary Any unpaid fees or assessment for the Property? □ yes (\$) □ no		
Manager's name: Phone: and are: □ mandatory □ voluntary Any unpaid fees or assessment for the Property? □ yes (\$) □ no		·
Fees or assessments are: \$ per 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:	Manage	r's name: Phone:
If the Property is in more than one association, provide information about the other associations below:	Fees or Any unp	assessments are: \$ per and are: □ mandatory □ voluntary aid fees or assessment for the Property? □ yes (\$) □ no
	If the Pr	operty is in more than one association, provide information about the other associations below:



with others. If Yes, complete the following:	ennis courts, walkways, or other) co-owned in undivided interest ies charged? Yes No If Yes, please describe:
☐ ☒ Any notices of violations of deed restrictions the Property.	or governmental ordinances affecting the condition or use of
☐ ☒ Any lawsuits or other legal proceedings directly limited to: divorce, foreclosure, heirship, ban	ctly or indirectly affecting the Property. (Includes, but is not kruptcy, and taxes.)
☐ ☒ Any death on the Property except for those of to the condition of the Property.	deaths caused by: natural causes, suicide, or accident unrelated
\square \boxtimes Any condition on the Property which materia	lly affects the health or safety of an individual.
☐ ☒ Any repairs or treatments, other than routine hazards such as asbestos, radon, lead-base	maintenance, made to the Property to remediate environmental d paint, urea-formaldehyde, or mold.
If Yes, attach any certificates or other doceanmole, certificate of mold remediation	cumentation identifying the extent of the remediation (for or other remediation).
☐ ☒ Any rainwater harvesting system located on public water supply as an auxiliary water sou	the Property that is larger than 500 gallons and that uses a irce.
☐ ☑ The Property is located in a propane gas systematic retailer.	stem service area owned by a propane distribution system
$\hfill\Box$ Any portion of the Property that is located in	a groundwater conservation district or a subsidence district.
If the answer to any of the items in Section 8 is ye	s, explain (attach additional sheets if necessary):
	Seller) received any written inspection reports from persons e either licensed as inspectors or otherwise permitted by es, attach copies and complete the following:
-	reports as a reflection of the current condition of the Property. A ions from inspectors chosen by the buyer.
Section 10. Check any tax exemption(s) which	ch you (Seller) currently claim for the Property:
☐ Wildlife Management ☐ Agricult☐ Other:	tural
Section 11. Have you (Seller) ever filed a cla with any insurance provider? ☑ yes ☐ no	im for damage, other than flood damage, to the Property
Section 12. Have you (Seller) ever received p	proceeds for a claim for damage to the Property (for a award in a legal proceeding) and not used the proceeds to e? □ yes ⊠ no

Concerning the Property at 2710 Saba, Port Neches, Texas 77651

Prepared with SELLERS SHIELD

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

Concerning the Property at 2710 Saha, Port Neches, Texas 77651

*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.

Prepared with Sellers Shield

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.	

Troy L LaBure	09/04/2023	Bridgette LaBure	09/04/2023
Signature of Seller	Date	Signature of Seller	Date
Printed Name: TROY LABURE		Printed Name: Bridgette Labure	

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 (TAR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.
- (4) This Property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.
- (5) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (6) The following providers currently provide service to the Property:

Electric:	Entergy	Phone #	
Sewer:	City of Port Neches	Phone #	
Water:	City of Port Neches	Phone #	
Cable:	Spectrum	Phone #	
Trash:	City of Port Neches	Phone #	_
Natural Gas:	NA	Phone #	
Phone Company:	NA	Phone #	
Propane:	NA	Phone #	
Internet:	Spectrum	Phone #	_

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

The undersigned Buyer acknowledges receipt of the foregoing notice.

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

Initialed by: Buyer: ____, ___ and Seller: $\underline{\mathsf{TL}}, \, \underline{\mathsf{BL}}$

