TEXAS REALTORS

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

3303 Egret Meadow Ln. Houston, TX 77084

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 x 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.

Υ	Ν	U	Item
×			Liquid Pro
	×		-LP Comr
×			-LP on Pr
×			Hot Tub
×			Intercom
×			Microwav
	×		Outdoor (
×			Patio/Dec
×			Plumbing
	×		Pool
	×		Pool Equi
×			Pool Mair
×			Pool Hea
		× × × × × × × × × × × × × × × × × × × × × × × × × × × × × × × × × ×	

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

Item	Υ	Ν	U
Pump:sumpgrinder		×	
Rain Gutters	×		
Range/Stove	×		
Roof/Attic Vents		×	
Sauna		×	
Smoke Detector	×		
Smoke Detector - Hearing			×
Impaired			
Spa		×	
Trash Compactor		×	
TV Antenna		×	
Washer/Dryer Hookup	×		
Window Screens	×		
Public Sewer System	×		

Item	Y	Ν	U	Additional Information					
Central A/C	×			electric gas number of units: 2					
Evaporative Coolers		×		number of units:					
Wall/Window AC Units		×		number of units:					
Attic Fan(s)		×		if yes, describe:					
Central Heat	×			electric 🔀 gas number of units: 2					
Other Heat		×		if yes, describe:					
Oven	×			number of ovens: 1 electric gas other:					
Fireplace & Chimney	×			wood 🖄 gas logs mockother:					
Carport		×		attached not attached					
Garage	×			attached not attached					
Garage Door Openers	×			number of units: <u>1</u> number of remotes: <u>2</u>					
Satellite Dish & Controls		×		ownedleased from:					
Security System		×		ownedleased from:					
Solar Panels		×		ownedleased from:					
Water Heater	×			electric 🔀 gasother:number of units: 2					
Water Softener		×		ownedleased from:					
Other Leased Items(s)		×		if yes, describe:					
(TXR-1406) 07-08-22	nitialed b	oy: Bi	uyer	:, and Seller: [[],, []] Page 1 of 6					

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Concerning the Property at	Houston, TX 77084						
Underground Lawn Sprinkler	Automatic manual areas covered:						
Septic / On-Site Sewer Facility	if yes, attach Information About On-Site Sewer Facility (TXR-1407)						
Was the Property built before 1978? _ (If yes, complete, sign, and attach Roof Type: <u>Compostion</u>	TXR-1906 concerning lead-based paint hazards).						
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	Υ	Ν
Basement		×
Ceilings		×
Doors		×
Driveways		×
Electrical Systems		×
Exterior Walls		×

ltem	Y	Ν
Floors		X
Foundation / Slab(s)		X
Interior Walls		×
Lighting Fixtures		×
Plumbing Systems		×
Roof		×

ltem	Υ	Ν
Sidewalks		X
Walls / Fences		×
Windows		×
Other Structural Components		×

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

Initialed by: Buyer:

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

	Authentissan	Authentiskar	
and Seller:	15	, MC	
Pho	ne: (713)4	494-4135	F

RE/MAX GO, 13501 Katy Frwy. Houston TX 77079-1305 **Charles Mayrgundter**

(TXR-1406) 07-08-22

ax: Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

____, ____

Concerning the Property at

3303 Egret Meadow Ln. Houston, TX 77084

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): <u>Minor water damage to</u> interior wall of master shower that was replaced.

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

Section 4.	Are you (Selle	er) aware of any	item, equipment,	or syste	<u>m in o</u> i	r on the	Propert	y that is	s in need	of repair,
which has	not been prev	viously disclose	d in this notice?	yes	🔀 no	lf 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.)

<u>Y N</u>	
×	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.
×	Locatedwhollypartly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR).
×	Locatedwhollypartly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
×	Locatedwhollypartly in a floodway.
×	Locatedwhollypartly in a flood pool.
×	Locatedwhollypartly in a reservoir.
If the answe	er 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

-08-22 Initialed by: Buyer:

and Seller:

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<u>Y</u> <u>N</u>

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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 X 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	/e you	(Seller)	ever	received	assistance	f <u>ro</u> m	FEMA	or	the	U.S.	Small	Business
Administration	(SBA) fo	r flood d	amage	to the Pro	perty? yes	s 🖄 no	lf yes,	expla	ain (a	attach	additional	sheets as
necessary):												

Section 8.	Are you (S	Seller) aware c	of any of the	following?	(Mark Yes	(Y) if you	are aware	. Mark No ((N) if you are
not aware.)									

_ 🗵	Room additions, structural modifications, or other alterations of unresolved permits, or not in compliance with building codes in	
×	Homeowners' associations or maintenance fees or assessmer Name of association: <u>Barker's Ridge HOA</u>	nts. If yes, complete the following:
	Manager's name:	Phone:
	Fees or assessments are: \$ per	and are: <u>mandatory</u> voluntary
	Any unpaid fees or assessment for the Property? yes ((\$) × no
	If the Property is in more than one association, provide infattach information to this notice.	formation about the other associations below or
×	Any common area (facilities such as pools, tennis courts, walk with others. If yes, complete the following:	
	Any optional user fees for common facilities charged?	
×	Any notices of violations of deed restrictions or governmental Property.	ordinances affecting the condition or use of the
×	Any lawsuits or other legal proceedings directly or indirectly af to: divorce, foreclosure, heirship, bankruptcy, and taxes.)	ffecting the Property. (Includes, but is not limited
×	Any death on the Property except for those deaths caused by: to the condition of the Property.	: natural causes, suicide, or accident unrelated
×	Any condition on the Property which materially affects the hea	lth or safety of an individual.
×	Any repairs or treatments, other than routine maintenance, ma hazards such as asbestos, radon, lead-based paint, urea-form If yes, attach any certificates or other documentation ident remediation (for example, certificate of mold remediation of	naldehyde, or mold. tifying the extent of the
×	Any rainwater harvesting system located on the Property that water supply as an auxiliary water source.	is larger than 500 gallons and that uses a public
X	The Property is located in a propane gas system service retailer.	area owned by a propane distribution system
×	Any portion of the Property that is located in a groundwater co	onservation district or a subsidence district.
If the answ	ver to any of the items in Section 8 is yes, explain (attach additio	onal sheets if necessary):

 RE/MAX GO, 13501 Katy Frwy. Houston TX 77079-1305
 Phone: (713)494-4135
 Fax:

 Charles Mayrgundter
 Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201
 www.lwolf.com

Initialed by: Buyer: ____

and Seller: (S)

MC

Authentisign ID: E1458407-3C33-EE11-B8F0-6045BDA964A1

	3303 Egret Meadow Ln.	
Concerning the Property at	Houston, TX 77084	

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? X yes _____ no If yes, attach copies and complete the following:

Inspection Date	Туре	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 \times 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 \times 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.

Lance Sons Signature of Seller	08/04/2023	Myurel Centeno Garcia	
Signature of Seller	Date	Signature of Seller	Date
Printed Name: Lance Sons		Printed Name:	
(TXR-1406) 07-08-22	Initialed by: Buyer:, _	and Seller: [], []	Page 5 of 6
RE/MAX GO, 13501 Katy Frwy. Houston T Charles Mayrgundter	X 77079-1305 Produced with Lone Wolf Transactions (zipForm Edition	Phone: (713)494-4135 Fax: n) 717 N Harwood St, Suite 2200, Dallas, TX 75201 <u>www.lwolf.com</u>	Sons Listing

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 <u>https://www.dps.texas.gov/</u>. 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: Trieagle Energy	phone #:
Sewer: Harris County MUD 238	phone #:
Water: Harris County MUD 238	phone #:
Cable: <u>N/A</u>	phone #:
Trash:	phone #:
Natural Gas: Centerpoint Energy	phone #:
Phone Company: N/A	phone #:
Propane: N/A	phone #:
Internet: N/A	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	Da	ate	Signature of Buyer	Date
Printed Name:			Printed Name:	
(TXR-1406) 07-08-22	Initialed by: Buyer:	,	and Seller:	Page 6 of 6
RE/MAX GO, 13501 Katy Frwy. Houston Charles Mayrgundter		Edition	Phone: (713)494-4135 Fax:) 717 N Harwood St, Suite 2200, Dallas, TX 75201 <u>www.lwolf.com</u>	Sons Listing