

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 PROP	ER	ΙY	AT:	65	5 C	Ch	erry Creek Drive, S	he	ohe	erd,	Texas 77371			
											ONDITION OF THE PROPE IY INSPECTIONS OR WARF			
				. IT	IS	N	OT A WARRANTY (ϽF	ΑN	ΥK	IND BY SELLER, SELLER'S			
AGENTS, OR ANY OTHER	AC	3EI	NT.											
Seller ⊠ is □ is not occu	ιру	ing	the	pro	oer	rty	. If unoccupied (by S	Sell	er)	, ho	w long since Seller has occup	oiec	th	е
Property? \Box											$_$ (approximate date) or $\;\square$ n	eve	er	
occupied the Property														
Section 1. The Property ha	as 1	the	iter	ns i	nai	ark	ed below: (Mark Ye	es (Ύ).	No	(N), or Unknown (U),)			
							•				which items will & will not conv	ey.		
Itom	V	NI.		Ite			•	V	NI		Item	v	NI.	П
Item Cable TV Wiring	X	N	U	_			Coolings	T	N	X		T	N X	U
	^	X		Natural Gas Lines			-	_	\vdash		 	<u>X</u>		
Carbon Monoxide Det.	X	^		Fuel Gas Piping:				X	Н	Rain Gutters	-	^	\vdash	
Ceiling Fans	^	<u></u>		- Black Iron Pipe				^		Range/Stove	Х		V	
Cooktop	-	Х		- Copper					Х	Roof/Attic Vents			Х	
Dishwasher		Х		 Corrugated Stainless Steel Tubing 					X	Sauna		Х		
Disposal		Х		Hot Tub				Х		Smoke Detector	Х			
Emergency Escape		X		Intercom System			Х		Smoke Detector Hearing		Х			
Ladder(s)		_^		•			^		Impaired					
Exhaust Fan	X			Microwave		X			Spa		Х			
Fences	Х			Outdoor Grill		Х			Trash Compactor		Х			
Fire Detection Equipment	Х			Patio/Decking		Х			TV Antenna		Х			
French Drain		Х		PΙι	ıml	ıbi	ng System	Х			Washer/Dryer Hookup	Х		
Gas Fixtures		Х		Ро	ol				Х	Ш	Window Screens		Х	
Liquid Propane Gas		Х		Po	ol I	E	quipment		Х	Ш	Public Sewer System	X		
- LP Community (Captive)		X		Ро	l lo	M	aint. Accessories		Х					
- LP on Property		Х		Ро	ol l	Н	eater		Х					
Item			1	N	U	J L	Additional Informat	ior	<u> </u>					
Central A/C			>		Ť	_	⊠ electric □ gas nu			of u	nits: 1			
Evaporative Coolers					X	_	number of units:							
Wall/Window AC Units				X	-	_	number of units:							
Attic Fan(s)				X	_	Ti	f yes, describe:							
Central Heat			7			Ti	⊠ electric □ gas nu	mb	er	of u	nits: 1			
Other Heat			>	(f yes, describe: Elec							
Oven			\ \			_	number of ovens: 1			ctric	: □ gas □ other			
Fireplace & Chimney			>			_	⊠wood □ gas log							
Carport			7			_	⊠ attached □ not a							

Χ \square attached \square not attached number of units: number of remotes:

Initialed by: Buyer: ____, ___ and Seller: KS, ____



Garage Door Openers

Garage

(TXR-1406) 07-10-23

Security System	<u> </u>		_											
Solar Panels	Satellite Dish & Controls		X	\sqcup	_						Dish	1		
Water Noftener X Selectric gas other number of units: 1 Water Softener X owned leased from: Other Leased Item(s) X if yes, describe: Underground Lawn Sprinkler X if yes, describe: Septic / On-Site Sewer Facility X if yes, attach Information About On-Site Sewer Facility (TXR-1407) Water supply provided by: @ city Wall MUD co-op unknown other: Was the Property built before 1978? yes Image: 1998 (approximate) is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? ges mod unknown Ker you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are in need of repair? yes mod if yes, describe: 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.) if yes describe: Section 3. Are you (Seller) aware of any defects or malfunctions in any of the following: (Mark Yes (Y) if you are aware and No (R) if yes interior Walls X Walls / Fences X Dors			X											
Water Softener Other Leased Item(s) VX				Х	_									
Other Leased Item(s)			X								_	number of units:	1	
Underground Lawn Sprinkler						_				m:				
Septic On-Site Sewer Facility X if Yes, attach Information About On-Site Sewer Facility.(TXR-1407)	` '													
Water supply provided by:														
Was the Property built before 1978? □ yes ☑ no □ unknown (If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards). Roof Type: Metal Roof Type: Metall Roof Type: Metal	Septic / On-Site Sewer Facility	/		X	if Y	es,	atta	ach	Informatio	n A	por	ut On-Site Sewer Facility.(TXR	-140	7)
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 in need of repair? □ yes ☒ no If yes, describe: 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.)	Was the Property built before of (If yes, complete, sign, and attanced Roof Type: Metal Is there an overlay roof covering the street of the st	1978? ach Ti	□ XR the	yes -190	⊠ no 06 con	o [nceri	∃ ur ning	nkr g le A	nown ead-based _l .ge: 1998 (a	oair app	nt ha	azards). imate)	r roo	- f
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	•			me li	ictod i	n th	ic C	,00	tion 1 that	ara	not	in working condition, that have	_	
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.) tem	, ,									aıe	HOL	. III working condition, that hav	C	
Item														
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				-			r n	nal	functions	in a	iny	of the following?: (Mark Yes	(Y)	if
Ceilings	Item	YN]	lten	1					Υ	N	Item	Υ	N
Interior Walls	Basement	X		Floc	rs					Х		Sidewalks		
Driveways	Ceilings	X		Fou	ndatio	n / \$	Slal	ว(ร)		X	Walls / Fences		Х
Electrical Systems	Doors	X] [Inte	rior W	'alls					X	Windows		Х
Exterior Walls X Roof X X Roof X X Roof X X If the answer to any of the items in Section 2 is Yes, explain (attach additional sheets if necessary): Floors – Small area in one bedroom 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 Rodon Gas Asbestos Components X X Diseased Trees: □ Oak Wilt □ X Endangered Species/Habitat on Property X Fault Lines X X Hazardous or Toxic Waste X Hazardous or Toxic Waste X Improper Drainage X X Intermittent or Weather Springs X X Landfill X X Lead-Based Paint or Lead-Based Pt. Hazards X Encroachments onto the Property X X Wood Rot X Wood Rot X X X X X X X X X X X X X X X X X X X	Driveways	X	1 [Ligh	ting F	ixtu	res					Other Structural Components	s	Х
If the answer to any of the items in Section 2 is Yes, explain (attach additional sheets if necessary): Floors – Small area in one bedroom 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 Radon Gas Settling Sieased Trees: Oak Wilt X Settling Sieault Lines Fault Lines Hazardous or Toxic Waste Improper Drainage Intermittent or Weather Springs X Landfill X Lead-Based Paint or Lead-Based Pt. Hazards X Wetlands on Property	Electrical Systems	X	7 [Plur	nbing	Sys	ten	าร			X			
Floors – Small area in one bedroom 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 Aluminum Wiring Asbestos Components Diseased Trees: Oak Wilt Oxoroge To Oak Wilt Oxoroge To Condition Fault Lines Hazardous or Toxic Waste Intermittent or Weather Springs Landfill Lead-Based Paint or Lead-Based Pt. Hazards Encroachments onto the Property X Wood Rot Y N Condition Radon Gas Settling Soil Movement Subsurface Structure or Pits Underground Storage Tanks Unrecorded Easements Urrea-formaldehyde Insulation Water Damage Not Due to a Flood Event X Wetlands on Property Wood Rot	Exterior Walls	X	7 [Roo	f						X			
Aluminum Wiring Asbestos Components X Asbestos Components X Diseased Trees: □ Oak Wilt □	Floors – Small area in one be	edroor aware	n										e and	d
Aluminum Wiring Asbestos Components Diseased Trees: □ Oak Wilt □	Condition					Υ	N		Condition	1			Υ	N
Asbestos Components Diseased Trees: □ Oak Wilt □						+							† <u> </u>	_
Diseased Trees: □ Oak Wilt □ X Endangered Species/Habitat on Property X Fault Lines X Hazardous or Toxic Waste X Improper Drainage X Intermittent or Weather Springs X Landfill X Lead-Based Paint or Lead-Based Pt. Hazards X Encroachments onto the Property X Soil Movement X Subsurface Structure or Pits X Underground Storage Tanks X Unplatted Easements X Unrecorded Easements X Urea-formaldehyde Insulation X Water Damage Not Due to a Flood Event X Wetlands on Property X Wood Rot										-			\top	_
Endangered Species/Habitat on Property Fault Lines X Hazardous or Toxic Waste Improper Drainage Intermittent or Weather Springs Landfill Lead-Based Paint or Lead-Based Pt. Hazards Encroachments onto the Property X Subsurface Structure or Pits X Underground Storage Tanks X Unplatted Easements X Unrecorded Easements X Urea-formaldehyde Insulation X Water Damage Not Due to a Flood Event X Wetlands on Property X Wood Rot X	-	П				\top				mei	nt			
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Encroachments onto the Property X Wood Rot X		sed Pi	·	272	rde	+	_			_			+	
			. 1	ıuzd	143		_				10	porty	+	
	·		۰۵,	nron	ertv	+	_		1100					

Initialed by: Buyer: ____, ___ and Seller: KS, ____ Prepared with Sellers Shield

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

Active infestation of termites or other wood		v
destroying insects (WDI)		^
Previous treatment for termites or WDI	X	
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>

wetnamphetamine	Single Blockable Main Drain in Pool/Hot	X
	Tub/Spa*	<u></u>
f the answer to any of the items in Section 3 is Yes,	explain (attach additional sheets if necessary):	
Previous treatment for termites or WDI – Put trap	ps down but as preventative only	
*A single blockable main drain may cause a suction entrap	ment hazard for an individual.	
Section 4. Are you (Seller) aware of any item, equence of any item, eque	uipment, or system in or on the Property that is in need sed in this notice? □ yes ☒ no If yes, explain (atta	
Section 5. Are you (Seller) aware of any of the fo check wholly or partly as applicable. Mark No (N	llowing conditions?* (Mark Yes (Y) if you are aware and	ŀ
Y N		
☐ 図 Present flood insurance coverage.		
□ ⊠ Previous flooding due to a failure or breach of a reservoir.	a reservoir or a controlled or emergency release of water from	on
□ ⊠ Previous flooding due to a natural flood event.		
$\square oxtimes Previous$ water penetration into a structure on t	the Property due to a natural flood event.	
□ ⊠ Located □ wholly □ partly in a 100-year floodp AH, VE, or AR).	olain (Special Flood Hazard Area-Zone A, V, A99, AE, AO,	
$\square oxtimes Located \ \square$ wholly \square partly in a 500-year floodp	olain (Moderate Flood Hazard Area-Zone X (shaded)).	
$\square oxtimes Located \ \square$ wholly \square partly in a floodway.		
$\square oxtimes Located \ \square$ wholly \square partly in flood pool.		
□ ⊠ Located □ wholly □ partly in a reservoir.		
f the answer to any of the above is yes, explain (atta	ach additional sheets if necessary):	

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

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^{*}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.

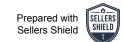
"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"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.

-	r, including the National Flood Insurance Program (NFIP)?* □yes ⊠ no If yes, explain (attach al sheets as necessary):
Even	tes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the ure(s).
Admini	7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business stration (SBA) for flood damage to the Property? □yes ☒ no If yes, explain (attach additional
sheets a	s necessary):
sheets a	
	s necessary):
Section	
Section you are	8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if
Section	8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if
Section /ou are YN Ro	8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if not aware.) om additions, structural modifications, or other alterations or repairs made without necessary mits, with unresolved permits, or not in compliance with building codes in effect at the time. meowners' associations or maintenance fees or assessments. If Yes, complete the following:
Section /ou are Y N 図 □ Ro	8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if not aware.) om additions, structural modifications, or other alterations or repairs made without necessary mits, with unresolved permits, or not in compliance with building codes in effect at the time. meowners' associations or maintenance fees or assessments. If Yes, complete the following: Name of association: Manager's name: Phone:
Section you are YN ⊠ □ Ro	8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if not aware.) om additions, structural modifications, or other alterations or repairs made without necessary mits, with unresolved permits, or not in compliance with building codes in effect at the time. meowners' associations or maintenance fees or assessments. If Yes, complete the following:



Concerning the Property at 655 Cherry Creek Drive,	Shepherd, Texas 77371	
with others. If Yes, complete the follow	wing:	valkways, or other) co-owned in undivided interest Yes No If Yes, please describe:
□ ⋈ Any notices of violations of deed restreating the Property.	ictions or governmen	tal ordinances affecting the condition or use of
☐ ☒ Any lawsuits or other legal proceeding limited to: divorce, foreclosure, heirsh	•	y affecting the Property. (Includes, but is not axes.)
☐ ☒ Any death on the Property except for to the condition of the Property.	those deaths caused	by: natural causes, suicide, or accident unrelated
\square \boxtimes Any condition on the Property which r	naterially affects the l	nealth or safety of an individual.
☐ ☒ Any repairs or treatments, other than hazards such as asbestos, radon, lea		made to the Property to remediate environmental ormaldehyde, or mold.
If Yes, attach any certificates or ot example, certificate of mold remed		entifying the extent of the remediation (for liation).
☐ ☒ Any rainwater harvesting system loca public water supply as an auxiliary wa		nat is larger than 500 gallons and that uses a
☐ ☑ The Property is located in a propane of retailer.	gas system service a	rea owned by a propane distribution system
\square \boxtimes Any portion of the Property that is local	ated in a groundwate	r conservation district or a subsidence district.
If the answer to any of the items in Section	8 is yes, explain (atta	ach additional sheets if necessary):
Room Additions - Enclosed back deck		
_	vho are either licens	ed any written inspection reports from persons sed as inspectors or otherwise permitted by ies and complete the following:
	•	eflection of the current condition of the Property. A ectors chosen by the buyer.
Section 10. Check any tax exemption(s) which you (Seller	r) currently claim for the Property:
	Senior Citizen	☑ Disabled
☐ Wildlife Management ☐ / ☐ Other:	Agricultural	□ Disabled Veteran□ Unknown
Section 11. Have you (Seller) ever filed with any insurance provider? ☐ yes ☒ no	d a claim for damag	e, other than flood damage, to the Property
Section 12. Have you (Seller) ever rec	nent or award in a le	a claim for damage to the Property (for egal proceeding) and not used the proceeds to

Prepared with Sellers Shield

0 ti 40	Done the Duranty have weaking analysis detectors installed in accordance with the analys
	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):

*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.

Initialed by: Buyer: ____, ___ and Seller: KS, ____



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.	

Kenneth scripa	01/02/2024		
Signature of Seller	Date	Signature of Seller	Date
Printed Name: Kenneth Scripa		Printed Name:	

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>www.txdps.state.tx.us</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 (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:	Sam houston	Phone #	8004580381
Sewer:	City of shepherd	Phone #	9366283305
Water:	City of shepherd	Phone #	9366283305
Cable:	Dish	Phone #	8553180572
Trash:	Prostar	Phone #	9363654210
Natural Gas:		Phone #	
Phone Company:		Phone #	
Propane:		Phone #	
Internet:	Hughesnet	Phone #	8662677881

(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: KS, ____

