

SELLER'S DISCLOSURE NOTICE

CTexas Association of REALTORSO, Inc. 2022

Section 5.008, Property Code requires a selfer of residential property of not more than one dwelling unit to deliver a Selfer'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 P	ROP	ERT	ΥΑ	T							X 77024			
DATE SIGNED BY SE	LLE	r ai	AD I	18-1	NO.	ΓΑδ	SUBSTITUTE FOR A	NY	INSI	PECTI	TION OF THE PROPERTY AS ONS OR WARRANTIES TH SELLER'S AGENTS, OR AN		HVE	-0
Seller is X is not o	ccnt	ying	, the	Pr	ope (a)	rty, i	f unoccupied (by Sell timate date) orne	er), i ver o	now	long s pied th	ince Seller has occupied the lee Property	Pro	perty	y?
Section 1. The Prope This notice does	rty h not e	as t stabl	he i lish t	ten he i	is r	nark s to b	ed below: (Mark Yes e conveyed. The contra	(Y), act wi	No Il dei	(N), o termina	r Unknown (U).) e which items will & will not conve	у.		
Item	Y	N	U	1	T	tem		Y	N	U	Item	Tv	N	Tu
Cable TV Wiring	7			1	T	iquid	Propane Gas:		4.00		Pump: sump grinder	+	-	۲
Carbon Monoxide Det.	1			1			ommunity (Captive)				Rain Gutters	1	-	╁
Ceiling Fans	7			1			Property	\vdash			Range/Stove	1	-	+
Cooktop	T			1	_	lot Ti			1		Roof/Attic Vents	1	-	+
Dishwasher Z	7			1	Ti	nterc	om System	1	1		Sauna	+	-	+
Disposal	7			1	-		Nave	1			Smoke Detector			\vdash
Emergency Escape Ladder(s)		1					or Grill	4			Smoke Detector - Hearing Impaired	7	+	
Exhaust Fans	1				Patio/Decking			+			Spa	Н	1	
Fences	1				Plumbing System			1			Trash Compactor	Н	1	
Fire Detection Equip.	+				Pool			X			TV Antenna	1	1	\vdash
French Drain					Pool Equipment			7			Washer/Dryer Hookup	1		
Gas Fixtures	+-						faint. Accessories	4			Window Screens	1	1	
Natural Gas Lines	7				P	ool i-	leater	1			Public Sewer System	+		
Item				Y	ĪΝ	U	T		A	dditio	nal Information			_
Central A/C				+:	+	X electric gas number of units:								
Evaporative Coolers				-	1		number of units:							_
Walf/Window AC Units					1	1	number of units:						_	_
Attic Fan(s)				_	7	1	if yes, describe:							_
Central Heat				+	1		electric × gas number of units:							_
Other Heat			_	-	1	+	if yes, describe:	110111	DGI	WI WIII	no. (2)	_		_
Oven			\dashv	1	1	+	number of ovens:	2	_	elect	tric gas other:	_	_	_
Fireplace & Chimney				J.	\vdash		wood gas log					_	_	-
Carport			\dashv	4	\vdash	+		attac			70101.		_	_
Garage			7	4		+		attac				_	_	_
Garage Door Openers			1	1			number of units:		nicu		number of remotes:		_	_
Satellite Dish & Controls			+	4		1	owned lease		70.		TOTAL OF TELLIORS:	_	_	_
Security System			_	5	-		owned lease					_	_	_
Solar Panels			\rightarrow	P	1		owned lease					_	_	_
Water Heater			1	1		electric / gas		ner:		number of units:	_		_	
Water Softener				1		1	owned lease	$\overline{}$			number of units:	_	_	_
Other Leased Items(s)			+				if yes, describe:	- 11-71	170				_	-
(TXR-1408) 07-08-22		lr	nitial	ed b	y: E	Buyer		nd Se	iler:	The	Pag	je 1	of 6	
Martha Turner Sotheby's International Res Patricia Roed	alty, 171 Prod	7 West luced w	Loop !	South, ne Wo	, Suite	: 1788 H	ousten TX 77027 ns (zipForm Edition) 717 N Henwac	od SI, S	Phorutto 22	ne: 713528 00, Dallas,	1981 Fav		lineral	

Patricia Reed

27 Farnham Park Drive

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.) 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	Concerning the Property	at					Housto	n, T.	X 77	024			
Septid / On-Site Sewer Facility If yes, attach information About On-Site Sewer Facility (DXR-1407) Water supply provided by city well MUD co-op_unknown of the received by city well mitted to compute the property built before 1978? yes not unknown (if yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards). (approximate to there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering yes no unknown are not ware of any of the illams listed in this Section 1 that are not in working condition, that have defects, care 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.) 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						automatic manual areas covered							_
Water supply provided by					if yes,	yes, attach Information About On-Site Sewer Facility (TXR-1407)							
Roof Type: Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? Yesnounknown 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?yesno 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	Water supply provided by Was the Property built be	ci fore 1	tyv 978?	vellMl	JD _ c	o-op inknov	unknown	°	other:				
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item Y N Seasement Y N Floors Sidewalks Walls / Fences Windows Sidewalks Walls / Fences Side	Section 2 Are you (Sell	lor) su	vara A	Fany def	octe or	molf	unetione in	onu	of H	ha fallaudus? (Mart. V	15		-
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TXR-1406) 07-08-22 Initiated by: Buyer: and Seller: Page 2 of 6		or Mai	nufacti	ure					D:	s			-
TXR-1406) 07-08-22 Initialed by: Buyer: and Seller Page 2 of 6	or internamphetamine					Ш			10				
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Conditional with Lang Matter Construction and Author Construction and Author Construction Constr	dartha Turner Sotheby's International Realty	1717 Wes	Loop Sou	th, Suite 1700 H	ouston TX 7	7927				7201981 Fac	_		

Concern	ing the Property at		27 Farnham Park Dri Houston, TX 77024				
	the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):						
*A sir	ngle blockable main dra	in may cause a suction entra	apment hazard for an individual.				
which h	a s not been previo y): rce—in—primary—b	usly disclosed in this n	ement, or system in or on the otice? X yes XX no if yes	e Property that is in need of rep explain (attach additional shee	pa ts		
Some-do	eu. ouble-paned-wind	ow-seals have leaked					
	o_system_inoper						
Section s wholly or Y N	5. Are you (Seller) r partly as applicab	aware of any of the foli le. Mark No (N) if you are	owing conditions?* (Mark Y o not aware.)	es (Y) if you are aware and ch	ec		
	Present flood insu	rance coverage.					
<u>Z</u> _	Previous flooding water from a rese	due to a failure or br	reach of a reservoir or a c	controlled or emergency release	0		
	Previous flooding	due to a natural flood eve	nt.				
<u> </u>	Previous water pe	netration into a structure o	on the Property due to a natur	al flood.			
_	Located wholly AH, VE, or AR).	x partly in a 100-year	floodplain (Special Flood Ha	zard Area-Zone A, V, A99, AE, A	10		
	Located wholly	🗡 partly in a 500-year	floodplain (Moderate Flood Ha	azard Area-Zone X (shaded)).			
<u>×</u> ×	Located wholly	partly in a floodway.					
	Located wholly	partly in a flood pool	•	_	_ n		
×	Locatedwholly	partly in a reservoir.			Ĺβ		
If the ansv	ver to any of the abo	ve is yes, explain (attach i	additional sheets as necessar	see attached	U		
	yer is concerned all poses of this notice:	out these matters, Buye	er may consult information .	About Flood Hazards (TXR 1414)).		
which i	is designated as Zone	A. V. A99. AE. AO. AH. VE	identified on the flood insurance is is, or AR on the map; (B) has a may include a regulatory floodwa	rate map as a special flood hazard an one percent annual chance of floodil y, flood pool, or reservoir.	ea, ng,		
area, w	rhich is designated on	any area of land that: (A) is the map as Zone X (shade oderate risk of flooding.	s identified on the flood insuranc d); and (B) has a two-tenths of	e rate map as a moderate flood haze one percent annual chance of floodii	and ng,		
"Flood subject	pool" means the area to controlled inundation	adjacent to a reservoir that li in under the menagement of	es above the normal maximum of the United States Army Corps of	perating level of the reservoir and that Engineers.	l is		
under ti	he National Flood Insu	rance Act of 1968 (42 U.S.C.	. Section 4001 et seq.).	ederal Emergency Management Agen	•		
of a rive	er or other watercourse	and the adjacent land areas	nsurance rate map as a regulato s that must be reserved for the di ater surface elevation more than	ry floodway, which includes the chanr ischarge of a base flood, also referred a designated height,	to		
"Reserv water o	roir" means a water in r delay the runoff of we	poundment project operated ater in a designated surface a	I by the United States Army Corparea of land.	os of Engineers that is intended to reta	in		
TXR-1406)	07-08-22	Initialed by: Buyer:	_, and Seller;	Page 3 of	6		
Lanca de la companya	man de Areston estament Develop establish		Inter				

Patricia Reed

27 Farnham Park Drive Concerning the Property at Houston TX 77024 Section 6. Have you (Seller) ever filed a ciaim 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 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: ARNAM + X2K COMMITTEE Manager's name: \EAU W. Court per 4 Y and are: mandatory voluntary Any unpaid fees or assessment for the Property? ___yes (\$ If the Property is in more than one association, provide information about the other associations below or attach information to this notice. 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? __yes __ no if yes, describe: __ Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property. Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.) X Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property. Any condition on the Property which materially affects the health or safety of an individual. 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). 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. The Property is located in a propane gas system service area owned by a propane distribution system retailer. 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 yes, explain (attach additional sheets if necessary): (TXR-1406) 07-08-22 Initialed by: Buyer: __ and Saller: Page 4 of 6 Martha Turner Sotheby's International Realty, 1717 West Loop South, Suite 1780 Houston TK 77827

Phone: 7135201981

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Fax

Riley Mineral

Concerning the Pr	operty at		27 Farnham Park Drive Houston, TX 77024)
persons who n	egulariy provide	inspections and t	Seller) received any wawho are either licensed of if yes, attach copies and	ritten inspection reports fro d as inspectors or otherwis complete the following:
Inspection Date	Туре	Name of Inspe	ctor	No. of Pages
	A buyer sh	ould obtain inspections	from inspectors chosen by t	
Homestead Wildlife Man	agement	lon(s) which you (Seli Senior Citizen Agricultural	Dis	Property: sabled sabled Veteran sknown
insurance claim o	you (Seller) ever a settlement or	r received proceeds award in a legal proc no If yes, explain:	eeding) and not used the	o the Property (for example, a proceeds to make the repairs fo
Section 13. Does (requirements of C (Attach additional si	hapter 766 of the	e Health and Safety C	stactors installed in accordate?*unknown no	rdance with the smoke detecto yes. If no or unknown, explain
installed in acc including perfo	ordance with the n mance, location, a	equirements of the building and power source require	ng code in effect in the area in	have working smoke detectors which the dwelling is located, building code requirements in more information.
family who will impairment from the seller to ins	reside in the dwell in a licensed physic stall smoke detecto	ling is hearing-impaired; (ian; and (3) within 10 day: rs for the hearing-impaire	(2) the buyer gives the seller (a after the effective date, the bu	Uyer or a member of the buyer's written evidence of the hearing tyer makes a written request for for installation. The parties may ectors to Install.
Seller acknowledge: he broker(s), has in	s that the stateme structed or influer	ents in this notice are t nced Seller to provide in	rue to the best of Seller's b	elief and that no person, including
			1. Company	7/24/2023
Signature of Seller		Date	Signature of Seller	Date
Printed Name:			Printed Name:	
TXR-1406) 07-08-22	Initial	ed by: Buyer:,	and Seller:	Page 5 of 6

Concerning the Property at

27 Farnham Park Drive Houston, TX 77024

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.txdos.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 hall 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: Manager August A	phone #:	
Water:	phone #:	
Cable: DIRection	phone #:	
Trash: CM OF PONCH 12 MT	phone #:	
Natural Gas:	phone #:	
Phone Company: LR (Zel)	phone #:	
Propane: NA	phone #:	
Internet: MICITON ATAT	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.

(6) The following providers currently provide service to the Property:

Signature of Buyer	Date	Signature of Buyer	Date
Printed Name:	N/A-47 April Discontinue of the April Disconti	Printed Name:	
(TXR-1406) 07-08-22	initialed by: Buyer:	and Seller:	Page 6 of 6
Martha Turner Sotheby's International Real	ty, 1717 West Loop South, Suite 1700 Houston TX 7702		Riley Mineral

27 Farnham Park – Seller's Disclosure – Additional Information

The following are the details of the damage incurred at 27 Farnham Park during the Hurricane:

- 1. The damage was not caused by the hurricane, the damage was a result of the dam opening and flooding the entire city.
- 2. The family room (room that you step down) had water enter, and similar to a tide, washed itself out of the house.
- 3. Wood floor is now wet, area rug is now wet. My carpenter removed the floor, laid a new one and painted the new floor.
- 4. Area Rug was sent to carpet cleaner.
- 5. The garage had the same issue as item 2 above, water rushed in and rushed out. We had some old cabinetry that we replaced. The air conditioned storage closet was not touched.