

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: 2523 Hatton Terrance Lane, Houston, Texas 77089

THIS NOTICE IS A DISCLO	SL	JRE	E OF	SE	LLI	ER'S KNOWLEDGE	OF	TΗ	ΕC	ONDITION OF THE PROPE	RT	ΥA	S
OF THE DATE SIGNED BY	' SE	ELL	ER	ANE) IS	NOT A SUBSTITUT	ΈF	OF	R AN	IY INSPECTIONS OR WARF	RAN	ITI	ES
THE BUYER MAY WISH TO	o c	вт	AIN	IT	IS I	NOT A WARRANTY	OF	ΑN	ΥK	IND BY SELLER, SELLER'S			
AGENTS, OR ANY OTHER										- , -			
·				nror	ort	y If upocoupied (by	ارم	or)	hov	v long sings Coller has seem	oioo	1 th	_
	ιρу	iiig	uie	biot	Jen	y. II unoccupied (by .	Seli	ei)	, 1101	v long since Seller has occup			E
Property?										_ (approximate date) or □ n	eve	#1	
occupied the Property													
Section 1. The Property ha													
This Notice does not establish	the	ite	ms to	be	cor	oveyed. The contract w	ill 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			Fuel Gas Piping:				Х	П	Rain Gutters	Х		
Ceiling Fans	X			- Black Iron Pipe				Х	П	Range/Stove	Х		
Cooktop	X			- Copper				Х	П	Roof/Attic Vents	Х		
Dishwasher	Х			- Corrugated Stainless Steel Tubing				Х		Sauna		Х	
Disposal	X			Ho	t Tı	ıp ar		Х	П	Smoke Detector	Х		
Emergency Escape Ladder(s)		Х		Inte	erc	om System		Х		Smoke Detector Hearing Impaired		Х	
Exhaust Fan	X			Mic	crov	wave	X		П	Spa	П	Х	
Fences	X			Ou	tdo	or Grill		Х	П	Trash Compactor	П	Х	
Fire Detection Equipment	X			Patio/Decking			X		П	TV Antenna		Х	
French Drain		Χ		Plumbing System			Х			Washer/Dryer Hookup	Х		
Gas Fixtures		Χ		Pool			Χ		Window Screens	Х			
Liquid Propane Gas		Х		Pool Equipment			Х		Public Sewer System	Х			
- LP Community (Captive)		х		Pool Maint. Accessories				Х					
- LP on Property		Х		Pool Heater				Х					
Item	-			N	U	Additional Informa	tion						
Central A/C			X			⊠ electric □ gas nu			of u	nits: 1			
Evaporative Coolers				X		number of units:							_
Wall/Window AC Units				Х		number of units:							_
Attic Fan(s)				Х		if yes, describe:							
Central Heat			X			⊠ electric □ gas nu	umb	er	of u	nits: 1			
Other Heat				Х		if yes, describe:							
Oven			Х			number of ovens: 1		ele	ctric	: ⊠ gas □ other		_	
Fireplace & Chimney				Х		□wood □ gas log	□n	100	k [□ other			

Initialed by: Buyer: ____, ___ and Seller: $\underline{\mathsf{EW}}, \underline{\mathsf{TW}}$

 \square attached \square not attached

 \boxtimes attached \square not attached

number of units: 1 number of remotes: 2

X

Χ



Garage Door Openers

Carport

Garage

Satellite Dish & Controls	X		□ owned ⊠	leased fror	n: (dire	et tv		
Security System		X	\square owned \square	leased fror	n:				
Solar Panels		X	\square owned \square	leased fror	n:				
Water Heater	X		$oxed{\boxtimes}$ electric $oxed{\square}$	gas □ otl	her		number of units: 1		
Water Softener		X	\square owned \square	leased fror	n:				
Other Leased Item(s)		Х	if yes, describ	e:					
Underground Lawn Sprinkler	X			☐ manual	á	area	s covered: front and back		
Septic / On-Site Sewer Facility		X	if Yes, attach	Information	n A	bou	t On-Site Sewer Facility.(TXR-	140	7)
Water supply provided by: ⊠ cit Was the Property built before 1 (If yes, complete, sign, and atta Roof Type: Composite (Shingle Is there an overlay roof covering covering)? ☐ yes ☒ no ☐ unl Are you (Seller) aware of any or defects, or are in need of repair Section 2. Are you (Seller) aw	978? □ ch TXR es) g on the known f the ite ? □ yes	yes R-1906 Prop ms list	☑ no ☐ unknoconcerning lea Aquerty (shingles o ed in this Sector If yes, desc	own ad-based p ge: 3 (appr or roof cove tion 1 that a cribe:	oair oxi erir	nt ha mat ng p not	nzards). e) laced over existing shingles or in working condition, that have)	
you are aware and No (N) if y	ou are	not av		unctions i		_			
Item		Item			Υ	N	Item	Y	N
Basement		Floors				X	Sidewalks		Х
Ceilings		Foundation / Slab(s)				X	Walls / Fences		Х
Doors	X		r Walls			X	Windows		Х
Driveways		Lighting Fixtures				X	Other Structural Components		Х
Electrical Systems	X	Plumb	ing Systems			Χ			
Exterior Walls	X	Roof				Χ			
Section 3. Are you (Seller) a No (N) if you are not aware.)			of the followin	ng conditio	ons				
Condition				Condition				Υ	N
Aluminum Wiring				Radon Gas	<u> </u>				X
Asbestos Components				Settling				_	X
Diseased Trees: ☐ Oak Wilt ☐				Soil Mover					Х
Endangered Species/Habitat or	n Prope	erty					ture or Pits		X
Fault Lines							rage Tanks		Х
Hazardous or Toxic Waste				Unplatted I					Х
Improper Drainage				Unrecorde	d E	ase	ments		X
Intermittent or Weather Springs	3			Urea-forma	alde	ehyc	de Insulation		Х
Landfill				Water Dan	nag	je N	ot Due to a Flood Event		Х
Lead-Based Paint or Lead-Bas	ed Pt. F	lazaro	s X	Wetlands o	on I	Prop	perty		X
Encroachments onto the Prope	rtv		X	Wood Rot					X

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Improvements encroaching on others' property

(TXR-1406) 07-10-23

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	Х

Active infestation of termites or other wood destroying insects (WDI)	X
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 Tub/Spa*	X

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 is in need of repair, which has not been previously disclosed in this notice? ☐ yes ☒ no ☐ If yes, explain (attach additional sheets if necessary):
Section 5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)
<u>Y N</u>
□ ⊠ Present flood insurance coverage.
\square Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
\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, A99, AE, AO, AH, VE, or AR).
\square \boxtimes Located \square wholly \square partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
\square \boxtimes Located \square wholly \square partly in a floodway.
\square \boxtimes Located \square wholly \square partly in flood pool.
\square \boxtimes Located \square wholly \square partly in a reservoir.
If the answer to any of the above is yes, explain (attach 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.

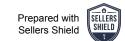
"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"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.

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 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: River Stone at Clear Creek - HOa Manager's name: Susan Vandagriff Phone: 832) 593-7300 Fees or assessments are: \$825.00 per Year 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: NO only this one.



Concerning the Property at 2523 Hatton Terrance Lane, Houston, Texas 77089
 ☑ 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, please 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.)
□ ⊠ Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
\square 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).
□ Many 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):
Homeowners association - HOA Yearly Fees
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? \square yes \boxtimes no If yes, attach copies and complete the following:
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:
☐ 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? \square yes \boxtimes 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? \square yes \boxtimes no If yes, explain:

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Section 13.	Does the Property have working smoke detectors installed in accordance with the smoke
detector req	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 2523 Hatton Terrance Lane, Houston, Texas, 77089

*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.

Esmeralda Whaley	02/08/2024	Terence Whaley	02/08/2024
Signature of Seller	Date	Signature of Seller	Date
Printed Name: Esmeralda Whaley		Printed Name: Terrance Whaley	

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:	Frontier Energy	Phone #
Sewer:	City of Pearland	Phone #
Water:	Clty of Pearland	Phone #
Cable:	None	Phone #
Trash:	City of Pearland	Phone #
Natural Gas:	Centerpoint	Phone #
Phone Company:	None	Phone #
Propane:	None	Phone #
Internet:	ATT	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: EW, TW

