

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: 3814 Murworth Drive, Houston, Texas 77025

OF THE DATE SIGNED BY	' SE O C	ELL BT	ER /	AND	IS	NOT A SUBSTITU	ΓE F	OF	R AN	ONDITION OF THE PROPE IY INSPECTIONS OR WARF IND BY SELLER, SELLER'S	RAP		
Seller ⊠ is □ is not occu Property? □	ру	ing	the	prop	ert	y. If unoccupied (by	Sell	er),	hov	v long since Seller has occup _ (approximate date) or □ n			е
occupied the Property										,			
Section 1. The Property ha										(N), or Unknown (U).) which items will & will not conv	⁄ev.		
Item		N		Iter				N		Item	Y	N	U
Cable TV Wiring	X		Ť.			al Gas Lines	X		\dashv	Pump: ☐ sump ☐ grinder	Ť	X	Ť
Carbon Monoxide Det.	X		H	\vdash		Sas Piping:	+	Х	\dashv	Rain Gutters		X	
Ceiling Fans	X					k Iron Pipe	X		\dashv	Range/Stove	X		
Cooktop	X			- C			X		\Box	Roof/Attic Vents	X		
Dishwasher	Х			- C	orr	ugated Stainless Tubing		Х		Sauna		Х	
Disposal	X			Hot				Х		Smoke Detector	X		
Emergency Escape Ladder(s)		Х		Intercom System			Х		Smoke Detector Hearing Impaired		Х		
Exhaust Fan	X			Mic	ro۱	vave	Х			Spa		X	
Fences	X			Ou	do	or Grill	Х			Trash Compactor		X	
Fire Detection Equipment		X		Pat	io/	Decking	X			TV Antenna		X	
French Drain		X		Plu	mb	ing System	Х			Washer/Dryer Hookup	Х		
Gas Fixtures		Х		Pod	ol			Х		Window Screens	Х		
Liquid Propane Gas		X		Pod	ol E	Equipment		Х		Public Sewer System	Х		
- LP Community (Captive)		X		Pod	ol N	Maint. Accessories		Х					
- LP on Property		Χ		Pod	ol F	leater		Х					
Item			Y	N	U	Additional Informa	tion	1					
Central A/C			X			⊠ electric □ gas n	umb	er	of ur	nits: 1			
Evaporative Coolers				Х		number of units:							
Wall/Window AC Units				Х		number of units:							
Attic Fan(s)				Х		if yes, describe:							
Central Heat			X			□ electric ⊠ gas n	umb	er	of ur	nits: 1			
Other Heat				Х		if yes, describe:							
Oven			X			number of ovens: 1	X	ele	ctric	□ gas □ other		_	
Fireplace & Chimney				Х		□wood □ gas log	□n	noc	k [☐ other			

Initialed by: Buyer: ____, ___ and Seller: AF, MS

X

Χ



Garage Door Openers

Carport

Garage

□ attached □ not attached □ attached □ not attached

number of units: 1 number of remotes: 1

Satellite Dish & Controls			Х		own	ed [eased fron	n:				
Security System		X			own	ed [× I	eased fron	n: /	AD	Γ		
Solar Panels			Х		own	ed [eased fron	n:				
Water Heater		X			elect	ric	\boxtimes	gas □ otl	hei	ſ _	number of units: 1		
Water Softener			Х		own	ed [eased fron	n:				
Other Leased Item(s)			Х	if	f yes, o	desc	ribe	e:					
Underground Lawn Sprinkler		X									as covered: Unknown, unable t d controller)	
Septic / On-Site Sewer Facility			Х	if	f Yes,	attac	ch I	Information	n A	bou	ut On-Site Sewer Facility.(TXR-	140	7)
Water supply provided by: ⊠ cit Was the Property built before 19 (If yes, complete, sign, and atta	978	3? ⊠	yes	5 🗆	no [unk	kno	own					-
Roof Type: Composite (Shingle	<i>(24</i>						Αa	ie. 🕷 (annr	οxi	ima	te) 7 (approximate)		
Is there an overlay roof covering covering)? □ yes ☒ no □ unl	g or		Pro	oper	ty (shi		_				(4)	roo	f
Are you (Seller) aware of any of	f the	e ite	ms l	liste	d in th	is Se	ecti	on 1 that a	are	not	in working condition, that have)	
defects, or are in need of repair	? □] yes	3 🗵	no	If ye	s, de	esci	ribe:					
Section 2. Are you (Seller) aw you are aware and No (N) if yo			-			r ma	alfu	unctions i	n a	any	of the following?: (Mark Yes	(Y)	if
	ou a	are i	-	awa		r ma	alfu	unctions i		_	of the following?: (Mark Yes	(Y)	
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Initialed by: Buyer: ____, ___ and Seller: $\underline{\mathsf{AF}}, \underline{\mathsf{MS}}$

Water Damage Not Due to a Flood Event

Wetlands on Property

Wood Rot



Lead-Based Paint or Lead-Based Pt. Hazards

Encroachments onto the Property

Landfill

Improvements encroaching on others' property	X			
Located in Historic District	X			
Historic Property Designation	X			
Previous Foundation Repairs	X			
Previous Roof Repairs				
Previous Other Structural Repairs	Х			
Previous Use of Premises for Manufacture of				
Methamphetamine	^			

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	X
Termite or WDI damage needing repair	X
Single Blockable Main Drain in Pool/Hot Tub/Spa*	X

Previous Roof Repairs		Previous rifes	^
Previous Other Structural Repairs	X	Termite or WDI damage needing repair	X
Previous Use of Premises for Manufacture of	$ _{X} $	Single Blockable Main Drain in Pool/Hot	$ _{X}$
Methamphetamine		Tub/Spa*	
f the answer to any of the items in Section 3 is Y	es, expl	ain (attach additional sheets if necessary):	
*A single blockable main drain may cause a suction en	trapment h	nazard for an individual.	
	-	ent, or system in or on the Property that is in	need of
repair, which has not been previously disc			
additional sheets if necessary):			
Section 5. Are you (Seller) aware of any of the	followi	ng conditions?* (Mark Yes (Y) if you are aware	and
check wholly or partly as applicable. Mark No			,
YN		•	
☑ □ Present flood insurance coverage.			
□ ⊠ Previous flooding due to a failure or breach a reservoir.	of a res	ervoir or a controlled or emergency release of wat	ter from
$oxtimes$ \Box Previous flooding due to a natural flood eve	nt.		
☑ Previous water penetration into a structure of	on the P	roperty due to a natural flood event.	
□ Located wholly partly in a 100-year floor AH, VE, or AR).	odplain (Special Flood Hazard Area-Zone A, V, A99, AE, A	AO ,
$oxtimes$ \Box Located $oxtimes$ wholly \Box partly in a 500-year floor	odplain (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.			
$\square oxtimes Located \ \square$ wholly \square partly in a reservoir.			
f the answer to any of the above is yes, explain (attach a	dditional sheets if necessary):	
Present flood insurance coverage – Current fl	ood insu	urance coverage through USAA (see documentati	ion)
Previous flooding due to a natural flood even	nt – Floo	ding during hurricane Harvey	
		ecial Flood Hazard Area–Zone A, V, A99, AE, Aoding) as per Harris County Flood Education Map	-



Located wholly or partly in a 500-year floodplain - 500-year flood plain as per Harris County Flood

Education Mapping Tool

*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.

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 ☒ 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? \Box yes \boxtimes 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.

Initialed by: Buyer: ____, ___ and Seller: AF, MS Prepared with Sellers Shield SHILLD

☐ ⊠ Homeowners' associations or maintenance fees or assessments. If Yes, complete the following:
Name of association: Phone: Phone:
Manager's name: Phone: Phone: 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:
□ ⊠ 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.)
\square 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):
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? \boxtimes yes \square no If yes, attach copies and complete the following:

Inspection Date	Туре	Name of Inspector	No. of Pages	
02/24/2022	Home Inspection	William Hurley (Fox Inspection Group)	35	
02/24/2022	Termite/WDI	Ryan Sprague - Texas Termite Terminators	8	
03/01/2022	Hydrostatic/Sewer Pipe	(Ferhalon/Municey), Inc.	10	

Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A

Prepared with Sellers Shield

(TXR-1406) 07-10-23

buyer should obtain inspections from inspectors chosen by the buyer.

Section 10.	Check any tax ex	emption(s) which you (Se	ller) currently claim for the Property:
	tead	☐ Senior Citizen	☐ Disabled
☐ Wildlife	Management	☐ Agricultural	☐ Disabled Veteran
☐ Other:			□ Unknown
	urance provider?	ever filed a claim for dam	age, other than flood damage, to the Property
example, an	insurance claim or pairs for which the	•	or a claim for damage to the Property (for a legal proceeding) and not used the proceeds to no
		y have working smoke de	tectors installed in accordance with the smoke
detector req	uirements of Chapt	er 766 of the Health and S	Safety Code?* ⊠ yes □ no □ unknown
If no or unkno	own, explain (Attach	additional sheets if necessa	ary):
•			or two-family dwellings to have working smoke detectors effect in the area in which the dwelling is located, including

*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: AF, MS

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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.	

Anthony R. Flores	03/15/2024	Misu Sanson	03/15/2024
Signature of Seller	Date	Signature of Seller	Date
Printed Name: Anthony Flores		Printed Name: Misu Sanson	

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:	Green Mountain	Phone #	1-866-785-4668
Sewer:	City of Houston	Phone #	
Water:	City of Houston	Phone #	
Cable:	None	Phone #	
Trash:	City of Houston	Phone #	
Natural Gas:	CenterPoint Energy	Phone #	8007528036
Phone Company:	None	Phone #	
Propane:	None	Phone #	
Internet:	ATT Fiber	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: AF, MS

