

## 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: 17619 SPICEWOOD SPRINGS, SPRING, Texas 77379

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  $\Box$  is  $\boxtimes$  is not occupying the property. If unoccupied (by Seller), how long since Seller has occupied the Property?  $\boxtimes$  11/19/2023 (approximate date) or  $\Box$  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.

ltem	Y	N	U	Item	Y	N	U	Item	Y	N	U
Cable TV Wiring	X			Natural Gas Lines	X			Pump: ☐ sump ☐ grinder		X	
Carbon Monoxide Det.	Х		П	Fuel Gas Piping:			X	Rain Gutters	Χ		
Ceiling Fans	X		П	- Black Iron Pipe	X			Range/Stove	X		
Cooktop	Х		П	- Copper		X		Roof/Attic Vents	X		
Dishwasher	х			- Corrugated Stainless Steel Tubing		х		Sauna		х	
Disposal	X			Hot Tub		X		Smoke Detector	X		¥
Emergency Escape Ladder(s)		х		Intercom System		х		Smoke Detector Hearing Impaired		х	
Exhaust Fan		Х		Microwave		Х		Spa		Х	
Fences	X			Outdoor Grill		Х		Trash Compactor		X	
Fire Detection Equipment	X			Patio/Decking	X			TV Antenna		X	
French Drain	Х			Plumbing System	Х			Washer/Dryer Hookup	X		
Gas Fixtures	Х			Pool		X		Window Screens	Х		
Liquid Propane Gas		Х		Pool Equipment		X		Public Sewer System	Х		
- LP Community (Captive)		х		Pool Maint. Accessories		х					
- LP on Property		X		Pool Heater		Х					
			_		_	_	_		_		_

Item	Y	N	U	Additional Information
Central A/C	Χ			☑ electric ☐ gas number of units: 1
Evaporative Coolers	Χ			number of units: 1
Wall/Window AC Units		Χ		number of units:
Attic Fan(s)		X		if yes, describe:
Central Heat	X			☑ electric ☐ gas number of units: 1
Other Heat		Χ		if yes, describe:
Oven	X			number of ovens: 2 ⊠ electric □ gas □ other
Fireplace & Chimney	X			⊠wood □ gas log □mock □ other
Carport		X		□ attached □ not attached
Garage	X			□ attached ⊠ not attached
Garage Door Openers		Χ		number of units: number of remotes:
Satellite Dish & Controls		Х		□ owned □ leased from:

Initialed by: Buyer: \_\_\_\_, \_\_\_ and Seller: MC, JC

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Sacraita Cristom			X	I nwner	1 [	leased from	n:				
Security System	$\dashv$	$\dashv$	x			leased from					_
Solar Panels	-	x	^		_	gas 🗆 ot	_	_	number of units: 1		_
Vater Heater	-	-	X			leased from		_	namber of antis.		_
Nater Softener	-	$\vdash$	_		51		11,	_			
Other Leased Item(s)	_		X	if yes, de			_		s covered: Front yard		
Underground Lawn Sprinkler		Х								40	7\
Septic / On-Site Sewer Facility			X	If Yes, a	ttacn	mormado	IA	bou	t On-Site Sewer Facility.(TXR-1	70	')
Nater supply provided by: ☐ city		we	ell 🗵	MUD [	co-o	p 🗆 unkn	ow	n [	] other:	_	
Was the Property built before 197											
If yes, complete, sign, and attack							air	it ha	azards).		
		50 /AZZ - (7									
Roof Type: Composite (Shingles)		A1				ge: 5 (appr				oot	f
s there an overlay roof covering			Prop	perty (snir	igies	or root cov	erır	ig p	laced over existing similares of t	001	l.
covering)? 🗆 yes 🗆 no 🛭 unkr											
Are you (Seller) aware of any of t	he	ite	ms lis	sted in this	s Sec	tion 1 that	are	not	in working condition, that have		
defects, or are in need of repair?											
											_
Section 2. Are you (Seller) awa	ıre	of	anv (	defects o	r mal	functions	in s	nv	of the following?: (Mark Yes (	Y)	if
you are aware and No (N) if yo					illiai	Turiotions		,			
	_	N	Item	-			Υ	N	Item	Y	N
Basement		X	Floo	rs			П	X	Sidewalks		X
Ceilings	_	X		ndation / S	Slab(s	3)	Т	X	Walls / Fences		X
Doors	_	$\overline{x}$		ior Walls	(1	,	T	X	Windows		X
Driveways	_	X	21.5 AV. 20.00 AV.	ting Fixtu	res		T	X	Other Structural Components		X
Electrical Systems	_	X	_	nbing Sys			+				Г
Exterior Walls	_	_			tems		1	$I \wedge I$	l .		_
	- 11/2	ХΙ	IRaa		tems		-	X	-		
Exterior viains		X	Roo		tems			x			
If the answer to any of the items		3.03		f	-		ddi	Χ	al sheets if necessary):		
		3.03		f	-		ddi	Χ	al sheets if necessary):		
The state of the s		3.03		f	-		ddi	Χ	al sheets if necessary):		
If the answer to any of the items	in	Se	ction	f 2 is Yes,	expla	in (attach a		tion			
If the answer to any of the items	in	Se	ction	f 2 is Yes,	expla	in (attach a		tion	al sheets if necessary):  Mark Yes (Y) if you are aware	and	d
If the answer to any of the items	in	Se	ction	f 2 is Yes,	expla	in (attach a		tion		and	d
If the answer to any of the items  Section 3. Are you (Seller) at No (N) if you are not aware.)	in	Se	ction	f 2 is Yes, y of the fo	expla	in (attach a	on	tion			
Section 3. Are you (Seller) a No (N) if you are not aware.)	in	Se	ction	f 2 is Yes,	expla	in (attach a	on	tion		and	' N
Section 3. Are you (Seller) at No (N) if you are not aware.)  Condition  Aluminum Wiring	in	Se	ction	f 2 is Yes, y of the fo	expla	in (attach a	on	tion			' N
Section 3. Are you (Seller) at No (N) if you are not aware.)  Condition  Aluminum Wiring  Asbestos Components	wa	Se	ction	f 2 is Yes, y of the fo	expla	in (attach a	on n as	X tion			<b>N</b>
Section 3. Are you (Seller) at No (N) if you are not aware.)  Condition Aluminum Wiring Asbestos Components Diseased Trees:   Oak Wilt	in wa	See re (	ction	f 2 is Yes, y of the fo	expla	in (attach a	on n as	X tion	Mark Yes (Y) if you are aware		' N
Section 3. Are you (Seller) at No (N) if you are not aware.)  Condition  Aluminum Wiring  Asbestos Components  Diseased Trees:   Oak Wilt  Endangered Species/Habitat o	in wa	See re (	ction	f 2 is Yes, y of the fo	expla	in (attach a	on n as	x tition	Mark Yes (Y) if you are aware		\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
Section 3. Are you (Seller) at No (N) if you are not aware.)  Condition Aluminum Wiring Asbestos Components Diseased Trees:   Oak Wilt	in wa	See re (	ction	f 2 is Yes, y of the fo	expla	in (attach a	on n as	x tion s? (	Mark Yes (Y) if you are aware cture or Pits orage Tanks		) )

Initialed by: Buyer: \_\_\_\_, \_\_\_ and Seller: MC, JC

X

X

X

X

X

Х

Unrecorded Easements

Wetlands on Property

destroying insects (WDI)

Wood Rot

Urea-formaldehyde Insulation

Water Damage Not Due to a Flood Event

Active infestation of termites or other wood

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X

X

X

Improper Drainage

Landfill

Intermittent or Weather Springs

Encroachments onto the Property

Located in Historic District

Lead-Based Paint or Lead-Based Pt. Hazards

Improvements encroaching on others' property

Historic Property Designation	X	Previous treatment for termites or WDI	X
Previous Foundation Repairs	X	Previous termite or WDI damage repaired	X
Previous Roof Repairs	X	Previous Fires	X
Previous Other Structural Repairs	X	Termite or WDI damage needing repair	X
Previous Use of Premises for Manufacture of Methamphetamine	X	Single Blockable Main Drain in Pool/Hot Tub/Spa*	X
If the answer to any of the items in Section 3 is Yo	es, expl	ain (attach additional sheets if necessary):	
*A single blockable main drain may cause a suction ent	trapment I	nazard for an individual.	
Section 4. Are you (Seller) aware of any item,	equipm	ent, or system in or on the Property that is in r n this notice? □ yes 図 no If yes, explain	need o
Section 5. Are you (Seller) aware of any of the check wholly or partly as applicable. Mark No Y N Present flood insurance coverage.		ng conditions?* (Mark Yes (Y) if you are aware ou are not aware.)	and
□ ☑ Previous flooding due to a failure or breach a reservoir.	of a rese	ervoir or a controlled or emergency release of water	er from
$\square$ $oxdot$ Previous flooding due to a natural flood even	nt.		
$\square$ $oxdot$ Previous water penetration into a structure ${f c}$	on the P	roperty due to a natural flood event.	
□ Solution Located U wholly U partly in a 100-year floor AH, VE, or AR).	odplain (	Special Flood Hazard Area-Zone A, V, A99, AE, A	Ο,
🗆 🛮 Located 🖺 wholly 🛭 partly in a 500-year floo	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.			
□ ⊠ Located □ wholly □ partly in a reservoir.			
f the answer to any of the above is yes, explain (	attach a	dditional sheets if necessary):	
Located wholly or partly in a 500-year floodpl			

X

Previous treatment for termites or WDI

X

\*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.

> Initialed by: Buyer: \_, \_\_\_\_ and Seller: MC, JC



"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? □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: Spring Creek Forest HOA     Manager's name: Norah McClure Phone: 8326784500     Fees or assessments are: \$600 per Semi-annually 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:
<ul> <li>□ Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If Yes, complete the following:</li> <li>Any optional user fees for common facilities charged? □ Yes ☑ No If Yes, please describe:</li> </ul>



Concerning the Property at 17619 S	PICEWOOD SPRINGS, SPRIN	NG, Texas 77379	
☐ ☑ Any notices of violations the Property.	of deed restrictions or go	overnmental ordinances affection	ng the condition or use of
	gal proceedings directly o losure, heirship, bankrupt	r indirectly affecting the Proper cy, and taxes.)	ty. (Includes, but is not
□ ⊠ Any death on the Proper to the condition of the Proper		s caused by: natural causes, s	uicide, or accident unrelated
☐ ☑ Any condition on the Pro	perty which materially af	fects the health or safety of an	individual.
		ntenance, made to the Property int, urea-formaldehyde, or mole	
	rtificates or other docume of mold remediation or oth	entation identifying the extent or her remediation).	f the remediation (for
	g system located on the F n auxiliary water source.	Property that is larger than 500	gallons and that uses a
☐ ☑ The Property is located retailer.	in a propane gas system	service area owned by a propa	ne distribution system
☐ ☑ Any portion of the Prope	erty that is located in a gro	oundwater conservation district	or a subsidence district.
If the answer to any of the ite	ms in Section 8 is yes, ex	plain (attach additional sheets	if necessary):
who regularly provide insp	ections and who are eitl	r) received any written inspectors or attach copies and complete the	otherwise permitted by
Inspection Date	Туре	Name of Inspector	No. of Pages
08/26/2021	Home Inspection	Chris Guido	45
buyer	should obtain inspections x exemption(s) which y ☐ Senior Citiz ☐ Agricultural	☐ Disabled Veterar	buyer. r the Property:
Section 11. Have you (Se with any insurance provide	61	or damage, other than flood	damage, to the Property

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Concerning the Property at 17619 SPICEWOOD SPRINGS, SPRING, Texas 77379

\*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.

and that no person, including the second sec	ing the
Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the statements in this notice are true to the best of Seller's belief and that no person, including the statement of th	3 1110
Seller acknowledges that the statements in this notice are true to the best of School and Material information. broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.	
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/VI /	tthew Collins		12/04/2023	Jacqu	elyn Collins	12/04/2023
. 1755	nature of Seller		Date	Signatu	re of Seller	Date
= 2					NAME AND UTILYN COLLINS	
Prin	ted Name: MATTHE	W COLLINS		Printed	Name: <u>JACQUELYN COLLINS</u>	
ADI	ITIONAL NOTICES	TO BUYER:				
	information concern	nders are located in ning past criminal activ	vity in certain area	areas. To s as or neighbo	the public may search, at no consearch the database, visit www.txc rhoods, contact the local police de	partment.
(2)	If the Property is loc high tide bordering (Chapter 61 or 63, permit may be rec	ated in a coastal area the Gulf of Mexico, t Natural Resources	a that is seaward on the Property may Code, respective improvements.	of the Gulf Into be subject to ly) and a bea Contact the	tracoastal Waterway or within 1,00 o the Open Beaches Act or the Du achfront construction certificate o e local government with ordinand	io feet of the mean une Protection Act or dune protection
(3)	Texas Department and hail insurance information, please	of Insurance, the Pro	operty may be su opliance may be r Regarding Winds	bject to addit equired for r torm and Ha	d as a catastrophe area by the Cor cional requirements to obtain or co repairs or improvements to the Pr il Insurance for Certain Properties surance Association.	operty. For more
(4)	zones or other ope	rations. Information r	elating to high no	ise and comp	ected by high noise or air installation patible use zones is available in the	e most recent Air
(5)	on the Internet web located.	osite of the military in	stallation and of th	ne county and	ared for a military installation and r d any municipality in which the milit ndaries, you should have those iten	tary installation is
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(6)	on the Internet web located.  If you are basing you measured to verify The following provid Electric:  Sewer:  Water: Cable: Trash: Natural Gas: Phone Company: Propane: Internet:  This Seller's Disclo and correct and it INSPECTOR OF Y	posite of the military income of the military income of the military income of the position of the position of the military income of the position of the military income of the milita	stallation and of the protage, measurement tion. service to the Proprices, Inc. It Public Utility	perty: Phone # Contact the date silse or inacct.	d any municipality in which the milit and aries, you should have those item  714-650-8870  281-651-1618  281-313-2378  713-659-2111  gned. The brokers have relied on the	rary installation is installation installation is installation installation is installation installat

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