



## 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.**

1073 Gladstone Drive  
League City, TX 77573

CONCERNING THE PROPERTY AT \_\_\_\_\_

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  is  is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? \_\_\_\_\_ (approximate date) or  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.*

| Item                       | Y | N | U |
|----------------------------|---|---|---|
| Cable TV Wiring            | X |   |   |
| Carbon Monoxide Det.       |   | X |   |
| Ceiling Fans               | X |   |   |
| Cooktop                    | X |   |   |
| Dishwasher                 | X |   |   |
| Disposal                   | X |   |   |
| Emergency Escape Ladder(s) |   | X |   |
| Exhaust Fans               | X |   |   |
| Fences                     | X |   |   |
| Fire Detection Equip.      |   | X |   |
| French Drain               |   | X |   |
| Gas Fixtures               | X |   |   |
| Liquid Propane Gas:        |   | X |   |
| -LP Community (Captive)    |   | X |   |
| -LP on Property            |   | X |   |

| Item                               | Y | N | U |
|------------------------------------|---|---|---|
| Natural Gas Lines                  | X |   |   |
| Fuel Gas Piping:                   |   | X |   |
| -Black Iron Pipe                   |   | X |   |
| -Copper                            |   | X |   |
| -Corrugated Stainless Steel Tubing |   | X |   |
| Hot Tub                            |   | X |   |
| Intercom System                    |   | X |   |
| Microwave                          | X |   |   |
| Outdoor Grill                      |   | X |   |
| Patio/Decking                      | X |   |   |
| Plumbing System                    | X |   |   |
| Pool                               |   | X |   |
| Pool Equipment                     |   | X |   |
| Pool Maint. Accessories            |   | X |   |
| Pool Heater                        |   | X |   |

| Item                              | Y | N | U |
|-----------------------------------|---|---|---|
| Pump: <u>sump</u> grinder         |   | X |   |
| Rain Gutters                      | X |   |   |
| Range/Stove                       |   | X |   |
| Roof/Attic Vents                  | X |   |   |
| Sauna                             |   | X |   |
| Smoke Detector                    | X |   |   |
| Smoke Detector - Hearing Impaired |   | X |   |
| Spa                               |   | X |   |
| Trash Compactor                   |   | X |   |
| TV Antenna                        |   | X |   |
| Washer/Dryer Hookup               | X |   |   |
| Window Screens                    | X |   |   |
| Public Sewer System               | X |   |   |

| Item                      | Y | N | U | Additional Information                                       |
|---------------------------|---|---|---|--------------------------------------------------------------|
| Central A/C               | X |   |   | X electric <u>gas</u> number of units: <u>1</u>              |
| Evaporative Coolers       |   | X |   | number of units: _____                                       |
| Wall/Window AC Units      |   | X |   | number of units: _____                                       |
| Attic Fan(s)              |   | X |   | if yes, describe: _____                                      |
| Central Heat              | X |   |   | electric <u>X</u> gas number of units: <u>1</u>              |
| Other Heat                |   | X |   | if yes, describe: _____                                      |
| Oven                      | X |   |   | number of ovens: <u>1</u> electric <u>X</u> gas other: _____ |
| Fireplace & Chimney       | X |   |   | wood <u>X</u> gas logs mock other: _____                     |
| Carport                   |   | X |   | <u>attached</u> not attached                                 |
| Garage                    | X |   |   | <u>X</u> attached not attached                               |
| Garage Door Openers       | X |   |   | number of units: <u>1</u> number of remotes: <u>2</u>        |
| Satellite Dish & Controls |   | X |   | <u>owned</u> leased from: _____                              |
| Security System           | X |   |   | <u>X</u> owned leased from: _____                            |

(TXR-1406) 07-10-23

Initialed by: Buyer: \_\_\_\_\_ and Seller: JD, AK

1073 Gladstone Drive  
League City, TX 77573

Concerning the Property at \_\_\_\_\_

|                                 |                                     |                                     |                                                                    |                                                                                  |
|---------------------------------|-------------------------------------|-------------------------------------|--------------------------------------------------------------------|----------------------------------------------------------------------------------|
| Solar Panels                    | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | owned                                                              | leased from:                                                                     |
| Water Heater                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | electric                                                           | <input checked="" type="checkbox"/> gas other: <del>gas</del> number of units: 1 |
| Water Softener                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | owned                                                              | leased from:                                                                     |
| Other Leased Items(s)           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | if yes, describe:                                                  |                                                                                  |
| Underground Lawn Sprinkler      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | automatic manual areas covered                                     |                                                                                  |
| Septic / On-Site Sewer Facility | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | if yes, attach Information About On-Site Sewer Facility (TXR-1407) |                                                                                  |

Water supply provided by:  city  well  MUD  co-op  unknown  other: \_\_\_\_\_

Was the Property built before 1978?  yes  no  unknown

(If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards).

Roof Type: Composition Age: 16 years (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)?  yes  no  unknown

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?  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.)**

| Item               | Y                        | N                                   |
|--------------------|--------------------------|-------------------------------------|
| Basement           | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Ceilings           | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Doors              | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Driveways          | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Electrical Systems | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Exterior Walls     | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| Item                 | Y                        | N                                   |
|----------------------|--------------------------|-------------------------------------|
| Floors               | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Foundation / Slab(s) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Interior Walls       | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Lighting Fixtures    | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Plumbing Systems     | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Roof                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| Item                        | Y                                   | N                                   |
|-----------------------------|-------------------------------------|-------------------------------------|
| Sidewalks                   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| Walls / Fences              | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| Windows                     | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Other Structural Components | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): \_\_\_\_\_

primary bathroom window has crack

**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                                   |
|----------------------------------------------|--------------------------|-------------------------------------|
| Aluminum Wiring                              | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Asbestos Components                          | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Diseased Trees: <u>oak wilt</u>              | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Endangered Species/Habitat on Property       | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Fault Lines                                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Hazardous or Toxic Waste                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Improper Drainage                            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Intermittent or Weather Springs              | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Landfill                                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Lead-Based Paint or Lead-Based Pt. Hazards   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Encroachments onto the Property              | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Improvements encroaching on others' property | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Located in Historic District                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Historic Property Designation                | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Previous Foundation Repairs                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| Condition                                                             | Y                        | N                                   |
|-----------------------------------------------------------------------|--------------------------|-------------------------------------|
| Radon Gas                                                             | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Settling                                                              | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Soil Movement                                                         | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Subsurface Structure or Pits                                          | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Underground Storage Tanks                                             | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Unplatted Easements                                                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Unrecorded Easements                                                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Urea-formaldehyde Insulation                                          | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Water Damage Not Due to a Flood Event                                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Wetlands on Property                                                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Wood Rot                                                              | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Active infestation of termites or other wood destroying insects (WDI) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Previous treatment for termites or WDI                                | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Previous termite or WDI damage repaired                               | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Previous Fires                                                        | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

(TXR-1406) 07-10-23

Initialed by: Buyer: \_\_\_\_\_ and Seller: AE

1073 Gladstone Drive  
League City, TX 77573

Concerning the Property at \_\_\_\_\_

|                                                             |                                     |                                     |
|-------------------------------------------------------------|-------------------------------------|-------------------------------------|
| Previous Roof Repairs                                       | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Previous Other Structural Repairs                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| Previous Use of Premises for Manufacture of Methamphetamine | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

|                                                  |                          |                                     |
|--------------------------------------------------|--------------------------|-------------------------------------|
| Termite or WDI damage needing repair             | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Single Blockable Main Drain in Pool/Hot Tub/Spa* | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):

Valley at back of house patched after Harvey due to small leak

\*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.)

Y N

- Present flood insurance coverage.
- Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
- Previous flooding due to a natural flood event.
- Previous water penetration into a structure on the Property due to a natural flood.
- Located  wholly  partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR).
- Located  wholly  partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
- Located  wholly  partly in a floodway.
- Located  wholly  partly in a flood pool.
- Located  wholly  partly in a reservoir.

If the answer to any of the above is yes, explain (attach additional sheets as necessary):

**\*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.

(TXR-1406) 07-10-23

Initialed by: Buyer: \_\_\_\_\_, \_\_\_\_\_ and Seller: PD, AF

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Concerning the Property at \_\_\_\_\_

"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.)

- |                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Y N<br/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <p><input checked="" type="checkbox"/> <input type="checkbox"/></p>          | Homeowners' associations or maintenance fees or assessments. If yes, complete the following:<br>Name of association: <u>Wishure Place HOA Management Services</u><br>Manager's name: <u>Associa Houston Community</u> Phone: <u>832-864-1200</u><br>Fees or assessments are: \$ <u>290.00</u> per <u>annually</u> and are: <input checked="" type="checkbox"/> mandatory <input type="checkbox"/> voluntary<br>Any unpaid fees or assessment for the Property? <input type="checkbox"/> yes (\$ _____) <input checked="" type="checkbox"/> no<br>If the Property is in more than one association, provide information about the other associations below or attach information to this notice. |
| <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>          | Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:<br>Any optional user fees for common facilities charged? <input type="checkbox"/> yes <input type="checkbox"/> no If yes, describe: _____                                                                                                                                                                                                                                                                                                                                                                                            |
| <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>          | Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>          | Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>          | Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>          | Any condition on the Property which materially affects the health or safety of an individual.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>          | 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.<br>If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).                                                                                                                                                                                                                                                                                                                             |
| <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>          | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

(TXR-1406) 07-10-23

Initialed by: Buyer: \_\_\_\_\_, \_\_\_\_\_ and Seller: PD, AF

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1073 Gladstone Drive  
League City, TX 77573

Concerning the Property at \_\_\_\_\_

- 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?**  yes  no If yes, attach copies and complete the following:

| Inspection Date | Type | Name of Inspector | No. of Pages |
|-----------------|------|-------------------|--------------|
|                 |      |                   |              |
|                 |      |                   |              |
|                 |      |                   |              |

*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:**

- Homestead  Senior Citizen  Disabled
- 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?**  yes  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?**  yes  no If yes, explain: \_\_\_\_\_

**Section 13. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?\***  unknown  no  yes. If no or unknown, 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.*

1073 Gladstone Drive  
League City, TX 77573

Concerning the Property at \_\_\_\_\_

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.

[Signature]  
Signature of Seller

5/7/24  
Date

[Signature]  
Signature of Seller

5/7/2024  
Date

Printed Name: ADAM FERREIRA

Printed Name: Ashley A Ferreira

**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 <https://publicsite.dps.texas.gov>. 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* (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.
- (6) The following providers currently provide service to the Property:

|                                              |                                           |
|----------------------------------------------|-------------------------------------------|
| Electric: <u>Power Next</u>                  | phone #: <u>888-853-5141</u>              |
| Sewer: <u>City of League City</u>            | phone #: <u>281-554-1465</u>              |
| Water: <u>City of League City</u>            | phone #: <u>281-554-1465</u>              |
| Cable: _____                                 | phone #: _____                            |
| Trash: <u>City of League City/AmeriWaste</u> | phone #: <u>281-554-1465/281-231-8400</u> |
| Natural Gas: <u>Centerpoint Energy</u>       | phone #: <u>800-752-8036</u>              |
| Phone Company: _____                         | phone #: _____                            |
| Propane: _____                               | phone #: _____                            |
| Internet: <u>Xfinity</u>                     | phone #: <u>800-934-1689</u>              |

**1073 Gladstone Drive  
League City, TX 77573**



Concerning the Property at \_\_\_\_\_

(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.

|                             |                        |                             |                        |
|-----------------------------|------------------------|-----------------------------|------------------------|
| _____<br>Signature of Buyer | _____<br>Date          | _____<br>Signature of Buyer | _____<br>Date          |
| _____<br>Printed Name:      | _____<br>Printed Name: | _____<br>Printed Name:      | _____<br>Printed Name: |

(TXR-1406) 07-10-23

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

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# Weichert

REALTORS

## The Murray Group

### Supplemental Sellers' Disclosure

**NOTICE TO SELLER:** The Seller(s) must complete this Supplemental Sellers' Disclosure form at the time that the Seller enters into a Listing Agreement with WEICHERT, REALTORS®-The Murray Group. The completed Supplemental Sellers' Disclosure will be provided to any person who seeks information regarding the property during the listing period. This Supplemental Sellers' Disclosure is not intended to take the place of the Seller's Disclosure Notice, required by Section 5.008 of the Texas Property Code.

**NOTICE TO BUYER:** This Supplemental Sellers' Disclosure has been completed solely by the Seller(s). WEICHERT, REALTORS®-The Murray Group and its sales associates have no personal knowledge of the information contained herein and make no representation or warranties regarding the accuracy of the information contained herein. Furthermore, Seller has not verbally advised the sales associates of any defects not listed in the Seller's Disclosure Notice or this Supplemental Seller's Disclosure.

**Property:** 1073 Gladstone Drive, League City, TX 77573 \_\_\_\_\_

Seller(s) shall answer each of the following questions. The answers shall be based not only on personal knowledge of Seller(s) but also on any second-hand knowledge obtained by Seller(s) from any source. If any of the questions below are answered "Yes", explain your answers in the spaces provided under each question. Use additional sheets as necessary.

1. Do you know or have you heard of any prior water penetration at the property? For purposes of this question, "water penetration" means the intrusion of exterior water into and/or through the walls, roof or foundation of the structures on the property, and intrusion of water into the interior of any structure resulting from a leak, broken fixture or pipe, floods, rising water of any source, or similar source.

Yes  
 No

Explain small roof leak at valley at back of house

2. Has there ever been, or have you heard that there has ever been visible mold or mildew at any place on the property?

Yes  
 No

Explain \_\_\_\_\_  
\_\_\_\_\_

3. Do you know or have you heard of any insurance claims relating to the property during the past five (5) years?

Yes  
 No

Explain \_\_\_\_\_  
\_\_\_\_\_

Sellers' Initials: ANF ANF

AAF AAF

Buyers' Initials: \_\_\_\_\_



Property: 1073 Gladstone Drive, League City, TX 77573

4. Do you know or have you heard that there has ever been improper drainage on the property?

- Yes Explain \_\_\_\_\_
- No \_\_\_\_\_

5. Do you know or have you heard that any owner of the property ever protested the appraised value of the property with the applicable appraisal district based on an alleged defect of the property or condition in need of repair?

- Yes Explain \_\_\_\_\_
- No \_\_\_\_\_

6. Do you know or have you ever heard that any structure on the property is clad with Exterior Insulation Finishing System ("EIFS") or "synthetic stucco"?

- Yes Explain \_\_\_\_\_
- No \_\_\_\_\_

7. Do you have any Seller's Disclosure Notices executed by any previous owner of the property? (If the answer is "Yes", please list the dates of each such disclosure and attach copies of such notices.)

- Yes Explain \_\_\_\_\_
- No \_\_\_\_\_

**This Supplemental Seller's Disclosure was completed by Seller(s) on the dates indicated below:**

  
SELLER Adam N. Ferreira

5/7/24  
DATE

  
SELLER Ashley A. Ferreira

5/7/2024  
DATE



Buyer(s) acknowledge receipt of this Supplemental Sellers' Disclosure on the date(s) indicated below. Buyer(s) acknowledge that this Supplemental Sellers' Disclosure was completed by Seller(s) and not by WEICHERT, REALTORS®-The Murray Group or its sales associates. Buyer(s) acknowledge that this Supplemental Sellers' Disclosure is not a representation or warranty by WEICHERT, REALTORS®-The Murray Group or its sales associates regarding the condition of the property.

\_\_\_\_\_  
BUYER

\_\_\_\_\_  
DATE

\_\_\_\_\_  
BUYER

\_\_\_\_\_  
DATE

Sellers' Initials:  ANF  AAF

Buyers' Initials: \_\_\_\_\_