

## 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

Stephen Eaton

435 Beach Rose Crossing

CONCERNING THE PROPERTY AT					Crosby, TX 77532									
AS OF THE DATE	SIG UYE	ER N	D B	Y S	SELL SH	ER TO	AND IS NOT	A S	SUBS	STITUT	CONDITION OF THE PROFESSION OF ANY INSPECTION ANTY OF ANY KIND BY S	NS	OF	R
Seller <u>V</u> is is not the Property?	00	cup	ying	the	e Pro	per					ow long since Seller has date) or never occupi			
Section 1. The Proper This notice does it											Unknown (U).) which items will & will not convey	<i>1</i> .		
Item	Y/	N	u	1	Item	7		Y	N	U	Item	Y	N	νu
Cable TV Wiring	V	1				_	Gas Lines	1			Pump: sump grinder	Ė	1	Ē
Carbon Monoxide Det.	1	A			Fue	I G	as Piping:			1	Rain Gutters	1	,	$\vdash$
Ceiling Fans	1/						Iron Pipe			11	Range/Stove	1		
Cooktop	1/				-Co	ppe	r			1	Roof/Attic Vents	V	1	
Dishwasher	4	1					gated Stainless ubing		/	1	Sauna		J	
Disposal	1	1			Hot			V	1/		Smoke Detector	1		Г
Emergency Escape Ladder(s)		J	/		Inte	rco	m System		1		Smoke Detector - Hearing Impaired	l s	. /	V
Exhaust Fans		1	J	1	Mici	row	ave	V			Spa		V/	
Fences	V	7		1	Out	doc	or Grill		4		Trash Compactor		11	$\Gamma$
Fire Detection Equip.	V		11	Y	Pati	o/D	ecking	1	1		TV Antenna		V	
French Drain	/		11		Plur	nbi	ng System	1	1		Washer/Dryer Hookup	V		
Gas Fixtures	1	/			Poo			V/		Window Screens	14			
Liquid Propane Gas:		1	1		Pool Equipment				V		Public Sewer System	1		
-LP Community (Captive)			1	1	Poo	I M	aint. Accessories		1					
-LP on Property			V		Poo	H	eater		V					
Item				Y/	N	U			A	dditio	nal Information	_		_
Central A/C				1	1		electric gas	nur	nber	of uni	ts:			_
Evaporative Coolers					V/		number of units:							
Wall/Window AC Units					1		number of units:						-	
Attic Fan(s)					1	1	if yes, describe:							
Central Heat				V	1		electricgas	nur	mber	of uni	ts:			
Other Heat				/	1	,	if yes, describe:							•
Oven			V	1	number of ovens: electric gas other:									
Fireplace & Chimney					X		woodgas lo	gs_	_ mc	ock _ c	other:			
Carport					1	,		_	che					
Garage			1			attachednot attached							_	
Garage Door Openers			1			number of units: number of remotes:						_		
Satellite Dish & Controls			_	V	/	ownedlease					_		_	
Security System						V	owned lease	ed fro	om:					
(TXR-1406) 07-10-23				aled I	oy: Bu	yer	,6	and S	Seller	1	J		1 of	
Eaton Realty, 3333 Allen Pkwy #502 Hou	ston T	X 77019							Ph	one: 49999	69999 Fax:	435 Bi	each Ro	150

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Condition			Condition	1 /
Aluminum Wiring		İ	Radon Gas	V
Asbestos Components			Settling	
Diseased Trees:oak wilt			Soil Movement	1
Endangered Species/Habitat on Property			Subsurface Structure or Pits	
Fault Lines			Underground Storage Tanks	
Hazardous or Toxic Waste			Unplatted Easements	
Improper Drainage			Unrecorded Easements	
Intermittent or Weather Springs			Urea-formaldehyde Insulation	
Landfill			Water Damage Not Due to a Flood Event	V
Lead-Based Paint or Lead-Based Pt. Hazards			Wetlands on Property	
Encroachments onto the Property			Wood Rot	
Improvements encroaching on others' property			Active infestation of termites or other wood destroying insects (WDI)	
Located in Historic District			Previous treatment for termites or WDI	
Historic Property Designation			Previous termite or WDI damage repaired	
Previous Foundation Repairs			Previous Fires	1

(TXR-1406) 07-10-23

Initialed by: Buyer:

and Seller:

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Eaton Realty, 3333 Allen Pkwy #502 Houston TX 77019

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435 Beach Rose

	Concerning the Property at		Crosby, TX 77532		
_			//		
	Previous Roof Repairs	\ \V	Termite or WDI dam		V
	Previous Other Structural Repairs		Single Blockable Ma Tub/Spa*	ain Drain in Pool/Hot	V
- 1	Previous Use of Premises for Manufacture		X		
	of Methamphetamine				
	If the answer to any of the items in Section 3 is ye	100		if necessary):	
	*A single blockable main drain may cause a suction	on entrapme	ent hazard for an individual.		
	Section 4. Are you (Seller) aware of any ite of repair, which has not been previously additional sheets if necessary):	disclosed	I in this notice?	es √no If yes, expl	<b>is in need</b> ain (attach
			· · · · · · · · · · · · · · · · · · ·		
	Section 5. Are you (Seller) aware of any or check wholly or partly as applicable. Mark No			ark Yes (Y) if you are	aware and
	Y N/				
	Present flood insurance coverage.				
	Previous flooding due to a failure water from a reservoir.	or breac	ch of a reservoir or a	controlled or emergency	release o
	Previous flooding due to a natural flo	od event.			
	Previous water penetration into a stru		he Property due to a natu	ıral flood.	
	Located wholly partly in a 1				, A99, AE
	Located wholly partly in a 50	0-year floc	odplain (Moderate Flood F	lazard Area-Zone X (shad	ed)).
	/ Located wholly partly in a floo				
	Located wholly partly in a floor				
	Located wholly partly in a res				
	If the answer to any of the above is yes, explain (	(attach add	ditional sheets as necessa	ary):	
	*If Buyer is concerned about these matter	rs, Buyer ı	may consult Information	About Flood Hazards (7	TXR 1414).
	For purposes of this notice:	4. 7A) :- !-!-	- t:6: - 1 th - fl 1 :		
	"100-year floodplain" means any area of land that which is designated as Zone A, V, A99, AE, AO, which is considered to be a high risk of flooding; a	, AH, VE, o	or AR on the map; (B) has	a one percent annual chance	
	"500-year floodplain" means any area of land tha area, which is designated on the map as Zone > which is considered to be a moderate risk of flood	X (shaded);			
	"Flood pool" means the area adjacent to a reserve subject to controlled inundation under the manage				oir and that is

435 Beach Rose

Initialed by: Buyer: \_

and Seller: \_

## 435 Beach Rose Crossing Crosby, TX 77532

Concerning the Property at

Eaton Realty, 3333 Allen Pkwy #502 Houston TX 77019

Stephen Eaton

"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).						
Administ	Section 7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property?yesno If yes, explain (attach additional sheets as necessary):					
	. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) not aware.)					
YN	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:					
	Name of association:  Manager's name:  Fees or assessments are: \$ 5 per Vybor 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 or attach information to this notice.					
	Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:  Any optional user fees for common facilities charged? yes no If yes, describe:					
	Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.					
/	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)					
$-\nu$	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.					
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Phone: 4099969999

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Fax:

435 Beach Rose

Concerning the Prop	erty at	435 Beach Rose Crosby, TX		
The Pro	perty is located in a propane			istribution system
Any por district.	tion of the Property that is	located in a groundwar	ter conservation district	or a subsidence
If the answer to any o	of the items in Section 8 is yes,	explain (attach additional	sheets if necessary):	
,				
*				
persons who regi permitted by law to	the last 4 years, have yularly provide inspections perform inspections? yes	and who are either no If yes, attach co	licensed as inspector	s or otherwise
Inspection Date	Type Name or	fInspector	1 . O . I . Dotlack	No. of Pages
6 29 2001	home inspetion fills	in to post	home in greater)	
✓ Homestead  — Wildlife Mana  — Other:  Section 11. Have y with any insurance  Section 12. Have y example, an insura	ou (Seller) ever filed a classification (Seller) ever filed a classification (Seller) ever received ance claim or a settlement for which the claim was made	itizen ral aim for damage, other proceeds for a clai or award in a legal p	Disabled Disabled Veteran Unknown r than flood damage, im for damage to the	e Property (fo
detector requireme	he Property have working nts of Chapter 766 of the (Attach additional sheets if nec	Health and Safety Co	ode?* unknown no	o vyes. If no
installed in acco	the Health and Safety Code require ordance with the requirements of the nance, location, and power source re nay check unknown above or con	ne building code in effect in equirements. If you do not kn	the area in which the dwelling ow the building code requirem	ng is located,
family who will impairment from	uire a seller to install smoke detect reside in the dwelling is hearing-in a licensed physician; and (3) within moke detectors for the hearing-imp	npaired; (2) the buyer gives 10 days after the effective dat	the seller written evidence of te, the buyer makes a written re	f the hearing equest for the

(TXR-1406) 07-10-23

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

who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

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Seller acknowledges that the statements in this notice are true to including the broker(s), has instructed or influenced Seller to material information.  Signature of Seller  Printed Name: Fruited Name: Swate Printed Name	그래도 가게 하고, 그런 하나 그는 그 사이를 보고 있다면서 그렇게 되었다. 그런 그래도 하는 그래요 그
Signature of Seller Date Signature	e of Seller Date
Printed Name: Brulon Swate Printed N	Name:
ADDITIONAL NOTICES TO BUYER:	
(1) The Texas Department of Public Safety maintains a databated determine if registered sex offenders are located in certain <a href="https://publicsite.dps.texas.gov">https://publicsite.dps.texas.gov</a> . For information concerning neighborhoods, contact the local police department.	zip code areas. To search the database, visit
(2) If the Property is located in a coastal area that is seaward of feet of the mean high tide bordering the Gulf of Mexico, the Act or the Dune Protection Act (Chapter 61 or 63, Natural construction certificate or dune protection permit may be re local government with ordinance authority over constru- information.	e Property may be subject to the Open Beaches Resources Code, respectively) and a beachfront quired for repairs or improvements. Contact the
(3) If the Property is located in a seacoast territory of this so Commissioner of the Texas Department of Insurance, requirements to obtain or continue windstorm and hail in required for repairs or improvements to the Property. For Regarding Windstorm and Hail Insurance for Certain Property Department of Insurance or the Texas Windstorm Insurance Associated	the Property may be subject to additional nsurance. A certificate of compliance may be or more information, please review <i>Information roperties</i> (TXR 2518) and contact the Texas
(4) This Property may be located near a military installation and compatible use zones or other operations. Information relati available in the most recent Air Installation Compatible Use for a military installation and may be accessed on the Inter- county and any municipality in which the military installation is loca-	ing to high noise and compatible use zones is Zone Study or Joint Land Use Study prepared net website of the military installation and of the
(5) If you are basing your offers on square footage, measure items independently measured to verify any reported information.	ements, or boundaries, you should have those
(6) The following providers currently provide service to the Property:	
Electric: +xv energy	phone #: (800 8(8 61)2
Sewer: Neaport mud	phone #: 281 - 324 - 9803
Water: Newport MUN	phone #: 281 - 324 - 9803
Cable: XFinity	phone #: \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\
Trash:	phone #:
Natural Gas:	phone #:
Phone Company:	phone #:
Propane:	phone #:
Internet:	phone #:
	DA .

## 435 Beach Rose Crossing

Concerning the Property at	Crosby, TX 77532
this notice as true and o	ice was completed by Seller as of the date signed. The brokers have relied on breet and have no reason to believe it to be false or inaccurate. YOU ARE INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.
The undersigned Buyer acknowle	dges receipt of the foregoing notice.

Signature of Buyer Date Signature of Buyer Date Printed Name: Printed Name: \_\_\_

(TXR-1406) 07-10-23

Initialed by: Buyer: \_

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