# **TEXAS REALTORS**

## UPDATE TO SELLER'S DISCLOSURE NOTICE

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## UPDATE TO THE SELLER'S DISCLOSURE NOTICE CONCERNING THE PROPERTY AT

#### 2318 Mooney Rd, Houston, TX 77093

Seller is aware of the following new information regarding the condition of the Property. Section(s) are changed to read (cite specific sections and copy the applicable language in the sections verbatim, making any necessary changes): The water is serviced by Sunbelt FWSD - Oakwilde which as I understand buys water from the City of Houston. The tax tax assessment form from Harris County does not show any taxes for any water district on the form

This Update to the Seller's Disclosure Notice was completed by Seller as of the date signed. No person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information. The brokers have relied on this information as true and correct and have no reason to believe it to be false or inaccurate.

Seller acknowledges that the statements in this form are true to the best of Seller's belief.		Buyer acknowledges receipt of this form.		
<b>Rogen Walten</b> Signature of Seller	07/03/2024 Date	Signature of Buyer	Date	
Signature of Seller	Date	Signature of Buyer	Dale	
Printed Name: <u>Roger Walter</u>		Printed Name:		
Signature of Seller	Date	Signature of Buyer	Date	
Printed Name:		Printed Name:		
(TXR 1418) 02-01-18			Page 1 of 1	

## **TEXT OVERFLOW ADDENDUM**

FORM: Disclosure of Information on Lead-Based Paint Hazards (LBP)

PROPERTY: 2318 Mooney Rd, Houston, TX 77093

Question B.1. - With the house built in 1958 oil based paint was used so lead was probably in the paint. Latex paint has been used inside and out since the early 1970s

Date: 07/02/2024	Date:
<b>Rogen Walten</b> Seller Signature	Buyer Signature
Date:	Date:
Seller Signature	Buyer Signature

### **TEXT OVERFLOW ADDENDUM**

FORM:	Seller's	Disclosure	Notice	(SDN)
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PROPERTY: 2318 Mooney Rd, Houston, TX 77093

Explanations -

Section 3 - Page 2 - Wood rot? - A couple of pieces of the 105 siding on the back wall under the kitchen do need to be replaced because a water leak in the piping went undetected for a year and caused some rotting of the board.
Section 3 - Page 2 - Previous Other Structural Repairs? - Garage rear wall was repaired in 2021 when mother drove her car into back wall. Wall studs and water heater were replaced Section 3 - Page 2 - Lead-Based Paint or Lead-Based Paint Hazards? - The house originally was painted with lead based paint. Latex paint has been used since mid 1970s Explanations -Section 5 - Page 3 - Present flood insurance coverage? - Have policy for flood effective July 2024. She maintained flood insurance for many years. Section 5 - Page 3 - Are you aware if the property is located in a 100-year floodplain - I believe the house is in a 100 year flood plain as is the subdivision due to the location in relation to

Halls bayou. I do know that water has never been in the house.

Date: 07/02/2024	Date:	
Rogen Walten Seller Signature	Buyer Signature	
Date:	Date:	
Seller Signature	Buyer Signature	