

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 Houston, TX 77025	
THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPEWARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND SELLER'S AGENTS, OR ANY OTHER AGENT.	CTIONS OR
Seller is _x is not occupying the Property. If unoccupied (by Seller), how long since Seller I the Property? _x 2000 never o Property	•

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

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

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

Item	Υ	N	U	Additional Information			
Central A/C	×			electric gas number of units:			
Evaporative Coolers		×		number of units:			
Wall/Window AC Units		X		number of units:			
Attic Fan(s)		X		if yes, describe:			
Central Heat	×			electric gas number of units:			
Other Heat		X		f yes, describe:			
Oven	×			number of ovens: electric _ gas _ other:			
Fireplace & Chimney		X		woodgas logsmockother:			
Carport		X		attached not attached			
Garage	×			attached not attached			
Garage Door Openers	×			number of units:number of remotes:			
Satellite Dish & Controls		×		owned leased from:			
Security System		×	·	owned leased from:			

(TXR-1406) 07-10-23 Initialed by: Buyer: Page 1 of 7

Fax:

9703 Chatfield Houston, TX 77025

Concerning the Property	y at	

Solar Panels	×		owned leased from:		
Water Heater	×		electric gas other: number of units:		
Water Softener	×		owned leased from:		
Other Leased Items(s)	×		if yes, describe:		
Underground Lawn Sprinkler	×		automatic manual areas covered		
Septic / On-Site Sewer Facility	×		if yes, attach Information About On-Site Sewer Facility (TXR-1407)		
Roof Type: Shingle	yes h TXR- on the	n 1906			
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	Υ	N
Basement		×
Ceilings		×
Doors		×
Driveways		×
Electrical Systems		×
Exterior Walls		×

Item	Υ	N
Floors		×
Foundation / Slab(s)		×
Interior Walls		×
Lighting Fixtures		×
Plumbing Systems		×
Roof		×

Item	Υ	N
Sidewalks		×
Walls / Fences		×
Windows		×
Other Structural Components		×

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

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	Υ	N
Aluminum Wiring		×
Asbestos Components		×
Diseased Trees: oak wilt		×
Endangered Species/Habitat on Property		×
Fault Lines		×
Hazardous or Toxic Waste		×
Improper Drainage		×
Intermittent or Weather Springs		×
Landfill		×
Lead-Based Paint or Lead-Based Pt. Hazards		×
Encroachments onto the Property		×
Improvements encroaching on others' property		×
Located in Historic District		×
Historic Property Designation		×
Previous Foundation Repairs		×

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

(TXR-1406) 07-10-23	Initialed by: Buyer:,	and Seller:,,	
Southern Bloom Properties, 2717 Commerci	ial Center Blvd Suite#200 Katy TX 77494	Phone: 7137029172	Fax:
Carla Melendez	Produced with Lone Wolf Transactions (zipForm Edition	on) 717 N Harwood St. Suite 2200, Dallas, TX 75201	www.lwolf.co

9703 Chatfield

Concernin	ng the Property at		Houston, TX 77025	
Previous F	Roof Repairs	×	Termite or WDI damage needing repair	×
	Other Structural Repairs	×	Single Blockable Main Drain in Pool/Hot Tub/Spa*	×
	Use of Premises for Manufacture nphetamine	×		
If the answ	wer to any of the items in Section 3 is y	es, explain (at	tach additional sheets if necessary):	
*A sing	gle blockable main drain may cause a suctio	on entrapment h	azard for an individual.	
of repair	 Are you (Seller) aware of any it which has not been previously sheets if necessary): 	disclosed in	nt, or system in or on the Property that is this notice?yes _x no If yes, explai	in need n (attach
	. Are you (Seller) aware of any o colly or partly as applicable. Mark No		ng conditions?* (Mark Yes (Y) if you are ave not aware.)	ware and
Y N				
×	Present flood insurance coverage.			
×	Previous flooding due to a failure water from a reservoir.	or breach o	of a reservoir or a controlled or emergency r	elease o
×	Previous flooding due to a natural flo	od event.		
×	Previous water penetration into a str	ucture on the I	Property due to a natural flood.	
X	Located wholly partly in a 1 AO, AH, VE, or AR).	100-year flood	plain (Special Flood Hazard Area-Zone A, V,	A99, AE
×	Located wholly partly in a 50	0-year floodpla	ain (Moderate Flood Hazard Area-Zone X (shaded	d)).
×	Located wholly partly in a flo	odway.		
×	Located wholly partly in a flo	od pool.		
X X X	Located wholly partly in a res			
If the answ	wer to any of the above is yes, explain ((attach additio	nal 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.

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Initialed by: Buyer:

and Seller:

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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 seg.).

"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.

provider,	Have you (Seller) ever filed a claim for flood damage to the Property with any insurance including the National Flood Insurance Program (NFIP)?* yes _x no If yes, explain (attach sheets as necessary):
Even w	s in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Then not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the re(s).
Administr	Have you (Seller) ever received assistance from FEMA or the U.S. Small Business ation (SBA) for flood damage to the Property?yes _x no If yes, explain (attach additional necessary):
	Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) 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: Manager's name: Fees or assessments are: \$ per 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.
X	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
X	Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
_ <u>×</u>	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.
(TXR-1406)	07-10-23 Initialed by: Buyer: , and Seller: PF , Page 4 of 7

Southern Bloom Properties, 2717 Commercial Center Blvd Suite#200 Katy TX 77494

and Seller: KF Phone: 7137029172 Page 4 of 7

Fax:

ign ID: EDF08670	6-1631-EF11-86L	04-000D3A8B7EDD				
Concernin	g the Prop	erty at		9703 Chatfield Houston, TX 77025		
×	The Pro	pperty is located in	a propane gas syst	em service area owned by	/ a propane dis	tribution system
X	Any po district.	rtion of the Prope	rty that is located	in a groundwater conserv	ation district o	r a subsidence
If the answ	ver to any	of the items in Secti	on 8 is yes, explain (a	attach additional sheets if ne	cessary):	
persons	who reg	ularly provide ir	spections a <u>nd</u> wl	Iler) received any writt no are either licensed If yes, attach copies and co	as inspectors	or otherwise
Inspection	Date	Туре	Name of Inspecto	or		No. of Pages
	•	A buyer should	l obtain inspections fr	s as a reflection of the currer om inspectors chosen by the	e buyer.	e Property.
				r) currently claim for the Pour Disal		
Wi Oth	ldlife Mana ner:	gement	Agricultural	Disal	oled Veteran	
		you (Seller) ever provider? yes		damage, other than floo	od damage, to	the Property
example,	an insur	ance claim or a	settlement or awar	ds for a claim for da d in a legal proceeding) in no If yes, explain:	and not used	the proceeds
detector	requirem	ents of Chapter 7		detectors installed in a and Safety Code?* u	nknown no	
*Ch	apter 766 o	f the Health and Safet	y Code requires one-far	nily or two-family dwellings to h	ave working smok	e detectors
				g code in effect in the area in v ts. If you do not know the buildir		

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.

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Concerning the Property at Hous	ton, TX 77025
Seller acknowledges that the statements in this notice are true to including the broker(s), has instructed or influenced Seller to material information.	
Robert Fernandez 06/25/2024	
Signature of Seller Date Signature	e of Seller Date
Printed Name: Robert Fernandez Printed N	ame:
ADDITIONAL NOTICES TO BUYER:	
(1) The Texas Department of Public Safety maintains a databate determine if registered sex offenders are located in certain https://publicsite.dps.texas.gov . 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 reclocal government with ordinance authority over construction information.	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 s Commissioner of the Texas Department of Insurance, requirements to obtain or continue windstorm and hail in required for repairs or improvements to the Property. Fo Regarding Windstorm and Hail Insurance for Certain Propertment of Insurance or the Texas Windstorm Insurance Associated	the Property may be subject to additional issurance. A certificate of compliance may be r more information, please review <i>Information operties</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 relating available in the most recent Air Installation Compatible Use for a military installation and may be accessed on the International county and any municipality in which the military installation is located.	ng to high noise and compatible use zones is Zone Study or Joint Land Use Study prepared et 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:	
Floatrio, Reliant Energy	phone #:
City of Houston Public works	phone #:
Water: City of Houston Public works	phone #:
	phone #:
Cable:	phone #:
Trash:Contor Point Energy	phone #:
Trash:Center Point Energy	phone #:
Phone Company:	phone #:
Propane:	phone #:
Internet: AT&T	phone #:
	deletroricos
	C COMMISSION COMMISSIO

(TXR-1406) 07-10-23

_and Seller: Initialed by: Buyer: _

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Concerning the Property at	Houston, TX 77025	

(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:	

(TXR-1406) 07-10-23

Initialed by: Buyer:

and Seller: