



## 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 24843 Waterstone Estates CIR Tomball TX 77375

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?  n/a (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	Item	Y	N	U	Item	Y	N	U
Cable TV Wiring	<input checked="" type="radio"/>			Natural Gas Lines	<input checked="" type="radio"/>			Pump: <input type="checkbox"/> sump <input type="checkbox"/> grinder			<input checked="" type="radio"/>
Carbon Monoxide Det.	<input checked="" type="radio"/>			Fuel Gas Piping:		<input checked="" type="radio"/>		Rain Gutters	<input checked="" type="radio"/>		
Ceiling Fans	<input checked="" type="radio"/>			-Black Iron Pipe			<input checked="" type="radio"/>	Range/Stove	<input checked="" type="radio"/>		
Cooktop	<input checked="" type="radio"/>			-Copper			<input checked="" type="radio"/>	Roof/Attic Vents	<input checked="" type="radio"/>		
Dishwasher	<input checked="" type="radio"/>			-Corrugated Stainless Steel Tubing		<input checked="" type="radio"/>		Sauna		<input checked="" type="radio"/>	
Disposal	<input checked="" type="radio"/>			Hot Tub		<input checked="" type="radio"/>		Smoke Detector	<input checked="" type="radio"/>		
Emergency Escape Ladder(s)		<input checked="" type="radio"/>		Intercom System		<input checked="" type="radio"/>		Smoke Detector – Hearing Impaired		<input checked="" type="radio"/>	
Exhaust Fans	<input checked="" type="radio"/>			Microwave	<input checked="" type="radio"/>			Spa		<input checked="" type="radio"/>	
Fences	<input checked="" type="radio"/>			Outdoor Grill	<input checked="" type="radio"/>			Trash Compactor		<input checked="" type="radio"/>	
Fire Detection Equip.	<input checked="" type="radio"/>			Patio/Decking	<input checked="" type="radio"/>			TV Antenna		<input checked="" type="radio"/>	
French Drain			<input checked="" type="radio"/>	Plumbing System	<input checked="" type="radio"/>			Washer/Dryer Hookup	<input checked="" type="radio"/>		
Gas Fixtures	<input checked="" type="radio"/>			Pool		<input checked="" type="radio"/>		Window Screens	<input checked="" type="radio"/>		
Liquid Propane Gas:		<input checked="" type="radio"/>		Pool Equipment		<input checked="" type="radio"/>		Public Sewer System	<input checked="" type="radio"/>		
-LP Community (Captive)		<input checked="" type="radio"/>		Pool Maint. Accessories		<input checked="" type="radio"/>					
-LP on Property		<input checked="" type="radio"/>		Pool Heater		<input checked="" type="radio"/>					

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

(TXR-1406) 07-10-23

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

Solar Panels	<input checked="" type="radio"/>	<input type="checkbox"/> owned <input type="checkbox"/> leased from
Water Heater	<input checked="" type="radio"/>	<input type="checkbox"/> electric <input checked="" type="checkbox"/> gas <input type="checkbox"/> other: _____ number of units: 2
Water Softener	<input checked="" type="radio"/>	<input type="checkbox"/> owned <input type="checkbox"/> leased from
Other Leased Item(s)	<input checked="" type="radio"/>	if yes, describe:
Underground Lawn Sprinkler	<input checked="" type="radio"/>	<input checked="" type="checkbox"/> automatic <input type="checkbox"/> manual areas covered: full yard
Septic / On-Site Sewer Facility	<input checked="" type="radio"/>	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: 1 year (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	Item	Y	N	Item	Y	N
Basement		<input checked="" type="radio"/>	Floors		<input checked="" type="radio"/>	Sidewalks		<input checked="" type="radio"/>
Ceilings		<input checked="" type="radio"/>	Foundation / Slab(s)		<input checked="" type="radio"/>	Walls / Fences		<input checked="" type="radio"/>
Doors		<input checked="" type="radio"/>	Interior Walls		<input checked="" type="radio"/>	Windows		<input checked="" type="radio"/>
Driveways		<input checked="" type="radio"/>	Lighting Fixtures		<input checked="" type="radio"/>	Other Structural Components		<input checked="" type="radio"/>
Electrical Systems		<input checked="" type="radio"/>	Plumbing Systems		<input checked="" type="radio"/>			<input checked="" type="radio"/>
Exterior Walls		<input checked="" type="radio"/>	Roof		<input checked="" type="radio"/>			<input checked="" type="radio"/>

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

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

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

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):  
 Roof replaced in 2023

\*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.

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- 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.*

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.

Authentisign Cynthia Conn Frazee 07/17/2024 Signature of Seller Date

Authentisign Donald Duncan Frazee 07/17/2024 Signature of Seller Date

Printed Name: Cynthia Conn Frazee

Printed Name: Donald Duncan Frazee

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 www.txdps.state.tx.us. 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: Reliant phone #: 866-222-7100
Sewer: Twan phone #: 346-225--0522
Water: Nextera Water phone #: 866-639-9287
Cable: AT&T phone #:
Trash: Best Trash phone #: 281-313-2378
Natural Gas: CenterPoint Energy phone #: 713-659-2111
Phone Company: N/A phone #:
Propane: N/A phone #:
Internet: AT&T phone #:

