TEXAS ASSOCIATION OF REALTORS®

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 _____

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? ❑ _____ 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				Liquid Propane Gas:				Pump: ❑ sump ❑ grinder			
Carbon Monoxide Det.				-LP Community (Captive)				Rain Gutters			
Ceiling Fans				-LP on Property				Range/Stove			
Cooktop				Hot Tub				Roof/Attic Vents			
Dishwasher				Intercom System				Sauna			
Disposal				Microwave				Smoke Detector			
Emergency Escape Ladder(s)				Outdoor Grill				Smoke Detector – Hearing Impaired			
Exhaust Fans				Patio/Decking				Spa			
Fences				Plumbing System				Trash Compactor			
Fire Detection Equip.				Pool				TV Antenna			
French Drain				Pool Equipment				Washer/Dryer Hookup			
Gas Fixtures				Pool Maint. Accessories				Window Screens			
Natural Gas Lines				Pool Heater				Public Sewer System			

Item	Y	N	U	Additional Information
Central A/C				❑ electric ❑ gas number of units: _____
Evaporative Coolers				number of units: _____
Wall/Window AC Units				number of units: _____
Attic Fan(s)				if yes, describe:_____
Central Heat				❑ electric ❑ gas number of units: _____
Other Heat				if yes describe: _____
Oven				number of ovens: _____ ❑ electric ❑ gas ❑ other:_____
Fireplace & Chimney				❑ wood ❑ gas logs ❑ mock ❑ other: _____
Carport				❑ 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 _____
Water Heater				❑ electric ❑ gas ❑ other:_____ number of units: _____
Water Softener				❑ owned ❑ leased from _____
Underground Lawn Sprinkler				❑ automatic ❑ manual areas covered:_____
Septic / On-Site Sewer Facility				if yes, attach Information About On-Site Sewer Facility (TAR-1407)

Entourage Real Estate, P O Box 890472, Houston, TX 77259 | **Phone:** (832) 868-6091 | **Fax:** (832) 487-1715
Marla Lewis, Broker

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 TAR-1906 concerning lead-based paint hazards).
Roof Type: _____ Age: _____(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			Floors			Sidewalks		
Ceilings			Foundation / Slab(s)			Walls / Fences		
Doors			Interior Walls			Windows		
Driveways			Lighting Fixtures			Other Structural Components		
Electrical Systems			Plumbing Systems					
Exterior Walls			Roof					

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			Previous Foundation Repairs		
Asbestos Components			Previous Roof Repairs		
Diseased Trees: ❑ oak wilt ❑ _____			Other Structural Repairs		
Endangered Species/Habitat on Property			Radon Gas		
Fault Lines			Settling		
Hazardous or Toxic Waste			Soil Movement		
Improper Drainage			Subsurface Structure or Pits		
Intermittent or Weather Springs			Underground Storage Tanks		
Landfill			Unplatted Easements		
Lead-Based Paint or Lead-Based Pt. Hazards			Unrecorded Easements		
Encroachments onto the Property			Urea-formaldehyde Insulation		
Improvements encroaching on others' property			Water Penetration		
Located in 100-year Floodplain			Wetlands on Property		
Located in Floodway			Wood Rot		
Present Flood Ins. Coverage (If yes, attach TAR-1414)			Active infestation of termites or other wood destroying insects (WDI)		
Previous Flooding into the Structures			Previous treatment for termites or WDI		
Previous Flooding onto the Property			Previous termite or WDI damage repaired		
Located in Historic District			Previous Fires		
Historic Property Designation			Termite or WDI damage needing repair		
Previous Use of Premises for Manufacture of Methamphetamine			Single Blockable Main Drain in Pool/Hot Tub/Spa*		

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

*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 (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)

Y	N	
❑	❑	Room additions, structural modifications, or other alterations or repairs made without necessary 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: _____ Phone:_____ 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.
❑	❑	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
❑	❑	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.
❑	❑	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 5 is yes, explain (attach additional sheets if necessary): _____

Section 6. Seller ❑ has ❑ has not attached a survey of the Property.

Section 7. 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 8. 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 9. Have you (Seller) ever filed a claim for damage to the Property with any insurance provider? ❑ yes ❑ no

Section 10. 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 11. 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.

Signature of Seller Date	Signature of Seller Date
Printed Name: _____	Printed Name: _____

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 you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.

(4) The following providers currently provide service to the property:

Electric:_____	phone #:_____
Sewer:_____	phone #:_____
Water:_____	phone #:_____
Cable:_____	phone #:_____
Trash:_____	phone #:_____
Natural Gas:_____	phone #:_____
Phone Company:_____	phone #:_____
Propane:_____	phone #:_____

(5) 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: _____

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