Timothy Phelan



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 Waller, TX 77484														
DATE SIGNED BY SELLE	R AI	ND	IS I	VC	T A	SUBSTITUTE FOR ANY	'IN	SPI	ECTI	TON OF THE PROPERTY AS ONS OR WARRANTIES THE SELLER'S AGENTS, OR ANY	BU	JYER		
Seller X is is not occup	ying					If unoccupied (by Seller), never occupied the Prope		w Ic	ong s	ince Seller has occupied the F	rop	erty?		
Section 1. The Property h										r Unknown (U).) which items will & will not convey	y.			
Item	Y	N	U	Γ	Item			N	U	Item	Υ	NL		
Cable TV Wiring	l x	T		t	Liquid Propane Gas:			-		Pump: sump grinder	+ 1	X		
Carbon Monoxide Det.	1	Х	┪	t		Community (Captive)	\vdash	×		Rain Gutters	X			
Ceiling Fans	x		7.	t		on Property	-			Range/Stove				
Cooktop	x			t		Tub		x		Roof/Attic Vents	T X			
Dishwasher	X		7	t		rcom System		X		Sauna		x		
Disposal	X	1		t		rowave	7			Smoke Detector	$\frac{1}{x}$			
Emergency Escape Ladder(s)	П	х			Outdoor Grill			×		Smoke Detector - Hearing Impaired		×		
Exhaust Fans	X			T	Patio/Decking			П		Spa	Ħ	×		
Fences		X		-		mbing System	>			Trash Compactor	П	×		
Fire Detection Equip.	X			-	Poo		1	X		TV Antenna		$\overline{\mathbf{x}}$		
French Drain	X		7	T	Poo	l Equipment		Х		Washer/Dryer Hookup	X			
Gas Fixtures	X				Poo	I Maint. Accessories		Х		Window Screens	X			
Natural Gas Lines	X Pool Heater			l Heater		X		Public Sewer System		×				
			- 57											
Item			1	7	NL									
Central A/C				¥		x electric gas num								
Evaporative Coolers				⊥	Х	number of units:								
Wall/Window AC Units					X	number of units:								
Attic Fan(s)					X	if yes, describe:								
Central Heat				X		X electric gas num	ber	of	units:	2				
Other Heat					X	if yes, describe:								
Oven			X		number of ovens: 1		х e	lectri	cgas other:					
Fireplace & Chimney					wood _x gas logsmockother:									
Carport				X	attached not attached									
Garage X					X attached not attached									
Garage Door Openers X					number of units: 2 number of remotes: 2									
Satellite Dish & Controls X					owned _X lease from: Dish Network									
Security System X					ownedlease from:									
Water Heater				X		x electric gas other: number of units: 1								
Water Softener					X	owned lease from								
Underground Lawn Sprinkle					Χ	automatic manual								
Septic / On-Site Sewer Facility if yes, attach Information About On-Site Sewer Facility (TAR-1407)														
(TAR-1406) 09-01-17 Waller County Land Company, 40040 Hempstea						yer:,and		er.C	936-37 e: 936-37		•	of 5		

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Concerning the Property at Waller, TX 77484											
Water supply provided by:	cil	tv vv	ell Milio	co-or	unknown	1	other:	_ (0)	munity water		
And are included hours being	1 C 1	,,0;	AG2 V 110	MINIM	14411				į.		
(If yes, complete, sign,	and a	attacn	IAR-1906 con	cemin	g lead-based	pair	nt haz	ards)	, ,		
Roof Type: Composite Is there an overlay roof		dna on	the Drenerty	Ag	gios ex unuf				(appro	xima	ate)
covering)?yes _X no	unkı	ning on	the Property	(SIIII	gies or root	COV	ering	piac	ed over existing sningles	or	root
Are you (Seller) aware of a	anv o	f the ite	ems listed in th	nis Se	ction 1 that a	are n	of in	worki	na condition, that have de	fact	e or
are need of repair?yes	V _{nc}	o If ves.	describe (atta	ch ad	ditional sheet	s if r	iot III ieces	sam).	ng condition, that have ut	1606	s, VI
			,				.0000	ou. y).			
Section 2. Are you (Selle aware and No (N) if you a	r) aw re no	are of	any defects o	r mal	functions in	any	of th	e foli	owing?: (Mark Yes (Y) if	you	are
Item	Y	·	Item			Υ	N	I	em	ΤY	N
Basement	1	×	Floors				X	5	idewalks		X
Ceilings		х	Foundation	/ Slab	(s)		х	-	Valls / Fences	†	X
Doors		×	Interior Wall		<u> </u>	1	X		Vindows		x
Driveways		×	Lighting Fixt			\dagger	X		ther Structural Components	 	X
Electrical Systems	1	×	Plumbing S			1	X			1	1
Exterior Walls		x	Roof			†	х			 	┼╌┤
If the answer to any of the it	ems	in Sect	ion 2 is yes, ex	(plain	(attach additi	ional	shee	ets if n	ecessary):		
											
Section 3. Are you (Selle you are not aware.)	r) av	are of	any of the fol	llowin	g conditions	s: (N	lark \	/es (\	/) if you are aware and I	1) ol	VI if
											-,
Condition				/ N	Conditio					Τv	
Condition Aluminum Wiring					Condition	on		on Re	maire	Υ	N
Aluminum Wiring				х	Previous	on Fot	ındati		pairs	Y	N ×
Aluminum Wiring Asbestos Components		, , , , , , , , , , , , , , , , , , , ,		X	Previous Previous	on Fou	ındati of Rep	oairs		Υ	N X
Aluminum Wiring Asbestos Components Diseased Trees:oak wilt		Proper		X X	Previous Previous Previous	on Fou Ros Oth	ındati of Rep	oairs	pairs al Repairs	Y	N X X
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Concerning	g the Property at		Waller, TX 77484								
If the answ	er to any of the item	s in Section 3 is yes,	explain (att	ach additional shee	ts if necessa	ary):					
Section 4. which has necessary)	Are you (Seller) a not been previou	kable main drain may ware of any item, ed sly disclosed in thi	quipment, c is notice?	or system in or on to yes yes _X no lf ye	the Propert es, explain	y that is in need of repair, (attach additional sheets if					
Section 5. not aware.)					e. Mark No (N) if you are					
	in compliance with Homeowners' associated Manager's nan Fees or assess Any unpaid fee If the Property	building codes in effectiations or maintenalisation: Sky Lakes ne: N/A sments are: \$ 100.0 is or assessment for is in more than one	ect at the tin nce fees or 0 the Property	ne. assessments. If yes per Year yes (\$, complete t Phone: and are:						
<u>X</u>	Any common area with others. If yes,	ion to this notice. (facilities such as po complete the followinger fees for common	ng:			owned in undivided interest					
<u>x</u>	Any notices of viola Property.	ations of deed restric	tions or gov	vernmental ordinanc	es affecting	the condition or use of the					
<u>x</u>		er legal proceedings sure, heirship, bankru			e Property.	(Includes, but is not limited					
<u>X</u>	Any death on the F to the condition of t		ose deaths	caused by: natural	causes, su	cide, or accident unrelated					
<u>x</u>	Any condition on th	e Property which ma	terially affe	cts the health or safe	ety of an ind	ividual.					
<u>X</u>	hazards such as as If yes, attach a	bestos, radon, lead-l	based paint er document	urea-formaldehyde ation identifying the	, or mold.	o remediate environmental e remediation (for example,					
<u></u>		esting system located auxiliary water sourc		perty that is larger t	han 500 gal	lons and that uses a public					
<u></u>	The Property is loca	ited in a propane gas	system ser	vice area owned by a	a propane d	stribution system retailer.					
X	Any portion of the F	roperty that is locate	ed in a grour	ndwater conservatio	n district or	a subsidence district.					
(TAR-1406) (09-01-17	Initialed by: Buyer		and Seller	MUH	Page 3 of 5					

15642 Kitty Hawk Dr.

Concerning the Property	ty atty atthe items in Section 5 is yes, explain (attach additional sheets if necessary):								
If the answer to any of the									
Costion & Colley V ha	bas not attend	ahad a ayuu	f 4b - D						
	last 4 years, hav	e you (Selle are either lic	r) received ensed as ir	any writi			orts from persons who itted by law to perform		
Inspection Date Ty	/pe	Name of In	spector				No. of Pages		
Section 8. Check any of X Homestead Wildlife Managem Other: Section 9. Have you provider? yes X no Section 10. Have you (insurance claim or a security which the claim was management.)	(Seller) ever Seller) ever rece	Senior Citize Agricultural filed a cla ived proceed in a legal p	im for d	amage 1 aim for d and not (Di Ui to the lamage t	isabled isabled Vete nknown Property to the Properceeds	with any insurance perty (for example, an to make the repairs for		
Section 11. Does the P requirements of Chapte (Attach additional sheets	er 766 of the Hea		ty Code?*	unknov	wn no	X yes. If r	no or unknown, explain.		
*Chapter 766 of the installed in accordar including performant effect in your area, your A buyer may require	nce with the requirer ce, location, and po ou may check unkno a seller to install sm	ments of the bower source req wn above or co	uilding code quirements. In antact your loo for the hearing	in effect in you do no al building g impaired i	the area in the theology the official for if: (1) the L	in which the e building co more informa ouyer or a me	dwelling is located, ade requirements in ation. amber of the buyer's		
family who will resid impairment from a lid the seller to install s agree who will bear t	ensed physician; an moke detectors for t	d (3) within 10 the hearing-imp	days after the paired and sp	e effective of ecifies the	date, the b locations	uyer makes a for installatio	a written request for on. The parties may		
(TAR-1406) 09-01-17	Initialed by:	Buyer:	1	and Seller:	XXX	MUH.	Page 4 of 5		

g		15642 Kitty Hawk Dr.							
Concerning the Property at		Waller, TX 77484							
Seller acknowledges that the statements in the broker(s), has instructed or influenced S		naccurate information or to omit an							
Dacy C. Henderson	10/16/2017	Melissa C. Henderson	10/16/2017						
Signature of Seller	Date	Stg/nature of Seller	Date						
Printed Name: Jacy Henderson		Printed Name:							
ADDITIONAL NOTICES TO BUYER:									
 The Texas Department of Public Safety registered sex offenders are located in For information concerning past crim department. 	certain zip code	areas. To search the database, v	isit www.txdps.state.tx.us .						
(2) If the Property is located in a coastal ar mean high tide bordering the Gulf of I Protection Act (Chapter 61 or 63, Natu dune protection permit may be require authority over construction adjacent to p	Mexico, the Proposed Resources Conditions or described to the Proposition of the Proposit	perty may be subject to the Open ode, respectively) and a beachfror improvements. Contact the local of	Beaches Act or the Dune at construction certificate or						
(3) This Property may be located near a compatible use zones or other oper available in the most recent Air Inst for a military installation and may be county and any municipality in which the	rations. Informa allation Compa accessed on	tion relating to high noise and tible Use Zone Study or Joint L the Internet website of the milita	compatible use zones is and Use Study prepared						
(4) If you are basing your offers on squindependently measured to verify any re			should have those items						
(5) The following providers currently provide	e service to the I	Property:							
Electric: Gexa Energy		phone #:							
Camp Santic		phone #: phone #:							
Water: Sky Lakes Water Supply		phone #:							
Cable: Direct TV									
Trash: Country waste		phone #:							
Natural Gas:		phone #:							
Phone Company:		phone #:							
Propane:									
(6) This Seller's Disclosure Notice was con as true and correct and have no reason AN INSPECTOR OF YOUR CHOICE IN The undersigned Buyer acknowledges recei	n to believe it to ISPECT THE PF	be false or inaccurate. YOU ARE ROPERTY.							
Signature of Buyer	Nate	Signature of Buyer	Date						
Drinted Name:	Date	Drinted Name:	Dato						

(TAR-1406) 09-01-17

Initialed by: Buyer: _____, ___and Seller: MCH

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