

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.

Section 1. The Property has the ite		, No (N), or Unknown (U).) ill determine which items will & will not convey.
Seller X is _ is not occupying the F	Property. If unoccupied (by Seller), (approximate date) or never	how long since Seller has occupied the Property? occupied the Property
DATE SIGNED BY SELLER AND IS	NOT A SUBSTITUTE FOR ANY	E CONDITION OF THE PROPERTY AS OF THE INSPECTIONS OR WARRANTIES THE BUYER SELLER, SELLER'S AGENTS, OR ANY OTHER
CONCERNING THE PROPERTY AT	2112 Westlake Drive	Plano, TX 75075

Item	Υ	N	U
Cable TV Wiring	X		
Carbon Monoxide Det.	X		
Ceiling Fans	X		
Cooktop		X	
Dishwasher	X		
Disposal	X		
Emergency Escape Ladder(s)		X	
Exhaust Fans	X		
Fences	X		
Fire Detection Equip.	-	X	
French Drain		X	
Gas Fixtures		X	
Natural Gas Lines	×		

Item	Y	N	U
Liquid Propane Gas:		X	
-LP Community (Captive)			
-LP on Property			
Hot Tub	X		
Intercom System		X	
Microwave	X		
Outdoor Grill	X		
Patio/Decking	×		
Plumbing System	X		
Pool		X	
Pool Equipment		X	
Pool Maint. Accessories		X	
Pool Heater		X	

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

Item	Υ	N	U	Additional Information
Central A/C	X			★ electric gas number of units:
Evaporative Coolers		X		number of units:
Wall/Window AC Units		X		number of units:
Attic Fan(s)		×		if yes, describe:
Central Heat	X			electric 🗡 gas number of units:]
Other Heat		X		if yes, describe:
Oven	X			number of ovens: \ \ \ \ electric gas other:
Fireplace & Chimney	X			wood ≿gas logs mock other:
Carport		X		attached not attached
Garage	X			★ attached not attached
Garage Door Openers	X			number of units: \ number of remotes: 2
Satellite Dish & Controls		X		owned leased from:
Security System		X		owned leased from:
Solar Panels	X			owned X leased from: Tesla
Water Heater	X			electric 💢 gas other: number of units: j
Water Softener		X		owned leased from:
Other Leased Items(s)	/	X		if yes, describe:

(TXR-1406) 09-01-19
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Initialed by: Buyer:

and Seller:

Page 1 of 6

Timothy Henley Real Estate, 4919 Silverweed Dr. McKinney, TX 75070 Timothy Henley

Phone: 972-805-6601 Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Seller Blank Does

If yes, attach Information About On-Site Sewer Facility (TXR-1407) Water supply provided by: X city well MUD co-op unknown other:	Septic / On-Site Sewer Facility If yes, attach Information About On-Site Sewer Facility (TXR-1407) Water supply provided by: X city well MUD _ co-op _ unknown _ other: Was the Property built before 1978 X yes _ no _ unknown (If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards). Roof Type: Ashalt Shingty _ Age:		nkler		X 3	x auto	omatio	manual	are	as cov	vered: 3			
Was the Property built before 19787 X yesnounknown (If yes, complete, sign, and attach TXR-1906 concerning) lead-based paint hazards). Roof Type: Ashall Shingly Age:	Was the Property built before 1978? X yesnounknown (If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards). Roof Type: Ashalt Shingty Age:	Septic / On-Site Sewer I	AND DESCRIPTION OF THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS NAMED IN COLUM			yes,	attach	Information	Abo	out On	-Site Sewer Facility (TXR-14	07)		
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Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, of are need of repair?yes \times not if yes, describe (attach additional sheets if necessary):	Covering)?yesnounknown	(If yes, complete, sid	gn, and	attach	TXR-1906	conce	erning	lead-based	pair	t haza	ards).			
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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 aware and No (N) if you are not aware.) Item YN Basement X Floors X Foundation / Slab(s) X Interior Walls X Lighting Fixtures X Plumbing Systems X Electrical Systems X Floor Side Bean. Hell the diverter in necessary): Section 3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (N) you are not aware.) Section 3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (N) you are not aware.) Condition YN N Aluminum Wiring X X Asbestos Components Diseased Trees: oak wilt X Endangered Species/Habitat on Property X Endangered Species/Habitat on Property X Endangered Species/Habitation Property X Endangered Sp	covering)? yes no	unkr	nown										
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(TXR-1406) 09-01-19

Initialed by: Buyer: _

and Seller:

N. WA

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Concerni	ng the Prope	rty at 2112 W	estlake Do	VE 316	no, TX	75075	
						al sheets if nece	
Roofi	eglaced da	s on souther water heil dec	est corner	2009 j Pi	evson	horthwest cor transferrabl	ner 5/2020 - lifetime e worronty included
*A sin	nle blockable r	nain drain may ca	ise a suction en	tranment haz	ard for an in	dividual	
Section 4 which ha	. Are you (Seller) aware of	any item, equ	ipment, or	system in	or on the Prope	erty that is in need of repair, n (attach additional sheets if
		Seller) aware of plicable. Mark				(Mark Yes (Y)	if you are aware and check
Y N							
	Present flo	od insurance co	verage (if yes,	attach TXR	1414).		
_ ×		looding due to a reservoir.	a failure or	breach of	a reservoi	or a controlle	d or emergency release of
$ \times$	Previous fl	ooding due to a	natural flood e	vent (if yes,	attach TXR	1414).	
	Previous v TXR 1414)		n into a struc	ture on the	Property	due to a natura	al flood event (if yes, attach
		wholly part AR) (if yes, attac			(Special	Flood Hazard A	rea-Zone A, V, A99, AE AO,
X	Located	wholly part	ly in a 500-yea	ar floodplain	(Moderate	Flood Hazard A	rea-Zone X (shaded)).
X	Located	wholly part	ly in a floodwa	y (if yes, att	ach TXR 14	414).	
	Located	wholly part	ly in a flood po	ol.			
	Located	wholly part	ly in a reservoi	ir.			
If the answ	ver to any of t	he above is yes	explain (attac	h additional	sheets as I	necessary):	, ,
*Eor no	urposes of this	notion:					
"100-ye which is	ear floodplain" is designated a	means any area o as Zone A, V, A99	, AE, AO, AH,	VE, or AR or	the map; (nsurance rate map B) has a one per y floodway, flood p	o as a special flood hazard area, cent annual chance of flooding, pool, or reservoir.
area, w	hich is design		as Zone X (shad				nap as a moderate flood hazard cent annual chance of flooding,
						aximum operating Corps of Enginee	level of the reservoir and that is ers.
"Flood i under th	insurance rate he National Flo	map" means the ood Insurance Act	most recent floo of 1968 (42 U.S.	od hazard ma C. Section 4	p published 001 et seq.).	by the Federal E	mergency Management Agency
of a rive	er or other wat	ercourse and the a	djacent land are	eas that must	be reserved		vay, which includes the channel of a base flood, also referred to ated height.
		water impoundmei off of water in a de				Army Corps of Eng	gineers that is intended to retain
(TXR-1406)	09-01-19	Initialed	oy: Buyer:	1	and Seller:	HM. Mr	Page 3 of 6
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The second secon

provider,	i. 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 additional necessary):
Even risk, a structu	
Administ	. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business ration (SBA) for flood damage to the Property? yes <u>x</u> no If yes, explain (attach additional sheets as /):
Section 8	. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are
<u>Y N</u>	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.
<u> </u>	Homeowners' associations or maintenance fees or assessments. If yes, complete the following: Name of association:
	Manager's name: Phone: 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.
<u>×</u>	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.
X	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.
X	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 ansv	ver to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):

	perty at 2112 West	lake Drive Plano, TX 75075	
Section 9. Seller	has has not a	ttached a survey of the Property.	
Section 10. Within persons who re	the last 4 years	, have you (Seller) received any written pections and who are either licensed as s? Xyes no If yes, attach copies and compl	inspectors or otherwise
Inspection Date	Туре	Name of Inspector	No. of Pages
4/18/20	Home	The Home Inspectors (Mason Jo	
Note: A buye	should not rely on the	above-cited reports as a reflection of the current co	ondition of the Property.
	A buyer should o	bbtain inspections from inspectors chosen by the bu	ıyer.
Section 11. Check	any tax exemption(s) which you (Seller) currently claim for the Prop	perty:
★ Homestead A Statistical Management A Statistical Management		Senior Citizen Disabled Agricultural Disabled Unknow	d Veteran
Other	agement _	Agriculturar Disablet Unknow	n
insurance claim o	r a settlement or awa	eived proceeds for a claim for damage to the rd in a legal proceeding) and not used the proceed to the proceeding in the sexulain.	eeds to make the repairs for
insurance claim of	r a settlement or awa	eived proceeds for a claim for damage to the rd in a legal proceeding) and not used the proce o If yes, explain:	eeds to make the repairs for
insurance claim or which the claim w Section 14. Does requirements of C	r a settlement or awa as made? yes X r the Property have w hapter 766 of the He	rd in a legal proceeding) and not used the proce	ce with the smoke detector
Section 14. Does requirements of C (Attach additional s *Chapter 766 installed in ac including perf	the Property have we hapter 766 of the He heets if necessary):	rd in a legal proceeding) and not used the process of yes, explain: orking smoke detectors installed in accordance alth and Safety Code?*unknownno _X yes	ce with the smoke detector es. If no or unknown, explain. e working smoke detectors ch the dwelling is located, ding code requirements in
section 14. Does requirements of C (Attach additional s 'Chapter 766 installed in ac including perfect in your a A buyer may r family who wi impairment from the seller to ir	the Property have we hapter 766 of the Health and Safety cordance with the requirement, location, and parea, you may check unkneed in the dwelling is an a licensed physician; and a stall smoke detectors for the sequire a seller to install sequire a selle	rd in a legal proceeding) and not used the process of lifyes, explain: orking smoke detectors installed in accordance alth and Safety Code?* unknown no _X yes alth and safety code? to the same alth and safety code in effect in the area in which ower source requirements. If you do not know the build.	ce with the smoke detector es. If no or unknown, explain. working smoke detectors the dwelling is located, ding code requirements in information. or a member of the buyer's in evidence of the hearing makes a written request for stallation. The parties may
section 14. Does requirements of C (Attach additional s *Chapter 766 installed in ac including perfect in your a A buyer may r family who wi impairment fro the seller to ir agree who will	the Property have we hapter 766 of the Health and Safety cordance with the requirement, you may check unknown a sealler to install set in a licensed physician; a stall smoke detectors for bear the cost of installing es that the statements	orking smoke detectors installed in accordance alth and Safety Code?*unknownno _X yes alth and solve find and specified in the area in which own above or contact your local building official for more and shearing-impaired; (2) the buyer gives the seller written and (3) within 10 days after the effective date, the buyer in the hearing-impaired and specifies the locations for installed in accordance.	ce with the smoke detector es. If no or unknown, explain. working smoke detectors the the dwelling is located, ding code requirements in information. or a member of the buyer's in evidence of the hearing makes a written request for stallation. The parties may s to install. and that no person, including
*Chapter 766 installed in accincluding perfect in your a A buyer may refamily who will impairment from the seller to irragree who will seller acknowledge the broker(s), has in the seller to irragree who will seller acknowledge the broker(s), has in the seller to irragree who will seller acknowledge the broker(s), has in the seller to irragree who will seller acknowledge the broker(s), has in the seller to irragree who will seller acknowledge the broker(s), has in the seller to irragree who will seller acknowledge the broker(s), has in the seller to irragree who will seller acknowledge the seller to irragree who will seller acknowledge the broker(s), has in the seller to irragree who will seller acknowledge the broker(s), has in the seller to irragree who will seller acknowledge the broker(s), has in the seller to irragree who will seller acknowledge the broker(s), has in the seller to irragree who will seller acknowledge the broker(s), has in the seller to irragree who will seller acknowledge the broker(s), has in the seller to irragree who will seller acknowledge the broker(s), has in the seller to irragree who will seller acknowledge the broker(s), has in the seller to irragree who will seller acknowledge the broker(s), has in the seller to irragree who will seller acknowledge the broker(s).	the Property have we hapter 766 of the Health and Safety cordance with the requirement, you may check unknown a sealler to install set in a licensed physician; a stall smoke detectors for bear the cost of installing es that the statements	orking smoke detectors installed in accordance alth and Safety Code?*unknownno _X yestements of the building code in effect in the area in which ower source requirements. If you do not know the building code in effect in the area in which ower source requirements. If you do not know the building own above or contact your local building official for more and the detectors for the hearing impaired if: (1) the buyer of the hearing-impaired; (2) the buyer gives the seller written and (3) within 10 days after the effective date, the buyer in the smoke detectors and which brand of smoke detectors in this notice are true to the best of Seller's belief	ce with the smoke detector es. If no or unknown, explain. working smoke detectors the the dwelling is located, ding code requirements in information. or a member of the buyer's in evidence of the hearing makes a written request for stallation. The parties may s to install. and that no person, including
Section 14. Does requirements of C (Attach additional s including perfect in your a A buyer may refamily who will impairment from the seller to irragree who will Seller acknowledge the broker(s), has in Signature of Seller	the Property have we hapter 766 of the He heets if necessary):	orking smoke detectors installed in accordance alth and Safety Code?*unknownno _X yestements of the building code in effect in the area in whice ower source requirements. If you do not know the building own above or contact your local building official for more of the hearing-impaired; (2) the buyer gives the seller written and (3) within 10 days after the effective date, the buyer in the hearing-impaired and specifies the locations for installed in this notice are true to the best of Seller's belief Seller to provide inaccurate information or to omit	ce with the smoke detector es. If no or unknown, explain. working smoke detectors the the dwelling is located, ding code requirements in information. or a member of the buyer's in evidence of the hearing makes a written request for stallation. The parties may s to install. and that no person, including
Section 14. Does requirements of C (Attach additional s including perfect in your a A buyer may refamily who will impairment from the seller to irragree who will Seller acknowledge the broker(s), has in Signature of Seller	the Property have we hapter 766 of the He heets if necessary): of the Health and Safety cordance with the requirement, location, and parea, you may check unkneed, you may check unkneed in the dwelling of the heets in the dwelling of the hearthe cost of install in the statements in the statements instructed or influenced.	orking smoke detectors installed in accordance atth and Safety Code?*unknownno _X yes atth and sounknownno _X yes atth and Safety Code?*unknownno _X yes atth and Safety Code.*unknownno _X yes atth and Safety C	ce with the smoke detector es. If no or unknown, explain. working smoke detectors the the dwelling is located, ding code requirements in information. or a member of the buyer's in evidence of the hearing makes a written request for stallation. The parties may s to install. and that no person, including

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: MP2 Energy		phone #: <u>(%32)5\(</u>)-1030
Sewer: Plano utility Services		phone #: (972) 94	1-7105
Water:		phone #:	
Cable:			
Trash: Plano Environmental W			1-4150
Natural Gas:		1	
Phone Company:		1	
Propane:		phone #:	
Internet: Spectrum			3-8892
(7) This Seller's Disclosure Notice was cor as true and correct and have no reaso AN INSPECTOR OF YOUR CHOICE IN The undersigned Buyer acknowledges rece	n to believe it to NSPECT THE PF	be false or inaccurate. YOU ARE EN- ROPERTY.	COURAGED TO HAVE
	Date	Circulative of Divisor	Date
Signature of Buyer		Signature of Buyer	
Printed Name:		Printed Name:	
(TXR-1406) 09-01-19 Initialed by:	Buyer:,	and Seller: $4M$, m	Page 6 of 6

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