



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

**22129 PECOS DRIVE
Galveston, Texas 77554**

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? ___ (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
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	Y	N	U
Natural Gas Lines		✓	
Fuel Gas Piping:			
-Black Iron Pipe			
-Copper			
-Corrugated Stainless Steel Tubing			
Hot Tub		✓	
Intercom System		✓	
Microwave	✓		
Outdoor Grill	✓		
Patio/Decking	✓		
Plumbing System	✓		
Pool		✓	
Pool Equipment		✓	
Pool Maint. Accessories		✓	
Pool Heater		✓	

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

Item	Y	N	U	Additional Information
Central A/C	✓			electric gas number of units: 1
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: 1 electric gas other:
Fireplace & Chimney		✓		wood gas logs mock other:
Carport	✓			✓ attached not attached
Garage	✓			✓ attached not attached
Garage Door Openers	✓			number of units: 1 number of remotes:
Satellite Dish & Controls	✓			owned leased from: Direct TV
Security System		✓		owned leased from:

(TXR-1406) 07-10-23

Initialed by: Buyer: _____ and Seller: CH , CH

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**22129 PECOS DRIVE
Galveston, Texas 77554**

Concerning the Property 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)		

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: Composite Age: 12 (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): _____

OUTDOOR GRILL

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
Basement	☐	☒
Ceilings	☐	☒
Doors	☐	☒
Driveways	☐	☒
Electrical Systems	☐	☒
Exterior Walls	☐	☒

Item	Y	N
Floors	☐	☒
Foundation / Slab(s)	☐	☒
Interior Walls	☐	☒
Lighting Fixtures	☐	☒
Plumbing Systems	☐	☒
Roof	☐	☒

Item	Y	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	Y	N
Aluminum Wiring	☐	☒
Asbestos Components	☐	☒
Diseased Trees: <u>oak wilt</u>	☐	☒
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	Y	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	☐	☒

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Initialed by: Buyer: _____, _____ and Seller: alt, alt

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Concerning the Property at _____

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Previous Roof Repairs	☐	☒
Previous Other Structural Repairs	☐	☒
Previous Use of Premises for Manufacture of Methamphetamine	☐	☒

Termite or WDI damage needing repair	☐	☒
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):
Pest Control Company Weekly Treatment for Pest & Termites

*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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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 seq.).

"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.

Section 6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program (NFIP)? * ☐ yes ☒ no If yes, explain (attach additional sheets as necessary): _____

*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).

Section 7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property? ☐ yes ☒ no If yes, explain (attach additional sheets as necessary): _____

Section 8. 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, 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: Sea Isle HOA

Manager's name: _____ Phone: _____

Fees or assessments are: \$ 240.00 per Annual 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.

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Initialed by: Buyer: _____, _____ and Seller: CH, CH

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Concerning the Property at _____

- ☒ 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):

Small Mold Remediation. See Attached Certificates.

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.

Concerning the Property at _____

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: [Signature] Date: 8/12/24 Signature of Seller: Angela Hill Date: 8/12/24

Printed Name: Cody Hill Printed Name: Angela Hill

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 <https://publicsite.dps.texas.gov>. 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: <u>Discount Power</u>	phone #: <u>877-455-4674</u>
Sewer: <u>City of Galveston</u>	phone #: <u>409-797-3550</u>
Water: <u>City of Galveston</u>	phone #: <u>409-797-3550</u>
Cable: <u>AT&T Direct TV</u>	phone #: <u>800-531-5000</u>
Trash: <u>City of Galveston</u>	phone #: <u>409-797-3550</u>
Natural Gas: <u>N/A</u>	phone #: <u>—</u>
Phone Company: <u>N/A</u>	phone #: <u>—</u>
Propane: <u>Amerigas</u>	phone #: <u>281-331-4401</u>
Internet: <u>Comcast</u>	phone #: <u>855-870-1311</u>

Concerning the Property at 22129 PECOS DRIVE
Galveston, Texas 77554

(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: _____	

ENL CONSULTING & ASSOCIATES
LIMITED POST INSPECTION REPORT - *PASSED*

PREPARED FOR
CODY & ANGELA HILL
22129 PECOS DRIVE, GALVESTON, TX 77555
DATE OF INSPECTION – FEBRUARY 27, 2024

COMPLETED BY:
ENL CONSULTING & ASSOCIATES
22107 SHEFFIELD GRAY TRAIL, CYPRESS, TX 77433
CELL: (832) 684-3508
EMAIL: gwilson@enlconsulting.net

Gene Wilson

GENE WILSON – DIRECTOR
LICENSED MOLD ASSESSMENT CONSULTANT - **MAC 1821 EXP 12/25**
CERTIFICATE OF CLEARANCE DATE – WEDNESDAY MARCH 6, 2024

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SECTION I - INTRODUCTION

ENL Consulting & Associates were retained by Cody & Angela Hill on Monday January 8, 2024 to complete the following limited post investigation:

- Investigate the property, located at 22129 Pecos Drive, Galveston, TX 77555.
- To quantify and qualify the types of mold and other fungi found during air quality sampling.
- To visually inspect the historical identified water damaged areas.
- To offer recommendations to remediate any identified mold contamination within identified areas of concern.
- *Provide Post Remediation Inspection, Testing, Clearance Letter, & CMDR as necessary.*

Gene Wilson is a Licensed Mold Assessment Consultant (MAC 1821 EXP 12/25) with the Texas Department of Licensing and Regulation. A post mold investigation was completed at the property located at 22129 Pecos Drive, Galveston, TX 77555. Air Samples were collected in the areas of concern including moisture readings of various building materials. Psychometrics were also recorded followed by a full procedural inspection.

All collected samples were submitted to eurofins J3 Laboratories (Texas Department of Licensing and Regulation, Licensed Laboratory (LAB0132) for microbiological identification and quantification of mold.

SECTION II – CONCLUSIONS

Visible inspection & observations are as follows:

Living Room SE Corner – Remediation protocol has been executed. No signs of water damage. All psychometric readings were within normal ranges.

Master Bedroom & Closet – Remediation protocol has been executed. No signs of water damage. All psychometric readings were within normal ranges.

2nd Floor Landing - Remediation protocol has been executed. No signs of water damage. All psychometric readings were within normal ranges.

Laboratory Results & Conclusions: Elevated Spores (SEE APPENDIX B)

Living Room SE Corner – All spore counts in this area were found to be within normal levels when compared to the outdoors.

Master Bedroom & Closet – All spore counts in this area were found to be within normal levels when compared to the outdoors.

2nd Floor Landing – All spore counts in this area were found to be within normal levels when compared to the outdoors.

SECTION III – DISCLAIMERS

The Texas Mold Assessment and Remediation Rules, clearance requires that the Mold Assessment Consultant be reasonably certain “that the underlying cause or causes of the mold that were associated with this project have been remediated.” At the time of the final visual inspection, there was no evidence of active leaks or water intrusion or moisture issues. ENL Consulting & Associates is not responsible for future problems related to incorrect repairs, or undiscovered, or new water intrusion, or moisture issues, or plumbing leaks.

SECTION IV – CERTIFICATE OF CLEARANCE

Based off the inspection results, labs, and visual inspection, it is the opinion of this consultant that the property located at 22129 Pecos Drive, Galveston, TX 77555 has passed clearance.

Visual Inspection	PASSED
Psychometrics	PASSED
Air Samples	PASSED

Gene Wilson

Gene Wilson – *Director*
ENL Consulting & Associates
Cell: (832) 684-3508
gwilson@enlconsulting.net

MAC 1824 EXP 12/25
MRC 1166 EXP 03/26
IICRC #57311

Certificate showing this property does not have mold damage

Certificate of mold damage remediation

Property owner: Keep this certificate and give a copy to your insurance agent or company.

Property owner and location

Property owner's name Cody & Angela Hill

Mailing address _____

Property address 22129 Pecos Drive, Galveston, TX 77555

Lot _____ Block _____ Addition or tract _____ County Galveston

Instructions

- **If mold damage has been treated (remediated):** Both Box A and B below must be filled out. The mold remediation contractor must fill out Box A. The mold assessment consultant must fill out Box B.
- **If no mold damage was found:** The mold assessment consultant or insurance adjuster must fill out Box C.

► **Mold damage has been treated** (If Box A and B are filled out, Box C does not need to be filled out.):

Box A: To be filled out by the mold remediation contractor.

I certify that:

- I treated the damage caused by mold at this property. Treatment can include removing, cleaning, sanitizing, and preventing mold damage.
- I gave this certificate to the property owner within 10 days after completing the work.

1108-2024
Certificate number

3/6/2024
Date issued

[Signature]
Mold remediation contractor's signature

3/6/2024
Date

Jonathan Holt 18618 Fern St Cypress TX
Contractor's printed name and address

3/1/2024
Date treatment completed

MRC 1599
Texas Department of Licensing and Regulation license number

10/24/2024
License expiration date

Box B: To be filled out by the mold assessment consultant.

I certify that:

- Damage caused by mold at this property has been treated (remediated).
- With reasonable certainty, the underlying causes of the mold have been treated so mold will not return. *This is the responsibility of the property owner. GW*
- I gave a copy of my report to the property owner.

Per Occupations Code Section 1958.154: Based on visual, procedural, and analytical evaluation, the mold contamination identified for the project has been remediated as outlined in the mold management plan or remediation protocol.

Gene Wilson

March 6, 2024

Mold assessment consultant's signature

Date

Gene Wilson - 22107 Sheffield Gray Trail, Cypress, TX 77433

Consultant's printed name and address

MAC 1821

12/08/2025

Texas Department of Licensing and Regulation license number

License expiration date

► **No mold damage was found** (If Box C is filled out, Box A and B do not need to be filled out.):**Box C:** To be filled out by the mold assessment consultant or insurance adjuster.

I certify that:

- I inspected this property.
- I did not find signs (evidence) of any mold damage.
- I gave a copy of my report to the property owner.

Certificate number

Date issued

Mold assessment consultant or insurance adjuster's signature

Date

Consultant or adjuster's printed name and address

Texas Department of Licensing and Regulation license number, or
Texas Department of Insurance license number

License expiration date