



Disclosure Statement

Homeowner(s) Name(s): Thomas Vos And Christine Vos

Property Address: 5 Twin Circle Dr, Beaumont, TX 77706

Year Property Built: 2003

Date of Purchase: 11/18/2015

IN CONNECTION WITH MY/OUR RELOCATION, I/WE MAKE THE FOLLOWING DISCLOSURES TO THE BEST OF MY/OUR KNOWLEDGE REGARDING MY/OUR PROPERTY WITH THE KNOWLEDGE THAT EVEN THOUGH THIS IS NOT A WARRANTY, PROSPECTIVE BUYERS MAY RELY ON THIS INFORMATION IN DECIDING WHETHER OR ON WHAT TERMS TO PURCHASE THE PROPERTY. I/WE FURTHER UNDERSTAND THAT AN OFFER TO PURCHASE WILL NOT BE MADE UNTIL THIS DISCLOSURE IS COMPLETED.

1. GENERAL

(a) Have you occupied the property within the last 12 months?

Yes

2. HOUSE SYSTEMS

I am aware of any problems, past or present, affecting:

(a) Electrical wiring?

No

(b) Air conditioning/cooling system?

No

(c) Plumbing?

No

(d) Water Heater?

No

(e) Sump Pump?

No

(f) Heating?

No

(g) Pool/Hot tub/Spa?

No

(h) Appliances?

No

(i) Floors?

No

(j) Water system (well)?

No

(k) Sprinkler system?

No

(l) Chimneys/Fireplaces?

No

3. LAND FOUNDATION

(a) Is the property located on filled or expansive soil?

No

(b) Have any sliding, settling, earth movement, sink hole, upheaval or earth stability problems occurred on your property or in the immediate neighborhood?

No

(c) I am aware of problems or structural defects, past or present, in the basement, foundation or house (including cracks or bulges)?

No

(d) Has a water or dampness condition ever existed in your basement/crawl space?

No

(e) I am aware of flooding or leaks, past or present, in the house, crawl space, or basement?

No

(f) Are there past or present problems with driveways, walkways, patios, seawalls, fences, retaining walls, party walls on the property or adjacent properties?

No

4. ROOF

(a) Age

2

(b) Has the roof ever leaked during your ownership?

No

(c) Are there any problems with the roof?

No

5. SEWAGE

(a) Is the property connected to a public sewer system?

Yes



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(b) Is there a septic tank/cesspool system serving this property?

No

(c) I am aware of problems or material defects, past or present, relating to the septic tank/cesspool/sewage system or other disposal system.

No

6. DRAINAGE WATER

(a) Is the property located in a flood zone?

No

(b) Has the property ever had drainage or a flooding problem?

No

(c) Have any properties in the immediate neighborhood ever had drainage or flooding problems?

No

(d) Do you currently have flood hazard insurance on the property?

No

7. PLUMBING/WATER SUPPLY

(a) I am aware of a well or well equipment on the property.

No

(b) I am aware of any unsafe conditions in the drinking water.

No

(c) Do you have a shared well?

No

(d) Does your home have polybutylene piping?

No

(e) Are you aware of any problems with water pressure?

No

8. ENVIRONMENTAL

(a) I am aware of unsafe concentrations of radon, past or present, on the property.

No

(b) I am aware of unsafe concentrations of or unsafe conditions relating to asbestos, vermiculite, or any other toxic substance(s) on the property.

No

(c) I am aware of unsafe concentrations of or unsafe conditions relating to lead paint, lead water pipes, lead plumbing pipes, or lead in the soil, past or present, on the property.

No

(d) I am aware of mold or mildew, past or present, contained on the property.

No

(e) I am aware of underground fuel storage tank(s), past or present, on the property.

No

(f) Is the property located next to or in close proximity to a dump, junk yard or toxic disposal site?

No

9. BOUNDARIES

(a) Have you ever had a survey of your property done?

Yes

(b) Are the boundaries of your property marked in any way?

Yes

(a) Please Describe

Iron rods at the property corners mark the property

(c) Are there any encroachments, overlaps, boundary line disputes, or unrecorded easements relating to this property?

No

(d) Is your home accessed, in whole or part, through a private road?

No

(e) Do you have a shared driveway?

No

10. ADDITIONS/REMODELS

(a) Were any structural additions, changes, or repairs made to the property by the former owners without obtaining all necessary permits and government approvals?

No

(b) Have you made any structural additions, changes, or repairs to the property?

No

(c) Have there been any significant repairs made to the property or to any of its systems or components within the last five years?

Yes

(a) Please Explain

AC replaced in 2022 (other AC replaced in December 2019) and Roof shingles replaced in December 2024



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11. HOMEOWNERS ASSOC.

(a) Are there any problems relating to any common area?	No
(b) Are there any conditions, which may result in an increase in taxes or assessments?	No
(c) Are there any pending or threatening claims or lawsuits against the Homeowner's Association?	No
(d) Are there any bonds or assessments affecting this property?	No

12. NEIGHBORHOOD

(a) Is there any unusual amount of noise from any source (for example: airplanes, traffic, schools or business) that affects the property?	Yes
(a) Please Explain	
Train	
(b) Are there any other neighborhood conditions or problems affecting the property?	No

13. MISCELLANEOUS

(a) I am aware of current infestation of termites or other wood boring insects on the property.	No
(b) I am aware of structural defects, past or present, caused by previous infestations of termites or other wood boring insects.	No
(c) Are there any violations of local, state and federal government laws or regulations relating to this property?	No
(d) Are there any existing or threatened legal actions affecting this property?	No
(e) Are you aware of the presence of Chinese drywall at the Property or of any records or reports pertaining to Chinese drywall being used at the property?	No
(f) I am aware that the property has exterior siding composed of synthetic stucco, traditional stucco, Exterior Insulating Finish System (EIFS), ICFS, Manufactured Stone Masonry Veneers, or other Architectural Hybrid Coatings, or Hardboard siding.	No
(g) Is your home located close to high voltage power lines?	No
(h) Is the property located on an earthquake fault?	No
(i) Do you own or lease any mineral/gas/mining rights upon or beneath the surface property?	No
(j) Are any of the property's systems (alarm, water softener, etc.) leased or rented?	No

THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND, EXCEPT AS SET FORTH HEREIN, NO MATERIAL PROBLEMS EXIST WITH RESPECT TO THE PROPERTY AS OF DATE SET FORTH ABOVE. I/WE HEREBY AUTHORIZE THE FURNISHING OF THE FOREGOING INFORMATION TO ANY PROSPECTIVE PURCHASER.

Signed by:

Thomas Vos

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4/9/2026

Signed by:

Christine Vos

6A0A7C467BF04E4...

Date

4/8/2026

Homeowner

Homeowner

Date



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THIS DISCLOSURE IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THAT THE PROSPECTIVE BUYER OR SELLER MAY WISH TO OBTAIN OR NEGOTIATE. THE FACT THAT THE SELLER IS NOT AWARE OF A PARTICULAR PROBLEM IS NO GUARANTEE THAT IT DOES NOT EXIST. PROSPECTIVE BUYER IS AWARE THAT HE/SHE MAY REQUEST AN INSPECTION OF THE PREMISES PERFORMED BY A QUALIFIED PROFESSIONAL.

This is a Corporate-owned property with absentee ownership.

Buyer acknowledges that he/she has read the above information:

Buyer

Date

Buyer

Date

Seller (WHR Group Representative)

Date

Seller (WHR Group Representative)

Date