



APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

**SELLER'S DISCLOSURE NOTICE**CONCERNING THE PROPERTY AT 18 Hawkseye Place, The Woodlands, Texas 77381

(Street Address and City)

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 PURCHASER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR SELLER'S AGENTS.

Seller is is not occupying the Property. If unoccupied, how long since Seller has occupied the Property?

1. The Property has the items checked below [Write Yes (Y), No (N), or Unknown (U)]:

<u>Y</u> Range	<u>Y</u> Oven	<u>Y</u> Microwave
<u>Y</u> Dishwasher	<u>N</u> Trash Compactor	<u>Y</u> Disposal
<u>Y</u> Washer/Dryer Hookups	<u>Y</u> Window Screens	<u>Y</u> Rain Gutters
<u>U</u> Security System	<u>N</u> Fire Detection Equipment	<u>N</u> Intercom System
	<u>Y</u> Smoke Detector	
	Smoke Detector-Hearing	
	<u>N</u> Impaired	
	<u>N</u> Carbon Monoxide Alarm	
	<u>N</u> Emergency Escape Ladder(s)	
<u>N</u> TV Antenna	<u>Y</u> Cable TV Wiring	<u>N</u> Satellite Dish
<u>Y</u> Ceiling Fan(s)	<u>Y</u> Attic Fan(s)	<u>Y</u> Exhaust Fan(s)
<u>Y</u> Central A/C	<u>Y</u> Central Heating	<u>N</u> Wall/Window Air Conditioning
<u>Y</u> Plumbing System	<u>N</u> Septic System	<u>Y</u> Public Sewer System
<u>Y</u> Patio/Decking	<u>N</u> Outdoor Grill	<u>Y</u> Fences
<u>N</u> Pool	<u>N</u> Sauna	<u>N</u> Spa <u>N</u> Hot Tub
<u>N</u> Pool Equipment	<u>N</u> Pool Heater	<u>Y</u> Automatic Lawn Sprinkler System
	Fireplace(s) & Chimney	Fireplace(s) & Chimney
<u>Y</u> (Wood Burning)		<u>N</u> (Mock)
<u>Y</u> Natural Gas Lines		<u>Y</u> Gas Fixtures
<u>N</u> Liquid Propane Gas:	<u>N</u> LP Community (Captive)	<u>N</u> LP on Property
<u>N</u> Fuel Gas Piping:	<u>U</u> Black Iron Pipe	<u>U</u> Corrugated Stainless Steel Tubing
	<u>U</u> Copper	
Garage: <u>N</u> Attached	<u>Y</u> Not Attached	<u>N</u> Carport
Garage Door Opener(s):	<u>Y</u> Electronic	<u>Y</u> Control(s)
Water Heater:	<u>Y</u> Gas	<u>N</u> Electric
Water Supply:	<u>N</u> City	<u>N</u> Well
		<u>Y</u> MUD <u>N</u> Co-op
Roof Type: <u>Asphalt Shingle</u>	Age: <u>Unknown</u>	(approx.)

Are you (Seller) aware of any of the above items that are not in working condition, that have known defects, or that are in need of repair? Yes No Unknown. If yes, then describe. (Attach additional sheets if necessary):

Appears to be current leaking drain line coming into vent stack in master bath water closet. Have been advised by HVAC provider to have coils cleaned/disinfected. Walls in master bath water closet, master walk in closet, hallway bedroom, and ceiling in living room have been removed during attempted mold remediation. Known mold growth, water damaged drywall in the floor-to-floor space for the remainder of the house. Mold was also found in the insulation behind the vapor barrier for both of these room and is suspected to found in all the others. Suspect house wrap was improperly installed leaving top section of wall exposed. Previous issues with mold in 2023 (HVAC and leaking drain lines). Remediated



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and received mold clearance in 2023.

2. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766, Health and Safety Code?* Yes No Unknown. If the answer to this question is no or unknown, explain (Attach additional sheets if necessary):

Installed in all rooms that still have a ceiling. Missing in those.

* 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 the installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

3. Are you (Seller) aware of any known defects/malfunctions in any of the following? Write Yes (Y) if you are aware, write No (N)

if you are not aware.

- | | | |
|--|-----------------------------|----------------------------|
| <u>Y</u> Interior Walls | <u>Y</u> Ceilings | <u>N</u> Floors |
| <u>Y</u> Exterior Walls | <u>N</u> Doors | <u>Y</u> Windows |
| <u>Y</u> Roof | <u>N</u> Foundation/Slab(s) | <u>N</u> Sidewalks |
| <u>N</u> Walls/Fences | <u>N</u> Driveways | <u>N</u> Intercom System |
| <u>Y</u> Plumbing/Sewers/Septics | <u>N</u> Electrical Systems | <u>N</u> Lighting Fixtures |
| <u>N</u> Other Structural Components (Describe): | | |

[Empty box for describing other structural components]

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary):

(Interior Walls) Walls in master bath water closet, master walk in closet, and hallway bedroom have been removed to attempted mold remediation. Appears to be current leaking drain line coming into vent stack in master bath water closet. Have previously found and repaired leaking plumbing coming from all bathroom sinks, master bath shower, master and hall bath toilets, and master bath shower (all 2023), and multiple leaking points in the drain line plumbing below the master bathroom (2026). Still believed to be untreated mold growth in wall space from most recent leak (2026) below master bath.

(Ceilings) There is currently no ceiling in the living room due to attempted water damage/mold remediation resulting from a leaks in the drain lines under the master bath. Living room mold remediation has been attempted, but there is known mold growth, water damaged drywall in the floor-to-floor space for the remainder of the house.

(Exterior Walls) Exterior walls in master walk in closet, and hallway bedroom have been removed to attempt mitigation for mold growth. Mold was found in the insulation behind the vapor barrier for both of these room and is suspected to found in all the others. Suspect house wrap was improperly installed leaving top section of wall exposed.

(Windows) No known current leaks however repairs have previously been completed on master bedroom, back bedroom (closets to garage), kitchen, and bay windows to address leaks.

(Roof) Not currently, however section of roof decking was replaced in 2023 mold remediation



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due to mold growth from bathroom fans and roof was patched over this spot. Additionally leak was found in 2023 on front of house (just under roofline) that allowed water into ceiling of front (non-master bedroom) and was repaired and the damaged drywall replaced. (Plumbing/Sewers/Septics) Appears to be current leaking drain line coming into vent stack in master bath water closet. Have previously found and repaired leaking plumbing coming from all bathroom sinks, master bath shower, master and hall bath toilets, and master bath shower (all 2023), and and multiple leaking points in the drain line plumbing below the master bathroom (2026). Reoccurring issues of drain line plumbing showing no indication of being glued during original installation.

4. Are you (Seller) aware of any of the following conditions? Write Yes (Y) if you are aware, write No (N) if you are not aware.

- | | |
|---|---|
| <u>N</u> Active Termites (includes wood destroying insects) | <u>Y</u> Previous Structural or Roof Repair |
| <u>N</u> Termite or Wood Rot Damage Needing Repair | <u>N</u> Hazardous or Toxic Waste |
| <u>N</u> Previous Termite Damage | <u>N</u> Asbestos Components |
| <u>N</u> Previous Termite Treatment | <u>N</u> Urea-formaldehyde Insulation |
| <u>N</u> Improper Drainage | <u>N</u> Radon Gas |
| <u>Y</u> Water Damage Not Due to a Flood Event | <u>N</u> Lead Based Paint |
| <u>N</u> Landfill, Settling, Soil Movement, Fault Lines | <u>N</u> Aluminum Wiring |
| <u>N</u> Single Blockable Main Drain in a Pool/Hot Tub/Spa* | <u>N</u> Previous Fires |
| | <u>N</u> Unplatted Easements |
| | <u>N</u> Subsurface Structure or Pits |
| | Previous Use of Premises for Manufacture of |
| | <u>N</u> Methamphetamine |

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary):

(Water Damage Not Due to a Flood Event) Appears to be current leaking drain line coming into vent stack in master bath water closet. Have previously found and repaired leaking plumbing coming from all bathroom sinks, master bath shower, master and hall bath toilets, and master bath shower (all 2023), and and multiple leaking points in the drain line plumbing below the master bathroom (2026). Reoccurring issue of original drain line plumbing showing no indication of having been glued during installation. Current water damaged drywall and mold growth in the remaining floor-to-floor space. Previous issues with mold in 2023 (HVAC and leaking drain lines). Remediated and received mold clearance in 2023. (Previous Structural/Roof Repair) Section of roof decking was replaced in 2023 mold remediation due to mold growth from bathroom exhaust and roof was patched over this spot. Additionally leak was found in 2023 on front of house (just under roofline) that allowed water into ceiling of front (non-master bedroom) and was repaired and the damaged drywall replaced.

* A single blockable main drain may cause a suction entrapment hazard for an individual.

5. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair? Yes (if you are aware) No (if you are not aware). If yes, explain (attach additional sheets if necessary).

Drywall in the living room ceiling, and on the wall in the master bath water closet, master walk in closet, and hallway bedroom have all been removed during attempted mold remediation. Appears to be current leaking drain line coming into vent stack in master bath water closet. Reoccurring issue of original drain line plumbing showing no indication of having been glued during installation. Current water damaged drywall and mold growth in the remaining floor-to-



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floor space. Mold was found in the insulation behind the vapor barrier for both of these room and is suspected to found in all the others. Suspect house wrap was improperly installed leaving top section of wall exposed. HVAC provider requested coils be cleaned/disinfected.

6. Are you (Seller) aware of any of the following conditions?* Write Yes (Y) if you are aware, write No (N) if you are not aware.

Y Present flood insurance coverage

N Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a resevoir

N Previous water penetration into a structure on the property due to a natural flood event

Write Yes (Y) if you are aware, and check wholly or partly as applicable, write No (N) if you are not aware.

N Located wholly partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR)

Y Located wholly partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded))

N Located wholly partly in a floodway

N Located wholly partly in a flood pool

N Located wholly partly in a reservoir

If the answer to any of the above is yes, explain (attach additional sheets if necessary):

(Present Flood Insurance Coverage) Currently have flood insurance. (500-year floodplain) FEMA listed Zone X 0.2% chance flood hazard, areas of 1% annual chance flood with average depth less than one foot or with drainage areas less than one square mile.

*For the 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, A00, 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.

"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 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 of 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.

7. 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):

[Empty box for explanation]

* Homes in a 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).

8. 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):

9. Are you (Seller) aware of any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

N Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at that time.

N Homeowners' Association or maintenance fees or assessments.

N Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others.

N Any notices of violations of deed restrictions or governmental ordinances affecting the condition or used of the Property.

N Any lawsuits directly or indirectly affecting the Property.

Y Any condition on the Property which materially affects the physical health or safety of an individual.

N 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.

N Any portion of the property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary):

(Physical health) Current water damaged drywall and mold growth in the remaining floor-to-floor space. Mold was found in the insulation behind the vapor barrier for both of these room and is suspected to found in all the others. Suspect house wrap was improperly installed leaving top section of wall exposed. Previous issues with mold in 2023 (HVAC and leaking drain lines). Remediated and received mold clearance in 2023.

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 maybe required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.

10. 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.



Andrew S Reeder
Signature of Seller

2026-03-07
Date

Kristina S Reeder
Signature of Seller

2026-03-07
Date

The undersigned purchaser hereby acknowledges receipt of the foregoing notice.

Signature of Purchaser

Date

Signature of Purchaser

Date



This form was prepared by the Texas Real Estate Commission in accordance with Texas Property Code § 5.008(b) and is to be used in conjunction with a contract for the sale of real property entered into on or after September 1, 2023. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>) TREC NO. 55-0. This form replaces OP-H.

