

Google, NES / Airbus, Houston-Galveston Area Council, Maxar Technologies, Texas General Land Office, U.S. Geological Survey, USDA/FPAC/GEO

**MAP DATA**

FEMA Special Flood Hazard Area: Yes  
Map Number: 48167C0437G

**MAP LEGEND**

 Areas inundated by 500-year flooding

 Protected Areas

Powered by CoreLogic®

10/11/23, 9:36 AM

InterFlood - List Flood Maps

Zone: AE

Map Date: August 15, 2019

FIPS: 48167



Areas inundated by 100-year flooding



Velocity Hazard



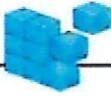
Floodway



Subject Area

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ADDENDUM FOR SELLER'S DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS AS REQUIRED BY FEDERAL LAW



CONCERNING THE PROPERTY AT 1424 - 45th St. Galveston, TX 77550 (Street Address and City)

A. LEAD WARNING STATEMENT: "Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-paint hazards is recommended prior to purchase."

NOTICE: Inspector must be properly certified as required by federal law.

B. SELLER'S DISCLOSURE:

1. PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS (check one box only):

- (a) Known lead-based paint and/or lead-based paint hazards are present in the Property (explain): SEE ATTACHED EXHIBIT "A" DISCLOSURE
(b) Seller has no actual knowledge of lead-based paint and/or lead-based paint hazards in the Property.

2. RECORDS AND REPORTS AVAILABLE TO SELLER (check one box only):

- (a) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the Property (list documents): SEE ATTACHED LEAD SAMPLES EXHIBIT "B"
(b) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the Property.

C. BUYER'S RIGHTS (check one box only):

- 1. Buyer waives the opportunity to conduct a risk assessment or inspection of the Property for the presence of lead-based paint or lead-based paint hazards.
2. Within ten days after the effective date of this contract, Buyer may have the Property inspected by inspectors selected by Buyer. If lead-based paint or lead-based paint hazards are present, Buyer may terminate this contract by giving Seller written notice within 14 days after the effective date of this contract, and the earnest money will be refunded to Buyer.

D. BUYER'S ACKNOWLEDGMENT (check applicable boxes):

- 1. Buyer has received copies of all information listed above.
2. Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

E. BROKERS' ACKNOWLEDGMENT: Brokers have informed Seller of Seller's obligations under 42 U.S.C. 4852d to: (a) provide Buyer with the federally approved pamphlet on lead poisoning prevention; (b) complete this addendum; (c) disclose any known lead-based paint and/or lead-based paint hazards in the Property; (d) deliver all records and reports to Buyer pertaining to lead-based paint and/or lead-based paint hazards in the Property; (e) provide Buyer a period of up to 10 days to have the Property inspected; and (f) retain a completed copy of this addendum for at least 3 years following the sale. Brokers are aware of their responsibility to ensure compliance.

F. CERTIFICATION OF ACCURACY: The following persons have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer Date Seller [Signature] 01/31/2024 Date
Buyer Date Seller [Signature] 1/19/24 Date
Other Broker Date Listing Broker [Signature] Date



The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms of contracts. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate licensees. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not suitable for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (http://www.trec.texas.gov)

The County of Galveston, record owner of the real property which is the subject of this Listing Agreement, has been made aware of lead-based paint and lead contaminated soil on portions of the real property. It has made no independent investigation of its own and it will provide any potential purchaser of the real property a copy of the information in its possession. If any contract for purchase and sale of the real property is entered into, the County of Galveston will provide any and all disclosures required by Section 4852d of the United States Code.

VJD  
1-19-24

Children Center Lead Sampling Results:

Date:

3/16/2023

Sample Type

Location:

Result:

Threshold:

Soil

Playground

230 µg/g

400 µg/g

Soil

Yard Composite

1400 µg/g

400 µg/g

Soil

Building A Dripline

5300 µg/g

400 µg/g

Soil

Building B Walkway

770 µg/g

400 µg/g

Soil

Building B Dripline

7900 µg/g

400 µg/g

Floor Dust Wipe

Building B Back Door Floor

160 µg/ft<sup>2</sup>

10 µg/ft<sup>2</sup>

Floor Dust Wipe

Building B Front Door Floor

120 µg/ft<sup>2</sup>

10 µg/ft<sup>2</sup>

4/6/2023

Office Building Front Door Floor

39 µg/ft<sup>2</sup>

10 µg/ft<sup>2</sup>

Floor Dust Wipe

Office Building Back Door Floor

25 µg/ft<sup>2</sup>

10 µg/ft<sup>2</sup>

Floor Dust Wipe

Building B Top of Stairs

49 µg/ft<sup>2</sup>

10 µg/ft<sup>2</sup>

Floor Dust Wipe

Building B Room E Floor

41 µg/ft<sup>2</sup>

10 µg/ft<sup>2</sup>

Floor Dust Wipe

Building A Front Door Floor

130 µg/ft<sup>2</sup>

10 µg/ft<sup>2</sup>

Floor Dust Wipe

Building A Back Door Floor

42 µg/ft<sup>2</sup>

10 µg/ft<sup>2</sup>

Floor Dust Wipe

Building A Top of Stairs

69 µg/ft<sup>2</sup>

10 µg/ft<sup>2</sup>

Paint Chip Sample

Utility Closet Wall in Office Building

89,000 µg/g or ppm

5,000 µg/g or ppm

NO water samples taken had any detectable lead

Building A faced 45th Street

Building B faced Ursuline

Date	Reading	Mode	Pass/Fail	Stan Room	Component
16-Mar-23	1	Standardization	PASS		
16-Mar-23	2	Standardization	PASS		
16-Mar-23	3	Lead Paint Fixed-Time	Negative	Building B Entryway	Front Door
16-Mar-23	4	Lead Paint Fixed-Time	Positive	Building B Entryway	Front Door Frame-Left
16-Mar-23	5	Lead Paint Fixed-Time	Positive	Building B Entryway	Front Door Frame-Right
16-Mar-23	6	Lead Paint Fixed-Time	Negative	Building B Entryway	Wall A
16-Mar-23	7	Lead Paint Fixed-Time	Negative	Building B Entryway	Wall A-Baseboard
16-Mar-23	8	Lead Paint Fixed-Time	Positive	Building B Entryway	Wall C-Door to Kitchen
16-Mar-23	9	Lead Paint Fixed-Time	Positive	Building B Entryway	Wall C-Door Frame to Kitchen
16-Mar-23	10	Lead Paint Fixed-Time	Negative	Building B Entryway	Staircase Wall
16-Mar-23	11	Lead Paint Fixed-Time	Positive	Building B Entryway	Staircase Decorative Step Trim
16-Mar-23	12	Lead Paint Fixed-Time	Positive	Building B Entryway	Staircase Railing Spindle
16-Mar-23	13	Lead Paint Fixed-Time	Positive	Building B Entryway	Staircase Toe Kick
16-Mar-23	14	Lead Paint Fixed-Time	Negative	Building B Entryway	Staircase Wall Baseboard
16-Mar-23	15	Lead Paint Fixed-Time	Negative	Building B Entryway	Wall D-Entry Frame to Left side Livingroom
16-Mar-23	16	Lead Paint Fixed-Time	Negative	Building B Entryway	Wall D-Inside Frame to left side Livingroom
16-Mar-23	17	Lead Paint Fixed-Time	Negative	Livingroom-Right Side	Wall A-Window Frame
16-Mar-23	18	Lead Paint Fixed-Time	Positive	Livingroom-Right Side	Wall A-Window Sill
16-Mar-23	19	Lead Paint Fixed-Time	Positive	Livingroom-Right Side	Wall A-Window Sash
16-Mar-23	20	Lead Paint Fixed-Time	Negative	Livingroom-Right Side	Wall A
16-Mar-23	21	Lead Paint Fixed-Time	Negative	Livingroom-Right Side	Wall A-Baseboard
16-Mar-23	22	Lead Paint Fixed-Time	Positive	Livingroom-Right Side	Wall B-Bookcase
16-Mar-23	23	Lead Paint Fixed-Time	Positive	Livingroom-Right Side	Wall B-Window Frame-Right side
16-Mar-23	24	Lead Paint Fixed-Time	Negative	Livingroom-Right Side	Wall B-Window Sill-Right Side
16-Mar-23	25	Lead Paint Fixed-Time	Negative	Livingroom-Right Side	Wall B-Window Sash-Right Side
16-Mar-23	26	Lead Paint Fixed-Time	Negative	Livingroom-Right Side	Fireplace Painted Brick
16-Mar-23	27	Lead Paint Fixed-Time	Negative	Livingroom-Right Side	Fireplace Surround
16-Mar-23	28	Lead Paint Fixed-Time	Negative	Livingroom-Right Side	Mantel Upper Frame
16-Mar-23	29	Lead Paint Fixed-Time	Negative	Livingroom-Right Side	Wall C-Entry to Dining-Frame
16-Mar-23	30	Lead Paint Fixed-Time	Negative	Livingroom-Right Side	Wall C-Entry to Dining Inside Frame
16-Mar-23	31	Lead Paint Fixed-Time	Negative	Dining Room	Wall B-Window Frame-Right side
16-Mar-23	32	Lead Paint Fixed-Time	Negative	Dining Room	Wall B-Window Sill-Right Side
16-Mar-23	33	Lead Paint Fixed-Time	Negative	Dining Room	Wall B-Window Sash-Right Side

16-Mar-23	34	Lead Paint Fixed-Time	Negative	Dining Room	Wall B-Interior Window Frame
16-Mar-23	35	Lead Paint Fixed-Time	Negative	Dining Room	Wall C-Window Frame-Right Side
16-Mar-23	36	Lead Paint Fixed-Time	Positive	Dining Room	Wall D-Door to Kitchen
16-Mar-23	37	Lead Paint Fixed-Time	Positive	Dining Room	Wall D-Door Frame to Kitchen
16-Mar-23	38	Lead Paint Fixed-Time	Negative	Dining Room	Wall D
16-Mar-23	39	Lead Paint Fixed-Time	Negative	Kitchen	Wall C-Back Door Frame
16-Mar-23	40	Lead Paint Fixed-Time	Positive	Kitchen	Wall C-Back Door
16-Mar-23	41	Lead Paint Fixed-Time	Positive	Kitchen	Wall C-Window Frame-Left Side
16-Mar-23	42	Lead Paint Fixed-Time	Negative	Kitchen	Wall D-Upper Cabinets
16-Mar-23	43	Lead Paint Fixed-Time	Negative	Kitchen	Wall D
16-Mar-23	44	Lead Paint Fixed-Time	Positive	Kitchen	Wall A-Baseboard
16-Mar-23	45	Lead Paint Fixed-Time	Positive	Kitchen	Pantry Door
16-Mar-23	46	Lead Paint Fixed-Time	Positive	Kitchen	Pantry Door Frame
16-Mar-23	47	Lead Paint Fixed-Time	Negative	Kitchen	Pantry Area Cabinets
16-Mar-23	48	Lead Paint Fixed-Time	Positive	Kitchen	Door Frame to Entry
16-Mar-23	49	Lead Paint Fixed-Time	Positive	Play Room-Left Side	Baseboard
16-Mar-23	50	Lead Paint Fixed-Time	Negative	Bedroom E	Door to Hall
16-Mar-23	51	Lead Paint Fixed-Time	Positive	Bedroom E	Wall B-Closet Door
16-Mar-23	52	Lead Paint Fixed-Time	Positive	Bedroom E	Wall C-Window Sill
16-Mar-23	53	Lead Paint Fixed-Time	Positive	Bedroom E	Wall C-Interior Window Frame
16-Mar-23	54	Lead Paint Fixed-Time	Negative	Bedroom E	Wall C-Window Sash
16-Mar-23	55	Lead Paint Fixed-Time	Negative	Bedroom E	Wall D
16-Mar-23	56	Lead Paint Fixed-Time	Positive	Bedroom E	Wall A-Baseboard
16-Mar-23	57	Lead Paint Fixed-Time	Positive	Bedroom E	Baseboard Under Air Return
16-Mar-23	58	Lead Paint Fixed-Time	Negative	Bedroom E	Baseboard to the Left of Air Return
16-Mar-23	59	Lead Paint Fixed-Time	Positive	Bedroom E	Entry Door Frame
16-Mar-23	61	Lead Paint Fixed-Time	Positive	Porch	Painted Floor
16-Mar-23	62	Lead Paint Fixed-Time	Negative	Porch	Painted Floor
16-Mar-23	63	Lead Paint Fixed-Time	Negative	Porch	Painted Floor
16-Mar-23	64	Lead Paint Fixed-Time	Negative	Porch	Railings
16-Mar-23	65	Lead Paint Fixed-Time	Positive	Porch	Columns
16-Mar-23	66	Lead Paint Fixed-Time	Negative	Porch	Exterior Window Sill
16-Mar-23	67	Lead Paint Fixed-Time	Negative	Porch	Exterior Window Frame

**All XRF Samples Taken were in Building B, the building facing Ursuline**



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VJD  
1-19-24

EXHIBIT "A"