

Exclusions – 10302 Reading Rd

Exterior

- Row Seed Planter in front flower bed
- Iron Crane in front flower bed
- Rocking Chairs on front porch
- Bistro Table on front porch
- Concrete benches (one in front and one in back)
- Two metal milk cans in back yard
- All Bird Feeders
- Hummingbird feeders
- Wind Chime on patio
- Clock on patio wall
- Outdoor table/chairs on patio
- Two wooden chairs on patio
- Chimenia on patio
- All ceramic pots in front and back
- All BBQ pits and gas grill
- Weather Vane mounted on front fence
- Rain Gauge mounted on fence
- Electric Fence controller and all connectors/wire
- Metal shelves in garage
- Trampoline

Interior

- Drapes/Rod in Study
- Tapestry/Rod in Foyer
- Drapes/Rods in upstairs bedrooms
- All shower curtains/rods
- All TV's and all TV mounts
- All wall hangings (pictures/metal art/clocks/sconces/etc)
- Media cabinet in Game Room

Elaise Baxendale 1/27/2012
Seller date

John T. Zabel III 1/27/2012
Seller date

Buyer date

Buyer date

**ADDENDUM FOR PROPERTY SUBJECT TO
MANDATORY MEMBERSHIP IN A PROPERTY
OWNERS ASSOCIATION**

(NOT FOR USE WITH CONDOMINIUMS)

ADDENDUM TO CONTRACT CONCERNING THE PROPERTY AT10302 Reading RdRichmond

(Street Address and City)

Bridlewood Estates Property Owners Association

(Name of Property Owners Association)

- A. SUBDIVISION INFORMATION:** "Subdivision Information" means: (i) the restrictions applying to the subdivision, (ii) the bylaws and rules of the Property Owners Association (Association), and (iii) a resale certificate, all of which comply with Section 207.003 of the Texas Property Code.

(Check only one box):

- ☐ 1. Within _____ days after the effective date of the contract, Seller shall, at Seller's expense, deliver the Subdivision Information to Buyer. If Buyer does not receive the Subdivision Information, Buyer may terminate the contract at any time prior to closing and the earnest money will be refunded to Buyer. If Seller delivers the Subdivision Information, Buyer may terminate the contract for any reason within 7 days after Buyer receives the Subdivision Information or prior to closing, whichever first occurs, and the earnest money will be refunded to Buyer.
- ☐ 2. Buyer has received and approved the Subdivision Information before signing the contract. Buyer ☐ does ☐ does not require an updated resale certificate. If Buyer requires an updated resale certificate, Seller, at Buyer's expense, shall deliver it to Buyer within 10 days after receiving payment for the updated resale certificate from Buyer. Buyer may terminate this contract and the earnest money will be refunded to Buyer if Seller fails to deliver the updated resale certificate within the time required.
- ☒ 3. Buyer does not require delivery of the Subdivision Information.

If Seller becomes aware of any material changes in the Subdivision Information, Seller shall promptly give notice to Buyer.

Buyer may terminate the contract prior to closing by giving written notice to Seller if: (i) any of the Subdivision Information provided was not true; or (ii) any material adverse change in the Subdivision Information occurs prior to closing, and the earnest money will be refunded to Buyer.

- B. FEES:** Except as provided by Paragraph C, Buyer shall pay any and all Association fees or other charges resulting from the transfer of the Property not to exceed \$ 350.00 and Seller shall pay any excess.

- C. DEPOSITS FOR RESERVES:** Buyer shall pay any deposits for reserves required at closing by the Association.

NOTICE TO BUYER REGARDING REPAIRS BY THE ASSOCIATION: The Association may have the sole responsibility to make certain repairs to the Property. If you are concerned about the condition of any part of the Property which the Association is required to repair, you should not sign the contract unless you are satisfied that the Association will make the desired repairs.

BuyerEloise P Zatopek
Seller Eloise P Zatopek_____
BuyerJulius F Zatopek III
Seller Julius F Zatopek III

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 intended for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, (512) 459-6544 (<http://www.trec.state.tx.us>) TREC No. 36-6. This form replaces TREC No. 36-5.



TEXAS ASSOCIATION OF REALTORS® 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 10302 READING RD

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?
☐ 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		✓	
Natural Gas Lines	✓		

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

Item	Y	N	U
Pump: <input type="checkbox"/> sump <input type="checkbox"/> 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	✓			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: <u>2</u>
Evaporative Coolers		✓		number of units: _____
Wall/Window AC Units		✓		number of units: _____
Attic Fan(s)		✓		if yes, describe: _____
Central Heat	✓			<input type="checkbox"/> electric <input checked="" type="checkbox"/> gas number of units: <u>2</u>
Other Heat		✓		if yes, describe: _____
Oven	✓			number of ovens: <u>1</u> <input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: _____
Fireplace & Chimney	✓			<input checked="" type="checkbox"/> wood <input checked="" type="checkbox"/> gas logs <input type="checkbox"/> mock <input checked="" type="checkbox"/> other: <u>gas connection</u>
Carport		✓		<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage	✓			<input checked="" type="checkbox"/> attached <input type="checkbox"/> not attached
Garage Door Openers	✓			number of units: <u>2</u> number of remotes: <u>2</u>
Satellite Dish & Controls		✓		<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Security System	✓			<input checked="" type="checkbox"/> owned <input type="checkbox"/> leased from _____
Water Heater	✓			<input type="checkbox"/> electric <input checked="" type="checkbox"/> gas <input type="checkbox"/> other: _____ number of units: <u>2</u>
Water Softener	✓			<input checked="" type="checkbox"/> owned <input type="checkbox"/> leased from _____
Underground Lawn Sprinkler	✓			<input checked="" type="checkbox"/> automatic <input type="checkbox"/> manual areas covered: <u>Front & 1/2 Back</u>
Septic / On-Site Sewer Facility	✓			if yes, attach Information About On-Site Sewer Facility (TAR-1407)

(TAR-1406) 9-01-11

Initialed by: Seller: EDG and Buyer: _____

Page 1 of 5

Concerning the Property at 10302 READING RD RICHMOND TX 77469

Water supply provided by: ☐ city ☐ well ☐ MUD ☐ co-op ☐ unknown ☒ other: community well

Was the Property built before 1978? ☐ yes ☒ no ☐ unknown

(If yes, complete, sign, and attach TAR-1906 concerning lead-based paint hazards).

Roof Type: composition Age: 14 yrs (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):

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		<input checked="" type="checkbox"/>
Ceilings		<input checked="" type="checkbox"/>
Doors		<input checked="" type="checkbox"/>
Driveways		<input checked="" type="checkbox"/>
Electrical Systems		<input checked="" type="checkbox"/>
Exterior Walls		<input checked="" type="checkbox"/>

Item	Y	N
Floors		<input checked="" type="checkbox"/>
Foundation / Slab(s)		<input checked="" type="checkbox"/>
Interior Walls		<input checked="" type="checkbox"/>
Lighting Fixtures		<input checked="" type="checkbox"/>
Plumbing Systems		<input checked="" type="checkbox"/>
Roof		<input checked="" type="checkbox"/>

Item	Y	N
Sidewalks		<input checked="" type="checkbox"/>
Walls / Fences		<input checked="" type="checkbox"/>
Windows		<input checked="" type="checkbox"/>
Other Structural Components		<input checked="" type="checkbox"/>

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		<input checked="" type="checkbox"/>
Asbestos Components		<input checked="" type="checkbox"/>
Diseased Trees: <input type="checkbox"/> oak wilt <input type="checkbox"/>		<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property		<input checked="" type="checkbox"/>
Fault Lines		<input checked="" type="checkbox"/>
Hazardous or Toxic Waste		<input checked="" type="checkbox"/>
Improper Drainage		<input checked="" type="checkbox"/>
Intermittent or Weather Springs		<input checked="" type="checkbox"/>
Landfill		<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards		<input checked="" type="checkbox"/>
Encroachments onto the Property		<input checked="" type="checkbox"/>
Improvements encroaching on others' property		<input checked="" type="checkbox"/>
Located in 100-year Floodplain		<input checked="" type="checkbox"/>
Located in Floodway		<input checked="" type="checkbox"/>
Present Flood Ins. Coverage (If yes, attach TAR-1414)		<input checked="" type="checkbox"/>
Previous Flooding into the Structures		<input checked="" type="checkbox"/>
Previous Flooding onto the Property		<input checked="" type="checkbox"/>
Previous Fires		<input checked="" type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine		<input checked="" type="checkbox"/>

Condition	Y	N
Previous Foundation Repairs		<input checked="" type="checkbox"/>
Previous Roof Repairs	<input checked="" type="checkbox"/>	
Other Structural Repairs		<input checked="" type="checkbox"/>
Radon Gas		<input checked="" type="checkbox"/>
Settling		<input checked="" type="checkbox"/>
Soil Movement		<input checked="" type="checkbox"/>
Subsurface Structure or Pits		<input checked="" type="checkbox"/>
Underground Storage Tanks		<input checked="" type="checkbox"/>
Unplatted Easements		<input checked="" type="checkbox"/>
Unrecorded Easements		<input checked="" type="checkbox"/>
Urea-formaldehyde Insulation		<input checked="" type="checkbox"/>
Water Penetration		<input checked="" type="checkbox"/>
Wetlands on Property		<input checked="" type="checkbox"/>
Wood Rot		<input checked="" type="checkbox"/>
Active infestation of termites or other wood destroying insects (WDI)		<input checked="" type="checkbox"/>
Previous treatment for termites or WDI		<input checked="" type="checkbox"/>
Previous termite or WDI damage repaired		<input checked="" type="checkbox"/>
Termite or WDI damage needing repair		<input checked="" type="checkbox"/>
Single Blockable Main Drain in Pool/Hot Tub/Spa*		<input checked="" type="checkbox"/>

(TAR-1406) 9-01-11

Initialed by: Seller: [Signature] and Buyer: [Signature]

Page 2 of 5

Concerning the Property at 10302 READING RD RICHMOND TX 77469

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): IN 2008
HURRICANE IKE - DAMAGED SHINGLES REPLAZED BY PREVIOUS OWNER

*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 (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 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: BRIDLEWOOD ESTATES PROPERTY OWNERS ASSOCIATION
Manager's name: CIA SERVICE Phone: _____
Fees or assessments are: \$ 490 per year 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 connected to the property's public water supply that is able to be used for indoor potable purposes.

If the answer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary): Addendum to
MANDATORY MEMBERSHIP OF A HOMEOWNER'S ASSOCIATION attached

Concerning the Property at 10302 READING RD RICHMOND TX 77469

Section 6. Seller ☒ has ☐ has not attached a survey of the Property.

Section 7. 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
12-2-2008	STRUCTURAL	KNUEPPEL INSPECTION SERVICES INC	16
	E. MECHANICAL		

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 8. 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 9. 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 10. 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.

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 4/26/12 [Signature] Date 1/26/12
Printed Name: ELOISE P ZATOPK Printed Name: Julius F ZATOPK III

Concerning the Property at 10302 READING RD RICHMOND TX 77469

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 you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.

- (4) The following providers currently provide service to the property:

Electric:	<u>TXU ENERGY</u>	phone #:	<u>800-818-6132</u>
Sewer:	<u>SEPTIC SOLUTIONS</u>	phone #:	<u>281-342-5256</u>
Water:	<u>QUAD VEST</u>	phone #:	<u>281-356-5347</u>
Cable:	<u>COMCAST</u>	phone #:	<u>800-INFINITY</u>
Trash:	<u>QUAD VEST</u>	phone #:	<u>281-356-5347</u>
Natural Gas:	<u>CENTERPOINT ENERGY</u>	phone #:	<u>713-659-2111</u>
Phone Company:	<u>VONAGE</u>	phone #:	<u>866-243-4357</u>
Propane:	<u>N/A</u>	phone #:	<u>N/A</u>

- (5) 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: _____	

Supplement to Seller's Disclosure for 10302 Reading Rd

This supplement is added as a courtesy to the potential buyer to mention a few items that may be of interest – these are not defects to the home, just simply items that we feel a buyer should know. We provide this because we want all potential buyers to know that we are representing our home to the best of our knowledge. We believe in absolute full disclosure and hope this supplement is appreciated by all potential buyers, giving them comfort that we, the sellers, want you to know everything there is to know according to the best of our knowledge.

- The holes in the backyard are caused by our lovely “digging” dogs! I will fill in the holes before we close on the transaction.
- The back half of the back yard will hold water during extremely heavy rains for a few days. Water has never reached a level that concerned us, nor got anywhere close to the house. We had a contractor shoot a grade of the backyard, this past fall, and he indicated that about 2 inches of dirt in the center, sloping towards the sides would correct this – we planned on having this done this spring/summer - however, since we are selling, we are not having this done. The new buyer may choose to have it done, or they may just do as we have and not worried about it for the very few days we had standing water.
- There was leak in the main water line by the water meter, just inside the front fence, spring of 2011 – I had this repaired and it has not leaked since.
- There was a very small pin-hole leak in the main water line inside the wall where it enters the house – December 2011 (the wall between the laundry room and garage, next to water softener) – I had the leak repaired and repaired the sheetrock that was cut out to access the leak – is not leaking any longer and the wall looks better than before.
- There is a patch on the ceiling of the roof in the garage by the light, single car side – when installing additional insulation above the garage I slipped on a joist and my foot damaged the sheetrock – it was repaired and painted in December 2011.
- The two switches in the Hollywood bath tub/toilet area will turn on both the fan and light – I installed a jump wire to connect the two switches so that the fan would turn on with the light – this was done because after several requests, our son would never turn on the fan when showering or using the rest room – this fixed that problem. I will remove the jump wire if the buyer wants me to, before closing.
- The driveway at the gate area will rise and fall a couple inches throughout the year due to the trees located next to it – and the current weather conditions. I buried a soaker hose along the front portion of the drive to help keep it moist in the extreme drought conditions of the summer. To completely remedy the rising from occurring, you would have to remove the trees and we chose not to remove any trees - A simple adjustment of the gate from time to time, and keeping it moist in drought conditions was enough to satisfy us and allow us to keep the trees.

- The gutters will fill with leaves during the fall – rather than remove the gutters or install a leaf guard (which I do not like) – I chose to simply clean them out about 2 or 3 times per fall. In my opinion, the leaf guards actually clog worse than open gutters – I would recommend removing the gutters before installing leaf guards, or do as I have and take a few minutes to clean them out manually a couple times a year.
- While cleaning out the gutters, I noticed a roof jack vent with a rubber collar that appeared to be weathered – next to chimney - I caulked around the collar as a preventative measure.
- There are two trees that appear to be hollow, or hollowing – one in front next to the fence by the gate, and one in the back center. I have watched both trees throughout the past three years and felt sure they would eventually fall – neither has fallen, and both actually seem very solid. I would recommend keeping an eye on both – we do not remove any trees unless they fall on their own.
- There is poison ivy and poison oak on some of the trees in the back – I have gotten rid of most of it over the past three years – just be aware of it and remove it when you see it. These are two green things I do not mind removing.

We hope you appreciate this supplement and would agree that most sellers should be this upfront and honest when selling their home.

Thanks,

Julius & Eloise Zatopek

Eloise Zatopek 1/27/12
Seller date

Julius Zatopek 1/27/2012
Seller date

Please acknowledge receipt of this supplement when acknowledging receipt of the Seller's Disclosure.

Buyer date

Buyer date



TEXAS ASSOCIATION OF REALTORS®

INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.
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CONCERNING THE PROPERTY AT

10302 Reading Rd
Richmond, TX 77469

A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:

- (1) Type of Treatment System: ☐ Septic Tank ☒ Aerobic Treatment ☐ Unknown
- (2) Type of Distribution System: Sprinkler system ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: 4 sprinkler heads in backyard ☐ Unknown
- (4) Installer: _____ ☒ Unknown
- (5) Approximate Age: 14 years ☐ Unknown

B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? ☒ Yes ☐ No
If yes, name of maintenance contractor: Septic Solutions
Phone: (281) 342-5256 contract expiration date: May 11, 2012
Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard on-site sewer facilities.)
- (2) Approximate date any tanks were last pumped? _____
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? ☐ Yes ☒ No
If yes, explain: _____
- (4) Does Seller have manufacturer or warranty information available for review? ☐ Yes ☒ No

C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

- (1) The following items concerning the on-site sewer facility are attached:
☐ planning materials ☐ permit for original installation ☐ final inspection when OSSF was installed
☒ maintenance contract ☐ manufacturer information ☐ warranty information ☐ _____
- (2) "Planning materials" are the supporting materials that describe the on-site sewer facility that are submitted to the permitting authority in order to obtain a permit to install the on-site sewer facility.
- (3) **It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.**

(TAR-1407) 1-7-04

Initialed for Identification by Buyer _____ and Seller [Signature] Page 1 of 2

Zatopek Properties 10302 Reading Rd Richmond, TX 77469
Phone: 281.830.2373

Fax: 866.582.6278

Julius F Zatopek III


Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

10302 Reading Rd

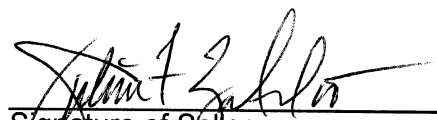
- D. INFORMATION FROM GOVERNMENTAL AGENCIES:** Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

<u>Facility</u>	<u>Usage (gal/day) without water- saving devices</u>	<u>Usage (gal/day) with water- saving devices</u>
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.


Signature of Seller
Eloise P Zatopek

01/26/2012
Date


Signature of Seller
Julius F Zatopek III

01/26/2012
Date

Receipt acknowledged by:

Signature of Buyer Date

Signature of Buyer Date

Septic Solutions LLC
5731 F.M. 2218
Richmond, TX 77469

Date: 3/3/2011

Phone: (281) 342-5256

Fax: (281) 239-7743

septicsolutionsllc.com septicsolutions@hughes.net

Permit No: 2000-5128

Installed:

owner
☒ Inspector adds chlorine

Contract Period

Start Date: 5/11/2011

End Date: 5/11/2012

Septic Solutions, LLC

3 inspections per year - one every 4 months

gallons per day

Map Key: 606 Z

To: Julius Zatopek
10302 Reading Road
Richmond, TX 77469

Phone: (281) 342-1991 Subdivision: Bridlewood Estates

Site: 10302 Reading Road, Richmond, TX 77469

County: Fort Bend

Installer:

Agency: Fort Bend County Health Department

Mfg/Brand: Clearstream / Clearstream

In consideration of prepayment of the Inspection Contract, Septic Solutions, L.L.C. agrees to provide monitor your aerobic system for one (1) year. We will inspect and report the required information to your regulatory agency once every 4 months for residential systems or once every month for commercial during the service period. This is a contract for TCEQ required maintenance only, which includes testing and reporting. This is not a service contract. Inspections will include:

- An effluent quality inspection consisting of a visual check for color, examination of odor and scum overflow.
- Adjustment and servicing of any mechanical and electrical components as necessary to ensure proper function.
- Periodic sampling of the settled solids in the treatment plant. Owner shall bear all costs and responsibility for removal of solids.
- Check chlorine residual at each inspection when applicable.
- If any improper operation is observed, which cannot be corrected at that time, the user shall be notified of the condition.

Additional service, as ordered, including repair or replacement of components and laboratory tests will be done upon permission from the customer and at an additional charge. Your tanks will require cleaning periodically, this will be done at your expense. If any of the tanks are not accessible, risers may be required at an additional charge to allow us access. We will respond with an onsite visit to complaints regarding the operation of the system within 72 hours of notification.

IMPORTANT: This agreement does not cover the costs of service calls, labor or materials which are required due to repairs; flipping breakers; unclogging supply lines; re-setting timer; non-warranty items; cleaning and disposal of sludge or non-biodegradable materials, chemicals, solvents, grease, oil, paint, etc.; or any usage contrary to the requirements as stated in the "Operation Manual". Violations include misuse or abuse of the system; failure to maintain electrical power to the system; high water or flooding; over loading the system above its rated capacity. You, as the owner, are responsible for keeping the grass mowed around your unit and spray field, keeping ants out of the system and adding the required chlorine (calcium hypochlorite) to your system each month. Chlorine costs for the chlorinator are the owners responsibility (unless otherwise stated above). Owner agrees to allow Septic Solutions, L.L.C. access to the system at all times.

Failure to pay for service calls, labor and/or replacement components not covered under warranty will cause the contract to be void.

Septic Solutions, L.L.C. is certified by the manufacturer of your system. All testing and reporting is required by the regulatory agency and State regulations. Copies of this contract and all reports will be submitted to your regulatory agency.

THIS AGREEMENT DOES NOT INCLUDE PUMPING SLUDGE FROM UNIT IF NECESSARY.

By signing this agreement the inspection company and the owner agree to the terms of this policy.

Owners Signature

Home Phone:

Certified Inspector:

Bradley Kveton, MP 0000083, OS8738

Date:

Cell:

Date:

OFFICE: 281-342-5256

Julius Zatopek
Date: 3-7-2011
Cell: (281) 830-2373
Work: (281) 342-1997