

TEXAS ASSOCIATION OF REALTORS® SELLER'S DISCLOSURE NOTICE

(Please Association of REALTORS®, Inc. 1998)

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

3835 Valhalla Dr
Houston, TX 77056-3845

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	☒		
Cooltop	☒		
Dishwasher	☒		
Disposal	☒		
Emergency Escape Ladders(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: sump grinder			☒
Rain Gutters	☒		
Range/Stove	☒		
Roof/Air 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:
Evaporative Coolers		☒		number of units:
Wall/Window A/C Units		☒		number of units:
Attic Fan(s)		☒		if yes, describe:
Central Heat	☒			if electric gas number of units:
Other Heat		☒		if yes, describe:
Oven	☒			number of ovens: electric gas other:
Fireplace & Chimney	☒			wood gas logs mock other: gas fire
Carport		☒		attached not attached
Garage		☒		attached not attached
Garage Door Openers		☒		number of units: number of remotes:
Satellite Dish & Controls	☒			owned lease from:
Security System		☒		owned lease from:
Water Heater	☒			electric gas other: number of units:
Water Softener		☒		owned lease from:
Underground Lawn Sprinkler		☒		automatic manual spray covered:
Septic / On-Site Sewer Facility		☒		if yes, attach information About On-Site Sewer Facility (TAR-1407)

(TAR-1408) 01-01-18

Initiated by: (Buyer: _____)

and Seller: K/S NDP

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Revised 1/18/18

Concerning the Property at 5835 Valkeith Dr
Houston, TX 77096-3845

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 TAR-1906 concerning lead-based paint hazards).

Roof Type: Shingles Age: 7 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): hot tub heater has been broken since we bought the house

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): downing a second Section Foundation was conducted in 6/2013 for siding during drought. Historic foundation necessary. See attached

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 Pl. Hazards		☒
Encroachments onto the Property		☒
Improvements encroaching on others' property		☒
Located in 100-year Floodplain		☒
Located in Floodway		☒
Present Flood Ins. Coverage (If yes, attach TAR-1414)	☒	
Previous Flooding into the Structures		☒
Previous Flooding onto the Property		☒
Located in Historic District		☒
Historic Property Designation		☒
Previous Use of Premises for Manufacture of Methamphetamine		☒

Condition	Y	N
Previous Foundation Repairs	☒	
Previous Roof Repairs		☒
Other Structural Repairs		☒
Radon Gas		☒
Settling		☒
Soil Movement		☒
Subsurface Structure or Pits		☒
Underground Storage Tanks		☒
Unplatted Easements		☒
Unrecorded Easements		☒
Urea-formaldehyde Insulation		☒
Water Penetration		☒
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		☒
Termite or WDI damage needing repair		☒
Single Blockable Main Drain in Pool/Hot Tub/Spa*		☒

5935 Valkeith Dr
Houston, TX 77258-3845

Concerning the Property at _____

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): _____

See Section 2 explanation

*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
— 2

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: Maplewood North/South Association

Manager's name: _____

Phone: _____

Fees or assessments are: \$ 430 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: \$125.00 annually for pool (optional)

— ☒

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.

— ☒

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.

(TAR-1406) 01-01-16

Initialed by: Buyer: _____

and Seller: URS JPB

Produced with dtiForm® by dtiLegal, 18075 Freen Mile Road, Tustin, Michigan 48068

www.dtiLegal.com

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Reform, William

Concerning the Property at 8025 Villalobos Dr
Houston, TX 77055-3545

Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the buyer(s), has refracted or influenced Seller to provide inaccurate information or to omit any material information.

[Signature] at/for Shirley J. Davidson 07/16/07
 Signature of Seller Date
 Printed Name: William E. Besham Printed Name: Shirley J. Davidson

ADDITIONAL NOTICES TO BUYER:

- (1) The Texas Department of Public Safety maintains a database that this 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.tdsb.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 of the 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 leasing your office, 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:	_____	Phone #:	_____
Sewer:	_____	Phone #:	_____
Water:	_____	Phone #:	_____
Cable:	_____	Phone #:	_____
Trash:	_____	Phone #:	_____
Natural Gas:	_____	Phone #:	_____
Phone Company:	_____	Phone #:	_____
Propane:	_____	Phone #:	_____
- (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 _____
 Printed Name: _____ Printed Name: _____