

## 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.

	5318 Ma	เทด
CONCERNING THE PROPERTY AT		

or Glen Drive, Kingwood (Houston), Texas 77345

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 x is x is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? (approximate date) 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	Υ	N	U
Cable TV Wiring	Х		
Carbon Monoxide Det.		Х	
Ceiling Fans	X		
Cooktop	Х		
Dishwasher	Х		
Disposal	Х		
Emergency Escape Ladder(s)	х		
Exhaust Fans	Х		
Fences	Х		
Fire Detection Equip.	Х		
French Drain	Х		
Gas Fixtures			Х
Natural Gas Lines	Х		

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

Item	Υ	Ν	ט
Pump: sump grinder		Χ	
Rain Gutters	Х		
Range/Stove		Χ	
Roof/Attic Vents	Х		
Sauna		Χ	
Smoke Detector	Х		
Smoke Detector - Hearing			
Impaired		Х	
Spa	Х		
Trash Compactor		Х	
TV Antenna		Х	
Washer/Dryer Hookup	Х		
Window Screens	Х		
Public Sewer System	Х		

Item	Υ	N	U	Additional Information
Central A/C	Х			X electric gas number of units: 2
Evaporative Coolers		Х		number of units:
Wall/Window AC Units		Х		number of units:
Attic Fan(s)		Х		if yes, describe:
Central Heat	Χ			X electric gas number of units:
Other Heat		Х		if yes, describe:
Oven	Х			number of ovens: 1 electric X gas other:
Fireplace & Chimney	Χ			wood _x gas logsmockother:
Carport		Х		attached not attached
Garage	Χ			x_ attached not attached
Garage Door Openers	Χ			number of units: 1 number of remotes: 1
Satellite Dish & Controls	Х			owned X leased from: Unsure- if leased its from Hughesnet
Security System	Х			owned leased from:
Solar Panels		Х		owned leased from:
Water Heater	Х			electric gas other: number of units: 1
Water Softener		Х		owned leased from:
Other Leased Items(s)		Χ		if yes, describe:

Initialed by: Buyer: (TAR-1406) 02-01-18 Redfin Corporation, 5307 E. Mockingbird Lane, #500 Dallas, TX 75206

and Seller: <sup>€</sup>/ Phone: (972)849-1680 Fax:

Page 1 of 5 Contracts Concerning the Property at

5318 Manor Glen Drive, Kingwood (Houston), Texas 77345

Γ			k, 1									
Underground Lawn Sprinkler X automatic manual areas covered: _ALL												
Septic / On-Site Sewer Facil	ity		X	if ye	s, a	ttach li	nformation	Abc	ut On-	Site Sewer Facility (TAR-1407	<b>'</b> )	
Water supply provided by: X Was the Property built before (If yes, complete, sign, a Roof Type: slate	e 19	78?	yes	<u>x</u> no	_ un ncer	known ning le	ad-based <sub>l</sub>			ds).		
				Propert			2 years s or roof	COV	ering p	(appro placed over existing shingles		
										orking condition, that have deary):		
Section 2. Are you (Seller aware and No (N) if you are	-		-	defects	or ı	malfun	ections in a	any	of the	following?: (Mark Yes (Y) if		are
Item	Υ	N	It	em				Υ	N	Item	Υ	N
Basement		Χ	F	loors					X	Sidewalks		Х
Ceilings		Х	F	oundatio	n / S	Slab(s)			X	Walls / Fences		Х
Doors		Х	Ir	nterior Wa	alls				Х	Windows	Х	
Driveways		Х	L	ighting Fi	xtur	es			X	Other Structural Components		Х
Electrical Systems		Х	Р	lumbing	Sys	tems			Х			
Exterior Walls	Х		R	oof					X			
Section 3. Are you (Seller you are not aware.)	) aw	are	of any	of the f	ollo	wing (	conditions	s: (N	lark Ye	es (Y) if you are aware and	No (N	 l) if
Condition					Υ	N	Conditio				Υ	N
Aluminum Wiring					•			n				<del>                                     </del>
						X			ındatio	n Renaire	+ •	l v
•			Asbestos Components				Previous	Fou		n Repairs		Х
_	t on					X	Previous Previous	Fou	of Repa	airs	X	
Fault Lines	Endangered Species/Habitat on Property					X	Previous Previous Previous	Fou Roo Oth	of Repa			Х
Hazardous or Toxic Waste		Prop	erty			X X X	Previous Previous Previous Radon G	Fou Roo Oth	of Repa	airs		
Improper Drainage		Prop	erty			X X X	Previous Previous Previous Radon G Settling	Fou Roo Oth	of Repa er Stru	airs		X
			erty	_		X X X X	Previous Previous Previous Radon G Settling Soil Move	Fou Roo Oth as	of Repa er Stru nt	airs Ictural Repairs		X X X
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Intermittent or Weather Sprin Landfill				ds		X X X X X X X	Previous Previous Previous Radon G Settling Soil Move Subsurfa Undergre Unplattee	Foundation Foundation	of Repa er Stru nt Structur Storag	re or Pits ge Tanks		X
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Page 2 of 5

Concerning the Property at  $\underline{\underline{5318}}$  Manor Glen Drive, Kingwood (Houston), Texas 77345

Previous Use of Premises for Manufacture of Methamphetamine	Historic Pr	operty Designation		Χ		Termite or WDI damage needing repair	X	
Further but the property is treated every 6 weeks for termites and insects. wood rot- previous owners stated they has some siding that had sections of wood rot- they had previous owner repair under conditions of their VA loan. Previous owner reported roof Teaks- however roof has been replaced since the "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 x_ 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_				х			x	
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	Х	The Property is located in a propane gas	s syst	tem	se	rvice area owned by a propane distribution system ref	ailer.	
		, ,	•					

(TAR-1406) 02-01-18

\_\_ and Seller: 🛱 Initialed by: Buyer: \_\_\_

Concerning the Pro	operty at 5318 Manor	Glen Drive, Ki	ngwood (Houston) Te	xas, 77345	
If the answer to an	y of the items in Section	5 is yes, explain	(attach additional sheet	s if necessary):	
Section 6. Seller	× has has not att	ached a survey	of the Property.		
regularly provide	the last 4 years, have inspections and who are no If yes, attach c	are either licens	ed as inspectors or ot		
Inspection Date	Туре	Name of Inspe	ector		No. of Pages
2/2/2017	Home Inspection		Unlimited, Linda Mc	Cracken	39
Note: A	buyer should not rely on Property. A buyer show		reports as a reflection c tions from inspectors ch		า of the
	any tax exemption(s)				
Homestead Wildlife Mar		Senior Citizen Agricultural	<del></del>	_ Disabled Disabled Veteran	
X Other: None		_ / igriountarai	_	Unknown	
insurance claim o	you (Seller) ever rece or a settlement or award or yas made? yes <u>x_</u> no	d in a legal prod	eeding) and not used	the proceeds to mal	ke the repairs for
requirements of C	the Property have wo Chapter 766 of the Hea Sheets if necessary):				
installed in ad including perl	of the Health and Safety C ccordance with the require formance, location, and po area, you may check unkno	ments of the build wer source require	ing code in effect in the ai ements. If you do not know	rea in which the dwelling the building code req	g is located,
family who w impairment fr the seller to i	require a seller to install sm ill reside in the dwelling is om a licensed physician; ar nstall smoke detectors for I bear the cost of installing t	hearing-impaired; nd (3) within 10 day the hearing-impair	(2) the buyer gives the se is after the effective date, to ed and specifies the location	eller written evidence of ne buyer makes a writte ons for installation. The	f the hearing In request for
	es that the statements in nstructed or influenced s				
Signature of Seller		Date	Signature of Seller	- Dotton	Date
Printed Name: Eri	n Potter		Printed Name:	n Potter	
(TAR-1406) 02-01-18	Initialed by:	Buyer: .	and Seller: <sup>€</sup> /	, SP	Page 4 of 5

Concerning the Property at _	5318 Manor Glen Drive,	Kingwood, (Houston),	Texas 77345
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## 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 <a href="www.txdps.state.tx.us">www.txdps.state.tx.us</a>. 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 the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and hail insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review *Information Regarding Windstorm and Hail Insurance for Certain Properties* (TAR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.
- (4) 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.
- (5) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (6) The following providers currently provide service to the Property:

Electric: Constellation (Startex)	phone #:
Sewer: City of Houston	phone #:
Water: City of Houston	phone #:
Cable: AT&T	phone #:
Trash: Best Trash	phone #:
Natural Gas: Centerpoint	phone #:
Phone Company: N/A	phone #:
Propane: N/A	phone #:
Internet: Suddenlink	phone #:

(7) 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:	_
(TAR-1406) 02-01-18	Initialed by: Buyer:	, and Seller: ੴ,	Page 5 of 5