

SELLER'S DISCLOSURE NOTICE

©Texas Association of REALTORS®, Inc. 2018

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.

5603 Afton Ridge Lane, Houston, TX 77084

CONCERNING THE PROPERTY AT
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 <u>x</u> is <u></u> is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? (approximate date) or <u></u> 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	Х		
Cooktop	Х		
Dishwasher	Х		
Disposal	Х		
Emergency Escape Ladder(s)		x	
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	N	U
Pump: sump grinder		Χ	
Rain Gutters	Х		
Range/Stove	Х		
Roof/Attic Vents	Х		
Sauna		Χ	
Smoke Detector	Х		
Smoke Detector - Hearing			
Impaired		Χ	
Spa		Χ	
Trash Compactor		Х	
TV Antenna		Χ	
Washer/Dryer Hookup	Χ		
Window Screens	Х		
Public Sewer System	Х		

Item	Υ	N	U	Additional Information
Central A/C	Х			X electric gas number of units: 1
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	Χ			number of ovens: 1 electric gas X other:
Fireplace & Chimney	Χ			wood gas logs X_ mockother:
Carport		Х		attached not attached
Garage	Χ			x_attached not attached
Garage Door Openers	Χ			number of units: 1 number of remotes: 2
Satellite Dish & Controls		Х		owned leased from:
Security System	Χ			X owned leased from:
Solar Panels		Х		owned leased from:
Water Heater	Χ			X electric gas other: number of units: 1
Water Softener		Χ		owned leased from:
Other Leased Items(s)		Χ		if yes, describe:

_ and Seller: M/G MG Initialed by: Buyer: _ (TAR-1406) 02-01-18 Redfin Corporation, 5307 E. Mockingbird Lane, #500 Dallas, TX 75206 Phone: (972)849-1680 Fax: Concerning the Property at

5603 Afton Ridge Lane, Houston, TX 77084

Underground Lawn Sprinkle	r										
	1	Underground Lawn Sprinkler X automatic manual areas covered:									
Septic / On-Site Sewer Facility X if yes, attach Information About On-Site Sewer Facility (TAR-1407)											
Water supply provided by: _ Was the Property built befor	_ city e 19	y w 78?	ell x MUD	CC	o-op	unknown			• •		
(If yes, complete, sign, a Roof Type: Shingle	and a	ittach	TAR-1906 co	once	rning Age:	lead-based 4 years			(appro		
Is there an overlay roof c covering)? yes x_ no			the Prope	rty (s	shingl	es or roof	COV	ering	placed over existing shingles	or i	oof
• , ,	-								vorking condition, that have deary):		
Section 2. Are you (Seller aware and No (N) if you ar				s or	malfu	ınctions in	any	of the	e following?: (Mark Yes (Y) if	you	are
Item	Υ	N	Item				Υ	N	Item	Υ	N
Basement		Х	Floors					Х	Sidewalks		Х
Ceilings		Х	Foundation	on / S	Slab(s	3)		Х	Walls / Fences		Х
Doors		X	Interior W		(-	- /		Х	Windows		X
Driveways		Х	Lighting F		res			X	Other Structural Components	+	X
Electrical Systems		X	Plumbing					X			
Exterior Walls		X	Roof	y Oys	iciiis			X			
- '	r) aw	are o	f any of the	follo	owing	conditions	s: (N	lark Y	es (Y) if you are aware and l	No (N	l) if
you are not aware.)	r) aw	are o	f any of the				•	lark Y	es (Y) if you are aware and l		
you are not aware.) Condition	r) aw	are o	f any of the	follo	N	Condition	on			No (N	N
you are not aware.) Condition Aluminum Wiring	r) aw	are o	f any of the		N X	Condition Previous	on s Fou	undatio	on Repairs		N X
you are not aware.) Condition Aluminum Wiring Asbestos Components		are o	f any of the		N X X	Condition Previous Previous	on Fou	undation	on Repairs pairs		N X X
you are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees: oak wilt					N X X	Condition Previous Previous Previous	on S Fou S Roos Oth	undation	on Repairs		N X X
you are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees: oak wilt Endangered Species/Habita					N X X X X X X X X X	Previous Previous Previous Radon O	on S Fou S Roos Oth	undation	on Repairs pairs		N X X X
you are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees:oak wilt Endangered Species/Habita Fault Lines					N X X X X	Previous Previous Previous Radon C Settling	on Fou Roe Oth	undation of Rep ner Str	on Repairs pairs		N X X X X X X X X X
you are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees: oak wilt Endangered Species/Habita Fault Lines Hazardous or Toxic Waste					N X X X X X X X X X	Previous Previous Previous Previous Radon G Settling Soil Mov	on S Fou S Roo S Oth Sas	undation of Report Street	on Repairs pairs uctural Repairs		N X X X X X X X X X
you are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees:oak wilt Endangered Species/Habita Fault Lines Hazardous or Toxic Waste Improper Drainage	ut on				N X X X X X X X X X	Previous Previous Previous Radon O Settling Soil Mov	on Fou Roos Oth Bas veme	undation of Report Structure	on Repairs pairs uctural Repairs ure or Pits		N X X X X X X X X X
you are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees: oak wilt Endangered Species/Habita Fault Lines Hazardous or Toxic Waste Improper Drainage Intermittent or Weather Spring	ut on				N X X X X X X X X X	Previous Previous Previous Radon C Settling Soil Mov Subsurfa Undergr	on Foundations Foundations Foundations Foundations Foundations	undation of Report Structured Structured	on Repairs pairs pairs pactural Repairs pare or Pits page Tanks		N X X X X X X X X X
you are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees:oak wilt Endangered Species/Habita Fault Lines Hazardous or Toxic Waste Improper Drainage Intermittent or Weather Sprin Landfill	ngs	Prope	rty		N	Previous Previous Previous Radon C Settling Soil Mov Subsurfa Undergr Unplatte	on S Fou S Roos S Oth Gas veme ace S ounced	undation of Report Structure of Structure of Structure of Store of	on Repairs pairs uctural Repairs ure or Pits age Tanks		N X X X X X X X X X
you are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees: oak wilt Endangered Species/Habita Fault Lines Hazardous or Toxic Waste Improper Drainage Intermittent or Weather Sprit Landfill Lead-Based Paint or Lead-E	ngs Based	Prope	rty		N	Previous Previous Previous Radon O Settling Soil Mov Subsurfa Undergr Unplatte Unrecore	on S Fou S Oth Sas veme ace S ounced d Ea	undation of Report Structured Structured Storage Easement	on Repairs pairs uctural Repairs ure or Pits age Tanks nts nents		N X X X X X X X X X
you are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees:oak wilt Endangered Species/Habita Fault Lines Hazardous or Toxic Waste Improper Drainage Intermittent or Weather Sprin Landfill Lead-Based Paint or Lead-E Encroachments onto the Pro	ngs Basec	Prope	rty		N	Previous Previous Previous Radon O Settling Soil Mov Subsurfa Undergr Unplatte Unrecord Urea-for	on S Fou S Roo S Oth Veme ace S ounce d Ea ded	undation of Report of Repo	on Repairs pairs uctural Repairs ure or Pits age Tanks		N
you are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees: oak wilt Endangered Species/Habita Fault Lines Hazardous or Toxic Waste Improper Drainage Intermittent or Weather Sprit Landfill Lead-Based Paint or Lead-E Encroachments onto the Pro	ngs Based opert	Prope	rty		N	Previous Previous Previous Radon C Settling Soil Mov Subsurfa Undergr Unplatte Unrecord Urea-for Water P	Foundation of the control of the con	undation of Report of Repo	on Repairs pairs pairs pairs pare or Pits page Tanks panents		N X X X X X X X X X
Condition Aluminum Wiring Asbestos Components Diseased Trees: oak wilt Endangered Species/Habita Fault Lines Hazardous or Toxic Waste Improper Drainage Intermittent or Weather Sprit Landfill Lead-Based Paint or Lead-E Encroachments onto the Pro Improvements encroaching Located in 100-year Floodpl	ngs Based opert	Prope	rty		N	Previous Previous Previous Radon O Settling Soil Mov Subsurfa Undergr Unplatte Unrecord Urea-for	Foundation of the control of the con	undation of Report of Repo	on Repairs pairs pairs pairs pare or Pits page Tanks panents		N
Condition Aluminum Wiring Asbestos Components Diseased Trees: oak wilt Endangered Species/Habita Fault Lines Hazardous or Toxic Waste Improper Drainage Intermittent or Weather Sprit Landfill Lead-Based Paint or Lead-E Encroachments onto the Pro Improvements encroaching Located in 100-year Floodpl (If yes, attach TAR-1414)	ngs Basee on of	Prope d Pt. H y thers'	rty		N	Previous Previous Previous Radon O Settling Soil Mov Subsurfa Undergr Unplatte Unrecord Urea-for Water P Wetland	on S Foo S Oth Sas Verne dace (ound d Ea ded mald enet s on	undation of Report of Repo	on Repairs pairs pairs pairs pare or Pits page Tanks panents		N
Condition Aluminum Wiring Asbestos Components Diseased Trees: oak wilt Endangered Species/Habita Fault Lines Hazardous or Toxic Waste Improper Drainage Intermittent or Weather Sprit Landfill Lead-Based Paint or Lead-E Encroachments onto the Pro Improvements encroaching Located in 100-year Floodpl	ngs Basec ppert on of ain	Prope d Pt. H y thers'	rty		N	Previous Previous Previous Radon C Settling Soil Mov Subsurfa Undergr Unplatte Unrecord Urea-for Water P Wetland	on S Fou S Oth Sas Verme ace S ouncid Ea ded mald enet s on	undation of Report Structured Storagement Easement Easement Properties	on Repairs pairs pairs party or Pits page Tanks pents pents pents perty of termites or other wood		N
Condition Aluminum Wiring Asbestos Components Diseased Trees: oak wilt Endangered Species/Habita Fault Lines Hazardous or Toxic Waste Improper Drainage Intermittent or Weather Sprit Landfill Lead-Based Paint or Lead-E Encroachments onto the Pro Improvements encroaching Located in 100-year Floodpl (If yes, attach TAR-1414) Located in Floodway (If yes, Present Flood Ins. Coverage	ngs Basecopperton of ain atta	Proped Pt. Hy thers'	rty		N	Previous Previous Previous Previous Radon O Settling Soil Mov Subsurfa Undergr Unplatte Unrecord Urea-for Water P Wetland Wood R Active in destroyin	on S Foundament S Roomand S Other Sas Verme Sa	ent Structud Stora aseme Easem dehyde ration Prope	on Repairs pairs pairs party or Pits page Tanks pents pents pents perty of termites or other wood		N
Condition Aluminum Wiring Asbestos Components Diseased Trees: oak wilt Endangered Species/Habita Fault Lines Hazardous or Toxic Waste Improper Drainage Intermittent or Weather Sprit Landfill Lead-Based Paint or Lead-E Encroachments onto the Pro Improvements encroaching Located in 100-year Floodpl (If yes, attach TAR-1414) Located in Floodway (If yes, Present Flood Ins. Coverage (If yes, attach TAR-1414)	ngs Basee ppert on of ain atta	Prope d Pt. H y thers'	rty		N	Previous Previous Previous Previous Radon O Settling Soil Mov Subsurfa Undergr Unplatte Unrecor Urea-for Water P Wetland Wood R Active in destroyin	on S Foo S Roo S Oth Sas Verne dace S ounce dd Ea ded malc enet s on ot ffesta	ent Structud Stora aseme Easem dehyde ration Prope ation of	on Repairs pairs pairs pairs pairs pare or Pits page Tanks pants pants pants pants parents par		N

Concerning the Property at $\underline{\underline{5603}}$ Afton Ridge Lane, Houston, TX 77084

Historic Pro	pperty Designation	Х	Termite or WDI damage needing repair	X
Previous U of Metham	se of Premises for Manufacture obtetamine	х	Single Blockable Main Drain in Pool/Hot Tub/Spa*	x
If the answ	er to any of the items in Section 3 is yes, e	explain (a	ttach additional sheets if necessary):	
	*A single blockable main drain may	cause a	suction entrapment hazard for an individual.	
which has	Are you (Seller) aware of any item, equal not been previously disclosed in this	notice?		of repair, sheets if
Section 5. not aware.		following	(Mark Yes (Y) if you are aware. Mark No (N) i	f you are
)			
<u>Y N</u> X	Room additions, structural modifications unresolved permits, or not in compliance		alterations or repairs made without necessary per ding codes in effect at the time.	rmits, with
<u>×</u>	Homeowners' associations or maintenan	ce fees o	r assessments. If yes, complete the following: Phone: 281-343-9178	
	Manager's name: Spectrum Manager	ement	Phone: 281-343-9178	
	Any unpaid fees or assessment for the	ne Prope	$\underline{\hspace{0.1cm}}$ per $\underline{\hspace{0.1cm}}$ Year $\underline{\hspace{0.1cm}}$ and are: $\underline{\hspace{0.1cm}}$ mandatory $\underline{\hspace{0.1cm}}$	voluntary
<u>X</u>	Any common area (facilities such as poowith others. If yes, complete the following	g:	s courts, walkways, or other) co-owned in undivide harged? yes no If yes, describe:	
<u>x</u> _	Any notices of violations of deed restrict Property.	ions or g	overnmental ordinances affecting the condition or	use of the
<u>X</u> _	Any lawsuits or other legal proceedings of to: divorce, foreclosure, heirship, bankruj		indirectly affecting the Property. (Includes, but is r taxes.)	not limited
X_	Any death on the Property except for the to the condition of the Property.	ose death	ns caused by: natural causes, suicide, or accident	unrelated
X_	Any condition on the Property which mat	erially aff	ects the health or safety of an individual.	
	hazards such as asbestos, radon, lead-b	ased pair docume	ntation identifying the extent of the remediation (for	
X_	Any rainwater harvesting system located water supply as an auxiliary water source		roperty that is larger than 500 gallons and that use	es a public
X_	The Property is located in a propane gas	system se	ervice area owned by a propane distribution system	retailer.
<u>X</u> _	Any portion of the Property that is located	d in a gro	undwater conservation district or a subsidence dist	trict.

(TAR-1406) 02-01-18

Initialed by: Buyer: _____, ___ and Seller: ____, ____

Concerning the Prop	erty at 5603 Afton	Ridge Lane, Hou	uston, TX 77084		
	-			eets if necessary):	
		- O 10 y 00, Oxpiairi			
Section 6. Seller X	has has not att	tached a survey o	of the Property.		
regularly provide in		are either license	ed as inspectors or	inspection reports fr otherwise permitted I	
Inspection Date	Туре	Name of Inspec	etor		No. of Pages
	yer should not rely or Property. A buyer sho			n of the current condition chosen by the buyer.	n of the
Section 8. Check a	ny tax exemption(s)	which you (Selle	r) currently claim fo	or the Property:	
Homestead		_ Senior Citizen		Disabled	
Wildlife Mana	gement	_ Agricultural		Disabled Veteran	
Other:				Unknown	
insurance claim or	a settlement or awar	d in a legal proce	eeding) and not use	nage to the Property ed the proceeds to ma	ke the repairs for
	apter 766 of the Hea			accordance with the no x_ yes. If no or	
installed in acco	ordance with the require mance, location, and po	ements of the buildir ower source require	ng code in effect in the ments. If you do not k	llings to have working sme area in which the dwelli now the building code rec icial for more information.	ng is located,
family who will impairment from the seller to ins	reside in the dwelling is a a licensed physician; a	s hearing-impaired; (nd (3) within 10 days the hearing-impaire	(2) the buyer gives the s after the effective date d and specifies the loc	1) the buyer or a member e seller written evidence of e, the buyer makes a writte eations for installation. The noke detectors to install.	of the hearing en request for
the broker(s), has ins		Seller to provide in	naccurate information	eller's belief and that no n or to omit any materia	
Mulissa J Gross		4/18/2019	James & Gross		
Signature of Seller Printed Name: Melis	ssa J Gross	Date	Signature of Seller	es A Gross	Date
			Printed Name: James	JE MG	
(TAR-1406) 02-01-18	Initialed by	:	and Seller: 🍱	,	Page 4 of 5

Concerning the Property at

5603 Afton Ridge Lane, Houston, TX 77084

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 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: Centerpoint	phone #:
Sewer: Harris County Mud #166	phone #:
Water: Harris County Mud #166	phone #:
Cable: Comcast	phone #:
Trash: Harris County Mud #166	phone #:
Natural Gas: Grren Mountain Energy	phone #:
Phone Company:	phone #:
Propane:	phone #:
Internet: Comcast	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		Signature of Buyer	Date	
Printed Name:			Printed Name:	
(TAR-1406) 02-01-18	Initialed by: Buyer:		and Seller: MJG , MG	Page 5 of 5