

**Information for Submitting an Offer
1306 Ravenel Lane**

These attached Documents are for Buyer's review and buyer will Initial and sign "Seller's Real Estate Disclosure" form stating they have reviewed these documents.

Please call me if you have any questions.

Sincerely

Kristi Holcomb

281-221-4980

Kristi.holcomb@garygreene.com

Notice to Buyer(s)

While offering the property located at 1306 Ravenel Ln, Sugar Land, TX 77479 (the "Home") for sale, Cartus has had potential buyers interested in purchasing the Home.

A prior potential purchase had a home inspection performed. Following that buyer's review of the inspection report, Buyer and Seller could not come to mutually agreeable terms and the related contract was terminated.

Cartus does not know the qualifications (if any) of the inspector(s) that were used by the potential buyers nor were we provided any written reports documenting these concerns.

This information is provided to you so that you can determine the extent to which you would like to inspect the Home and the types of professionals that you may want to retain to conduct such inspections.

Kelly Tortus

06/13/2019 11:06 am

As Agent for Cartus Financial Corporation
Seller: Cartus Financial Corporation

Date:

Homeowner's Real Estate Disclosure

The information provided on this disclosure will be relied upon by Cartus Corporation and its affiliates in the appraisal and/or purchase process, so your answers must be complete and accurate. Although this is not a warranty, it will be presented to potential buyers as your representation of the condition of your home. If the form does not allow for a complete description please contact your Cartus Consultant to send in any applicable supporting documentation.

Any change to the preprinted language in this document must be made in a prominent manner and initialed by all parties in order to be binding on the parties.

File #	3038906
Owner's Name(s):	Alicia Sofia Gomez Durham Tyler James Durham
Property Address:	1306 Ravenel Ln, Sugar Land, Texas 77479 United States Of America

Terms of Disclosure:

The Seller discloses the following information with the knowledge that, even though this is not a warranty, prospective Buyers may rely on this information in deciding whether and on what terms to purchase the property. The Seller authorizes this information to be provided in connection with any actual or anticipated sale of the property. The following are representations made by the Seller and are not the representations of any agent(s). This information is a disclosure, and is not intended to be part of any contract between the Buyer and Seller. We further understand that an offer to purchase will not be made until this disclosure is completed. We acknowledge and agree that subsequent purchasers of the Property may have a right to bring an action against us for any misrepresentation contained in this or any other disclosure provided by me/us.

A. What is the approximate year the property was built? 2006

B. Please indicate the water and sewer systems with the subject property:

Water

Public Private Well Other

Sewer/Septic

Public Septic Tank Other

C. The items checked below will remain with the subject property:

<input checked="" type="checkbox"/> Range	<input checked="" type="checkbox"/> Washer	<input type="checkbox"/> Wall/ Window Air Conditioner	<input type="checkbox"/> Spa
<input checked="" type="checkbox"/> Oven	<input checked="" type="checkbox"/> Washer/Dryer Hookups	<input type="checkbox"/> Humidifier	<input type="checkbox"/> Central Vacuum
<input checked="" type="checkbox"/> Microwave	<input checked="" type="checkbox"/> Dryer	<input type="checkbox"/> Evaporator Cooler(s)	<input type="checkbox"/> T.V. Antenna
<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Security Gates	<input type="checkbox"/> Satellite Dish	<input type="checkbox"/> Hot Tub
<input checked="" type="checkbox"/> Dishwasher	<input checked="" type="checkbox"/> Smoke Detectors	<input type="checkbox"/> Intercom	<input checked="" type="checkbox"/> Rain Gutters

- Trash Compactor
- Fire Alarm
- Sprinklers
- Sump Pump
- Garbage Disposal
- Central Heating
- Sauna
- Patio/Deck
- Window Screen
- Central Air Conditioning
- Pool
- Built-in Barbecue
- Gazebo

Are there, to the best of your (Seller's) knowledge, operating problems with any of the items within Section C?
 Yes No

If yes, describe:

D. Property Amenities:

- Water Softener Owned Rented N/A
- Garage Attached Not Attached Carport N/A
 - Garage Door Opener # of Remote Controls 2
- Pool/Spa Heater Gas Solar Electric N/A
- Water Heater Gas/Oil Solar Electric
 - Owned Rented
- Gas Supply Utility Bottled N/A
- Security System Owned Rented Monitoring Contract/Fee N/A
- Solar Panels Owned Rented N/A

If Owned, is this financed through Special Assessment program?

Yes No

If yes, describe:

Are there any additional buildings on the property?

Yes No

If yes, describe:

Are there, to the best of your (Seller's) knowledge, operating problems with any of the items within Section D?

Yes No

If yes, describe:

E. Roof (Current Roof):

Type: shingle

Approximate Age: 2006

Repaired? (choose one)
 Yes No

If Yes, please explain:
replaced a couple of
shingles and fixed a leak

Are there, to the best of your (Seller's) knowledge, any repairs needed to the current roof?
 Yes No

If yes, please explain:

F. If you (Seller) are aware of any defects/malfunctions in any of the following, check space(s) below.

- | | | | | |
|--|---|--|--|------------------------------------|
| <input type="checkbox"/> Interior Walls | <input type="checkbox"/> Ceilings | <input checked="" type="checkbox"/> Windows | <input type="checkbox"/> Sidewalks | <input type="checkbox"/> Driveways |
| <input type="checkbox"/> Slabs | <input type="checkbox"/> Foundation | <input type="checkbox"/> Insulation | <input type="checkbox"/> Exterior Walls | |
| <input type="checkbox"/> Doors | <input type="checkbox"/> Floor | <input type="checkbox"/> Walls/Fences | <input type="checkbox"/> Electrical Systems | |
| <input type="checkbox"/> Exterior Siding | <input type="checkbox"/> Heating System | <input type="checkbox"/> Other Structural Components | <input type="checkbox"/> Plumbing/Sewer/Septic | |

Please explain any defects selected above here: The seal on one window in the master bedroom is not good. There are no leaks but the window fogs

G. Are you (Seller) aware of any of the following:

1. Is your home accessed, in whole or part, through a private road?
 Yes No
If yes, please explain:
2. Features shared with adjoining landowners (i.e., walls, fences, driveways) whose use or responsibility for maintenance may have an effect on the property
 Yes No
If yes, please explain: Fence
3. Encroachments, easements, or similar matters that may affect your interest in the property.
 Yes No
If yes, please explain. electricity pole in the backyard
4. Room additions, structural modifications, or other alterations or repairs made by you or a prior owner without necessary permits or in noncompliance with building codes.
 Yes No
If yes, please explain:
5. That the property is located on or near an active or former landfill (compacted or otherwise) or an environmentally hazardous site.
 Yes No
If yes, please explain:
6. Any settling from any cause, or slippage, sliding, or other soil problems.
 Yes No
If yes, please explain:
7. Any current or previous water damage, flooding, drainage, or grading problems.
 Yes No
If yes, please explain:
8. Damage to property or structures from fire, earthquake, flood, landslide, hurricane or other natural disaster.
 Yes No

If yes, please explain:

9. Zoning violations, non conforming uses, violations of "setback" requirements. Yes No

If yes, please explain:

10. Neighborhood noise problems or other nuisances. Yes No

If yes, please explain:

11. Deed restrictions or obligations. Yes No

If yes, please explain:

12. Is the type of siding on your home one of the following (if yes, select all that apply): Yes No

Composition Board Hard Coat/Traditional Stucco Synthetic Stucco? Stone Veneer Unknown

13. Any "common area" (i.e., pools, tennis courts, walkways, or other co-owned areas). Yes No

If yes, please explain:

14. Any notices of abatement or citations against the property. Yes No

If yes, please explain:

15. Any lawsuits against you affecting or threatening to affect the property. Yes No

If yes, please explain:

16. That the home has ever been tested for radon gas. Yes No

17. If radon remediation was required, was the work done? If yes, when? (date) Yes No NA

18. That the home contains Asbestos or Lead-based paint. Yes No

If yes, please explain:

19. Any evidence of or treatment/repairs for termite, structural, pest, or rodent infestation. Yes No

If yes, please explain:

20. That there is now, or has ever been, any underground storage tank(s) on the property. Yes No

If yes, please explain:

21. Have you experienced, or do you have knowledge of, any problems with the tank(s) such as leakage. Yes No NA

If yes, please explain:

22. Do you know what materials are, or were, stored in the tank(s)? Yes No NA

23. Are any title holders not U.S. citizens? Yes No

If yes, please explain: Owners on L2 visa

24. Any special assessments? If yes, Type? Yes No

25. Insurance claims filed with respect to the home during the past two years? If yes, provide details below, including detail of claims, repairs made, and confirmation that you have repaired all items for which you have collected insurance proceeds. (Please add any additional comments on page 5.) Yes No

If yes, details.

26. Was your home built during the period of 2003 through 2009, or have you performed any remodeling or modifications to this home during the period of 2003 through 2009, using or involving drywall, also known as wallboard, gypsum board or plasterboard? Yes No

If yes, please explain: home built in 2006

27. Have you noticed any corrosion on any copper piping, wiring or HVAC units? Yes No

If yes, please explain:

28. Have you noticed any sulfur "rotten egg" smell anywhere in the home? Yes No

If yes, please explain:

Additional Comment:

Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by the seller.

Seller Status: is occupying the property is not occupying the property Moved out on (date).

Home Status: is currently occupied by me and/or members of my family is currently vacant is currently occupied by a tenant. Tenant will vacate by (date).

 Alicia Sofia Gomez Durham 04/15/19
Seller Date

 Tyler J. Durham 04/15/19
Seller Date

Note: This notice should be given to a prospective purchaser prior to execution of a binding contract of sale and purchase, should be executed by the seller and purchaser and should be attached as a separate portion of a purchase contract. Please see Note below.

Notice to a Purchaser of Real Property in a Water District

NOTICE FOR DISTRICTS LOCATED IN WHOLE OR IN PART WITHIN THE CORPORATE BOUNDARIES OF A MUNICIPALITY

The real property, described below, that you are about to purchase is located in the Fort Bend LID 17 District. The district has taxing authority separate from any other taxing authority and may, subject to voter approval, issue an unlimited amount of bonds and levy an unlimited rate of tax in payment of such bonds. As of this date, the rate of taxes levied by the district on real property located in the district is \$0.57 on each \$100 of assessed valuation. If the district has not yet levied taxes, the most recent projected rate of tax, as of this date, is \$0.57 on each \$100 of assessed valuation. The total amount of bonds, excluding refunding bonds and any bonds or any portion of bonds issued that are payable solely from revenues received or expected to be received under a contract with a governmental entity, approved by the voters and which have been or may, at this date, be issued in \$, and the aggregate initial principal amounts of all bonds issued for one or more of the specified facilities of the district and payable in whole or in part from property taxes is \$.

The district has the authority to adopt and impose a standby fee on property in the district that has water, sanitary sewer, or drainage facilities and services available but not connected and which does not have a house, building, or other improvement located thereon and does not substantially utilize the utility capacity available to the property. The district may exercise the authority without holding an election on the matter. As of this date, the most recent amount of the standby fee is \$. An unpaid standby fee is a personal obligation of the person that owned the property at the time of imposition and is secured by a lien on the property. Any person may request a certificate from the district stating the amount, if any, of unpaid standby fees on a tract of property in the district.

The district is located in whole or in part within the corporate boundaries of the City of Sugar Land . The taxpayers of the district are subject to the taxes imposed by the municipality and by the district until the district is dissolved. By law, a district located within the corporate boundaries of a municipality may be dissolved by municipal ordinance without the consent of the district or the voters of the district.

The purpose of this district is to provide water, sewer, drainage, or flood control facilities and services within the district through the issuance of bonds payable in whole or in part from property taxes. The cost of these utility facilities is not included in the purchase price of your property, and these utility facilities are owned or to be owned by the district. The legal description of the property you are acquiring is as follows:

TELFAIR SEC 5, BLOCK 4, LOT 14



Signature of Seller
Alicia Gomez Durham
05/03/19

Date



Signature of Seller
Tyler James Durham
05/03/19

Date

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ROUTINELY ESTABLISHES TAX RATES DURING THE MONTHS OF SEPTEMBER THROUGH DECEMBER OF EACH YEAR, EFFECTIVE FOR THE YEAR IN WHICH THE TAX RATES ARE APPROVED BY THE DISTRICT. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or prior to execution of a binding contract for the purchase of the real property described in such notice or at closing of purchase of the real property.



Signature of Purchaser
05/21/2019 2:15 pm

Date

Gianna Dolcimascolo - As Agent for Cartus

Signature of Purchaser
Date

NOTE: Correct district name, tax rate, bond amounts, and legal description are to be placed in the appropriate space. Except for notices included as an addendum or paragraph of a purchase contract, the notice shall be executed by the seller and purchaser, as indicated. If the district does not propose to provide on or more of the specified facilities and services, the appropriate purpose may be eliminated. If the district has not yet levied taxes, a statement of the district's most recent projected rate of tax is to be placed in the appropriate space. If the district does not have approval from the commission to adopt and impose a standby fee, the second paragraph of the notice may be deleted. For the purposes of the notice form required to be given to the prospective purchaser prior to execution of a binding contract of sale and purchase, a seller and any agent, representative, or person acting on the seller's behalf may modify the notice by substitution of the words "January 1, 2018 " for the words "this date" and place the correct calendar year in the appropriate space.



Notice to a Purchaser of Real Property in a Water District

Note: This Notice should be completed and given to a prospective purchaser prior to execution of a binding contract of sale and purchase, should be executed by the seller and purchaser and should be attached as a separate portion of a purchase contract. Please see NOTE at bottom of page.

1) The real property, described below, that you are about to purchase is located in the Fort Bend MUD 137 District. The district has taxing authority separate from any other taxing authority and may, subject to voter approval, issue an unlimited amount of bonds and levy an unlimited rate of tax in payment of such bonds. As of this date, the rate of taxes levied by the district on real property located in the district is \$0.41 on each \$100 of assessed valuation. If the district has not yet levied taxes, the most recent projected rate of tax, as of this date, is \$0.41 on each \$100 of assessed valuation. The total amount of bonds, excluding refunding bonds and any bonds or any portion of bonds issued that are payable solely from revenues received or expected to be received under a contract with a governmental entity, approved by the voters and which have been or may, at this date, be issued in \$108,300,000.00, and the aggregate initial principal amounts of all bonds issued for one or more of the specified facilities of the district and payable in whole or in part from property taxes is \$36,800,000.00.

2) The district has the authority to adopt and impose a standby fee on property in the district that has water, sanitary sewer, or drainage facilities and services available but not connected and which does not have a house, building, or other improvement located thereon and does not substantially utilize the utility capacity available to the property. The district may exercise the authority without holding an election on the matter. As of this date, the most recent amount of the standby fee is \$ _____ . An unpaid standby fee is a personal obligation of the person that owned the property at the time of imposition and is secured by a lien on the property. Any person may request a certificate from the district stating the amount, if any, of unpaid standby fees on a tract of property in the district.

3) Mark an "X" in one of the following three spaces and then complete as instructed.

- Notice for Districts Located in Whole or in Part within the Corporate Boundaries of a Municipality (Complete Paragraph A).
- Notice for Districts Located in Whole or in Part in the Extraterritorial Jurisdiction of One or More Home-Rule Municipalities and Not Located within the Corporate Boundaries of a Municipality (Complete Paragraph B).
- Notice for Districts that are NOT Located in Whole or in Part within the Corporate Boundaries of a Municipality or the Extraterritorial Jurisdiction of One or More Home-Rule Municipalities.

A) The district is located in whole or in part within the corporate boundaries of the City of Sugar Land. The taxpayers of the district are subject to the taxes imposed by the municipality and by the district until the district is dissolved. By law, a district located within the corporate boundaries of a municipality may be dissolved by municipal ordinance without the consent of the district or the voters of the district.

B) The district is located in whole or in part in the extraterritorial jurisdiction of the City of _____. By law, a district located in the extraterritorial jurisdiction of a municipality may be annexed without the consent of the district or the voters of the district. When a district is annexed, the district is dissolved.

4) The purpose of this district is to provide water, sewer, drainage, or flood control facilities and services within the district through the issuance of bonds payable in whole or in part from property taxes. The cost of these utility facilities is not included in the purchase price of your property, and these utility facilities are owned or to be owned by the district. The legal description of the property you are acquiring is as follows: TEI, FAIR SEC 5, BLOCK 4, LOT 14

Signature of Seller
Alicia Gomez Durham

05/03/19
Date

Signature of Seller
Tyler James Durham

05/03/19
Date

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ROUTINELY ESTABLISHES TAX RATES DURING THE MONTHS OF SEPTEMBER THROUGH DECEMBER OF EACH YEAR, EFFECTIVE FOR THE YEAR IN WHICH THE TAX RATES ARE APPROVED BY THE DISTRICT. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or prior to execution of a binding contract for the purchase of the real property described in such notice or at closing of purchase of the real property.

Signature of Purchaser

05/21/2019 2:15 pm
Date

Gianna Dolcimascolo - As Agent for Cartus
Signature of Purchaser Date

NOTE: Correct district name, tax rate, bond amounts, and legal description are to be placed in the appropriate space. Except for notices included as an addendum or paragraph of a purchase contract, the notice shall be executed by the seller and purchaser, as indicated. If the district does not propose to provide one or more of the specified facilities and services, the appropriate purpose may be eliminated. If the district has not yet levied taxes, a statement of the district's most recent projected rate of tax is to be placed in the appropriate space. If the district does not have approval from the commission to adopt and impose a standby fee, the second paragraph of the notice may be deleted. For the purposes of the notice form required to be given to the prospective purchaser prior to execution of a binding contract of sale and purchase, a seller and any agent, representative, or person acting on the seller's behalf may modify the notice by substitution of the words "January 1, 2018" for the words "this date" and place the correct calendar year in the appropriate space.



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.**

1306 Ravenel Ln
Sugar Land, TX 77479-6655

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 x is 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	Y	N	U
Cable TV Wiring	x		
Carbon Monoxide Det.		x	
Ceiling Fans	x		
Cooktop	x		
Dishwasher	x		
Disposal	x		
Emergency Escape Ladder(s)		x	
Exhaust Fans	x		
Fences	x		
Fire Detection Equip.			x
French Drain	x		
Gas Fixtures		x	
Natural Gas Lines	x		

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

Item	Y	N	U
Pump: sump grinder		x	
Rain Gutters	x		
Range/Stove		x	
Roof/Attic Vents	x		
Sauna		x	
Smoke Detector	x		
Smoke Detector - Hearing Impaired		x	
Spa		x	
Trash Compactor		x	
TV Antenna		x	
Washer/Dryer Hookup	x		
Window Screens		x	
Public Sewer System	x		

Item	Y	N	U	Additional Information
Central A/C	x			x electric gas number of units: _____
Evaporative Coolers		x		number of units: _____
Wall/Window AC Units		x		number of units: _____
Attic Fan(s)		x		if yes, describe: _____
Central Heat	x			electric x gas number of units: _____
Other Heat		x		if yes, describe: _____
Oven	x			number of ovens: <u>1</u> electric gas other: _____
Fireplace & Chimney	x			wood x gas logs mock other: _____
Carport		x		attached not attached
Garage	x			x attached not attached
Garage Door Openers	x			number of units: <u>2</u> number of remotes: <u>2</u>
Satellite Dish & Controls		x		owned leased from: _____
Security System		x		owned leased from: _____
Solar Panels		x		owned leased from: _____
Water Heater	x			electric x gas other: _____ number of units: <u>1</u>
Water Softener	x			x owned leased from: _____
Other Leased Items(s)		x		if yes, describe: _____

(TAR-1406) 02-01-18

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

BIGRE Gary Greene- Ft. Bend, 2323 Town Center Drive Sugar Land TX 77478
Krisiti Neksoob

Phone: 281.211.4980

Fax: 281.980-5426

Produced with ZipForm® by ZipLogix 16070 Fifteen Mile Road, Fraser, Michigan 48026 www.ZipLogix.com

1306 Ravenel Ln
Sugar Land, TX 77479-6655

Concerning the Property at _____

Underground Lawn Sprinkler	<input checked="" type="checkbox"/>		automatic <input checked="" type="checkbox"/> manual areas covered:
Septic / On-Site Sewer Facility		<input checked="" type="checkbox"/>	if yes, attach information About On-Site Sewer Facility (TAR-1407)

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: 12.5 (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): _____

Small leak noticed in the master bedroom during one storm

Some small previous water stains picked up on thermal imaging during previous inspection, no leaks were noticed were the camera picked up previous stains

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): _____

There are two cracks along the drywall tape one in master room and one in kitchen

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: oak wilt		<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 (If yes, attach TAR-1414)		<input checked="" type="checkbox"/>
Located in Floodway (If yes, attach TAR-1414)		<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"/>
Located in Historic District		<input checked="" type="checkbox"/>

Condition	Y	N
Previous Foundation Repairs		<input checked="" type="checkbox"/>
Previous Roof Repairs	<input checked="" type="checkbox"/>	
Previous 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"/>
Previous Fires		<input checked="" type="checkbox"/>

(TAR-1406) 02-01-18

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

Page 2 of 5

1306 Ravenel Ln
Sugar Land, TX 77479-6655

Concerning the Property at _____

Historic Property Designation		<input checked="" type="checkbox"/>	Termite or WDI damage needing repair		<input checked="" type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine		<input checked="" type="checkbox"/>	Single Blockable Main Drain in Pool/Hot Tub/Spa*		<input checked="" type="checkbox"/>

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):
Previous small water spots detected noted above, there were minor shingle repairs completed during the previous sale.

*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, with unresolved 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: Telfair Community Association

Manager's name: Sterling

Phone: 832-678-4500

Fees or assessments are: \$ 811.00 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 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.

1306 Ravenel Ln
Sugar Land, TX 77479-6655

Concerning the Property at _____

If the answer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary): _____

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
9/19/2017	Inspection	Robert waitschies	16

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 filed a claim for damage to the Property with any insurance provider? yes no

Section 10. 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 11. 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.

DocuSigned by
Alicia Sofia Gomez Durham
 Signature of Seller

DocuSigned by
Tyler Durham
 Signature of Seller

Date
Date

Printed Name: _____ Printed Name: Tyler Durham

(TAR-1406) 02-01-18 Initialed by: Buyer: [Signature] and Seller: [Signature] Page 4 of 5

1306 Ravenel Ln
Sugar Land, TX 77479-6655

Concerning the Property at _____

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: <u>XOOM Energy</u>	phone #: <u>1 (888) 997-8979</u>
Sewer: <u>City of Sugar Land</u>	phone #: <u>281-275-2750</u>
Water: <u>City of Sugar Land</u>	phone #: <u>281-275-2750</u>
Cable: <u>None</u>	phone #: _____
Trash: <u>City of Sugar Land</u>	phone #: <u>281-275-2750</u>
Natural Gas: <u>Center Point</u>	phone #: _____
Phone Company: <u>None</u>	phone #: _____
Propane: <u>None</u>	phone #: _____
Internet: <u>XFINITY</u>	phone #: <u>(800) 752-8036</u>

(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.

<u>Gianna Dolcimascolo</u>	<u>05/21/2019 2:18 pm</u>	_____	_____
Signature of Buyer	Date	Signature of Buyer	Date
Printed Name: <u>Gianna Dolcimascolo - As Agent for Cartus</u>		Printed Name: _____	



TEXAS ASSOCIATION OF REALTORS®
INFORMATION ABOUT SPECIAL FLOOD HAZARD AREAS

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 1306 Ravenel Ln, Sugar Land, TX 77479

A. FLOOD AREAS:

- (1) The Federal Emergency Management Agency (FEMA) designates areas that have a high risk of flooding as special flood hazard areas.
- (2) A property that is in a special flood hazard area lies in a "V-Zone" or "A-Zone" as noted on flood insurance rate maps. Both V-Zone and A-Zone areas are areas with high risk of flooding.
- (3) Some properties may also lie in the "floodway" which is the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge a flood under FEMA rules. Communities must regulate development in these floodways.

B. AVAILABILITY OF FLOOD INSURANCE:

- (1) Generally, flood insurance is available regardless of whether the property is located in or out of a special flood hazard area. Contact your insurance agent to determine if any limitations or restrictions apply to the property in which you are interested.
- (2) FEMA encourages every property owner to purchase flood insurance regardless of whether the property is in a high, moderate, or low risk flood area.
- (3) A homeowner may obtain flood insurance coverage (up to certain limits) through the National Flood Insurance Program. Supplemental coverage is available through private insurance carriers.
- (4) A mortgage lender making a federally related mortgage will require the borrower to maintain flood insurance if the property is in a special flood hazard area.

C. GROUND FLOOR REQUIREMENTS:

- (1) Many homes in special flood hazard areas are built-up or are elevated. In elevated homes the ground floor typically lies below the base flood elevation and the first floor is elevated on piers, columns, posts, or piles. The base flood elevation is the highest level at which a flood is likely to occur as shown on flood insurance rate maps.
- (2) Federal, state, county, and city regulations:
 - (a) restrict the use and construction of any ground floor enclosures in elevated homes that are in special flood hazard areas.
 - (b) may prohibit or restrict the remodeling, rebuilding, and redevelopment of property and improvements in the floodway.
- (3) The first floor of all homes must now be built above the base flood elevation.
 - (a) Older homes may have been built in compliance with applicable regulations at the time of construction and may have first floors that lie below the base flood elevation, but flood insurance rates for such homes may be significant.

- (b) It is possible that modifications were made to a ground floor enclosure after a home was first built. The modifications may or may not comply with applicable regulations and may or may not affect flood insurance rates.
 - (c) It is important for a buyer to determine if the first floor of a home is elevated at or above the base flood elevation. It is also important for a buyer to determine if the property lies in a floodway.
- (4) Ground floor enclosures that lie below the base flood elevation may be used only for: (i) parking; (ii) storage; and (iii) building access. Plumbing, mechanical, or electrical items in ground floor enclosures that lie below the base flood elevation may be prohibited or restricted and may not be eligible for flood insurance coverage. Additionally:
- (a) in A-Zones, the ground floor enclosures below the base flood elevation must have flow-through vents or openings that permit the automatic entry and exit of floodwaters;
 - (b) in V-Zones, the ground floor enclosures must have break-away walls, screening, or lattice walls; and
 - (c) in floodways, the remodeling or reconstruction of any improvements may be prohibited or otherwise restricted.

D. COMPLIANCE:

- (1) The above-referenced property may or may not comply with regulations affecting ground floor enclosures below the base flood elevation.
- (2) A property owner's eligibility to purchase or maintain flood insurance, as well as the cost of the flood insurance, is dependent on whether the property complies with the regulations affecting ground floor enclosures.
- (3) A purchaser or property owner may be required to remove or modify a ground floor enclosure that is not in compliance with city or county building requirements or is not entitled to an exemption from such requirements.
- (4) A flood insurance policy maintained by the current property owner does not mean that the property is in compliance with the regulations affecting ground floor enclosures or that the buyer will be able to continue to maintain flood insurance at the same rate.
- (5) Insurance carriers calculate the cost of flood insurance using a rate that is based on the elevation of the lowest floor.
 - (a) If the ground floor lies below the base flood elevation and does not meet federal, state, county, and city requirements, the ground floor will be the lowest floor for the purpose of computing the rate.
 - (b) If the property is in compliance, the first elevated floor will be the lowest floor and the insurance rate will be significantly less than the rate for a property that is not in compliance.
 - (c) If the property lies in a V-Zone the flood insurance rate will be impacted if a ground floor enclosure below the base flood elevation exceeds 299 square feet (even if constructed with break-away walls).

Image Inspections LLC
16107 Kensington Dr. #132
Sugar Land TX 77479
832.687.3851
robert@imageinspections.com

Previous Inspection
Report

PROPERTY INSPECTION REPORT

Prepared For:

(Name of Client)

Concerning:

1306 Ravenel Ln, Sugar Land, TX 77479

(Address or Other Identification of Inspected Property)

By:

Robert Waitschies TREC#5814

(Name and License Number of Inspector)

09/19/2017

(Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place

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at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS. NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions.

Examples of such hazards include:

- Malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- Malfunctioning arc fault protection (AFCI) devices;
- Ordinary glass in locations where modern construction techniques call for safety glass;
- Malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- Malfunctioning carbon monoxide alarms;
- Excessive spacing between balusters on stairways and porches;
- Improperly installed appliances;
- Improperly installed or defective safety devices;
- Lack of electrical bonding and grounding; and
- Lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions.

While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

I	NI	NP	D
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CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT, THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

PROPERTY INSPECTION AGREEMENT

Client - _____

Property Street Address - _____

In consideration of the inspection fee of \$_____ paid by Client to Inspector, the receipt and sufficiency of which is hereby acknowledged by Inspector, and pursuant to this Property Inspection Agreement (this "Agreement"), Image Inspection LLC. (the "Inspector"), agrees to conduct an inspection for the purpose of informing Client of major deficiencies in the condition of certain improvements located on the Property described above. The written report produced by the Inspector regarding the Property is the confidential property of the Inspector and Client and shall not be copied, reproduced, used by, transferred to, or relied upon by any other person or company without both the Inspector's and Client's prior written consent.

1. PURPOSE AND SCOPE OF INSPECTION. The purpose of this one-time inspection is to identify and disclose visually observable major deficiencies of the inspected systems and items at the time of the inspection only. A system or component has a major defect if it is unsafe or not functioning and cannot be replaced or rendered safe or functional for less than \$1,000. The following items are not covered in the scope of the inspection: Any area that is not exposed to view, is concealed, or is inaccessible because of soil, walls, wall coverings, floors, floor coverings, ceilings, insulation, furnishings, stored items, built-in cabinets or shelves, etc., or those areas/items that have been excluded by the TREC standards, as well as detached buildings, fences and gates, landscaping, elevators, lifts, dumbwaiters, media equipment, telephone equipment, security equipment, intercoms, water treatment devices, thermostatic or time clock controls, radiant heat systems, solar heating systems, furnace heat exchangers, alarm systems, draperies, blinds, shutters, hardware, formica, marble, tile floors, wall coverings, air conditioning systems when outside temperature is below sixty (60) degrees, refrigerator and condensate leaks, drains, sprinkler systems in automatic mode or when outside temperature is below thirty-two (32) degrees, landscape lighting, sewer lines, septic systems, water wells, solar heating systems, water conditioning systems, and low voltage lighting. Regarding pools, hot tubs, saunas, steam baths, ponds, and fountains, only above-ground portions of such improvements are inspected, provided, however, that freeze protection equipment and anti-siphon equipment are not inspected. The inspection and report do not address, and are not intended to address, code and regulation compliance (all code references are for educational purposes only), the possible presence of or danger from asbestos, radon gas, lead paint, urea formaldehyde, soil contamination, microwave radiation, electromagnetic fields, microbiological organisms and other indoor and outdoor substances, mold, underground storage tanks, proximity to toxic wastes, zoning ordinances, flood plain location, geological stability of soils, wood destroying insects, dry rot, fungus, or household pests. Client is urged to contact a competent specialist if information, identification, or testing of the above is desired. Many homes have excessive moisture issues that might lead to mold growth, but the ability to detect the presence of mold is beyond the scope of this inspection. If you are concerned about the presence of mold, you are strongly urged to consult with a qualified professional microbiologist or mold inspector prior to purchasing the Property. Inspector is not required to inspect areas which may contain, in Inspector's sole discretion, materials hazardous to the health and/or safety of the Inspector's personnel.

2. NO WARRANTIES OR GUARANTIES. This inspection is not intended to be technically exhaustive, nor is it considered to be a guarantee or warranty, expressed or implied, regarding the conditions of the property, items and systems inspected, and it should not be relied on as such. The inspection may include the use of infrared camera/digital camcorders, which can capture infrared and digital images. The use of this additional advanced equipment is for the benefit of the Client; provided, however, that latent and concealed defects and deficiencies are excluded from the inspection, and Inspector in no way purports to perform any service beyond the standard "visual inspection" of the Property. CLIENT IS HEREBY NOTIFIED THAT THE INSPECTOR HAS NOT MADE, DOES NOT MAKE, AND HEREBY DISCLAIMS ANY WARRANTIES OR GUARANTEES, EXPRESSED OR IMPLIED, REGARDING THE ADEQUACY, PERFORMANCE, OR CONDITION OF ANY STRUCTURE, ITEM, COMPONENT, OR SYSTEM INSPECTED, SPECIFICALLY INCLUDING (BUT NOT LIMITED TO), ANY IMPLIED WARRANTIES OF FITNESS, MERCHANTABILITY, HABITABILITY AND GOOD AND WORKMANLIKE CONDUCT. Client is advised that property owner warranties are available through third-party providers if warranties are desired. The price of the inspection does not include any such warranties, and none are offered or available through the Inspector. The Inspector shall not be held responsible or liable for any repairs or replacements with regard to the Property or the systems, components, or contents therein. Since the inspection procedure is visual only and is not intended or designed to be diagnostically and/or technically exhaustive, an inherent risk remains that undiscovered problems exist and/or future problems will develop. Client acknowledges that the Inspector is not an insurer and it is not the intent and/or purpose of this inspection procedure to provide client with a risk free purchase or usage of the Property.

3. LIMITATION OF LIABILITY. Since the inspection is primarily a visual inspection, it is not possible to eliminate all risks involved in the purchase and/or ownership of the Property. CLIENT AGREES, TO THE FULLEST EXTENT PROVIDED BY LAW, THAT CLIENT'S SOLE AND EXCLUSIVE REMEDY FOR ANY AND ALL LOSSES OR DAMAGES SUSTAINED BY CLIENT RELATING TO THIS AGREEMENT OR THE INSPECTION OR REPORT PROVIDED PURSUANT HERETO, INCLUDING ATTORNEYS' FEES AND COSTS, AND EXPERT WITNESS FEES AND COSTS, IS LIMITED SO THAT THE TOTAL AGGREGATE LIABILITY OF THE INSPECTOR (OR INSPECTOR'S EMPLOYEES OR ASSIGNEES) SHALL NOT EXCEED THE AMOUNT OF THE FEE PAID BY CLIENT TO INSPECTOR FOR THE INSPECTION AND REPORT. This limitation shall apply regardless of the cause or the legal theory pled or asserted specifically including, but not limited to, negligence and shall control the amount of any award against the Inspector. Unless Inspector is found to be grossly negligent, Inspector shall have no liability with respect to Inspector's obligations under this Agreement or otherwise for consequential, exemplary, special, incidental, or punitive damages even if Inspector has been advised of the possibility of such damages. Client further waives any rights under the Deceptive Trade Practices-Consumer Protection Act, Section 17.41 et seq., Texas Business & Commerce Code, a law that gives consumers special rights and protections, for any claim. After consultation with an attorney of their own selection, or with reasonable opportunity to consult with an attorney, Client voluntarily consents to this waiver.

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4. **TAINTED, CORROSIVE DRYWALL.** From approximately 1999 until today, some homes in Texas were reportedly built or renovated using tainted drywall imported from China ("Tainted, Corrosive Drywall"). Tainted, Corrosive Drywall may emit toxic levels of Hydrogen Sulfide (H2S), iron disulfide, strontium sulfide, carbon disulfide, carbonyl sulfide, formaldehyde, sulfur dioxide, and/or sulfur trioxide causing corrosion of copper and metal surfaces, including air conditioner coils, refrigerator coils, copper tubing, and electrical wiring, and it often creates noxious odors which may pose health risks. Tainted, Corrosive Drywall has most commonly been reported in houses built or renovated/remodeled after 2000 in 42 out of the nation's 50 states. Additional information concerning Tainted, Corrosive Drywall can be found at: <http://www.epsc.gov/info/drywall/index.html>; <http://www.constructionguru.com>; and <http://chinesedrywallcomplaintcenter.com>. By signing this Agreement, Client acknowledges that this Inspection will not reveal the existence of Tainted, Corrosive Drywall and/or damages to the Property which may have resulted from Tainted, Corrosive Drywall. In order to determine the existence of Tainted, Corrosive Drywall and related damages, it is recommended that an inspection be scheduled with a drywall specialist.

5. **NOTIFICATION OF DISPUTES REQUIRED/ARBITRATION OF DISPUTES.** Client shall notify Inspector in writing of any controversy or claim related to this Agreement, the inspection or the inspection report within ninety (90) days after the date of this Agreement, and all disputes not submitted to Inspector within such time shall be deemed waived by Client, and Client hereby releases, acquits, and forever discharges Inspector from such claims, and all related causes of action and damages, not submitted to Inspector within said ninety (90) day period. In order to provide Inspector with an opportunity to investigate and resolve any such claim, Client shall not commence any arbitration or other legal proceeding relating to such claim for a period of thirty (30) days after Inspector's receipt of written notice of the claim. If, with respect to a controversy or claim related to this Agreement, the inspection or the inspection report, Client and Inspector are unable to reach a mutually satisfactory resolution within said thirty (30) day period, such dispute shall be settled by binding arbitration administered by the American Arbitration Association under its construction industry arbitration rules; provided, however, that if such claim is made by Client, Client shall satisfy the requirements of Section 5 hereof prior to submitting such claim to arbitration. Only TREC licensed real estate inspectors will be eligible to serve as the arbitrator. Judgment upon the award rendered by an arbitrator may be entered in any court having jurisdiction thereof. In any arbitration or other legal action in which the Inspector is the prevailing party or is not found liable, Inspector shall recover from Client any attorney's fees and costs incurred by Inspector in defense of the proceeding. **NOTICE TO CONSUMERS AND SERVICE RECIPIENTS:** A recovery fund is available for aggrieved persons through the Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78871-2188, 800-250-8732 or 512-459-66544, <http://www.trec.state.tx.us>.

6. **CERTIFICATE OF MERIT.** Client shall make no claim, including without limitation any claim of professional negligence, against Inspector unless Client has first provided Inspector with a written certification executed by an independent Texas Licensed Professional Real Estate Inspector currently practicing in the field of residential inspections in the Greater Houston, Texas area for homebuyers. The certification shall: a) contain the name and license number of the certifier; b) specify the acts or omissions of the Inspector that the certifier contends are not in conformance with the standard of care for a Licensed Professional Real Estate Inspector performing a home inspection under similar circumstances; and c) state in detail the basis for the certifier's opinion that such acts or omissions do not conform to the standard of care. This certificate shall be provided to the Inspector not less than twenty (20) days prior to the presentation of any claim, or the institution of any arbitration or legal proceeding by Client. This certificate of merit requirement will take precedence over any existing state law in force at the time of the claim or demand for arbitration.

7. **INDEMNITY. CLIENT AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS INSPECTOR, ITS PARTNERS, OFFICERS, EMPLOYEES, ATTORNEYS, AND AGENTS, AND TO DEFEND ANY ACTION BROUGHT AGAINST ANY SUCH PARTIES, WITH RESPECT TO ANY AND ALL CLAIMS, DEMANDS, CAUSES OF ACTION, DEBTS OR LIABILITIES, INCLUDING REASONABLE ATTORNEYS' FEES, ARISING OUT OF OR RELATING TO THIS AGREEMENT, WHETHER OR NOT RESULTING FROM THE NEGLIGENCE OF ANY PARTY SO INDEMNIFIED, UNLESS CAUSED BY THE GROSSLY NEGLIGENT ACTIONS OR INTENTIONAL MISCONDUCT OF INSPECTOR.**

8. **MISCELLANEOUS.** Any particular concern of Client regarding the Property shall be brought to the attention of the Inspector before the inspection begins. All written comments by the Inspector shall supersede oral comments. The inspection report is valid for the date and time of the inspection only. Re-inspections charges will apply for any additional trips to the Property. Client agrees that if he/she is not in receipt of the written inspection report on this Property within 48 hours of the date and time of the inspection, Client will contact the Inspector in writing to inform him that the inspection report has not been received. The invalidity, illegality, or unenforceability of any provision contained in this Agreement shall not affect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision has never been contained herein. **THIS AGREEMENT SHALL BE GOVERNED BY AND CONSTRUED IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS. VENUE FOR ANY DISPUTE ARISING IN CONNECTION HEREWITH IS EXPRESSLY DECLARED TO BE IN HARRIS COUNTY, TEXAS.** This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, legal representatives, successors and assigns where permitted by this Agreement. This Agreement may not be assigned by Client without Inspector's prior written consent. To the extent that the inspection report issued by the Inspector conflicts with the terms of this Agreement, the terms of this Agreement shall control. This Agreement shall be included as an addendum to the inspection report issued by the Inspector related to the Property. Any notice which is required or desired under this Agreement shall be given in writing and may be sent by personal delivery or by mail (either a. United States mail, postage prepaid, or b. Federal Express or similar generally recognized overnight carrier), addressed as follows (subject to the right to designate a different address by notice similarly given): if to Inspector, Image Inspection LLC; if to Client, to the address set forth herein below.

I NI NP D



This Property Inspection Report of 1306 Ravenel Ln, Sugar Land, TX 77479 is prepared for [REDACTED]

Interested Parties: Present Not Present

- Buyer Present Not Present
- Buyer's Agent Present Not Present
- Seller Present Not Present
- Listing Agent Present Not Present

Property Occupied: Yes No

- Yes No

Disclosure Statement: Yes No

- Yes No

Weather Conditions:

Date: 09/19/2017

Temperature: 94°F

Time: 01:00 PM

Rain Yes No

- Yes No

I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s): Slab on grade, Post tension cable design

Method of inspection: Visual inspection of exterior

Comments:

- In my opinion the foundation is performing as intended.

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B. Grading & Drainage

Comments:

- Drainage improvements are needed at the left side of the home. Standing water was observed. All excess surface moisture should drain to the street as designed.



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C. Roof Covering Materials

Type(s) of Roof Covering: Asphalt composition shingle

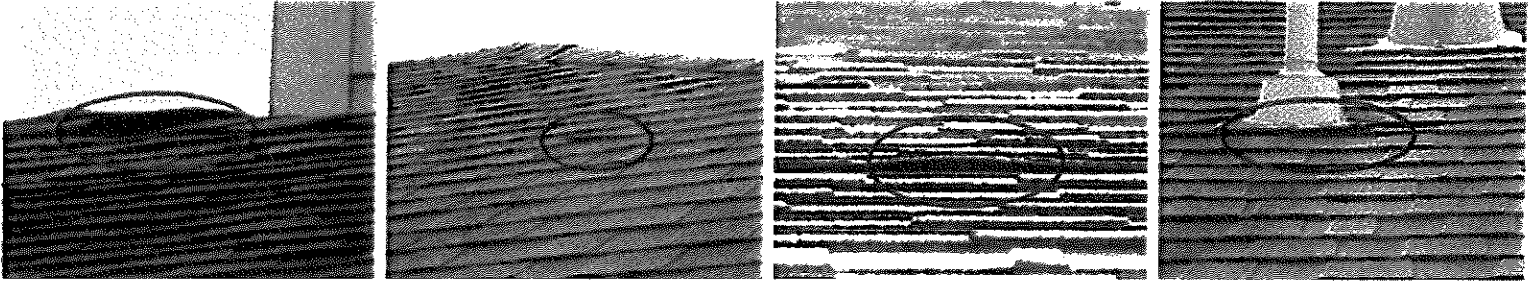
Viewed From: Ground with binoculars

Comments:

- The roof appears to be original to the home (approximately 11 years old). The average life span of an asphalt roof in this climate is 15-20 years. Normal wear and deterioration consistent with the age of the roof was observed. All roof penetrations should be examined and sealed as necessary. Further investigation by a reputable roofer should be consulted to determine the full condition of the roof and costs associated with repairs. See additional comments below.
- A roof leak likely exists on the lower front roof above the right front guest bedroom closet area. Moisture was observed on the closet ceiling. Repairs should be undertaken as necessary. See addition comments and pictures in the ceiling section below.



- Cupped or lifted shingles and or flashing were observed at many areas of the roof. Repairs should be undertaken to allow the shingles to lay flat.



- A satellite dish is mounted to the roof covering. Higher than normal maintenance should be expected in this location.



Think these were fixed prior to sale

D. Roof Structures & Attics

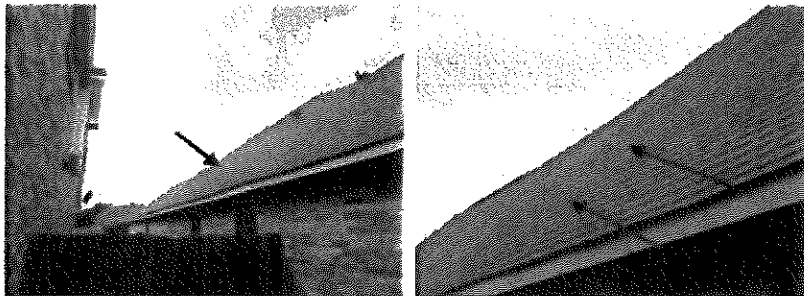
Viewed From: Entered attic and performed a visual inspection

Approximate Average Depth of Insulation: 2-4 inches

Approximate Average Thickness of Vertical Insulation: 10-12 inches

Comments:

- Soffit and ridge attic ventilation was observed.
- The attic spaces were full of the current homeowner's belongings. All areas of the attic were not visible or accessible at time of inspection.
- The roof is sagging slightly or is not flat at the left side roof slope. A warped rafter is likely located in this area. This condition is commonly found on many homes.



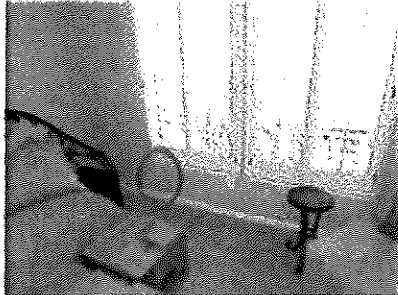
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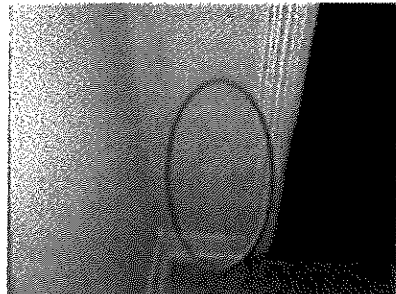
E. Walls (Interior & Exterior)

Comments:

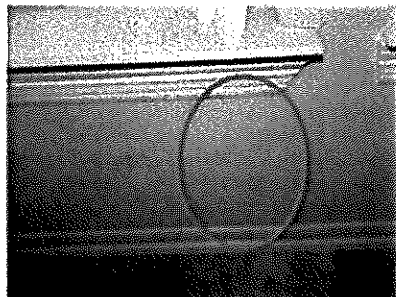
- Water staining was observed under the windows in the right front guest bedroom. This area was dry at time of inspection.



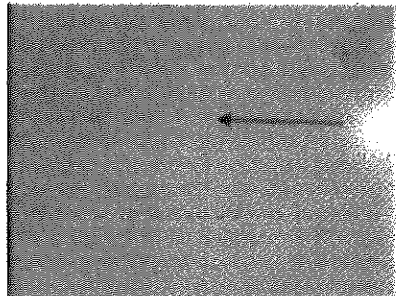
- Water staining was observed on the wall near the front door. This area was dry at time of inspection.



- Water staining was observed underneath the living room rear window. This area was dry at time of inspection.

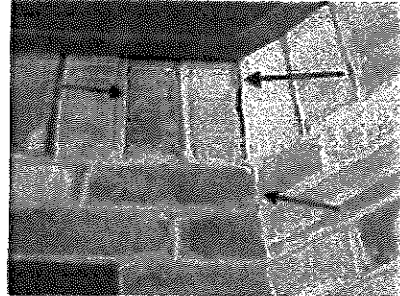


- Minor cracking and separations of the drywall tape joints were observed at the kitchen near the front entrance.

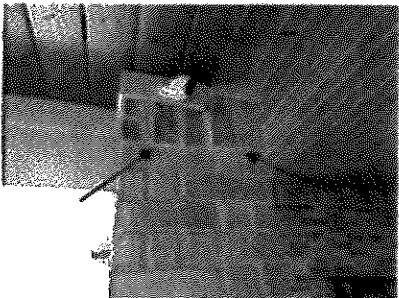
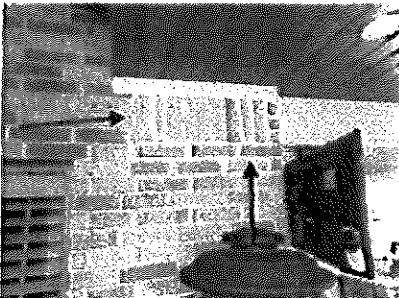


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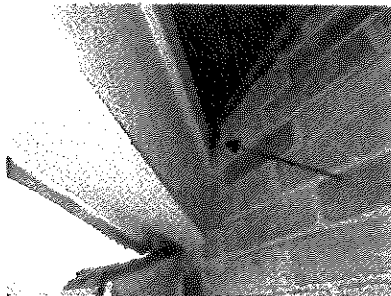
- Brick and fiber cement exterior veneer was observed.
- The bricks at the rear patio wall above the back door are loose.



- Mortar repairs were observed in the brick veneer at the rear patio and right side exterior walls.



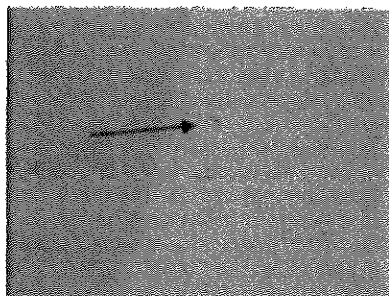
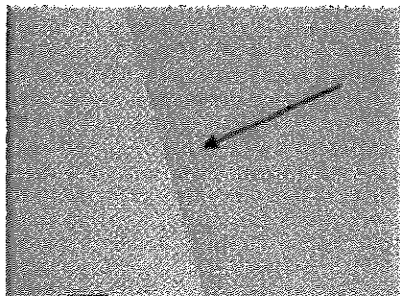
- A missing brick was observed at the rear patio wall corner.



F. Ceilings & Floors

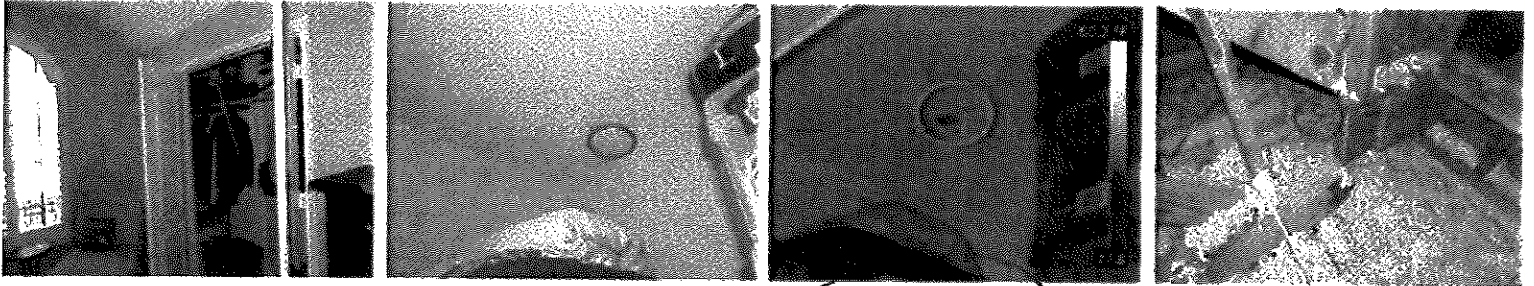
Comments:

- Carpet and tile flooring was observed.
- Minor cracking and nail pops were observed at the edges of the vaulted ceilings in many areas throughout the home. This condition is common and is considered a cosmetic defect. These areas should be patched if desired.



I NI NP D

- Moisture was observed on the right front guest bedroom closet ceiling. A roof leak likely exist above this area. Further investigation is recommended and repairs should be undertaken as necessary.

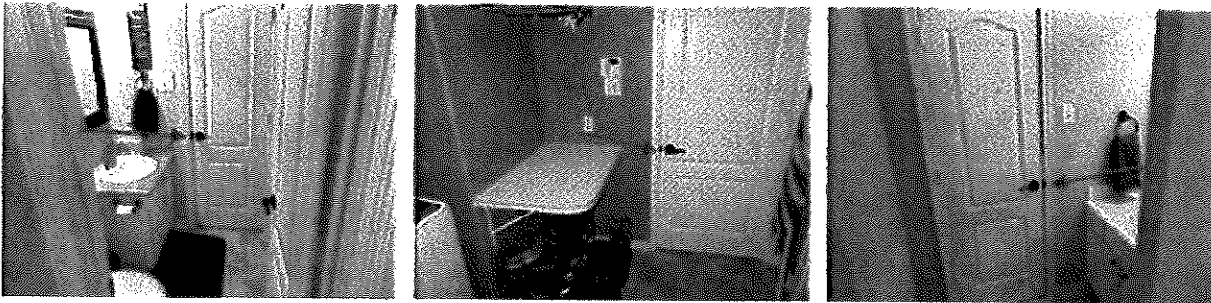


G. Doors (Interior & Exterior)

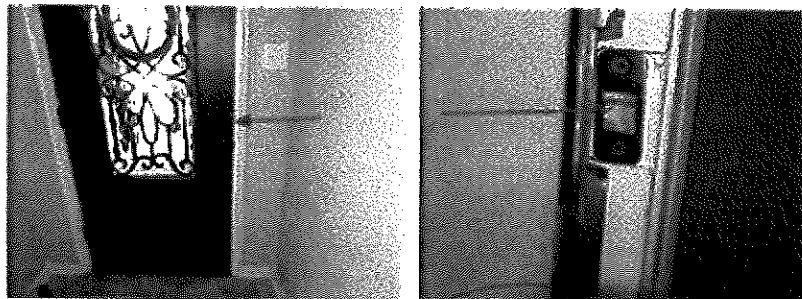
Comments:

- The doors did not latch properly (left side guest bathroom, laundry room, right front guest bathroom). The doors can be opened without turning the knob.

Fixed



- The deadbolt at the front door does not fully engage. The door frame should be drilled out further to allow the deadbolt to fully engage.



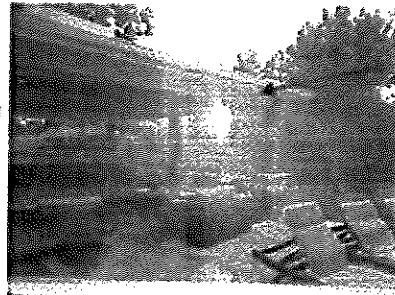
Fixed

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H. Windows

Comments:

- Double pane, single hung and fixed windows
- The master bedroom window has lost its seal between the window panes. This condition has created discoloration between the window panes.



I. Stairways (Interior & Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

- Manufactured natural gas fireplace
- The fireplace operated properly at time of inspection.

K. Porches, Balconies, Decks, and Carports

Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels *Comments:*

- Square D Brand, 200amp electrical service panel located in the garage.
- Today's electrical standards now require that all general circuits within the habitable areas of the home be protected with arc fault (AFCI) breakers. Updating should be considered.

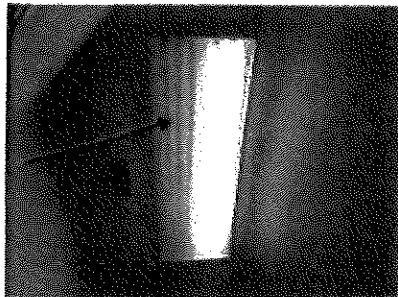
B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

- The doorbell did not operate at time of inspection.
- The light fixtures in both master bathroom closets did not fully function at time of inspection.

Fixed



- Smoke detectors should be replaced when inoperable or after 10 years from the date of manufacture. The current smoke detectors are older than 10 years old.

Replaced

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Central Forced Air Furnace

Energy Sources: Gas

Comments:

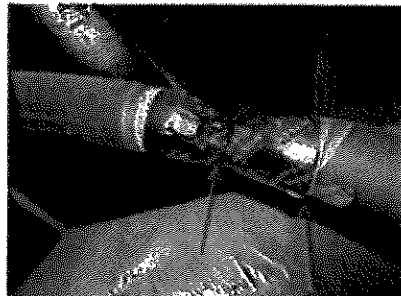
- Single unit system
- 2006 Lennox Brand gas furnace was observed in the attic.
- The furnace operated properly at time of inspection.

B. Cooling Equipment

Type of System: Central Forced Air System

Comments:

- Single unit system
- 2007 Lennox Brand, model #13ACD04823002, 4 TON condenser was observed at the left side of the home.
- The unit operated to control and produced a supply of 57 degrees and a return of 73 degrees. This is within test limits of 15 to 21 degrees.
- The insulation on the refrigerant line in the attic is separated. The separated area is covered with duct tape. Condensation was observed dripping on the duct tape in this area. The refrigerant line insulation should be repaired in this location.



C. Duct Systems, Chases, and Vents

Comments:

- Balancing of the ductwork is recommended to improve the distribution. Supply air temperature was measured at 63°F the right front guest bedroom. The supply air temperatures were measured at 61°F in the kitchen, right rear guest bedroom and master bedroom. All other supply air vents were delivering conditioned air at or near 57°F.

IV. PLUMBING SYSTEM

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A. Plumbing Supply, Distribution Systems and Fixtures

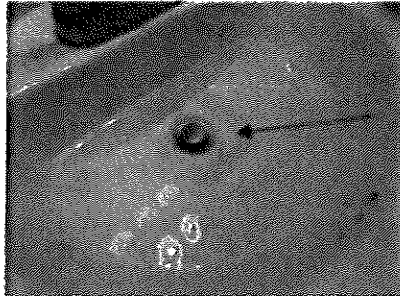
Location of water meter: Street

Location of main water supply valve: Garage

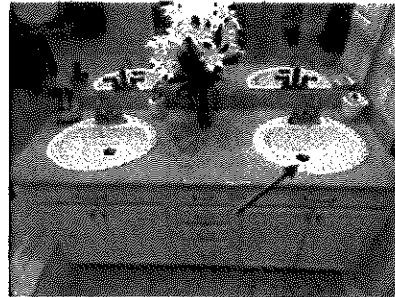
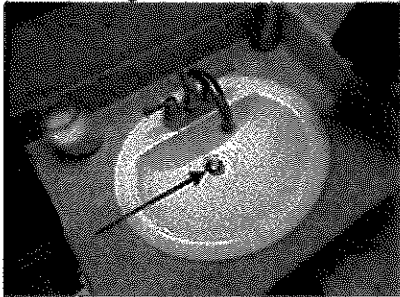
Static water pressure reading: 60 PSI

Comments:

- The left side guest bathroom sink drained slowly. This condition suggests an obstruction exists within the drain.



- The drain stoppers did not seal and hold water at the left side guest bathroom sink and master bathroom right sink.



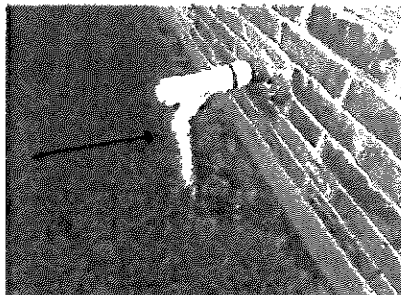
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B. Drains, Wastes, and Vents

Comments:

- A drainpipe was observed exiting the right side exterior wall of the home. Further investigation is recommended to determine the reason for this drain being routed outside of the exterior wall. The drain pipe should be painted in order to protect the PVC from premature deterioration due to exposure to the ultraviolet rays of the sun. The piping should be protected from physical damage.



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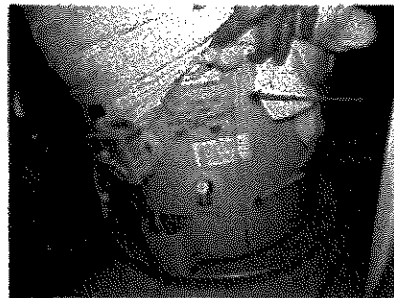
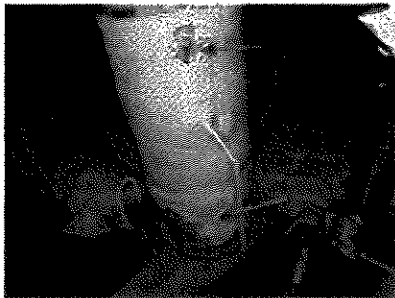
C. Water Heating Equipment

Energy Sources: Gas

Capacity: 50 Gallons

Comments:

- 2006 State Brand 50 gallon water heater was observed in the attic.
- The water heater was wrapped with insulation. All areas were not visible.
- Water staining was observed running from the bottom of the temperature and pressure relief valve, down the exterior of the water heater, across the right side of the manufacturer's nameplate. The area was dry at time of inspection.



- Water heaters have a typical life expectancy of 7 to 12 years. The existing unit is within this age range. One cannot predict with certainty when replacement will become necessary.

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D. Hydro-Massage Therapy Equipment *Comments:*

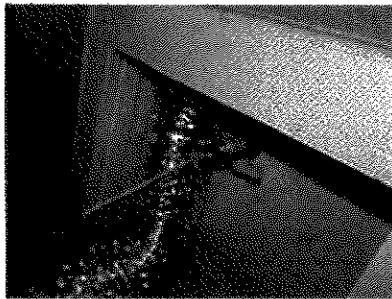
- Access to the master bathroom tub motor was not provided.
- The master bathroom tub operated properly and is GFCI protected.

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E. Other

Comments:

- The laundry room gas valve should be capped off if not used.



V. APPLIANCES

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A. Dishwashers

Comments:

- General Electric Brand
- The dishwasher operated properly at time of inspection.

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B. Food Waste Disposers

Comments:

- ISE Brand
- The garbage disposal operated properly at time of inspection.

I NI NP D

C. Range Hood and Exhaust Systems

Comments:

- General Electric Brand ducted unit venting to exterior
- The range vent operated properly at time of inspection.

D. Ranges, Cooktops, and Ovens

Comments:

- General Electric Brand gas cooktop
- General Electric Brand electric oven
- The oven temperature was measured at 365 degrees when set at 350 degrees which is within acceptable limits.

E. Microwave Ovens

Comments:

- General Electric Brand
- The microwave operated properly at time of inspection.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- All exhaust fans operated properly at time of inspection.

G. Garage Door Operators

Comments:

- Lift Master Brand (2)
- The garage door opener operated and reversed properly at time of inspection.

H. Dryer Exhaust Systems

Comments:

- The dryer vent appeared to properly vent to the exterior of the home.

I. Backyard Grill

Comments:

- RCS Brand
- The grill igniters did not operate at time of inspection.

VI. OPTIONAL SYSTEMS

A. Lawn Irrigation (Sprinkler) Systems

Comments:

- Rain Bird Brand 6 zone lawn sprinkler system was operated in manual mode only.
- The water spray from the sprinkler system should be re-directed away from the structure and/or any fencing, decks, etc., to decrease the possibility of damage.



Adjusted

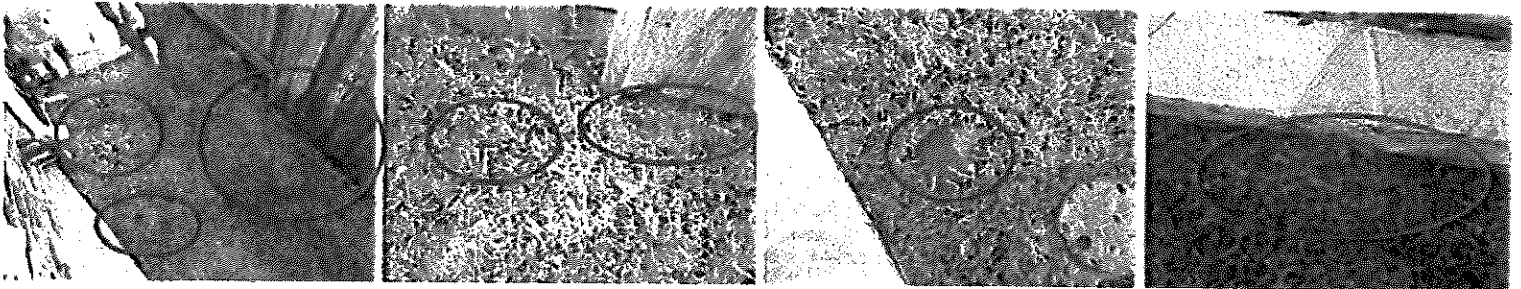
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- The sprinkler system conduit at the left side exterior of the home is damaged.



Fixed

- Underground water leaks were observed in zones #1 and #2 at the left side of the home near the rear patio. Water was observed bubbling from the ground windows #1 and #2 operated.



B. Swimming Pools, Spas, Hot Tubs, and Equipment

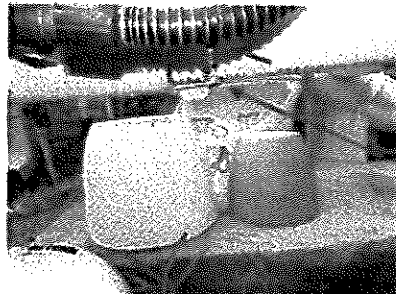
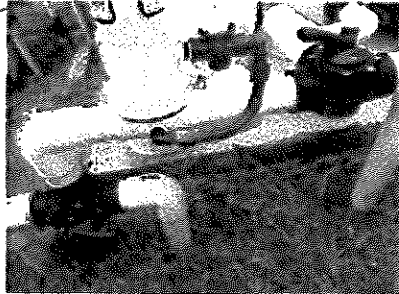
Type of Construction: In Ground

Comments:

- A visual inspection of the swimming pool and basic operation of the swimming pool equipment was performed.
- All gates leading to the swimming pool area should be at least 48 inches high, open to the exterior (away from the pool) and automatically close and latch. The gates do not automatically latch. It is recommended that the gates be locked to prevent unauthorized access to the swimming pool area.
- The swimming pool surface shows evidence of typical minor deterioration.
- The in-line chlorinator feeder hose is leaking. Repairs should be undertaken.

Fixed

replaced



Fixed

- Disclosure stated that the water feature of the swimming pool does not function properly. Repairs should be undertaken as necessary.
- The swimming pool cleaner was not present at time of inspection.