

SELLER'S DISCLOSURE NOTICE

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Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.

CONCERNING THE PROPERTY AT

12902 Breezy Meadow Ln Houston, TX 77044-1165

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.

YNH

ltem	Y	N	U	ltem
Cable TV Wiring	X			Liquid Propa
Carbon Monoxide Det.	1	\mathbf{x}		-LP Commu
Ceiling Fans	X			-LP on Prop
Cooktop	\times			Hot Tub
Dishwasher	X			Intercom Sys
Disposal	X			Microwave
Emergency Escape Ladder(s)		×		Outdoor Gril
Exhaust Fans		X		Patio/Deckin
Fences	X			Plumbing Sy
Fire Detection Equip.	X			Pool
French Drain	X			Pool Equipm
Gas Fixtures	X			Pool Maint.
Natural Gas Lines	X			Pool Heater

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

ltem			Y	N	U
Pump:	sump_	grinder	1	メ	
Rain Gutte	ers		×		
Range/Sto	ve		X		
Roof/Attic	Vents		X		
Sauna				\times	
Smoke De	tector		X		
Smoke De	tector -	Hearing		X	
Impaired					
Spa				X	
Trash Con	npactor			X	
TV Antenn	а			X	
Washer/Dr	yer Ho	okup	X		
Window Se	creens		X		
Public Sew	/er Sys	tem	X		

ltem	Y N	U Additional Information			
Central A/C		electric 🔀 gas number of units: Z			
Evaporative Coolers	×	number of units:			
Wall/Window AC Units	X	number of units: 1. PLAY NOUSE			
Attic Fan(s)	X	if yes, describe:			
Central Heat	X	electricgas_number of units:			
Other Heat	X	if yes, describe:			
Oven	X	number of ovens: 2 electric × gas other:			
Fireplace & Chimney	X	wood gas logs mock other:			
Carport	X	attached not attached			
Garage	X	Xattached not attached			
Garage Door Openers		number of units: Z, number of remotes: >			
Satellite Dish & Controls	X	owned leased from: CONDITION UNKNOWN NOT USEN			
Security System		owned leased from: PRE WIRED			
Solar Panels	X	owned leased from:			
Water Heater	\times	electric gas other: number of units:			
Water Softener	X	owned leased from:			
Other Leased Items(s)	X	if yes, describe:			

(TXR-1406) 09-01-19

Initialed by: Buyer: <u>V</u>

_,___\$ and Seller:

Concerning the Property at		12902 Breezy Meadow Ln Houston, TX 77044-1165	- We
Underground Lawn Sprinkler	X	X automatic manual areas covered:	
Septic / On-Site Sewer Facility		if yes, attach Information About On-Site Sewer Facility (TX	R-1407)
Was the Property built before 1978? (If yes, complete, sign, and attack Roof Type: <u>כמתףמגודב</u> Sinna	yes <u>X</u> h TXR-190 5 65 on the Pr	UDco-opunknownother: _nounknown 06 concerning lead-based paint hazards). Age: <i>iD4emi_S</i> roperty (shingles or roof covering placed over existing s	(approximate) hingles or roof
Are you (Seller) aware of any of the are need of repair?yes X no If ye	items liste s, descrit	ed in this Section 1 that are not in working condition, that h be (attach additional sheets if necessary):	ave defects, or

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	YN	Item	Y	N	ltem	Y	N
Basement	X	Floors		X	Sidewalks		レ
Ceilings	$\overline{\mathbf{x}}$	Foundation / Slab(s)		X	Walls / Fences		R
Doors	X	Interior Walls		\mathbf{X}	Windows		文
Driveways		Lighting Fixtures		R	Other Structural Components		<u> </u>
Electrical Systems	X	Plumbing Systems		X			+
Exterior Walls	X	Roof					

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary):

Section 3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Condition	Y	N	Condition		IN
Aluminum Wiring		X	Radon Gas		X
Asbestos Components		X	Settling		X
Diseased Trees:oak wilt		X	Soil Movement		マ
Endangered Species/Habitat on Property		X	Subsurface Structure or Pits		X
Fault Lines		X	Underground Storage Tanks		×
Hazardous or Toxic Waste		X	Unplatted Easements		$\overline{\mathbf{X}}$
Improper Drainage		X	Unrecorded Easements		K
Intermittent or Weather Springs		X	Urea-formaldehyde Insulation		X
Landfill			Water Damage Not Due to a Flood Event		X
Lead-Based Paint or Lead-Based Pt. Hazards		X	Wetlands on Property		3
Encroachments onto the Property		×	Wood Rot		X
Improvements encroaching on others' property		X	Active infestation of termites or other wood		1
			destroying insects (WDI)		X
Located in Historic District		X	Previous treatment for termites or WDI	X	Γ
Historic Property Designation		X	Previous termite or WDI damage repaired		Γ,
Previous Foundation Repairs	1	×	Previous Fires		K
Previous Roof Repairs			Termite or WDI damage needing repair		X
Previous Other Structural Repairs			Single Blockable Main Drain in Pool/Hot		∇
		$ \wedge $	Tub/Spa*		
Previous Use of Premises for Manufacture of Methamphetamine	·	X	Langung <u>- an an ann an Anna an A</u> nna an A	_	4

(TXR-1406) 09-01-19

Initialed by: Buyer: <u>KY</u>, <u>M</u>, and Seller: ____, ___ Produced with zipForm® by zipLogix 1807C Fifteen Mile Road, Fraser, Michigan 48026 <u>www.zipLogix.com</u>

	12902 Breezy Meadow Ln
Concerning the Property at	Houston, TX 77044-1165
If the answer to any of the items in Section 3 is w	explain (attach additional chapte if accessed)

SMAL SU	NOLE RE	PAIR /REPLAN	EMENTS FROM	STORMS	necessary)	
TERMITES F	JUND 5/2	8/19 ORKIN) DOLUMONTATION	, PROVIDED,	IYEAR	WARRAWIN
PROVIDED. 1	REATMENT	# REPAIRS	MADE IMMED,	LATELY.	·	

*A single blockable main drain may cause a suction entrapment hazard for an individual.

Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice? ____yes X no If yes, explain (attach additional sheets if necessary): _____

Section 5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)

<u>Y N</u>	
<u> × </u>	Present flood insurance coverage (if yes, attach TXR 1414).
$-\varkappa$	Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
-X	Previous flooding due to a natural flood event (if yes, attach TXR 1414).
_ \L	Previous water penetration into a structure on the Property due to a natural flood event (if yes, attach TXR 1414).
	Locatedwhollypartly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE AO, AH, VE, or AR) (if yes, attach TXR 1414).
$-\mathbf{X}$	Locatedwhollypartly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
<u>×</u>	Locatedwhollypartly in a floodway (if yes, attach TXR 1414).
$-\overset{\times}{\checkmark}$	Locatedwhollypartly in a flood pool.
<u> X </u>	Locatedwhollypartly in a reservoir.

If the answer to any of the above is yes, explain (attach additional sheets as necessary):

*For purposes of this notice:

"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

(TXR-1406) 09-01-19

Initialed by: Buyer: $\underline{\mathcal{RB}}$, $\underline{\mathcal{S}}$ and Seller: _____,

Concerning the Property at

12902 Breezy Meadow Ln Houston, TX 77044-1165

Section 6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program (NFIP)?* yes X no If yes, explain (attach additional sheets as necessary):

*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).

Section 7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property? yes Xno If yes, explain (attach additional sheets as necessary):

Section 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)

<u>Y N</u>	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.
<u>×</u> _	Homeowners' associations or maintenance fees or assessments. If yes, complete the following: Name of association: <u> </u>
	Manager's name: UNICNUM Phone: 713-981-9000 Fees or assessments are: \$ 815 per 4674 and are: Xmandatory 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.)
$-\varkappa$	Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
$-\overset{\checkmark}{\times}$	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).
<u> ×</u>	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.
$ \times$	Any portion of the Property that is located in a groundwater conservation district or a subsidence district.
If the answ	rer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):

Concerning the Property at	12902 Breezy Meadow Ln Houston, TX 77044-1165				

Section 9. Seller X has has not attached a survey of the Property.

Section 10. 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 X no If yes, attach copies and complete the following:

Inspection Date	Туре	Name of Inspector	No. of Pages
·			
······			

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 11. Check any tax exemption(s) which you (Seller) currently claim for the Property:

\underline{X} Homestead	Senior Citizen	Disabled
Wildlife Management	Agricultural	Disabled Veteran
Other:		Unknown

Section 12. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider? _____ yes Xno

Section 13. 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 X no If yes, explain:

Section 14. 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 χ 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 why will be ar 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.

_X / /	K /	8	12-7/19	Sunn	i Baker	ſ	
Signature of Seller			Date Signat	ture of Sel	ller		Date
Printeg Name:	Rym	BAKER	Printe	d Name: _	SUNNI	BAKOL	
(TXR-1406) 09-01-19	Initiale	ed by: Buyer: <u>LB</u>		and Seller	· · · ·		Page 5 of 6
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ADDITIONAL NOTICES TO BUYER:

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit <u>www.txdps.state.tx.us</u>. 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* (TXR 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: RELIANT DUDNCY	phone #:
Sewer: <u>NA</u>	phone #:
Water HARAIS COUNTY MUD # 344	phone #:
Cable: AT&Y	phone #:
Trash: WASTE MANAGEMENT	phone #:
Natural Gas: CONTON-POINT	phone #:
Phone Company: AT & T	phone #:
Propane:	phone #:
Internet: AT &T	phone #:

(7) This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

The undersigned Buyer acknowledges receipt of the foregoing notice.

Signature of Buyer	Date	Signature of Buyer	Date
Printed Name:		Printed Name:	
(TXR-1406) 09-01-19	Initialed by: Buyer:,	and Seller:,	Page 6 of 6
	Produced with zipForm® by zipLogix 18070 Fifteen Mile Ro	oad, Fraser, Michigan 48026 - <u>www.zipl.ogix.com</u>	12962 Breezy



INFORMATION ABOUT SPECIAL FLOOD HAZARD AREAS

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CONCERNING THE PROPERTY AT

12902 Breezy Meadow Ln Houston, TX 77044-1165

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:

(TXR 1414) 01-01-14

- (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).

Information about Special Flood Hazard Areas concerning	
HEVENALVE ADVILOPECIAL IOUV HAZAIN AICAS WINCHING	

12902 Breezy Meadow Ln Houston, TX 77044-1165

E. ELEVATION CERTIFICATE:

The elevation certificate is an important tool in determining flood insurance rates. It is used to provide elevation information that is necessary to ensure compliance with floodplain management laws. To determine the proper insurance premium rate, insurers rely on an elevation certificate to certify building elevations at an acceptable level above flood map levels. If available in your area, it is recommended that you obtain an elevation certificate for the property as soon as possible to accurately determine future flood insurance rates.

You are encouraged to: (1) inspect the property for all purposes, including compliance with any ground floor enclosure requirement; (2) review the flood insurance policy (costs and coverage) with your insurance agent; and (3) contact the building permitting authority if you have any questions about building requirements or compliance issues.

Receipt acknowledged by:

Signature

Date

Signature

Date

12902 Breezy

A.

B.

ADDENDUM TO THE SELLER'S DISCLOSURE

12902 Breezy Meadow Ln Houston, TX 77044-1165

× /

 Building Materials Are you aware types of stucco, 		have been or are the subject of class action litigation inc es. X_No, If Yes please explain:	luding certain
Water Related Issu 1. Have you exper <u>X</u> No. If Yes p	ienced any seepage or leaks including	but not limited to prior plumbing leaks, A/C leaks or roof	leaks?
Date:	Туре:	Explanation:	

C. Insurance Claims:

For the Property at:

1. H	we you requested or submitted any insurance claims	s for the property?No, If Yes please explain:
Date:	Туре:	Explanation:

D. Survey

Are you aware of any problems or changes regarding your current survey (ie: encroachments, easements, additions)?
 No, If Yes please explain:

E. Square Footage:

 Square footage is one, but not the only determination of value. There are several sources of square footage data including, but not limited to blue prints, builder's plans, appraisal, and appraisal district. My square footage reference is:
 Bue Prints — Builder's Plans — Appraisal Appraisal District

KELLER WILLIAMS REALTY and its agents do not warrant or guarantee any information or the accuracy of any inspections or reports made in connection with the subject property given either verbally or in written form regarding the subject property. Purchasers are advised to have the property inspected by an inspector of their choice and to verify any and all representations.

Signature of Seller Ryan M. Baker	<u>8/27/</u> /9 Date	Sunni Gikon Signature of Seller Sunni Baker	8727/19 Date
Signature of Purchaser	Date	Signature of Purchaser	Date

12902 Breezy Meadow Ln PROPERTY ADDRESS: Houston, TX 77044-1165

PLEASE CHECK / CIRCLE ANY OF THE FOLLOWING ITEMS THAT SELLER WILL BE EXCLUDING FROM THE SALE OF YOUR PROPERTY:

<u> </u>	INDOORS	LOCATION:
	CURTAIN AND RODS, DRAPERIES AND RODS, VALANCES, BLINDS, TOWEL RACKS OR WINDOW SHADES	
	WALL TO WALL CARPETING, AREA RUGS	
	MIRRORS FIXED IN PLACE, DECORATIVE MIRRORS, DECORATIVE HARDWARE	
	FIREPLACE SCREENS / GAS LOGS OR ROCKS	
	FLAT SCREEN TVS, MEDIA ROOM EQUIPMENT, TV ANTENNAE, SATELLITE DISH, BUILT-IN SPEAKERS, TV BRACKETS	AL
	BOOKSHELVES ATTACHED OR APPEARING TO BE ATTACHED TO WALLS	
	BUILT-IN KITCHEN EQUIPMENT INCLUDING BUILT-IN COFFEE POTS, TOASTER OVENS, MICROWAVES, POT RACKS, WINE REFRIGERATOR	
<u></u>	OUTDOORS	LOCATION:
	WINDOW SCREENS, SHUTTERS, AWNINGS, MAILBOX	
	SWIMMING POOL EQUIPMENT, PORTABLE SPA	
	SHRUBBERY AND PLANTS	
	PERMANENTLY INSTALLED OUTDOOR COOKING EQUIPMENT	
	SWING SETS, PLAYGROUND EQUIPMENT, BASKETBALL GOALS	
	FOUNTAINS, BIRD BATHS, STATUES AND LIGHTS IN YARD	
	WORKBENCH OR SHELVES IN GARAGE OR STORAGE AREAS	
1	MISCELLANEOUS	LOCATION:
	CEILING FANS, ATTIC FANS, LIGHT FIXTURES	
	HEATING AND AIR CONDITIONING UNITS AND EQUIPMENT	
	BUILT-IN SECURITY, FIRE EQUIPMENT	
	LIGHTING, PLUMBING FIXTURES, WATER SOFTENER	
	GARAGE DOOR OPENERS AND CONTROLS, USE & CARE MANUALS FOR APPLIANCES	
	CENTRAL VACUUM AND ACCESSORIES	
	OTHER PERMANENTLY ATTACHED ITEMS:	
	AMANA A	

DATE: 8 27/2019	DATE:
SELLER:	BUYER:
Ryan M. Baker SELLER: <u>Sunni Baker</u> Sunni Baker	BUYER:

 Keller Williams Realty Northeast, 20665 W Lake Houston Parkway Kingwood TX 77346
 Phone: 281,358,4545
 Fax; 281,812,0640

 Diana Coleman
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KELEN L

12902 Breezy

TREATMENT/INSPECTION REPORT
Graph Description: Main

Duna Bakar	Email
Name <u>Ryan Baker</u> Treating Address <u>12902 Breezy Meadow Ln</u>	City/State <u>Houston , TX</u> zip <u>77044</u>
Treating Address <u>12902 Dreect, men</u> Home Phone <u>(281) 723-0325</u>	Business Phone
Home Phone (201) / 23-0320	
Inspected By <u>Rodney Johnson</u> Pest Control Corres Vice Treatment Scheduled	Date Jun 5, 2019 Date inspected May 29, 2019
· · · · · · · · · · · · · · · · · · ·	Mean short that the second and report \$3.00 in the second state of the second
This report is limited to a visual inspection of the exposed structur damage that are not evident from a visual inspection. The purpose document areas of concern from the interior and exterior inspect to infestation; (2) Visible evidence of infestation, damage, or pass transactions. This report DOES NOT INCLUDE MOLD or any mold- it restations. This report DOES NOT INCLUDE MOLD or any mold- destroving organisim and is outside the scope of this report, if st mold-like conditions, please contact the appropriate mold protection.	ition. Specifically, in visible on valid for real estate state sta
Structure LF 21	Δ Treatmenting $Z I Q$ gradient
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these strate contracts	

HADE FAIL. If visible evidence of active or previous infestation or damage is noted by the inspector during the inspection of your property, it should be evaluated by a licensed building contractor of customer's choice for damage. BEDAUCE IF IS HIGHLY PROBABL OUTCOMER OF USE HIGHLOOP. CAMARE WILLES ARE OT USED OWNERS OF TRESPONDENCE FOR PRE-EXISTING OWNERS. This Treatment/Inspection Report is based on visible evaluated by a licensed building contractor of customer's choice for damage. BEDAUCE IF IS HIGHLY PROBABL OUTCOMER OF USED HAVE HIGHLOOP. CAMARE WILLES ARE OT USED OWNERS OF TRESPONDENCE FOR PRE-EXISTING OWNERS. This Treatment/Inspection Report is based on visible evaluated of readily accessible areas and does not make any attempt to reveal damage which may be present. No attempt to remove insulation, evidence of readily accessible areas and does not make any attempt to reveal damage which may be present. No attempt to remove insulation, carpeting, paneling, etc. to search for hidden damage was made. IF VIS BLE EXISTING OF ACTIVE OF PRE-VIDES INFERTION IS REPORTED IF SHOULD carpeting, paneling, etc. to search for hidden damage was made. IF VIS BLE EXISTING OF The Initial Service and may change during future SE ASE WILLE THAT BOYS DESPECT OF CALLS. AND SERVICE PROFESSION Placement of the Bait Stations is for the Initial Service and may change during future monitoring service (if applicable). This Treatment/Inspection Report may be updated at the once of the Initial Service and Service CALLS.