



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.**

CONCERNING THE PROPERTY AT 4523 Shetland Ln
Houston, TX 77027-5517

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			<u>3</u> electric <u> </u> gas number of units: <u> </u>
Evaporative Coolers		X		number of units: <u> </u>
Wall/Window AC Units		X		number of units: <u> </u>
Attic Fan(s)		X		if yes, describe: <u> </u>
Central Heat	X			<u>1</u> electric <u>2</u> gas number of units: <u> </u>
Other Heat		X		if yes, describe: <u> </u>
Oven	X			number of ovens: <u> </u> electric <u>2</u> gas other: <u> </u>
Fireplace & Chimney	X			<u> </u> wood <u>5</u> gas logs mock other: <u> </u>
Carpport		X		attached not attached
Garage	X			X attached not attached
Garage Door Openers	X			number of units: <u>1</u> number of remotes: <u>2</u>
Satellite Dish & Controls	X			X owned X leased from: <u>1</u>
Security System	X			X owned leased from: <u> </u>
Solar Panels		X		owned leased from: <u> </u>
Water Heater	X			electric X gas other: <u> </u> number of units: <u>2</u>
Water Softener	X			X owned leased from: <u> </u>
Other Leased Items(s)				if yes, describe: <u> </u>

**4523 Shetland Ln
Houston, TX 77027-5517**

Concerning the Property at _____

Underground Lawn Sprinkler	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> automatic	manual areas covered: <u>Entire Yard</u>
Septic / On-Site Sewer Facility	<input type="checkbox"/>	<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: Standing Seam Metal Age: 12 years (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): _____

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	Item	Y	N	Item	Y	N
Basement		<input checked="" type="checkbox"/>	Floors		<input checked="" type="checkbox"/>	Sidewalks		<input checked="" type="checkbox"/>
Ceilings		<input checked="" type="checkbox"/>	Foundation / Slab(s)		<input checked="" type="checkbox"/>	Walls / Fences		<input checked="" type="checkbox"/>
Doors		<input checked="" type="checkbox"/>	Interior Walls		<input checked="" type="checkbox"/>	Windows		<input checked="" type="checkbox"/>
Driveways		<input checked="" type="checkbox"/>	Lighting Fixtures		<input checked="" type="checkbox"/>	Other Structural Components		<input checked="" type="checkbox"/>
Electrical Systems		<input checked="" type="checkbox"/>	Plumbing Systems		<input checked="" type="checkbox"/>			
Exterior Walls		<input checked="" type="checkbox"/>	Roof		<input checked="" type="checkbox"/>			

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	Y	N
Aluminum Wiring		<input checked="" type="checkbox"/>	Previous Foundation Repairs		<input checked="" type="checkbox"/>
Asbestos Components		<input checked="" type="checkbox"/>	Previous Roof Repairs	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Diseased Trees: <u>oak wilt</u>		<input checked="" type="checkbox"/>	Previous Other Structural Repairs		<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property		<input checked="" type="checkbox"/>	Radon Gas		<input checked="" type="checkbox"/>
Fault Lines		<input checked="" type="checkbox"/>	Settling		<input checked="" type="checkbox"/>
Hazardous or Toxic Waste		<input checked="" type="checkbox"/>	Soil Movement		<input checked="" type="checkbox"/>
Improper Drainage		<input checked="" type="checkbox"/>	Subsurface Structure or Pits		<input checked="" type="checkbox"/>
Intermittent or Weather Springs		<input checked="" type="checkbox"/>	Underground Storage Tanks		<input checked="" type="checkbox"/>
Landfill		<input checked="" type="checkbox"/>	Unplatted Easements		<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards		<input checked="" type="checkbox"/>	Unrecorded Easements		<input checked="" type="checkbox"/>
Encroachments onto the Property		<input checked="" type="checkbox"/>	Urea-formaldehyde Insulation		<input checked="" type="checkbox"/>
Improvements encroaching on others' property		<input checked="" type="checkbox"/>	Water Penetration		<input checked="" type="checkbox"/>
Located in 100-year Floodplain (If yes, attach TAR-1414)		<input checked="" type="checkbox"/>	Wetlands on Property		<input checked="" type="checkbox"/>
Located in Floodway (If yes, attach TAR-1414)		<input checked="" type="checkbox"/>	Wood Rot		<input checked="" type="checkbox"/>
Present Flood Ins. Coverage (If yes, attach TAR-1414)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Active infestation of termites or other wood destroying insects (WDI)		<input checked="" type="checkbox"/>
Previous Flooding into the Structures		<input checked="" type="checkbox"/>	Previous treatment for termites or WDI	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>a.</i> Previous Flooding onto the Property	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Previous termite or WDI damage repaired		<input checked="" type="checkbox"/>
Located in Historic District		<input checked="" type="checkbox"/>	Previous Fires		<input checked="" type="checkbox"/>

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):
See attached sheet.

*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):
See attached sheet.

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.)

- | | |
|-------------------|---|
| <u>Y</u> <u>N</u> | |
| <u>X</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>X</u> ___ | Homeowners' associations or maintenance fees or assessments. If yes, complete the following:
Name of association: <u>Arlton Oaks Civic Club</u>
Manager's name: <u>Same</u> Phone: _____
Fees or assessments are: \$ <u>830</u> per <u>year</u> and are: <input checked="" type="checkbox"/> mandatory ___ voluntary
Any unpaid fees or assessment for the Property? ___ yes (\$ _____) <input checked="" type="checkbox"/> no
If the Property is in more than one association, provide information about the other associations below or attach information to this notice. |
| <u>X</u> ___ | 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: _____ |
| <u>X</u> ___ | Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property. |
| <u>X</u> ___ | Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.) |
| <u>X</u> ___ | Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property. |
| <u>X</u> ___ | Any condition on the Property which materially affects the health or safety of an individual. |
| <u>X</u> ___ | 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>X</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. |
| <u>X</u> ___ | The Property is located in a propane gas system service area owned by a propane distribution system retailer. |
| <u>X</u> ___ | Any portion of the Property that is located in a groundwater conservation district or a subsidence district. |

Section 3 Explanations:

3.a. Flooding: NO FLOODING TO STRUCTURES HAS OCCURRED. Street flooding during extremely large rain events (e.g. Hurricane Ike 2008, Hurricane Harvey 2017) resulted in some water encroachment (+/- 10') on to front yard grass near street for brief period but drained quickly.

3.b. Previous Roof Repairs: (1) The house was built in 2007, and the first large rain event experienced was Hurricane Ike in 2008. During this storm, the skylights in the master bedroom bathroom and in the second master suite bathroom leaked. This was repaired at the time by sealing the areas around the skylights - no further leakage has been observed since. No repairs to the standing seam roof have ever been made or needed. (2) During a buyer's home inspection in March 2019, the ceiling of the patio was discovered to have leaked from the 2nd floor sundeck. The cause of the leak was improperly sealed areas in the flashings that allowed rainwater to leak into the area between the deck floor and the sheetrock ceiling. This was repaired in April 2019 and tested. There was no leakage during the recent Tropical Storm Imelda (September 2019).

3.c. WDI: Annual termite inspection and treatment every year (2007-18). No insects found. Confirmed during buyer's home inspection in March 2019.

Section 4 Explanations:

- 1) The shower control valve in the downstairs study bathroom must be replaced. These repairs are estimated to cost +/- \$2,000, including sheetrock repair and painting.
- 2) The GFCI outlet in the garage by the water softener, which regulates all the exterior outlets on the house, was tripping after heavy rainstorms. An electrician checked out the circuit and determined that small amounts of water leakage into the exterior outlets was causing this issue. He resealed all outlets in August 2019. During the extended rain of Tropical Storm Imelda (September 2019), the GFCI did not trip. However, subsequently during a wind-driven rainstorm, it did trip once.

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
3-19-19	Structural	Hedderman Engineering	41
3-19-19	Mechanical	Hedderman Engineering	31
5-22, 5-28, 7-8-19	Stucco	Hedderman Engineering	12, 8, 12

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: A claim was paid for wind-driven water damage in 2008 Hurricane Ike. Repairs to skylights were made under claim. Slight damage to floor in Living Room near glass wall was not deemed severe enough by Seller to warrant repairs.

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): To the best of my knowledge as informed by alarm service professionals from ADT.

*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.

Stephen R. Locke 10-10-19
 Signature of Seller _____ Date _____
 Printed Name: Stephen R. Locke _____

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>Reliant</u>	phone #: _____	<u>713-488-3667</u>
Sewer: _____	<u>City of Houston</u>	phone #: _____	<u>713-371-1400</u>
Water: _____	<u>" " "</u>	phone #: _____	<u>" " "</u>
Cable: _____	<u>Comcast</u>	phone #: _____	<u>800-934-6489</u>
Trash: _____	<u>Incl in HOA Fees</u>	phone #: _____	
Natural Gas: _____	<u>Centerpoint</u>	phone #: _____	<u>713-659-2111</u>
Phone Company: _____	<u>Comcast</u>	phone #: _____	<u>800-934-6489</u>
Propane: _____	<u>N/A</u>	phone #: _____	
Internet: _____	<u>Comcast</u>	phone #: _____	<u>800-934-6489</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.

Signature of Buyer _____	Date _____	Signature of Buyer _____	Date _____
Printed Name: _____		Printed Name: _____	

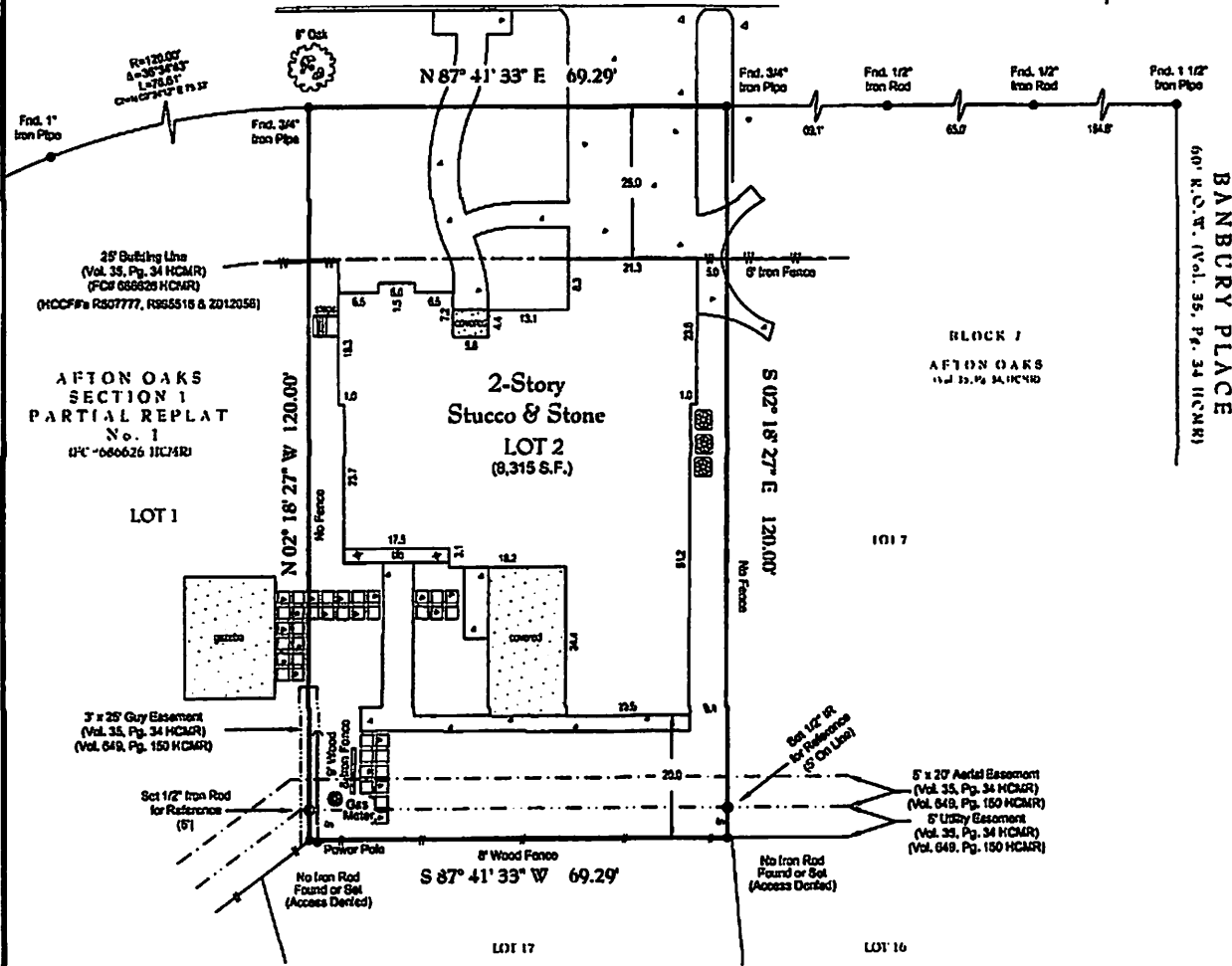
PROBSTFELD & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

515 PARK OAKS DRIVE, SUITE 102 ▲ NATY, TEXAS 77450 ▲ (281) 829-0034 ▲ FAX (281) 829-0233

SHETLAND LANE

60' R.O.W. (Vol. 35, Pg. 34 HCMR)



SURVEY REVISED: October 29, 2010 to reflect current platting information. (No field work was performed)

NOTES:

1. Surveyor has not abstracted this property. This survey has been prepared based upon information provided by the title company. No independent investigation of the accuracy of the title company's work has been performed by the surveyor. Zoning ordinances and zoning building setback lines (if any) are not shown. Surveyor has not reviewed restrictive covenants as set forth under Exceptions From Coverage in Schedule B of the Title Commitment.
2. Lot may be subject to certain requirements pertaining to front, side and rear setback lines and also architectural protrusions such as eaves, overhangs, ledges, etc., in relation to easements and/or building lines and should be verified prior to any planning or construction.
3. Pipeline Easement to Humble Pipe Line Company as recorded in Volume 582, page 140, Volume 603, Page 140, and Volume 691, Page 150 of the Deed Records of Harris County Texas. (unable to locate)
4. All bearings are based on the South right of way line of Shetland Lane. (N 87° 41' 33" E)

PLAT OF PROPERTY

FOR: STEPHEN R. LOCKE
 AT: 4523 SHETLAND LANE - HOUSTON, TX
 LGL: LOT 2, BLOCK 1
AFTON OAKS SECTION 1, PARTIAL REPLAT NO. 1
 FILM CODE No. 038823 OF THE MAP RECORDS OF
 HARRIS COUNTY, TEXAS

SCALE: 1" = 20'
 DATE: 6/21/2018 REVISED DATE: 6/29/2018

This Property DOES NOT lie within the designated 100 year Floodplain.
 PANEL NO: 48201C 0388 L
 ZONE: X (UNSHADED) EFF. DATE: 6/18/07
 BASE FLOOD ELEVATION: N/A (100 YR) | N/A (500 YR)
 LOCATED BY GRAPHIC PLOTTING ONLY AND NOT RESPONSIBLE FOR ACTUAL DETERMINATION.

THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH TITLE COMMITMENT
 PROVIDED BY: ABSTRACT SERVICES OF HOUSTON
 GPR: CPL 7910-18-3648 (6/21/2018)

EMAIL COPY
NOT TO BE RECORDED FOR ANY PURPOSE

JOB # 686-059 DRAWN BY: NTM/MFC/DL

THIS SURVEY IS THE PROPERTY OF PROBSTFELD & ASSOCIATES, INC., IS CERTIFIED FOR THIS TRANSACTION ONLY, AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR OWNERS.