


Property Disclosure

CONCERNING THE PROPERTY AT: 1338 Leigh Gardens Dr. , Sugar Land, TX USA 77479
 FILE NUMBER: 2020-20000

Although disclosure laws vary from state to state, Altair Global requires each homeowner/seller to divulge any information not readily observable that could affect the property's use, value, enjoyment or marketability. In completing this Property Disclosure, think about what you would want to know if you were buying the property today and if you need more space for additional information, comments, explanations, attach additional sheets. This Property Disclosure will be provided to – and may be relied upon – by prospective buyers but is neither a warranty – that is expressly disclaimed – nor substitute for inspections or warranties the buyer may wish to obtain.

The Property is owner occupied tenant occupied unoccupied.

Year Constructed: 2002 Year Purchased: 2018 Est. Lot Size: 8,000

Yes No Don't Know

1. Structures; Systems; Appliances:

- (a) Are the structures, including roofs; ceilings; walls (interior and exterior); doors; windows; and foundation structurally sound and free of leaks? x
- (b) Are the interior living areas free of damage, soiling and odors from household pets? x
- (c) Are existing major appliances and heating, cooling, mechanical, electrical, security, and sprinkler systems, in working condition, (i.e., operating in the manner in which the item was designed to operate)? x
- (d) Are any of the appliances/solar panels leased? If yes, specify _____ x
- (e) If any answer to questions 1(a) – 1(c) is no, or 1(d) is yes, please explain: x
- _____
- _____

- (f) Property exterior is constructed of: Brick Stucco: Type _____
 Composite Siding Vinyl Siding Wood Siding Stone

2. Termites; Other Wood-Destroying Organisms; Pests:

- (a) Are termites; other wood-destroying organisms, including fungi; or pests present on the Property or has the Property had any structural damage by them? x
- (b) Has the Property been treated for termites; other wood-destroying organisms, including fungi; or pests? x
- (c) Do you have a current pest treatment contract? If yes, please provide a copy. x
- (d) If any answer to questions 2(a) - 2(b) is yes, please explain: _____
- _____
- _____

3. Water Intrusion; Drainage; Flooding:

- (a) Has past or present water intrusion affected the Property? x
- (b) Have past or present drainage or flooding problems affected the Property? x
- (c) Has the property ever been inspected or treated for, or is there currently any evidence of mold or contamination from fungi? x
- (d) Is any of the Property located in a special flood hazard area? x
- (e) Does your lender require flood insurance? x
- (f) Do you have an elevation certificate? If yes, please attach a copy. x
- (g) If any answer to questions 3(a) – 3(e) is yes, please explain: _____
- _____
- _____

4. Insurance:

- (a) Have any insurance claims been submitted for repairs that have not been completed? x
 If yes to 4(a), please explain: _____
- _____

	Yes	No	Don't Know
5. Plumbing:			
(a) What is your drinking water source? <input checked="" type="checkbox"/> public private well other			
(b) Have you ever had a problem with the quality, supply, or flow of potable water?		X	
(c) Do you have a water treatment system? If yes, is it owned leased?		X	
(d) Do you have a <input checked="" type="checkbox"/> sewer or private septic system? If a private septic system, describe the location of each system: _____ _____			
(e) Are any septic tanks, drain fields, or wells not in current use located on the Property?		X	
(f) Have there been any plumbing leaks since you have owned the Property?		X	
(g) Are any polybutylene pipes used in construction of the Property?		X	
(h) If any answer to questions 5(b),5(c), and 5(e) - 5(g) is yes, please explain: _____ _____ _____			
6. Pools; Hot Tubs; Spas:			
(a) If the Property has a swimming pool, hot tub, or spa indicate whether there are any existing safety feature(s): pool barrier enclosure safety pool cover door and window exit alarms door locks <input checked="" type="checkbox"/> none other _____			X
(b) Are the pool, hot tub and/or spa structurally sound and free of leaks?			X
(c) Are the pool, hot tub and/or spa and attendant equipment in proper working order?		X	
(d) Has an in-ground pool on the Property been demolished and/or filled? If the answer to question 6(b) or 6(c) is no, please explain: _____ _____ _____			X
7. Settling; Storm Damage:			
(a) Has the Property or adjacent properties ever sustained any damage from settling, soil movement (including landslides, mudslides, etc.) or sinkhole(s)?		X	
(b) Has the Property sustained any damage from earthquake, hurricane, any named storm, tornado or other natural disaster?		X	
(c) If the answer to question 7(a) or 7(b) is yes, please explain: _____ _____ _____			
8. Deed/Homeowners' Association Restrictions; Boundaries; Access Roads:			
(a) Are there any deed or homeowners' restrictions?			X
(b) Are there any proposed changes to any of the restrictions?			X
(c) Are there any resale or leasing restrictions (e.g., right of refusal, etc.)?		X	
(d) Is membership mandatory in a homeowners' association?	X		
(e) Are fees charged by the homeowners' association?	X		
(f) Are any driveways, walls, fences, or other features shared with adjoining landowners? If Yes, please attach copies of use and maintenance agreements.		X	
(g) Are there any encroachments on the Property or any encroachments by the Property's improvements on other lands?		X	
(h) Are there boundary line disputes or easements affecting the Property?		X	
(i) Access roads are private <input checked="" type="checkbox"/> public? If private, describe the terms and conditions of the maintenance agreement and provide a copy: _____ _____ _____			
(j) If any answer to questions 8(a) - 8(h) is yes, please explain: _____ _____ _____			

- | | Yes | No Don't Know |
|--|-----|---------------|
| 9. Environmental: | | |
| (a) Was the Property built before 1978?
If yes, please complete Lead-Based Paint Disclosure. | | X |
| (b) Does anything exist on the Property that may be considered an environmental hazard, including but not limited to, lead-based paint; asbestos; mold; urea formaldehyde; radon gas; methamphetamine; defective drywall; fuel, propane, or chemical storage tanks (active or abandoned); or contaminated soil or water? | | X |
| (c) Has there been any damage, clean up, or repair to the Property due to any of the substances or materials listed in subsection (b) above? | | X |
| (d) Are any waste dumps or other environmentally sensitive areas located on, adjacent to or near the Property? | | X |
| (e) If any answer to questions 9(b) - 9(d) is yes, please explain: _____

_____ | | |

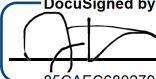
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|--|--|---|
| 10. Governmental: | | |
| (a) Is there any pending, threatened or contemplated litigation affecting the Property? | | X |
| (b) Are there any zoning violations or nonconforming uses? | | X |
| (c) Are there any zoning restrictions affecting additions, improvements, or replacement of the Property? | | X |
| (d) Do any zoning, land use, or administrative regulations conflict with the existing or intended use of the Property? | | X |
| (e) Do any restrictions, other than association and flood area requirements, affect improvements or replacement of the Property? | | X |
| (f) Are any improvements, including additions, located below the base flood elevation? | | X |
| (g) Have any improvements been constructed in violation of applicable local flood guidelines? | | X |
| (h) Have any improvements or additions to the Property, by you or by others, been constructed in violation of building codes or without necessary permits? | | X |
| (i) Are there any active permits on the Property that have not been closed by a final inspection? | | X |
| (j) Is there any violation or non-compliance regarding any unrecorded liens; code enforcement violations; or governmental, building, environmental, and safety codes, restrictions, or requirements? | | X |
| (k) If any answer to questions 10(a) - 10(j) is yes, please explain: _____

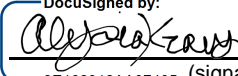
_____ | | |

Other Matters; Additional Comments: If you need additional space, check the box and attach a separate sheet(s) to explain any comments noted in this Property Disclosure. Please reference the number and letter of each corresponding item.

Please attach copies of any reports (including, by way of example and not limitation, building permits, certificates of occupancy, maintenance contracts, notices, shared usage agreements, surveys, title insurance policies, warranties, etc.) you are aware of or have in your possession.

Seller Acknowledgement: Seller represents that the information provided on this form and any attachments is accurate and complete to the best of Seller's knowledge on the date signed by Seller. Seller authorizes Altair Global to provide this disclosure statement to real estate licensees and prospective buyers of the Property. Seller understands and acknowledges Seller's ongoing obligation to promptly notify Altair Global in writing if any information set forth in this disclosure statement becomes inaccurate, incorrect or incomplete. Seller shall indemnify, defend, and hold Altair Global harmless from and against any and all claims (including liabilities, law suits, demands, reasonable attorney fees, and other expenses) for monetary loss or damage to property or injuries (including death) to any person, arising out of Seller's failure to fully disclose any existing condition under this Property Disclosure.

Seller:  / Joshua J Kraus Date: 7/13/2020
85CAEC68027942B...(signature) (print)

Seller:  / Alysia Kraus Date: 7/13/2020
3E162912AA07405...(signature) (print)

Altair Global acknowledges receipt of this Property Disclosure.

 / Elizabeth Amaroufi Date: 7/13/2020
0DBA50FF84BE457...(signature) (print)

Buyer Acknowledgement: This Property Disclosure has been prepared by the prior occupying owner – with knowledge of the Property – and not by Altair Global or any real estate licensee. It is not a guarantee or warranty of any kind by Altair Global, that is expressly denied, nor is it a substitute for any inspections, warranties, or professional advice you may wish to obtain. You should have an independent, professional home inspection to verify the condition of the Property and determine the cost of repairs, if any. This Property Disclosure is provided solely to satisfy Altair Global's disclosure obligations under applicable law. Buyer releases, acquits and forever discharges Altair Global from and against any matters contained in, misstated or omitted from this Property Disclosure.

Buyer acknowledges that Buyer has received, read and understands this Property Disclosure.

Buyer: _____ / _____ Date: _____
(signature) (print)

Buyer: _____ / _____ Date: _____
(signature) (print)