



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.**

**4307 Mildred St
Bellaire, TX 77401-5205**

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 ___ is X is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property?
 ___ September 2017 (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>X</u> electric <u>gas</u> number of units: <u>2</u>
Evaporative Coolers		X		number of units: <u>N/A</u>
Wall/Window AC Units		X		number of units: <u>N/A</u>
Attic Fan(s)			X	if yes, describe: <u>No knowledge of details.</u>
Central Heat	X			<u>electric</u> <u>X</u> gas number of units: <u>1</u>
Other Heat			X	if yes, describe: _____
Oven	X			number of ovens: <u>2</u> electric <u>gas</u> other: <u>Unknown</u>
Fireplace & Chimney	X			<u>wood</u> <u>gas</u> logs <u>mock</u> other: <u>Not sure wood/logs</u>
Carport		X		<u>attached</u> <u>not attached</u>
Garage	X			<u>attached</u> <u>X</u> not attached
Garage Door Openers	X			number of units: <u>1</u> number of remotes: <u>0</u>
Satellite Dish & Controls		X		<u>owned</u> leased from: _____
Security System	X			<u>owned</u> leased from: <u>Not activated</u>
Solar Panels		X		<u>owned</u> leased from: _____ <u>1</u>
Water Heater	X			<u>electric</u> <u>gas</u> <u>X</u> other: _____ number of units: <u>1</u>
Water Softener		X		<u>owned</u> leased from: _____
Other Leased Items(s)		X		if yes, describe: <u>N/A</u>

(TXR-1406) 02-01-18

Initialed by: Buyer: _____, _____ and Seller: EM

Page 1 of 5

Stephen A. Mendel, 1155 Dairy Ashford Ste 104 Houston TX 77079
 Stephen Mendel

Phone: (281)759-3213 Fax: (281)966-1777

4307 Mildred St

**4307 Mildred St
Bellaire, TX 77401-5205**

Concerning the Property at _____

Underground Lawn Sprinkler	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> automatic <input type="checkbox"/> manual areas covered: <u>Not sure</u>
Septic / On-Site Sewer Facility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	if yes, attach Information About On-Site Sewer Facility (TXR-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 TXR-1906 concerning lead-based paint hazards).

Roof Type: Asphalt Age: Some parts new (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): _____

Not known. Neither Seller nor Seller's Attorney-In-Fact reside at the property and, therefore, have no personal knowledge if any item in Section 1 is not working. Seller is cognitively impaired and not able to assist with this disclosure.

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"/>
N/A		<input checked="" type="checkbox"/>
N/A		<input checked="" type="checkbox"/>

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

Rear fence has some damage from a tree.

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: <u>oak wilt</u>		<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 TXR-1414)	<input checked="" type="checkbox"/>	
Located in Floodway (If yes, attach TXR-1414)		<input checked="" type="checkbox"/>
Present Flood Ins. Coverage (If yes, attach TXR-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 ^{DS}		<input checked="" type="checkbox"/>

(TXR-1406) 02-01-18

Initialed by: Buyer: _____, _____ and Seller: ED, _____

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4307 Mildred St
Bellaire, TX 77401-5205

Concerning the Property at _____

Historic Property Designation		X
Previous Use of Premises for Manufacture of Methamphetamine		X

Termite or WDI damage needing repair		X
Single Blockable Main Drain in Pool/Hot Tub/Spa*		X

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): _____
 Have flooded in September 2017 by hurricane Harvey, and damaged by high winds in April 2019.
 See Exhibit A - Information about special flood hazard areas.
 See Exhibit B - Contractor invoices for work performed at the home.

*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): N/A

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

 X 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.

 X Homeowners' associations or maintenance fees or assessments. If yes, complete the following:
 Name of association: _____
 Manager's name: _____ Phone: _____
 Fees or assessments are: \$ _____ per _____ 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.

 X 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: _____

 X Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.

 X Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)

 X Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.

 X Any condition on the Property which materially affects the health or safety of an individual.

X 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).

 X 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.

 X The Property is located in a propane gas system service area owned by a propane distribution system retailer.

 X Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

**4307 Mildred St
Bellaire, TX 77401-5205**

Concerning the Property at _____

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

See Exhibit C - Mold Free Certificate.

Section 6. Seller ___ has X 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 X no If yes, attach copies and complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages
04/02/2018	Mold	Mario Guerrero	Ex. C - Certif

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: Age 65 ___ Unknown

Section 9. Have you (Seller) ever filed a claim for damage to the Property with any insurance provider? X 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 X no If yes, explain: See Exhibit B - Contractor invoices for repairs made to the home.

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? X 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: Effie Onisiphorou, Agent 5/31/2019
 Signature of Seller _____ Date _____ Signature of Seller _____ Date _____

Printed Name: Effie Onisiphorou, Agent of Sakis Onisiphorou Printed Name: _____
 (TXR-1406) 02-01-18 Initialed by: Buyer: _____, _____ and Seller: EO _____

**4307 Mildred St
Bellaire, TX 77401-5205**

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* (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:	<u>Reliant</u>	phone #:	<u>713-207-7777</u>
Sewer:	<u>City of Bellaire</u>	phone #:	<u>713-662-8253</u>
Water:	<u>City of Bellaire</u>	phone #:	<u>713-662-8253</u>
Cable:	<u>None at this time</u>	phone #:	<u>N/A</u>
Trash:	<u>City of Bellaire</u>	phone #:	<u>713-662-8253</u>
Natural Gas:	<u>CenterPoint Energy</u>	phone #:	<u>713-659-2111</u>
Phone Company:	<u>None at this time</u>	phone #:	<u>N/A</u>
Propane:	<u>None</u>	phone #:	<u>N/A</u>
Internet:	<u>None at this time</u>	phone #:	<u>N/A</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: _____	_____

Exhibit A



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 4307 Mildred Street, Bellaire, TX 77401

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).

Information about Special Flood Hazard Areas concerning 4307 Mildred Street, Bellaire, TX 77401

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:

DocuSigned by: <i>Effie Onisiphorou, Agent</i> Signature	5/31/2019 Date
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Signature Date

Exhibit B

Contract Terms & Conditions:

- Method of payment: Cash / Check / Money order/Credit Card . All credit card transactions will be charged 2.5%.
- There is potential for unforeseen expenses during demolition/remodel work. In such instances, the homeowner will be given a written estimate and explanation as to why this additional work is necessary. No work will be performed until a new work order has been approved by the homeowner. (Example: unforeseen structural, mechanical, electrical, or plumbing issues which affect the scope of work, but were not apparent during the preliminary walk through and inspection)
- Floors N Design, is not responsible for scheduling delays due to material shortages, back orders, or time lost due to a delay in homeowner selections or decisions. Change orders will almost certainly extend the completion date of the project.
- Weather can adversely affect the timeline of a project. Each day of rain can potentially delay the project by 2-3 days.
- In the event that the project is completed ahead of schedule: 100% of the remaining balance owed is due upon substantial completion of that project.
- Final payment cannot be withheld due to final touch ups, back orders, or items which were not part of the original scope of work and contract.
- Each individual project is required to be completed according to industry standards, need to be completed on time, safely, and on budget. It is extremely important for the Home owner to inspect the material prior to installation. The Owner assumes responsibility for the final inspection and quality of the product BEFORE IT IS BEING INSTALLED.
- Home owner need to make sure that heating or ventilation systems are fully operational; at least 14 days prior to flooring installation and that the conditions inside their home have been maintaining an approximate room temperature between 60-80 degrees Fahrenheit, and at 35%-55% relative humidity.
- Some gapping of wood flooring is to be expected. Even with proper acclimation and control of the installation site before , during and after installation, some gapping may occur.
- We can not represent all the options for every part of the project, it is under the homeowner responsibility to research and decide what they want to have done. If NOT done so, Floors N Design will make those professional decisions to guarantee the Quality, Integrity and Outstanding Project Execution (based on the Common Industry Standards). No approval required for those steps (as long as it kept within budget limitations). Unless it was advised differently by the home owner.
- Excess Materials: In order to insure there are enough materials to do the work(s), CONTRACTOR may order more materials than may be necessary to complete said work(s). Any excess materials will not result in a change of the agreed upon contract price.
- The homeowner is aware that if the requested draw payments are not made for the work that has been performed, a lien will be filed against the property and legal action will be taken, as necessary, to recover the amount owed to Floor N Design, for work performed & materials supplied.

Customer Signature: *[Signature]* Date: *5/6/13*
Elle Christopherson Aunt of Marney contact for Sakis Christopherson

Scope of Work:

- Living Room & Entry:**
 - 1- Remove and replace wood floors.
 - 2- Remove and replace electrical boxes, lines and outlets.
 - 3- Rebuild new built in cabinets according to plans.
 - 4- Demo fireplace and hearth tile, retille with stack stone.
 - 5- Repair sheetrock, tape, float, texture and paint. Use Sherwin Williams paint.
 - 6- Install baseboard.
 - 7- Paint built in cabinets baseboard crown and trim.
- Stairs:**
 - 1- Repair damaged stairs.
 - 2- Replace bad risers and open strings.
 - 3- Sand and refinish stair treads.
 - 4- Paint risers and banister.
- Kitchen & Breakfast area:**
 - 1- Remove and replace wood floors.
 - 2- Remove and replace electrical boxes, lines and outlets.
 - 3- Build new bottom cabinets according to plans, and matching upper cabinets.
 - 4- Repair sheetrock, tape, float, texture and paint. Use Sherwin Williams paint.
 - 5- Install baseboard.
 - 6- Paint cabinets baseboard crown doors and trim.
 - 7- Remove and replace backsplash.
 - 8- Install new "P" trap and supply valves.
 - 9- Hook up all appliances.
 - 10- Install new standard hollow pantry door.
- Powder Room:**
 - 1- Remove and replace wood floors.
 - 2- R&R toilet and pedestal sink.
 - 3- Replace any damaged "P" trap or supply valve.
 - 4- Install new standard hollow door.
 - 5- Repair sheetrock, tape, float, texture and paint. Use Sherwin Williams paint.
 - 6- Install baseboard.
- Hall & Hall Closet:**
 - 1- Remove and replace wood floors.
 - 2- Remove and replace electrical boxes, lines and outlets.
 - 3- Install new standard hollow doors.
 - 4- Install baseboard.
 - 5- Repair sheetrock, tape, float, texture and paint. Use Sherwin Williams paint.
 - 6- Paint cabinets baseboard crown doors and trim.
- Dining Room & Formal Living:**
 - 1- Remove and replace wood floors.
 - 2- Remove and replace electrical boxes, lines and outlets.
 - 3- Rebuild new built in bookcase according to plans.
 - 4- Repair sheetrock, tape, float, texture and paint. Use Sherwin Williams paint.
 - 5- Install baseboard.
 - 6- Paint built in cabinets baseboard crown and trim.

Customer Signature: _____ Date: _____

FLOORS *N* DESIGN

FINE FLOORS BY TRUE CRAFTSMAN

Customer name:	Sakis Onisiphorou		
Address:	4307 Mildred St.		
City:	Bell Air		
State:	Texas	Zip:	77401
Email:	effiac84@yahoo.com		

Date:	2/28/2018	Order taken by:	Daniel
Job #:	RF2-1201	Starting Date:	
Home:		Call:	619-307-3010
Payment:			

Scope of Work	
1- Mold remediation and certificate	\$ 9,526.00
2- Postage	\$ 59.25
3- Paint	
- Livingroom ceiling repair from AC leak	\$ 420.00
- Bathrooms upstairs paint walls and ceiling from roof leak	\$ 595.00
4- Electrical	\$ 495.00
- Hook up 240V cook top and exhaust vent.	
- Troubleshoot and repair underground branch circuit.	
5- Roofing repair	\$ 2,180.00
- Replace damaged shingles	
- Replace (13) roof jacks	
- Replace damaged flashing	
- Replace Ridge	
- Replace (2) vents	
6- Countertop repair and install	\$ 350.00
7- Plumbing.	\$ 380.00
- Hook up kitchen sink, dishwasher, range gas line.	
8- Payment adjustment of original contract	\$ (988.63)
Total:	\$13,016.62

NOTES

All installations will be performed in accordance with current building codes, the product manufacturer's installation guidelines and the applicable industry standards for installation.

The customer acknowledges that Floor N Design and their installers shall not be liable for any post installation damages.

The limited 1 year warranty requires that all payments are made. Warranty does not cover scratched, discoloration, floor structure failure or deformation, finish issues.

In order to schedule the job and reserve the date, a deposit of 50% is required the remaining balance is due upon completion of the job.

* Method of payment: Cash / Check / Money order / Visa Master Card.

* Appliance gas and water disconnecting and reconnecting must be done by professional plumber

****The above information has been explained to me by the installer, and I understand and agree with the terms.**

I am authorized to make these home improvements - Customer Signature: _____	Date: _____
---	-------------

Satisfaction of Service: I hereby acknowledge satisfactory completion of the above described work.	
Customer Signature: _____	Date: _____

Contract Terms & Conditions:

There is potential for unforeseen expenses during demolition/remodel work. In such instances, the homeowner will be given an estimated price and explanation as to why this additional work is necessary. No work will be performed until a new work order has been approved by the homeowner. (Example: unforeseen structural, mechanical, electrical, or plumbing issues which affect the scope of work, but were not apparent during the preliminary walk through and inspection)

Floors N Design, is not responsible for scheduling delays due to material shortages, back orders, or time lost due to a delay in homeowner selections or decisions. Change orders will almost certainly extend the completion date of the project.

Weather can adversely affect the timeline of a project. Each day of rain can potentially delay the project by 2-3 days.

In the event that the project is completed ahead of schedule: 100% of the remaining balance owed is due upon substantial completion of that project.

Final payment cannot be withheld due to final touch ups, back orders, or items which were not part of the original scope of work and contract.

Each individual project is required to be completed according to industry standards, need to be completed on time, safely, and on budget. It is extremely important for the Home owner to inspect the material prior to installation. The Owner assumes responsibility for the final inspection and quality of the product BEFORE IT IS BEING INSTALLED.

Home owner need to make sure that heating or ventilation systems are fully operational; at least 14 days prior to flooring installation and that the conditions inside their home have been maintaining an approximate room temperature between 60-80 degrees Fahrenheit, and at 35%-55% relative humidity.

We can not represent all the options for every part of the project, It is under the homeowner responsibility to research and decide what they want to have done. If NOT done so, Floors N Design will make those professional decisions to guarantee the Quality, Integrity and Outstanding Project Execution (based on the Common Industry Standards). **No approval required** for those steps (as long as it kept within budget limitations), Unless it was advised differently by the home owner.

Excess Materials: In order to insure there are enough materials to complete the work, the contractor may order more materials than may be necessary. any excess materials will not result in a change of the agreed upon contract price.

The homeowner is aware that if the requested draw payments are not made for the work that has been performed, a lien will be filed against the property and legal action will be taken, as necessary, to recover the amount owed to Floor N Design, for work performed & materials supplied.

Customer Signature:

Date:

Contract Terms & Conditions:

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Customer Signature:

Date:

FLOORS *N* DESIGN

FINE FLOORS BY TRUE CRAFTSMAN

Customer Name:	Sakis Onisiphorou		
Address:	4307 Mildred St.		
City:	Bell Air		
State:	Texas	Zip:	77401
Email:	effieco84@yahoo.com		

Date:	10/14/2018	Order taken by:	Daniel
Job:	RC6-1018	Starting Date:	
Phone:	619-307-3010	Payment:	

Scope of Work	
1- Replace rotten roof plywood	\$ 845.00
Total	\$845.00

NOTES:	

All installations will be performed in accordance with current building codes, the product manufacturer's installation guidelines and the applicable industry standards for installation.

The customer acknowledges that Floor N Design and their installers shall not be liable for any post installation damages.

The limited 1 year warranty requires that all payments are made. warranty does not cover scratched, discoloration, floor structure failure or deformation, finish issues.

In order to schedule the job and reserve the date, a deposit of 50% is required the remaining balance is due upon completion of the job.

* Method of payment: Cash / Check / Money order / Visa Master Card.

* Appliance gas and water disconnecting and reconnecting must be done by professional plumber

****The above information has been explained to me by the installer, and I understand and agree with the terms.**

I am authorized to make these home improvements - Customer Signature: _____	Date: _____
---	-------------

Satisfaction of Service: I hereby acknowledge satisfactory completion of the above described work.	
Customer Signature: _____	Date: _____

Contract Terms & Conditions:

There is potential for unforeseen expenses during demolition/remodel work. In such instances, the homeowner will be given an estimated price and explanation as to why this additional work is necessary. No work will be performed until a new work order has been approved by the homeowner. (Example: unforeseen structural, mechanical, electrical, or plumbing issues which affect the scope of work, but were not apparent during the preliminary walk through and inspection)

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Customer Signature: _____ **Date:** _____

FLOORS N DESIGN

FINE FLOORS BY TRUE CRAFTSMAN

Customer Name:	Effie Onisiphorou		
Address:	4307 Mildred St.		
City:	Bellaire		
State:	Texas	Zip:	77401
EMAIL:	effiecc84@yahoo.com		

Date:	3/25/2019	Order Taken By:	Daniel
Job #:	RC1-0319	Starting Date:	
Phone:	619-307-3010		
Payment:	50/50		

AREA MEASURED						Description of Work	
Wide	Long	Area description	Trans	Current floor	Total sq.ft		
					0	1- Prep house for sale	
					0		
					0		
					0		
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		Total			0		
						Total Charges	\$10,694.00

NOTES

\$150.00 allowance per bathroom faucet
All labor and material are included in the price

All installations will be performed in accordance with current building codes, the product manufacturer's installation guidelines and the applicable industry standards for installation.

The customer acknowledges that Floor N Design and their installers shall not be liable for any post installation damages to the floor. The limited 1 year warranty requires that all payments are made. warranty does not cover scratched, discoloration, floor structure failure or deformation, finish issues.

In order to schedule the job and reserve the date, a deposit of 50% is required the remaining balance is due upon completion of the job.

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* Appliance gas and water disconnecting and reconnecting must be done by professional plumber

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I am authorized to make these home improvements - Customer Signature: _____ Date: _____

Satisfaction of Service: I hereby acknowledge satisfactory completion of the above described work.

Customer Signature: _____ Date: _____

Scope of Work:

Exterior:

- 1 Repair broken Den window..
- 2 Power wash complete house and garage sidings.
- 3 Power wash front porch and stairs.
- 4 Power wash rear stairs.
- 5 Repair all crawl space vent openings trim and screens.
- 6 Repair or replace front stairs top step and hand rails.
- 7 Replace bottom step and secure frame of rear stairs.
- 8 Repair or replace damaged siding planks.
- 9 Caulk and paint exterior with two color Sherwin Williams paint.
- 10 Refinish front door.

Exterior:

- 1 Touch up paint master bathroom vanity (color may look different)
- 2 Caulk all visible ceiling to wall cracks.
- 3 Paint game room and hallway (walls only).

Plumbing:

- 1 Snake (unclog) master shower drain.
- 2 Install new toilet valve and toilet seat in master bathroom.
- 3 Install (2) new vanity faucets in master bathroom vanity.
- 4 Install new toilet valve in hall bathroom.

Electrical:

- 1 UNDO OVER all electrical components, lights and outlets.
- 2 Replace missing and bad light bulbs.
- 3 Replace (4) glass shades in breakfast area light.

List of Material:

Customer Signature:

Date:

Contract Terms & Conditions:

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Customer Signature _____ **Date** _____

FLOORS *N* DESIGN

FINE FLOORS BY TRUE CRAFTSMAN

Customer Name:	Effie Onisiphorou		
Address:	4307 Mildred St.		
City:	Bellaire		
State:	Texas	Zip:	77401
Email:	effieco84@yahoo.com		

Date:	4/15/2019	Order taken by:	Daniel
Job #:	RC1-0319	Starting Date:	
Home:			
Call:			
Payment:	50/50		

Scope of Work		
1	Roof Repair	\$ 1,755.00
	* Remove tree debris and branches stuck in the roof.	
	* Remove and replace to match; plywood, underlayment, flashing, fascia and shingles on the main house roof.	
	* Remove and replace roof ridge, underlayment, flashing and shingles on the garage.	
2	Plumbing	\$ 180.00
	Service call - unclog vanity drain and treat for algae.	
3	Electrical	\$ 355.00
	* Replace 2 pendant lights with LED surface mount lights.	
	* Replace defective parts in hallway circuit.	
	* Replace missing smoke alarm.	
4	Windows	\$ 1,035.75
	* Replace 2 extra windows	
	* Repair window screens.	
5	Exterior sidings and Paint	\$ 3,120.00
	* Repair and repaint damaged sidings	
	* Cut remove and clean tree	
	* Power wash driveway	
5A	Interior sheetrock and paint	
	* Repair tree damage, sheetrock texture and paint in Master bathroom and bedroom ceiling, walls, trim and vanity.	
	* Repair sheetrock, trim and paint around broken windows.	
	* Paint water stain ceiling in 1st floor Den.	
	* Paint walls in office and two bedrooms.	
	* Paint water damaged window sill in bedrooms and game room.	
6	Carpet labor and material	\$ 998.49
	* Replace carpet in two upstairs bedrooms.	
7	Misc. Supplies	
	* Window sealing plastic, tape, water proof sheets, rugs, trash bags.	\$ 32.29
CUSTOMER IS TO PROVIDE ALL MATERIALS!		Total: \$ 7,470.50

NOTES:

I am authorized to make these home improvements - Customer Signature: _____ Date: _____

Satisfaction of Service: I hereby acknowledge satisfactory completion of the above described work.
 Customer Signature: _____ Date: _____

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Contractor Signature: _____ Date: _____

Exhibit C



TEXAS DEPARTMENT OF INSURANCE

Regulatory Policy Division - Property and Casualty Lines Office (104-PC)
333 Guadalupe, Austin, Texas 78701 ★ PO Box 149104, Austin, Texas 78714-9104
(512) 676-6710 | F: (512) 490-1014 | (800) 578-4677 | TDI.texas.gov | @TexasTDI

- Print

CERTIFICATE OF MOLD DAMAGE REMEDIATION

Certificate Number 100-4307 Date of Issuance 04/02/2018

Name Sakis Onisiphorou

Mailing Address 4307 Mildred Street

City Bellaire State Texas Zip 77401

Property Description:

Number 4307 Street Mildred Lot 3 Block 23M

Addition or Tract _____ City Bellaire County Harris

SIGN APPROPRIATE CERTIFICATION

Mold Assessment Consultant License Holder Certification

- I hereby certify that based on visual, procedural and analytical evaluation, the mold contamination identified for this project has been remediated as outlined in the mold management plan or remediation protocol.
- I further certify with reasonable certainty that the underlying cause or causes of the mold that were identified for this project in the mold management plan or remediation protocol have been remediated. A copy of the written evaluation that forms the basis for my certification has been provided to the person named in this certificate.

Mold Assessment Consultant
License Holder Signature

Texas Department of Licensing and Regulation
License No. and Expiration Date

Date

Mold Remediation Contractor License Holder Certification

- I hereby certify that I completed mold remediation on this project and will provide the mold remediation certificate to the property owner no later than the 10th day after the date of completion.

Mold Remediation Contractor
License Holder Signature

Texas Department of Licensing and Regulation
License No. and Expiration Date

Date of Completion

OR

Mold Assessment Consultant or Adjustor License Holder Certification

- I hereby certify that I have inspected the property described in this certificate and that based on my inspection I have determined that the property does not contain evidence of mold damage. A copy of the written evaluation that forms the basis for my certification has been provided to the person named in this certificate.

Mario Guerrero
Mold Assessment Consultant/Adjustor
License Holder Signature

MAC1400 Exp. 02/06/2019
Texas Department of Licensing and Regulation
License No. and Expiration Date

04/02/2018
Date