



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 **10927 Leigh Woods Dr, Cypress, TX 77433**

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 ☒ 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: <input type="checkbox"/> sump <input type="checkbox"/> 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			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: <u>2</u>
Evaporative Coolers		x		number of units: _____
Wall/Window AC Units		x		number of units: _____
Attic Fan(s)			x	if yes, describe: _____
Central Heat	x			<input type="checkbox"/> electric <input checked="" type="checkbox"/> gas number of units: <u>1</u>
Other Heat		x		if yes describe: _____
Oven	x			number of ovens: <u>1</u> <input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: _____
Fireplace & Chimney	x			<input type="checkbox"/> wood <input checked="" type="checkbox"/> gas logs <input type="checkbox"/> mock <input type="checkbox"/> other: _____
Carport		x		<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage	x			<input checked="" type="checkbox"/> attached <input type="checkbox"/> not attached
Garage Door Openers	x			number of units: <u>1</u> number of remotes: _____
Satellite Dish & Controls		x		<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Security System	x			<input checked="" type="checkbox"/> owned <input type="checkbox"/> leased from _____
Solar Panels		x		<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Water Heater	x			<input type="checkbox"/> electric <input checked="" type="checkbox"/> gas <input type="checkbox"/> other: _____ number of units: <u>1</u>
Water Softener		x		<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Other Leased Item(s)		x		if yes, describe: _____

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Initialed by: Buyer: _____ and Seller:  _____

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Underground Lawn Sprinkler	X		<input checked="" type="checkbox"/> automatic <input type="checkbox"/> manual	areas covered: Zones 1 & 2 damaged - sold as is
Septic / On-Site Sewer Facility		X	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: Composition Age: Per previous seller, "1 week" (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): _____

See attached inspection reports. By selecting "no," Seller is indicating only that seller is not aware of any of the foregoing items. Buyer is encouraged to conduct his or her own inspection and investigation.

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		X	Floors		X	Sidewalks		X
Ceilings		X	Foundation / Slab(s)		X	Walls / Fences		X
Doors	X		Interior Walls		X	Windows		X
Driveways		X	Lighting Fixtures		X	Other Structural Components		X
Electrical Systems		X	Plumbing Systems		X			
Exterior Walls		X	Roof	X				

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

See attached inspection reports. By selecting "no," Seller is indicating only that seller is not aware of any of the foregoing items. Buyer is encouraged to conduct his or her own inspection and investigation. Exterior Door: Gaps in Weather Seals.

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		X	Radon Gas		X
Asbestos Components		X	Settling		X
Diseased Trees: <input type="checkbox"/> oak wilt <input type="checkbox"/> _____		X	Soil Movement		X
Endangered Species/Habitat on Property		X	Subsurface Structure or Pits		X
Fault Lines		X	Underground Storage Tanks		X
Hazardous or Toxic Waste		X	Unplatted Easements		X
Improper Drainage		X	Unrecorded Easements		X
Intermittent or Weather Springs		X	Urea-formaldehyde Insulation		X
Landfill		X	Water Damage Not Due to a Flood Event		X
Lead-Based Paint or Lead-Based Pt. Hazards		X	Wetlands on Property		X
Encroachments onto the Property		X	Wood Rot		X
Improvements encroaching on others' property		X	Active infestation of termites or other wood destroying insects (WDI)		X
Located in Historic District		X	Previous treatment for termites or WDI		X
Historic Property Designation		X	Previous termite or WDI damage repaired		X
Previous Foundation Repairs	X		Previous Fires		X
Previous Roof Repairs		X	Termite or WDI damage needing repair		X
Previous Other Structural Repairs		X	Single Blockable Main Drain in Pool/Hot Tub/Spa*		X
Previous Use of Premises for Manufacture of Methamphetamine		X			

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Initialed by: Buyer: _____ and Seller:  _____

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If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): _____
See attached inspection reports. By selecting "no," Seller is indicating only that seller is not aware of any of the foregoing items. Buyer is encouraged to conduct his or her own inspection and investigation. Patched cracks at corners of exterior foundation walls.

*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 inspection reports. By selecting "no," Seller is indicating only that seller is not aware of any of the foregoing items. Buyer is encouraged to conduct his or her own inspection and investigation.

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.)

Y N

- ☐ ☒ Present flood insurance coverage (if yes, attach TXR 1414).
- ☐ ☒ Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
- ☐ ☒ Previous flooding due to a natural flood event (if yes, attach TXR 1414).
- ☐ ☒ Previous water penetration into a structure on the Property due to a natural flood event (if yes, attach TXR 1414).
- ☐ ☒ Located ☐ wholly ☐ partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR) (if yes, attach TXR 1414).
- ☐ ☒ Located ☐ wholly ☐ partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
- ☐ ☒ Located ☐ wholly ☐ partly in a floodway (if yes, attach TXR 1414).
- ☐ ☒ Located ☐ wholly ☐ partly in a flood pool.
- ☐ ☒ Located ☐ wholly ☐ partly in a reservoir.

If the answer to any of the above is yes, explain (attach additional sheets as necessary): _____
See attached inspection reports. By selecting "no," Seller is indicating only that seller is not aware of any of the foregoing items. Buyer is encouraged to conduct his or her own inspection and investigation.

*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.

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Initialed by: Buyer: _____ and Seller:  _____

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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 ☒ 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 ☒ no 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.)

Y N

- ☐ ☒ Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time.
- ☒ ☐ Homeowners' associations or maintenance fees or assessments. If yes, complete the following:
 Name of association: Cypress Creek Lakes Property Owners Association
 Manager's name: Barbara Puckett Phone: 281-579-0761
 Fees or assessments are: \$900 per year and are: ☐ mandatory ☐ voluntary
 Any unpaid fees or assessment for the Property? ☐ yes (\$) ☒ no
 If the Property is in more than one association, provide information about the other associations below or attach information to this notice.
- ☐ ☒ Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:
 Any optional user fees for common facilities charged? ☐ yes ☐ no If yes, describe: _____
- ☐ ☒ Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
- ☐ ☒ Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
- ☐ ☒ Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
- ☐ ☒ Any condition on the Property which materially affects the health or safety of an individual.
- ☐ ☒ Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.
 If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).
- ☐ ☒ Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.
- ☐ ☒ The Property is located in a propane gas system service area owned by a propane distribution system retailer.
- ☐ ☒ Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary): _____

See attached inspection reports. By selecting "no," Seller is indicating only that seller is not aware of any of the foregoing items. Buyer is encouraged to conduct his or her own inspection and investigation.

Section 9. Seller ☒ 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 ☐ no If yes, attach copies and complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages
9/21/2020	General Insp	Redstar Professional Home Inspection, Inc.	30
10-5/2020	Roof Insp	Mike's Remodeling and Roofing	1

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:

- ☐ 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 ☒ no


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 ☒ 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 ☐ 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:

 Signature of Seller _____ Date 12/3/2020

Signature of Seller _____ Date

Printed Name: RedfinNow Borrower LLC

Printed Name: _____

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:_____ | phone #:_____ |
| Sewer:_____ | phone #:_____ |
| Water:_____ | phone #:_____ |
| Cable:_____ | phone #:_____ |
| Trash:_____ | phone #:_____ |
| Natural Gas:_____ | phone #:_____ |
| Phone Company:_____ | phone #:_____ |
| Propane:_____ | phone #:_____ |
| Internet:_____ | 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:  _____

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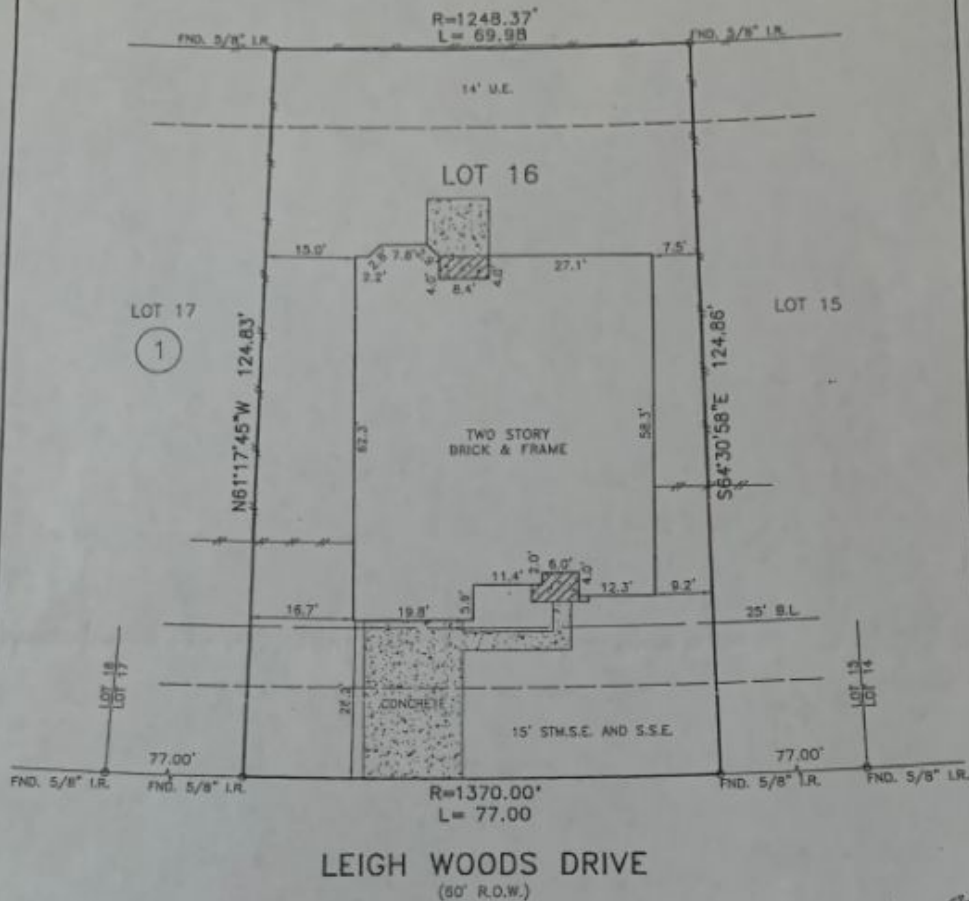
Note: This Notice should be completed and given to a prospective purchaser prior to execution of a binding contract of sale and purchase, should be executed by the seller and purchaser and should be attached as a separate portion of a purchase contract. Please see NOTE at bottom of page.

10927 Leigh Woods

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10927 Leigh Woods

CYPRESS FAIRBANKS
INDEPENDENT SCHOOL DISTRICT
(H.C.C.F. NO. X5571333)



**T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT
(MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)**

Date: 12/1/2020

GF No. _____

Name of Affiant(s): RedfinNow Borrower LLCAddress of Affiant: 2611 Internet Blvd., STE 201, Frisco, TX 75034Description of Property: 10927 Leigh Woods Dr Cypress, TX 77433 - LT 16 BLK I CYPRESS CREEK LAKES SEC 6County Harris, Texas

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being sworn, stated:

1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners."): Affiant, Sabrina Archolecas, is the Asset Manager of the Property for the record title owners

2. We are familiar with the property and the improvements located on the Property.

3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.

4. To the best of our actual knowledge and belief, since 11/12/2020 there have been no:

- a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
- b. changes in the location of boundary fences or boundary walls;
- c. construction projects on immediately adjoining property(ies) which encroach on the Property;
- d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

EXCEPT for the following (If None, Insert "None" Below): _____

None

5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.

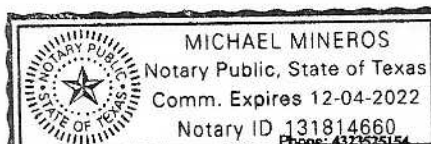
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Sabrina Archolecas
Sabrina Archolecas Signing for RedfinNow Borrower LLC

SWORN AND SUBSCRIBED this 1 day of DECEMBER, 2020

Notary Public [Signature]

(TXR-1907) 02-01-2010



Title	Description
Builders Selection Quality	Please select the builders-level finish quality on material selections
Foundation: Corner Pop Repair	Patch cracks at corners of exterior foundation walls
Standard Carpet - Supply PSF	Re-carpet all carpeted areas. Remove Existing, Haul Away, and Supply & Install Standard Product New Carpet w/6 lb pad
Attic door repair	hardware loose and not insulated; see inspection report in Doc's
Paint: Minor Drywall repair and paint to match	Address worn/damaged paint finish, minor drywall damage
Stage the home	Stage the Home
Exterior: Caulking and Sealing	Address areas around windows, light fixtures and outlets that need caulking/sealing
Interior Deep Clean	Full deep cleaning to prepare home for marketing
Masonry: Seal	Seal or repoint minor cracks in masonry walls and/or mortar lines around the home
Standard Self-Performance Materials and Closeout	Budget for self-performance improvements/repairs and closeout. Items from inspection report included: * Install CO and smoke detectors where required * Install GFCIs in wet areas where needed or label existing GFCIs
Standard Landscaping	Landscaping cost to deliver home to Redfin's Landscape and Curb Appeal standard.
Install Doorknob/Handle	Media Room Remove existing knob/lever and dispose. Install new knob/level and ensure smooth open/close. Redfin to provide door hardware.
Window: SP - Correct window slider functionality	Right Rear Bedroom: Repair window lift springs Master Bedroom: Fix lock Downstairs Hall Bathroom: Fix window functionality
CO: refinish front door	Refinish/refresh front door
Window: Supply/Install Window Pane	Over Front Door Replace cracked window pane
Fence: Repair	Repair loose, damaged and missing boards as needed
CO: Supply carpet materials - pad	1/2" Six Flags carpet pad
Electrical: Grounding Wire	Address damaged grounding wire connection at the grounding rod

CO: labor to install carpet	CARPET INSTALL - SFR
CO: labor to install carpet - stairs	STAIRS - BULLNOSE
Lighting: SP - Replace lightbulbs, vanity lights, and CFLs as necessary to ensure all lights are working	Garage: Replace lightbulb or fixture Master bedroom closet: Replace/Repair Utility Room: Replace/Repair Multiple locations bulbs out
Plumbing: Leak Repair	Seal vent pipe and roof shingles over bedroom
Drywall: Repair after Leak Repair	Remove sheetrock in bedroom closet ceiling and wall due to mildew
CO: additional cost on window repair	
Supply/Install Doorbell	Supply and install new doorbell
HVAC: Service and Clean	Address water in secondary drain pan for downstairs unit Service and Clean Replace Filters Hang ducts or insulate between Add insulation or seal penetrations at air handler
Plumbing: Add Antisiphon	Exterior Faucet Add antisiphon device to hose bibb Add insulation to Main Water Shut-off
Bathroom: Vent Fan Replace	Upstairs half-Bathroom and Master Bathroom Replace exhaust Vent Fan
Bathroom: Clean Vent Covers	Clean dirty bathroom vent covers
CO- Paint Touchup	CO - Touchup Paint



REDSTAR PROFESSIONAL HOME INSPECTION, INC

832-643-9724

tammyb@redstarinspections.com

<https://www.redstarhomeinspection.com>



REDSTAR RESIDENTIAL INSPECTION

10927 Leigh Woods Dr
Cypress TX 77433

RDFN Ventures
SEPTEMBER 21, 2020



Inspector
Christian Martinez

 0793854

TREC #2109

832-643-9724

tammyb@redstarinspections.com



PROPERTY INSPECTION REPORT

Prepared For: RDFN Ventures

(Name of Client)

Concerning: 10927 Leigh Woods Dr, Cypress TX 77433

(Address or Other Identification of Inspected Property)

By: Christian Martinez - TREC #2109

(Name and License Number of Inspector)

09/21/2020 9:00 am

(Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

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

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Click button below:



Instructions:

1. The colored dots are where defects/descriptions are found.
2. Be sure to click each dot for an explanation.
3. Be sure to look all around so you dont miss anything!
4. Click the white halos on the floor to move to that location.
5. Bottom, left menu bar gives you different viewing options.
6. Report works the best on tablets and smart phones.
7. When using a tablet or smart phone, from dollhouse view (Click on at tab at the bottom left corner of screen) you can move the entire structure by using two fingers on the screen at the same time.

Written report below

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I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☒ A. Foundations

Type of Foundation(s): Slab on Grade

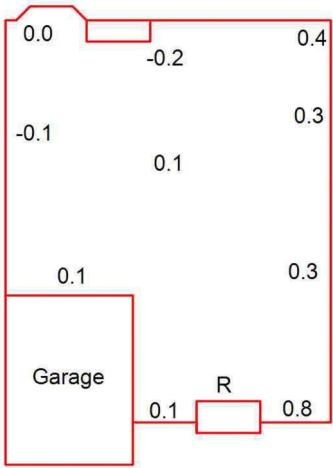
Foundation Performance: Functioning as Intended:

The foundation integrity appears to be performing the function intended. Minor visible differential movement was noted at the interior and exterior of the structure.

Zip Level system was used at the time of inspection to measure the overall levelness of the foundation. The zip level revealed no signs of any issues at the time of inspection.

Note: See the picture below for drawing of the readings taken at the time of inspection.

Note: Red Star Inspectors are not structural engineers and are not acting as a structural engineer. All statements relating to structural movement are based on the professional opinion of this company.



1: Slab: Corner Pops

Maintenance Item

Cracks were noted at the corners of the foundation walls. Referred to as a "corner pop", these are very common and not a structural issue at this time. They should however be properly sealed to prevent further deterioration.

Recommendation: Contact a qualified concrete contractor.



2: Slab: Shrinkage Voiding observed

Maintenance Item

A Minor shrinkage crack was noted at the left visible sections of the foundation wall. This is common as concrete ages, and minor cracks observed are typical. Recommend monitoring for more serious shifting/displacement. Recommend cosmetic repair and/or sealing as desired.

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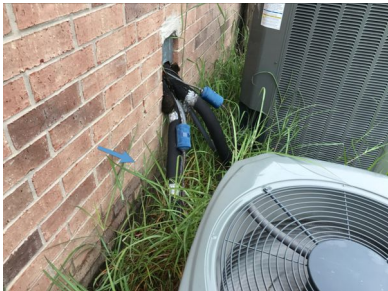
☒ ☐ ☐ ☒ **B. Grading and Drainage**

1: Landscaping: Trim trees and heavy foliage

Maintenance Item

Recommend trimming foliage in contact with the structure to prevent damage to the veneer and moisture penetration over time. Recommend all tree limbs be cleared back a minimum of 3' from the roof covering and foliage 18" from the exterior walls.

Recommendation: Contact a qualified landscaping contractor



2: Gutters Absent

Recommendation

No gutters were observed to be installed along multiple roof slopes. Installation is highly recommended to prevent further erosion of the soil resulting in standing water near the foundation.

Recommendation: Contact a qualified gutter contractor



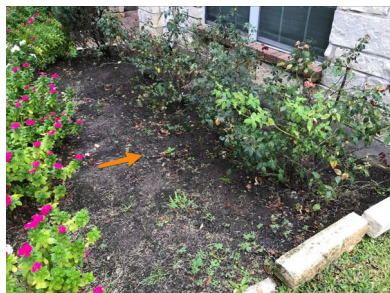
3: Grading and Drainage: Inadequate/Improper slope

Recommendation

Improper slope was observed at the above stated locations. Improper drainage can result in excessive structural movement and potential standing water issues. Recommend further evaluation of these areas to determine the best method of repair.

Note: The grade shall fall a minimum of 6 inches within the first 10 feet, and grade should be sloped towards drain systems.

Recommendation: Contact a qualified landscaping contractor



4: Grading and Drainage: Low spots/Standing water

➡ Recommendation

Locations were observed around the property that were low or improperly sloped and likely holding water. Low spots in the grade should be properly repaired to ensure proper drainage and avoid a potential hazard. Recommend consulting with builder to determine the best method of repair. Note: Potential solutions may include the installation of an underground drain system around the property.

Recommendation: Contact a qualified landscaping contractor



☒ ☐ ☐ ☒

C. Roof Covering Materials

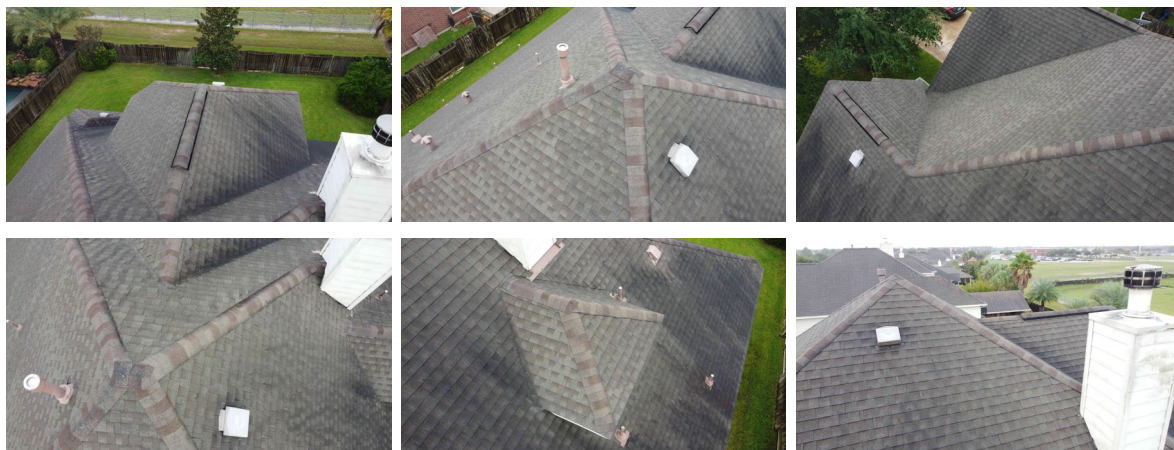
Types of Roof Covering: Composition Shingles

Viewed From: Ground, Drone

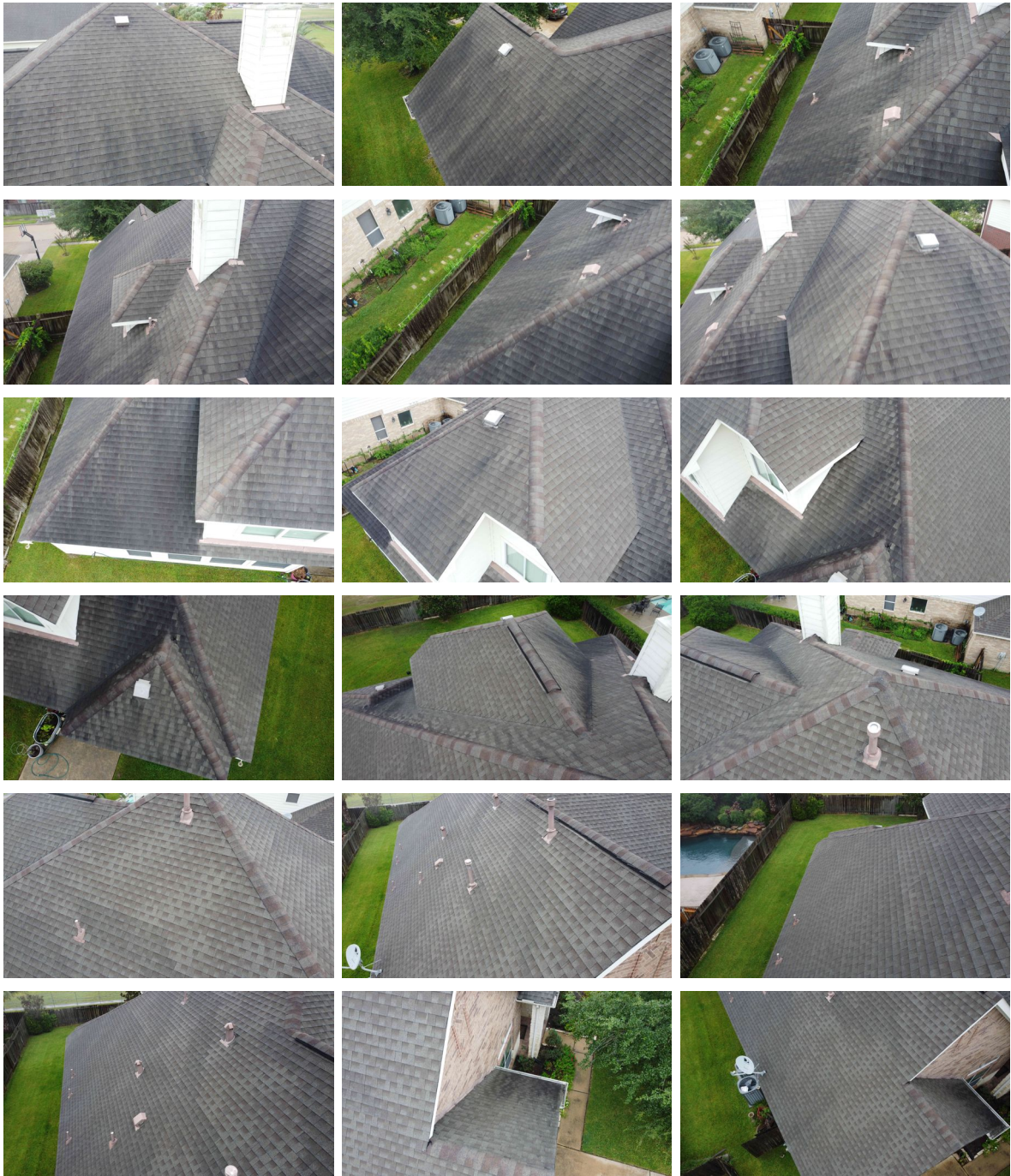
Certified Roof Technician:

The roof covering shows multiple issues that require further evaluation to determine the extent of necessary repairs. A Certified Roofing Company should be consulted for further evaluation.

General Photos:



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ROOF ACCESS WAS LIMITED BY:: Too Steep, Too Wet (Slippery) -
The above stated conditions limited the inspectors ability to inspect the roof. Inspector is not required to access roofs that are unsafe, and all efforts are made to inspect the roof despite these limitations.

Roof Access: Drone:
Note: The roof covering could not be accessed due to the inspector not being able to reach it safely. The roof was inspected by drone. While the roof was inspected by drone, the roof inspection was still limited as this device only serves to get a general view of the roof covering and details such a granule conditions is difficult to see. The best method for inspection is to walk the roof covering. Recommend you follow any recommendations made in the report, and consult with a qualified roofing contractor if further evaluation is needed.

1: Exposed Nails
🔴 Recommendation

Several locations where the nail heads are exposed and need sealed. These locations include around

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vent jacks, flashings, and hip and ridge caps. Recommend correction as needed to prevent moisture penetration over time.

Recommendation: Contact a qualified roofing professional.



2: Shingles: Granule Loss Noted

Maintenance Item

Moderate granule loss of the asphalt roofing shingles was observed at some locations. This condition is typical for an aging roof, and does not seem to be affecting the performance of the roof covering at this time. Recommend regular monitoring and inspection of this condition. Consult with roofing contractor if you desire further evaluation of this condition.



3: Flashing: Loose/Raised Flashing

Recommendation

Raised or loose flashing areas were observed around the roof covering. This condition leaves the covering exposed to potential moisture or pest intrusion. Recommend all areas be evaluated and secured/sealed as needed.

Recommendation: Contact a qualified roofing professional.



4: Satellite Dish(es) on Roof

Recommendation

A satellite dish was observed to be secured to the roof covering. This installation is prone to leaking over time, I recommend you consider further evaluation and repair or removal.

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5: Roof Covering: Moisture Damage

➔ Recommendation

Moisture damage was observed to the roof sheathing in the area above the garage. It appears to be active and recommend further evaluation and repair to prevent further deterioration.

Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☒ **D. Roof Structures & Attics**

Viewed From: Attic, Decked areas of the attic
Approximate Average Depth of Insulation: 8 Inches, 6 Inches
Type of Attic Roof Ventilation: Roof and Soffit Vents
Type of Insulation Material: Batt Fiberglass, Blown Fiberglass

1: Attic Door: Issues Observed

➔ Recommendation

Door not insulated, Screws/Hardware loose or damaged -
The above stated issues were observed in relation to the attic access door at the time of inspection. Attic access doors are required to be properly insulated, weatherstripped, and seal firmly for energy efficiency reasons. Pull down attic ladders are required to be properly secured to the ceiling framing with appropriate fasteners, and the hardware on the doors should be kept in good condition and regularly serviced for safety reasons. Recommend correction of any above referenced issues to ensure performance and proper installation.

Recommendation: Contact a qualified handyman.

2: Insulation: Missing/Displaced

🔧 Maintenance Item

Multiple issues were observed to the insulation in the attic. The insulation was displaced/missing at various locations causing the level to be below modern code standards. Recommend supplementing for energy efficiency purposes.

Note: Rodent activity was observed at several locations.

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[For modern code standards click here](#)

Recommendation: Contact a qualified professional.

☒ ☐ ☐ ☒ **E. Walls (Interior and Exterior)**

Types of Exterior Wall Covering: Cement Fiber Siding/Trim, Masonry Walls

Inspection Limited: Furniture -

Inspection of areas on the interior or exterior of the home were obstructed from view by the above stated conditions. The inspector does not move any furniture, stored items, heavy foliage, or any other obstruction. Areas that are locked or otherwise obstructed are not included in the scope of this inspection. High soil conditions or low footings can also obstruct potential issues. More information may be contained within the report.

Areas that are obstructed can potentially hide issues from view. Recommend further evaluation of all areas once these conditions are corrected or items are removed.

1: Minor cosmetic/maintenance Issues

 [Maintenance Item](#)

Paint finish damaged or worn, Minor drywall damage, Areas dirty/Cleaning needed -

The above listed items were observed to be in need of minor repair or maintenance. These items are related to cosmetic issues or typical maintenance due to expected wear and tear. Recommend you budget for repair of these issues for cosmetic reasons, or to avoid further deterioration.

2: Caulking and Sealing Needed

 [Recommendation](#)

Around windows, Light fixtures and outlets, Various locations on trim and siding, HVAC line penetrations -

The above stated locations were identified as areas in need of proper caulking and sealing, or maintenance to the existing sealant. Recommend further evaluation of these areas and all others to determine the extent of needed repairs.

Recommendation: Contact a qualified handyman.



3: Masonry: Minor cracks/Maintenance Recommended

 [Maintenance Item](#)

Minor cracks were observed in the masonry walls and/or mortar lines around the home. These conditions appear related to typical or normal settlement. Recommend you consider correction to avoid

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further deterioration and for cosmetic reasons.

Recommendation: Contact a qualified masonry professional.

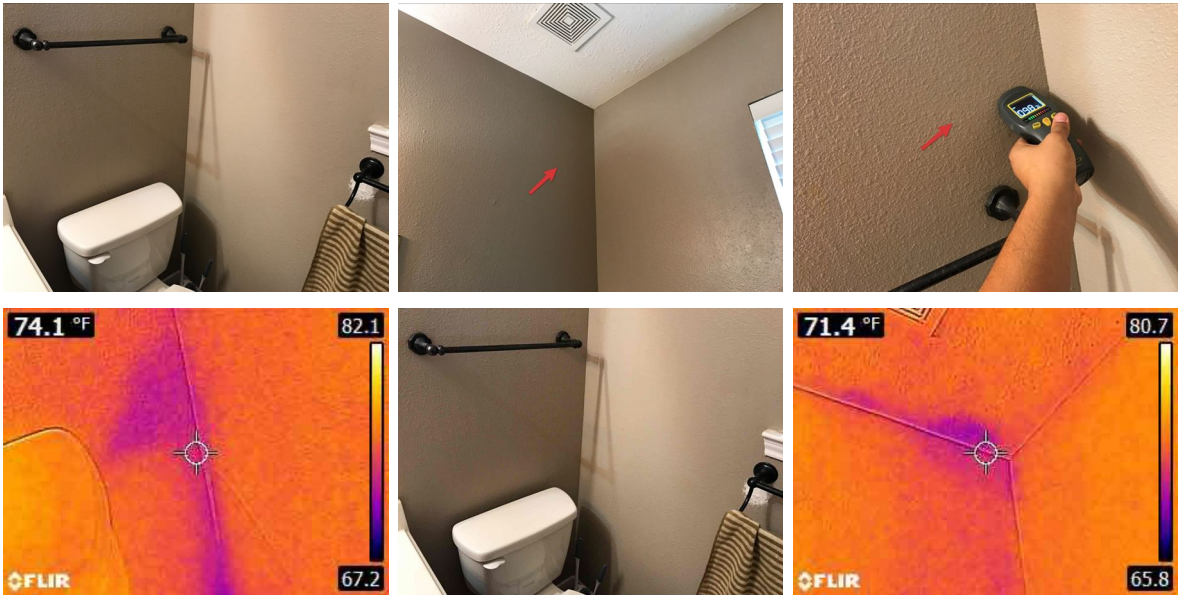


4: Interior Walls: Active Water Damage

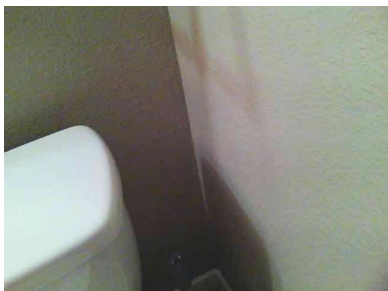
⚠ Safety Hazard

The inspector observed evidence of an active moisture intrusion issue at the time of inspection at the downstairs hallway bathroom. This was observed visually and confirmed with moisture detection equipment and/or thermal imaging. These areas should be further evaluated by a qualified contractor to evaluate the extent of any moisture damage, source of the moisture, and extent of necessary repairs.

Recommendation: Contact a qualified professional.



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☒ ☐ ☐ ☒ **F. Ceilings and Floors**

1: Ceiling: Cracked Tape Joints

 [Maintenance Item](#)

Cracked taped joints and other cosmetic issues were observed on the ceiling finish at multiple locations. These cracks and cosmetic issues are due to typical settlement of the foundation and recommend repair as needed to prevent further deterioration.

Recommendation: Contact a qualified painting contractor.



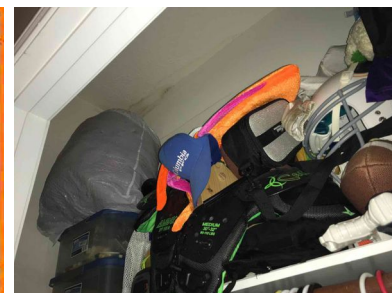
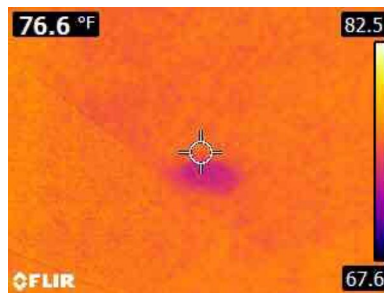
2: Ceiling: Active Leak

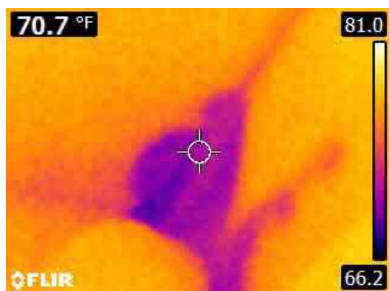
 **Safety Hazard**

The thermal imaging camera showed an indication of an active leak at the garage and downstairs rear right bedroom closet ceilings. Recommend further evaluation and repair to prevent further deterioration of the surrounding areas.

Note: In the thermal image, the orange portions indicate dry areas while the blue portions indicate moist areas.

Recommendation: Contact a qualified professional.





3: Floors: Minor Damage

Maintenance Item

Minor damage and scratches were observed to the flooring at multiple locations. Repair as needed.

Recommendation: Contact a qualified professional.

4: Dirty/stained carpeting

Recommendation

The floor covering was observed to be stained in one or more areas. Recommend further evaluation and repair or replace as needed

Recommendation: Contact a qualified professional.

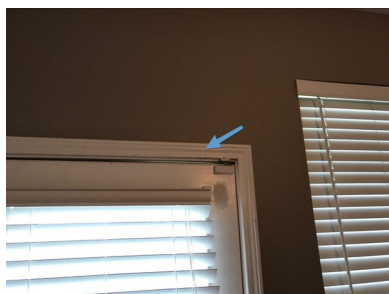
☒ ☐ ☐ ☒ G. Doors (Interior and Exterior)

1: Exterior Door: Gaps in Weather Seals

Maintenance Item

Gaps were observed in the weather seal around the exterior doors. Repair as needed to prevent moisture, pest, and air intrusion.

Recommendation: Contact a qualified professional.

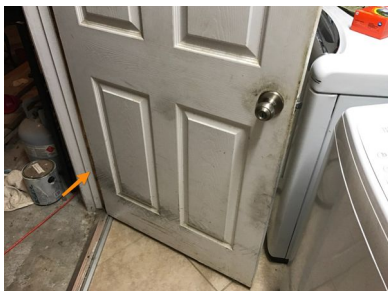


2: Garage Door into Living Space: Self-Closing Mechanism not Present/Operable

Recommendation

The door between the garage and living area does not have an automatic closing function. This may have not been a requirement when the home was originally constructed, recommend correction for safety purposes.

Recommendation: Contact a qualified professional.



3: Interior Door Hardware: Missing Door Stops

 [Maintenance Item](#)

One or more door stops were observed to be missing. Recommend adding door stops to prevent damage to the drywall finish.

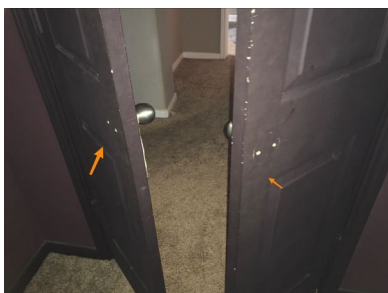
Recommendation: Contact a qualified professional.

4: Interior Door: Missing Hardware

 [Maintenance Item](#)

The hardware for the media room doors was observed to be missing. Repair and needed.

Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☒ H. Windows

1: Failed Seal

 [Recommendation](#)

The seal appears to be compromised on double pane window at the dining area. This condition is indicated by build-up observed between the panes of glass and will potentially require replacement of the glass. Recommend further evaluation and correction as needed.

Recommendation: Contact a qualified window repair/installation contractor.



2: Missing/Damaged Screen(s)

 [Maintenance Item](#)

One or more windows were observed to have missing/damaged screens. Recommend replacement.

Recommendation: Contact a qualified window repair/installation contractor.

3: Lift Springs Detached

🔴 Recommendation

The lift springs for the rear right bedroom and the window near the rear exterior door were observed to be detached, resulting in the sashes not functioning properly or not locking. Recommend further evaluation and correction as needed.

Recommendation: Contact a qualified window repair/installation contractor.

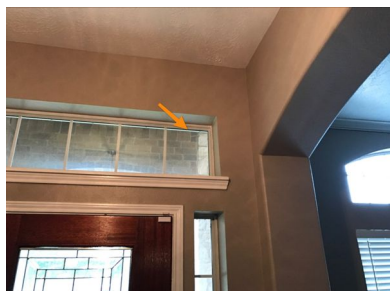


4: Glassing Cracked

🔴 Recommendation

The window pane above the front entry door was observed to be cracked. Repair/replace as needed.

Recommendation: Contact a qualified professional.



5: Locks Damaged

🔧 Maintenance Item

Lock for the master bedroom window was observed to be damaged. Repair as needed.

Recommendation: Contact a qualified professional.

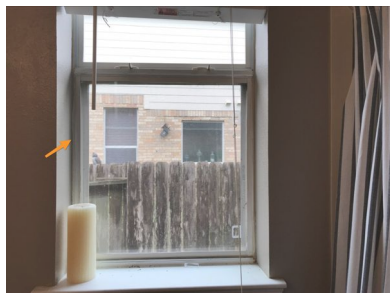


6: Windows Will Not Operate

🔴 Recommendation

The downstairs hallway bathroom window was observed not to operate/open as intended. Recommend to have a qualified person to further evaluate and to repair as needed.

Recommendation: Contact a qualified professional.



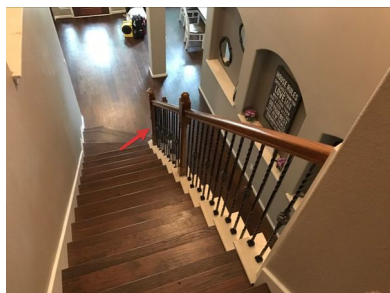
☒ ☐ ☐ ☒ **I. Stairways (Interior and Exterior)**

1: Handrails: Loose

 **Safety Hazard**

The handrail was observed to be loose at the bottom portion of the stairway. Repair as needed for safety purposes.

Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☐ **K. Porches, Balconies, Decks, and Carports**

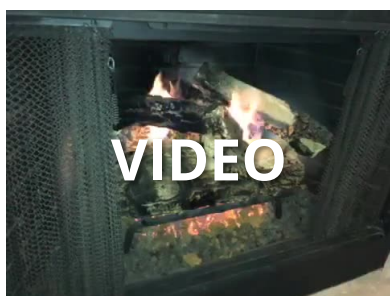
Performing as intended:

All portions of the porches, balconies, and/or decks were observed to be performing as intended at the time of inspection.

☒ ☐ ☐ ☐ **J. Fireplaces and Chimneys**

Comments:

The fireplace was functioning as designed at the time of the inspection.



☒ ☐ ☐ ☒ **L. Other**

Comments:

1: Fence: Loose, Damaged and Missing Boards

 **Maintenance Item**

Loose, damaged and/or missing fence boards were observed at multiple locations around the property. Repair as needed for security and privacy purposes.

Recommendation: Contact a qualified professional.



II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒ **A. Service Entrance and Panels**

Main Disconnect/Service Box Type and Location: Breakers-Garage -

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Service Entrance Cable Location: Underground (Cable Material Type Not Visible), Aluminum -

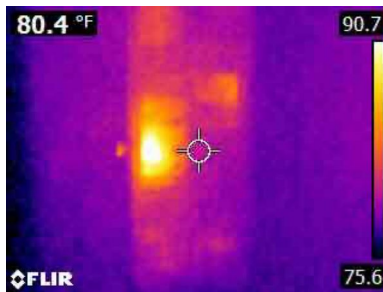
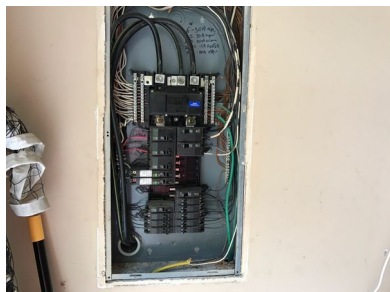
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Service Size: 150 Amps -

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Service Entrance/Panel: Performing as intended:

All portions of the service entrance and panel were performing as intended at the time of inspection.



AFCI Breakers: Not Tested:

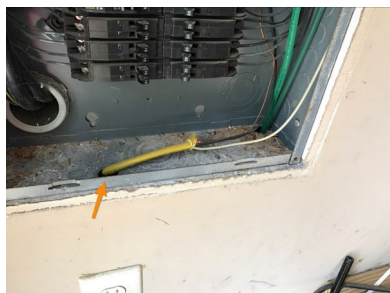
The AFCI breakers in the home were not tested due to the home being occupied and would risk damaging equipment.

1: Missing Wire Bushing

[Maintenance Item](#)

There was no bushing around wires that pass through the panel into the wall to protect them from abrasion. Evaluation and/or remediation by a licensed electrician is recommended.

Recommendation: Contact a qualified electrical contractor.



2: Ground Wire Problems

⊖ Recommendation

The the clamp for the grounding wire connection at the grounding rod was damaged. Repair as needed to allow the service entrance to be properly grounded.

Recommendation: Contact a handyman or DIY project



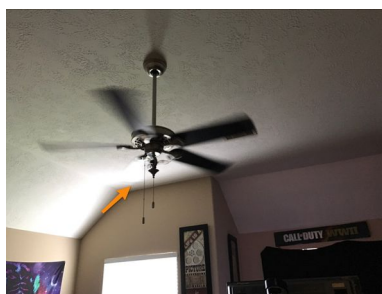
☒ ☐ ☐ ☒ B. Branch Circuits, Connected Devices, and Fixtures *Type of Wiring:* Copper

1: Ceiling Fan: Out of Balance

⊖ Recommendation

The ceiling fans in the media and upstairs game rooms were observed to be out of balance when in operation and missing their covers. Further evaluation to correct this issue is recommended.

Recommendation: Contact a qualified electrical contractor.



2: Cover Plates:Missing

⊖ Recommendation

One or more switches/receptacles at the exterior and interior were observed to have a loose, missing or damaged cover plate. Recommend correction as needed to avoid potential hazard.

Recommendation: Contact a qualified electrical contractor.



3: Light: Inoperable

⊖ Recommendation

One or more light fixtures around the home did not function, possibly bulb related. Correct as needed.

Recommendation: Contact a qualified electrical contractor.

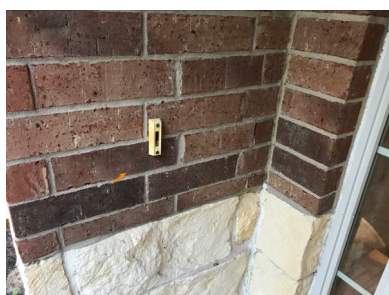


4: Doorbell: Inoperable

🔴 Recommendation

The doorbell is inoperable. Recommend further evaluation by an electrical contractor.

Recommendation: Contact a qualified electrical contractor.



5: Smoke Detectors: Old/Past Life Expectancy

⚠️ Safety Hazard

Smoke detectors appeared to be more than 10 years old and missing at multiple locations. It is recommended they be replaced every 10 years to ensure they operate properly. Repair as needed for safety purposes.

Recommendation: Contact a qualified electrical contractor.



III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☐

A. Heating Equipment

Type of Systems: Forced Air

Energy Sources: Natural Gas

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Heater Unit Functions but is Older:

Unit #2 (Upstairs)

The heating equipment appears to be performing as intended at the time of the inspection, however, the heater unit is an older unit that may be approaching the end of its useful life. It would be wise to budget for a new unit in the future. One cannot predict with certainty when replacement will become necessary.

Heater Unit Functions but is Older:

Unit #1 (Downstairs)

The heating equipment appears to be performing as intended at the time of the inspection, however, the heater unit is an older unit that may be approaching the end of its useful life. It would be wise to budget for a new unit in the future. One cannot predict with certainty when replacement will become necessary.

☒ ☐ ☐ ☒ **B. Cooling Equipment**

Type of Systems: Central Air Conditioner

Ambient air test:

Ambient air test was performed by using thermometers on air handler of the systems to determine if the difference in temperatures of the supply and return air are between 15 degrees and 20 degrees which indicates unit is cooling as intended.

Unit #2 (Upstairs)

Supply Air Temp: 56 Degrees F

Return Air Temp: 71 Degrees F

Temp. Differential: 15 Degrees F

The AC equipment was cooling as intended at the time of inspection.

System size: 2 tons

System Brand: Trane

Condenser age: 2018

Evaporator age: 2018

Refrigerant type: 410A



Ambient air test:

Ambient air test was performed by using thermometers on the return air and supply vents of the systems to determine if the difference in temperatures of the supply and return air are between 15 degrees and 20 degrees which indicates unit is cooling as intended.

Unit #1 (Downstairs)

Supply Air Temp: 55 Degrees F

Return Air Temp: 70 Degrees F

Temp. Differential: 15 Degrees F

The AC equipment was performing as intended at the time of inspection.

System size: 5 tons

System Brand: Trane

Condenser age: 2018

Evaporator age: 2018

Refrigerant type: 410A



Note: Annual Service:

Recommend inquiring as to when the unit was last serviced. If the unit has not been serviced within the last year recommend that a licensed, competent professional HVAC contractor be consulted service the equipment and make necessary repairs.

1: Condensate: Drain Not Over Window

 [Maintenance Item](#)

The secondary drain line for both units was not installed to drain over a window. Recommend correction as the purpose for the secondary drain line is if there is a problem with the A/C, you can see the unit leaking water through the window.

Recommendation: Contact a qualified professional.

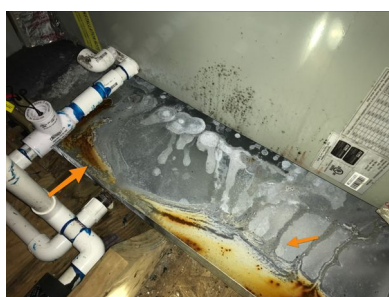


2: Condensate: Standing Water in Emergency Pan

⊖ Recommendation

Water was observed in the secondary drain pan for the downstairs unit, this indicates a continuous issue with the primary drain line. Recommend servicing the equipment to allow it to operate properly.

Recommendation: Contact a qualified professional.



3: Condensate: Water Leaking at Exterior Drain

⊖ Recommendation

Water was observed leaking out of the exterior emergency a/c overflow drain for unit #1. This indicates there is water in the emergency pan. Recommend further evaluation by an HVAC contractor.

Recommendation: Contact a qualified HVAC professional.



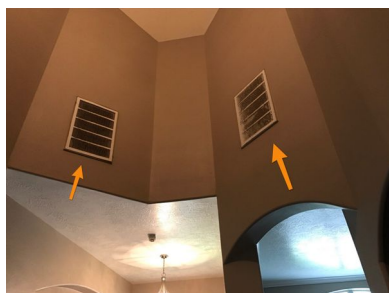
☒ ☐ ☐ ☒ C. Duct System, Chases, and Vents

1: Filter: Dirty

⊖ Recommendation

The return air filter at the return air registers were observed to be dirty . Correct as needed to allow the equipment to operate properly.

Recommendation: Contact a qualified professional.



2: Ducts: Ducts Resting On Eachother

Maintenance Item

Ducts were observed to be resting on eachother. This could cause condensation between the two. Recommend to separate duct work or placing insulation between them.

Recommendation: Contact a qualified professional.

3: Air Handler: Seal Penetrations

Recommendation

Recommend sealing all penetrations, transitions and lifted tape joints around the air handler to prevent conditioned air from leaking into the attic space.

Recommendation: Contact a qualified professional.



4: System dirty

Recommendation

The ductwork and related components for the HVAC system showed signs of being dirty at the time of the inspection. This includes dust buildup at the registers, as well as signs of moisture issues at the air handlers and plenum boxes in the attic space. Recommend that you budget for cleaning of the systems in conjunction with other HVAC repairs.

Recommendation: Contact a qualified professional.

IV. PLUMBING SYSTEMS

☒ ☐ ☐ ☒ A. Plumbing Supply, Distribution Systems, and Fixtures

Location of Water Meter: Front yard near street

Location of Main Water Supply Valve : Exterior wall- Right side



Static Water Pressure Reading: 60-65 PSI -

•

Type of Piping:: CPVC

1: Hose Bibb (outdoor faucet): Backflow Prevention Missing

 [Maintenance Item](#)

The hose bib at the rear exterior was missing a backflow preventer. These devices are inexpensive, easily installed and help prevent contamination of potable water. Remedy as needed.

Recommendation: Contact a handyman or DIY project



2: Main Water Shut-Off: Missing/Deteriorated Insulation

 [Maintenance Item](#)

Insulation for the piping at the exterior main water shut off was deteriorated/missing. Recommend repair to prevent freezing in the event of low temperatures.

Recommendation: Contact a handyman or DIY project



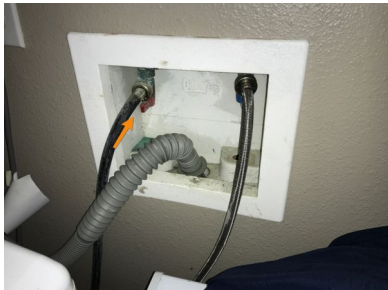
3: Washing Machine Valves: Corrosion

 [Recommendation](#)

Corrosion was observed at the water connections for the washing machine valves. Correct as needed to prevent further deterioration.

Recommendation: Contact a qualified professional.

I	NI	NP	D
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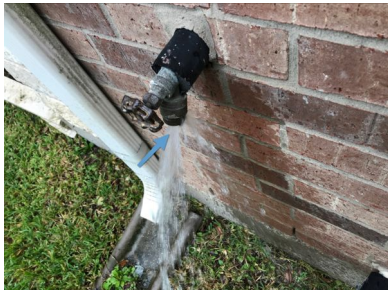


4: Hose Bib: Anti-Siphon Leaks

 Maintenance Item

The anti-siphon device for the hose bib on the right front side of the home was observed to leak at the rim. Recommend repair to prevent leaking when a hose is connected.

Recommendation: Contact a qualified professional.



5: Toilet: Seats Loose

 Recommendation

The seat for the toilet at the Upstairs half-bathroom was loose. Repair as needed.

Recommendation: Contact a qualified professional.

☒ ☐ ☐ ☒ **B. Drains, Wastes, & Vents**
Type of Piping:: PVC



1: Drain Stops: Multiple Not Functioning/Missing

 Maintenance Item

Drain stops for multiple sinks around the home were missing or not functioning. Correct as needed to allow the drain to close when needed.

Recommendation: Contact a qualified professional.

I = Inspected

NI = Not Inspected

NP = Not Present

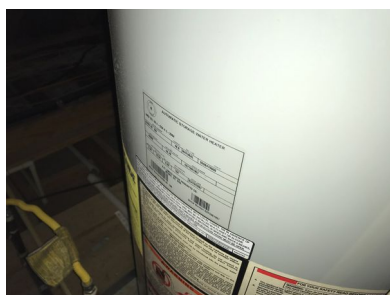
D = Deficient

I	NI	NP	D
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- ☒ ☐ ☐ ☒ **C. Water Heating Equipment**
Energy Sources: Natural Gas
Capacity: 40 Gallons -

•



Location: Attic -

•

Water Heater: Older Unit:

The water heater appears to be performing as intended at time of inspection, however, the water heater is 13 years old and may be approaching the end of its useful life. Average life span for a water heater ranges between 10-12 years. It would be wise to budget for a new unit in the future. One cannot predict with certainty when replacement will become necessary.

1: Tank: Popping Sound From Tank

🔴 **Recommendation**

An audible popping noise was noted during heating operation. This can indicate either excessive sediment build-up or a deteriorated sacrificial anode rod inside the tank. Evaluation and/or remediation by a licensed plumber is recommended.

Recommendation: Contact a qualified plumbing contractor.

- ☒ ☐ ☐ ☐ **D. Hydro-Massage Therapy Equipment**

Hydro-therapy tub: Performing as intended:

The tub appeared to be operating properly at the time of inspection and motor circuit was properly GFCI protected.



I	NI	NP	D
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No Access to Plumbing and Pump:

There was no access point to inspect for leaks in the jets or the pump.

V. APPLIANCES

☒ ☐ ☐ ☒ **A. Dishwashers**

1: Water Turned Off

Recommendation

The water to the dishwasher unit was shut off. The exact cause could not be determined, as a result the unit could not be inspected properly. Recommend inquiring with the seller as to if there are any issues and that's why the water was turned off.

Recommendation: Contact a qualified professional.

☒ ☐ ☐ ☐ **B. Food Waste Disposers**

Comments:

Food waste disposal was performing as intended at the time of the inspection.:

☒ ☐ ☐ ☐ **C. Range Hood and Exhaust Systems**

Exhaust systems were performing as intended at the time of the inspection.:

☒ ☐ ☐ ☒ **D. Ranges, Cooktops, and Ovens**

Cooktop was performing as intended at the time of the inspection.:

Ovens were performing as intended at the time of the inspection.:

1: Oven Dirty

Maintenance Item

Recommend cleaning the oven unit for sanitary and safety purposes.

Recommendation: Contact a qualified professional.

☒ ☐ ☐ ☐ **E. Microwave Ovens**

Microwave was performing as intended at the time of the inspection.:

☒ ☐ ☐ ☒ **F. Mechanical Exhaust Vents and Bathroom Heaters**

1: Noisy Vent Fan

Recommendation

The upstairs half-bathroom and the master bathroom exhaust vent fans were observed to be excessively noisy when operated. Recommend to have a contractor further evaluate and repair.

Recommendation: Contact a qualified professional.



2: Dirty Vent Cover

Maintenance Item

One or more vent covers were observed to be dirty. Recommend to clean as needed.

I	NI	NP	D
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Recommendation: Contact a qualified professional.

☒ ☐ ☐ ☒ **G. Garage Door Operators**

Comments:

The garage door opener was performing as intended at the time of inspection.

1: Light inoperable

 **Maintenance Item**

The light fixture at the garage door opener did not function. It appears to be bulb related. Correct as needed.

Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

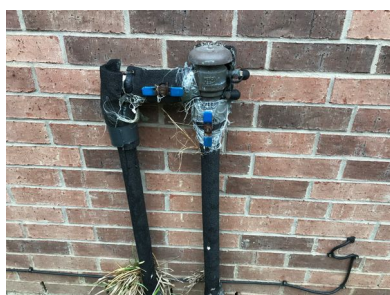
Dryer exhaust was performing as intended at the time of the inspection.:

VI. OPTIONAL SYSTEMS

☒ ☐ ☐ ☒ **A. Landscape Irrigation (Sprinkler) Systems**

Comments:

Photos of Equipment:

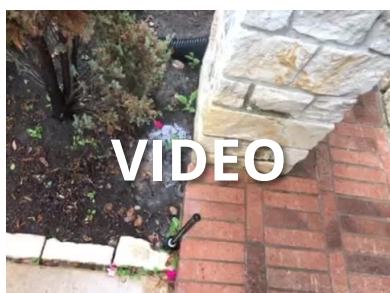


1: Sprinkler Heads: Damaged

 **Recommendation**

Damaged and leaking sprinkler heads were observed in zone #1 and 2. Repair as needed for water conservation purposes.

Recommendation: Contact a qualified professional.



Report Identification: 10927 Leigh Woods Dr, Cypress TX 77433

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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**SUBDIVISION INFORMATION, INCLUDING
RESALE CERTIFICATE FOR PROPERTY SUBJECT TO
MANDATORY MEMBERSHIP IN A PROPERTY OWNERS' ASSOCIATION**
(Chapter 207, Texas Property Code)

Resale Certificate concerning the Property (including any common areas assigned to the Property) located at 10927 Leigh Woods Drive (Street Address), City of Cypress, County of Harris, Texas, prepared by the property owners' association (Association).

- A. The Property ☐ is ☒ is not subject to a right of first refusal (other than a right of first refusal prohibited by statute) or other restraint contained in the restrictions or restrictive covenants that restricts the owner's right to transfer the owner's property.
- B. The current regular assessment for the Property is \$900.00 per year.
- C. A special assessment for the Property due after this resale certificate is delivered is \$ 0.00 payable as follows Cypress Creek Lakes Property Owners Association for the following purpose: N/A.
- D. The total of all amounts due and unpaid to the Association that are attributable to the Property is \$Please call attorney at: Hoover/Slovacek 713-977-8686.
- E. The capital expenditures approved by the Association for its current fiscal year are \$0.00.
- F. The amount of reserves for capital expenditures is \$ See Attached Balance Sheet.
- G. Unsatisfied judgments against the Association total \$N/A.
- H. Other than lawsuits relating to unpaid ad valorem taxes of an individual member of the association, there ☐ are ☒ are not any suits pending in which the Association is a party. The style and cause number of each pending suit is: N/A.
- I. The Association's board ☐ has actual knowledge ☒ has no actual knowledge of conditions on the Property in violation of the restrictions applying to the subdivision or the bylaws or rules of the Association. Known violations are: None as of last inspection.
- J. The Association ☐ has ☒ has not received notice from any governmental authority regarding health or building code violations with respect to the Property or any common areas or common facilities owned or leased by the Association. A summary or copy of each notice is attached.
- K. The amount of any administrative transfer fee charged by the Association for a change of ownership of property in the subdivision is \$0.00. Describe all fees associated with the transfer of ownership (include a description of each fee, to whom each fee is payable and the amount of each fee). Certified Statement of Account (Transfer Fee) payable to Crest Management \$205.00

L. The Association's managing agent is Crest Management Company
(Name of Agent)

PO Box 219320 77218-9310
(Mailing Address)

281-579-0761
(Telephone Number)

281-579-7062
(Fax Number)

M The restrictions ☒do ☐do not allow foreclosure of the Association's lien on the Property for failure to pay assessments.

REQUIRED ATTACHMENTS:

- | | |
|--------------------------|---|
| 1. Restrictions | 5. Current Operating Budget |
| 2. Rules | 6. Certificate of Insurance concerning Property and Liability Insurance for Common Areas and Facilities |
| 3. Bylaws | 7. Any Governmental Notices of Health or Housing Code Violations |
| 4. Current Balance Sheet | |

NOTICE: This Subdivision Information may change at any time.

Cypress Creek Lakes Property Owners Association, Inc.

Name of Association

By: 

Print Name: Barbara Puckett

Title: Manager of Closing Services

Date: 10/26/2020

Mailing Address: PO Box 219320 77218-9310

E-mail: barbara@crest-management.com

This form has been approved by the Texas Real Estate commission for use only with similarly approved or promulgated contract forms. No representation is made as to the legal validity or adequacy of any provision in any specific transaction. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>) TREC No. 37-5. This form replaces TREC No. 37-4.

HOA DOCUMENTS

Click on the link to below to view the HOA documents for this property.

[Link to HOA documents - 10927 Leigh Woods](#)



SELLER'S DISCLOSURE NOTICE

©Texas Association of REALTORS®, Inc. 2019

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.**

10927 Leigh Woods Dr

CONCERNING THE PROPERTY AT **Cypress, TX 77433**

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

(TXR-1406) 09-01-19

Initialed by: Buyer

DS
MA

and Seller:

DS
SC

Page 1 of 6

10927 Leigh Woods Dr Cypress, TX 77433

Concerning the Property at _____

Underground Lawn Sprinkler	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/> automatic <input type="checkbox"/> manual areas covered: <u>12 zones</u>
Septic / On-Site Sewer Facility		<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: Shingle Age: 1 week (approximate)Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? ☐ yes ☒ no ☐ unknownAre 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
Basement		<input checked="" type="checkbox"/>
Ceilings		<input checked="" type="checkbox"/>
Doors		<input checked="" type="checkbox"/>
Driveways		<input checked="" type="checkbox"/>
Electrical Systems		<input checked="" type="checkbox"/>
Exterior Walls		<input checked="" type="checkbox"/>

Item	Y	N
Floors		<input checked="" type="checkbox"/>
Foundation / Slab(s)		<input checked="" type="checkbox"/>
Interior Walls		<input checked="" type="checkbox"/>
Lighting Fixtures		<input checked="" type="checkbox"/>
Plumbing Systems		<input checked="" type="checkbox"/>
Roof		<input checked="" type="checkbox"/>

Item	Y	N
Sidewalks		<input checked="" type="checkbox"/>
Walls / Fences		<input checked="" type="checkbox"/>
Windows		<input checked="" type="checkbox"/>
Other Structural Components		<input checked="" type="checkbox"/>

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

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 Historic District		<input checked="" type="checkbox"/>
Historic Property Designation		<input checked="" type="checkbox"/>
Previous Foundation Repairs		<input checked="" type="checkbox"/>
Previous Roof Repairs		<input checked="" type="checkbox"/>
Previous Other Structural Repairs		<input checked="" type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine		<input checked="" type="checkbox"/>

Condition	Y	N
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 Damage Not Due to a Flood Event		<input checked="" type="checkbox"/>
Wetlands on Property		<input checked="" type="checkbox"/>
Wood Rot		<input checked="" type="checkbox"/>
Active infestation of termites or other wood destroying insects (WDI)		<input checked="" type="checkbox"/>
Previous treatment for termites or WDI		<input checked="" type="checkbox"/>
Previous termite or WDI damage repaired		<input checked="" type="checkbox"/>
Previous Fires		<input checked="" type="checkbox"/>
Termite or WDI damage needing repair		<input checked="" type="checkbox"/>
Single Blockable Main Drain in Pool/Hot Tub/Spa*		<input checked="" type="checkbox"/>

(TXR-1406) 09-01-19

Initialed by: Buyer: _____

and Seller: _____

10927 Leigh Woods Dr Cypress, TX 77433

Concerning the Property at _____

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): _____

*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.)

Y N

- ___ x Present flood insurance coverage (if yes, attach TXR 1414).
- ___ x 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).
- ___ x Previous water penetration into a structure on the Property due to a natural flood event (if yes, attach TXR 1414).
- ___ x Located ___ wholly ___ partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE AO, AH, VE, or AR) (if yes, attach TXR 1414).
- ___ x Located ___ wholly ___ partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
- ___ x Located ___ wholly ___ partly in a floodway (if yes, attach TXR 1414).
- ___ x Located ___ wholly ___ partly in a flood pool.
- ___ x Located ___ wholly ___ partly 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.

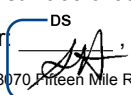
"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"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



and Seller:



Page 3 of 6

10927 Leigh Woods Dr Cypress, TX 77433

Concerning the Property at _____

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 X no 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.)

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: Cypress Creek Lakes POA

Manager's name: Dianne Broyles

Phone: 2819454619

Fees or assessments are: \$ 900 per Year and are: X mandatory ___ voluntary

Any unpaid fees or assessment for the Property? X yes (\$ 1200) ___ 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 X 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.

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

(TXR-1406) 09-01-19

Initialed by: Buyer:

DS

and Seller:

DS

DS

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10927 Leigh Woods Dr Cypress, TX 77433

Concerning the Property at _____

Section 9. Seller **has** X **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	Type	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:

 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 X no

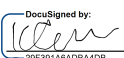
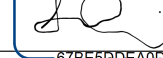
Section 13. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? yes X no If yes, explain: _____

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 X 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:  10/15/2020  10/18/2020
 Signature of Seller Date Signature of Seller Date
 Printed Name: Kristi Cain Printed Name: Shannon Cain

(TXR-1406) 09-01-19

Initialed by: Buyer:

and Seller:

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10927 Leigh Woods Dr Cypress, TX 77433

Concerning the Property at _____

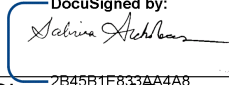
ADDITIONAL NOTICES TO BUYER:

- (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:	Chariot energy	phone #:	855-524-2746
Sewer:	Mud 372	phone #:	281-579-4500
Water:	Mud 374	phone #:	(281) 579-4500
Cable:	Att U-verse	phone #:	800-288-2020
Trash:	Best trash	phone #:	2813132378
Natural Gas:	Centerpoint	phone #:	7132072222
Phone Company:	Att U-verse	phone #:	800-288-2020
Propane:	Na	phone #:	Na
Internet:	Att U-verse	phone #:	800-288-2020

- (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.

DocuSigned by:

 10/19/2020

Signature of Buyer	Date	Signature of Buyer	Date
Printed Name: REDFINNOW BORROWER, LLC.		Printed Name:	

(TXR-1406) 09-01-19

Initialed by: Buyer:

and Seller:

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**T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT
(MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)**

Date: _____ GF No. _____

Name of Affiant(s): Kristi Cain

Address of Affiant: 10927 Leighwoods Dr. Cypress, TX 77433

Description of Property: LT 16 BLK 1 Cypress Creek Lakes SEC 6
County Harris, Texas

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being sworn, stated:

1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")

2. We are familiar with the property and the improvements located on the Property.

3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.

4. To the best of our actual knowledge and belief, since May 14, 2008 there have been no:

- a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
- b. changes in the location of boundary fences or boundary walls;
- c. construction projects on immediately adjoining property(ies) which encroach on the Property;
- d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

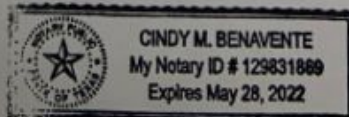
EXCEPT for the following (If None, Insert "None" Below): New roof October 11, 2020
New AC system August 2018

5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.

6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

SWORN AND SUBSCRIBED this 19th day of October, 2020

[Signature]
Notary Public



(TAR-1907) 02-01-2010

Keller Williams Frisco Stars, 4783 Preston Rd. #100 Frisco, TX 75034
Cindy Stefan

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Phone: 972.388.3388

Fax: 972.733.9197

Reference