



APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

**SELLER'S DISCLOSURE NOTICE**

CONCERNING THE PROPERTY AT 4519 Balearic Island Ct League City
(Street Address and City)

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 PURCHASER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR SELLER'S AGENTS.

Seller is is not occupying the Property. If unoccupied, how long since Seller has occupied the Property? _____

1. The Property has the items checked below [Write Yes (Y), No (N), or Unknown (U)]:

<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Oven	<input type="checkbox"/> Microwave
<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Trash Compactor	<input type="checkbox"/> Disposal
<input checked="" type="checkbox"/> Washer/Dryer Hookups	<input type="checkbox"/> Window Screens	<input type="checkbox"/> Rain Gutters
<input type="checkbox"/> Security System	<input type="checkbox"/> Fire Detection Equipment	<input type="checkbox"/> Intercom System
	<input type="checkbox"/> Smoke Detector	
	<input type="checkbox"/> Smoke Detector-Hearing Impaired	
	<input type="checkbox"/> Carbon Monoxide Alarm	
	<input type="checkbox"/> Emergency Escape Ladder(s)	
<input type="checkbox"/> TV Antenna	<input type="checkbox"/> Cable TV Wiring	<input type="checkbox"/> Satellite Dish
<input type="checkbox"/> Ceiling Fan(s)	<input type="checkbox"/> Attic Fan(s)	<input type="checkbox"/> Exhaust Fan(s)
<input checked="" type="checkbox"/> Central A/C	<input checked="" type="checkbox"/> Central Heating	<input type="checkbox"/> Wall/Window Air Conditioning
<input checked="" type="checkbox"/> Plumbing System	<input type="checkbox"/> Septic System	<input type="checkbox"/> Public Sewer System
<input checked="" type="checkbox"/> Patio/Decking	<input type="checkbox"/> Outdoor Grill	<input type="checkbox"/> Fences
<input checked="" type="checkbox"/> Pool	<input type="checkbox"/> Sauna	<input type="checkbox"/> Spa <input type="checkbox"/> Hot Tub
<input checked="" type="checkbox"/> Pool Equipment	<input type="checkbox"/> Pool Heater	<input type="checkbox"/> Automatic Lawn Sprinkler System
<input type="checkbox"/> Fireplace(s) & Chimney (Wood burning)		<input type="checkbox"/> Fireplace(s) & Chimney (Mock)
<input checked="" type="checkbox"/> Natural Gas Lines		<input type="checkbox"/> Gas Fixtures
<input type="checkbox"/> Liquid Propane Gas	<input type="checkbox"/> LP Community (Captive)	<input type="checkbox"/> LP on Property
Garage: <input checked="" type="checkbox"/> Attached	<input type="checkbox"/> Not Attached	<input type="checkbox"/> Carport
Garage Door Opener(s):	<input checked="" type="checkbox"/> Electronic	<input type="checkbox"/> Control(s)
Water Heater:	<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Electric
Water Supply: <input checked="" type="checkbox"/> City	<input type="checkbox"/> Well <input type="checkbox"/> MUD	<input type="checkbox"/> Co-op

Roof Type: Architectural shingle Age: _____ (approx.)

Are you (Seller) aware of any of the above items that are not in working condition, that have known defects, or that are in need of repair? Yes No Unknown. If yes, then describe. (Attach additional sheets if necessary):

NOTE: THE HVAC SYSTEM PREVIOUSLY HAD DESIGN DEFECT WHEN PURCHASED. THE DEFECT HAS BEEN CORRECTED. REFER TO REMEDIATION INFORMATION ATTACHED TO THIS DISCLOSURE.

TREC No. OP-H

2. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766, Health and Safety Code? Yes No Unknown. If the answer to this question is 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 the installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

3. Are you (Seller) aware of any known defects/malfunctions in any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

<u>N</u> Interior Walls	<u>N</u> Ceilings	<u>N</u> Floors
<u>N</u> Exterior Walls	<u>N</u> Doors	<u>N</u> Windows
<u>N</u> Roof	<u>N</u> Foundation/Slab(s)	<u>N</u> Sidewalks
<u>N</u> Walls/Fences	<u>N</u> Driveways	<u>N</u> Intercom System
<u>N</u> Plumbing/Sewers/Septics	<u>N</u> Electrical Systems	<u>N</u> Lighting Fixtures
<u>N</u> Other Structural Components (Describe): _____ _____ _____		

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): _____

4. Are you (Seller) aware of any of the following conditions? Write Yes (Y) if you are aware, write No (N) if you are not aware.

<u>N</u> Active Termites (includes wood destroying insects)	<u>N</u> Previous Structural or Roof Repair
<u>N</u> Termite or Wood Rot Damage Needing Repair	<u>N</u> Hazardous or Toxic Waste
<u>N</u> Previous Termite Damage	<u>N</u> Asbestos Components
<u>N</u> Previous Termite Treatment	<u>N</u> Urea-formaldehyde Insulation
<u>N</u> Improper Drainage	<u>N</u> Radon Gas
<u>N</u> Water Damage Not Due to a Flood Event	<u>N</u> Lead Based Paint
<u>N</u> Landfill, Settling, Soil Movement, Fault Lines	<u>N</u> Aluminum Wiring
<u>N</u> Single Blockable Main Drain in Pool/Hot Tub/Spa*	<u>N</u> Previous Fires
	<u>N</u> Unplatted Easements
	<u>N</u> Subsurface Structure or Pits
	Previous Use of Premises for Manufacture of
	<u>N</u> Methamphetamine

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): _____
NOTE: PREVIOUS OWNER DISCLOSED ROOF LEAK. NO EVIDENCE OF LEAK UPON INSPECTION. SELLER CONCLUDED THAT WATER SEEN WAS CAUSED BY HVAC DESIGN DEFECT MENTIONED ABOVE.

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

5. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair? Yes (if you are aware) No (if you are not aware). If yes, explain. (Attach additional sheets if necessary):

6. Are you (Seller) aware of any of the following conditions?* Write Yes (Y) if you are aware, write No (N) if you are not aware.

N Present flood coverage

N Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir

N Previous water penetration into a structure on the property due to a natural flood event

Write Yes (Y) if you are aware, and check wholly or partly as applicable, write No (N) if you are not aware.

N Located wholly partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR)

N Located wholly partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded))

N Located wholly partly in a floodway

N Located wholly partly in a flood pool

N Located wholly partly in a reservoir

If the answer to any of the above is yes, explain. (attach additional sheets if 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 of 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.

7. 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).

8. 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):

9. Are you (Seller) aware of any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

N Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at that time.

Y Homeowners' Association or maintenance fees or assessments.

N Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others.

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

N Any lawsuits directly or indirectly affecting the Property.

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

N 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.

N Any portion of the property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): _____

10. 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 of 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.

11. 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.

Signature of Seller Joshua Ketter 24 Jan 2021
Joshua Ketter 1/24/20 Date Signature of Seller Date

The undersigned purchaser hereby acknowledges receipt of the foregoing notice.

Signature of Purchaser Date Signature of Purchaser Date



This form was prepared by the Texas Real Estate Commission in accordance with Texas Property Code § 5.008(b) and is to be used in conjunction with a contract for the sale of real property entered into on or after September 1, 2019. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>) TREC NO. OP-H

4519 Balearic Island Court – Remediation Timeline & Information

Summary:

This home previously had small amounts of mold upstairs due to HVAC oversizing and high humidity levels. It has been fully remediated and now has **perfect indoor air quality**. In fact, the current seller oversaw the work and liked the house so much, and was so confident in the work that he moved into the home himself with his family, including a child and pregnant wife. They have lived here for the past year, and they are only leaving now because of a new job & relocation out of state.

His spouse has a Masters in Health and she would not live in this house (especially pregnant) unless she was 100% sure the air quality was excellent.



Background: In 2017 mold was detected in the upstairs due to high humidity levels creating the environment for mold to grow. It was not significant, but a few of the family members had high sensitivity and therefore chose to move out.

They found 3 types: Curvularia, Penicillium and Pithomyces (the most common types typically found inside and out). The levels were not meaningfully above normal outside air. In fact, upon inspection they represented “very few” spores.

Compared to most mold remediations, this is considered rather light and simple.

Client: Mold Inspection Sciences Texas, Inc.
 Contact: Lab Report
 Project: Taylor Morrison Homes: 4519 Balearic Island
 Date of Sampling: 11-08-2017
 Date of Receipt: 11-09-2017
 Date of Report: 11-10-2017

MoldREPORT
 EMLab P & K
 10900 Brittmoores Park Drive, Suite G, Houston, TX 77041
 (800) 651-4802 Fax (623) 780-7695

Laboratory Results			
MoldREPORT: Direct Microscopic Examination			
Location:	DE1: Attic-Condensation Pipes	DE2: Attic- Unit #1	DE3: Attic- Unit #2
Comments (see below):	None	None	None
Lab ID-Version#:	8566154-1	8566155-1	8566156-1
Spore types present (indicative of mold growth)§:			
Aureobasidium	-	-	-
Basidiospores	-	-	-
Chaetomium	-	-	-
Cladosporium	3+	4+	4+
Fusarium	-	-	-
Lumber mold†	-	-	-
Penicillium/Aspergillus types	-	-	-
Stachybotrys	-	-	-
Trichoderma	-	-	-
Ulocladium	-	-	-
Others	-	-	-
Spore types present (not indicative of mold growth)§:			
All spore types	Very few	Very few	Very few
Other particles detected§:			
Skin cells	Very few	Very few	Very few
Pollen	Very few	-	Very few
Background Debris and/or Description**:	Moderate	Light	Light

Comments: None

Basidiomycetes: Commonly found outdoors. Occasionally may grow indoors, mostly as agents of wood decay.

Cladosporium: One of the most commonly found molds outdoors and frequently found growing indoors.

Penicillium/Aspergillus types: Penicillium and Aspergillus are among the most common molds found growing both indoors and out.

Stachybotrys and other marker types: Certain types of mold, such as Aureobasidium, Chaetomium, Fusarium, Trichoderma, and Ulocladium, are generally found in very low numbers outdoors. Consequently their presence indoors, even in relatively low numbers, is often an indication that these molds are originating from growth indoors. When present, these mold types are often the clearest indicator of a mold problem.

In November 2019 a real-estate company, New Life Homes, chose to purchase the home and remediated it. NLH’s has remediated multiple homes and large apartment buildings, however, the owner chose to use a licensed, third party, National Mold Remediator (License No: MRC1627), called True GreenEnviro for the HEPA scrubbing, wiping, HVAC blow-outs, Plenum Deep Cleaning, and Core Remediation. Prior to that, his company removed the carpets and did all of the ancillary work, such as installing a Whole-House Dehumidifier, fixing insulation, and upgrading the HVAC to ensure the root cause was addressed.

4519 Balearic Island Court – Remediation Timeline & Information

What was done:

- 1) Surface remediation w/ the strongest non-toxic chemicals commercially available (Benefact)
- 2) Removal remediation for all contaminated surfaces, namely carpets, etc.
- 3) UV Lights installed in both Plenums (these kill 99.99% of bacteria and virus particles circulating in the air)
- 4) Full paint & specialized killz prep of all walls and related surfaces
- 5) Full House Ozone Treatment– penetrates through walls and particles
- 6) Top of the line, full house dehumidifier installed
- 7) HEPA Filter system with Air Quality Monitoring 24/7 for over a year
- 8) Mold Test conducted 26-Jan-21

Frequently Asked Questions:

Q1: Why was the mold remediation done in November 2019 vs. the sale in January 2020?

A1: New Life Homes was scheduled to close on the home in November and had lined up all of the contractors. But the close was delayed until January, so the sellers agreed to allow much of the work to occur beforehand.

Q2: Who did the work?

A2: The core remediation work was done by TrueEnviro Houston, LLC (License # MRC1627). The supporting work (more typical construction rehab, like drywall removal & replacement) was done by New Life Homes.