



APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)



**SELLER'S DISCLOSURE NOTICE**

CONCERNING THE PROPERTY AT 3723 Glade Forest Dr, Houston TX 77339  
 (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? Never

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

- |  |  |  |
|--|--|--|
| <u>Y</u> Range                                 | <u>Y</u> Oven                            | <u>Y</u> Microwave                       |
| <u>Y</u> Dishwasher                            | <u>N</u> Trash Compactor                 | <u>Y</u> Disposal                        |
| <u>Y</u> Washer/Dryer Hookups                  | <u>Y</u> Window Screens                  | <u>N</u> Rain Gutters                    |
| <u>N</u> Security System                       | <u>N</u> Fire Detection Equipment        | <u>N</u> Intercom System                 |
|  | <u>N</u> Smoke Detector                  |  |
|  | <u>N</u> Smoke Detector-Hearing Impaired |  |
|  | <u>N</u> Carbon Monoxide Alarm           |  |
|  | <u>N</u> Emergency Escape Ladder(s)      |  |
| <u>N</u> TV Antenna                            | <u>U</u> Cable TV Wiring                 | <u>N</u> Satellite Dish                  |
| <u>Y</u> Ceiling Fan(s)                        | <u>Y</u> Attic Fan(s)                    | <u>Y</u> Exhaust Fan(s)                  |
| <u>Y</u> Central A/C                           | <u>Y</u> Central Heating                 | <u>N</u> Wall/Window Air Conditioning    |
| <u>Y</u> Plumbing System                       | <u>N</u> Septic System                   | <u>Y</u> Public Sewer System             |
| <u>Y</u> Patio/Decking                         | <u>N</u> Outdoor Grill                   | <u>Y</u> Fences                          |
| <u>N</u> Pool                                  | <u>N</u> Sauna                           | <u>N</u> Spa <u>N</u> Hot Tub            |
| <u>N</u> Pool Equipment                        | <u>N</u> Pool Heater                     | <u>N</u> Automatic Lawn Sprinkler System |
| <u>Y</u> Fireplace(s) & Chimney (Wood burning) |  | <u>N</u> Fireplace(s) & Chimney (Mock)   |
| <u>Y</u> Natural Gas Lines                     |  | <u>N</u> Gas Fixtures                    |
| <u>N</u> Liquid Propane Gas                    | <u>N</u> LP Community (Captive)          | <u>N</u> LP on Property                  |
| Garage: <u>Y</u> Attached                      | <u>N</u> Not Attached                    | <u>N</u> Carport                         |
| Garage Door Opener(s):                         | <u>N</u> Electronic                      | <u>N</u> Control(s)                      |
| Water Heater:                                  | <u>Y</u> Gas                             | <u>N</u> Electric                        |
| Water Supply: <u>Y</u> City                    | <u>N</u> Well <u>N</u> MUD               | <u>N</u> Co-op                           |
| Roof Type: <u>30 YEAR SHINGLE</u>              | Age: <u>1 MONTH</u>                      | (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):

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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>  Y  </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                                |
|   | <u>  N  </u> Previous Use of Premises for Manufacture of Methamphetamine |

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

ENTIRE ROOF REPLACED OCT 2021

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

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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 insurance 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): \_\_\_\_\_

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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.

Y 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):  
HOA MANAGEMENT Sterling Association Services

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 or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit maybe 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.

   
Evan Wilke 11/08/2021  
Signature of Seller Date Signature of Seller Date  
EVAN WILKE

The undersigned purchaser hereby acknowledges receipt of the foregoing notice.

Signature of Purchaser Date Signature of Purchaser Date  
Evan Wilke



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



ADDENDUM FOR PROPERTY SUBJECT TO MANDATORY MEMBERSHIP IN A PROPERTY OWNERS ASSOCIATION (NOT FOR USE WITH CONDOMINIUMS) ADDENDUM TO CONTRACT CONCERNING THE PROPERTY AT



3723 Glade Forest Dr, Houston

77339

(Street Address and City)

Sterling Association Services

832-678-4500

(Name of Property Owners Association, (Association) and Phone Number)

A. SUBDIVISION INFORMATION: "Subdivision Information" means: (i) a current copy of the restrictions applying to the subdivision and bylaws and rules of the Association, and (ii) a resale certificate, all of which are described by Section 207.003 of the Texas Property Code.

(Check only one box):

- 1. Within \_\_\_ days after the effective date of the contract, Seller shall obtain, pay for, and deliver the Subdivision Information to the Buyer.
2. Within \_\_\_ days after the effective date of the contract, Buyer shall obtain, pay for, and deliver a copy of the Subdivision Information to the Seller.
3. Buyer has received and approved the Subdivision Information before signing the contract. Buyer \_\_\_ does \_\_\_ does not require an updated resale certificate.
4. Buyer does not require delivery of the Subdivision Information.

The title company or its agent is authorized to act on behalf of the parties to obtain the Subdivision Information ONLY upon receipt of the required fee for the Subdivision Information from the party obligated to pay.

B. MATERIAL CHANGES. If Seller becomes aware of any material changes in the Subdivision Information, Seller shall promptly give notice to Buyer. Buyer may terminate the contract prior to closing by giving written notice to Seller if: (i) any of the Subdivision Information provided was not true; or (ii) any material adverse change in the Subdivision Information occurs prior to closing, and the earnest money will be refunded to Buyer.

C. FEES AND DEPOSITS FOR RESERVES: Except as provided by Paragraphs A and D, Buyer shall pay any and all Association fees, deposits, reserves, and other charges associated with the transfer of the Property not to exceed \$ 350.00 and Seller shall pay any excess.

D. AUTHORIZATION: Seller authorizes the Association to release and provide the Subdivision Information and any updated resale certificate if requested by the Buyer, the Title Company, or any broker to this sale. If Buyer does not require the Subdivision Information or an updated resale certificate, and the Title Company requires information from the Association (such as the status of dues, special assessments, violations of covenants and restrictions, and a waiver of any right of first refusal), [X] Buyer [ ] Seller shall pay the Title Company the cost of obtaining the information prior to the Title Company ordering the information.

NOTICE TO BUYER REGARDING REPAIRS BY THE ASSOCIATION: The Association may have the sole responsibility to make certain repairs to the Property. If you are concerned about the condition of any part of the Property which the Association is required to repair, you should not sign the contract unless you are satisfied that the Association will make the desired repairs.

Buyer Evan Wilke

Authentisign signature block for Evan Wilke

EVAN WILKE

Buyer

Seller



The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms of contracts. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate licensees. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not intended for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, (512) 936-3000 (www.trec.texas.gov) TREC No. 36-9. This form replaces TREC No. 36-8.