



APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)



SELLER'S DISCLOSURE NOTICE

CONCERNING THE PROPERTY AT 3502 Hidden Creek DR SugarLand
 (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)]:

- | | | |
|---|--|---|
| <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>N</u> Window Screens | <u>Y</u> Rain Gutters |
| <u>N</u> Security System | <u>Y</u> Fire Detection Equipment | <u>N</u> Intercom System |
| | <u>Y</u> Smoke Detector | |
| | <u>N</u> Smoke Detector-Hearing Impaired | |
| | <u>Y</u> Carbon Monoxide Alarm | |
| | <u>N</u> Emergency Escape Ladder(s) | |
| <u>N</u> TV Antenna | <u>U</u> Cable TV Wiring | <u>U</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>U</u> Septic System | <u>U</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>U</u> Automatic Lawn Sprinkler System |
| <u>N</u> Fireplace(s) & Chimney
(Wood burning) | | <u>Y</u> Fireplace(s) & Chimney
(Mock) |
| <u>Y</u> Natural Gas Lines | | <u>Y</u> Gas Fixtures |
| <u>Y</u> Liquid Propane Gas | <u>N</u> LP Community (Captive) | <u>N</u> LP on Property |
| Garage: <u>Y</u> Attached | <u>U</u> Not Attached | <u>U</u> Carport |
| Garage Door Opener(s): | <u>Y</u> Electronic | <u>1</u> Control(s) |
| Water Heater: | <u>Y</u> Gas | <u>U</u> Electric |
| Water Supply: <u>Y</u> City | <u>U</u> Well | <u>U</u> Co-op |
| Roof Type: <u>UNKNOWN</u> | Age: <u>UNKNOWN</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):

raised shingles in roof, damaged flashing, broken window in master bedroom, low pressure in one of the restrooms crack is on the heath inside of the chimney, missing/faded labels on service entrance & panels, panel is damaged, damaged water heater. see attached inspection report.

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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> Y </u> Floors |
| <u> Y </u> Exterior Walls | <u> Y </u> Doors | <u> Y </u> Windows |
| <u> Y </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> Y </u> Plumbing/Sewers/Septics | <u> N </u> Electrical Systems | <u> Y </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):
SEE INSPECTION REPORT - CRACK ON ONE OF THE TILES. CRACK ON THE EXTERIOR WALLS. FRONT DOOR HARD TO CLOSE, WEAR AND TEAR ON ROOF, MISSING LIGHTBULBS ON LIGHTING FIXTURE, LOW PRESSURE ON PLUMBING - MASTER BATHROOM.

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 |
| | <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):

* 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).
AC NOT COOLING PROPERLY, WATER HEATER IS DAMAGED

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.
 Present flood insurance coverage
 Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir
 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.

Located wholly partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR)
 Located wholly partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded))
 Located wholly partly in a floodway
 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 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.

N 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 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.

 *Jose Canas*

05/27/2022

Signature of Seller

Date

Signature of Seller

Date

Jose Canas

The undersigned purchaser hereby acknowledges receipt of the foregoing notice.

Signature of Purchaser

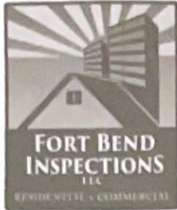
Date

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



SUMMARY
3502 Hidden Creek Dr, Sugar Land, TX
77479
Thao Bul
May 10, 2022

Arthur Guzman
Certified Professional Inspector
TREC#23407
Fort Bend Inspections
832-250-0135
info@fortbendinspections.com



2.1.2 A. Foundations
EXPOSED REBAR

Recommendation

Exposed rebar observed. Recommend filling with concrete filler.

Recommendation
Contact a qualified professional.

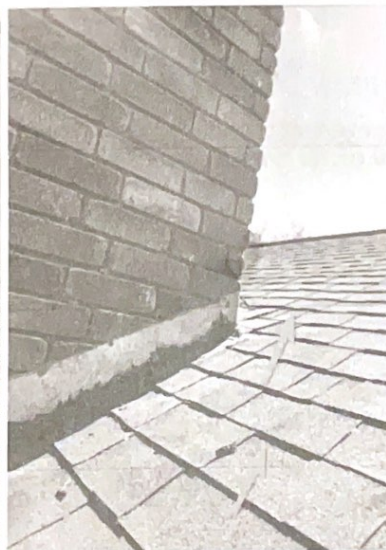


2.3.1 C. Roof Covering Materials
RAISED SHINGLES

Recommendation

Observed raised shingles. Recommend roofer to repair so that it prevents roof leaks, water damage, pest entry, etc.

Recommendation
Contact a qualified roofing professional.





- lifted shingles will be fixed
- Repair damaged flashing



2.3.2 C. Roof Covering Materials
*** TREE BRANCHES OVERHANGING**

Safety Hazard

Limbs hanging over a home are a threat to the rooftop and the entire property. As branches scrape against roof shingles on windy days, they can strip off layers of asphalt. ... Even worse, if the tree is damaged or diseased, a storm can cause limbs to fall onto your home. This is also a pathway for termites, and unwanted pests to get into home.

Recommendation
 Contact a qualified professional.

→ trim tree branches touching roof



2.3.3 C. Roof Covering Materials
*** LOOSE / DAMAGED ROOF FLASHING**

Recommendation

Roof coverings exhibited general damage that could affect performance. Recommend a qualified roofer evaluate and repair.

Recommendation
 Contact a qualified professional.



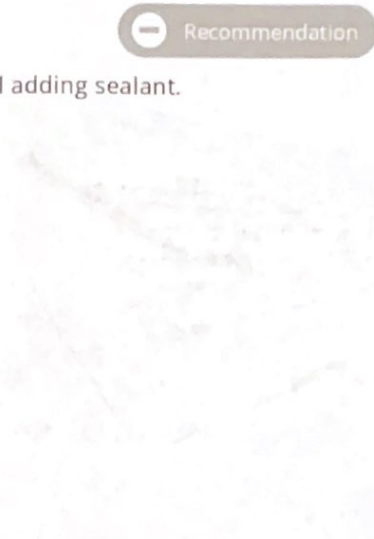
2.3.4 C. Roof Covering Materials
DAMAGED SOFFIT BOARD

 Recommendation


Recommend properly fastening and adding sealant.

Recommendation

Contact a handyman or DIY project



2.3.5 C. Roof Covering Materials
PAINT IMPROVEMENTS - ROOFING ITEMS

 Recommendation


Recommend painting roofing components to prevent harm from UV rays.

Recommendation

Contact a handyman or DIY project



2.5.1 E. Walls (Interior and Exterior)
MORTAR IMPROVEMENT NEEDED.
Recommendation
Contact a qualified professional.

 Recommendation





2.6.1 F. Ceilings and Floors

MINOR CRACK

Recommendation

Observed Minor crack ceilings at one or more areas. There appears to be no signs of structural movement although I would recommend repainting, re texturing and monitoring.

Recommendation
Contact a qualified professional.



2.7.1 G. Doors (Interior and Exterior)

DOOR STICKS

Recommendation

Door sticks and is tough to open. Recommend sanding down offending sides.

Here is a helpful DIY article on how to fix a sticking door.

Recommendation
Recommended DIY Project



2.7.2 G. Doors (Interior and Exterior)

GARAGE DOOR LOCK NOT DISABLED

Recommendation

With an automatic garage door opener installed, the garage door lock should be disabled to prevent damage if raised automatically with the door locked.

Recommendation
Contact a qualified professional.



2.8.1 H. Windows

BROKEN OR CRACKED WINDOW

Recommendation

REAR LEFT WINDOW

Recommendation
Contact a qualified professional.



2.8.2 H. Windows

RUSTED WINDOW LINTEL

Recommendation

Observed Rusted door lintel exposed to water and moisture in one or more areas. Recommend sealing to prevent lintel from rusting out further and expanding causing issues in the future. Recommend properly sealing and monitoring .

Recommendation
Contact a qualified professional.



Authentisign

JC



2.8.3 H. Windows

CAULKING IMPROVEMENTS NEEDED

Recommendation

Observed caulking improvements needed around several windows

Recommendation
Contact a qualified professional.



2.10.1 J. Fireplaces and Chimneys

HEARTH NEEDS REPAIR

CRACK IS ON THE HEARTH INSIDE OF THE CHIMNEY.

Recommendation

Contact a qualified professional.

 Recommendation

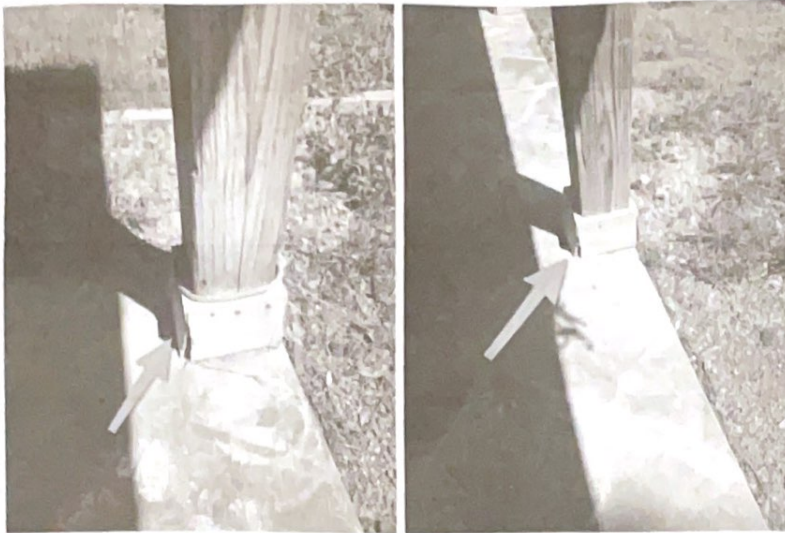


2.11.1 K. Porches, Balconies, Decks, and Carports
PATIO POST DETERIORATION / DAMAGE

Recommendation

One or more of the porch support posts have some deterioration and/or damaged at the base of the post.

Recommendation
Contact a qualified professional.



3.1.1 A. Service Entrance and Panels
MISSING OR FADED LABELS

Recommendation

Electrical panel does not have labels or labels are too faded to read. Recommend a qualified electrician test and properly label all switches.

Recommendation
Contact a qualified electrical contractor.



3.1.2 A. Service Entrance and Panels
PANEL DAMAGED

Recommendation

Electrical panel is damaged. Recommend a qualified electrician evaluate and repair.

Recommendation
Contact a qualified electrical contractor.



3.1.3 A. Service Entrance and Panels
NO ANTI OXIDANT GEL

Recommendation

Anti-oxidant compound did not appear to be present on the main service connectors. The Texas Real Estate Commission (TREC) recommends that Anti-oxidant compound be applied to all aluminum wires in the main panel.

Recommendation
Contact a qualified electrical contractor.



3.2.1 B. Branch Circuits, Connected Devices, and Fixtures



COVER PLATES MISSING

Recommendation

One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend installation of plates.

Recommendation
Contact a qualified electrical contractor.



3.2.2 B. Branch Circuits, Connected Devices, and Fixtures

Recommendation

NO GFCI PROTECTION

KITCHEN

No GFCI protection present in the following locations:

Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

Recommendation
Contact a qualified electrical contractor.



Kitchen

3.2.3 B. Branch Circuits, Connected Devices, and Fixtures

Recommendation

MISSING LIGHT BULBS

Recommendation
Contact a handyman or DIY project



jc

4.2.1 B. Cooling Equipment
FAILED TO PRODUCE COLD AIR

→ Service was done after inspection was done. Invoice'll be provided

Recommendation

The air conditioner was functional but did not produce cold air. Recommend licensed HVAC contractor evaluate.

Recommendation
Contact a qualified HVAC professional.



Return Register



Living Room Register



Fireplace Room

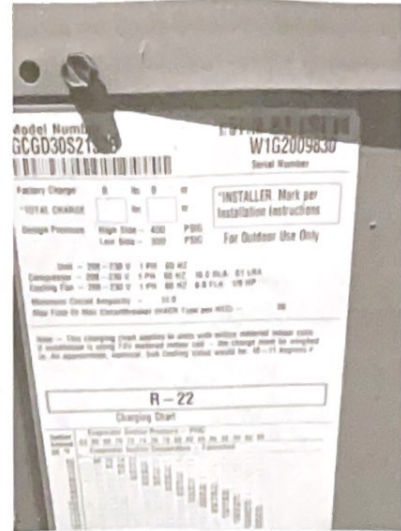
4.2.2 B. Cooling Equipment
UNIT NEAR END OF LIFE

Recommendation

UNIT MANUFACTURED IN 1999. AC COILS ALOS MANUFACTURED IN 1998 and 99'

The Environmental Protection Agency (EPA) states that the average life span of a central air conditioning system is around 8 to 12 years, however, expectancy can vary; it all depends on how often your system is maintained.

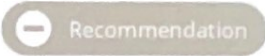
Recommendation
Contact a qualified professional.



4.2.3 B. Cooling Equipment
AIR LEAK DETECTED

Air leaks were detected at and around the indoor coil housing. The air leaks should be corrected for improved efficiency

Recommendation
Contact a qualified professional.

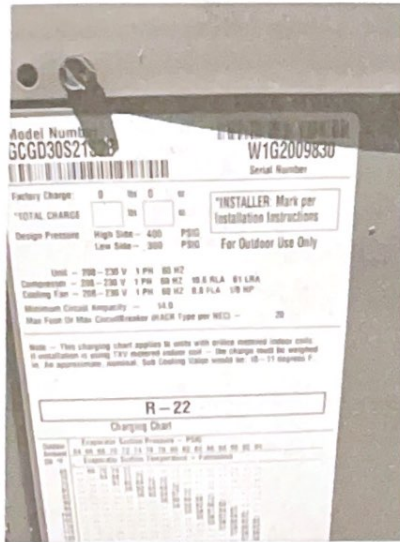
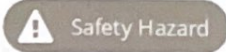


4.2.4 B. Cooling Equipment
HVAC NONFUNCTIONAL

Everything thing appeared functional, but heating and cooling did not turn on at all.

Recommend HVAC specialist to further evaluate the whole HVAC system.

Recommendation
Contact a qualified professional.



4.3.1 C. Duct Systems, Chases, and Vents

IMPROPER VENTING

One or more areas had improper or substandard venting, which can lead to inefficient heating/cooling.

Recommendation

Contact a qualified professional.



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Recommendation

5.1.1 A. Plumbing Supply, Distribution Systems, and Fixtures

***PLUMBING PRESSURE TOO LOW**

MASTER BEDROOM TUB

Faucet pressure extremely low, Recommend plumber. DEFICIENT

Recommendation

Contact a qualified professional.

Recommendation



5.1.2 A. Plumbing Supply, Distribution Systems, and Fixtures

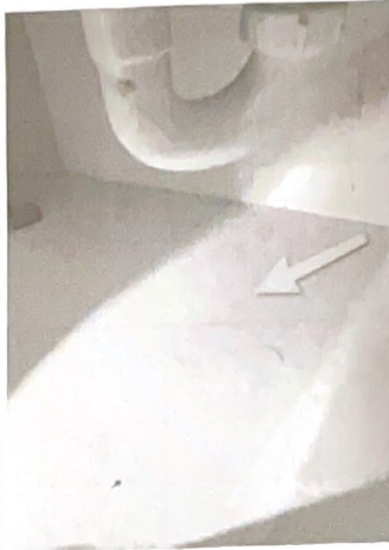
***LEAK OBSERVED**

Recommendation

Contact a qualified professional.

Recommendation

Handwritten notes in the right margin, including a circled 'X' and some illegible text.



5.2.1 B. Drains, Wastes, and Vents

DOWNSPOUT EXTENSION DRAIN TOO CLOSE TO SBUILDING ENVELOPE.

Recommendation

Downspouts are recommended to discharge a minimum of 4-6ft away from home to prevent water damage to the structure and foundation of the home.

Recommendation

Contact a qualified professional.



5.3.1 C. Water Heating Equipment

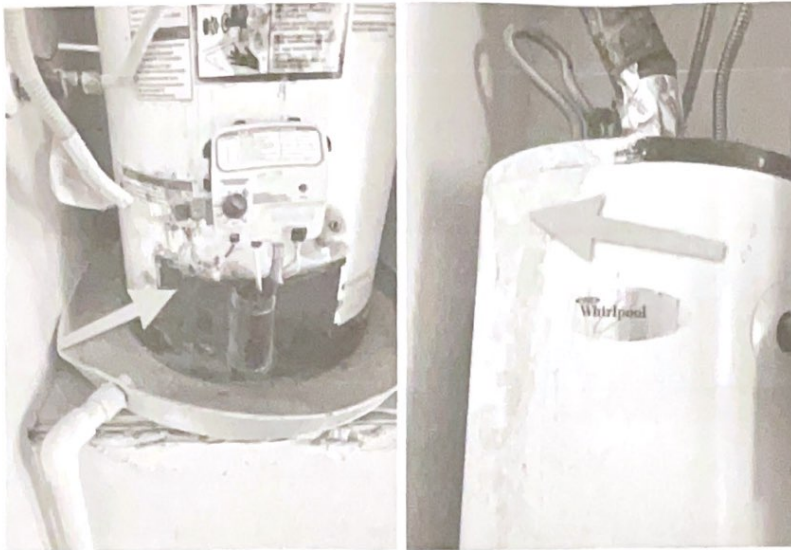
DAMAGED WATER HEATER

→ water heater will be replaced

Recommendation

Recommendation

Contact a qualified professional.



5.3.2 C. Water Heating Equipment

TAPE SHALL NOT BE USED AT GAS FLUE



Recommendation

Observed airtight foil tape typically used for HVAC work taped around gas water heater vent.

Recommendation

Contact a qualified professional.



5.3.3 C. Water Heating Equipment

NOT BONDED



Safety Hazard

Observed water heater not properly bonded. It appears that the bonding wire is loose and needs to be re-fastened

Recommendation

Contact a qualified professional.




6.6.1 F. Mechanical Exhaust Vents and Bathroom Heaters

IMPROPER VENTING

Improper venting practices were noted. Recommend a qualified contractor evaluate and remedy.

Recommendation
Contact a qualified professional.

 Recommendation

