



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 3311 Sunset Field Ln Missouri City TX 77459

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 | <input checked="" type="checkbox"/> | | |
| Carbon Monoxide Det. | | | <input checked="" type="checkbox"/> |
| Ceiling Fans | | <input checked="" type="checkbox"/> | |
| Cooktop | <input checked="" type="checkbox"/> | | |
| Dishwasher | <input checked="" type="checkbox"/> | | |
| Disposal | <input checked="" type="checkbox"/> | | |
| Emergency Escape Ladder(s) | | | <input checked="" type="checkbox"/> |
| Exhaust Fans | | | <input checked="" type="checkbox"/> |
| Fences | <input checked="" type="checkbox"/> | | |
| Fire Detection Equip. | | | <input checked="" type="checkbox"/> |
| French Drain | | | <input checked="" type="checkbox"/> |
| Gas Fixtures | <input checked="" type="checkbox"/> | | |
| Natural Gas Lines | <input checked="" type="checkbox"/> | | |

| Item | Y | N | U |
|-------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| Liquid Propane Gas: | | <input checked="" type="checkbox"/> | |
| -LP Community (Captive) | | <input checked="" type="checkbox"/> | |
| -LP on Property | | <input checked="" type="checkbox"/> | |
| Hot Tub | <input checked="" type="checkbox"/> | | |
| Intercom System | | | <input checked="" type="checkbox"/> |
| Microwave | <input checked="" type="checkbox"/> | | |
| Outdoor Grill | <input checked="" type="checkbox"/> | | |
| Patio/Decking | <input checked="" type="checkbox"/> | | |
| Plumbing System | <input checked="" type="checkbox"/> | | |
| Pool | <input checked="" type="checkbox"/> | | |
| Pool Equipment | <input checked="" type="checkbox"/> | | |
| Pool Maint. Accessories | <input checked="" type="checkbox"/> | | |
| Pool Heater | | | <input checked="" type="checkbox"/> |

| Item | Y | N | U |
|--|-------------------------------------|---|-------------------------------------|
| Pump: <input type="checkbox"/> sump <input type="checkbox"/> grinder | | | <input checked="" type="checkbox"/> |
| Rain Gutters | <input checked="" type="checkbox"/> | | |
| Range/Stove | <input checked="" type="checkbox"/> | | |
| Roof/Attic Vents | <input checked="" type="checkbox"/> | | |
| Sauna | | | <input checked="" type="checkbox"/> |
| Smoke Detector | | | <input checked="" type="checkbox"/> |
| Smoke Detector – Hearing Impaired | | | <input checked="" type="checkbox"/> |
| Spa | <input checked="" type="checkbox"/> | | |
| Trash Compactor | | | <input checked="" type="checkbox"/> |
| TV Antenna | | | <input checked="" type="checkbox"/> |
| Washer/Dryer Hookup | <input checked="" type="checkbox"/> | | |
| Window Screens | <input checked="" type="checkbox"/> | | |
| Public Sewer System | <input checked="" type="checkbox"/> | | |

| Item | Y | N | U | Additional Information |
|---------------------------|-------------------------------------|-------------------------------------|-------------------------------------|---|
| Central A/C | <input checked="" type="checkbox"/> | | | <input type="checkbox"/> electric <input checked="" type="checkbox"/> gas number of units: <u>two</u> |
| Evaporative Coolers | | | <input checked="" type="checkbox"/> | number of units: _____ |
| Wall/Window AC Units | | <input checked="" type="checkbox"/> | | number of units: _____ |
| Attic Fan(s) | | | <input checked="" type="checkbox"/> | if yes, describe: _____ |
| Central Heat | <input checked="" type="checkbox"/> | | | <input type="checkbox"/> electric <input checked="" type="checkbox"/> gas number of units: <u>two</u> |
| Other Heat | | | <input checked="" type="checkbox"/> | if yes describe: _____ |
| Oven | <input checked="" type="checkbox"/> | | | number of ovens: _____ <input type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: <u>not sure</u> |
| Fireplace & Chimney | <input checked="" type="checkbox"/> | | | <input type="checkbox"/> wood <input type="checkbox"/> gas logs <input type="checkbox"/> mock <input type="checkbox"/> other: _____ |
| Carport | | <input checked="" type="checkbox"/> | | <input type="checkbox"/> attached <input type="checkbox"/> not attached |
| Garage | <input checked="" type="checkbox"/> | | | <input type="checkbox"/> attached <input type="checkbox"/> not attached |
| Garage Door Openers | <input checked="" type="checkbox"/> | | | number of units: <u>two</u> number of remotes: <u>three</u> |
| Satellite Dish & Controls | | | <input checked="" type="checkbox"/> | <input type="checkbox"/> owned <input type="checkbox"/> leased from _____ |
| Security System | | | <input checked="" type="checkbox"/> | <input type="checkbox"/> owned <input type="checkbox"/> leased from <u>ADP system onsite, but not active</u> |
| Solar Panels | | <input checked="" type="checkbox"/> | | <input type="checkbox"/> owned <input type="checkbox"/> leased from _____ |
| Water Heater | <input checked="" type="checkbox"/> | | | <input type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: _____ number of units: _____ |
| Water Softener | | | <input checked="" type="checkbox"/> | <input type="checkbox"/> owned <input type="checkbox"/> leased from _____ |
| Other Leased Item(s) | | | <input checked="" type="checkbox"/> | if yes, describe: _____ |

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Initialed by: Buyer: _____ and Seller: CB

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| | | | | |
|---------------------------------|-------------------------------------|-------------------------------------|---|----------------------------------|
| Underground Lawn Sprinkler | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> automatic <input type="checkbox"/> manual | areas covered: <u>landscaped</u> |
| Septic / On-Site Sewer Facility | <input type="checkbox"/> | <input checked="" type="checkbox"/> | if yes, attach Information About On-Site Sewer Facility (TXR-1407) | |

Water supply provided by: city well MUD co-op unknown other: _____

Was the Property built before 1978? yes no unknown

(If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards).

Roof Type: composite shingles Age: ~13 years (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 COC letter from HOA and inspection Reports. Some repairs completed by prior owner, but not all.

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 | | <input checked="" type="checkbox"/> | Floors | | <input checked="" type="checkbox"/> | Sidewalks | | <input checked="" type="checkbox"/> |
| Ceilings | | <input checked="" type="checkbox"/> | Foundation / Slab(s) | | <input checked="" type="checkbox"/> | Walls / Fences | | <input checked="" type="checkbox"/> |
| Doors | | <input checked="" type="checkbox"/> | Interior Walls | | <input checked="" type="checkbox"/> | Windows | | <input checked="" type="checkbox"/> |
| Driveways | | <input checked="" type="checkbox"/> | Lighting Fixtures | | <input checked="" type="checkbox"/> | Other Structural Components | | <input checked="" type="checkbox"/> |
| Electrical Systems | | <input checked="" type="checkbox"/> | Plumbing Systems | | <input checked="" type="checkbox"/> | Prior foundation repairs by prior owner | <input checked="" type="checkbox"/> | |
| Exterior Walls | | <input checked="" type="checkbox"/> | Roof | | <input checked="" type="checkbox"/> | | | |

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

We are in receipt of a foundation repair warranty, transferable within 30 days of transfer. We are seeking details/plans on reported 2019 foundation work.

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

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If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):
See documentation on prior owner reported foundation repairs (possible warranty transfer) and roofing review/repairs.

*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 2/27/23 COC letter with fence repair and other minor issues.

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):
Flood Mapping shows it lies in flood plain X500L "500-year Floodplain incl. levee protected area."
Ref Flood Determination Report.

*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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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: SIENNA / SPPOA
 Manager's name: _____ Phone: SRAI : 281-778-0778
 Fees or assessments are: \$ 1,428.00 per Annum 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:
Golf Club Membership is additional - Sienna Golf Club - www.siennagolf.com
- 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):

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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 |
|-----------------|--------------------------|--|--------------|
| 10/18/2022 | Property Inspection Rept | ART BYRD REAL ESTATE INSPECTIONS.Vernon Gibson Lic # 25490 | |
| 10/18/2022 | Pool Inspection Rept | GlobeSpec 370 S Main Place Carol Stream, IL 6018 | |
| 10/18/2022 | Spa Inspection Rept | GlobeSpec 370 S Main Place Carol Stream, IL 6018 | |
| | | | |

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.

Keith Maruska, First VP Comerica Bank 03/01/23

 Signature of Seller Date Signature of Seller Date

Printed Name: Keith Maruska, First VP Comerica Bank Printed Name: _____

ADDITIONAL NOTICES TO BUYER:

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

- (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 <https://publicsite.dps.texas.gov/SexOffenderRegistry>. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) If the Property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the Property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and hail insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review *Information Regarding Windstorm and Hail Insurance for Certain Properties* (TXR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.
- (4) This Property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.
- (5) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.

(6) The following providers currently provide service to the Property:

| | | | |
|----------------|----------------------|----------|-----------------------|
| Electric: | <u>RELIANT</u> | phone #: | <u>1-866-222-7100</u> |
| Sewer: | <u>SIENNA MUD #3</u> | phone #: | <u>1-888-948-0997</u> |
| Water: | <u>SIENNA MUD #3</u> | phone #: | <u>1-888-948-0997</u> |
| Cable: | <u>N/A</u> | phone #: | _____ |
| Trash: | <u>BEST TRASH</u> | phone #: | <u>281-313-2378</u> |
| Natural Gas: | <u>Si ENERGY</u> | phone #: | <u>1-888-468-7007</u> |
| Phone Company: | <u>N/A</u> | phone #: | _____ |
| Propane: | <u>N/A</u> | phone #: | _____ |
| Internet: | <u>N.A</u> | 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:  _____



INFORMATION ABOUT SPECIAL FLOOD HAZARD AREAS

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CONCERNING THE PROPERTY AT 3311 Sunset Field Ln Missouri City TX 77459

A. FLOOD AREAS:

- (1) The Federal Emergency Management Agency (FEMA) designates areas that have a high risk of flooding as special flood hazard areas.
- (2) A property that is in a special flood hazard area is designated on flood insurance rate maps with a zone beginning in a "V" or "A". Both V-Zone and A-Zone areas indicate a high risk of flooding.
- (3) Some properties may also lie in the "floodway" which is the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge a flood under FEMA rules. Communities must regulate development in these floodways.

B. AVAILABILITY OF FLOOD INSURANCE:

- (1) Generally, flood insurance is available regardless of whether the property is located in or out of a special flood hazard area. Contact your insurance agent to determine if any limitations or restrictions apply to the property in which you are interested.
- (2) FEMA encourages every property owner to purchase flood insurance regardless of whether the property is in a high, moderate, or low risk flood area.
- (3) A homeowner may obtain flood insurance coverage (up to certain limits) through the National Flood Insurance Program. Supplemental coverage is available through private insurance carriers.
- (4) A mortgage lender making a federally related mortgage will require the borrower to maintain flood insurance if the property is in a special flood hazard area.

C. GROUND FLOOR REQUIREMENTS:

- (1) Many homes in special flood hazard areas are built-up or are elevated. In elevated homes the ground floor typically lies below the base flood elevation and the first floor is elevated on piers, columns, posts, or piles. The base flood elevation is the highest level at which a flood is likely to occur as shown on flood insurance rate maps.
- (2) Federal, state, county, and city regulations:
 - (a) restrict the use and construction of any ground floor enclosures in elevated homes that are in special flood hazard areas.
 - (b) may prohibit or restrict the remodeling, rebuilding, and redevelopment of property and improvements in the floodway.
- (3) The first floor of all homes must now be built above the base flood elevation.
 - (a) Older homes may have been built in compliance with applicable regulations at the time of construction and may have first floors that lie below the base flood elevation, but flood insurance rates for such homes may be significant.

- (b) It is possible that modifications were made to a ground floor enclosure after a home was first built. The modifications may or may not comply with applicable regulations and may or may not affect flood insurance rates.
 - (c) It is important for a buyer to determine if the first floor of a home is elevated at or above the base flood elevation. It is also important for a buyer to determine if the property lies in a floodway.
- (4) Ground floor enclosures that lie below the base flood elevation may be used only for: (i) parking; (ii) storage; and (iii) building access. Plumbing, mechanical, or electrical items in ground floor enclosures that lie below the base flood elevation may be prohibited or restricted and may not be eligible for flood insurance coverage. Additionally:
- (a) in A-Zones, the ground floor enclosures below the base flood elevation must have flow-through vents or openings that permit the automatic entry and exit of floodwaters:
 - (b) in V-Zones, the ground floor enclosures must have break-away walls, screening, or lattice walls; and
 - (c) in floodways, the remodeling or reconstruction of any improvements may be prohibited or otherwise restricted.

D. COMPLIANCE:

- (1) The above-referenced property may or may not comply with regulations affecting ground floor enclosures below the base flood elevation.
- (2) A property owner's eligibility to purchase or maintain flood insurance, as well as the cost of the flood insurance, is dependent on whether the property complies with the regulations affecting ground floor enclosures.
- (3) A purchaser or property owner may be required to remove or modify a ground floor enclosure that is not in compliance with city or county building requirements or is not entitled to an exemption from such requirements.
- (4) A flood insurance policy maintained by the current property owner does not mean that the property is in compliance with the regulations affecting ground floor enclosures or that the buyer will be able to continue to maintain flood insurance at the same rate.
- (5) Insurance carriers calculate the cost of flood insurance using a rate that is based on the elevation of the lowest floor.
 - (a) If the ground floor lies below the base flood elevation and does not meet federal, state, county, and city requirements, the ground floor will be the lowest floor for the purpose of computing the rate.
 - (b) If the property is in compliance, the first elevated floor will be the lowest floor and the insurance rate will be significantly less than the rate for a property that is not in compliance.
 - (c) If the property lies in a V-Zone the flood insurance rate will be impacted if a ground floor enclosure below the base flood elevation exceeds 299 square feet (even if constructed with break-away walls).

E. ELEVATION CERTIFICATE:

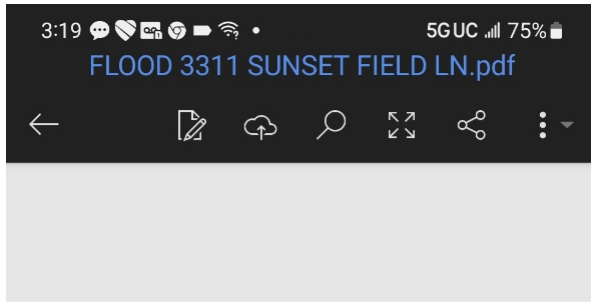
The elevation certificate is an important tool in determining flood insurance rates. It is used to provide elevation information that is necessary to ensure compliance with floodplain management laws. To determine the proper insurance premium rate, insurers rely on an elevation certificate to certify building elevations at an acceptable level above flood map levels. If available in your area, it is recommended that you obtain an elevation certificate for the property as soon as possible to accurately determine future flood insurance rates.

You are encouraged to: (1) inspect the property for all purposes, including compliance with any ground floor enclosure requirement; (2) review the flood insurance policy (costs and coverage) with your insurance agent; and (3) contact the building permitting authority if you have any questions about building requirements or compliance issues.

Receipt acknowledged by:

 *Keith Maruska, First VP Comerica Bank* 3/01/2023
Signature Keith Maruska, First VP Comerica Bank Date

Signature Date



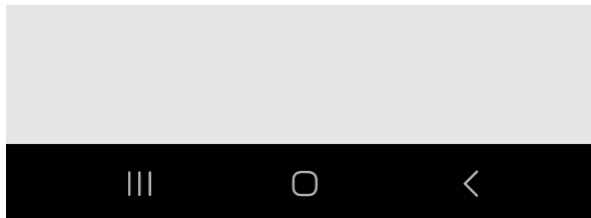
DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency

OMB Control No. 1660-0040
Expires: 09-30-2023

STANDARD FLOOD HAZARD DETERMINATION FORM (SFHDF)

| SECTION I - LOAN INFORMATION | | | |
|--|--|--|---|
| 1. LENDER/SERVICER NAME AND ADDRESS 1762002A-161408 COMERICA BANK 93095-43 39200 6 MILE RD LIVONIA MI 48152 REQUESTER: ANDREOLLI, BREANNE PHONE#: (734) 632-5024 | 2. COLLATERAL DESCRIPTION (Building/Mobile Home/Property) (See instructions for more information.) COMERICA BANK 3311 SUNSET FIELD LN MISSOURI CITY TX 77459 | | |
| 3. LENDER/SERVICER ID # | 4. LOAN IDENTIFIER | 5. AMOUNT OF FLOOD INSURANCE REQUIRED | |
| SECTION II | | | |
| A. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) COMMUNITY JURISDICTION | | | |
| 1. NFIP Community Name FORT BEND CO * | 2. County(ies) UNINCORPORATED | 3. State TX | 4. NFIP Community Number 480228 |
| B. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) DATA AFFECTING BUILDING/MOBILE HOME | | | |
| 1. NFIP Map Number or Community-Panel Number (Community name, if not the same as "A") 48167C0435L | 2. NFIP Panel Effective / Revised Date 04/02/2014 | 3. Is there a Letter of Map Change (LOMC)? <input checked="" type="radio"/> NO (If yes, and LOMC date/no. is available, enter date and case no. below). <input type="radio"/> YES Date: _____ Case No. _____ | |
| 4. Flood Zone X | 5. No NFIP Map | | |
| C. FEDERAL FLOOD INSURANCE AVAILABILITY (Check all that apply.) | | | |
| <input checked="" type="checkbox"/> Federal Flood Insurance is available (community participates in the NFIP). <input checked="" type="checkbox"/> Regular Program <input type="checkbox"/> Emergency Program of NFIP <input type="checkbox"/> Federal Flood Insurance is not available (community does not participate in the NFIP). <input type="checkbox"/> Building/Mobile Home is in a Coastal Barrier Resources Area (CBRA) or Otherwise Protected Area (OPA). Federal Flood Insurance may not be available. CBRA/OPA Designation Date: _____ | | | |
| D. DETERMINATION <i>Determination based on address provided by lender.</i> | | | |
| IS BUILDING/MOBILE HOME IN SPECIAL FLOOD HAZARD AREA (ZONES CONTAINING THE LETTERS "A" OR "V")? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <small>If no, flood insurance is required by the Flood Disaster Protection Act of 1973. If no, flood insurance is not required by the Flood Disaster Protection Act of 1973. Please note the risk of flooding in this area is only reduced, not removed. This determination is based on examining the NFIP maps and Federal Emergency Management Agency records to it, and any other information needed to locate the building/mobile home on the NFIP maps.</small> | | | |
| E. COMMENTS (Optional) Subject property lies within the 500-year flood plain. | | | |
| <small>This flood determination is provided solely for the use and benefit of the entity named in Section 1, Item 1 in order to comply with the 1994 Flood Insurance Reform Act and may not be used or relied upon by any other entity or individual for any purpose, including, but not limited to, deciding whether to purchase a property or determining the value of a property.</small> | | | |
| CERTIFY TO: | ST: | CO: | MSA: |
| | | | |
| F. PREPARER'S INFORMATION | | DATE OF REQUEST: | DATE OF DETERMINATION: |
| AMERICAN FLOOD RESEARCH, Inc. 1820 Preston Park Blvd., Suite 1100 Plano, Texas 75093 1-800-955-8667 (TEL) 1-800-955-8669 (FAX) | | 03/02/2023 | 03/02/2023 |
| | | CERTIFICATE CONTROL NUMBER: 1762002A-161408 | |

FEMA FORM FF-206-FY-21-116 (formerly 086-G-32) (04/21) PRINT DATE: 3/2/2023





02/27/2023

Theresa Y. & Albert S. Bazan
3311 Sunset Field Lane
Missouri City, TX 77459

RE: Certificate of Compliance with conditions – 3311 Sunset Field Lane

Dear Theresa Y. & Albert S. Bazan:

Based on an inspection by Sienna Plantation Residential Association, Inc. (SPRAI), as of the date of this letter, the Association deems the above referenced property to be in **compliance with conditions**, with the Declaration of Covenants, Conditions and Restrictions, any Supplemental Amendments to such Declaration, Development and the Builder Guidelines, or any rules, regulations or policy resolutions, for the following:

New Home COC - Compliance w/ Conditions:

- 1. Please remove all unattached tree stakes (rear yard) as well as any attachment used to connect to the tree (including but not limited to wire, twine, rope, and black rubber hosing), and tree stakes that have been attached for over a year to prevent future damage to the trees.**
- 2. Monitor and replace any landscape that appears dead/dying with Sienna approved plant material.**
- 3. Upon the need for repair and/or replacement of the wood fence, it will need to be brought into compliance with deed restrictions. A four-inch rot board must be installed at the base of all wood fencing.**
- 4. Remove rust and repaint roof element to match roof or existing element color.**

Please be advised that the inspection of this property was limited to exterior surfaces of the property and their conformance to the Declaration of Covenants, Conditions and Restrictions. This inspection is not to approve engineering and structural design or quality of materials, by this inspection, neither the Board of Directors, Residential Review Committee, nor SPRAI assumes any liability or responsibility for the same.

This report will be forwarded to the requesting party and any other authorized recipients. If a re-inspection is required, be advised there will be a re-inspection fee due with the request as stated in the Certificate of Compliance Inspection/Re-inspection Request Form (Home Resale). SPRAI thanks you for your cooperation.

Sincerely,

Aubree Hinski
Community Standards Coordinator
aubreeh@clubsienna.com

CC: Property File

Residential Association

9600 Scanlan Trace
Missouri City, TX 77459
281.778.0778
Fax 281.778.0779



receipt

DATE: 9/6/22

6703 Dickson Way , Houston Tx. 77085
 Phone (832)716-3391
 Email: Tomasfoundationrepair@gmail.com

TO Alberto Bazan
 3311 Sunset Field
 Missouri City 77459

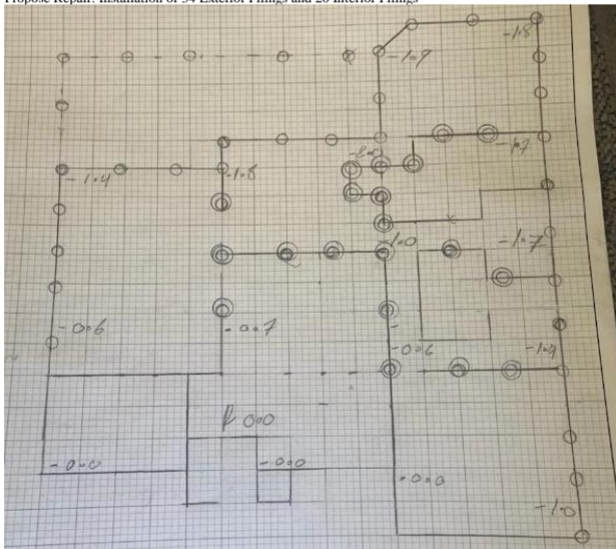
| QTY | DESCRIPTION | UNIT PRICE | LINE TOTAL |
|--------------|--|-------------|--------------------|
| 1 | Paid Receipt for 54 Piers and leveling | \$13,500.00 | \$13,500.00 |
| | | | |
| | | | |
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| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| TOTAL | | | \$13,500.00 |

Paid Receipt

TOMAS FOUNDATION REPAIR

Mail: P.O. Box 35578 – Houston Texas 77235-5578
Office: 832-716-3391

Client: Alberto Bazan / 346-816-8149 / Email: 4bazans@comcast.net
Inspection Date: February 20, 2019
Project Address: 3311 Sunset Field Missouri City Texas 77459
Propose Repair: Installation of 34 Exterior Pilings and 20 Interior Pilings



Approved Signature: _____

Approved Date: _____

Approved Printed Name: _____

ART BYRD REAL ESTATE INSPECTIONS

P.O. BOX 3338

PEARLAND, TEXAS 77588

(281) 331-9363/ (281) 770-9995 § EMAIL:artbyrd@aol.com

ART BYRD JR #1171

PROPERTY INSPECTION REPORT

Prepared For:

Globespec/Altair Global Relocation TX

(Name of Client)

Concerning:

3311 Sunset Field Ln, Missouri City, TX 77459

(Address or Other Identification of Inspected Property)

10/18/2022

(Date)



Fair Day Cloudy Day Intermittent Rain Raining
10:30 AM Time of day OUT SIDE TEMP:56°

Age of house 13

House was occupied vacant

© Art Byrd Real Estate Inspections

ART BYRD REAL ESTATE INSPECTIONS



PROPERTY INSPECTION REPORT FORM

| | |
|---|---|
| Globespec /Altair Global Relocation TX <i>Name of Client</i> | 10/18/2022 <i>Date of Inspection</i> |
| 3311 Sunset Field Ln, Missouri City, TX 77459 <i>Address of Inspected Property</i> | |
| Vernon Gibson <i>Name of Inspector</i> | 25490 <i>TREC License #</i> |
| Art Byrd Jr <i>Name of Sponser (if applicable)</i> | 1171 <i>TREC License #</i> |

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection. The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) 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 SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above). ONLY those items specifically noted as being inspected on the report were inspected

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (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).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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

Please Take Note of the Following:

This is a report on the condition of the structure and appurtenances at the date and time of the inspection and includes only what is reported herein. This report does not treat nor are we responsible for defects which were latent or not apparent or visible at the date and time of the inspection. No Engineering or other scientific tests were performed and no examination was made to determine compliance with any governmental code or regulation; this is a visual inspection only. This report is in no way to be considered a warranty on this structure and appurtenances concerning future use, operability or suitability. ONLY the items checked (b) have been inspected and are considered to be included in this report. No surveys or assessments for environmental conditions such as asbestos, radon, lead, PCB's, or other environmental pollutants were performed.

ART BYRD INSPECTIONS may have an affiliation with third-party service providers ("TPSP") in order to offer value-added services to its Clients. The company may also arrange for these TPSP to send literature or make post-inspection contact with the Company's Clients. The company may also receive compensation from "TPSP"s

Report Identification: 3311 Sunset Field Lane, Missouri City, Texas 77459

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

| I | NI | NP | D | Inspection Item |
|---|----|----|---|-----------------|
|---|----|----|---|-----------------|

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Concrete Slab-on-Grade Pier & Beam Other

Comments: There are cracks/ popped in the corners of the foundation on the left front, right front, and right back. Seal/repair all cracked/popped corners

Performing the function for which intended



Popped corner back right



Popped corner front right



Popped corner left front

B. Grading and Drainage

Comments: The gutters are full of roof aggregate debris. Clean out the gutters for proper drainage away from the foundation. The right back side of the house is missing the downspout elbow and extension. Install the downspout elbow and extension for proper drainage away from the foundation.

Gutters/Downspouts



Gutter debris



Gutter downspout

C. Roof Covering Materials

Types of roof covering:

Viewed from: Walked From Eaves from ground with binoculars

Comments: There is a raised shingle on the right slope of the roof. The aggregate/granules are missing throughout the roof and damaged shingles. The roof is pitting on the back slope. Have a roofer evaluate and repair.

Flashing, Skylights and Penetrations

The flashing around the chimney is damaged and rusting. There is a vent on top of the house in the back that has a rusted flashing. Repair or replace the flashing.

Checked for Visible Water Penetration

Trees/Bushes

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Roof raised shingle



Roof aggregate loss



Roof pitting



Rusted flashing



Rusted vent pipe

D. Roof Structure and Attic (if the attic is inaccessible, report the method used to inspect).

Viewed from: Viewed from: entered other

Approximate Average Depth of Insulation: 12 inches

Comments: The service platform in front of the water heaters is not at least 36 inches. Have a contractor widen the area.

- Attic Ventilation
- Roof Structure and Sheathing
- Cornice/Eaves/Soffit



Service platform

Report Identification: 3311 Sunset Field Lane, Missouri City, Texas 77459

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E. Walls (Interior and Exterior) –

Comments: There are cracks through the mortar on the left side of the house. Repair the cracks to prevent moisture intrusion.

Exterior: Brick Stone Stucco cement fiber board other
Interior:



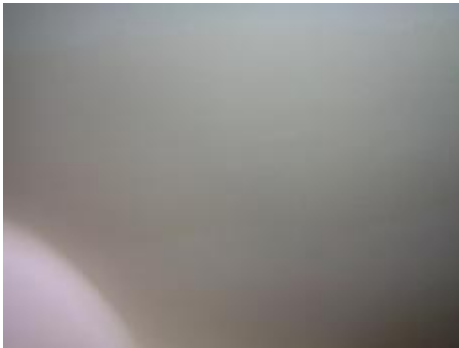
Crack in mortar



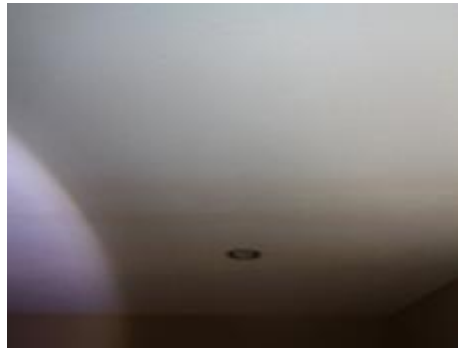
Crack in mortar

F. Ceilings and Floors –

Comments: There is moisture damage to the ceiling in the upstairs hallway. Have a contractor evaluate and repair the ceiling.



Moisture damage



Moisture damage

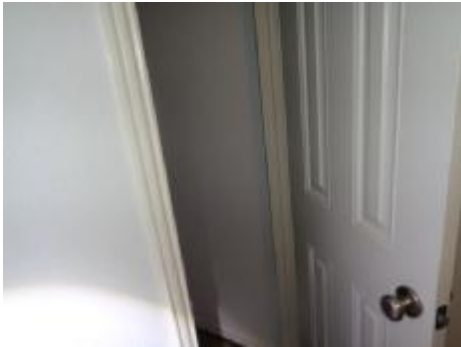
G. Doors (Interior and Exterior) –

Comments: The left upstairs bedrooms closet door will not close. Repair the closet door so it closes properly. Is garage barrier door self-closing? Yes no N/A

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Closet door

- H. Windows –**
Comments: There is a fogged window on the front exterior wall. Repair or replace fogged window.
Fogged windows yes no



Fogged window

- I. Stairways (interior and exterior) –**
Comments:

- J. Fireplaces and Chimneys**
Comments:
 Interior Firebox and Visible Flue
Type(s): Metal Box And Flue masonry/Brick Insert other
 Attic Flue Penetration Fire stopping
 Damper Operation
 Gas Log Lighters & Valves (location)

NOTE: Inspection of Flue(s) / liner(s) is limited to visually accessible areas at the time of inspection only

- K. Porches, Balconies, Decks and Carports –**
Comments:

- L. Other** *There is evidence of suspected fungal growth underneath the stove top. Have a contractor evaluate and repair.*

Comments:

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Fungal growth

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

***NOTE* 220 volt outlets and non-accessible outlets were not tested**

Service Entrance Panels (Amp) 150

Visible Wiring Types(s): (Service)
 Copper Aluminum

Wiring Condition(s)

Service Drop/Weatherhead/Mast

Grounding System (Electrode/Conductor(s))

The service conductors are missing the anti-oxidant paste.

Install anti-oxidant paste to the service conductors.

Panel board(s)

Main Disconnect(s)

Over current Protection



Electrical panel

B. Branch Circuits, Connected Devices and Fixtures

Type of wiring Copper Aluminum Other

Comments:

Wiring/Boxes/Conduit/Gutters

Grounding/Bonding

Equipment Disconnects

Improper use of extension cords

Receptacle(s) & Switch (es) Lights, Fans, Etc.)

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- Are receptacle(s) tamper resistant yes no (*if no, Install tamper resistant outlets*)
- Lights, Fans, Etc.)
- Smoke detectors near kitchen in bedroom in halls to bedrooms
- Carbon Monoxide present Not Present Install near sleeping rooms
- Arc fault Circuit Interrupter(s) present yes no
- Ground Fault Circuit Interrupter(s)
 - Bathroom(s) Kitchen Garage Exterior Pools Other

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment: -

(1) Type of System: **Forced Air** **Heat Pump** **other**
 Energy Source: **gas** **Electric** age 11

Comments:

- Thermostat/Controls/Limit Controls
- Burner Assembly/Compartment
- Vent Pipe: Clearance/Routing/Termination
- Combustion Air/Draft Air
- Is shut-Off Valve accessible yes no location is sediment trap present yes no

(2) Type of System: **Forced Air** **Heat Pump** **other**
 Energy Source: **gas** **Electric** age 13

Comments:

- Thermostat/Controls/Limit Controls
- Burner Assembly/Compartment
- Vent Pipe: Clearance/Routing/Termination
- Combustion Air/Draft Air
- Is shut-Off Valve accessible yes no is sediment trap present yes no

B. Cooling Equipment -

Type of System: Unit # 1 central wall unit other age 13
Comments: The ambient temperature did not allow for testing.

Supply: _____°F Return _____°F Temperature Differential: _____° Δ

- Condensate Drain (s) There is rust in the drain/condensation pan.
- Piping Insulation
- Unit Clearances



Rust in pan

Report Identification: 3311 Sunset Field Lane, Missouri City, Texas 77459

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Type of System: Unit # 2 central wall unit other age 13

Comments: The ambient temperature did not allow for testing.

Supply: _____ °F Return _____ °F Temperature Differential: _____ ° Δ

- Condensate Drain (s) There is rust in the drain/condensation pan.
- Piping Insulation The exterior piping insulation is damaged. Repair or replace the insulation.

Unit Clearances



Rust in pan



AC insulation

C. Duct System, Chases, and Vents –

Comments:

- Ducts *There are ducts that are touching in the attic. Separate the ducts to prevent condensation.*
- Supply Air Flow
- Supply/Return Plenums



Ducts touching



Ducts touching

IV. PLUMBING SYSTEM

A. Plumbing Supply, distribution System and Fixtures –

Location of water meter: Street
 Location of main water supply valve: right side
 Static water pressure reading **60** psi.

Comments:

Type of supply pipes: Copper Plastic PEX Ferris

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 Water connections to icemakers are not tested
 Identification (Orientation) of Hot/Cold Faucets

 Kitchen Sinks
 Faucet Assembly(s)/Supply Pipes/Valves
 Spray Attachment(s)
 Drains/Pipes/Stops

 Laundry Connections/Sink(s)
 Faucet Assembly(s)/Supply Pipes/Valves

 Wet Bar Sink(s)
 Faucet Assembly(s)/Supply Pipes/Valves
 Drains/Pipes/Stops

 Bath Room Group(s) Primary (5)
 Lavatory(s)
 Faucet Assembly(s)/Supply Pipes/Valves
 Drains/Pipes/Stops
 Tub and Shower Units
 Faucet Assembly(s)/Supply Pipes/Valve
 Drains/Pipes/Stops
 Enclosures(s)/Shower Pan
 Commode(s)
 Supply Pipes, Valves, Bowl, Tank, Anchorage

 Bath Room Group(s) Upstairs hall (4)
 Lavatory(s)
 Faucet Assembly(s)/Supply Pipes/Valves
 Drains/Pipes/Stops
 Tub/Shower Units
 Faucet Assembly(s)/Supply Pipes/Valves
 Drains/Pipes/Stops
 Enclosures(s)/Shower Pan
 Commodes
 Supply Pipes, Valves, Bowl, Tank, Anchorage

There is a leak underneath the sink. Repair the leak under the sink.

There is continuous water flow from the tub faucet when the shower diverter is in operation. Repair/replace the shower diverter for proper operation.

The drain stop is not working properly. Repair or replace the drain stop.



Leak under sink



Diverter valve



Drainstop

Report Identification: 3311 Sunset Field Lane, Missouri City, Texas 77459

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|---|----|----|---|-----------------|
|---|----|----|---|-----------------|

- Bath Room Group(s) Upstairs room (3)
- Lavatory(s)
- Faucet Assembly(s)/Supply Pipes/Valves
- Drains/Pipes/Stops
- Tub and Shower Units
- Faucet Assembly(s)/Supply Pipes/Valve
- Drains/Pipes/Stops
- Enclosures(s)/Shower Pan
- Commode(s)
- Supply Pipes, Valves, Bowl, Tank, Anchorage*

- Bath Room Group(s) Half bathroom (2)
- Lavatory(s)
- Faucet Assembly(s)/Supply Pipes/Valves
- Drains/Pipes/Stops
- Commode(s)*
- Supply Pipes, Valves, Bowl, Tank, Anchorage*

- Exterior Faucets/Fixtures* The exterior hose faucet on the right side lacks an anti-siphon device. Install anti-siphon device for safety.
- Backflow Prevention* present absent



Backflow missing

- B. Drains, Wastes, Vents –**
- Commentes :*
- Type: Fixtures Plastic Iron Other
- Functional Flow/Backflow Prevention

- C. Water Heating Equipment**
- Energy Source: Gas Is shut off valve accessible _____ sediment trap present yes no
- Electric is a disconnect present yes no
- Capacity 50 **gallons** 50 **gallons** 11 **age** 11 **age**
- Comments: There is rust in the water heater pan. Repair or replace water heater.*
- (Report as deficient those conditions specifically listed as recognized hazards by TREC rules.)
- Tank & Fittings and Installation
- Temp & Pressure Relief Valve/Drain line
- Safety Pan & Drain and Location
- Attic garage (or room opening into garage) other
- Physical Protection yes no

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18" Clearance from Ignition Source to Floor



Rust in pan

D. Hydro-Massage Therapy Equipment –

Comments:

- Operation/Controls/Switches
- Ground Fault Protection yes no
- Valves/Ports
- Pump/Motor/Accessibility yes no

There is no access to the motor/pump. Install an access door in order to have access to the pump/motor.



Hydro tub

E. Gas Distribution Systems and Gas Appliances–

Location of gas meter: Right wall
Type of gas distribution piping materials: Black
Are gas lines bonded yes no
Comments:

F. Other

Comments:

V. APPLIANCES

A. Dishwashers -

Comments:

- Brand
- Operation

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- Door Gaskets, Control Knobs
- Checked for Rust
- Discharge Hose or Piping
- Unit Mounting

B. Food Waste Disposers -

Comments:

- Operation
- Splash Guard, Grinding Components
- Checked for Mounting/Excessive Vibration
- Checked for Water Leaks

C. Range Hood and Exhaust system-

Comments:

- Vented recycling down draft
- Operation of Filter, Switches & Blower

D. Ranges, Cooktops, and Ovens –

Comments:

- Ranges Electric Elements Gas Burners
- Ovens Electric Elements Gas Burners
- Temperature: 357°F / °F@350 °F
- Knobs, Pans and Other Parts
- Anti-Tip Device
- Is gas shut off valve accessible yes no

E. Microwave Ovens

Comments:

Operation: No radiation leakage tests performed.
Operation in manual mode only

F. Mechanical Exhaust Vents and Bath room Heaters –

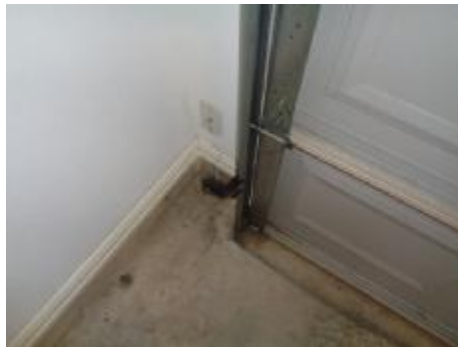
Comments:

G. Garage door Operators

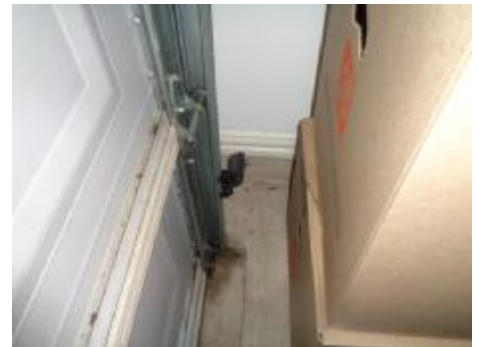
Comments: The manual lock was not disabled properly. Install a bolt lock to allow manual lock to work. The garage door sensors are not below 6 inches. Adjust garage door sensors to be 6 inches or lower.



Garage bolt lock



Garage sensor



Garage sensor

H. Dryer exhaust Systems

Comments:

Report Identification: 3311 Sunset Field Lane, Missouri City, Texas 77459

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

| I | NI | NP | D | Inspection Item |
|---|----|----|---|-----------------|
|---|----|----|---|-----------------|

I. Other
 Vented to exterior *not vented to exterior*
- Comments:

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems
Comments:

See Attachment

**B. Swimming Pools, Spas, hot Tubs, and Equipment-
Type of Construction**

Comments See Attachment

C: Out Buildings:
Comments:

D: Private Water Well (A coliform analysis is recommended)
Type of Pump

Type of Storage Equipment

Comments: See Attachment

**E: Private Sewage Disposal (Septic) Systems –
Type of System**

Location of Drain Field

Comments:

See Attachment

F: Other
Comments:

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Photo Attachments



Front



Rear



Left side



Left side

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Photo Attachments



Right side



Right side



Right side



Rear right corner of concrete slab foundation cracked - Downspout lacks an elbow and extension

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Photo Attachments



Front right corner of concrete slab foundation cracked



Left front corner of concrete slab foundation cracked



Gutter clogged with debris



Gutter clogged with debris (Close up)

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Roof



Roof



Granular/aggregate loss at roof surface - Damaged shingle



Granular/aggregate loss at roof surface

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Granular/aggregate loss at roof surface



Granular/aggregate loss at roof surface



Granular/aggregate loss at roof surface



Granular/aggregate loss at roof surface

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Granular/aggregate loss at roof surface



Granular/aggregate loss at roof surface



Granular/aggregate loss at roof surface



Granular/aggregate loss at roof surface - Damaged shingle

Bazan Home Photos.alb

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Granular/aggregate loss at roof surface



Granular/aggregate loss at roof surface - Damaged shingle



Granular/aggregate loss at roof surface - Damaged shingle



Granular/aggregate loss at roof surface

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Granular/aggregate loss at roof surface



Granular/aggregate loss at roof surface



Pitting at rear of roof



Raised shingle

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Damaged and rusted chimney flashing



Rusted vent flashing



Attic



Attic

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Attic



Attic



Attic



Attic

Bazan Home Photos.alb

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Service platform at water heaters is undersized



Stone



Cracks at stone mortar at left side



Cracks at stone mortar at left side

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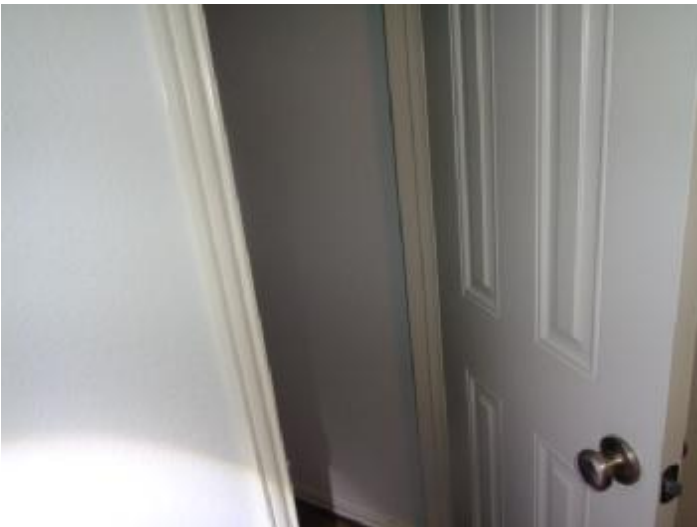
Photo Attachments



Water stains at upstairs hall ceiling



Water stains at upstairs hall ceiling



Closet door will not close in the upstairs left side bedroom



Breached thermopane window seal at front

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Photo Attachments



Chimney



Fireplace



Fireplace damper



Suspected fungal growth in the cabinet below the stovetop at the top of the cabinet

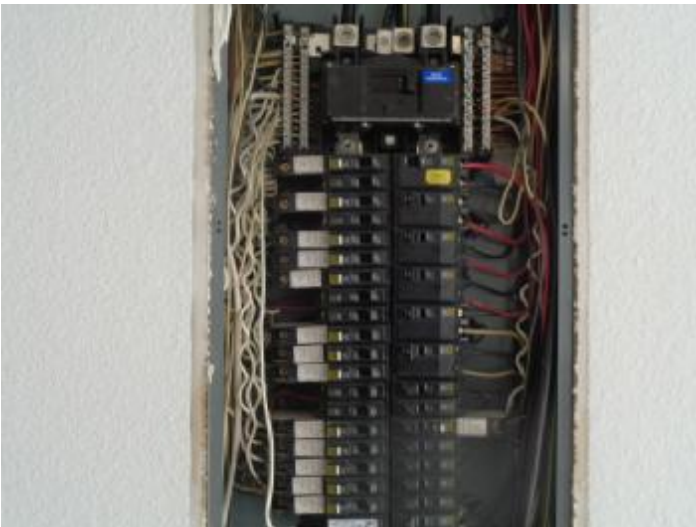
Photo Attachments



Electric panel



Electric panel



Electric panel



Aluminum service wire connections lack anti-oxidant paste in the electric panel

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Furnace #1



Furnace #1



Furnace #2



Furnace #2

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Air conditioner #1



Air conditioner #2



Damaged insulation on refrigerant line at air conditioner #2



Rust in drain pan under furnace #1 in attic

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Rust in drain pan under furnace #2 in attic



Water meter



Main water shut off



Plumbing

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Plumbing



Plumbing



Evidence of leakage under sink in 2nd floor hall
bath



Evidence of leakage under sink in 2nd floor hall
bath

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13:55PM October 25, 2022

Photo Attachments



Shower diverter does not direct all water to shower head when in shower position in 2nd floor hall bath



Drain stopper inoperative at sink in 2nd floor hall bath



Right front hose faucet lacks an anti-siphon device



Water heater #1

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Photo Attachments



Water heater #2



Rust in drain pan under water heater #2 in the attic



Whirlpool tub



No visible access panel to whirlpool tub equipment

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13:55PM October 25, 2022

Photo Attachments



Gas meter



Garage



Garage



Manual lock not disabled with the presence of a garage door opener

Photo Attachments



Electronic eye sensors installed to high from garage floor



Electronic eye sensors installed to high from garage floor

PHOTOS

These pictures are intended to facilitate the understanding of the defects cited in the Property Assessment Report. They are a sample representation and may not include all of the deficiencies cited in the body of the report.

Reporting Disclaimer – Indoor Air Quality (Moisture Intrusion / Fungal Growth)

Testing and/or inspecting of indoor air quality is outside the parameters of this inspection. Unless explicitly and individually contracted for and separately reported, GlobeSpec has not performed any inspections or testing for the presence or absence of indoor air pollutants.

The report may contain, for informative reasons only, the notation of visible moisture intrusion/fungal growth or conducive conditions to moisture intrusion/fungal growth. Those who wish further testing and evaluations are urged to contact indoor air quality experts.

GlobeSpec can arrange, for an additional cost, to have professionals conduct actual testing if needed for any specific indoor air pollutant.

Information on Indoor Air Quality can be obtained from the federal Environmental Protection Agency (EPA).

Contacts for the EPA:

EPA Website: www.epa.gov (enter in the search box – “indoor air quality”)

Mail: EPA Indoor Air Quality Information Clearinghouse

P.O. Box 37133

Washington, DC 20013

Phone: 800-438-4318

Pool Inspection Report

File #: 2022-33921

Client: Altair Global Relocation

Homeowners:
Theresa & Albert Bazan
3311 Sunset Field Lane
Missouri City, TX 77459

Age of Property
13
Occupied: Yes

Inspection Co:
GlobeSpec
370 S Main Place
Carol Stream, IL 60188

Inspection Date: 10/18/2022 Temp: 57

Persons present during Inspection: Owner

Time: 10:30 a.m Weather: Cloudy

Results: Not Clear - Repairs Needed

Comments:

The pool evaluation completed found that all pool equipment was working properly. No leakage was observed and all visible components were found to be working as designed. The water level in the pool was at the appropriate and proper height. A section of the wood yard fence is damaged/rotted. Repairs are needed.

1. Replace the damaged/rotted section of the yard fence for safety.

THIS REPORT EXCLUDES ALL OBSTRUCTED AND/OR SUBTERRANEAN PIPING AND CONNECTIONS.

| | |
|--------------------------|--------------------------------------|
| Pool Finish-Type: Gunite | Condition: Good |
| Dimensions: 10' | Width: 20' Depth: 3' To 6' |

Appearance , Operation, Structure & Accessories

AC=Acceptable D=Repair Needed NI=Not Inspected NP=Not Present

Remarks

| Clarity | <input checked="" type="radio"/> AC <input type="radio"/> D <input type="radio"/> NI <input type="radio"/> NP | |
|--------------|---|----------------------|
| Cleanliness | <input checked="" type="radio"/> AC <input type="radio"/> D <input type="radio"/> NI <input type="radio"/> NP | |
| Tile | <input checked="" type="radio"/> AC <input type="radio"/> D <input type="radio"/> NI <input type="radio"/> NP | |
| Deck | <input checked="" type="radio"/> AC <input type="radio"/> D <input type="radio"/> NI <input type="radio"/> NP | |
| Coping | <input checked="" type="radio"/> AC <input type="radio"/> D <input type="radio"/> NI <input type="radio"/> NP | |
| Skimmers | <input checked="" type="radio"/> AC <input type="radio"/> D <input type="radio"/> NI <input type="radio"/> NP | |
| Lights | <input checked="" type="radio"/> AC <input type="radio"/> D <input type="radio"/> NI <input type="radio"/> NP | |
| Diving Board | <input type="radio"/> AC <input type="radio"/> D <input type="radio"/> NI <input checked="" type="radio"/> NP | |
| Slide | <input type="radio"/> AC <input type="radio"/> D <input type="radio"/> NI <input checked="" type="radio"/> NP | |
| Ladder/Steps | <input checked="" type="radio"/> AC <input type="radio"/> D <input type="radio"/> NI <input type="radio"/> NP | |
| Safety Fence | <input type="radio"/> AC <input checked="" type="radio"/> D <input type="radio"/> NI <input type="radio"/> NP | Damaged/rotted fence |

This report was prepared for the exclusive use of a relocation company and the seller's employer. This report is not intended as a substitute for a prospective purchaser of the subject property obtaining their own inspection from an independent inspector of their choice. This report is neither assignable to nor assumable by any third party and should not be relied upon by any party other than the relocation company and/or seller. This report is a visual evaluation only. It does not guarantee the insurability or marketability of this property.

| Equipment | Make & Size | Remarks |
|----------------|-------------|---------|
| Pump | Pentair | |
| Motor | Pentair | |
| Filter | Present | |
| Backwash Valve | Present | |
| Shutoff Valve | Present | |
| Heater | Present | |
| Chlorinator | Present | |
| Time Clock | Present | |
| Auto Cleaner | Present | |

Inspected by: Signature on file Date: October 18, 2022 Repair Cost: _____

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GlobeSpec

13:53PM October 24, 2022

Photo Attachments



Inground pool



Inground pool



Inground pool



Inground pool

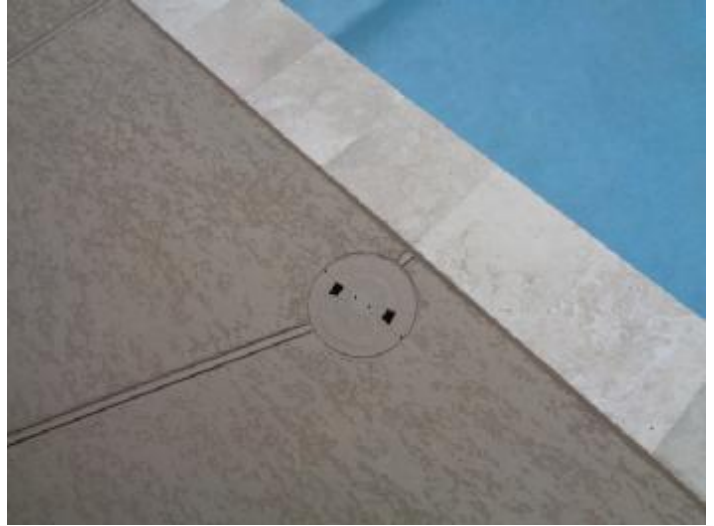
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13:53PM October 24, 2022

Photo Attachments



Skimmer



Skimmer



Pool light



Pool drains

Bazan Pool Photos.alb

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Photo Attachments



Yard fence is damaged/rotted



Pool equipment



Pool equipment



Pool equipment

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13:53PM October 24, 2022

Photo Attachments



Pool equipment

Spa Inspection Report

File #: 2022-33921

Client: Altair Global Relocation

Homeowners:
Theresa & Albert Bazan
3311 Sunset Field Lane
Missouri City, TX 77459

Age of Property
13

Occupied: Yes

Inspection Co:
GlobeSpec
370 S Main Place
Carol Stream, IL 60188

Inspection Date: 10/18/2022 Temp: 57 Persons present during Inspection: Owner
Time: 10:30 a.m Weather: Cloudy

Results: Clear - No Repairs Needed

Comments:

The spa inspection completed found that all spa equipment was functional. All controls were operated and no leakage was observed. No repairs are needed.

THIS REPORT EXCLUDES ALL OBSTRUCTED AND/OR SUBTERRANEAN PIPING AND CONNECTIONS.

STRUCTURE AND ACCESSORIES

AC=Acceptable D=Repair Needed NI=Not Inspected NP=Not Present

Remarks

| | | |
|----------|--------------------|--|
| Tile | ● AC ○ D ○ NI ○ NP | |
| Deck | ● AC ○ D ○ NI ○ NP | |
| Coping | ● AC ○ D ○ NI ○ NP | |
| Skimmers | ● AC ○ D ○ NI ○ NP | |
| Lights | ● AC ○ D ○ NI ○ NP | |
| Steps | ● AC ○ D ○ NI ○ NP | |

EQUIPMENT

Make & Size

Remarks

| | | |
|----------------|---------|--|
| Pump | Pentair | |
| Motor | Pentair | |
| Filter | Present | |
| Backwash Valve | Present | |
| Shutoff Valve | Present | |
| Heater | Present | |
| Air Blower | Present | |
| Timer | Present | |

Repair Cost: _____

Inspected by: **Signature on file**

Date: October 18, 2022

This report is a visual evaluation only.

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GlobeSpec

13:56PM October 24, 2022

Photo Attachments



Spa



Spa



Spa



Spa blower

Bazan Spa Photos.alb

Sprinkler Inspection Report

File #: 2022-33921

Client: Altair Global Relocation

Homeowners:
Theresa & Albert Bazan
3311 Sunset Field Lane
Missouri City, TX 77459

Age of Property
13
Occupied: Yes

Inspection Co:
GlobeSpec
370 S Main Place
Carol Stream, IL 60188

Inspection Date: 10/18/2022

Temp: 57

Persons present during Inspection: Owner

Time: 10:30 a.m

Weather: Cloudy

Results: Clear - No Repairs Needed

Comments:

The sprinkler system was found to be working as designed. The noted number of zones in this report were tested and found to be operational. All heads were operating as designed. No repairs are needed.

THIS REPORT EXCLUDES ALL OBSTRUCTED AND/OR SUBTERRANEAN PIPING AND CONNECTIONS.

- | | |
|--|------------|
| 1. Number of Zones | <u>6</u> |
| 2. Does the control timer operate in the automatic mode? | <u>Yes</u> |
| 3. Does each zone operate in the manual mode? | <u>Yes</u> |
| 4. Are there any visible leaks? | <u>No</u> |
| 5. Are there any broken heads? | <u>No</u> |

- | | |
|--|------------|
| 6. Are shut off/drain valves present? | <u>Yes</u> |
| 7. Do pop up heads operate? | <u>Yes</u> |
| 8. Is water pressure/flow adequate? | <u>Yes</u> |
| 9. Backflow prevention device present? | <u>Yes</u> |

Repair Cost:

Inspected by: Signature on file

Date: October 18, 2022

This report is a visual evaluation only.

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13:46PM October 24, 2022

Photo Attachments



Sprinkler system control box



Sprinkler system backflow prevention device



Sprinkler system



Sprinkler system

GlobeSpec

13:46PM October 24, 2022

Photo Attachments



Sprinkler system



Sprinkler system



Sprinkler system



Sprinkler system

| Repair Item / Solution: | | Date Repair Completed | Proof of Repair/Bid Attached (Y or N) |
|-------------------------|--|-----------------------|---------------------------------------|
| Structural Systems, B | The gutters are clogged with debris and the right rear downspout lacks an elbow and extension. SOLUTION Unclog the gutters and install an elbow and extension for proper drainage. | 11/10/22 | Y |
| Structural Systems, F | There are water stains at the upstairs hall ceiling. SOLUTION Have licensed contractor determine the cause of the water stains and make all needed repairs. Hidden damage may be found. | 12/7/22 | Mason Goroway |
| Electrical Systems, A | The aluminum service wire connections lack anti-oxidant paste in the electric panel. SOLUTION Have electrician install anti-oxidant paste for safety. | 12/7/22 | Mason Goroway |
| | | | |
| Plumbing Systems, A | The shower diverter does not completely divert all of the water from the tub spout to the shower head when in the shower position in the second floor hall bathroom. The drain stopper is inoperative at the sink in the second floor hall bathroom. There is evidence of leakage under the sink in the second floor hall bathroom. There are water stains on floor of the cabinet below the drain pipe. There is rust in the drain pan under water heater number two in the attic. SOLUTION Have licensed plumber complete the applicable repairs. | 12/6/22 | Layne Plumbing |
| Plumbing Systems, A | The right front exterior hose faucet lacks an anti-siphon device. This is an attachment to the end of the faucets that will protect from a cross connection or back-flow of contaminated water into the house. SOLUTION Have licensed plumber complete the applicable repairs by installing an anti-siphon device for safety. | 12/6/22 | Layne Plumbing |
| Plumbing Systems, D | There is no visible access panel to the whirlpool tub equipment. The tub equipment was not assessed and is excluded from this report. The tub operated as designed when tested. SOLUTION Have licensed plumber either locate or install an access panel and ensure acceptable condition of the tub equipment. | 12/6/22 | Layne Plumbing |
| Appliances, G | The manual lock at the overhead garage door has not been disabled with the presence of an automatic garage door opener. SOLUTION Disable the manual lock to prevent damage to the door. | 12/7/22 | Mason Goroway |

| Repair Item / Solution: | | Date Repair Completed | Proof of Repair/Bid Attached (Y or N) |
|-------------------------|--|-----------------------|---------------------------------------|
| Appliances, G | <p>The electronic eye sensors for the automatic garage door opener have been installed too high off the garage floor at greater than six inches.</p> <p>SOLUTION</p> <p>Have licensed contractor install the electric eye sensors according to the manufacturers specifications between four and six inches from the garage floor for safety.</p> | 12/7/22 | Mason Goroway |
| Structural Systems, L | <p>There is suspected fungal growth in the cabinet below the stovetop at the top of the cabinet. SOLUTION</p> <p>Have licensed contractor inspect to determine if any action needs to be taken. Complete any applicable actions.</p> | 12/7/22 | Mason Goroway |