



## 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 2211 Pleasant Creek Dr Kingwood TX 77345

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller  is  is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property?  \_\_\_\_\_ (approximate date) or  never occupied the Property

**Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)**

*This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.*

Item	Y	N	U
Cable TV Wiring	x		
Carbon Monoxide Det.	x		
Ceiling Fans	x		
Cooktop	x		
Dishwasher	x		
Disposal	x		
Emergency Escape Ladder(s)		x	
Exhaust Fans	x		
Fences	x		
Fire Detection Equip.	x		
French Drain		x	
Gas Fixtures	x		
Liquid Propane Gas:		x	
-LP Community (Captive)	x		
-LP on Property	x		

Item	Y	N	U
Natural Gas Lines	x		
Fuel Gas Piping:		x	
-Black Iron Pipe	x		
-Copper		x	
-Corrugated Stainless Steel Tubing		x	
Hot Tub		x	
Intercom System		x	
Microwave	x		
Outdoor Grill		x	
Patio/Decking	x		
Plumbing System	x		
Pool	x		
Pool Equipment	x		
Pool Maint. Accessories	x		
Pool Heater		x	

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

Item	Y	N	U	Additional Information
Central A/C	x			<input type="checkbox"/> electric <input checked="" type="checkbox"/> gas number of units: <u>3</u>
Evaporative Coolers			x	number of units: _____
Wall/Window AC Units		x		number of units: _____
Attic Fan(s)	x			if yes, describe: <u>solar - 2</u>
Central Heat	x			<input type="checkbox"/> electric <input checked="" type="checkbox"/> gas number of units: <u>3</u>
Other Heat		x		if yes describe: _____
Oven	x			number of ovens: <u>2</u> <input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: _____
Fireplace & Chimney	x			<input checked="" type="checkbox"/> wood <input type="checkbox"/> gas logs <input type="checkbox"/> mock <input type="checkbox"/> other: _____
Carport		x		<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage	x			<input checked="" type="checkbox"/> attached <input type="checkbox"/> not attached
Garage Door Openers	x			number of units: <u>2</u> number of remotes: <u>2</u>
Satellite Dish & Controls		x		<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Security System		x		<input type="checkbox"/> owned <input type="checkbox"/> leased from _____

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 checked="" type="checkbox"/> gas <input type="checkbox"/> other: _____ number of units: <u>2</u>
Water Softener	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/> owned <input type="checkbox"/> leased from NA
Other Leased Item(s)		<input checked="" type="checkbox"/>	if yes, describe:
Underground Lawn Sprinkler	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/> automatic <input type="checkbox"/> manual areas covered: <u>yard front and back</u>
Septic / On-Site Sewer Facility		<input checked="" type="checkbox"/>	if yes, attach Information About On-Site Sewer Facility (TXR-1407)

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

Was the Property built before 1978?  yes  no  unknown

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

Roof Type: Asphalt shingles Age: 20 (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): \_\_\_\_\_

**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"/>			
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): \_\_\_\_\_

Primary bedroom window was hit with pebble, replacement is ordered, paid and scheduled for install Dec.10th 2023

**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		X
Previous Other Structural Repairs		X
Previous Use of Premises for Manufacture of Methamphetamine		X

Termite or WDI damage needing repair		X
Single Blockable Main Drain in Pool/Hot Tub/Spa*	X	

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

**Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice?**  yes  no If yes, explain (attach additional sheets if necessary): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Section 5. Are you (Seller) aware of any of the following conditions?\*** (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)

Y N

- 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 flooding due to a natural flood event.
- Previous water penetration into a structure on the Property due to a natural flood.
- 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 as necessary): \_\_\_\_\_

Flooding was a man made, the decision to drastically lower the Conroe Dam water level, instead of planned slow release. Since then, board members include Kingwood representation and is part of decision making.

**\*If Buyer is concerned about these matters, Buyer may consult Information About Flood Hazards (TXR 1414).**

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.

**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: Kingwood Association Management  
 Manager's name: Foster Mill Board Phone: 281-359-1102  
 Fees or assessments are: \$750 per year and are:  mandatory  voluntary  
 Any unpaid fees or assessment for the Property?  yes (\$0)  no  
 If the Property is in more than one association, provide information about the other associations below or attach information to this notice.
- Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:  
 Any optional user fees for common facilities charged?  yes  no If yes, describe: \_\_\_\_\_
- Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
- Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
- Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
- Any condition on the Property which materially affects the health or safety of an individual.
- Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.  
 If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).
- Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.

- The Property is located in a propane gas system service area owned by a propane distribution system retailer.
- Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

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

**Section 9. 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

*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 10. 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 11. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider?**  yes  no

**Section 12. 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 13. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?\***  unknown  no  yes. If no or unknown, explain. (Attach additional sheets if necessary): \_\_\_\_\_

*\*Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.*

*A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.*

Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

DocuSigned by:  
Howard D'Oliver Allen November 3, 2023  
Signature of Seller Date

DocuSigned by:  
DEBBIE J GRANT November 3, 2023  
Signature of Seller Date

Printed Name: Howard D'Oliver Allen

Printed Name: Debbie J Grant

**ADDITIONAL NOTICES TO BUYER:**

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit <https://publicsite.dps.texas.gov>. 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>Spark Energy</u>	phone #: <u>877-547-7275</u>
Sewer: <u>City of Houston</u>	phone #: <u>713-371-1400</u>
Water: <u>City of Houston</u>	phone #: <u>713-371-1400</u>
Cable: _____	phone #: _____
Trash: <u>Waste Connections</u>	phone #: <u>541-736-3600</u>
Natural Gas: <u>Centerpoint</u>	phone #: <u>713-659-2111</u>
Phone Company: _____	phone #: _____
Propane: _____	phone #: _____
Internet: _____	phone #: _____

(7) This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

The undersigned Buyer acknowledges receipt of the foregoing notice.

*Scott Kastanis* 11/07/2023 3:37 pm  
Signature of Buyer Date  
Printed Name: Scott Kastanis - as agent for Cartus

\_\_\_\_\_  
Signature of Buyer Date  
Printed Name: \_\_\_\_\_

# Homeowner's Real Estate Disclosure

The information provided on this disclosure will be relied upon by Cartus Corporation and its affiliates in the appraisal and/or purchase process, so your answers must be complete and accurate. Although this is not a warranty, it will be presented to potential buyers as your representation of the condition of your home. If the form does not allow for a complete description please contact your Cartus Consultant to send in any applicable supporting documentation.

**Any change to the preprinted language in this document must be made in a prominent manner and initialed by all parties in order to be binding on the parties.**

File #	3487798
Owner's Name(s):	Debbie J. Grant Howard Allen
Property Address:	2211 Pleasant Creek Drive Kingwood, Texas 77345 United States Of America

## Terms of Disclosure:

The Seller discloses the following information with the knowledge that, even though this is not a warranty, prospective Buyers may rely on this information in deciding whether and on what terms to purchase the property. The Seller authorizes this information to be provided in connection with any actual or anticipated sale of the property. The following are representations made by the Seller and are not the representations of any agent(s). This information is a disclosure, and is not intended to be part of any contract between the Buyer and Seller. I/We further understand that an offer to purchase will not be made until this disclosure is completed. We acknowledge and agree that subsequent purchasers of the Property may have a right to bring an action against us for any misrepresentation contained in this or any other disclosure provided by me/us.

### A. Subject Property Year Built & Dwelling Type

1. What is the approximate year the property was built? 1985
2. Please indicate the type of dwelling for the subject property:  
 Single Family Detached    Townhome    Condo    Co-Op    Other

If other, please explain

### B. Please indicate the water and sewer systems with the subject property:

#### Water

- Public    Private Well    Other

#### Sewer/Septic

- Public    Septic Tank    Other

### C. The items checked below will remain with the subject property:

- Range    Washer    Wall/ Window Air Conditioner    Spa  
 Oven    Washer/Dryer Hookups    Humidifier    Central Vacuum



- |  |  |  |  |
|--|--|--|--|
| <input checked="" type="checkbox"/> Microwave        | <input checked="" type="checkbox"/> Dryer                    | <input type="checkbox"/> Evaporator Cooler(s)  | <input type="checkbox"/> T.V. Antenna            |
| <input checked="" type="checkbox"/> Refrigerator     | <input type="checkbox"/> Security Gates                      | <input type="checkbox"/> Satellite Dish        | <input type="checkbox"/> Hot Tub                 |
| <input checked="" type="checkbox"/> Dishwasher       | <input checked="" type="checkbox"/> Smoke Detectors          | <input type="checkbox"/> Intercom              | <input checked="" type="checkbox"/> Rain Gutters |
| <input type="checkbox"/> Trash Compactor             | <input type="checkbox"/> Fire Alarm                          | <input checked="" type="checkbox"/> Sprinklers | <input type="checkbox"/> Sump Pump               |
| <input checked="" type="checkbox"/> Garbage Disposal | <input checked="" type="checkbox"/> Central Heating          | <input type="checkbox"/> Sauna                 | <input checked="" type="checkbox"/> Patio/Deck   |
| <input checked="" type="checkbox"/> Window Screen    | <input checked="" type="checkbox"/> Central Air Conditioning | <input checked="" type="checkbox"/> Pool       | <input type="checkbox"/> Built-in Barbecue       |
|  |  |  | <input type="checkbox"/> Gazebo                  |

Are there, to the best of your (Seller's) knowledge, operating problems with any of the items within Section C?

Yes  No

If yes, describe:

**D. Property Amenities:**

- |                 |  |                                       |  |   |
|-----------------|--|---------------------------------------|--|---|
| Water Softener  | <input checked="" type="checkbox"/> Owned    | <input type="checkbox"/> Rented       |  | <input type="checkbox"/> N/A            |
| Garage          | <input checked="" type="checkbox"/> Attached | <input type="checkbox"/> Not Attached | <input type="checkbox"/> Carport                 | <input type="checkbox"/> N/A            |
|                 | <input type="checkbox"/> Garage Door Opener  | # of Remote Controls                  |  |   |
| Pool/Spa Heater | <input type="checkbox"/> Gas                 | <input type="checkbox"/> Solar        | <input checked="" type="checkbox"/> Electric     | <input type="checkbox"/> N/A            |
| Water Heater    | <input type="checkbox"/> Gas/Oil             | <input type="checkbox"/> Solar        | <input checked="" type="checkbox"/> Electric     |   |
|                 | <input checked="" type="checkbox"/> Owned    | <input type="checkbox"/> Rented       |  |   |
| Gas Supply      | <input checked="" type="checkbox"/> Utility  | <input type="checkbox"/> Bottled      | <input type="checkbox"/> N/A                     |   |
| Security System | <input type="checkbox"/> Owned               | <input type="checkbox"/> Rented       | <input type="checkbox"/> Monitoring Contract/Fee | <input checked="" type="checkbox"/> N/A |
| Solar Panels    | <input type="checkbox"/> Owned               | <input type="checkbox"/> Rented       |  | <input checked="" type="checkbox"/> N/A |

If Owned, is this financed through Special Assessment program?

Yes  No

If yes, describe:

Are there any additional buildings on the property?

Yes  No

If yes, describe:

Are there, to the best of your (Seller's) knowledge, operating problems with any of the items within Section D?

Yes  No

If yes, describe:

**E. Roof (Current Roof):**

Type: shingles                      Approximate Age: 20

Repaired? (choose one)              If Yes, please explain:  
 Yes     No

Are there, to the best of your (Seller's) knowledge, any repairs needed to the current roof?  
 Yes     No

If yes, please explain:

**F. If you (Seller) are aware of any defects/malfunctions in any of the following, check space(s) below.**

- Interior Walls     Ceilings                       Windows                       Sidewalks                       Driveways
- Slabs                       Foundation                       Insulation                       Exterior Walls
- Doors                       Floor                       Walls/Fences                       Electrical Systems
- Exterior Siding     Heating System                       Other Structural Components     Plumbing/Sewer/Septic

Please explain any defects selected above here:

**G. Are you (Seller) aware of any of the following:**

- 1. Is your home accessed, in whole or part, through a private road?                       Yes                       No  
**If yes, please explain:**
- 2. Features shared with adjoining landowners (i.e., walls, fences, driveways) whose use or responsibility for maintenance may have an effect on the property.                       Yes                       No  
**If yes, please explain:**
- 3. Encroachments, easements, or similar matters that may affect your interest in the property.                       Yes                       No  
**If yes, please explain:**
- 4. Room additions, structural modifications, or other alterations or repairs made by you or a prior owner without necessary permits or in noncompliance with building codes.                       Yes                       No  
**If yes, please explain:**
- 5. That the property is located on or near an active or former landfill (compacted or otherwise) or an environmentally hazardous site.                       Yes                       No  
**If yes, please explain:**
- 6. Any settling from any cause, or slippage, sliding, or other soil problems.                       Yes                       No  
**If yes, please explain:**
- 7. Any current or previous water damage, flooding, drainage, or grading problems.                       Yes                       No



**If yes, please explain: 2017 Conroe Dam release of water**

8. Damage to property or structures from fire, earthquake, flood, landslide, hurricane or other natural disaster.  Yes  No

**If yes, please explain:**

9. Zoning violations, non conforming uses, violations of "setback" requirements.  Yes  No

**If yes, please explain:**

10. Neighborhood noise problems or other nuisances.  Yes  No

**If yes, please explain:**

11. Deed restrictions or obligations.  Yes  No

**If yes, please explain:**

12. Is the type of siding on your home one of the following (if yes, select all that apply):  Yes  No

Composition Board  Hard Coat/Traditional Stucco  Synthetic Stucco?  Stone Veneer  Unknown

13. Any "common area" (i.e., pools, tennis courts, walkways, or other co-owned areas).  Yes  No

**If yes, please explain:**

14. Any notices of abatement or citations against the property.  Yes  No

**If yes, please explain:**

15. Any lawsuits against you affecting or threatening to affect the property.  Yes  No

**If yes, please explain:**

16. That the home has ever been tested for radon gas.  Yes  No

17. If radon remediation was required, was the work done? If yes, when? (date)  Yes  No  NA

18. That the home contains  Asbestos or  Lead-based paint.  Yes  No

**If yes, please explain:**

19. Any evidence of or treatment/repairs for termite, structural, pest, or rodent infestation.  Yes  No

**If yes, please explain:**

20. That there is now, or has ever been, any underground storage tank(s) on the property.  Yes  No

**If yes, please explain:**

21. Have you experienced, or do you have knowledge of, any problems with the tank(s) such as leakage.  Yes  No  NA

**If yes, please explain:**

22. Do you know what materials are, or were, stored in the tank(s)?  Yes  No  NA

23. Are any title holders not U.S. citizens?  Yes  No

**If yes, please explain: Husband is legal US resident for 50 years**

24. Any special assessments? If yes, Type?  Yes  No

25. Insurance claims filed with respect to the home during the past two years? If yes, provide details below, including detail of claims, repairs made, and confirmation that you have repaired all items for which you have collected insurance proceeds. (Please add any additional comments on page 5.)  Yes  No

If yes, details:

**Additional Comment:**

**Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by the seller.**

Seller Status:  is occupying the property  is not occupying the property Moved out on (date).

Home Status:  is currently occupied by me and/or members of my family  is currently vacant  is currently occupied by a tenant. Tenant will vacate by (date).

DocuSigned by:  
*Debbie J. Grant*  
267AA0379F7D483...

04-Jan-2024

Seller

Date

DocuSigned by:  
*Howard De'Olivier Allen*  
FF328644A50E43A...

05-Jan-2024

Seller

Date



# our commitment to you

**Congratulations! You've made an offer on a Cartus relocation property.** We're glad to have you as a buyer, and we want to make certain that your buying experience is as smooth and as easy as possible. Here are a few thoughts to help make sure that the trip to the closing table is a comfortable one.

Cartus is a long-time relocation industry leader, and our parent company, Anywhere Real Estate Inc., is home to some of the world's leading real estate brokerage brands and service businesses. We know real estate, and we know home sale.

With nearly 70 years of experience in real estate, you can be assured that we are taking every step possible to make sure that all requirements have been met and no issues have been left unexplored. Most Cartus homes are already "market ready": title issues have been resolved, the house is clean and has been inspected, and any identified defects have been repaired.

## what's different about a relocation transaction

While there's no difference in the types of information you'll need to supply for the home purchase, some of the forms are specific to Cartus and may contain more detail. Your agent will have all of the information about our forms and process. And, because we represent another party and may need to obtain approvals from them, there may be times when negotiations and answers to questions take just a little longer than expected. Please know that we are working diligently behind the scenes to get information to your agent as quickly as possible. Remember: as is normal and customary when buying a home, your agent represents you in the transaction and should be used as your primary resource to address any questions or concerns you may have.

However, if you feel the need to contact us directly, please know that we are available to assist you with any unresolved concerns. Email us at [customerinquiries@cartus.com](mailto:customerinquiries@cartus.com) at any time.

## our commitment: we want to sell the home to you just as much as you want to buy it!

And because we want all parties involved to be happy with the outcome, that means doing it right. Elements of the home-sale process, such as inspections, repairs, and negotiations, can be complex and often nerve-racking. Your lender might even want us to provide some of the paperwork unique to our procedures, and we are happy to work with them so they can process your new home mortgage. Our business is selling homes, and we are dedicated to handling each sale 100% properly so that you will be able to feel excited about moving in—and moving forward—to a new phase of your life.

We encourage you to learn more about our company by visiting our website at [cartus.com](http://cartus.com), or by reading the [Cartus Blog](#), where our employees and guest contributors write about the many facets of relocation.





DAYNA SIMON  
REALTOR®

## Features & Upgrades

**2211 Pleasant Creek Dr | Houston, Tx 77345**

### Exterior:

Plastered Pool (Pebble Tech) – 2013

New pool lights – 2023

Paint – 2018

### Mechanical:

New 200 AMP Service with automatic transfer – 2018

Galvanized water lines replaced with Pex pipe (entire house) – 2018

Foam Insulation (Garage & First Floor) – 2018

(3) New air conditions units & all associated wiring – 2018

### Interior:

Engineered wood flooring throughout upstairs & staircase – 2011

Upstairs Bathrooms (2) - New tile flooring, tile walls, tubs, sinks, fixtures, lighting - 2011

All new double pane windows – 2016

New pool pump (EcoStar Energy Saver) – 2018

Kitchen LED under counter lights – 2018

Kitchen LED recessed lighting – 2018

Kitchen Venthood – 2018

Added gas line for kitchen stove – 2018

Double Oven – 2018

Microwave – 2018

Dishwasher – 2018

Garbage Disposal – 2018

6 - Burner stove – 2018

2 -Tankless hot water heaters – 2018

Lower kitchen cabinets – 2018

Lower bathroom vanities – 2018

LED Lights in Master Closet & Bathroom – 2018

New Garage Doors & Openers – 2018

Granite counter tops, kitchen & bathrooms – 2018

Sheetrock & wood molding – 2018

Paint – 2013 & 2018

Electrical & Plumbing Permits were obtained for all required work



*Exclusions / Inclusions*

2211 Pleasant Creek Dr | Houston, Tx 77345

**EXCLUSIONS**

- TURKISH LIGHT FIXTURE IN PRIMARY BATHROOM
- BLUE CHINA CABINET IN DINING ROOM
- TV & MOUNT IN UPSTAIRS FAMILY ROOM
- CORBEL GLASS FOYER TABLE

**INCLUDED**

- BUTCHER BLOCK TABLE IN KITCHEN
- FRIDGE, MICROWAVE, STOVE, MICROWAVE, WASHER, DRYER
- ALL CURTAINS & CURTAIN RODS

Seller: DocuSigned by:  
*Howard D'Oliver Allen*  
267AA0379F7D483...

Seller: DocuSigned by:  
*DEBBIE J GRANT*  
267AA0379F7D483...

Buyer:

Buyer: