



SELLER'S DISCLOSURE OF PROPERTY CONDITION

(SECTION 5.008, TEXAS PROPERTY CODE)

CONCERNING THE PROPERTY AT 11587 Sabo Rd, Houston, TX, 77089 (Street Address and City)

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

Seller [ ] is [X] is not occupying the Property. If unoccupied, how long since Seller has occupied the Property? 2.5 yr

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

- Range, Dishwasher, Washer/Dryer Hookups, Security System, TV Antenna, Ceiling Fan(s), Central A/C, Plumbing System, Patio/Decking, Pool, Pool Equipment, Oven, Trash Compactor, Window Screens, Fire Detection Equipment, Cable TV Wiring, Attic Fan(s), Central Heating, Septic System, Outdoor Grill, Sauna, Pool Heater, Microwave, Disposal, Rain Gutters, Intercom System, Satellite Dish, Exhaust Fan(s), Wall/Window Air Conditioning, Public Sewer System, Fences, Spa, Hot Tub, Automatic Lawn Sprinkler System, Gas Lines (Nat./LP), Gas Fixtures, Garage: Attached, Not Attached, Electronic, Control(s), Water Heater: Gas, Electric, Water Supply: City, Well, MUD, Co-op, Roof Type: Shingles, Age: Association Maintained (approx)

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

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

- Interior Walls, Exterior Walls, Roof, Walls/Fences, Plumbing/Sewers/Septics, Other Structural Components (Describe), Ceilings, Doors, Foundation/Slab(s), Driveways, Electrical Systems, Floors, Windows, Basement, Sidewalks, Lighting Fixtures

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

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

- |   |  |   |
|---|--|---|
| <u>N</u> Active Termites (includes wood-destroying insects) | <u>N</u> Termite or Wood Rot Damage Needing Repair | <u>N</u> Previous Termite Damage          |
| <u>N</u> Previous Termite Treatment                         | <u>N</u> Previous Flooding                         | <u>N</u> Improper Drainage                |
| <u>N</u> Water Penetration                                  | <u>N</u> Located in 100-Year Floodplain            | <u>N</u> Present Flood Insurance Coverage |
| <u>N</u> Previous Structural or Roof Repair                 | <u>N</u> Hazardous or Toxic Waste                  | <u>N</u> Asbestos Components              |
| <u>N</u> Urea-formaldehyde Insulation                       | <u>N</u> Radon Gas                                 | <u>N</u> Lead Based Paint                 |
| <u>N</u> Aluminum Wiring                                    | <u>N</u> Previous Fires                            | <u>N</u> Unplatted Easements              |
| <u>N</u> Landfill, Settling, Soil Movement, Fault Lines     | <u>N</u> Subsurface Structure or Pits              |   |

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

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

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

- N Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at that time.
- Y Homeowners' Association or maintenance fees or assessments.
- Y Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others.
- N Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
- N Any lawsuits directly or indirectly affecting the Property.
- N Any condition on the Property which materially affects the physical health or safety of an individual.

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): \_\_\_\_\_  
--There is an Association fee of \$182 per month.  
--There are common areas around the property, including pools, clubhouses, and walkways around the grounds, as this is a townhome community

8/7/2008 \_\_\_\_\_  
Date Signature of Seller Date Signature of Seller

**The undersigned purchaser hereby acknowledges receipt of the foregoing notice.**

\_\_\_\_\_  
Date Signature of Purchaser Date Signature of Purchaser