

**SELLER'S DISCLOSURE OF PROPERTY CONDITION**

(SECTION 5.008, TEXAS PROPERTY CODE)

CONCERNING THE PROPERTY AT 23918 Forest Glen Richards, TX  
(Street Address and City)

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

Seller ☐ is ☐ is not occupying the Property. If unoccupied, how long since Seller has occupied the Property?

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

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Range <u>broken</u>  | <input type="checkbox"/> Oven <u>broken</u>   | <input type="checkbox"/> Microwave   |
| <input type="checkbox"/> Dishwasher   | <input type="checkbox"/> Trash Compactor  | <input type="checkbox"/> Disposal  |
| <input checked="" type="checkbox"/> Washer/Dryer Hookups  | <input checked="" type="checkbox"/> Window Screens <u>some off</u>                                    | <input type="checkbox"/> Rain Gutters  |
| <input type="checkbox"/> Security System  | <input type="checkbox"/> Fire Detection Equipment   | <input type="checkbox"/> Intercom System   |
| <input type="checkbox"/> TV Antenna   | <input type="checkbox"/> Smoke Detector   | <input type="checkbox"/> Satellite Dish  |
| <input type="checkbox"/> Ceiling Fan(s)   | <input type="checkbox"/> Smoke Detector-Hearing Impaired  | <input type="checkbox"/> Exhaust Fan(s)  |
| <input checked="" type="checkbox"/> Central A/C   | <input type="checkbox"/> Carbon Monoxide Alarm  | <input type="checkbox"/> Wall/Window Air Conditioning  |
| <input checked="" type="checkbox"/> Plumbing System   | <input type="checkbox"/> Emergency Escape Ladder(s)   | <input checked="" type="checkbox"/> Public Sewer System  |
| <input checked="" type="checkbox"/> Patio/Decking   | <input type="checkbox"/> Cable TV Wiring  | <input checked="" type="checkbox"/> Fences   |
| <input type="checkbox"/> Pool   | <input type="checkbox"/> Attic Fan(s)   | <input type="checkbox"/> Spa <input type="checkbox"/> Hot Tub  |
| <input type="checkbox"/> Pool Equipment   | <input checked="" type="checkbox"/> Central Heating   | <input type="checkbox"/> Automatic Lawn Sprinkler System   |
| <input checked="" type="checkbox"/> Fireplace(s) & Chimney (Woodburning)  | <input checked="" type="checkbox"/> Septic System   | <input type="checkbox"/> Fireplace(s) & Chimney (Mock)   |
| <input checked="" type="checkbox"/> Gas Lines (Nat./LP)   | <input type="checkbox"/> Outdoor Grill  | <input checked="" type="checkbox"/> Carport  |
| <input type="checkbox"/> Garage: <input type="checkbox"/> Attached <input type="checkbox"/> Not Attached              | <input type="checkbox"/> Sauna  | <input checked="" type="checkbox"/> Water Supply: <input type="checkbox"/> City <input checked="" type="checkbox"/> Well |
|   |   | <input type="checkbox"/> MUD <input type="checkbox"/> Co-op  |
| <input type="checkbox"/> Garage Door Opener(s): <input type="checkbox"/> Electronic <input type="checkbox"/> Controls | <input type="checkbox"/> Pool Heater  |  |
|   | <input type="checkbox"/> Water Heater: <input type="checkbox"/> Gas <input type="checkbox"/> Electric |  |

Roof Type: composition shingles Age: 15+ NOT good condition (approx)

Are you (Seller) aware of any of the above items that are not in working condition, that have known defects or that are in need of repair? ☒ Yes ☐ No ☐ Unknown If yes, then describe. (Attach additional sheets if necessary): EVERYTHING IS IN NEED OF REPAIR - "AS IS"

2. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766, Health and Safety Code? ☐ Yes ☒ No ☐ Unknown

If the answer to the question above is no or unknown, explain. (Attach additional sheets if necessary):

TREC No. OP-H

## 3. Are you (Seller) aware of any known defects/malfunctions in any of the following?

Write Yes (Y) if you are aware, write No (N) if you are not aware.

<u>NO</u> Interior Walls	<u>NO</u> Ceilings	<u>yes</u> Floors
<u>NO</u> Exterior Walls	<u>NO</u> Doors	<u>yes</u> Windows
<u>NO</u> Roof - <i>old + needs replaced</i>	<u>NO</u> Foundation/Slab(s)	<u>NO</u> Basement
<u>yes</u> Walls/Fences	<u>NO</u> Driveways	<u>NO</u> Sidewalks
<u>?</u> Plumbing/Sewers/Septics	<u>?</u> Electrical Systems	<u>yes</u> Lighting Fixtures
<u>?</u> Other Structural Components (Describe) _____		

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

<u>NO</u> Active Termites (includes wood destroying insects)	<u>?</u> Termite or Wood Rot Damage	<u>NO</u> Previous Termite Damage
<u>NO</u> Previous Termite Treatment	<u>NO</u> Previous Flooding <i>house</i>	<u>NO</u> Improper Drainage <i>house</i>
<u>yes</u> Water Penetration	<u>yes</u> Located in 100-Year Floodplain - <i>pasture</i>	<u>NO</u> Present Flood Insurance Coverage
<u>yes</u> Previous Structural or Roof Repair	<u>NO</u> Hazardous or Toxic Waste	<u>yes</u> Asbestos Components <i>sid ing</i>
<u>?</u> Urea-formaldehyde Insulation	<u>NO</u> Radon Gas	<u>?</u> Lead Based Paint
<u>?</u> Aluminum Wiring	<u>NO</u> Previous Fires	<u>?</u> Unplatted Easements
<u>NO</u> Landfill, Settling, Soil Movement, Fault Lines		<u>NO</u> Subsurface Structure or Pits
<u>NO</u> Previous Use of Premises for Manufacture of Methamphetamine		

5. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair? ☐ Yes (if you are aware) ☐ No (if you are not aware). If yes, then describe. (Attach additional sheets if necessary)

yes - *EVERYTHING should be checked + repaired. The Improvements have been neglected.*

## 6. 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/A Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at that time.

N/A Homeowners' Association or maintenance fees or assessments.

? Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others. *also BAY family MAY claim an EASEMENT to their gate. I dispute this claim.*

NO Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.


NO Any lawsuits directly or indirectly affecting the Property.

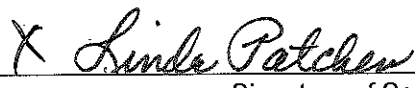
NO Any condition on the Property which materially affects the physical health or safety of an individual.

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

*The property is a beautiful place which our family very much enjoyed while kids were growing up*

7. 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.

9/23/08   
Date Signature of Seller  
Jerry D. Patchen

9/23/08 X   
Date Signature of Seller  
Linda Patchen

The undersigned purchaser hereby acknowledges receipt of the foregoing notice and acknowledges the property complies with the smoke detector requirements of Chapter 766, Health and Safety Code, or, if the property does not comply with the smoke detector requirements of Chapter 766, the buyer waives the buyer's rights to have smoke detectors installed in compliance with Chapter 766.

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

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