

Relocation Property Disclosure Statement / Seller's Condition Report

Property Address: 29303 Kelly Falls Court, Katy, TX 77494

Owner of Record: Marcos Espinosa

Approximate Age of Property: 2019
 Date Purchased: 2021-11-02
 Approximate Lot Size: 0.23 acr

Personal Property Inclusions & Exclusions:

Check **N/A** if not present on property, **Yes** if included with property, and **No** if excluded from the sale. (Be sure items included are consistent with listing agreement.)

Property	Selection	Condition / Age
OVEN AND RANGE	YES	Wolf 36" Stove Top and Grille Jan 2023
VENT FANS	YES	Fabre Jan 2023
REFRIGERATOR	YES	Electrolux. 2019
MICROWAVE	N/A	
DISHWASHER	YES	Cove. Jan 2023
WASHING MACHINE	YES	LG Washer/Dryer Combo. April 2022
CLOTHES DRYER	YES	Same as above
DISPOSAL	YES	Badger5. Dec 2022
TRASH COMPACTOR	N/A	
CEILING FAN(S)	YES	Provided by Builder
FIREPLACE EQUIPMENT	N/A	
FIREPLACE INSERT	N/A	
WOOD BURNING STOVE	N/A	
INCINERATOR	N/A	
SOLAR EQUIPMENT	N/A	

Property	Selection	Condition / Age
WATER SOFTENER	N/A	
WATER HEATER	YES	Tankless Electric Provided by Builder
GARAGE DOOR OPENER	YES	Provided by Builder
WINDOW AC UNITS	N/A	
POOL	N/A	
POOL EQUIPMENT	N/A	
HUMIDIFIER	N/A	
SMOKE ALARMS	YES	Provided by Builder
SUMP PUMP(S)	N/A	
ATTACHED ANTENNA	N/A	
STORM WINDOWS	N/A	
SCREENS	YES	Provided by builder
WINDOW TREATMENT(S)	YES	Shades - Can't remember
OTHER	N/A	

House Systems: Are you aware of any problems affecting the following?

Electrical:	NO	Siding/Gutters:	NO
Air conditioning/cooling system:	NO	Windows:	NO
Plumbing:	NO	Sewer:	NO
Heating:	NO	Pool/Hot Tubs/Spa:	NO
Sump pump:	NO	Chimney/Fireplace:	NO
Appliances:	NO	Water Heater:	NO
Floors:	NO	Roof:	NO
Water System/Well:	NO	Other: _____	NO
Sprinkler System:	NO	Other: _____	NO

If you answered "Yes" to any of the above, please provide additional detail:

n/a

Roof/Siding:

Approximate age of Roof: 6 Years

What type of siding do you have? Other

If other, please specify Brick, Cement Board

Has the roof ever leaked during your ownership? NO

Has the roof been replaced or repaired during your ownership? NO

If you answered "Yes" to any of the above, please provide additional detail:

N/A

Land/Foundation: Are you aware of any of the following?

Property located on filled or expansive soil?	NO
Sliding, settling, earth movement, upheaval or earth stability problems occurred on your property or in the immediate neighborhood?	NO
Defects or problems relating to the foundation/basement?	NO
Water or dampness condition ever existed in your basement/crawlspace?	NO
Is this property located in a flood plain zone?	NO
Has the property ever had drainage or flooding problem?	NO
Have any properties in the immediate neighborhood ever had drainage or flooding problem?	NO

If you answered "Yes" to any of the above, please provide additional detail:

N/A

Water/Sewer:

What type of sewer system do you have?	Municipal/public
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If other sewer system, please specify	
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Are you aware of any problems relating to the sewer system?	NO
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What type of water system do you have?	Municipal/public
<hr/>	
If other water system, please specify	
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Are you aware of any problems relating to the water system?	NO
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If you answered "Yes" to any of the above, please provide additional detail:

N/A

Additions/Remodels:

Any structural additions, changes, or repairs made to the property by former owners without obtaining all necessary permits and municipal approvals?	NO
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Have you made any structural additions, changes or repairs to the property without obtaining all necessary permits and municipal approvals?	YES
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If you answered "Yes" to any of the above, please provide additional detail:

Remodeled Kitchen

Homeowner Association Dues/Private Transfer Fees:

Is the property subject to rules and regulations of any homeowner's association? YES

Are there any problems relating to any common area? NO

Are there any conditions which may result in an increase in taxes or assessments? NO

Are there any pending or threatened claims or lawsuits against the Homeowners Association? NO

Are there any known development covenants requiring "private transfer fees" to be paid? NO

If you answered "Yes" to any of the above, please provide additional detail:

subject to Tamaron Wellsprings HOA

Miscellaneous:

Does the property now contain or has it ever contained any toxic substances, asbestos or lead paint? NO

If Yes, where?

Does the property now contain or has it ever contained any underground tanks? NO

If Yes, where?

Are there any violations of local, state or federal government laws or regulations relating to this property? YES

If Yes, what? Over 55 community

Have any wood destroying organism pest reports on the property been prepared in the last five years? NO

Are there any encroachments, boundary line disputes, or unrecorded easements relating to this property? NO

Are there any existing or threatened legal actions affecting this property? NO

If Yes, what?

Are there any past or present problems with driveways, walkways, patio, seawalls, fences, retaining walls, party walls on the property or adjacent properties? NO

Is the property located on an earthquake fault? (No explanation required) NO

Are there any bonds or assessments affecting this property? NO

Is the property equipped with an operable smoke detector? (No explanation required) YES

Are any of the property's systems (alarm, water softener, solar panels, hot water tank) leased or rented? NO

If "Yes", are the lease/rental agreements transferrable*? Please explain below
***Please provide lease/rental agreements for items that will be part of the sale.**

Miscellaneous Continued

Have there been any significant repairs made to the property or to any of its systems or components within the last five years? (If "Yes", please describe below) YES

Is the property located next to or in close proximity of a dump, junk yard or toxic disposal site? NO

Has the property been tested for radon gas? NO

Are you aware of a fire occurring in any location of the property? NO

If "Yes", please explain:

Are you aware of the existence of MOLD in any location of the property? NO

If "Yes", where?

Do you know of any other facts, conditions, circumstances which may affect the value, beneficial use or desirability of this property? NO

If you answered "Yes" to any of the above, please provide additional detail:

Remodeled Kitchen

Reports:

Please attach copies of all existing reports and documents relating to this property including:

- Surveys
- Structural inspection report
- Building permits
- Sewer/Septic maintenance reports
- Soil report
- Termite/Pest Control and warranties or maintenance contracts
- Radon inspection Report
- Lease agreements for rented items

IN CONNECTION WITH MY/OUR RELOCATION, I/WE MAKE THE FOLLOWING DISCLOSURES TO THE BEST OF MY/OUR KNOWLEDGE REGARDING MY/OUR PROPERTY WITH THE KNOWLEDGE THAT EVEN THOUGH THIS IS NOT A WARRANTY, PROSPECTIVE BUYERS MAY RELY ON THIS INFORMATION IN DECIDING WHETHER OR ON WHAT TERMS TO PURCHASE THE PROPERTY. I/WE HAVE NO NOTICE OR KNOWLEDGE OF ANY ADDITIONAL DEFECT OR PROBLEM WITH THE PROPERTY THAT HAS NOT BEEN SET FORTH HEREIN. I/WE FURTHER UNDERSTAND THAT AN OFFER TO PURCHASE WILL NOT BE MADE UNTIL THIS DISCLOSURE IS COMPLETED.

Owner of Record Acknowledgment:

Marcos Espinosa

2025-04-21

Marcos Espinosa

Date

Susan Pamela Young

04 / 21 / 2025

Susan Pamela Young

Date

The undersigned Purchaser(s) of this property acknowledge that the Seller, and/or its nominee, is a third party company and has never occupied the property. Any knowledge of the property is based solely on any Disclosure Statements received and any inspection reports received and provided to Purchaser(s). Seller, and/or its nominee, makes no representations or warranties, express or implied, with regard to this property. Purchaser(s) are aware they may request home inspections, per the terms of Seller's, and/or its nominee, Relocation Addendum. Purchaser(s) acknowledge reading the above information.

Buyer

Date

Buyer

Date

TRC Global Mobility, Inc.

Date

CERTIFICATE *of* SIGNATURE

REF. NUMBER
QWX4J-8IGX8-SX3TJ-BPNDQ

DOCUMENT COMPLETED BY ALL PARTIES ON
28 APR 2025 17:54:36 UTC

SIGNER

SUSAN PAMELA YOUNG

EMAIL
NO-REPLY@MORREALERES.COM

SHARED VIA
[LINK](#)

TIMESTAMP

SENT
28 APR 2025 17:39:19 UTC
VIEWED
28 APR 2025 17:41:16 UTC
SIGNED
28 APR 2025 17:52:04 UTC

SIGNATURE



IP ADDRESS
170.203.114.63

LOCATION
MAGNOLIA, UNITED STATES

RECIPIENT VERIFICATION


EMAIL VERIFIED
28 APR 2025 17:41:16 UTC

MARCOS ESPINOSA

EMAIL
YOUNG_SPY@HOTMAIL.COM

SHARED VIA
[LINK](#)

SENT
28 APR 2025 17:39:19 UTC
VIEWED
28 APR 2025 17:41:01 UTC
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