CONCERNING THE PROPERTY AT



TEXAS ASSOCIATION OF REALTORS®

SELLER'S DISCLOSURE NOTICE

©Texas Association of REALTORS®, Inc. 2018

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.

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE

28810 Hidden Cove Dr, Magnolia, Texas 77354

												ONS OR WARRANTIES THE SELLER'S AGENTS, OR ANY			
	 					(app	roxi	mate date) or nev	ver c	occu	pied th		'rop	erty	?
	Section 1. The Prope This notice does											r Unknown (U).) which items will & will not convey	/.	!	
	Item	Y	N	U		Ite	m		Y	N:	U	Item	Y	N	U
÷	Cable TV Wiring	X] .	Lic	uid	Propane Gas:		X		Pump: sump grinder	-	,	
	Carbon Monoxide Det.	X				-LF	· Co	mmunity (Captive)		X		Rain Gutters	X		
	Ceiling Fans	X				-LF	on o	Property		X		Range/Stove	X		
	Cooktop		X	٠.		Hot Tub				X		Roof/Attic Vents	X		
	Dishwasher	X				Intercom System				X		Sauna		X	
	Disposal	X				Microwave			X			Smoke Detector	X		
	Emergency Escape Ladder(s)		X			Ou	tdo	or Grill		X		Smoke Detector - Hearing Impaired		<i>X</i>	
	Exhaust Fans	X			1	Pa	Patio/Decking					Spa	П	X	
	Fences	X			1.	Plumbing System				T .		Trash Compactor	\Box	X	
	Fire Detection Equip.	X]	Pool			X		TV Antenna		X		
	French Drain	_	X			Po	ol E	quipment		X		Washer/Dryer Hookup	V	,	
	Gas Fixtures	X				Po	ol M	laint. Accessories		X		Window Screens	X	*.	
	Natural Gas Lines	X		-		Po	ol H	eater		X		Public Sewer System	V		
							1.						11.		
	Item				Υ	N	J			Α	dditic	nal Information			
	Central A/C	Central A/C						X electric gas	nur	nber	of un	its: 1		1000	
	Evaporative Coolers				X		number of units:				en 1994 - Alle Maria (Maria Albania)				
	Wall/Window AC Units					X		number of units:				<u> </u>		. 1	
	Attic Fan(s)	Attic Fan(s)				X		if yes, describe:					-		
	Central Heat				Х			electric X gas	nur	nber	of un	ts:			
	Other Heat					X		if yes, describe:						_	,
	Oven				х			number of ovens:	1		elec	tric gas other:	17.	- :	

(TAR-1406) 02-01-18

Other Leased Items(s)

Fireplace & Chimney

Garage Door Openers

Security System

Solar Panels

Water Heater

Water Softener

Satellite Dish & Controls

Carport

Garage

Initialed by: Buyer:

X.

Х

and Seller: As

other:

other.

number of remotes: 2

Fax:

number of units: 1

mock

not attached

not attached

leased from:

leased from:

leased from:

leased from:

gas

Page 1 of 5

Madeline Murack

Redfin Corporation, 5307 E. Mockingbird Lane, #500 Dallas, TX 75206 Phone: (972)849-1680 Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

✓ wood
✓ gas logs

attached

number of units: 1

★ attached

owned

owned

owned

owned

electric X

if yes, describe:

Located in Historic District

(TAR-1406) 02-01-18

28810 Hidden Cove Dr, Magnolia, Texas 77354 Concerning the Property at Underground Lawn Sprinkler automatic manual areas covered: X if yes, attach Information About On-Site Sewer Facility (TAR-1407) Septic / On-Site Sewer Facility Water supply provided by: __ city __ well \(\sum \) MUD __ co-op __ unknown __ other: Was the Property built before 1978? __ yes \(\sum \) no __ unknown (If yes, complete, sign, and attach TAR-1906 concerning lead-based paint hazards). Roof Type: Roof, Standard Age: 14 (approximate) Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? yes X 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.) ltem Item Item Basement **Floors** Sidewalks Foundation / Slab(s) Walls / Fences Ceilings Doors: Interior Walls Windows **Driveways** Lighting Fixtures **Other Structural Components Electrical Systems** Plumbing Systems **Exterior Walls** Roof If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): 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 Condition N Previous Foundation Repairs **Aluminum Wiring** X **Asbestos Components Previous Roof Repairs** Diseased Trees: oak wilt **Previous Other Structural Repairs Endangered Species/Habitat on Property** Radon Gas Settling Fault Lines Hazardous or Toxic Waste Soil Movement Subsurface Structure or Pits Improper Drainage Intermittent or Weather Springs **Underground Storage Tanks** X **Unplatted Easements** X Landfill $\overline{\mathsf{v}}$ Lead-Based Paint or Lead-Based Pt. Hazards **Unrecorded Easements** Encroachments onto the Property X Urea-formaldehyde Insulation K X Improvements encroaching on others' property Water Penetration Located in 100-year Floodplain Wetlands on Property (If yes, attach TAR-1414) Located in Floodway (If yes, attach TAR-1414) Wood Rot Present Flood Ins. Coverage Active infestation of termites or other wood (If yes, attach TAR-1414) V destroying insects (WDI) Previous Flooding into the Structures Previous treatment for termites or WDI Previous termite or WDI damage repaired Previous Flooding onto the Property

Initialed by: Buyer:

Page 2 of 5

Previous Fires

and Seller:

Concerning the Property at $\frac{28810}{100}$ Hidden Cove Dr, Magnolia, Texas 77354

Historic I	Property Designation	T X	Termite or WDI damage needing repair	TIV
	Use of Premises for Manufacture Imphetamine	X	Single Blockable Main Drain in Pool/Hot Tub/Spa*	X
If the ans	swer to any of the items in Section 3 is ye	es, explain (a	tach additional sheets if necessary):	
· · · · · · · · · · · · · · · · · · ·	. The second second	ili. Philosophia de la		
	*A single blockable main drain m	ay cause a s	uction entrapment hazard for an individual.	•
Section 4 which h necessar	as not been previously disclosed in t	equipment, this notice?	or system in or on the Property that is in need of yes χ no If yes, explain (attach additional s	of repair, sheets if
<u>-</u>				
	···			
	AND THE RESERVE OF THE STATE OF	<u> </u>		
Section not awar		ne following	(Mark Yes (Y) if you are aware. Mark No (N) if	you are
Y N	i si, Paraksa arabahan kecamatan kecamatan kecamatan kecamatan kecamatan berbahan kecamatan berbahan berbahan berbahan		the state of the state of the state of the state of	
X	Room additions, structural modification unresolved permits, or not in compliant		alterations or repairs made without necessary perm ling codes in effect at the time.	nits, with
<u>×</u> _	Homeowners' associations or mainter Name of association:	nance fees o	assessments. If yes, complete the following:	
	Manager's name: Fees or assessments are: \$		Phone:	11.55
	Any unpaid fees or assessment for	or the Proper	- ·	
_ X	with others. If yes, complete the follow	ving:	courts, walkways, or other) co-owned in undivided arged? yes no If yes, describe:	interest
_ 🔀	Any notices of violations of deed rest Property.	rictions or go	vernmental ordinances affecting the condition or us	se of the
<u> X</u>	Any lawsuits or other legal proceeding to: divorce, foreclosure, heirship, bank	gs directly or cruptcy, and	indirectly affecting the Property. (Includes, but is no axes.)	ot limited
<u> </u>	Any death on the Property except for to the condition of the Property.	those death	s caused by: natural causes, suicide, or accident u	nrelated
_ <u>X</u>	Any condition on the Property which n	naterially affe	cts the health or safety of an individual.	
	hazards such as asbestos, radon, lea	d-based pain her documer	tation identifying the extent of the remediation (for e	
_ <u>\</u> \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	化二氯化二甲基磺胺二氯化甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基	ted on the Pr	operty that is larger than 500 gallons and that uses	a public
_ <u>X</u>			rvice area owned by a propane distribution system re	tailer.
_ <u>X</u>	Any portion of the Property that is loca	ated in a grou	ndwater conservation district or a subsidence distric	ct.
			os	
(TAR-1406	6) 02-01-18 Initialed by: Buyer:		and Seller: AS Pa	ge 3 of 5

Concerning the Pro	operty at <u>28810</u> i	Hidden Cove Dr, Ma	ignolia, Texas //3	54	
If the answer to an	y of the items in S	ection 5 is yes, explai	n (attach additional sl	neets if necessary):	
<u> </u>					
		•			
•					
Section 6. Seller	$ ot\!$	ot attached a survey	of the Property.		
regularly provide	inspections and		sed as inspectors o	n inspection reports for the state of the st	
Inspection Date	Туре	Name of Insp	ector		No. of Pages
<u> </u>	· · · · · · · · · · · · · · · · · · ·			*	
	_	· · · · · ·		<u> </u>	
Note: A				on of the current condition	on of the
* .	Property. A buye	er should obtain inspe	ctions from inspectors	s chosen by the buyer.	
Section 8. Check	any tax exempti	on(s) which you (Sel	ller) currently claim	for the Property:	
X Homestead		Senior Citizen Agricultural		Disabled	
Wildlife Mar	nagement	Agricultural		Disabled Veteran	
Other:		<u> </u>		Unknown	
which the claim w	/as made? yes	s <u>X</u> no If yes, explain:	·—————————————————————————————————————		
<u> </u>	and the first of the second	. ,			· · · · · · · · · · · · · · · · · · ·
	Chapter 766 of the	e Health and Safety		n accordance with the	
	<u> </u>	iti eje i sa karan s			<u> </u>
installed in ac including perf	of the Health and Sc cordance with the r ormance, location, a	requirements of the build and power source requi	ding code in effect in the rements. If you do not	ellings to have working sme e area in which the dwelli know the building code re- ficial for more information.	ng is located,
installed in ac including perf effect in your a A buyer may n family who wi impairment fro the seller to in	of the Health and Sacordance with the recordance, location, a area, you may check require a seller to install smoke detectors	requirements of the build and power source requir a unknown above or conta stall smoke detectors for lling is hearing-impaired pian; and (3) within 10 da ors for the hearing-impair	ding code in effect in the rements. If you do not a cast your local building of the hearing impaired if: 1; (2) the buyer gives the local safe and specifies the local in the local safe and specifies the local in	e area in which the dwelli know the building code red	ng is located, quirements in of the buyer's of the hearing on request for
installed in ac including perf effect in your a A buyer may n family who wi impairment fro the seller to in agree who will Seller acknowledge the broker(s), has i	of the Health and Saccordance with the recordance, location, a great, you may check require a seller to institute the control of the dwelper of the control of the cost of institute that the cost of institute that the statem	requirements of the build and power source requir a unknown above or conta- stall smoke detectors for Illing is hearing-impaired pian; and (3) within 10 da ors for the hearing-impair talling the smoke detector	ding code in effect in the rements. If you do not a cart your local building of the hearing impaired if: (2) the buyer gives the local safter the effective data and specifies the local safter the brand of safter the to the best of S	e area in which the dwelli know the building code re ficial for more information. (1) the buyer or a member e seller written evidence c te, the buyer makes a writte cations for installation. The	ng is located, quirements in of the buyer's of the hearing en request for e parties may o person, including
installed in ac including perfect in your a A buyer may infamily who will impairment from the seller to infagree who will be broker(s), has interested to the seller acknowledge the broker(s), has interested to the seller acknowledge the broker(s).	of the Health and Saccordance with the recordance, location, agreed, you may check require a seller to instill reside in the dwelow a licensed physic install smoke detected bear the cost of instill structed or influen	requirements of the build and power source requirements of the build and power source requirements unknown above or contestall smoke detectors for Illing is hearing-impaired on the hearing-impaired alling the smoke detector ents in this notice are need Seller to provide	ding code in effect in the rements. If you do not a cet your local building of the hearing impaired if: (2) the buyer gives the local safter the effective dained and specifies the local sand which brand of section to the best of Section and courate information.	e area in which the dwelling code reconstruction of the buyer or a member of seller written evidence of the buyer makes a written et a written evidence of the buyer makes a written of the buyer with the buyer of the buy	ng is located, quirements in of the buyer's of the hearing en request for e parties may o person, including al information.
installed in ac including perf effect in your a A buyer may n family who wi impairment fro the seller to in agree who will Seller acknowledge the broker(s), has i	of the Health and Saccordance with the recordance, location, agreed, you may check require a seller to instill reside in the dwelow a licensed physic install smoke detected bear the cost of instill structed or influen	requirements of the build and power source requires anknown above or contestall smoke detectors for alling is hearing-impaired point; and (3) within 10 day for the hearing-impaired alling the smoke detector ents in this notice are nced Seller to provide	ding code in effect in the rements. If you do not a cet your local building of the hearing impaired if: (2) the buyer gives the sys after the effective dained and specifies the lower and which brand of size true to the best of Section and courate information.	e area in which the dwelling code reconstruction of the buyer or a member of seller written evidence of the buyer makes a written et a written evidence of the buyer makes a written of the buyer with the buyer of the buy	ng is located, quirements in of the buyer's of the hearing en request for e parties may o person, including

Concerning the Property at

28810 Hidden Cove Dr, Magnolia, Texas 77354

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 www.txdps.state.tx.us. 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* (TAR 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:
٠		THE TOHOWHING	PIOVIGOIS	CULTCINIT	DIOVIGE	301 1100 10		I IODGIC

Electric: $\mathcal{Y} \mathcal{EP}$	phone #: 866 · 937 · 5937
Sewer: Monarch Utilities Southwest Water Co	phone #: 866 · 654 · 7992
Water: "	phone #:
Cable: XAnity	phone #: 800 .934 . 6489
Trash: Waste Mangement	phone #: 866 909 4438
Natural Gas: Uni Gas	phone #: 281 - 252 - 6700
Phone Company: <u>n/a</u>	phone #: _^/a
Propane: <u>Na</u>	phone #: _ 1/a
Internet: XAnity	phone #: 300 -934 6489
•	• • •

(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:	
(TAR-1406) 02-01-18	Initialed by: Buyer:,	and Seller: As	Page 5 of 5

and the first of the second of

and the control of t The control of the control of

and the second of the second o

and the first of the control of the

e partir de la grande de la grande de la composition de la grande de la composition de la composition de la gr La grande de la gra La grande de la gra