CONCERNING THE PROPERTY AT



74 Rockridge Drive, The Woodlands, TX 77381

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.

THIS NOTICE IS A DISCLOSURE OF STATE SIGNED BY SELLER AND IS NOT A	IOT A SUBSTITUTE FOR ANY I	INSPECTIONS OR WARRAN	TIES THE BUYER
AGENT. Seller \underline{x} is is not occupying the Property (operty. If unoccupied (by Seller), h (approximate date) or never o	3	pied 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	Υ	N	U
Cable TV Wiring	Х		
Carbon Monoxide Det.		Х	
Ceiling Fans	Х		Х
Cooktop			
Dishwasher	Х		
Disposal	Х		
Emergency Escape Ladder(s)		х	
Exhaust Fans	Х		
Fences	Х		
Fire Detection Equip.	Х		
French Drain			Х
Gas Fixtures			Х
Natural Gas Lines	Х		

Item	Υ	N	כ
Liquid Propane Gas:		Х	
-LP Community (Captive)		Х	
-LP on Property		Х	
Hot Tub		Х	
Intercom System		Х	
Microwave	Х		
Outdoor Grill			
Patio/Decking	Х		
Plumbing System	Х		
Pool		Х	
Pool Equipment		Х	
Pool Maint. Accessories		Х	
Pool Heater		Χ	

Item	Υ	N	U
Pump: sump grinder		Χ	
Rain Gutters		Х	
Range/Stove	Х		
Roof/Attic Vents	Х	Χ	
Sauna			
Smoke Detector	Х		
Smoke Detector - Hearing			
Impaired			Х
Spa		Χ	
Trash Compactor		Χ	
TV Antenna		Χ	
Washer/Dryer Hookup	Χ		
Window Screens	Х		
Public Sewer System	Х		

Item	Υ	N	U	Additional Information
Central A/C	Х			X electric gas number of units: 1
Evaporative Coolers	Χ			number of units: _ 1
Wall/Window AC Units		Х		number of units:
Attic Fan(s)			Х	if yes, describe:
Central Heat	Χ			electric X gas number of units:
Other Heat		Х		if yes, describe:
Oven	Χ			number of ovens: 1 electric gas other:
Fireplace & Chimney	Χ			wood _x gas logsmockother:
Carport			Х	attached not attached
Garage	Χ			x_ attached not attached
Garage Door Openers	Χ			number of units: 1 number of remotes: _1
Satellite Dish & Controls		Х		owned leased from:
Security System		Х		owned leased from: not on used but wired-hardware
Solar Panels		Х		owned leased from:
Water Heater	Χ			electric x_ gas other: number of units: 1
Water Softener		Х		owned leased from:
Other Leased Items(s)		Χ		if yes, describe:

Initialed by: Buyer: _ (TAR-1406) 02-01-18 Redfin Corporation, 5307 E. Mockingbird Lane, #500 Dallas, TX 75206 Phone: (972)849-1680

Concerning the Property at	74	Rocl	kridge Drive, The Wood	dlands, TX	7738	1		
Underground Lawn Sprinkle	er		X automatic	manual are	as co	overed: front and Back Yard		
Septic / On-Site Sewer Facility if yes, attach Information About On-Site Sewer Facility (TAR-1407)								
	and a GAF cover	78? attach HD ing (yes no \underline{x} unknown h TAR-1906 concerning lea Age: $\underline{4}$ on the Property (shingles	ad-based pair	ıt haz		xima or ı	ite)
are need of repair? yes	x no	o If ye	es, describe (attach additio	nal sheets if r	eces	working condition, that have de sary): ne following?: (Mark Yes (Y) if		
Item	Υ		Item	Υ	N	Item	Υ	N
Basement	-		Floors	•	X	Sidewalks	÷	† · ·
Ceilings		X	Foundation / Slab(s)		X	Walls / Fences	+	Х
Doors		Х	Interior Walls		X	Windows	+	X
Driveways		Х	Lighting Fixtures		X	Other Structural Components	+	X
Electrical Systems		Х	Plumbing Systems		Х	· ·	1	+
Exterior Walls		Х	Roof		Х		1	\top
No Basement/ No sidewa	ı1k					ets if necessary): Yes (Y) if you are aware and N	lo (N	——————————————————————————————————————
Condition			Y N I	Condition			V	N

Condition	Υ	N
Aluminum Wiring		
Asbestos Components		Х
Diseased Trees: oak wilt	_	Х
Endangered Species/Habitat on Property		Χ
Fault Lines		Х
Hazardous or Toxic Waste		Х
Improper Drainage		Х
Intermittent or Weather Springs		Х
Landfill		Х
Lead-Based Paint or Lead-Based Pt. Hazards		Х
Encroachments onto the Property		Х
Improvements encroaching on others' property		Х
Located in 100-year Floodplain		
(If yes, attach TAR-1414)		Х
Located in Floodway (If yes, attach TAR-1414)		Х
Present Flood Ins. Coverage		
(If yes, attach TAR-1414)	Х	
Previous Flooding into the Structures		Х
Previous Flooding onto the Property		Х
Located in Historic District		Х

Condition	Υ	N
Previous Foundation Repairs		Х
Previous Roof Repairs		Х
Previous Other Structural Repairs		Х
Radon Gas		Х
Settling		Х
Soil Movement		Х
Subsurface Structure or Pits	Х	
Underground Storage Tanks		Х
Unplatted Easements		Х
Unrecorded Easements		Х
Urea-formaldehyde Insulation		Х
Water Penetration		Х
Wetlands on Property		
		Х
Wood Rot		
Active infestation of termites or other wood		
destroying insects (WDI)		Х
Previous treatment for termites or WDI	Х	
Previous termite or WDI damage repaired	Х	
Previous Fires	Х	

(TAR-1406) 02-01-18

and Seller: Initialed by: Buyer: _

Llia						
	Historic Property Designation			Termite or WDI da	mage needing repair	
		Jse of Premises for Manufacture phetamine		Single Blockable M Tub/Spa*	Main Drain in Pool/Hot	
lf th Do	ne answ not k	ver to any of the items in Section 3 is yes, now if house has aluminum wiring.	explain (a	ittach additional shee oi Poond in backy	ts if necessary): ard is not currently used.	
те	rmites	found and eliminated in Nov. 201	7 with S	entricon Program	by Beneficial Pest Contro	l, LLC
Tr	ansfer	able Annual Contract. Last Inspec	tion 4/1	6/2019. No activi	ty found on home.	_
Ou	tlet f	ire on 6/18/2018 contained to por	tion of v	wall. Ozone treat	ment&cleaning, elecrical/v	vall rep
		*A single blockable main drain may	cause a	suction entrapment h	azard for an individual.	
wh	ction 4. ich has cessary	Are you (Seller) aware of any item, eds not been previously disclosed in thi	s notice?	yes \underline{x} no If y	the Property that is in need or es, explain (attach additional s	f repair, heets if
	ction 5.	Are you (Seller) aware of any of the	following	g (Mark Yes (Y) if yo	ou are aware. Mark No (N) if	you are
Υ	N					
	X	Room additions, structural modifications unresolved permits, or not in compliance				its, with
	<u>X</u>	Homeowners' associations or maintena Name of association:		•		
		Manager's name:			Phone:	
		Fees or assessments are: \$		per	and are: mandatory v	oluntary
		Manager's name: Fees or assessments are: \$ Any unpaid fees or assessment for If the Property is in more than one attach information to this notice.	the Proper associatio	rty?yes (\$n, provide informatio	n about the other associations b	pelow or
X						
	_	Any common area (facilities such as powith others. If yes, complete the following Any optional user fees for common Pay Woodlands Township Taxes	ıg: facilities c	harged? yes n	o If yes, describe:	
_	<u>x</u>	with others. If yes, complete the following Any optional user fees for common	ng: facilities c - Pool m	harged?yesnembership,etc ava	o If yes, describe:ailable	
	<u>x</u> <u>x</u>	with others. If yes, complete the following Any optional user fees for common Pay Woodlands Township Taxes Any notices of violations of deed restrict.	ng: facilities c - Pool m tions or go	harged? yes nembership, etc available overnmental ordinance r indirectly affecting t	o If yes, describe: ailable ces affecting the condition or us	e of the
	_	with others. If yes, complete the following Any optional user fees for common Pay Woodlands Township Taxes Any notices of violations of deed restrict Property. Any lawsuits or other legal proceedings	ng: facilities c - Pool m ctions or go directly or uptcy, and	harged?yesnembership,etc_ava overnmental ordinand r indirectly affecting to taxes.)	o If yes, describe: ailable ces affecting the condition or us he Property. (Includes, but is no	e of the
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 	<u>x</u> <u>x</u>	with others. If yes, complete the following Any optional user fees for common Pay Woodlands Township Taxes. Any notices of violations of deed restrict Property. Any lawsuits or other legal proceedings to: divorce, foreclosure, heirship, bankrut Any death on the Property except for the tothe condition of the Property. Any condition on the Property which may repairs or treatments, other than repairs such as asbestos, radon, leadlif yes, attach any certificates or other	rg: facilities c - Pool r ctions or go directly or uptcy, and nose death aterially aff outine mai based pair er docume ther remed d on the P	harged? yes nembership, etc available. The membership affecting the taxes.) The caused by: natural fects the health or safe to the nt, urea-formaldehydentation identifying the liation).	o If yes, describe: ailable ces affecting the condition or us the Property. (Includes, but is no I causes, suicide, or accident un fety of an individual. the Property to remediate envirous, or mold. the extent of the remediation (for extent)	ee of the t limited nrelated nmental xample,
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(TAR-1406) 02-01-18

Initialed by: Buyer: _____, ___ and Seller: ____, ___

Concerning the Prop	city at 71 Rocki rage			
If the answer to any	of the items in Section !	5 is yes, explain (attach add	litional sheets if necessary):	
Section 6. Seller	has has not atta	iched a survey of the Prop	perty.	
Section 7. Within regularly provide in	— the last 4 years, have nspections and who a	you (Seller) received an	y written inspection reports f ectors or otherwise permitted	
Inspection Date	Type	Name of Inspector	<u> </u>	No. of Pages
/17/28/2017		Gary Kohut, Beneficia	l Pest Control, LLC	1
0/28/2017		Gary Kohut, Beneficia		2
/11/2018	Sentricon Termite	Morgan Kohut, Benefic	ial Pest Control, LLC	4
/11/2019		Morgan Kohut, Benefic		3
	Property. A buyer shou		a reflection of the current conditing the spectors chosen by the buyer. It claim for the Branerty:	on of the
Homestead		Senior Citizen	Disabled	
Homesteau	agement	Agricultural	Disabled Veteran	
wildille ivialia				
Other:Other: Section 9. Have your yes Section 10. Have yes	you (Seller) ever f no ou (Seller) ever recei	iled a claim for dam	Unknown age to the Property with for damage to the Property	(for example, an
Other:	you (Seller) ever f no ou (Seller) ever receiv a settlement or award as made? yes <u>x</u> no m for tree and Gara	riled a claim for dam ved proceeds for a claim I in a legal proceeding) an If yes, explain: age Gable repair result	Unknown age to the Property with for damage to the Property d not used the proceeds to me	(for example, an ake the repairs for
Other:Other: Section 9. Have yes provider? x_yes Section 10. Have yes insurance claim or which the claim wa 9/13/2008 - Clai 6/12/2014 - Clai	you (Seller) ever f no ou (Seller) ever receiv a settlement or award as made? yes <u>x</u> no m for tree and Gara	ved proceeds for a claim lin a legal proceeding) an lf yes, explain: lge Gable repair result (roof replaced) resulti	Unknown age to the Property with for damage to the Property d not used the proceeds to m	(for example, an ake the repairs for
Other: Section 9. Have years are claim or which the claim wa 9/13/2008 - Claim 6/12/2014 - Claim 6/19/2018 - Claim Section 11. Does the requirements of Characteristics.	you (Seller) ever foot (Seller) ever received a settlement or award as made? yes x_ no more for tree and Garam for roof damage (more property have wornapter 766 of the Health	ved proceeds for a claim in a legal proceeding) and if yes, explain: age Gable repair result (roof replaced) resulting see attached) king smoke detectors instant and Safety Code?*	Unknown age to the Property with for damage to the Property d not used the proceeds to me	r (for example, an ake the repairs for mage (see attached) me smoke detector r unknown, explain.
Other: Section 9. Have yorovider? x yes Section 10. Have yoursurance claim or which the claim wa 9/13/2008 - Claim 6/12/2014 - Claim 6/12/2018 - Claim	you (Seller) ever for no ou (Seller) ever receive a settlement or award as made?yes x_ no me for tree and Garam for roof damage (me Property have wornapter 766 of the Health eets if necessary):	ved proceeds for a claim in a legal proceeding) an If yes, explain: age Gable repair result (roof replaced) resulti (see attached) king smoke detectors insth and Safety Code?* ode requires one-family or two-ments of the building code in ever source requirements. If yo	Unknown age to the Property with for damage to the Property d not used the proceeds to make the process of the property of the process o	r (for example, an ake the repairs for mage (see attachee attached) re smoke detector r unknown, explain. moke detectors ling is located, equirements in
Other: Section 9. Have your yes	you (Seller) ever foot (Seller) ever receive a settlement or award as made?yes xnomega for roof damage (mage) for outlet fire (mage) and for outlet fire (mage) for the Health and Safety Coordance with the requirement of the Health and Safety Coorda	ved proceeds for a claim in a legal proceeding) and If yes, explain: age Gable repair resulting (roof replaced) resulting (see attached) reking smoke detectors insect the and Safety Code?* and code requires one-family or two-ments of the building code in eather the source requirements. If you wan above or contact your local is to be detectors for the hearing impaired; (2) the buyer of (3) within 10 days after the efficiency impaired and specific the hearing-impaired and specific the source and specific the source and specific the source and specific the hearing-impaired and specific the source and specific the specific the source and specific the source and specific the source and specific the source and specific the specific the specific the source and specific the speci	Unknown age to the Property with a for damage to the Property d not used the proceeds to make the proceeds to the proceeds to make the proceeds to the pro	r (for example, an ake the repairs for mage (see attached) ree attached) ree smoke detector runknown, explain. rof the buyer's of the buyer's of the hearing the request for
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Concerning the Property at

74 Rockridge Drive, The Woodlands, TX 77381

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:

Electric: Entergy Texas	phone #: 800-368-3749
Sewer:	phone #:
Water: MUD No. 60	phone #: 281-367-1271
Cable: ATT UVerse	phone #: 877-774-8845
Trash: Waste Management	phone #: 936-441-8017
Natural Gas: Centerpoint	phone #: 713-659-2111
Phone Company:	phone #:
Propane:	phone #:
Internet: ATT	phone #: 877-774-8845

(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	D	ate	Signature of Buyer	Date
Printed Name:			Printed Name:	
(TAR-1406) 02-01-18	Initialed by: Buyer:	,	and Seller: [Rk,	Page 5 of 5