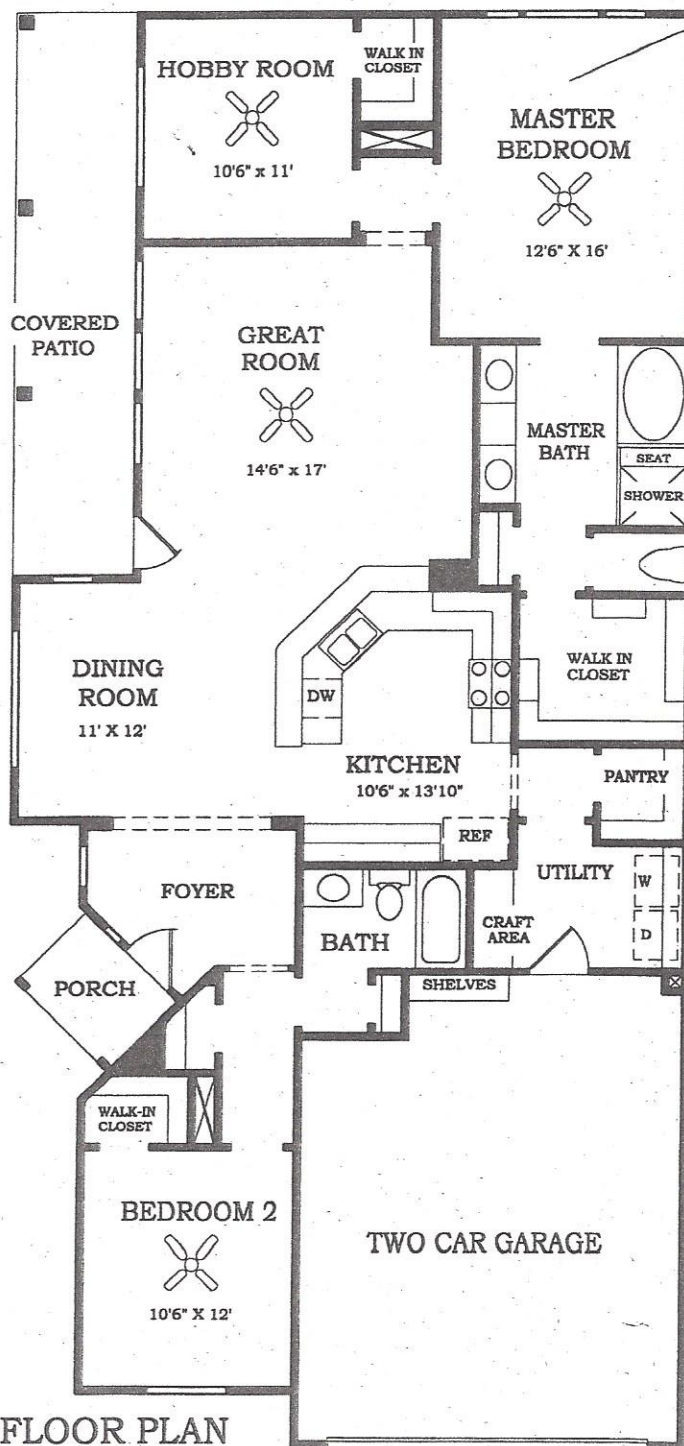


# The Monaco

MODEL #7230

TWO BEDROOMS + HOBBY ROOM, TWO FULL BATHS, LARGE GREAT ROOM OVERLOOKING COVERED PATIO, OPEN KITCHEN WITH WALK-IN PANTRY, LARGE MASTER CLOSET, LARGE UTILITY ROOM WITH CRAFT AREA. TWO-CAR ATTACHED GARAGE WITH STORAGE SHELVES.  
APPROXIMATELY 1739 SQ. FT.



7230 FLOOR PLAN  
THE MONACO



In our continuing efforts to improve our product, Lennar Homes reserves the right to revise specifications and dimensions without notice. All dimensions are approximate. Layout may be revised. Landscaping shown is for conceptual purposes only.

Revised July 2000





TEXAS ASSOCIATION OF REALTORS®  
**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.**

CONCERNING THE PROPERTY AT 26 Lilac Ridge Pl  
Conroe, TX 77384

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 BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller    is    is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property?  
  SINCE 1999   or    never occupied 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	Y	N	U
Cable TV Wiring	✓		
Carbon Monoxide Det.			U
Ceiling Fans	✓		
Cooktop			
Dishwasher	✓		
Disposal	✓		
Emergency Escape Ladder(s)		N	
Exhaust Fans	✓		
Fences	✓		
Fire Detection Equip.			U
French Drain			U
Gas Fixtures	✓		
Natural Gas Lines	✓		

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

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

Item	Y	N	U	Additional Information
Central A/C	✓			✓ electric gas number of units: <u>1 NEW AS OF JUNE 2017</u>
Evaporative Coolers			U	number of units: _____
Wall/Window AC Units		N		number of units: _____
Attic Fan(s)	✓			if yes, describe: _____
Central Heat	✓			electric gas number of units: <u>1 NEW AS OF JUNE 2017</u>
Other Heat		N		if yes, describe: _____
Oven	✓			number of ovens: <u>1</u> ✓ electric gas other: _____
Fireplace & Chimney		N		wood gas logs mock other: _____
Carport		N		attached not attached
Garage	✓			✓ attached not attached
Garage Door Openers	✓			number of units: <u>1 DOOR</u> number of remotes: <u>2</u>
Satellite Dish & Controls		N		owned lease from: _____
Security System		N		owned lease from: _____
Water Heater	✓			electric gas other: _____ number of units: _____
Water Softener			U	owned lease from: _____
Underground Lawn Sprinkler	✓			✓ automatic manual areas covered: <u>1</u>
Septic / On-Site Sewer Facility		N		if yes, attach Information About On-Site Sewer Facility (TAR-1407)



Concerning the Property at \_\_\_\_\_

Water supply provided by: \_\_ city \_\_ well \_\_ MUD  co-op \_\_ unknown \_\_ other: \_\_\_\_\_

Was the Property built before 1978? \_\_ yes  no \_\_ unknown

(If yes, complete, sign, and attach TAR-1906 concerning lead-based paint hazards).

Roof Type: 25YR 3-TAB COMP. SHINGLES WAR Age: SINCE MAY 2015 (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? \_\_ yes \_\_ 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.)**

Item	Y	N
Basement (NONE)		
Ceilings		<input checked="" type="checkbox"/>
Doors		<input checked="" type="checkbox"/>
Driveways		<input checked="" type="checkbox"/>
Electrical Systems		<input checked="" type="checkbox"/>
Exterior Walls		<input checked="" type="checkbox"/>

Item	Y	N
Floors		<input checked="" type="checkbox"/>
Foundation / Slab(s)		<input checked="" type="checkbox"/>
Interior Walls		<input checked="" type="checkbox"/>
Lighting Fixtures		<input checked="" type="checkbox"/>
Plumbing Systems		<input checked="" type="checkbox"/>
Roof		<input checked="" type="checkbox"/>

Item	Y	N
Sidewalks		<input checked="" type="checkbox"/>
Walls / Fences		<input checked="" type="checkbox"/>
Windows		<input checked="" type="checkbox"/>
Other Structural Components		<input checked="" type="checkbox"/>

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	Y	N
Aluminum Wiring		<input checked="" type="checkbox"/>
Asbestos Components		<input checked="" type="checkbox"/>
Diseased Trees: <u>oak wilt</u>		<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property		<input checked="" type="checkbox"/>
Fault Lines		<input checked="" type="checkbox"/>
Hazardous or Toxic Waste		<input checked="" type="checkbox"/>
Improper Drainage		<input checked="" type="checkbox"/>
Intermittent or Weather Springs		<input checked="" type="checkbox"/>
Landfill		<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards		<input checked="" type="checkbox"/>
Encroachments onto the Property		<input checked="" type="checkbox"/>
Improvements encroaching on others' property		<input checked="" type="checkbox"/>
Located in 100-year Floodplain		<input checked="" type="checkbox"/>
Located in Floodway		<input checked="" type="checkbox"/>
Present Flood Ins. Coverage (If yes, attach TAR-1414)		<input checked="" type="checkbox"/>
Previous Flooding into the Structures		<input checked="" type="checkbox"/>
Previous Flooding onto the Property		<input checked="" type="checkbox"/>
Located in Historic District		<input checked="" type="checkbox"/>
Historic Property Designation		<input checked="" type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine		<input checked="" type="checkbox"/>

Condition	Y	N
Previous Foundation Repairs		<input checked="" type="checkbox"/>
Previous Roof Repairs		<input checked="" type="checkbox"/>
Other Structural Repairs		<input checked="" type="checkbox"/>
Radon Gas		<input checked="" type="checkbox"/>
Settling		<input checked="" type="checkbox"/>
Soil Movement		<input checked="" type="checkbox"/>
Subsurface Structure or Pits		<input checked="" type="checkbox"/>
Underground Storage Tanks		<input checked="" type="checkbox"/>
Unplatted Easements		<input checked="" type="checkbox"/>
Unrecorded Easements		<input checked="" type="checkbox"/>
Urea-formaldehyde Insulation		<input checked="" type="checkbox"/>
Water Penetration		<input checked="" type="checkbox"/>
Wetlands on Property		<input checked="" type="checkbox"/>
Wood Rot		<input checked="" type="checkbox"/>
Active infestation of termites or other wood destroying insects (WDI)		<input checked="" type="checkbox"/>
Previous treatment for termites or WDI		<input checked="" type="checkbox"/>
Previous termite or WDI damage repaired		<input checked="" type="checkbox"/>
Previous Fires		<input checked="" type="checkbox"/>
Termite or WDI damage needing repair		<input checked="" type="checkbox"/>
Single Blockable Main Drain in Pool/Hot Tub/Spa*		<input checked="" type="checkbox"/>

Concerning the Property at \_\_\_\_\_

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): \_\_\_\_\_

\*A single blockable main drain may cause a suction entrapment hazard for an individual.

**Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice?** \_\_\_ yes  no If yes, explain (attach additional sheets if necessary): \_\_\_\_\_

**Section 5. Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)**

**Y N**  
\_\_\_  \_\_\_

Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at the time.

\_\_\_

Homeowners' associations or maintenance fees or assessments. If yes, complete the following:

Name of association: WINDSOR HILLS HOA

Manager's name: Doreen Strujek Phone: 281 857-6027

Fees or assessments are: \$ 185.00 per MONTH and are:  mandatory \_\_\_ voluntary

Any unpaid fees or assessment for the Property? \_\_\_ yes (\$ \_\_\_\_\_) \_\_\_ no

If the Property is in more than one association, provide information about the other associations below or attach information to this notice.

\_\_\_

Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:

Any optional user fees for common facilities charged? \_\_\_ yes \_\_\_ no If yes, describe: \_\_\_\_\_

\_\_\_

Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.

\_\_\_

Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)

\_\_\_

Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.

\_\_\_

Any condition on the Property which materially affects the health or safety of an individual.

\_\_\_

Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.

If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).

\_\_\_

Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.

\_\_\_

The Property is located in a propane gas system service area owned by a propane distribution system retailer.

\_\_\_

Any portion of the Property that is located in a groundwater conservation district or a subsidence district.





26 Lilac Ridge Pl  
Conroe, TX 77384

Concerning the Property at \_\_\_\_\_

Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

Alisa Manime Hassler 8-20-17  
Signature of Seller Date Signature of Seller Date  
Printed Name: \_\_\_\_\_ Printed Name: \_\_\_\_\_

**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](http://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 you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (4) The following providers currently provide service to the property:

Electric: <u>ENTERGY</u>	phone #: <u>1800 368-3749</u>
Sewer: <u>WJPA</u>	phone #: <u>281 367 1271</u>
Water: <u>WJPA</u>	phone #: <u>"</u>
Cable: <u>DIRECTV</u>	phone #: <u>—</u>
Trash: <u>WINDSOR HILLS HOA</u>	phone #: <u>—</u>
Natural Gas: <u>CENTERPOINT ENERGY</u>	phone #: <u>713 659 2111</u>
Phone Company: <u>CONSOLIDATED COMMUNICATIONS</u>	phone #: <u>—</u>
Propane: _____	phone #: _____

- (5) 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: \_\_\_\_\_