

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: 6615 Durango Drive, Magnolia, Texas 77354

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 pr	operty. I	f unoccup	ied (by	Seller),	how lo	ng since	Seller ha	s occup	ied the
Proper	ty? 1	1 month (a	pproximate date)	or 🗆 no	ever occup	pied the	Proper	ty				

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.

ltem	Υ	N	U	Item	Υ	N	UΙ	Item	Υ	N	U
Cable TV Wiring	Х			Liquid Propane Gas		Х		Pump: ☐ sump ☐ grinder		Х	
Carbon Monoxide Det.	Х			- LP Community (Captive)		Х		Rain Gutters	X		
Ceiling Fans	Х			- LP on Property		Х		Range/Stove	Х		
Cooktop		Х		Hot Tub		Х		Roof/Attic Vents	Х		
Dishwasher	Χ			Intercom System		Х		Sauna		Х	
Disposal	Х			Microwave	Х			Smoke Detector	Х		
Emergency Escape Ladder(s)		Х		Outdoor Grill		Х		Smoke Detector Hearing Impaired		Х	
Exhaust Fan	Χ			Patio/Decking	Х			Spa		Х	
Fences	Х			Plumbing System	Х			Trash Compactor		Х	
Fire Detection Equipment		Х		Pool	Х			TV Antenna		Х	
French Drain		Х		Pool Equipment	Х			Washer/Dryer Hookup	Х		
Gas Fixtures	Х			Pool Maint. Accessories		Х		Window Screens	Х		
Natural Gas Lines	Х			Pool Heater		Χ		Public Sewer System	Χ		

Item	Υ	N	U	Additional Information
Central A/C	Χ			⊠ electric □ gas number of units: 2
Evaporative Coolers		Χ		number of units:
Wall/Window AC Units		Х		number of units:
Attic Fan(s)		Х		if yes, describe:
Central Heat	Х			□ electric 図 gas number of units: 2
Other Heat	Χ			if yes, describe: Fireplace
Oven	Х			number of ovens: 1 □ electric ⊠ gas □ other
Fireplace & Chimney	Х			⊠wood ⊠ gas log □mock □ other
Carport		Χ		□ attached □ not attached
Garage	Х			☑ attached ☐ not attached
Garage Door Openers	Х			number of units: 2 number of remotes: 2
Satellite Dish & Controls		Х		□ owned □ leased from:
Security System	Х			☑ owned ☐ leased from:
Solar Panels		Χ		□ owned □ leased from:
Water Heater	Χ			□ electric ⊠ gas □ other number of units: 2
Water Softener	Х			☑ owned ☐ leased from:

Initialed by: Buyer: ____, ___ and Seller: MM, DM



3 , ,	•										
Other Leased Item(s)			X	if yes,	descr	ibe:					
Underground Lawn Sprinkler)		⊠ aut	omatio	□ manual		area	as covered: 100%		
Septic / On-Site Sewer Facility	<u>' </u>		X	if Yes	attac	h Informatior	n A	bou	t On-Site Sewer Facility.(TXR-1	407	7)
Water supply provided by: \Box c	ity	□ v	vell		□ со-	-op □ unkn	ow	n [☑ other: Woodland Oaks Utility	Co).
Was the Property built before (If yes, complete, sign, and atta			•				air	nt ha	azards).		
Roof Type: Composite (Shingl	es)					Age: 5 (appr	oxi	imat	re)		
Is there an overlay roof covering covering)? ☐ Yes ☒ No ☐ U	_			perty (sl	ningles	s or roof cove	erir	ng p	laced over existing shingles or r	oof	:
Are you (Seller) aware of any of defects, or are in need of repair							are	not	in working condition, that have		
Section 2. Are you (Seller) as	var	e of	any	defects	or ma	Ifunctions i	n a	anv	of the following?: (Mark Yes (Y) i	if
you are aware and No (N) if y	ou/	are	not a					J	• (•	••
• • • • • • • • • • • • • • • • • • • •		are N	not a	aware.)				N	Item	Y	" N
you are aware and No (N) if y				aware.)				_		Υ	
you are aware and No (N) if y		N	Item Floo	aware.)				N	Item	Y	N
you are aware and No (N) if y Item Basement		N X	Four	aware.) n ors	Slab(N X	Item Sidewalks	Y	N X
you are aware and No (N) if y Item Basement Ceilings		N X X	Floor Four Inter	aware.) n ors ndation /	Slab(N X X X	Item Sidewalks Walls / Fences	Y	N X X
you are aware and No (N) if y Item Basement Ceilings Doors		N X X X	Four Inter	aware.) ors ndation / rior Walls	Slab(s	s)		N X X	Item Sidewalks Walls / Fences Windows	Y	N X X X
you are aware and No (N) if y Item Basement Ceilings Doors Driveways		N X X X X	Four Inter	n ors ndation / rior Walls ting Fixton nbing Sy	Slab(s	s)		N X X X	Item Sidewalks Walls / Fences Windows	Y	N X X X
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Item Basement Ceilings Doors Driveways Electrical Systems Exterior Walls If the answer to any of the item	Y ns in	X X X X X X	Item Floo Four Inter Ligh Plun Roo ction	aware.) n ors ndation / rior Walls ting Fixt mbing Sy f 2 is Yes	Slab(sures stems	s) ain (attach ac	Y	N X X X X X X	Item Sidewalks Walls / Fences Windows Other Structural Components		N X X X
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Item Basement Ceilings Doors Driveways Electrical Systems Exterior Walls If the answer to any of the item Section 3. Are you (Seller) a No (N) if you are not aware.) Condition Aluminum Wiring	Y ns in	X X X X X X	Item Floo Four Inter Ligh Plun Roo ction	aware.) n ors ndation / rior Walls ting Fixt nbing Sy f 2 is Yes	Slab(sures stems) expla	s) ain (attach action condition Condition Radon Gas	ddi	N X X X X X X X X	Item Sidewalks Walls / Fences Windows Other Structural Components al sheets if necessary):	anc	N X X X X

Condition	Υ	N
Aluminum Wiring		Х
Asbestos Components		Χ
Diseased Trees: ☐ Oak Wilt		Χ
Endangered Species/Habitat on Property		Χ
Fault Lines		Х
Hazardous or Toxic Waste		Χ
Improper Drainage		Χ
Intermittent or Weather Springs		Χ
Landfill		Х
Lead-Based Paint or Lead-Based Pt. Hazards		Х
Encroachments onto the Property		Χ
Improvements encroaching on others' property		Χ
Located in Historic District		Χ
Historic Property Designation		Х
Previous Foundation Repairs		Χ
Previous Roof Repairs	Х	

Condition	Y	N
Radon Gas		X
Settling		Х
Soil Movement		Х
Subsurface Structure or Pits		X
Underground Storage Tanks		X
Unplatted Easements		X
Unrecorded Easements		Х
Urea-formaldehyde Insulation		Х
Water Damage Not Due to a Flood Event		Х
Wetlands on Property		Х
Wood Rot		Х
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

Initialed by: Buyer: ____, ___ and Seller: MM, DM



Previous Other Structural Repairs	X	Termite or WDI damage needing repair		Χ
Previous Use of Premises for Manufacture of	X	Single Blockable Main Drain in Pool/Hot		X
Methamphetamine		Tub/Spa*		
If the answer to any of the items in Section 3 is Y	'es, expl	ain (attach additional sheets if necessary):		
Previous Roof Repairs – Roof replaced in 201	7			
*A single blockable main drain may cause a suctio	n entrapm	ent hazard for an individual.		
Section 4. Are you (Seller) aware of any item, repair, which has not been previously discadditional sheets if necessary):				
Section 5. Are you (Seller) aware of any of the check wholly or partly as applicable. Mark No Y N □ ⊠ Present flood insurance coverage.			re and	l
□ ⊠ Previous flooding due to a failure or breach a reservoir.	of a res	ervoir or a controlled or emergency release of w	ater fro	эm
\square \boxtimes Previous flooding due to a natural flood even	ent.			
$\hfill \square \ensuremath{\mbox{\ensuremath{\square}}}$ Previous water penetration into a structure	on the P	roperty due to a natural flood event.		
\square \boxtimes Located \square wholly \square partly in a 100-year flow AH, VE, or AR).	odplain (Special Flood Hazard Area-Zone A, V, A99, AE	, AO,	
$\square \boxtimes Located \ \square \ wholly \ \square \ partly \ in\ a\ 500-year\ flow$	odplain (Moderate Flood Hazard Area-Zone X (shaded))	١.	
$\hfill \square$ Located $\hfill \square$ wholly $\hfill \square$ partly in a floodway.				
\square \boxtimes Located \square wholly \square partly in flood pool.				
□ ⊠ Located □ wholly □ partly in a reservoir.				
If the answer to any of the above is yes, explain ((attach a	idditional sheets if necessary):		

*If Buyer is concerned about these matters, Buyer may consult Information About Flood Hazards (TXR 1414).

*For purposes of this notice:

"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that

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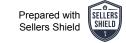
is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

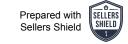
"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

Section 6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program (NFIP)?* □Yes ☑ No If yes, explain (attach additional sheets as necessary):
*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).
Section 7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property? \Box Yes \boxtimes No If yes, explain (attach additional sheets as necessary):
Section 8. 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, with unresolved permits, or not in compliance with building codes in effect at the time.
If Yes, please explain:



Concerning the Property at 6615 Durango Drive, Magnolia, Texas 77354
$\ \square$ Homeowners' associations or maintenance fees or assessments.
If Yes, please explain: POA Dues
If Yes, complete the following: Name of association: Woodland Oaks POA Manager's name: Principal Management Group of Houston Principal Management Group of Houston Phone: 713-329-7100 Fees or assessments are: \$360 per Year 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:
\square \boxtimes 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, please explain:
 □ Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property. If Yes, please explain:
□ ⊠ Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
If Yes, please explain:
□ ⊠ Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
If Yes, please explain:



Concerning the Property at 6615 Durango D	rive, Magnolia, Texas 77354	
\square \boxtimes Any condition on the Property \lozenge	which materially affects th	ne health or safety of an individual.
If Yes, please explain:		
☐ ☒ Any repairs or treatments, other hazards such as asbestos, rad		ce, made to the Property to remediate environmenta ea-formaldehyde, or mold.
If Yes, attach any certificate example, certificate of mold		n identifying the extent of the remediation (for nediation).
☐ ☒ Any rainwater harvesting syste public water supply as an auxil		ry that is larger than 500 gallons and that uses a
If Yes, please explain:		
☐ ☑ The Property is located in a property retailer.	opane gas system service	e area owned by a propane distribution system
If Yes, please explain:		
\square \boxtimes Any portion of the Property tha	t is located in a groundwa	ater conservation district or a subsidence district.
If Yes, please explain:		
•	and who are either lice	eived any written inspection reports from persons ensed as inspectors or otherwise permitted by
		a reflection of the current condition of the Property. An appectors chosen by the buyer.
Section 10. Check any tax exem	nption(s) which you (Se	ller) currently claim for the Property:
	☐ Senior Citizen	☐ Disabled
☐ Wildlife Management	☐ Agricultural	
☐ Other:		☐ Unknown

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Section 11. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider? ☐ Yes ☑ No	
Section 12. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? \square Yes \boxtimes No If yes, explain:	0
Section 13. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?* ☑ Yes ☐ No ☐ Unknown If No or Unknown, explain (Attach additional sheets if necessary):	

*Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.

A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

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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.	

Michael McCauley	01/11/2023	Devon McCauley	01/13/2023
Signature of Seller	Date	Signature of Seller	Date
Printed Name: Michael McCauley		Printed Name: Devon McCauley	

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 https://publicsite.dps.texas.gov/SexOffenderRegistry. 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:	Constellation Energy	Phone #	
Sewer:	Woodland Oaks Utility	Phone #	
Water:	Woodland Oaks Utility	Phone #	
Cable:	ATT	Phone #	
	Residential Recycling and Refuse	_	
Trash:	of Texas	Phone #	
Natural Gas:	UniGas	Phone #	
Phone Company:	ATT	Phone #	
Propane:		Phone #	
Internet:	ATT	Phone #	

(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:	

Initialed by: Buyer: ____, ___ and Seller: MM, DM

