

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: 602 Westwood N Dr, Magnolia, Texas 77354

OF THE DATE SIGNED BY THE BUYER MAY WISH TO	' SE O C	ELL BT	ER AIN	Αl	ND I	IS	NOT A SUBSTITUT	ΕF	OF	RAN	ONDITION OF THE PROPE IY INSPECTIONS OR WARF IND BY SELLER, SELLER'S	RAN		
AGENTS, OR ANY OTHER Seller ⊠ is □ is not occu Property? □occupied the Property				pr	ope	ert	y. If unoccupied (by S	Sell	er),	hov	v long since Seller has occuր _ (approximate date) or ⊔ n			е
Section 1. The Property h							•				(N), or Unknown (U).) which items will & will not conv	⁄ey.		
Item	Υ	N	U	li	tem			Υ	N	U	Item	Υ	N	U
Cable TV Wiring	X			N	latu	ra	l Gas Lines	Х		П	Pump: ☐ sump ☐ grinder		Х	
Carbon Monoxide Det.		Х		F	uel	G	as Piping:		Х		Rain Gutters	Х		
Ceiling Fans	X			F	Bla	Cŀ	Iron Pipe			X	Range/Stove	Х		
Cooktop	X			-	Co	pp	er			X	Roof/Attic Vents	Х		
Dishwasher	Х				- Corrugated Stainless Steel Tubing					Х	Sauna		Х	
Disposal	X			F	Hot Tub				Х		Smoke Detector	Х		
Emergency Escape Ladder(s)		Х		lı	Intercom System			Х		Smoke Detector Hearing Impaired		Х		
Exhaust Fan	Х			١	Microwave			Х			Spa		Х	
Fences	Х			C	Outd	lo	or Grill		Х		Trash Compactor		Х	
Fire Detection Equipment		Х		F	Patio/Decking			X			TV Antenna		Х	
French Drain		Х		F	Plumbing System			Х			Washer/Dryer Hookup	Х		
Gas Fixtures	Х			F	ool				Х		Window Screens	Х		
Liquid Propane Gas		Х		F	ool	Е	quipment		Х		Public Sewer System		Х	
- LP Community (Captive)		х		F	ool	Ν	laint. Accessories		Х					
- LP on Property		Χ		F	ool	H	eater		Χ					
Item			1	Υ	NΙ	J	Additional Information	tion	1					
Central A/C			2	X			⊠ electric □ gas nu	ımb	er	of u	nits: 1			
Evaporative Coolers					X	_	number of units:							
Wall/Window AC Units					X		number of units:							
Attic Fan(s)					X		if yes, describe:							
Central Heat			2	X			□ electric ⊠ gas nu	ımb	er	of u	nits: 1			
Other Heat					X	T	if yes, describe:							
Oven				X			number of ovens: 1	\times	ele	ctric	□ gas □ other			
Fireplace & Chimney				X			□wood ⊠ gas log	□n	100	k [☐ other			

_, ____ and Seller: <u>JB</u>, LB Initialed by: Buyer:

 \square attached \square not attached

 \boxtimes attached \square not attached

number of units: 1 number of remotes: 2

Χ

Χ



Garage Door Openers

Carport

Garage

			-							
Satellite Dish & Controls			X C	owned	leased from	m:				
Security System			X C	owned	☐ leased fro	m:				
Solar Panels			X C	owned	☐ leased fro	m:				
Water Heater	>	(electric	⊠ gas □ ot	he	r _	number of units: 1	I	
Water Softener			X C	owned	☐ leased fro	m:				
Other Leased Item(s)			X if	yes, desc	ribe:					
Underground Lawn Sprinkler			X C	automati	c 🗆 manua		area	as covered:		
Septic / On-Site Sewer Facility	>	<	if	Yes, attac	h Informatio	n A	Nbou	it On-Site Sewer Facility.(TXR-	140	7)
Water supply provided by: ⊠ city					•	IOW	n [□ other:		-
Was the Property built before 19		•	•							
(If yes, complete, sign, and attac	h TXI	₹-	1906 co	oncerning	lead-based p	oaiı	nt ha	azards).		
Roof Type: Composite (Shingles)				Age: 16 (ap	oro	xima	ate)		
Is there an overlay roof covering covering)? \square yes \boxtimes no \square unkr		е	Propert	y (shingle	s or roof cov	erii	ng p	laced over existing shingles or	root	f
Are you (Seller) aware of any of	the ite	en	ns listed	I in this Se	ection 1 that	are	not	in working condition, that have	÷	
defects, or are in need of repair?	\Box ye	s	⊠ no	If yes, de	scribe:					
Section 2. Are you (Seller) awa you are aware and No (N) if yo	u are	n	ot awa		alfunctions		_			
	N	_	tem			Υ	N	Item	<u> </u>	N
Basement	X	-	loors				X	Sidewalks	+	X
Ceilings	X	_	Foundation / Slab(s)				X	Walls / Fences	_	X
Doors	X	_	Interior Walls				X	Windows	4	X
Driveways	X	_	Lighting Fixtures			_	X	Other Structural Components	+	Х
Electrical Systems	X	_	Plumbing Systems				X		+	\vdash
Exterior Walls	X	ŀ	Roof				Χ			
If the answer to any of the items Section 3. Are you (Seller) aw No (N) if you are not aware.)									an	d
Condition				YN	Condition	1			Υ	N
Aluminum Wiring				X	Radon Ga				Ť	X
Asbestos Components				$\frac{1}{X}$	Settling	_			X	_
Diseased Trees: Oak Wilt				$\frac{1}{X}$	Soil Move	ne	nt		+	X
Endangered Species/Habitat on	Prop	er	tv	$\frac{1}{X}$	<u> </u>			ture or Pits	+	X
Fault Lines	. тор	<u> </u>	• 9	$\frac{1}{X}$				rage Tanks	+	X
Hazardous or Toxic Waste				$\frac{1}{X}$	Unplatted			<u> </u>	+	X
Improper Drainage				$\frac{1}{X}$	Unrecorde				+	X
Intermittent or Weather Springs				$\frac{1}{X}$				de Insulation	+	X
Landfill				$\frac{1}{X}$				lot Due to a Flood Event	+	X
Lead-Based Paint or Lead-Base	d Pt	H	azards	$\frac{1}{ X }$	Wetlands	_			+	X

Initialed by: Buyer: ____, ___ and Seller: \underline{JB} , \underline{LB}

Wood Rot



Encroachments onto the Property

Improvements encroaching on others' property

Located in Historic District		Х
Historic Property Designation		Х
Previous Foundation Repairs		Х
Previous Roof Repairs	X	
Previous Other Structural Repairs		Х
Previous Use of Premises for Manufacture of		>
Methamphetamine		^

$ _{X}$
Х
X
X
X
V

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

Previous Roof Repairs – small corner section over front porch completely repaired February 2024. No further issues

Settling – small ceiling crack in master bedroom within 1st year of home being built.

Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of

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

additional sheets if necessary):
Section 5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)
<u>Y N</u>
□ ⊠ Present flood insurance coverage.
☐ ☑ Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
☐ ☑ Previous flooding due to a natural flood event.
\square \boxtimes Previous water penetration into a structure on the Property due to a natural flood event.
\square Located \square wholly \square partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR).
\square \boxtimes Located \square wholly \square partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
\square \boxtimes Located \square wholly \square partly in a floodway.
\square \boxtimes Located \square wholly \square partly in flood pool.
\square \boxtimes Located \square wholly \square partly in a reservoir.
If the answer to any of the above is yes, explain (attach additional 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 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? □yes ☒ 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.
 □ Homeowners' associations or maintenance fees or assessments. If Yes, complete the following: Name of association: Westwood Landowner's Association Manager's name: office manager Phone: 936-321-1414 Fees or assessments are: \$\$141.25 per Year and are: □ mandatory □ voluntary Any unpaid fees or assessment for the Property? □ yes (\$)

Concerning the Property at 602 Westwood N Dr, Magnolia, Texas 77354
 □ 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 describe:
\square \boxtimes 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.
\square \boxtimes 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).
□ Many 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.
□ In the Property is located in a propose gas system service area owned by a propose distribution system retailer.
\square Any portion of the Property that is located in a groundwater conservation district or a subsidence district.
If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):
Homeowners association - each homeowner in this subdivision automatically becomes a paying member of the Westwood Landowner's Association upon purchase of land/home. Fees listed below have been FROZEN for 15 years due to sellers being over 65
Section 9. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? yes no If yes, attach copies and complete the following:
Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.
Section 10. Check any tax exemption(s) which you (Seller) currently claim for the Property:
□ Wildlife Management □ Agricultural □ Disabled Veteran
□ Other: □ Unknown
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:

Property have working smoke detectors installed in accordance with the smoke
of Chapter 766 of the Health and Safety Code?* ⊠ yes □ no □ unknown n (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.

Initialed by: Buyer: ____, ___ and Seller: JB, LB
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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.	

James Vernon Barnard	05/23/2024	Lee Barnard	05/23/2024		
Signature of Seller	Date	Signature of Seller	Date		
Printed Name: James Barnard		Printed Name: Lee Barnard			

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:	Reliant Energy	Phone #	833-235-9653
Sewer:	N/A	Phone #	
Water:	Westwood North Water Supply	Phone #	936-321-7766
Cable:	N/A	Phone #	
Trash:	Heritage Waste Solutions	Phone #	936-264-4444
Natural Gas:	Universal Natural Gas	Phone #	281-252-6700
Phone Company:	N/A	Phone #	
Propane:	N/A	Phone #	
Internet:	Verizon Wirerless	Phone #	877-350-1318

(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: $\underline{\mathsf{JB}}$, $\underline{\mathsf{LB}}$

