

TEXAS ASSOCIATION OF REALTORS®

SELLER'S DISCLOSURE NOTICE

OTHERS ASSOCIATION OF REALTORS®

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

		_		exce	ed t	he n	ninimum disclosu	res requ	ire	d by	the	Code,		= 1177	
CONCERNING THE PROPERTY AT				T	18361 WIGEON TRAIL DR COLLEGE STATION, TX 77845										
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DULE SIGNED DI SEI	1	CA	NU	12 P	IG/1	A	SUBSTITUTE FO	OR ANY	. 11	NCD	E PT	TION OF THE PROPERTY A TIONS OR WARRANTIES TH SELLER'S AGENTS, OR A	April 4	m 4 m	
Seller Dis Dis not o	occup	oyir	ng ti	ie Pi	op	erty.	If unoccupied (by	y Seller)	h	ow l	ong	since Seller has occupied the	Pro	ope	erty'
Section 1. The Proper	rty h	as	the	item	S I	nari	red below: (Mark	Vos IV	-	No I	N),	or Unknown (U).) e which items will & will not convi			
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Cable TV Wiring	V	۳	Ť	. 1	Item Gas Lines (Nat/LP)			- 1	P	10			Y	N	U
Carbon Monoxide Det.			1	1	Hot Tub			-	Ь	1		Pump: ☐ sump ☐ grinder	١.,	$\vdash$	1
Ceiling Fans	U			- 1	_		om System	_		+		Rain Gutters	1		1
Cooktop	1			- 1			vave	V	F	+		Range/Stove	V		1
Dishwasher	V		Н	1	-	_	or Grill	-		þ.		Roof/Attic Vents	~		
Disposal			Н	ŀ	_		Decking	-	U	-		Sauna			
Emergency Escape			H	-	_			$ \Gamma$	H			Smoke Detector	~		
Ladder(s)	Ш	1			PB	BHD	ing System					Smoke Detector – Hearing Impaired	П	~	
Exhaust Fans	1				Po				1	1		Spa		-	H
Fences	1				Po	of E	quipment					Trash Compactor		7	H
Fire Detection Equip.	4	4	Щ		Po	ol M	laint. Accessories	3	U			TV Antenna	Н		1
French Drain	$\perp$		4	/			eater		1			Washer/Dryer Hookup	1		
Gas Fixtures				Public Sewer System							Window Screens	1	П	Н	
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Wall/Window AC Units				$\neg$	1.	1	number of unit		=		_			_	_
Attic Fan(s)				$\pm$	+	1	if yes, describe			-	-			_	
Central Heat				-	1	+	□ electric □					-W			
Other Heat				$\pm$	1.	1	if yes, describe	yas nu	1110	oer c	n Lur	HIS;			
Oven				-	y		number of over		-		es de				
Fireplace & Chimney					1	+				118	rect	ric ⊡rgas □ other:	_		_
Carport				+	1	1	□ wood □ ga				C				
Garage				+	+		I not atta			-					
Garage Door Openers				1	+		] not atta	#CI	1ea	_					
Satellite Dish & Controls				number of units: number of remotes:					_						
Security System			-1-	+	1				_					- 1	
Water Heater				+	-	The second secon	eased fro		-	_					
Nater Softener			1	-	/	□ electric □ g		-	er.	_	number of units:				
	kler	-	_	-	۲	-		eased fro		-					
Underground Lawn Sprinkler Septic / On-Site Sewer Facility			-	-	-		] manua		are	as c	covered:				
	acint		-	-	-	-		rormatio	n A	Abou	t O	n-Site Sewer Facility (TAR-14)	07)		
AR-1406) 7-16-08 *S Rady (A) Solon Rubinstain, TX 77833 * Shows	0	1	nitia	ed t						Buy		man I	ge 1		

	/ at	_			LLEGE S	2.7.3	TION	TX 77845		
Water supply provided b	v. Pc	tv 🗖	well ITMU							
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(If yes, complete, si	ign, and	attach	TAR-1906 c	concernin	a lead-ba	ISB	d paint	hazarde)		
The second second				Age	lyr.		a pante		neessie	
is there an overlay roof	coverin	g on the	e Property (s	shingles o	or roof co	Veir	ino nia	ced over existing shingles or roo	pproxir	mate
ges no unkn	own	Ø		annight-series	31 1001 300	F. 5411	and base	occi over existing armigles or roo	cover	(ng)
Are you (Seller) aware o	f any o	The ite	me lletart in t	thic Sacti	ion 1 that	0.0	a land to	working condition, that have det		
need of repair?  yes	13/00	If yes	describe (a	ttach add	Winnel ch	ente	a hot it	working condition, that have det	ects, c	or are
	13.00	11 300	describe (a	Hacri add	nuoriai sri	eet	s ii nei	cessary).		
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aware and No (N) if you	are no	ot awar	e.)						0.1.30	
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Basement		4	Floors			-	1	Sidewalks	- 1	N
Ceilings		~	Foundation	on / Stab/	(e)	H	1		-	-
Doors		0	Interior W		(3)			Walls / Fences Windows	-	-
Driveways		40	Lighting F		-				-	-
Electrical Systems	_	7	Plumbing					Other Structural Components	-	4
Exterior Walls		1	Roof	oysteins	,	-				$\perp$
(Fi)			1,110,01			-	4			
				- Congression (	(sinsor) do		ioridi Si	heets if necessary):		Ξ
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VINCENT, ANGLE

Concern	ning the Property at 18361 WIGEON TRA DR COLLEGE STATION, TX 77845	
If the an	nswer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):	
AASTOMS	14. Are you (Seller) aware of any item, equipment, or system ip or on the Property that is in need of has not been previously disclosed in this notice? ☐ yes ☐ no If yes, explain (attach additional ary):	sheets
Section not awar	Room additions, structural modifications, or other alterations or renairs made without passesses.	
0 0	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: Duck How Hon	is or no
	Manager's name: Cindy Phone 919-229-3551 Fees or assessments are \$ 120 per Qty and are Grandatory or Any unpaid fees or assessment for the Property? yes (\$) one lifthe Property is in more than one association, provide information about the other associations to attach information to this notice.	
0 6	Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided with others. If yes, complete the following:  Any optional user fees for common facilities charged?   yes  no If yes, describe:	interest
o ø	Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use Property.	e of the
] []	Any lawsuits or other legal proceedings directly or indirectly affecting the Property.	
J 02/	Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrel the condition of the Property.	lated to
שם כ	Any condition on the Property which materially affects the health or safety of an individual.	
J 8	Any repairs or treatments, other than routine maintenance, made to the Property to remediate environ 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 ex- certificate of mold remediation or other remediation).	
the answ	wer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary):	
		=
Maria Vice		
MM-1406	8) 7-16-08 Initialed by: Seller: And Buyer Processing State of Seller: And Buyer Processing Seller: And	0.00

		COLLE	GE STATION, TX 77845	
Section 6. Seller	☐ has ☐ has	not attached a survey of t	he Property.	
regularly provide	inspections and	ers, have you (Seller) rece d who are either licensed es, attach copies and comple	ived any written inspection re as inspectors or otherwise per ete the following:	ports from persons who mitted by law to perform
Inspection Date	Туре	Name of Inspector		No of Page
	1,700	rearro or mapocior		No. of Pages
Pri	operty. A buye	r should obtain inspection.	orts as a reflection of the curre s from inspectors chosen by th	ie buyer.
☐ Homestead		☐ Senior Citizen	currently claim for the Property Disabled	ŧ.
☐ Wildlife Mana		☐ Agricultural	☐ Disabled Veteran	
LI Outer.			☐ Unknown	
*Chapter 766 smoke detec which the dw know the but	seets if necessar of the Health in tors installed in relling is located, liding code requi	and Safety Code requires of accordance with the require including performance, local rements in effect in your area.	tors installed in accordance was unknown one of two-family dwelling aments of the building code in election, and power source requirements.	f no or unknown, explain.  s to have working fect in the area in
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## 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.bxdps.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	e property:
	Electric BryanTexas Utilities	Sewer:
	Water Wellborn Water	Cable:
	Trash: Duck Haven Homeowners Ass.	
	Local Phone:	Propane: Amerigas
(5)	This Seller's Disclosure Notice was completed by Sell as true and correct and have no reason to believe it to AN INSPECTOR OF YOUR CHOICE INSPECT THE RESERVENCE OF YOUR CHOICE INSPECT THE RESERVENCE OF YOUR CHOICE INSPECT	er as of the date signed. The brokers have relied on this notice to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE PROPERTY.
smo dete	ke detector requirements of Chapter 766. Health and S	oing notice and acknowledges the property complies with the afety Code, or, if the property does not comply with the smoke buyer's rights to have smoke detectors installed in compliance
	ature of Buyer Date	Signature of Buyer Date Printed Name: