

APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

SELLER'S DISCLOSURE OF PROPERTY CONDITION

| CONCERNING THE PROPERTY A | Γ(Street Address and City) | |
|---|--|------------------------------------|
| DATE SIGNED BY SELLER AND IS | OF SELLER'S KNOWLEDGE OF THE CON NOT A SUBSTITUTE FOR ANY INSPECTION TA WARRANTY OF ANY KIND BY SELLER | ONS OR WARRANTIES THE PURCHASER |
| Seller □ is □is not occupying Property? | ng the Property. If unoccupied, how | long since Seller has occupied the |
| 1. The Property has the items cho | ecked below [Write Yes (Y), No (N), or | Unknown (U)1: |
| Range | | Microwave |
| Dishwasher | Trash Compactor | Disposal |
| Washer/Dryer Hookups | · | Rain Gutters |
| Security System | | Intercom System |
| TV Antenna | | Satellite Dish |
| Ceiling Fan(s) | Smoke Detector-Hearing Impaired | |
| Central A/C | | Wall/Window Air Conditioning |
| Plumbing System | | Public Sewer System |
| Patio/ Decking | | Fences |
| Pool | - | Spa Hot Tub |
| Pool Equipment | | Automatic Lawn Sprinkler System |
| Fireplace(s) & Chimney (Woodburning) | Septic System | Fireplace(s) & Chimney (Mock) |
| Gas Lines (Nat./LP) | Outdoor Grill | Carport |
| Garage: Attached | Sauna | Water Supply City Well |
| Not Attached | Pool Heater | MUD Co-op |
| Garage | Water Heater: Gas | |
| Door Opener(s): Electronic | Electric | |
| Controls | | |
| Roof Type: | | Age: (approx) |
| defects or that are in need of | of the above items that are not in the frepair? Yes No Unknote: | own If yes, then describe. (Attach |
| requirements of Chapter 766, H | king smoke detectors installed in action and Safety Code? Yes No | ☐ Unknown |
| If the answer to the question a | pove is no or unknown, explain. (Attach | additional sheets if necessary): |
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| Selle | er's Disclosure Notice Concerning the Prope | erty at(Street Address and City) | Page 2 01-01-2010 | | | | |
|---|---|--|--------------------------------------|--|--|--|--|
| * | 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 the installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install. | | | | | | |
| 3. | Are you (Seller) aware of any known defects/malfunctions in any of the following? | | | | | | |
| | Write Yes (Y) if you are aware, write No (N) if you are not aware. | | | | | | |
| _ | | | Floors | | | | |
| _ | Exterior Walls | | Windows | | | | |
| _ | | | Basement Sidewalks | | | | |
| _ | | | Sidewalks Lighting Fixtures | | | | |
| | Other Structural Components (Desc | | | | | | |
| 4. Are you (Seller) aware of any of the following conditions? | | | | | | | |
| | Write Yes (Y) if you are aware, write | , , , | | | | | |
| | Active Termites (includes wood destroying insects) | Termite or Wood Rot Damage —Needing Repair | Previous Termite Damage | | | | |
| | Previous Termite Treatment | | Improper Drainage | | | | |
| | Water Penetration | Located in 100-Year Floodplain | —Present Flood Insurance Coverage | | | | |
| | Previous Structural or Roof Repair | Hazardous or Toxic Waste | Asbestos Components | | | | |
| | Urea-formaldehyde Insulation | Radon Gas | Lead Based Paint | | | | |
| | Aluminum Wiring | Previous Fires | Unplatted Easements | | | | |
| | Landfill, Settling, Soil Movement, F | ault Lines | Subsurface Structure or Pits | | | | |
| | Previous Use of Premises for Manufacture of Methamphetamine | | | | | | |
| | If the answer to any of the above i | s yes, explain. (attach additional sl | neets if necessary): | | | | |
| 5. | Are you (Seller) aware of any need of repair? Yes (if you are a additional sheets if necessary). | item, equipment, or system in aware) No (if you are not awar | | | | | |
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| eller's Disclosure Not | ice Concerning the Property at | (Street Address and Cit | y) Page 3 | 01-01-2010 | | | | |
|---|---|-------------------------|-----------------------|--------------------|--|--|--|--|
| 6. Are you (Seller) not aware. | aware of any of the following | ? Write Yes (Y) if yo | u are aware, write No | (N) if you are | | | | |
| | Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at that time. | | | | | | | |
| Homeowners | Homeowners' Association or maintenance fees or assessments. | | | | | | | |
| Any "commo | _ Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others. | | | | | | | |
| Any notices of | undivided interest with others. _ Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property. | | | | | | | |
| Any lawsuits | Any lawsuits directly or indirectly affecting the Property. | | | | | | | |
| Any condition | Any condition on the Property which materially affects the physical health or safety of an individual. | | | | | | | |
| If the answer to | f the answer to any of the above is yes explain. (Attach additional sheets if necessary): | | | | | | | |
| 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. | | | | | | | | |
| Date | Signature of Sell | er Date | Si | gnature of Seller | | | | |
| he undersigned pu | ırchaser hereby acknowledges ı | receipt of the foregoir | ng notice. | | | | | |
| Date | Signature of Purchas | ser Date | Sign | ature of Purchaser | | | | |
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