



SELLER'S DISCLOSURE OF PROPERTY CONDITION

(SECTION 5.008, TEXAS PROPERTY CODE)

CONCERNING THE PROPERTY AT _____ (Street Address and City)

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 PURCHASER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR SELLER'S AGENTS.

Seller [] is [] is not occupying the Property. If unoccupied, how long since Seller has occupied the Property? _____

1. The Property has the items checked below [Write Yes (Y), No (N), or Unknown (U)]:

- Range, Dishwasher, Washer/Dryer Hookups, Security System, TV Antenna, Ceiling Fan(s), Central A/C, Plumbing System, Patio/Deck, Pool, Pool Equipment, Oven, Trash Compactor, Window Screens, Fire Detection Equipment, Cable TV Wiring, Attic Fan(s), Central Heating, Septic System, Outdoor Grill, Sauna, Pool Heater, Microwave, Disposal, Rain Gutters, Intercom System, Satellite Dish, Exhaust Fan(s), Wall/Window Air Conditioning, Public Sewer System, Fences, Spa, Hot Tub, Automatic Lawn Sprinkler System, Gas Lines (Nat./LP), Fireplace(s) & Chimney (Woodburning), Fireplace(s) & Chimney (Mock)

Gas Fixtures, Garage: Attached, Not Attached, Carport

Garage Door Opener(s): Electronic, Control(s)

Water Heater: Gas, Electric

Water Supply: City, Well, MUD, Co-op

Roof Type: _____ Age: _____ (approx)

Are you (Seller) aware of any of the above items that are not in working condition, that have known defects, or that are in need of repair? [] Yes [] No [] Unknown. If yes, then describe. (Attach additional sheets if necessary): _____

2. 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.

- Interior Walls, Exterior Walls, Roof, Walls/Fences, Plumbing/Sewers/Septics, Other Structural Components (Describe): Ceilings, Doors, Foundation/Slab(s), Driveways, Electrical Systems, Floors, Windows, Basement, Sidewalks, Lighting Fixtures

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): _____

3. Are you (Seller) aware of any of the following conditions? Write Yes (Y) if you are aware, write No (N) if you are not aware.

- | | | |
|---|--|---|
| <input type="checkbox"/> Active Termites (includes wood-destroying insects) | <input type="checkbox"/> Termite or Wood Rot Damage Needing Repair | <input type="checkbox"/> Previous Termite Damage |
| <input type="checkbox"/> Previous Termite Treatment | <input type="checkbox"/> Previous Flooding | <input type="checkbox"/> Improper Drainage |
| <input type="checkbox"/> Water Penetration | <input type="checkbox"/> Located in 100-Year Floodplain | <input type="checkbox"/> Present Flood Insurance Coverage |
| <input type="checkbox"/> Previous Structural or Roof Repair | <input type="checkbox"/> Hazardous or Toxic Waste | <input type="checkbox"/> Asbestos Components |
| <input type="checkbox"/> Urea-formaldehyde Insulation | <input type="checkbox"/> Radon Gas | <input type="checkbox"/> Lead Based Paint |
| <input type="checkbox"/> Aluminum Wiring | <input type="checkbox"/> Previous Fires | <input type="checkbox"/> Unplatted Easements |
| <input type="checkbox"/> Landfill, Settling, Soil Movement, Fault Lines | <input type="checkbox"/> Subsurface Structure or Pits | |

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): _____

4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair? Yes (if you are aware) No (if you are not aware). If yes, explain (attach additional sheets as necessary). _____

5. Are you (Seller) aware of any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

- 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' Association or maintenance fees or assessments.
- Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others.
- Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
- Any lawsuits directly or indirectly affecting the Property.
- Any condition on the Property which materially affects the physical health or safety of an individual.

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): _____

Date Signature of Seller Date Signature of Seller

The undersigned purchaser hereby acknowledges receipt of the foregoing notice.

Date Signature of Purchaser Date Signature of Purchaser