



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, Oven, Microwave, Dishwasher, Trash Compactor, Disposal, Washer/Dryer Hookups, Window Screens, Rain Gutters, Security System, Fire Detection Equipment, Intercom System, TV Antenna, Cable TV Wiring, Satellite Dish, Ceiling Fan(s), Attic Fan(s), Exhaust Fan(s), Central A/C, Central Heating, Wall/Window Air Conditioning, Plumbing System, Septic System, Public Sewer System, Patio/Decking, Outdoor Grill, Fences, Pool, Sauna, Spa, Hot Tub, Pool Equipment, Pool Heater, Automatic Lawn Sprinkler System, Fireplace(s) & Chimney(Woodburning), Fireplace(s) & Chimney (Mock), Gas Lines (Nat./LP), Gas Fixtures, Garage: Attached, Carport, Not Attached, 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, Ceilings, Floors, Exterior Walls, Doors, Windows, Roof, Foundation/Slab(s), Basement, Walls/Fences, Driveways, Sidewalks, Plumbing/Sewers/Septics, Electrical Systems, Lighting Fixtures, Other Structural Components (Describe) \_\_\_\_\_

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.

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

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