

SELLER'S DISCLOSURE NOTICE

CONCERNING THE PROPERTY AT _____

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).

<input type="checkbox"/> Range	<input type="checkbox"/> Trash Compactor	<input type="checkbox"/> Fireplace(s) & Chimney (Mock)
<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Window Screens	<input type="checkbox"/> Gas Fixtures
<input type="checkbox"/> Washer/Dryer Hookups	<input type="checkbox"/> Fire Detection Equipment	<input type="checkbox"/> Microwave
<input type="checkbox"/> Security System	<input type="checkbox"/> Smoke Detector	<input type="checkbox"/> Disposal
<input type="checkbox"/> TV Antenna	<input type="checkbox"/> Smoke Detector – Hearing Impaired	<input type="checkbox"/> Rain Gutters
<input type="checkbox"/> Ceiling Fan(s)	<input type="checkbox"/> Carbon Monoxide Alarm	<input type="checkbox"/> Intercom System
<input type="checkbox"/> Central A/C	<input type="checkbox"/> Emergency Escape Ladder(s)	<input type="checkbox"/> Satellite Dish
<input type="checkbox"/> Plumbing System	<input type="checkbox"/> Cable TV Wiring	<input type="checkbox"/> Exhaust Fan(s)
<input type="checkbox"/> Patio/Decking	<input type="checkbox"/> Attic Fan(s)	<input type="checkbox"/> Wall/Window Air Conditioning
<input type="checkbox"/> Pool	<input type="checkbox"/> Central Heating	<input type="checkbox"/> Public Sewer System
<input type="checkbox"/> Pool Equipment	<input type="checkbox"/> Septic System	<input type="checkbox"/> Fences
<input type="checkbox"/> Fireplace(s) & Chimney (Woodburning)	<input type="checkbox"/> Outdoor Grill	<input type="checkbox"/> Spa
<input type="checkbox"/> Gas Lines (Nat./LP)	<input type="checkbox"/> Sauna	<input type="checkbox"/> Hot Tub
<input type="checkbox"/> Oven	<input type="checkbox"/> Pool Heater	<input type="checkbox"/> Automatic Lawn Sprinkler System

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. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766, Health and Safety Code?* Yes No Unknown. If the answer is *No* or *Unknown*, explain. (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.

3. Are you (Seller) aware of any known defect/malfunctions in any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

<input type="checkbox"/> Interior Walls	<input type="checkbox"/> Ceilings	<input type="checkbox"/> Floors
<input type="checkbox"/> Exterior Walls	<input type="checkbox"/> Doors	<input type="checkbox"/> Windows
<input type="checkbox"/> Roof	<input type="checkbox"/> Foundation/ Slab(s)	<input type="checkbox"/> Basement
<input type="checkbox"/> Walls/Fences	<input type="checkbox"/> Driveways	<input type="checkbox"/> Sidewalks
<input type="checkbox"/> Plumbing/Sewers/Septics	<input type="checkbox"/> Electrical Systems	<input type="checkbox"/> Lighting Fixtures
<input type="checkbox"/> Other Structural Components (Describe): _____		

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

4. 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"/> Previous Structural or Roof Repair
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|--|--|
| <input type="checkbox"/> Termite or Wood Rot Damage Needing Repair | <input type="checkbox"/> Hazardous or Toxic Waste |
| <input type="checkbox"/> Previous Termite Damage | <input type="checkbox"/> Asbestos Components |
| <input type="checkbox"/> Previous Termite Treatment | <input type="checkbox"/> Urea formaldehyde Insulation |
| <input type="checkbox"/> Previous Flooding | <input type="checkbox"/> Radon Gas |
| <input type="checkbox"/> Improper Drainage | <input type="checkbox"/> Lead Based Paint |
| <input type="checkbox"/> Water Penetration | <input type="checkbox"/> Aluminum Wiring |
| <input type="checkbox"/> Located in 100-Year Floodplain | <input type="checkbox"/> Previous Fires |
| <input type="checkbox"/> Present Flood Insurance Coverage | <input type="checkbox"/> Unplatted Easements |
| <input type="checkbox"/> Landfill, Settling, Soil Movement, Fault Lines | <input type="checkbox"/> Subsurface Structures or Pits |
| <input type="checkbox"/> Previous Structural or Roof Repair | <input type="checkbox"/> Previous Use of Premises for Manufacture of Methamphetamine |
| <input type="checkbox"/> Single Blockable Main Drain in Pool/ Hot Tub / Spa* | |

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

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

5. 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). _____

6. Are you (Seller) aware of any of the following? Write Yes (Y) if you 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 of 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.

___ Any rainwater harvesting system connected to the property's public water supply that is able to be used for indoor potable purposes.

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

7. 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 Seller

Date

Signature of Seller

The undersigned buyer hereby acknowledges receipt of the foregoing notice.

Date

Signature of Buyer

Date

Signature of Buyer