SELLER'S DISCLOSURE NOTICE

CONCERNING THE PROPERTY AT [redacted]

(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 [X] is [ ] is not occupying the property.

If unoccupied, how long since Seller has occupied the property? N/A

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

Y Range	Y Oven	Y Microwave
Y Dishwasher	N Trash Compactor	Y Disposal
Y Washer/Dryer Hookups	Y Window Screens	Y Rain Gutters
Y Security System	Y Fire Detection System	N Intercom System
Y Smoke Detector	N Smoke Detector Hearing Impaired	Y Carbon Monoxide Alarm
N Emergency Escape	Y Ladder(s)	N TV Antenna
N Cable TV Wiring	N Satellite Dish	Y Ceiling Fan(s)
N Attic Fan(s)	Y Exhaust Fan(s)	Y Central A/C
Y Central Heating	N Wall/Window Air Conditioning	Y Plumbing System
N Septic System	Y Public Sewer System	Y Patio/Decking
N Outdoor Grill	Y Fences	N Pool
N Sauna	N Spa	N Hot Tub
N Pool Equipment	N Pool Heater	Y Automatic Lawn Sprinkler System
N Fireplace(s) & Chimney (Woodburning)	__ Fireplace(s) & Chimney (Mock)	U Natural Gas Lines
N Gas Fixtures		
N Liquid Propane Gas:	__ LP on Property (Captive)	__ LP Community (Captive)
Garage: Y Attached	__ Not Attached	__ Carport
Garage Door Opener(s):	Y Electronic	Y Control(s)
Water Heater:	Y Gas	__ Electric
Water Supply:	Y City	__ Well __ MUD __ Co-op
Roof Type: Asphalt Shingle	Age: 2 years	(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 to the question above 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 defects/malfunctions in any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

N Interior Walls	N Ceilings	N Floors
N Exterior Walls	N Doors	N Windows
N Roof	N Foundation/Slab(s)	N Basement
N Walls/Fences	N Driveways	N Sidewalks
N Plumbing/Sewers/Septics	N Electrical Systems	N Lighting Fixtures

N 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.

N Active Termites (includes wood destroying insects)	N Previous Structural or Roof Repair
N Termite or Wood Rot Damage Needing Repair	N Hazardous or Toxic Waste
N Previous Termite Damage	N Asbestos Components
N Previous Termite Treatment	N Urea formaldehyde Insulation
N Previous Flooding	N Radon Gas
N Improper Drainage	N Lead Based Paint
N Water Penetration	N Aluminum Wiring
N Located in 100-Year Floodplain	N Previous Fires
N Present Flood Insurance Coverage	N Unplatted Easements
N Landfill, Settling, Soil Movement, Fault Lines	N Subsurface Structure or Pits
N Single Blockable Main Drain in Pool/Hot Tub/Spa*	N Previous Use of Premises for Manufacture of Methamphetamine

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 if necessary):

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

N 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.

Y Homeowners' Association or maintenance fees or assessments.

Y Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others.

N Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the property.

N Any lawsuits directly or indirectly affecting the property.

N Any condition on the property which materially affects the physical health or safety of an individual.

N Any rainwater harvesting system located on the property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.

N Any portion of the property that is located in a groundwater conservation district or a subsidence district.

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.

[redacted] _____

Date Signature of Seller

The undersigned purchaser hereby acknowledges receipt of the foregoing notice.

_____ _____

Date Signature of Purchaser/Buyer