



## SELLER'S DISCLOSURE OF PROPERTY CONDITION

CONCERNING THE PROPERTY AT 406 Nichols Winnsboro 75494  
(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? 7-19-10 was last day

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

|  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> Range  | <input checked="" type="checkbox"/> Oven  | <input checked="" type="checkbox"/> Microwave   |
| <input checked="" type="checkbox"/> Dishwasher   | <input checked="" type="checkbox"/> Trash Compactor   | <input checked="" type="checkbox"/> Disposal  |
| <input checked="" type="checkbox"/> Washer/Dryer Hookups   | <input checked="" type="checkbox"/> Window Screens  | <input checked="" type="checkbox"/> Rain Gutters  |
| <input checked="" type="checkbox"/> Security System  | <input checked="" type="checkbox"/> Fire Detection Equipment  | <input checked="" type="checkbox"/> Intercom System   |
| <input checked="" type="checkbox"/> TV Antenna   | <input checked="" type="checkbox"/> Smoke Detector  | <input checked="" type="checkbox"/> Satellite Dish  |
| <input checked="" type="checkbox"/> Ceiling Fan(s)   | <input checked="" type="checkbox"/> Smoke Detector-Hearing Impaired   | <input checked="" type="checkbox"/> Exhaust Fan(s)  |
| <input checked="" type="checkbox"/> Central A/C  | <input checked="" type="checkbox"/> Carbon Monoxide Alarm   | <input checked="" type="checkbox"/> Wall/Window Air Conditioning  |
| <input checked="" type="checkbox"/> Plumbing System  | <input checked="" type="checkbox"/> Emergency Escape Ladder(s)  | <input checked="" type="checkbox"/> Public Sewer System   |
| <input checked="" type="checkbox"/> Patio/Decking  | <input checked="" type="checkbox"/> Cable TV Wiring   | <input checked="" type="checkbox"/> Fences  |
| <input checked="" type="checkbox"/> Pool   | <input checked="" type="checkbox"/> Attic Fan(s)  | <input checked="" type="checkbox"/> Spa <input type="checkbox"/> Hot Tub  |
| <input checked="" type="checkbox"/> Pool Equipment   | <input checked="" type="checkbox"/> Central Heating   | <input checked="" type="checkbox"/> Automatic Lawn Sprinkler System   |
| <input checked="" type="checkbox"/> Fireplace(s) & Chimney (Woodburning)   | <input checked="" type="checkbox"/> Septic System   | <input checked="" type="checkbox"/> Fireplace(s) & Chimney (Mock)   |
| <input checked="" type="checkbox"/> Gas Lines (Nat./LP)  | <input checked="" type="checkbox"/> Outdoor Grill   | <input checked="" type="checkbox"/> Carport   |
| <input checked="" type="checkbox"/> Garage: <input type="checkbox"/> Attached <input type="checkbox"/> Not Attached              | <input checked="" type="checkbox"/> Sauna   | <input checked="" type="checkbox"/> Water Supply <input checked="" type="checkbox"/> City <input type="checkbox"/> Well <input type="checkbox"/> MUD <input type="checkbox"/> Co-op |
| <input checked="" type="checkbox"/> Garage Door Opener(s): <input type="checkbox"/> Electronic <input type="checkbox"/> Controls | <input checked="" type="checkbox"/> Pool Heater   |   |
|  | <input checked="" type="checkbox"/> Water Heater: <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric |   |

Roof Type: Meta Age: unknown (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):

Battery powered detectors in living room, kitchen, hall, & master bedroom

- \* 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.

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

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

If the answer to any of the above is yes, explain. (attach additional sheets if necessary): Termite damage in kitchen/dining room walls wall re-built, Terminix treated for ~~damaged~~ termites.

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, then describe. (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.

N Homeowners' Association or maintenance fees or assessments.

N 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.

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.

107-19-10

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

**ADDENDUM FOR SELLER'S DISCLOSURE OF INFORMATION  
ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS  
AS REQUIRED BY FEDERAL LAW**CONCERNING THE PROPERTY AT **406 Nichols****Winnsboro 75494**

(Street Address and City)

**A. LEAD WARNING STATEMENT:** "Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-paint hazards is recommended prior to purchase."

**NOTICE: Inspector must be properly certified as required by federal law.**

**B. SELLER'S DISCLOSURE:**

1. PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS (check one box only):

☐ (a) Known lead-based paint and/or lead-based paint hazards are present in the Property (explain): \_\_\_\_\_

☒ (b) Seller has no actual knowledge of lead-based paint and/or lead-based paint hazards in the Property.

2. RECORDS AND REPORTS AVAILABLE TO SELLER (check one box only):

☐ (a) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the Property (list documents): \_\_\_\_\_

☒ (b) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the Property.

**C. BUYER'S RIGHTS** (check one box only):

☐ 1. Buyer waives the opportunity to conduct a risk assessment or inspection of the Property for the presence of lead-based paint or lead-based paint hazards.

☐ 2. Within ten days after the effective date of this contract, Buyer may have the Property inspected by inspectors selected by Buyer. If lead-based paint or lead-based paint hazards are present, Buyer may terminate this contract by giving Seller written notice within 14 days after the effective date of this contract, and the earnest money will be refunded to Buyer.

**D. BUYER'S ACKNOWLEDGMENT** (check applicable boxes):

☐ 1. Buyer has received copies of all information listed above.

☐ 2. Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*.

**E. BROKERS' ACKNOWLEDGMENT:** Brokers have informed Seller of Seller's obligations under 42 U.S.C. 4852d to:

(a) provide Buyer with the federally approved pamphlet on lead poisoning prevention; (b) complete this addendum; (c) disclose any known lead-based paint and/or lead-based paint hazards in the Property; (d) deliver all records and reports to Buyer pertaining to lead-based paint and/or lead-based paint hazards in the Property; (e) provide Buyer a period of up to 10 days to have the Property inspected; and (f) retain a completed copy of this addendum for at least 3 years following the sale. Brokers are aware of their responsibility to ensure compliance.

**F. CERTIFICATION OF ACCURACY:** The following persons have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Seller  07/15/2010 Date

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Seller \_\_\_\_\_ Date \_\_\_\_\_

Other Broker \_\_\_\_\_ Date \_\_\_\_\_

Listing Broker \_\_\_\_\_ Date \_\_\_\_\_

The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms of contracts. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate licensees. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not suitable for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 1-800-250-8732 or (512) 459-6544 (<http://www.trec.state.tx.us>)