



## COMMERCIAL PROPERTY CONDITION STATEMENT

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.  
©Texas Association of REALTORS®, Inc. 2018

CONCERNING THE PROPERTY AT: 2011 S. Jackson (U.S. 69), Jacksonville, TX 75766

THIS IS A DISCLOSURE OF THE SELLER'S OR LANDLORD'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED. IT IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES A BUYER OR TENANT MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, LANDLORD, LANDLORD'S AGENTS OR ANY OTHER AGENT.

### PART I - Complete if Property is Improved or Unimproved

Are you (Seller or Landlord) aware of:

Aware

Not  
Aware

- (1) any of the following environmental conditions on or affecting the Property:
- (a) radon gas? ☐ ☒
  - (b) asbestos components:
    - (i) friable components? ☐ ☒
    - (ii) non-friable components? ☐ ☒
  - (c) urea-formaldehyde insulation? ☐ ☒
  - (d) endangered species or their habitat? ☐ ☒
  - (e) wetlands? ☐ ☒
  - (f) underground storage tanks? ☐ ☒
  - (g) leaks in any storage tanks (underground or above-ground)? ☐ ☒
  - (h) lead-based paint? ☐ ☒
  - (i) hazardous materials or toxic waste? ☐ ☒
  - (j) open or closed landfills on or under the surface of the Property? ☐ ☒
  - (k) external conditions materially and adversely affecting the Property such as nearby landfills, smelting plants, burners, storage facilities of toxic or hazardous materials, refiners, utility transmission lines, mills, feed lots, and the like? ☐ ☒
  - (l) any activity relating to drilling or excavation sites for oil, gas, or other minerals? ☐ ☒
- (2) previous environmental contamination that was on or that materially and adversely affected the Property, including but not limited to previous environmental conditions listed in Paragraph 1(a)-(l)? ☐ ☒
- (3) any part of the Property lying in a special flood hazard area (A or V Zone)? ☐ ☒
- (4) any improper drainage onto or away from the Property? ☐ ☒
- (5) any fault line at or near the Property that materially and adversely affects the Property? ☐ ☒
- (6) air space restrictions or easements on or affecting the Property? ☐ ☒
- (7) unrecorded or unplatted agreements for easements, utilities, or access on or to the Property? ☐ ☒

(TXR-1408) 4-1-18

Initialed by Seller or Landlord: 

and Buyer or Tenant:

Page 1 of 4

- |   | <u>Aware</u>             | <u>Not<br/>Aware</u>                |
|---|--------------------------|-------------------------------------|
| (8) special districts in which the Property lies (for example, historical districts, development districts, extraterritorial jurisdictions, or others)?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (9) pending changes in zoning, restrictions, or in physical use of the Property?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| The current zoning of the Property is:  |                          |                                     |
| (10) your receipt of any notice concerning any likely condemnation, planned streets, highways, railroads, or developments that would materially and adversely affect the Property (including access or visibility)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (11) lawsuits affecting title to or use or enjoyment of the Property?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (12) your receipt of any written notices of violations of zoning, deed restrictions, or government regulations from EPA, OSHA, TCEQ, or other government agencies?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (13) common areas or facilities affiliated with the Property co-owned with others?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (14) an owners' or tenants' association or maintenance fee or assessment affecting the Property?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If aware, name of association: _____  |                          |                                     |
| Name of manager: _____  |                          |                                     |
| Amount of fee or assessment: \$ _____ per _____   |                          |                                     |
| Are fees current through the date of this notice? <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> unknown   |                          |                                     |
| (15) subsurface structures, hydraulic lifts, or pits on the Property?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (16) intermittent or weather springs that affect the Property?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (17) any material defect in any irrigation system, fences, or signs on the Property?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (18) conditions on or affecting the Property that materially affect the health or safety of an ordinary individual?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (19) any of the following rights vested in others:  |                          |                                     |
| (a) outstanding mineral rights?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) timber rights?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (c) water rights?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (d) other rights?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (20) any personal property or equipment or similar items subject to financing, liens, or lease(s)?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If aware, list items: _____   |                          |                                     |

If you are aware of any of the conditions listed above, explain. (Attach additional information if needed.) \_\_\_\_\_

**PART 2 - Complete only if Property is Improved**

A. Are you (Seller or Landlord) aware of any material defects in any of the following on the Property?

	<u>Aware</u>	<u>Not Aware</u>	<u>Not Appl.</u>
(1) <u>Structural Items:</u>			
(a) foundation systems (slabs, columns, trusses, bracing, crawl spaces, piers, beams, footings, retaining walls, basement, grading)? . . . . .	[ ]	[ X ]	[ ]
(b) exterior walls? . . . . .	[ ]	[ X ]	[ ]
(c) fireplaces and chimneys? . . . . .	[ ]	[ ]	[ X ]
(d) roof, roof structure, or attic (covering, flashing, skylights, insulation, roof penetrations, ventilation, gutters and downspouts, decking)? . . .	[ ]	[ X ]	[ ]
(e) windows, doors, plate glass, or canopies . . . . .	[ ]	[ X ]	[ ]
(2) <u>Plumbing Systems:</u>			
(a) water heaters or water softeners? . . . . .	[ ]	[ X ]	[ ]
(b) supply or drain lines? . . . . .	[ ]	[ X ]	[ ]
(c) faucets, fixtures, or commodes? . . . . .	[ ]	[ X ]	[ X ]
(d) private sewage systems? . . . . .	[ ]	[ ]	[ X ]
(e) pools or spas and equipments? . . . . .	[ ]	[ X ]	[ ]
(f) sprinkler systems (fire, landscape)? . . . . .	[ ]	[ ]	[ X ]
(g) water coolers? . . . . .	[ ]	[ ]	[ X ]
(h) private water wells? . . . . .	[ ]	[ ]	[ X ]
(i) pumps or sump pumps? . . . . .	[ ]	[ X ]	[ ]
(3) <u>HVAC Systems:</u> any cooling, heating, or ventilation systems? . . . . .	[ ]	[ X ]	[ ]
(4) <u>Electrical Systems:</u> service drops, wiring, connections, conductors, plugs, grounds, power, polarity, switches, light fixtures, or junction boxes? . . . .	[ ]	[ X ]	[ ]
(5) <u>Other Systems or Items:</u>			
(a) security or fire detection systems? . . . . .	[ ]	[ X ]	[ ]
(b) porches or decks? . . . . .	[ ]	[ ]	[ X ]
(c) gas lines? . . . . .	[ ]	[ X ]	[ ]
(d) garage doors and door operators? . . . . .	[ ]	[ X ]	[ ]
(e) loading doors or docks? . . . . .	[ ]	[ ]	[ X ]
(f) rails or overhead cranes? . . . . .	[ ]	[ ]	[ X ]
(g) elevators or escalators? . . . . .	[ ]	[ ]	[ X ]
(h) parking areas, drives, steps, walkways? . . . . .	[ ]	[ X ]	[ ]
(i) appliances or built-in kitchen equipment? . . . . .	[ ]	[ ]	[ X ]

If you are aware of material defects in any of the items listed under Paragraph A, explain. (Attach additional information if needed.)

B. Are you (Seller or Landlord) aware of:

Aware

Not  
Aware

(1) any of the following water or drainage conditions materially and adversely affecting the Property:

- (a) ground water? ☐ [X]
- (b) water penetration? ☐ [X]
- (c) previous flooding or water drainage? ☐ [X]
- (d) soil erosion or water ponding? ☐ [X]

(2) previous structural repair to the foundation systems on the Property? ☐ [X]

(3) settling or soil movement materially and adversely affecting the Property? ☐ [X]

(4) pest infestation from rodents, insects, or other organisms on the Property? ☐ [X]

(5) termite or wood rot damage on the Property needing repair? ☐ [X]

(6) mold to the extent that it materially and adversely affects the Property? ☐ [X]

(7) mold remediation certificate issued for the Property in the previous 5 years? ☐ [X]  
if yes, attach a copy of the mold remediation certificate.

(8) previous termite treatment on the Property? ☐ [X]

(9) previous fires that materially affected the Property? ☐ [X]

(10) modifications made to the Property without necessary permits or not in compliance with building codes in effect at the time? ☐ [X]

(11) any part, system, or component in or on the Property not in compliance with the Americans with Disabilities Act or the Texas Architectural Barrier Statute? ☐ [X]

If you are aware of any conditions described under Paragraph B, explain. (Attach additional information, if needed.)

The undersigned acknowledges receipt of the foregoing statement.

Seller or Landlord: I Gregory Stirneman

Buyer or Tenant:

By: [Signature]  
By (signature):  
Printed Name: Gregory Stirneman  
Title: Owner

By:  
By (signature):  
Printed Name:  
Title:

By:  
By (signature):  
Printed Name:  
Title:

By:  
By (signature):  
Printed Name:  
Title:

**NOTICE TO BUYER OR TENANT:** The broker representing Seller or Landlord, and the broker representing you advise you that this statement was completed by Seller or Landlord, as of the date signed. The brokers have relied on this statement as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.