



TEXAS ASSOCIATION OF REALTORS®  
**SELLER'S DISCLOSURE NOTICE**

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Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. **This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.**

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 BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller  is  is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property?  
 \_\_\_\_\_ or  never occupied the Property

**Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)**

*This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.*

| Item                       | Y | N | U |
|----------------------------|---|---|---|
| Cable TV Wiring            |   |   |   |
| Carbon Monoxide Det.       |   |   |   |
| Ceiling Fans               |   |   |   |
| Cooktop                    |   |   |   |
| Dishwasher                 |   |   |   |
| Disposal                   |   |   |   |
| Emergency Escape Ladder(s) |   |   |   |
| Exhaust Fans               |   |   |   |
| Fences                     |   |   |   |
| Fire Detection Equip.      |   |   |   |
| French Drain               |   |   |   |
| Gas Fixtures               |   |   |   |
| Natural Gas Lines          |   |   |   |

| Item                    | Y | N | U |
|-------------------------|---|---|---|
| Liquid Propane Gas:     |   |   |   |
| -LP Community (Captive) |   |   |   |
| -LP on Property         |   |   |   |
| Hot Tub                 |   |   |   |
| Intercom System         |   |   |   |
| Microwave               |   |   |   |
| Outdoor Grill           |   |   |   |
| Patio/Decking           |   |   |   |
| Plumbing System         |   |   |   |
| Pool                    |   |   |   |
| Pool Equipment          |   |   |   |
| Pool Maint. Accessories |   |   |   |
| Pool Heater             |   |   |   |

| Item   | Y | N | U |
|--|---|---|---|
| Pump: <input type="checkbox"/> sump <input type="checkbox"/> grinder |   |   |   |
| Rain Gutters   |   |   |   |
| Range/Stove  |   |   |   |
| Roof/Attic Vents   |   |   |   |
| Sauna  |   |   |   |
| Smoke Detector   |   |   |   |
| Smoke Detector – Hearing Impaired                                    |   |   |   |
| Spa  |   |   |   |
| Trash Compactor  |   |   |   |
| TV Antenna   |   |   |   |
| Washer/Dryer Hookup  |   |   |   |
| Window Screens   |   |   |   |
| Public Sewer System  |   |   |   |

| Item                            | Y | N | U | Additional Information  |
|---------------------------------|---|---|---|---|
| Central A/C                     |   |   |   | <input type="checkbox"/> electric <input type="checkbox"/> gas number of units: _____   |
| Evaporative Coolers             |   |   |   | number of units: _____  |
| Wall/Window AC Units            |   |   |   | number of units: _____  |
| Attic Fan(s)                    |   |   |   | if yes, describe: _____   |
| Central Heat                    |   |   |   | <input type="checkbox"/> electric <input type="checkbox"/> gas number of units: _____   |
| Other Heat                      |   |   |   | if yes, describe: _____   |
| Oven                            |   |   |   | number of ovens: _____ <input type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: _____         |
| Fireplace & Chimney             |   |   |   | <input type="checkbox"/> wood <input type="checkbox"/> gas logs <input type="checkbox"/> mock <input type="checkbox"/> other: _____ |
| Carport                         |   |   |   | <input type="checkbox"/> attached <input type="checkbox"/> not attached   |
| Garage                          |   |   |   | <input type="checkbox"/> attached <input type="checkbox"/> not attached   |
| Garage Door Openers             |   |   |   | number of units: _____ number of remotes: _____   |
| Satellite Dish & Controls       |   |   |   | <input type="checkbox"/> owned <input type="checkbox"/> leased from _____   |
| Security System                 |   |   |   | <input type="checkbox"/> owned <input type="checkbox"/> leased from _____   |
| Water Heater                    |   |   |   | <input type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: _____ number of units: _____         |
| Water Softener                  |   |   |   | <input type="checkbox"/> owned <input type="checkbox"/> leased from _____   |
| Underground Lawn Sprinkler      |   |   |   | <input type="checkbox"/> automatic <input type="checkbox"/> manual areas covered: _____   |
| Septic / On-Site Sewer Facility |   |   |   | if yes, attach Information About On-Site Sewer Facility (TAR-1407)  |

Concerning the Property at \_\_\_\_\_

Water supply provided by:  city  well  MUD  co-op  unknown  other: \_\_\_\_\_

Was the Property built before 1978?  yes  no  unknown

(If yes, complete, sign, and attach TAR-1906 concerning lead-based paint hazards).

Roof Type: \_\_\_\_\_ Age: \_\_\_\_\_ (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)?

yes  no  unknown

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair?  yes  no If yes, describe (attach additional sheets if necessary): \_\_\_\_\_

**Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following?: (Mark Yes (Y) if you are aware and No (N) if you are not aware.)**

| Item               | Y | N |
|--------------------|---|---|
| Basement           |   |   |
| Ceilings           |   |   |
| Doors              |   |   |
| Driveways          |   |   |
| Electrical Systems |   |   |
| Exterior Walls     |   |   |

| Item                 | Y | N |
|----------------------|---|---|
| Floors               |   |   |
| Foundation / Slab(s) |   |   |
| Interior Walls       |   |   |
| Lighting Fixtures    |   |   |
| Plumbing Systems     |   |   |
| Roof                 |   |   |

| Item                        | Y | N |
|-----------------------------|---|---|
| Sidewalks                   |   |   |
| Walls / Fences              |   |   |
| Windows                     |   |   |
| Other Structural Components |   |   |
|                             |   |   |
|                             |   |   |

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): \_\_\_\_\_

**Section 3. Are you (Seller) aware of any of the following conditions: (Mark Yes (Y) if you are aware and No (N) if you are not aware.)**

| Condition  | Y | N |
|--|---|---|
| Aluminum Wiring  |   |   |
| Asbestos Components  |   |   |
| Diseased Trees: <input type="checkbox"/> oak wilt <input type="checkbox"/> _____ |   |   |
| Endangered Species/Habitat on Property   |   |   |
| Fault Lines  |   |   |
| Hazardous or Toxic Waste   |   |   |
| Improper Drainage  |   |   |
| Intermittent or Weather Springs  |   |   |
| Landfill   |   |   |
| Lead-Based Paint or Lead-Based Pt. Hazards                                       |   |   |
| Encroachments onto the Property  |   |   |
| Improvements encroaching on others' property                                     |   |   |
| Located in 100-year Floodplain   |   |   |
| Located in Floodway  |   |   |
| Present Flood Ins. Coverage (If yes, attach TAR-1414)                            |   |   |
| Previous Flooding into the Structures  |   |   |
| Previous Flooding onto the Property  |   |   |
| Located in Historic District   |   |   |
| Historic Property Designation  |   |   |
| Previous Use of Premises for Manufacture of Methamphetamine                      |   |   |

| Condition   | Y | N |
|---|---|---|
| Previous Foundation Repairs   |   |   |
| Previous Roof Repairs   |   |   |
| Other Structural Repairs  |   |   |
| Radon Gas   |   |   |
| Settling  |   |   |
| Soil Movement   |   |   |
| Subsurface Structure or Pits  |   |   |
| Underground Storage Tanks   |   |   |
| Unplatted Easements   |   |   |
| Unrecorded Easements  |   |   |
| Urea-formaldehyde Insulation  |   |   |
| Water Penetration   |   |   |
| Wetlands on Property  |   |   |
| Wood Rot  |   |   |
| Active infestation of termites or other wood destroying insects (WDI) |   |   |
| Previous treatment for termites or WDI                                |   |   |
| Previous termite or WDI damage repaired                               |   |   |
| Previous Fires  |   |   |
| Termite or WDI damage needing repair                                  |   |   |
| Single Blockable Main Drain in Pool/Hot Tub/Spa*                      |   |   |

Concerning the Property at \_\_\_\_\_

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

**Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice?**  yes  no If yes, explain (attach additional sheets if necessary): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Section 5. Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)**

- | <u>Y</u>                 | <u>N</u>                 |  |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at the time.   |
| <input type="checkbox"/> | <input type="checkbox"/> | Homeowners' associations or maintenance fees or assessments. If yes, complete the following:<br>Name of association: _____<br>Manager's name: _____ Phone: _____<br>Fees or assessments are: \$ _____ per _____ and are: <input type="checkbox"/> mandatory <input type="checkbox"/> voluntary<br>Any unpaid fees or assessment for the Property? <input type="checkbox"/> yes (\$ _____) <input type="checkbox"/> no<br>If the Property is in more than one association, provide information about the other associations below or attach information to this notice. |
| <input type="checkbox"/> | <input type="checkbox"/> | Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:<br>Any optional user fees for common facilities charged? <input type="checkbox"/> yes <input type="checkbox"/> no If yes, describe: _____<br>_____   |
| <input type="checkbox"/> | <input type="checkbox"/> | Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.  |
| <input type="checkbox"/> | <input type="checkbox"/> | Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)   |
| <input type="checkbox"/> | <input type="checkbox"/> | Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.  |
| <input type="checkbox"/> | <input type="checkbox"/> | Any condition on the Property which materially affects the health or safety of an individual.  |
| <input type="checkbox"/> | <input type="checkbox"/> | Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.<br>If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).   |
| <input type="checkbox"/> | <input type="checkbox"/> | 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.  |
| <input type="checkbox"/> | <input type="checkbox"/> | The Property is located in a propane gas system service area owned by a propane distribution system retailer.  |



Concerning the Property at \_\_\_\_\_

Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

|                     |      |                     |      |
|---------------------|------|---------------------|------|
| Signature of Seller | Date | Signature of Seller | Date |
| Printed Name: _____ |      | Printed Name: _____ |      |

**ADDITIONAL NOTICES TO BUYER:**

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit [www.txdps.state.tx.us](http://www.txdps.state.tx.us) . For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) 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.
- (3) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (4) The following providers currently provide service to the property:  

|                      |                |
|----------------------|----------------|
| Electric: _____      | phone #: _____ |
| Sewer: _____         | phone #: _____ |
| Water: _____         | phone #: _____ |
| Cable: _____         | phone #: _____ |
| Trash: _____         | phone #: _____ |
| Natural Gas: _____   | phone #: _____ |
| Phone Company: _____ | phone #: _____ |
| Propane: _____       | phone #: _____ |
- (5) This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice 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.**

The undersigned Buyer acknowledges receipt of the foregoing notice.

|                     |      |                     |      |
|---------------------|------|---------------------|------|
| Signature of Buyer  | Date | Signature of Buyer  | Date |
| Printed Name: _____ |      | Printed Name: _____ |      |