

## COMMERCIAL PROPERTY CONDITION STATEMENT

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CONCERNING THE PROPERTY AT: 14852 W Hwy 29, Liberty Hill, TX 78642

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'S AGENTS, LANDLORD, LANDLORD'S AGENTS OR ANY OTHER AGENT.

PART 1 - Complete if Property is Improved or Unimproved		NI nA
Are you (Seller or Landlord) aware of:	Aware	Not <u>Aware</u>
(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?		
(I) 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)?	🛮	Ø
(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 Proper	ty?	
(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?	🗖	

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and Buyer or Tenant:

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	Aware	Not <u>Aware</u>
(8) special districts in which the Property lies (for example, historical districts, development districts, extraterritorial jurisdictions, or others)?	t 🗆	
(9) pending changes in zoning, restrictions, or in physical use of the Property?  The current zoning of the Property is: commercial		
(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)?		
(11) lawsuits affecting title to or use or enjoyment of the Property?		
(12) your receipt of any written notices of violations of zoning, deed restrictions, or government regulations from EPA, OSHA, TCEQ, or other government agencies?		
(13) common areas or facilities affiliated with the Property co-owned with others?		$\checkmark$
(14) an owners' or tenants' association or maintenance fee or assessment affecting the Property?  If aware, name of association:  Name of manager:  Amount of fee or assessment: \$per		
Are fees current through the date of this notice?	<del></del>	
(15) subsurface structures, hydraulic lifts, or pits on the Property?		
(16) intermittent or weather springs that affect the Property?		
(17) any material defect in any irrigation system, fences, or signs on the Property?		abla
(18) conditions on or affecting the Property that materially affect the health or safety of an ordinary individual?		
(19) any of the following rights vested in others:		
(a) outstanding mineral rights?	🗆	
(b) timber rights?	0	
(c) water rights?	🗆	
(d) other rights?	🗆	
(20) any personal property or equipment or similar items subject to financing, liens, or lease(s)?	🗆	
f you are aware of any of the conditions listed above, explain. (Attach additional information	- on if nee	ded.) <u>.</u>
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## PART 2 - Complete only if Property is Improved

۹. ا	Are	yo	u (Seller or Landlord) aware of any material defects in any of following on the	Property?		
	(1)	Str	uctural Items:	Aware	Not <u>Aware</u>	Not Appl.
	` ′	-	foundation systems (slabs, columns, trusses, bracing, crawl spaces,			
		. ,	piers, beams, footings, retaining walls, basement, grading)?			
		(b)	exterior walls?			
		(c)	fireplaces and chimneys?			
		(d)	roof, roof structure, or attic (covering, flashing, skylights, insulation, roof penetrations, ventilation, gutters and downspouts, decking)?			
		(e)	windows, doors, plate glass, or canopies			
	(2)	Plu	mbing Systems:			
		(a)	water heaters or water softeners?			
		(b)	supply or drain lines?			
		(c)	faucets, fixtures, or commodes?			
		(d)	private sewage systems?			
		(e)	pools or spas and equipments?			
		(f)	sprinkler systems (fire, landscape)?			
		(g)	water coolers?			
		(h)	private water wells?			
		(i)	pumps or sump pumps?			
	(3)	HV	AC Systems: any cooling, heating, or ventilation systems?			
			ectrical Systems: service drops, wiring, connections, conductors, plugs, bunds, power, polarity, switches, light fixtures, or junction boxes?			
	(5)	<u>Oth</u>	ner Systems or Items:			
		(a)	security or fire detection systems?			
		(b)	porches or decks?			
		(c)	gas lines?			
		(d)	garage doors and door operators?			
		(e)	loading doors or docks?			
		(f)	rails or overhead cranes?			
		(g)	elevators or escalators?			
		(h)	parking areas, drives, steps, walkways?			
		(i)	appliances or built-in kitchen equipment?		$\square$	
			are aware of material defects in any of the items listed under Paragrap nal information if needed.)		•	(Attach
·	14	08) <i>a</i>	4-1-18 Initialed by Seller or Landlord: Manual Buyer or Tenant:		Page 3 o	F A

Commercial Property Condition Statement concerning\_14852 W Hwy 29, Liberty Hill, TX 78642

В.	Are you (Seller or Landlord) aware of:		Aware	Not Aware	
	(1) any of the following water or drainage condition affecting the Property:	ons materially and adversely	**************************************		
	(a) ground water?				
	(b) water penetration?			$\boxtimes$	
	(c) previous flooding or water drainage?		🛮		
	(d) soil erosion or water ponding?		. 🗆	$\square$	
	(2) previous structural repair to the foundation sys			$\square$	
	(3) settling or soil movement materially and adversely affecting the Property?			$\square$	
	(4) pest infestation from rodents, insects, or other				
	(5) termite or wood rot damage on the Property n				
	(6) mold to the extent that it materially and advers				
	(7) mold remediation certificate issued for the Pro- if yes, attach a copy of the mold remediation of	operty in the previous 5 years?			
	(8) previous termite treatment on the Property?			$\square$	
	(9) previous fires that materially affected the Prop	perty?	. 🗆	abla	
	(10) modifications made to the Property without with building codes in effect at the time?	necessary permits or not in compliance	. 🗆		
	(11) any part, system, or component in or on the the Americans with Disabilities Act or the Te		. 🗆		
If you are aware of any of conditions described under Paragraph B, explain. (Attach addition if needed.)					
The undersigned acknowledges receipt of the foregoing statement.					
Se	ller or Landlord: Sandra Tyler and Monroe Tyler	Buyer or Tenant:			
Ву:	Sandra Tyler	Ву:			
	By (signature): Sandra Tyler dottoop verified 08/30/19 9:58 AM CDT	By (signature):			
	Printed Name: Sandra Tyler	Printed Name:			
	Title: Owner	Title:			
Ву:	Monroe Tyler	By:		1	
	By (signature):	By (signature):			
	Printed Name: Monroe Tyler Title: Owner	Printed Name:Title:			
	- Owiter	Tiue.			

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.

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