

TEXAS ASSOCIATION OF REALTORS®

COMMERCIAL PROPERTY CONDITION STATEMENT
USE OF THIS FORM BY PERSONS WHO ARE NOT HEMBERS OF THE TEXAS ASSOCIATION OF REALTORSE IS NOT AUTHORIZED.
STOCKS ASSOCIATION OF REALTORSES, INC. 2014

Aware Ava (1) any of the following environmental conditions on or affecting the Property: (a) radon gas?	Ti - Complete If	Property is improved or Unimproved	Not
(a) radon gas? (b) asbestos components: (i) friable components? (ii) non-friable components? (c) urea-formaldehyde insulation? (d) endangered species of 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 ilmited 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 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	you (Seller or Land	diord) aware of:	
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(7) unrecorded or unplatted agreements for easements, utilities, or access on or			Da.
	(7) unrecorded or	unplatted agreements for easements, utilities, or access on or	8

		Aware	Not Aware
(8)	special districts in which the Property Ites (for example, historical districts, development districts, extraterritorial jurisdictions, or others)?	. 🗆	M
(9)	pending changes in zoning, restrictions, or in physical use of the Property?	. 🗆	Ø
1	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?	. 🗆	X
(12)	your receipt of any written notices of violations of zoning, deed restrictions, or government regulations from EPA, OSHA, TCEQ, or other government agencies?	. 🗆	N N
(13)	common areas or facilities affiliated with the Property co-owned with others?	. \square	~KQ
	an owners' or tenants' association or maintenance fee or assessment affecting the Property?		8
	Amount of fee or assessment: \$per	-	
	subsurface structures, hydraulic lifts, or pits on the Property?	100	
	intermittent or weather springs that affect the Property?		R
	any material defect in any irrigation system, fences, or signs on the Property?	. 🗆	政
(18)	conditions on or affecting the Property that materially affect the health or safety of an ordinary individual?		₽'
	any of the following rights vested in others:	_	
	(a) outstanding mineral rights?		8
	(b) timber rights?		N
	(c) water rights?		K
	(d) other rights?	. 🗆	区
ou ar	e aware of any of the conditions listed above, explain. (Attach additional information	if neede	d.)
R-140	6) 4-1-14 Initiated by Setter or Landford: MD, and Buyer or Tenant;	_	Page 2 of
300000000000000000000000000000000000000			127

	- Complete only if Property is improved			
Are y	ou (Seller or Landlord) aware of any material defects in any of the follow	ing on the	Property?	
(1) §	Structural Items:	Aware	Not Aware	Not Appl
(a) foundation systems (siabs, columns, trusses, bracing, crawl spaces, plers, beams, footings, retaining walls, basement, grading)? 		冥	
(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			
	Plumbing 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?			
,	g) water coolers?			
	h) private water wells?			
,	i) pumps or sump pumps?			
	IVAC Systems: any cooling, heating, or ventilation systems?	104032		
(4)	Electrical Systems: service drops, wiring, connections, conductors, plugs, grounds, power, polarity, switches, light fixtures, or junction boxes?			
(5)	Other 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?			
1	f) rails or overhead granes?			

If you are aware of material defects in any of the Items listed under Paragraph A, explain. (Attach additional information if needed.) (TAR-1408) 4-1-14 Initialed by Seller or Landlord: MD, _____ and Buyer or Tenant: ____ Page 3 of 4

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Miles Stanlets

(g) elevators or escalators?

A	e you (Seller or Landlord) aware of:	Awara	Not
(1	any of the following water or drainage conditions materially and adversely affecting the Property:		
	(a) ground water?		X
	(b) water penetration?		R
	(c) previous flooding or water drainage?		Ø
	(d) soil erosion or water ponding?		X
(2) previous structural repair to the foundation systems on the Property?		X
) settling or soil movement materially and adversely affecting the Property?		R
100) pest infestation from rodents, insects, or other organisms on the Property?		B
) termite or wood rot damage on the Property needing repair?		X
) mold to the extent that it materially and adversely affects the Property?		\(\alpha\)
) mold remediation certificate issued for the Property in the previous 5 years?		R
(8) previous termite treatment on the Property?		8
) previous fires that materially affected the Property?		N N
			,
14	(1) madifications made to the Property without necessary permits of not in compliance		
	modifications made to the Property without necessary permits or not in compliance with building codes in effect at the time?		Ø
(1	with building codes in effect at the time?		IX.
(1	with building codes in effect at the time?	□ Nitional in	[∡ formation
(1 you	with building codes in effect at the time? 1) 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? I are aware of any conditions described under Paragraph B, explain. (Attach addided.) The undersigned acknowledge foregoing statement. Or Landlord: Mike Daniel Construction. Buyer or Tenant:	litional in	formation
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