



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 550 Mallard #45
Caldwell, TX 77836

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	Item	Y	N	U	Item	Y	N	U
Cable TV Wiring	✓			Gas Lines (Nat/LP)	✓			Pump: ☐ sump ☐ grinder		✓	
Carbon Monoxide Det.		✓		Hot Tub		✓		Rain Gutters	✓		
Ceiling Fans	✓			Intercom System		✓		Range/Stove	✓		
Cooktop	✓			Microwave	✓			Roof/Attic Vents	✓		
Dishwasher	✓			Outdoor Grill		✓		Sauna		✓	
Disposal		✓		Patio/Decking	✓			Smoke Detector	✓		
Emergency Escape Ladder(s)		✓		Plumbing System	✓			Smoke Detector – Hearing Impaired		✓	
Exhaust Fans	✓			Pool		✓		Spa		✓	
Fences	✓			Pool Equipment		✓		Trash Compactor		✓	
Fire Detection Equip.	✓			Pool Maint. Accessories		✓		TV Antenna		✓	
French Drain		✓		Pool Heater		✓		Washer/Dryer Hookup	✓		
Gas Fixtures	✓			Public Sewer System		✓		Window Screens	✓		

Item	Y	N	U	Additional Information
Central A/C	✓			☒ electric ☐ gas number of units: _____
Evaporative Coolers		✓		number of units: _____
Wall/Window AC Units		✓		number of units: _____
Attic Fan(s)		✓		if yes, describe: _____
Central Heat	✓			☒ electric ☐ gas number of units: _____
Other Heat		✓		if yes, describe: _____
Oven	✓			number of ovens: <u>1</u> ☐ electric ☒ gas ☐ other: _____
Fireplace & Chimney		✓		☐ wood ☐ gas logs ☐ mock ☐ other: _____
Carport		✓		☐ attached ☐ not attached
Garage		✓		☐ attached ☐ not attached
Garage Door Openers		✓		number of units: _____ number of remotes: _____
Satellite Dish & Controls		✓		☐ owned ☐ leased from _____
Security System		✓		☐ owned ☐ leased from _____
Water Heater	✓			☐ electric ☒ gas ☐ other: _____ number of units: _____
Water Softener		✓		☐ owned ☐ leased from _____
Underground Lawn Sprinkler		✓		☐ automatic ☐ manual areas covered: _____
Septic / On-Site Sewer Facility	✓			if yes, attach Information About On-Site Sewer Facility (TAR-1407)