TEXAS ASSOCIATION OF REALTORS® COMMERCIAL PROPERTY CONDITION STATEMENT USE OF THIS FORM BY PERSONS WHO ARE NOT IMMEDIES OF THE TEXAS ASSOCIATION OF REALTORS OF IN AUTHORIZED

GTezas Association of REALTORSS, Inc. 2018	
CONCERNING THE PROPERTY AT: 606 Brookside Drive, Jacksonville, TX 75766	
THIS IS A DISCLOSURE OF THE SELLER'S OR LANDLORD'S KNOWLEDGE OF THE CONDITION PROPERTY AS OF THE DATE SIGNED. IT IS NOT A SUBSTITUTE FOR ANY INSPECT WARRANTIES A BUYER OR TENANT MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF AN SELLER, SELLER'S AGENTS, LANDLORD, LANDLORD'S AGENTS OR ANY OTHER AGENT.	TIGHIG
PART I - Complete if Property is Improved or Unimproved	
Are you (Seller or Landlord) aware of:	Not Aware
(1) any of the following environmental conditions on or affecting the Property:	AVAIL
(a) radon gas?	/w 1
(b) asbestos components: (i) friable components?	
(c) urea-formaldehyde insulation?	
	[X]
(d) endangered species or their habitat?	
(e) wetlands?	[¥]
(i) diadely-ound storage tanks (underground or above-ground)?	
(h) lead-based paint?	
2.3 A second process of the proce	
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	[7]
(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? []	(14) (F)
The state of the s	[- y -]
(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	311-
listed in Paragraph 1(a)-(l)?	[<u>*</u>]
(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?	[X]
5) any fault line at or near the Property that materially and adversely affects the Property?[]	[<u>*</u>]
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?	[x]
1408) 4-1-18 Initialed by Seller or Landlord: Y XX and Buyer or Tenant	Page 1 of 4
Real Estate 807 S Jackson St Jack	Jockman & Bi

(d) other right	ts?	
(20) any personal lease(s)?	I property or equipment or similar items subject to financing, liens, of the state	or [_] [<u>*</u>]
If you are aware of an	ny of the conditions listed above, explain. (Attach additional information of the LOCATED IN THE LOO-YEAR FLOOD PLANE.	ation if needed.)
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A. Are you (Seller or Landlord) aware of any material defects in any of the follow	Ming on the	· · · · · · · · · · · · · · · · · · ·	111111111111111111111111111111111111111
(1) <u>Structural Items</u> :	Aware	Not Aware	Not Appl.
(a) foundation systems (slabs, columns, trusses, bracing, crawl spaces,			k)
piers, beams, footings, retaining walls, basement, grading)?		[_4_]	[]
(b) exterior walls?		*	
(c) fireplaces and chimneys?		[<]	[<u>X</u>]
 (d) roof, roof structure, or attic (covering, flashing, skylights, insulation, roof penetrations, ventilation, gutters and downspouts, decking)? 	[]	[_<]	Ľ.1
(e) windows, doors, plate glass, or canopies	[]	[K]	
(2) Plumbing Systems:			
' (a) water heaters or water softeners?	[]	[x]	[]
· (b) supply or drain lines?		[*]	
(c) faucets, fixtures, or commodes?	[_]	[<u>K</u>]	[]
(d) private sewage systems?	[_]	L1	[x]
(e) pools or spas and equipments?	[]		[*]
(f) sprinkler systems (fire, landscape)?	اليا	L	[X]
(g) water coolers?		LL	
. (h) private water wells?		[]	
(i) pumps or sump pumps?		12 12 1 Th. 1	X
(3) <u>HVAC Systems</u> : any cooling, heating, or ventilation systems?		[*]	
(4) <u>Electrical Systems</u> : service drops, wiring, connections, conductors, plugs, grounds, power, polarity, switches, light fixtures, or junction boxes?		[x]	لسا
(5) Other Systems or Items:			
(a) security or fire detection systems?		· [x]	- [
(b) porches or decks?		[6]	[
(c) gas lines?		[4]	[
(d) garage doors and door operators?	. [_]		[X
(e) loading doors or docks?	. [_]	122 00	[X
		[]	[X
(f) rails or overhead cranes?	[]		[>
(g) elevators or escalators?	r 1	[·K]	
(h) parking areas, drives, steps, walkways?	· 1		- 1
(i) appliances or built-in kitchen equipment?	12.00	(_K_)	
u are aware of material defects in any of the items listed under ional information if needed.)	Paragraph	А, ехріаі	n. (Al