



## COMMERCIAL PROPERTY CONDITION STATEMENT

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.  
©Texas Association of REALTORS®, Inc. 2018

CONCERNING THE PROPERTY AT: \_\_\_\_\_

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

### PART I - Complete if Property is Improved or Unimproved

Are you (Seller or Landlord) aware of:

Aware Not  
Aware

- (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? ☐ ☒
  - (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 limited 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 at 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 to the Property? ☐ ☒

(TXR-1408) 4-1-18

Initialed by Seller or Landlord: 

and Buyer or Tenant: \_\_\_\_\_

Armstrong Properties, 115 West Buck Street Caldwell TX 77836  
Crystal Teichert

Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5

Phone: 979.367.717

Fax:

www.lwlf.com

Page 1 of 4

18827 BWY 36

	<u>Aware</u>	<u>Not Aware</u>
(8) special districts in which the Property lies (for example, historical districts, development districts, extraterritorial jurisdictions, or others)? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(9) pending changes in zoning, restrictions, or in physical use of the Property? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The current zoning of the Property is: _____		
(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)? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(11) lawsuits affecting title to or use or enjoyment of the Property? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(12) your receipt of any written notices of violations of zoning, deed restrictions, or government regulations from EPA, OSHA, TCEQ, or other government agencies? ....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(13) common areas or facilities affiliated with the Property co-owned with others? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(14) an owners' or tenants' association or maintenance fee or assessment affecting the Property? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If aware, name of association: _____		
Name of manager: _____		
Amount of fee or assessment: \$ _____ per _____		
Are fees current through the date of this notice? [ ] yes [ ] no [ ] unknown		
(15) subsurface structures, hydraulic lifts, or pits on the Property? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(16) intermittent or weather springs that affect the Property? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(17) any material defect in any irrigation system, fences, or signs on the Property? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(18) conditions on or affecting the Property that materially affect the health or safety of an ordinary individual? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(19) any of the following rights vested in others:		
(a) outstanding mineral rights? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) timber rights? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) water rights? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) other rights? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(20) any personal property or equipment or similar items subject to financing, liens, or lease(s)? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If aware, list items: _____		

If you are aware of any of the conditions listed above, explain. (Attach additional information if needed.) \_\_\_\_\_

**PART 2 - Complete only if Property is Improved**

A. Are you (Seller or Landlord) aware of any material defects in any of the following on the Property?

	<u>Aware</u>	<u>Not Aware</u>	<u>Not Appl.</u>
(1) <u>Structural Items:</u>			
(a) foundation systems (slabs, columns, trusses, bracing, crawl spaces, piers, beams, footings, retaining walls, basement, grading)? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) exterior walls? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) fireplaces and chimneys? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) roof, roof structure, or attic (covering, flashing, skylights, insulation, roof penetrations, ventilation, gutters and downspouts, decking)? ...	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) windows, doors, plate glass, or canopies .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(2) <u>Plumbing Systems:</u>			
(a) water heaters or water softeners? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) supply or drain lines? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) faucets, fixtures, or commodes? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) private sewage systems? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) pools or spas and equipments? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) sprinkler systems (fire, landscape)? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) water coolers? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) private water wells? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) pumps or sump pumps? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(3) <u>HVAC Systems:</u> any cooling, heating, or ventilation systems? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(4) <u>Electrical Systems:</u> service drops, wiring, connections, conductors, plugs, grounds, power, polarity, switches, light fixtures, or junction boxes? ....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(5) <u>Other Systems or Items:</u>			
(a) security or fire detection systems? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) porches or decks? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) gas lines? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) garage doors and door operators? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) loading doors or docks? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) rails or overhead cranes? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) elevators or escalators? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) parking areas, drives, steps, walkways? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) appliances or built-in kitchen equipment? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If you are aware of material defects in any of the items listed under Paragraph A, explain. (Attach additional information if needed.) \_\_\_\_\_

B. Are you (Seller or Landlord) aware of:

Aware Not  
Aware

(1) any of the following water or drainage conditions materially and adversely affecting the Property:

- |  |                                     |                                     |
|--|-------------------------------------|-------------------------------------|
| (a) ground water? .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (b) water penetration? .....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (c) previous flooding or water drainage? .....   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (d) soil erosion or water ponding? .....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (2) previous structural repair to the foundation systems on the Property? .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (3) settling or soil movement materially and adversely affecting the Property? .....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (4) pest infestation from rodents, insects, or other organisms on the Property? .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (5) termite or wood rot damage on the Property needing repair? .....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (6) mold to the extent that it materially and adversely affects the Property? .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (7) mold remediation certificate issued for the Property in the previous 5 years? .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <i>if yes, attach a copy of the mold remediation certificate.</i>  |                                     |                                     |
| (8) previous termite treatment on the Property? .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (9) previous fires that materially affected the Property? .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (10) modifications made to the Property without necessary permits or not in compliance with building codes in effect at the time? .....                                | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (11) 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? ..... | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

If you are aware of any conditions described under Paragraph B, explain. (Attach additional information, if needed.) \_\_\_\_\_

The undersigned acknowledges receipt of the foregoing statement.

Seller or Landlord: Larry Emanuel

Buyer or Tenant: \_\_\_\_\_

By: \_\_\_\_\_  
By (signature): Larry Emanuel  
Printed Name: Larry Emanuel  
Title: Owner / Member

By: \_\_\_\_\_  
By (signature): \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By: Patti L. Emanuel  
By (signature): \_\_\_\_\_  
Printed Name: Patti L. Emanuel  
Title: Owner / Member

By: \_\_\_\_\_  
By (signature): \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**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.