EQUAL HOUSING OPPORTUNITY

APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC) 09-0

SELLER'S DISCLOSURE OF PROPERTY CONDITION

(SECTION 5.008, TEXAS PROPERTY CODE)

CONCERNING THE PROPERTY AT 2320 Gracy Farms
(Street Address and City)

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 PURCHASER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR SELLER'S AGENTS.

Seller ☐ is ☐ is not occupying the Property. If unoccupied, how long since Seller has occupied the Property?

1. The Property has the items checked below [Write Yes (Y), No (N), or Unknown (U)]:

Y Range	Y Oven	U Microwave
Y Dishwasher	N Trash Compactor	Y Disposal
U Washer/Dryer Hookups	Y Window Screens	U Rain Gutters
U Security System	U Fire Detection Equipment	N Intercom System
N TV Antenna	Y Smoke Detector	N Satellite Dish
X Ceiling Fan(s)	N Smoke Detector-Hearing Impaired	Y Exhaust Fan(s)
Y Central A/C	N Carbon Monoxide Alarm	N Wall/Window Air Conditioning
Y Plumbing System	N Emergency Escape Ladder(s)	Y Public Sewer System
Y Patio/Decking	U Cable TV Wiring	N Fences
N Pool	N Attic Fan(s)	N Spa ___ Hot Tub
N Pool Equipment	Y Central Heating	N Automatic Lawn Sprinkler System
U Fireplace(s) & Chimney (Woodburning)	N Septic System	U Fireplace(s) & Chimney (Mock)
U Gas Lines (Nat./LP)	U Outdoor Grill	N Carport
U Garage: ___ Attached ___ Not Attached	N Sauna	Y Water Supply: Y City ___ Well ___ MUD ___ Co-op
	N Pool Heater	
U Garage Door Opener(s): ___ Electronic ___ Controls	Y Water Heater: ___ Gas X Electric	

Roof Type: composition Age: 16 yrs (approx)

Are you (Seller) aware of any of the above items that are not in working condition, that have known defects or that are in need of repair? ☐ Yes ☐ No ☒ Unknown If yes, then describe. (Attach additional sheets if necessary): _____

2. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766, Health and Safety Code? ☐ Yes ☐ No ☒ Unknown

If the answer to the question above is no or unknown, explain. (Attach additional sheets if necessary):

_____

_____

_____

East Austin Properties 90 N. IH35, Austin Tx 78701 Phone: 512-825-9469 Fax:
Esmeralda Lira-Knox

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7. If the property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.

Date Signature of Seller Date Signature of Seller

The undersigned purchaser hereby acknowledges receipt of the foregoing notice and acknowledges the property complies with the smoke detector requirements of Chapter 766, Health and Safety Code, or, if the property does not comply with the smoke detector requirements of Chapter 766, the buyer waives the buyer's rights to have smoke detectors installed in compliance with Chapter 766.

Date Signature of Purchaser Date Signature of Purchaser

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