



APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)



### SELLER'S DISCLOSURE NOTICE

CONCERNING THE PROPERTY AT \_\_\_\_\_  
(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)]:

<input type="checkbox"/> Range	<input type="checkbox"/> Oven	<input type="checkbox"/> Microwave
<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Trash Compactor	<input type="checkbox"/> Disposal
<input type="checkbox"/> Washer/Dryer Hookups	<input type="checkbox"/> Window Screens	<input type="checkbox"/> Rain Gutters
<input type="checkbox"/> Security System	<input type="checkbox"/> Fire Detection Equipment	<input type="checkbox"/> Intercom System
	<input type="checkbox"/> Smoke Detector	
	<input type="checkbox"/> Smoke Detector-Hearing Impaired	
	<input type="checkbox"/> Carbon Monoxide Alarm	
	<input type="checkbox"/> Emergency Escape Ladder(s)	
<input type="checkbox"/> TV Antenna	<input type="checkbox"/> Cable TV Wiring	<input type="checkbox"/> Satellite Dish
<input type="checkbox"/> Ceiling Fan(s)	<input type="checkbox"/> Attic Fan(s)	<input type="checkbox"/> Exhaust Fan(s)
<input type="checkbox"/> Central A/C	<input type="checkbox"/> Central Heating	<input type="checkbox"/> Wall/Window Air Conditioning
<input type="checkbox"/> Plumbing System	<input type="checkbox"/> Septic System	<input type="checkbox"/> Public Sewer System
<input type="checkbox"/> Patio/Decking	<input type="checkbox"/> Outdoor Grill	<input type="checkbox"/> Fences
<input type="checkbox"/> Pool	<input type="checkbox"/> Sauna	<input type="checkbox"/> Spa <input type="checkbox"/> Hot Tub
<input type="checkbox"/> Pool Equipment	<input type="checkbox"/> Pool Heater	<input type="checkbox"/> Automatic Lawn Sprinkler System
<input type="checkbox"/> Fireplace(s) & Chimney (Wood burning)		<input type="checkbox"/> Fireplace(s) & Chimney (Mock)
<input type="checkbox"/> Natural Gas Lines		<input type="checkbox"/> Gas Fixtures
<input type="checkbox"/> Liquid Propane Gas: <input type="checkbox"/> LP Community (Captive) <input type="checkbox"/> LP on Property		
<input type="checkbox"/> Fuel Gas Piping: <input type="checkbox"/> Black Iron Pipe <input type="checkbox"/> Corrugated Stainless Steel Tubing <input type="checkbox"/> Copper		
Garage: <input type="checkbox"/> Attached <input type="checkbox"/> Not Attached <input type="checkbox"/> Carport		
Garage Door Opener(s): <input type="checkbox"/> Electronic <input type="checkbox"/> Control(s)		
Water Heater: <input type="checkbox"/> Gas <input type="checkbox"/> Electric		
Water Supply: <input type="checkbox"/> City <input type="checkbox"/> Well <input type="checkbox"/> MUD <input type="checkbox"/> Co-op		
Roof Type: _____ Age: _____ (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 this question is no or unknown, explain (Attach additional sheets if necessary): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\* Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information. A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing impaired and specifies the locations for the installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

3. Are you (Seller) aware of any known defects/malfunctions in any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

- |   |                          |                         |
|---|--------------------------|-------------------------|
| _____ Interior Walls  | _____ Ceilings           | _____ Floors            |
| _____ Exterior Walls  | _____ Doors              | _____ Windows           |
| _____ Roof  | _____ Foundation/Slab(s) | _____ Sidewalks         |
| _____ Walls/Fences  | _____ Driveways          | _____ Intercom System   |
| _____ Plumbing/Sewers/Septics   | _____ Electrical Systems | _____ Lighting Fixtures |
| _____ Other Structural Components (Describe): _____<br>_____<br>_____ |                          |                         |

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. Are you (Seller) aware of any of the following conditions? Write Yes (Y) if you are aware, write No (N) if you are not aware.

- |  |   |
|--|---|
| _____ Active Termites (includes wood destroying insects) | _____ Previous Structural or Roof Repair                          |
| _____ Termite or Wood Rot Damage Needing Repair          | _____ Hazardous or Toxic Waste                                    |
| _____ Previous Termite Damage                            | _____ Asbestos Components   |
| _____ Previous Termite Treatment                         | _____ Urea-formaldehyde Insulation                                |
| _____ Improper Drainage                                  | _____ Radon Gas   |
| _____ Water Damage Not Due to a Flood Event              | _____ Lead Based Paint  |
| _____ Landfill, Settling, Soil Movement, Fault Lines     | _____ Aluminum Wiring   |
| _____ Single Blockable Main Drain in Pool/Hot Tub/Spa*   | _____ Previous Fires  |
|  | _____ Unplatted Easements   |
|  | _____ Subsurface Structure or Pits                                |
|  | _____ Previous Use of Premises for Manufacture of Methamphetamine |

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\* A single blockable main drain may cause a suction entrapment hazard for an individual.

5. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair?  Yes (if you are aware)  No (if you are not aware). If yes, explain (attach additional sheets if necessary). \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

6. Are you (Seller) aware of any of the following conditions?\* Write Yes (Y) if you are aware, write No (N) if you are not aware.  
\_\_\_\_ Present flood insurance coverage  
\_\_\_\_ Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir  
\_\_\_\_ Previous water penetration into a structure on the property due to a natural flood event

Write Yes (Y) if you are aware, and check wholly or partly as applicable, write No (N) if you are not aware.

- \_\_\_\_ Located  wholly  partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR)
- \_\_\_\_ Located  wholly  partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded))
- \_\_\_\_ Located  wholly  partly in a floodway
- \_\_\_\_ Located  wholly  partly in a flood pool
- \_\_\_\_ Located  wholly  partly in a reservoir

If the answer to any of the above is yes, explain (attach additional sheets if necessary): \_\_\_\_\_  
\_\_\_\_\_

\*For purposes of this notice:

"100-year floodplain" means any area of land that:

- (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map;
- (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and
- (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that:

- (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and
- (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation of more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

7. Have you (Seller) ever filed a claim for flood damage to the property with any insurance provider, including the National Flood Insurance Program (NFIP)?\*  Yes  No. If yes, explain (attach additional sheets as necessary): \_\_\_\_\_  
\_\_\_\_\_

\*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).


8. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the property?  Yes  No. If yes, explain (attach additional sheets as necessary): \_\_\_\_\_  
\_\_\_\_\_

9. Are you (Seller) aware of any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

- Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at that time.
- Homeowners' Association or maintenance fees or assessments.
- Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others.
- Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
- Any lawsuits directly or indirectly affecting the Property.
- Any condition on the Property which materially affects the physical health or safety of an individual.
- Any rainwater harvesting system located on the property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.
- Any portion of the property that is located in a groundwater conservation district or a subsidence district.
- Any conservation easements located on the Property.  
"Conservation easement" means an easement (permanent or for a period of years) on the property that restricts the use of all or a part of the property to protect natural resources, wildlife habitat, open space, or historical sites.
- The Property is presently covered by insurance.
- The Property is presently covered by windstorm insurance.
- Seller has been unable to insure the Property for any reason.
- A private road on or adjoining the Property for which Seller is financially responsible for maintaining.
- Any aboveground or underground storage tanks on the Property. (If yes, see 30 Texas Administrative Code Chapter 334 for additional disclosure requirements.)
- Any aboveground storage tanks on the Property that hold 500 gallons or more and have stored petroleum products or other chemicals.

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- 10. 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 maybe required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- 11. This property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.

	5-13-26	
Signature of Seller	Date	Signature of Seller

The undersigned purchaser hereby acknowledges receipt of the foregoing notice.

Signature of Purchaser	Date	Signature of Purchaser



This form was prepared by the Texas Real Estate Commission in accordance with Texas Property Code § 5.008(b) and is to be used in conjunction with a contract for the sale of real property entered into on or after September 1, 2023. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>) TREC NO. 55-1. This form replaces 55-0.

## **Seller's Disclosure Attachment**

### **Section 3**

(Floors) No current defects or malfunctions. When I purchased the condo and moved in in 2020, there was a little bit of damage on the living room floor at the top of the stairs, directly below the door leading to the roof, caused by a small leak at the roof door, as well as some damage by the sliding door in living room from a small leak at the sliding door. I had both issues professionally addressed and resolved. The door leading to the roof was fully replaced. I had the two damaged floor sections repaired by replacing the damaged sections of flooring with new wood.

(Interior Walls) A few times during the 3.5 years I lived there, during periods of very heavy, prolonged rain, I observed minor dampness on two very small areas of the CMU interior wall: one by the front door, and one above the window in the primary bathroom. It did not happen every time it rained, I only noticed it a few times. It did not cause any damage.

(Doors) No current defects or malfunctions. When I moved in in 2020, the door leading to the roof had minor leak issues. I repaired the door which helped, and then in 2023 I had the door professionally replaced, which fully resolved the issue. When I moved in in 2020, I had minor issues with the sliding door leaking. When it rained very hard, the sliding door tracks would fill with water. I had a door repair professional add additional exit tracks on the exterior of the track for the water to drain properly, which solved the issue.

(Roof) No current defects or malfunctions. After moving in, in early 2021, I noticed that with prolonged, heavy rain, there was a minor leak dripping down onto the metal beams at the ceiling or the 2nd floor. I had a roofing company come out and do leak testing, and they identified a pin prick size hole in roof membrane, which they repaired. It solved the leak.

### **Section 4**

(Previous Termite Damage) A piece of non-structural wood above garage door on the interior had termite damage from a long time ago. I had a professional pest control technician come out and inspect, and he confirmed there was no active infestation or termites. Despite no active infestation I had the area treated for termites, before replacing the wood (December 2023).

(Previous Termite Treatment) A piece of non-structural wood above garage door on the interior had termite damage from a long time ago. I had a professional pest control technician come out and inspect, and he confirmed there was no active infestation or termites. Despite no active infestation I had the area treated for termites, before replacing the wood (December 2023).

(Water Damage Not Due to a Flood Event) In 2021 my washing machine leaked water onto the floor in bathroom and bedroom. A professional water damage remediation company addressed the water and dried it all out to ensure there was no trapped moisture at the bottoms of the walls. I replaced the washer and dryer with a new unit. The issue was fully resolved.

(Previous Structural/Roof Repair) The condo complex underwent remediation work for structural and roof repairs before I purchased and moved in. When I purchased and moved in, my unit was up to code, verified by City of Austin and engineering company. Details can be obtained from the HOA.

### **Section 5**

As mentioned prior to my ownership, the condominium complex underwent structural/building remediation related to original construction defects. My unit/building was represented as remediated, green tagged, and verified as compliant by the City of Austin and engineering professionals before my purchase.

In May 2026, the HOA notified owners that engineering assessments identified additional building envelope concerns involving siding, cladding, and masonry in portions of the complex, and that the HOA is in the process of obtaining updated engineering design and remediation plans. The HOA has stated it is evaluating potential funding options, including possible special assessments and/or association financing, but no final scope of work, contractor selection, or assessment amount has been finalized as of the date of this disclosure.

I am not aware of any current unresolved structural defects within my unit beyond what has been disclosed herein.