



COMMERCIAL PROPERTY CONDITION STATEMENT

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CONCERNING THE PROPERTY AT: 5550 BAYLOR AVE, River Oaks, TX

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. THE TERM "LANDLORD" INCLUDES SUBLESSORS.

PART I - Complete if Property is Improved or Unimproved

Are you (Seller or Landlord) aware of:
(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 improper drainage onto or away from the Property?
(4) any fault line at or near the Property that materially and adversely affects the Property?
(5) air space restrictions or easements on or affecting the Property?
(6) unrecorded or unplatted agreements for easements, utilities, or access on or to the Property?

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- | | <u>Aware</u> | <u>Not
Aware</u> |
|--|--------------------------|-------------------------------------|
| (7) special districts in which the Property lies (for example, historical districts, development districts, extraterritorial jurisdictions, or others)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (8) pending changes in zoning, restrictions, or in physical use of the Property?
The current zoning of the Property is: <u>R-4 Single Family</u> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (9) 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"/> |
| (10) lawsuits affecting title to or use or enjoyment of the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (11) 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"/> |
| (12) common areas or facilities affiliated with the Property co-owned with others? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (13) an owners' or tenants' association or maintenance fee or assessment affecting the Property?
If aware, name of association: _____
Name of manager: _____
Amount of fee or assessment: \$ _____ per _____
Are fees current through the date of this notice? [<input type="checkbox"/>] yes [<input type="checkbox"/>] no [<input type="checkbox"/>] unknown | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (14) subsurface structures, hydraulic lifts, or pits on the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (15) intermittent or wet weather springs that affect the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (16) any material defect in any irrigation system, fences, or signs on the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (17) conditions on or affecting the Property that materially affect the health or safety of an ordinary individual? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (18) 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"/> |
| (19) any personal property or equipment or similar items subject to financing, liens, or lease(s)?
If aware, list items: _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

Asbestos Survey on May 20, 2022 following areas were confirmed to be asbestos

① Homogeneous Area C - wall, ceiling texture and drywall

② Area D - wall, ceiling, joint compound

③ Area K - Floor tile with black mastic

Category I - non friable ACM. Good condition with potential for damage.

Commercial Property Condition Statement concerning _____

PART 2 - Complete if Property is Improved or Unimproved

- | Are you (Seller or Landlord) aware of any of the following conditions*: | Aware | Not
Aware |
|---|--------------------------|-------------------------------------|
| (1) Present flood insurance coverage? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (2) Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (3) Previous flooding due to a natural flood event? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (4) Previous water penetration into a structure on the Property due to a natural flood event? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (5) Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (6) Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded))? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (7) Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a floodway? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (8) Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a flood pool? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (9) Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a reservoir? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

If the answer to any of the above is "aware," explain: (attach additional sheets as necessary)

ERT performed a limited asbestos inspection on May 20, 2022. Initial phase of inspection involved identification of homogeneous areas which could be disturbed during renovation and are suspected to contain asbestos fibers.

**If Buyer or Tenant is concerned about these matters, Buyer or Tenant may consult Information About Flood Hazards (TXR 1414)*

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 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.

- (10) Have you (Seller or Landlord) 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)

- (11) Have you (Seller or Landlord) 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) _____

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Commercial Property Condition Statement concerning _____

PART 3 - 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) Structural Items:			
(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) Plumbing Systems:			
(a) water heaters or water softeners?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) supply or drain lines?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) faucets, fixtures, or commodes?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) private sewage systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) pools or spas and equipment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) fire sprinkler systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) landscape sprinkler system?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) water coolers?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) private water wells?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(j) pumps or sump pumps?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(k) gas lines?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(3) <u>HVAC Systems</u> : any cooling, heating, or ventilation systems?	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(5) Other Systems or Items:			
(a) security or fire detection systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) fire detection systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) porches or decks?	<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 checked="" type="checkbox"/>	<input 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.) Service work needed on restrooms bringing up to ADA requirements, removed drinking fountain, replace hot water heater, kitchen plumbing (see enclosed 2022 cost est)

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Commercial Property Condition Statement concerning _____

- | B. Are you (Seller or Landlord) aware of: | <u>Aware</u> | <u>Not Aware</u> |
|--|-------------------------------------|-------------------------------------|
| (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 type="checkbox"/> | <input checked="" 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 aware, 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 checked="" type="checkbox"/> | <input type="checkbox"/> |

If you are aware of any conditions described under Paragraph B, explain. (Attach additional information, if needed.) Install new ADA fixtures, toilets & install handicap wraps for water & drain lines.

The undersigned acknowledges receipt of the foregoing statement.

Seller or Landlord: City of River Oaks
4900 River Oaks Blvd River Oaks, TX 76114

Buyer or Tenant: _____

By: [Signature]
By (signature): _____
Printed Name: MARVIN GREGORY
Title: CITY MANAGER

By: _____
By (signature): _____
Printed Name: _____
Title: _____

By: _____
By (signature): _____
Printed Name: _____
Title: _____

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.

Whit-Jay Enterprises, LLC
 5828 Springtide Dr
 Fort Worth, TX
 76135 RMP-41916
 8179862653
 deansplumbingsolutions@gmail.com
 www.tsbpe.state.tx.us

Estimate 1048



ADDRESS

City of River Oaks
 4900 River Oaks Blvd.
 River Oaks, Texas 76114 USA

DATE
 06/02/2022

TOTAL
 \$7,569.36

WORK ORDER #

Masonic Lodge

SERVICE ADDRESS

River Oaks

DATE	ACTIVITY	QTY	RATE	AMOUNT
06/02/2022	<p>Service Work</p> <p>Mens Restroom: Remove toilets and jackhammer floor and move toilet flange to meet ADA requirements. Cap off 2nd toilet stub up. Pour concrete back. Remove bathroom sink and cut into wall to move drain to meet ADA requirements. Install new ADA toilet with right hand flush tank. Install new ADA wall hung bathroom sink. New faucet with wrist blade handles, mixing valve, shut off valves, and supply lines. Install handicap wraps for water and drain lines.</p> <p>Womens Restroom: Remove toilets and jackhammer floor and move toilet flange to meet ADA requirements. Cap off 2nd toilet stub up. Pour concrete back. Remove bathroom sink and cut into wall to move drain to meet ADA requirements. Install a new ADA toilet with left hand flush tank. Install a new ADA wall hung bathroom sink. New faucet with wrist blade handles, mixing valve, shut off valves and supply lines. Install handicap wraps for water and drain lines.</p> <p>Drinking fountain: Remove old drinking fountain. cap off water and drain lines.</p> <p>Water Heater: Remove old 30 gallon gas water heater.(rusted out on top) Install new 30 gallon gas water heater. New shut off valve, supply lines and vent pipe. New gas shut off valve and sediment trap. Install an expansion tank, flood stop and pan.</p>	1	0.00	0.00

COPY

DATE	ACTIVITY	QTY	RATE	AMOUNT
	<p>Kitchen: Remove single compartment sink next to 2 compartment sink. Replumb drain assembly for 2 compartment sink. Install a new gas shut off valve and supply line for stove.</p> <p>Clean outs: Camera and locate sewer line where exits building. Dig up and install a set of double clean-outs. If sewer line is deeper than 3 feet an additional charge will be added.</p> <p>Gas System: Pressure test gas system. If pressure test fails, locating and repairing of leaks will be Time and Materials.</p> <p>Services All work will be warrantied for 1 year. Estimate is good for 30 days. Any additional work will be Time and Material. Total labor and materials=</p>			7,569.36

Attn: Steve

TOTAL	\$7,569.36
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THANK YOU.

Accepted By

Accepted Date

COPY