

Instructions to Seller

Complete this form yourself and answer each question to the best of your knowledge. If an answer is an estimate, clearly label it as such. The seller hereby authorizes any agent representing any party in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the subject property.

Property Address 2894 N YORK HWY
 City PALL MALL, TN 38577
 Seller's Name(s) JAMES + CAROLYN CHARCONIS
 Property Age 50
 Date Seller Acquired the Property 01/06/2022
 Do You Occupy the Property? YES
 If Not Owner-Occupied, How Long Has It Been Since the Seller Occupied the Property? 6 MONTHS
 Property is a site-built home non-site-built home

A. The Subject Property Includes the Items Checked Below:

Item	Checked
1. Range	<input checked="" type="checkbox"/>
2. Oven	<input checked="" type="checkbox"/>
3. Microwave	<input type="checkbox"/>
4. Dishwasher	<input checked="" type="checkbox"/>
5. Garbage Disposal	<input type="checkbox"/>
6. Trash Compactor	<input type="checkbox"/>
7. Water Softener	<input type="checkbox"/>
8. 220 Volt Wiring	<input checked="" type="checkbox"/>
9. Washer/Dryer Hookups	<input checked="" type="checkbox"/>
10. Central Heating	<input checked="" type="checkbox"/>
11. Heat Pump	<input type="checkbox"/>
12. Wall/Window Air Conditioning	<input type="checkbox"/>

Item	Checked
13. Central Air Conditioning	<input checked="" type="checkbox"/>
14. Window Screens	<input checked="" type="checkbox"/>
15. Rain Gutters	<input checked="" type="checkbox"/>
16. Fireplace(s) (Number)	<input checked="" type="checkbox"/> 1
17. Gas Starter for Fireplace	<input type="checkbox"/>
18. Smoke Detector/ Fire Alarm	<input checked="" type="checkbox"/>
19. Burglar Alarm	<input checked="" type="checkbox"/>
20. Patio/Decking/Gazebo	<input checked="" type="checkbox"/>
21. Irrigation System	<input type="checkbox"/>
22. Sump Pump	<input type="checkbox"/>
23. Garage Door Opener(s) (Number of openers)	<input type="checkbox"/>

Item	Checked
24. Intercom	<input type="checkbox"/>
25. TV Antenna/ Satellite Dish	<input type="checkbox"/>
26. Pool	<input type="checkbox"/>
27. Spa/Whirlpool Tub	<input type="checkbox"/>
28. Hot Tub	<input type="checkbox"/>
29. Sauna	<input type="checkbox"/>
30. Current Termite Contract	<input type="checkbox"/>
31. Access to Public Streets	<input type="checkbox"/>
32. Other:	<input type="checkbox"/>
33. Other:	<input type="checkbox"/>

34. Garage (Circle if Applicable)	Attached	<input checked="" type="checkbox"/> Not Attached	Carport
35. Water Heater (Circle if Applicable)	<input checked="" type="checkbox"/> Gas	Solar	Electric
36. Water Supply (Circle if Applicable)	<input checked="" type="checkbox"/> City	Well	Private Utility Other
If other, please explain:			
37. Waste Disposal (Circle if Applicable)	City Sewer	<input checked="" type="checkbox"/> Septic Tank	Other
If other, please explain:			
38. Gas Disposal (Circle if Applicable)	Utility	<input checked="" type="checkbox"/> Bottled	Other
If other, please explain:			
39. Roof	Type: <u>ASPHALT SHINGLES</u>	Age(approx.):	
40. Other Items:			
41. To the best of your knowledge, are any of the above NOT in operating condition?			Yes <input type="checkbox"/> <input checked="" type="checkbox"/> No
If YES, then describe (attach additional sheets if necessary):			

B. Are You (Seller) Aware of Any Defects/Malfunctions in Any of the Following?

1. Interior Walls	Yes	<input checked="" type="checkbox"/> No	Unknown
If yes, please explain:			
2. Ceilings	Yes	<input checked="" type="checkbox"/> No	Unknown
If yes, please explain:			
3. Floors	Yes	<input checked="" type="checkbox"/> No	Unknown
If yes, please explain:			
4. Windows	Yes	<input checked="" type="checkbox"/> No	Unknown
If yes, please explain:			
5. Doors	Yes	<input checked="" type="checkbox"/> No	Unknown
If yes, please explain:			
6. Insulation	Yes	<input checked="" type="checkbox"/> No	Unknown
If yes, please explain:			
7. Plumbing	Yes	<input checked="" type="checkbox"/> No	Unknown

If yes, please explain:			
8. Sewer/Septic	Yes	<input checked="" type="radio"/> No	Unknown
If yes, please explain:			
9. Electrical System	Yes	<input checked="" type="radio"/> No	Unknown
If yes, please explain:			
10. Exterior Walls	Yes	<input checked="" type="radio"/> No	Unknown
If yes, please explain:			
11. Roof	Yes	<input checked="" type="radio"/> No	Unknown
If yes, please explain:			
12. Basement	Yes	<input checked="" type="radio"/> No	Unknown
If yes, please explain:			
13. Foundation	Yes	<input checked="" type="radio"/> No	Unknown
If yes, please explain:			
14. Slab	Yes	<input checked="" type="radio"/> No	Unknown
If yes, please explain:			
15. Driveway	Yes	<input checked="" type="radio"/> No	Unknown
If yes, please explain:			
16. Sidewalks	Yes	<input checked="" type="radio"/> No	Unknown
If yes, please explain:			
17. Central heating	Yes	<input checked="" type="radio"/> No	Unknown
If yes, please explain:			
18. Heat Pump	Yes	<input checked="" type="radio"/> No	Unknown
If yes, please explain:			
19. Central air conditioning	Yes	<input checked="" type="radio"/> No	Unknown
If yes, please explain:			

C. Are You (Seller) Aware of Any of the Following?

1. Substances, materials or products which may be an environmental hazard such as, but not limited to: asbestos, radon gas, lead-based paint, fuel or chemical storage tanks and/or contaminated soil or water on the subject property?	Yes	<input checked="" type="radio"/> No	Unknown
2. Features shared in common with adjoining landowners, such as walls, but not limited to, fences, and/or driveways, with joint rights and obligations for use and maintenance?	<input checked="" type="radio"/> Yes	No	Unknown
3. Any authorized changes in roads, drainage or utilities affecting the property, or contiguous to the property?	Yes	<input checked="" type="radio"/> No	Unknown
4. Any changes since the most recent survey of the property was done? Most recent survey of the property _____ (date)	Yes	<input checked="" type="radio"/> No	Unknown
5. Any encroachments, easements, or similar items that may affect your ownership interest in the property?	Yes	<input checked="" type="radio"/> No	Unknown
6. Room additions, structural modifications or other alterations or repairs made without necessary permits?	Yes	<input checked="" type="radio"/> No	Unknown
7. Room additions, structural modifications or other alterations or repairs not in compliance with building codes?	Yes	<input checked="" type="radio"/> No	Unknown
8. Landfill (compacted or otherwise) on the property or any portion thereof?	Yes	<input checked="" type="radio"/> No	Unknown
9. Any settling from any cause, or slippage, sliding or other soil problems?	Yes	<input checked="" type="radio"/> No	Unknown
10. Flooding, drainage or grading problems?	Yes	<input checked="" type="radio"/> No	Unknown
11. Any requirement that flood insurance be maintained on the property?	Yes	<input checked="" type="radio"/> No	Unknown
12. Property or structural damage from fire, earthquake, floods or landslides?	Yes	<input checked="" type="radio"/> No	Unknown
13. Any zoning violations, nonconforming uses and/or violations of "setback" requirements?	Yes	<input checked="" type="radio"/> No	Unknown
14. Neighborhood noise problems or other nuisances?	Yes	<input checked="" type="radio"/> No	Unknown
15. Subdivision and/or deed restrictions or obligations?	Yes	<input checked="" type="radio"/> No	Unknown
16. A Homeowners Association (HOA) which has any authority over the subject property?	Yes	<input checked="" type="radio"/> No	Unknown

Name of HOA:

HOA Address:			
Monthly Dues:			
Special Assessments:			
17. Any "common area" (facilities such as, but not limited to, pools, tennis courts, walkways, or other areas co-owned in undivided interest with others)?	Yes	<input checked="" type="radio"/> No	Unknown
18. Any notices of abatement or citations against the property?	Yes	<input checked="" type="radio"/> No	Unknown
19. Any lawsuits or proposed lawsuits by or against the seller which affects or will affect the property?	Yes	<input checked="" type="radio"/> No	Unknown
20. Is any system, equipment or part of the property being leased?	Yes	<input checked="" type="radio"/> No	Unknown
If yes, please explain, and include a written statement regarding payment information:			
21. Any exterior wall covering of the structures covered with exterior insulation and finish systems (EIFS), also known as "synthetic stucco"?	Yes	<input checked="" type="radio"/> No	Unknown
22. Is there an exterior injection well anywhere on the property?	Yes	<input checked="" type="radio"/> No	Unknown
23. Is seller aware of any percolation tests or soil absorption rates being performed on the property that are determined or accepted by the Tennessee Department of Environment and Conservation? If yes, results of test(s) and/or rate(s) are attached	Yes	<input checked="" type="radio"/> No	Unknown
24. Has any residence on this property ever been moved from its original foundation to another foundation?	Yes	<input checked="" type="radio"/> No	Unknown
If yes, has there been a recent inspection to determine whether the structure has excessive moisture accumulation and/or moisture related damage? (The Tennessee Real Estate Commission urges any buyer or seller who encounters this product to have a qualified professional inspect the structure in question for the preceding concern and provide a written report of the professional's finding.)	Yes	<input checked="" type="radio"/> No	Unknown
If yes, please explain. If necessary, please attach an additional sheet:			

D. Certification: I/we certify that the information herein, concerning the real property located at 2894 N York Hwy, Pall Mall TN is true and correct to the best of my/our knowledge as of the date signed. Should any of these conditions change prior to conveyance of title to this property, these changes will be disclosed in addendum to this document.

[Signature]
 Transferor (Seller)
Caroline Charles
 Transferor (Seller)

06/19/2023
 Date
06/19/23
 Date

Parties may wish to obtain professional advice and/or inspections of the property and to negotiate appropriate provisions in the purchase agreement regarding advice, inspections or defects.

Transferee/Buyer's Acknowledgement:

I/we understand that this disclosure statement is not intended as a substitute for any inspection, and that I/we have a responsibility to pay diligent attention to and inquire about those material defects which are evident by careful observation.

I/we acknowledge receipt of a copy of this disclosure.

 Transferee (Buyer)

 Transferee (Buyer)

 Date

 Date