

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 266 LAKEVIEW TERRACE
 City BYRDSTOWN TENN.
 Seller's Name(s) SCOTT T. MILLER
 Property Age 35 YR'S
 Date Seller Acquired the Property MAY 2, 2021
 Do You Occupy the Property? YES
 If Not Owner-Occupied, How Long Has It Been Since the Seller Occupied the Property? _____
 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 checked="" type="checkbox"/>
4. Dishwasher	<input 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 checked="" 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 type="checkbox"/>
16. Fireplace(s) (Number)	<input type="checkbox"/>
17. Gas Starter for Fireplace	<input type="checkbox"/>
18. Smoke Detector/ Fire Alarm	<input checked="" type="checkbox"/>
19. Burglar Alarm	<input 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 checked="" type="checkbox"/>
32. Other:	<input type="checkbox"/>
33. Other:	<input type="checkbox"/>

34. Garage (Circle if Applicable)	Attached	Not Attached	Carport
35. Water Heater (Circle if Applicable)	Gas	Solar	Electric <input checked="" type="checkbox"/>
36. Water Supply (Circle if Applicable)	City <input checked="" type="checkbox"/>	Well	Private Utility Other
If other, please explain:			
37. Waste Disposal (Circle if Applicable)	City Sewer	Septic Tank	Other
If other, please explain:			
38. Gas Disposal (Circle if Applicable)	Utility	Bottled	Other
If other, please explain:			
39. Roof	Type: <u>STEEL</u>	Age(approx.): <u>35 YRS</u>	
40. Other Items:			
41. To the best of your knowledge, are any of the above NOT in operating condition?	Yes	No <input checked="" type="checkbox"/>	
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	No <input checked="" type="checkbox"/>	Unknown
If yes, please explain:			
2. Ceilings	Yes	No <input checked="" type="checkbox"/>	Unknown
If yes, please explain:			
3. Floors	Yes	No <input checked="" type="checkbox"/>	Unknown
If yes, please explain:			
4. Windows <input checked="" type="checkbox"/>	Yes	No	Unknown
If yes, please explain: <u>OUTSIDE POP OUT, BUT PUT BACK IN</u>			
5. Doors	Yes	No <input checked="" type="checkbox"/>	Unknown
If yes, please explain:			
6. Insulation	Yes	No <input checked="" type="checkbox"/>	Unknown
If yes, please explain:			
7. Plumbing	Yes	No <input checked="" type="checkbox"/>	Unknown

If yes, please explain:			
8. Sewer/Septic	Yes	No <input checked="" type="checkbox"/>	Unknown
If yes, please explain:			
9. Electrical System	Yes	No <input checked="" type="checkbox"/>	Unknown
If yes, please explain:			
10. Exterior Walls	Yes	No <input checked="" type="checkbox"/>	Unknown
If yes, please explain:			
11. Roof	Yes	No <input checked="" type="checkbox"/>	Unknown
If yes, please explain:			
12. Basement	Yes	No <input checked="" type="checkbox"/>	Unknown
If yes, please explain:			
13. Foundation	Yes	No <input checked="" type="checkbox"/>	Unknown
If yes, please explain:			
14. Slab	Yes	No <input checked="" type="checkbox"/>	Unknown
If yes, please explain:			
15. Driveway	Yes	No <input checked="" type="checkbox"/>	Unknown
If yes, please explain:			
16. Sidewalks	Yes	No <input checked="" type="checkbox"/>	Unknown
If yes, please explain:			
17. Central heating	Yes	No <input checked="" type="checkbox"/>	Unknown
If yes, please explain:			
18. Heat Pump	Yes	No <input checked="" type="checkbox"/>	Unknown
If yes, please explain:			
19. Central air conditioning	Yes	No <input checked="" type="checkbox"/>	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	No	<u>Unknown</u>
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?	Yes	<u>No</u>	Unknown
3. Any authorized changes in roads, drainage or utilities affecting the property, or contiguous to the property?	Yes	<u>No</u>	Unknown
4. Any changes since the most recent survey of the property was done? Most recent survey of the property (date)	<u>Yes</u>	No	Unknown
5. Any encroachments, easements, or similar items that may affect your ownership interest in the property?	Yes	<u>No</u>	Unknown
6. Room additions, structural modifications or other alterations or repairs made without necessary permits?	Yes	<u>No</u>	Unknown
7. Room additions, structural modifications or other alterations or repairs not in compliance with building codes?	Yes	<u>No</u>	Unknown
8. Landfill (compacted or otherwise) on the property or any portion thereof?	Yes	<u>No</u>	Unknown
9. Any settling from any cause, or slippage, sliding or other soil problems?	Yes	<u>No</u>	Unknown
10. Flooding, drainage or grading problems?	Yes	<u>No</u>	Unknown
11. Any requirement that flood insurance be maintained on the property?	Yes	<u>No</u>	Unknown
12. Property or structural damage from fire, earthquake, floods or landslides?	Yes	<u>No</u>	Unknown
13. Any zoning violations, nonconforming uses and/or violations of "setback" requirements?	Yes	<u>No</u>	Unknown
14. Neighborhood noise problems or other nuisances?	Yes	<u>No</u>	Unknown
15. Subdivision and/or deed restrictions or obligations?	Yes	<u>No</u>	Unknown
16. A Homeowners Association (HOA) which has any authority over the subject property?	Yes	<u>No</u>	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	<u>No</u>	Unknown
18. Any notices of abatement or citations against the property?	Yes	<u>No</u>	Unknown
19. Any lawsuits or proposed lawsuits by or against the seller which affects or will affect the property?	Yes	<u>No</u>	Unknown
20. Is any system, equipment or part of the property being leased?	Yes	<u>No</u>	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	<u>No</u>	Unknown
22. Is there an exterior injection well anywhere on the property?	Yes	<u>No</u>	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	<u>No</u>	Unknown
24. Has any residence on this property ever been moved from its original foundation to another foundation?	Yes	<u>No</u>	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	<u>No</u>	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 _____ 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.

SCOTT T. MILLER
Transferor (Seller)

3-11-24
Date

[Signature]
Transferor (Seller)

3-11-24
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)

Date

Transferee (Buyer)

Date