

The Buyers and Sellers involved in the current or prospective real estate transaction for the property listed above acknowledge that they were informed of their rights and obligations regarding the Residential Property Disclosures, and that this information was provided by the real estate licensee(s) prior to the completion or reviewing of a Tennessee Residential Property Condition Disclosure, a Tennessee Residential Property Condition Disclaimer Statement, or a Tennessee Residential Property Condition Exemption Notification. Buyers and sellers also acknowledge that they were advised to seek the advice of an attorney on any legal questions they may have regarding this information or prior to taking any legal actions.

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.

A. The Subject Property Includes the Items Checked Below:

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

Item	Checked
13. Central Air Conditioning	
14. Window Screens	✓
15. Rain Gutters	✓
16. Fireplace(s) (Number)	1
17. Gas Starter for Fireplace	
18. Smoke Detector/ Fire Alarm	
19. Burglar Alarm	
20. Patio/Decking/Gazebo	✓
21. Irrigation System	
22. Sump Pump	
23. Garage Door Opener(s) (Number of openers)	2

Item	Checked
24. Intercom	
25. TV Antenna/ Satellite Dish	
26. Pool	
27. Spa/Whirlpool Tub	
28. Hot Tub	
29. Sauna	
30. Current Termite Contract	
31. Access to Public Streets	✓
32. Gas fireplace logs	
33. Installed Outdoor Cooking Grill	
33. Other:	

34. Garage (Circle if Applicable)	Attached	Not Attached	✓	Carport
35. Water Heater (Circle if Applicable)	Gas	Solar		Electric ✓
36. Water Supply (Circle if Applicable)	City ✓	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: metal	Age(approx.):	9 years	
40. Other Items:				
41. To the best of your knowledge, are any of the above NOT in operating condition?			Yes	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 ✓	No	Unknown
If yes, please explain: not finished			
2. Ceilings	Yes ✓	No	Unknown
If yes, please explain: "			
3. Floors	Yes ✓	No	Unknown
If yes, please explain: "			
4. Windows	Yes	No ✓	Unknown
If yes, please explain:			
5. Doors	Yes	No	Unknown
If yes, please explain:			
6. Insulation	Yes	No ✓	Unknown
If yes, please explain:			
7. Plumbing	Yes ✓	No	Unknown
If yes, please explain: "			

8. Sewer/Septic	Yes	No <input checked="" type="checkbox"/>	Unknown
If yes, please explain:			
9. Electrical System	Yes <input checked="" type="checkbox"/>	No	Unknown
If yes, please explain: no Not finished			
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 <input checked="" type="checkbox"/>	No	Unknown
If yes, please explain: Not finished			
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 <input checked="" type="checkbox"/>	No	Unknown
If yes, please explain: Not finished			
16. Sidewalks	Yes	No	Unknown
If yes, please explain:			
17. Central heating	Yes	No	Unknown
If yes, please explain:			
18. Heat Pump	Yes	No	Unknown
If yes, please explain:			
19. Central air conditioning	Yes	No	Unknown
If yes, please explain:			

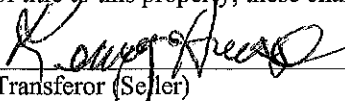
C. Are You (Seller) Aware of Any of the Following?

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	No <input checked="" type="checkbox"/>	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?	Yes	No <input checked="" type="checkbox"/>	Unknown
3. Any authorized changes in roads, drainage or utilities affecting the property, or contiguous to the property?	Yes	No <input checked="" type="checkbox"/>	Unknown
4. Any changes since the most recent survey of the property was done? Most recent survey of the property (date)	Yes	No <input checked="" type="checkbox"/>	Unknown
5. Any encroachments, easements, or similar items that may affect your ownership interest in the property?	Yes	No <input checked="" type="checkbox"/>	Unknown
6. Room additions, structural modifications or other alterations or repairs made without necessary permits?	Yes	No <input checked="" type="checkbox"/>	Unknown
7. Room additions, structural modifications or other alterations or repairs not in compliance with building codes?	Yes	No <input checked="" type="checkbox"/>	Unknown
8. Landfill (compacted or otherwise) on the property or any portion thereof?	Yes	No <input checked="" type="checkbox"/>	Unknown
9. Any settling from any cause, or slippage, sliding or other soil problems?	Yes	No <input checked="" type="checkbox"/>	Unknown
10. Flooding, drainage or grading problems?	Yes	No <input checked="" type="checkbox"/>	Unknown
11. Any requirement that flood insurance be maintained on the property?	Yes	No <input checked="" type="checkbox"/>	Unknown
12. Property or structural damage from fire, earthquake, floods or landslides, tremors, wind, storm, or wood destroying organisms? If yes, please explain (use separate sheet if necessary). If yes, has said damage been repaired?	Yes	No <input checked="" type="checkbox"/>	Unknown
13. Any zoning violations, nonconforming uses and/or violations of "setback" requirements?	Yes	No	Unknown
14. Neighborhood noise problems or other nuisances?	Yes	No <input checked="" type="checkbox"/>	Unknown
15. Subdivision and/or deed restrictions or obligations?	Yes <input checked="" type="checkbox"/>	No	Unknown


16. A Homeowners Association (HOA) which has any authority over the subject property?	Yes	No <input checked="" type="checkbox"/>	Unknown
Name of HOA:			
HOA Address and Phone Number:			
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	No <input checked="" type="checkbox"/>	Unknown
18. Any notices of abatement or citations against the property?	Yes	No <input checked="" type="checkbox"/>	Unknown
19. Any lawsuits or proposed lawsuits by or against the seller which affects or will affect the property?	Yes	No <input checked="" type="checkbox"/>	Unknown
20. Is any system, equipment or part of the property being leased? If yes, please explain, and include a written statement regarding payment information:	Yes	No <input checked="" type="checkbox"/>	Unknown
21. Any exterior wall covering of the structures covered with exterior insulation and finish systems (EIFS), also known as "synthetic stucco"? 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.) If yes, please explain. If necessary, please attach an additional sheet.	Yes	No <input checked="" type="checkbox"/>	Unknown
22. Is there an exterior injection well anywhere on the property?	Yes	No <input checked="" type="checkbox"/>	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	No <input checked="" type="checkbox"/>	Unknown
24. Has any residence on this property ever been moved from its original foundation to another foundation? If yes, please explain. If necessary, please attach an additional sheet:	Yes	No <input checked="" type="checkbox"/>	Unknown
25. Is heating and air conditioning supplied to all furnished rooms? If the same type of system is not used for all finished rooms, please explain.	Yes	No	Unknown
26. Any past or present interior water intrusions from outside the home, standing water within foundation and/or basement? If yes, please explain (use a separate sheet if necessary and available documents pertaining to repairs/corrections).	Yes	No <input checked="" type="checkbox"/>	Unknown
27. Is this property in a Planned Unit Development? Planned Unit Development is defined pursuant to Tenn. Code Ann. 66-5-213 as "an area of land, controlled by one (1) or more landowners, to be developed under unified control or unified plan of development for a number of dwelling units, commercial, educational, recreational or industrial uses, or any combination of the foregoing, the plan for which does not correspond in lot size, bulk or type of use, density, lot coverage, open space, or other restrictions to the existing land use regulations." Unknown is not a permissible answer under this statute.	Yes	No <input checked="" type="checkbox"/>	

28. Is a sinkhole present on the property? A sinkhole is defined pursuant to Tenn. Code Ann. 66-5-212 (c) as a "subterranean void created by the dissolution of limestone or dolostone strata resulting from groundwater erosion, causing a surface subsidence of soil, sediment, or rock and is indicated through the contour lines on the property's recorded plat map."	Yes	No <input checked="" type="checkbox"/>	Unknown
29. If a septic tank or other private disposal system is marked under item (B), does it have adequate capacity and approved design to comply with present state and local requirements for the actual land area and number of bedrooms and facilities existing at the residence?	Yes <input checked="" type="checkbox"/>	No	Unknown
30. Is this property in a historical district or has it been declared historical by any government authority such that permission must be obtained before certain types of improvements or aesthetic changes to the property are made?	Yes	No <input checked="" type="checkbox"/>	Unknown

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.


Transferor (Seller)

2-19-24
Date


Transferor (Seller)

2-19-24
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