



TENNESSEE RESIDENTIAL PROPERTY CONDITION DISCLOSURE

- 1 PROPERTY ADDRESS 3120 Boxley View CITY Franklin
- 2 SELLER'S NAME(S) Larry VanHorn Scarlett Gilfus PROPERTY AGE _____
- 3 DATE SELLER ACQUIRED THE PROPERTY 2006 DO YOU OCCUPY THE PROPERTY? Yes
- 4 IF NOT OWNER-OCCUPIED, HOW LONG HAS IT BEEN SINCE THE SELLER OCCUPIED THE PROPERTY? NA
- 5 (Check the one that applies) The property is a ☒ site-built home ☐ non-site-built home
- 6 The Tennessee Residential Property Disclosure Act requires sellers of residential real property with one to four dwelling units
7 to furnish to a buyer one of the following: (1) a residential property disclosure statement (the "Disclosure"), or (2) a residential
8 property disclaimer statement (permitted only where the buyer waives the required Disclosure). Some property transfers may
9 be exempt from this requirement (See Tenn. Code Ann. § 66-5-209). The following is a summary of the buyers' and sellers'
10 rights and obligations under the Act. A complete copy of the Act may be found at Tenn. Code Ann. § 66-5-201, et seq.
- 11 1. Sellers must disclose all known material defects and must answer the questions on the Disclosure form in good faith to the
12 best of the seller's knowledge as of the Disclosure date.
 - 13 2. Sellers must give the buyers the Disclosure form before the acceptance of a purchase contract.
 - 14 3. Sellers must inform the buyers, at or before closing, of any inaccuracies or material changes in the condition that have
15 occurred since the time of the initial Disclosure, or certify that there are no changes.
 - 16 4. Sellers may give the buyers a report or opinion prepared by a professional inspector or other expert(s) or certain information
17 provided by a public agency, in lieu of responding to some or all of the questions on the form (See Tenn. Code Ann. § 66-
18 5-204).
 - 19 5. Sellers are not required to have a home inspection or other investigation in order to complete the Disclosure form.
 - 20 6. Sellers are not required to repair any items listed on the Disclosure form or on any past or future inspection report unless
21 agreed to in the purchase contract.
 - 22 7. Sellers involved in the first sale of a dwelling must disclose the amount of any impact fees or adequate facility taxes paid.
 - 23 8. Sellers are not required to disclose if any occupant was HIV-positive, or had any other disease not likely to be transmitted
24 by occupying a home, or whether the home had been the site of a homicide, suicide or felony, or act or occurrence which
25 had no effect on the physical structure of the property.
 - 26 9. Sellers may provide an "as is", "no representations or warranties" disclaimer statement in lieu of the Disclosure form only
27 if the buyer waives the right to the required disclosure, otherwise the sellers must provide the completed Disclosure form
28 (See Tenn. Code Ann. § 66-5-202).
 - 29 10. Sellers may be exempt from having to complete the Disclosure form in certain limited circumstances (e.g. public auctions,
30 court orders, some foreclosures and bankruptcies, new construction with written warranty or owner has not resided on the
31 property at any time within the prior 3 years). (See Tenn. Code Ann. § 66-5-209).
 - 32 11. Buyers are advised to include home, wood infestation, well, water sources, septic system, lead-based paint, radon, mold,
33 and other appropriate inspection contingencies in the contract, as the Disclosure form is not a warranty of any kind by the
34 seller, and is not a substitute for any warranties or inspections the buyer may desire to purchase.
 - 35 12. Any repair of disclosed defects must be negotiated and addressed in the Purchase and Sale Agreement; otherwise, seller is
36 not required to repair any such items.
 - 37 13. Buyers may, but do not have to, waive their right to receive the Disclosure form from the sellers if the sellers provide a
38 disclaimer statement with no representations or warranties (See Tenn. Code Ann. § 66-5-202).
 - 39 14. Remedies for misrepresentations or nondisclosure in a Property Condition Disclosure statement may be available to buyer
40 and are set out fully in Tenn. Code Ann. § 66-5-208. Buyer should consult with an attorney regarding any such matters.
 - 41 15. Representations in the Disclosure form are those of the sellers only, and not of any real estate licensee, although licensees
42 are required to disclose to all parties adverse facts of which the licensee has actual knowledge or notice.

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16. Pursuant to Tenn. Code Ann. § 47-18-104(b), sellers of newly constructed residences on a septic system are prohibited from knowingly advertising or marketing a home as having more bedrooms than are permitted by the subsurface sewage disposal system permit.

17. Sellers must disclose the presence of any known exterior injection well, the presence of any known sinkhole(s), the results of any known percolation test or soil absorption rate performed on the property that is determined or accepted by the Department of Environment and Conservation, and whether the property is located within a Planned Unit Development as defined by Tenn. Code Ann. § 66-5-213 and, if requested, provide buyers with a copy of the development's restrictive covenants, homeowner bylaws and master deed. Sellers must also disclose if they have knowledge that the residence has ever been moved from an existing foundation to another foundation.

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 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.

The Tennessee Residential Property Disclosure Act states that anyone transferring title to residential real property must provide information about the condition of the property. This completed form constitutes that disclosure by the Seller. The information contained in the disclosure is the representation of the owner and not the representation of the real estate licensee or sales person, if any. This is not a warranty or a substitute for any professional inspections or warranties that the purchasers may wish to obtain.

Buyers and Sellers should be aware that any sales agreement executed between the parties shall supersede this form as to the terms of sale, property included in the sale and any obligations on the part of the seller to repair items identified below and/or the obligation of the buyer to accept such items "as is."

INSTRUCTIONS TO THE 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(s) 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:

<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Wall/Window Air Conditioning	<input type="checkbox"/> Garage Door Opener(s) (Number of openers <u> </u>)
<input type="checkbox"/> Window Screens	<input checked="" type="checkbox"/> Oven	<input checked="" type="checkbox"/> Fireplace(s) (Number) <u>2</u>
<input type="checkbox"/> Intercom	<input checked="" type="checkbox"/> Microwave	<input checked="" type="checkbox"/> Gas Starter for Fireplace
<input checked="" type="checkbox"/> Garbage Disposal	<input checked="" type="checkbox"/> Gas Fireplace Logs	<input checked="" type="checkbox"/> TV Antenna/Satellite Dish
<input type="checkbox"/> Trash Compactor	<input type="checkbox"/> Smoke Detector/Fire Alarm	<input type="checkbox"/> Central Vacuum System and attachments
<input type="checkbox"/> Spa/Whirlpool Tub	<input type="checkbox"/> Burglar Alarm	<input checked="" type="checkbox"/> Current Termite contract
<input type="checkbox"/> Water Softener	<input type="checkbox"/> Patio/Decking/Gazebo	<input checked="" type="checkbox"/> Hot Tub
<input checked="" type="checkbox"/> 220 Volt Wiring	<input checked="" type="checkbox"/> Installed Outdoor Cooking Grill	<input checked="" type="checkbox"/> Washer/Dryer Hookups
<input type="checkbox"/> Sauna	<input type="checkbox"/> Irrigation System	<input checked="" type="checkbox"/> Pool
<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> A key to all exterior doors	<input checked="" type="checkbox"/> Access to Public Streets
<input checked="" type="checkbox"/> Sump Pump	<input checked="" type="checkbox"/> Rain Gutters	<input checked="" type="checkbox"/> Heat Pump w/ Emergency gas main house
<input checked="" type="checkbox"/> Central Heating	<input checked="" type="checkbox"/> Central Air	Heat pump only pool house
<input type="checkbox"/> Other <u>Smart home Kasa</u>		<input type="checkbox"/> Other <u>encapsulated crawl space</u>
Water Heater: <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Solar	<u>Tankless,</u>
Garage: <input checked="" type="checkbox"/> Attached <input type="checkbox"/> Not Attached	<input type="checkbox"/> Carport	
Water Supply: <input checked="" type="checkbox"/> City <input type="checkbox"/> Well	<input type="checkbox"/> Private <input type="checkbox"/> Utility <input type="checkbox"/> Other <u> </u>	
Gas Supply: <input type="checkbox"/> Utility <input type="checkbox"/> Bottled	<input checked="" type="checkbox"/> Other <u>Installed underground tank</u>	
Waste Disposal: <input type="checkbox"/> City Sewer <input checked="" type="checkbox"/> Septic Tank	<input type="checkbox"/> Other <u> </u>	
Roof(s): Type <u>Shingle</u>	Age (approx): <u>17</u>	

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Other Items:

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):

Small portion of heated ~~main~~
primary bath floor, main area of heated floor works correctly.

B. ARE YOU (SELLER) AWARE OF ANY DEFECTS/MALFUNCTIONS IN ANY OF THE FOLLOWING?

	YES	NO	UNKNOWN		YES	NO	UNKNOWN
Interior Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Roof	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ceilings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Basement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Floors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Foundation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Slab	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Doors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Driveway	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Insulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sidewalks	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Plumbing System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Central Heating	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sewer/Septic	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Heat Pump	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Electrical System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Central Air Conditioning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Exterior Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>				

If any of the above is/are marked YES, please explain:

C. ARE YOU (SELLER) AWARE OF ANY OF THE FOLLOWING:

	YES	NO	UNKNOWN
1. Substances, materials or products which may be environmental hazards such as, but not limited to: asbestos, radon gas, lead-based paint, fuel or chemical storage tanks, contaminated soil or water, on the subject property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Features shared in common with adjoining land owners, such as walls, but not limited to, fences, and/or driveways, with joint rights and obligations for use and maintenance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Any authorized changes in roads, drainage or utilities affecting the property, or contiguous to the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Any changes since the most recent survey of the property was done? Most recent survey of the property: <u>March 2022</u> (Date) (check here if unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Any encroachments, easements, or similar items that may affect your ownership interest in the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Room additions, structural modifications or other alterations or repairs made without necessary permits?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Room additions, structural modifications or other alterations or repairs not in compliance with building codes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Landfill (compacted or otherwise) on the property or any portion thereof?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Any settling from any cause, or slippage, sliding or other soil problems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Flooding, drainage or grading problems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Any requirement that flood insurance be maintained on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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		YES	NO	UNKNOWN
137	12. Property or structural damage from fire, earthquake, floods, or landslides?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
138	If yes, please explain (use separate sheet if necessary).			
139				
140				
141	If yes, has said damage been repaired? _____			
142	13. Is the property serviced by a fire department?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
143	If yes, in what fire department's service area is the property located? (Fire Dept. Locator can be found:			
144	https://tnmap.tn.gov/fdtn/)			
145	<u>Franklin Fire Department</u>			
146	Is the property owner subject to charges or fees for fire protection,	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
147	such as subscriptions, association dues or utility fees?			
148	14. Any zoning violations, nonconforming uses and/or violations of	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
149	"setback" requirements?			
150	15. Neighborhood noise problems or other nuisances?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
151	16. Subdivision and/or deed restrictions or obligations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
152	17. A Condominium/Homeowners Association (HOA) which has any authority	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
153	over the subject property?			
154	Name of HOA: _____			
155	HOA Phone Number: _____			
156	Special Assessments: _____			
157	Management Company: _____			
158	Management Co. Address: _____			
159	18. Any "common area" (facilities such as, but not limited to, pools, tennis	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
160	courts, walkways or other areas co-owned in undivided interest with others)?			
161	19. Any notices of abatement or citations against the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
162	20. Any lawsuit(s) or proposed lawsuit(s) by or against the seller which affects	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
163	or shall affect the property?			
164	21. Is any system, equipment or part of the property being leased?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
165	If yes, please explain, and include a written statement regarding payment			
166	information. <u>Triground propane tank - All service</u>			
167				
168				
169	22. Any exterior wall covering of the structure(s) covered with exterior	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
170	insulation and finish systems (EIFS), also known as "synthetic stucco"?			
171	If yes, has there been a recent inspection to determine whether the structure	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
172	has excessive moisture accumulation and/or moisture related damage?			
173	<i>(The Tennessee Real Estate Commission urges any buyer or seller who encounters this product to have a qualified</i>			
174	<i>professional inspect the structure in question for the preceding concern and provide a written report of the professional's</i>			
175	<i>finding.)</i>			
176	If yes, please explain. If necessary, please attach an additional sheet.			
177				
178				
179	23. Is there an exterior injection well anywhere on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
180	24. Is seller aware of any percolation tests or soil absorption rates being	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
181	performed on the property that are determined or accepted by			
182	the Tennessee Department of Environment and Conservation?			
183	If yes, results of test(s) and/or rate(s) are attached.			
184	25. Has any residence on this property ever been moved from its original	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
185	foundation to another foundation?			

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- 186 26. Is this property in a Planned Unit Development? Planned Unit Development YES NO UNKNOWN
187 is defined pursuant to Tenn. Code Ann. § 66-5-213 as "an area of land, ☐ ☒
188 controlled by one (1) or more landowners, to be developed under unified control
189 or unified plan of development for a number of dwelling units, commercial,
190 educational, recreational or industrial uses, or any combination of the
191 foregoing, the plan for which does not correspond in lot size, bulk or type of
192 use, density, lot coverage, open space, or other restrictions to the existing land
193 use regulations." Unknown is not a permissible answer under the statute.
194 27. Is a sinkhole present on the property? A sinkhole is defined pursuant to Tenn. ☐ ☒ ☐
195 Code Ann. § 66-5-212(c) as "a subterranean void created by the dissolution of
196 limestone or dolostone strata resulting from groundwater erosion, causing a
197 surface subsidence of soil, sediment, or rock and is indicated through the
198 contour lines on the property's recorded plat map." This disclosure is required
199 regardless of whether the sinkhole is indicated through the contour lines on the
200 property's recorded plat map.
201 28. Was a permit for a subsurface sewage disposal system for the Property issued ☐ ☒
202 during a sewer moratorium pursuant to Tenn. Code Ann. § 68-221-409? If
203 yes, Buyer may have a future obligation to connect to the public sewer system.
204

205 D. CERTIFICATION. I/We certify that the information herein, concerning the
206 real property located at

207 3120 Boxley View

Franklin

TN 37064

208 is true and correct to the best of my/our knowledge as of the date signed. Should any of these conditions change prior to
209 conveyance of title to this property, these changes shall be disclosed in an addendum to this document.

210 Transferor (Seller) [Signature] Larry VanHorne Date 7/26/24 Time 11:05

211 Transferor (Seller) [Signature] Scarlett Gillis Date _____ Time _____
212

213 Parties may wish to obtain professional advice and/or inspections of the property and to negotiate
214 appropriate provisions in the purchase agreement regarding advice, inspections or defects.
215
216

217 **Transferee/Buyer's Acknowledgment:** I/We understand that this disclosure statement is not intended as a substitute for any
218 inspection, and that I/we have a responsibility to pay diligent attention to and inquire about those material defects which are
219 evident by careful observation. **I/We acknowledge receipt of a copy of this disclosure.**

220 Transferee (Buyer) _____ Date _____ Time _____

221 Transferee (Buyer) _____ Date _____ Time _____

222 If the property being purchased is a condominium, the transferee/buyer is hereby given notice that the transferee/buyer is
223 entitled, upon request, to receive certain information regarding the administration of the condominium from the developer or
224 the condominium association as applicable, pursuant to Tennessee Code Annotated §66-27-502.

NOTE: This form is provided by Tennessee REALTORS® to its members for their use in real estate transactions and is to be used as is. This form contains language that is in addition to the language mandated by the state of Tennessee pursuant to the disclosure requirements of the "Tennessee Residential Property Disclosure Act". Tennessee Code Annotated § 66-5-201, et seq. By downloading and/or using this form, you agree and covenant not to alter, amend, or edit said form or its contents except as where provided in the blank fields, and agree and acknowledge that any such alteration, amendment or edit of said form is done at your own risk. Use of the Tennessee REALTORS® logo in conjunction with any form other than standardized forms created by Tennessee REALTORS® is strictly prohibited. This form is subject to periodic revision and it is the responsibility of the member to use the most recent available form.

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