



TENNESSEE RESIDENTIAL PROPERTY CONDITION DISCLOSURE

1 PROPERTY ADDRESS 1520 Randy Dr CITY Cookeville
 2 SELLER'S NAME(S) Richard and Laura Perry PROPERTY AGE 59
 3 DATE SELLER ACQUIRED THE PROPERTY March 2022 DO YOU OCCUPY THE PROPERTY? Y
 4 IF NOT OWNER-OCCUPIED, HOW LONG HAS IT BEEN SINCE THE SELLER OCCUPIED THE PROPERTY? _____
 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.

This form is copyrighted and may only be used in real estate transactions in which Samuel Lee Stout is involved as a Tennessee REALTORS® authorized user. Unauthorized use of the form may result in legal sanctions being brought against the user and should be reported to Tennessee REALTORS® at (615) 321-1477.



92 Other Items:

93
94

95 To the best of your knowledge, are any of the above NOT in operating condition? ☐ YES ☒ NO

96 If YES, then describe (attach additional sheets if necessary):

97
98
99

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

	YES	NO	UNKNOWN		YES	NO	UNKNOWN
101 Interior Walls	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>	Roof	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>
102 Ceilings	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>	Basement	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="radio"/>
103 Floors	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>	Foundation	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>
104 Windows	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>	Slab	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="radio"/>
105 Doors	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>	Driveway	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>
106 Insulation	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>	Sidewalks	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>
107 Plumbing System	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>	Central Heating	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>
108 Sewer/Septic	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>	Heat Pump	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="radio"/>
109 Electrical System	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>	Central Air Conditioning	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>
110 Exterior Walls	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>				

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

112

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

	YES	NO	UNKNOWN
114 1. Substances, materials or products which may be environmental hazards 115 such as, but not limited to: asbestos, radon gas, lead-based paint, fuel 116 or chemical storage tanks, contaminated soil or 117 water, on the subject 118 property?	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>
119 2. Features shared in common with adjoining land owners, such as walls, but 120 not limited to, fences, and/or driveways, with joint rights and obligations 121 for use and maintenance?	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>
122 3. Any authorized changes in roads, drainage or utilities affecting the 123 property, or contiguous to the property?	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>
124 4. Any changes since the most recent survey of the property was done? 125 Most recent survey of the property: _____ (Date) (check here if unknown)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="radio"/>
126 5. Any encroachments, easements, or similar items that may affect your 127 ownership interest in the property?	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>
128 6. Room additions, structural modifications or other alterations or 129 repairs made without necessary permits?	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>
130 7. Room additions, structural modifications or other alterations or 131 repairs not in compliance with building codes?	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>
132 8. Landfill (compacted or otherwise) on the property or any portion 133 thereof?	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>
134 9. Any settling from any cause, or slippage, sliding or other soil problems?	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>
135 10. Flooding, drainage or grading problems?	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>
136 11. Any requirement that flood insurance be maintained on the property?	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>

This form is copyrighted and may only be used in real estate transactions in which Samuel Lee Stout is involved as a Tennessee REALTORS® authorized user. Unauthorized use of the form may result in legal sanctions being brought against the user and should be reported to Tennessee REALTORS® at 615-321-1477.



	YES	NO	UNKNOWN
12. Property or structural damage from fire, earthquake, floods, or landslides? If yes, please explain (use separate sheet if necessary).	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>
13. Is the property serviced by a fire department? If yes, in what fire department's service area is the property located? (Fire Dept. Locator can be found: https://tnmap.tn.gov/fdtn/)	<input checked="" type="radio"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cookeville Fire Department			
Is the property owner subject to charges or fees for fire protection, such as subscriptions, association dues or utility fees?	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>
14. Any zoning violations, nonconforming uses and/or violations of "setback" requirements?	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>
15. Neighborhood noise problems or other nuisances?	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>
16. Subdivision and/or deed restrictions or obligations?	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>
17. A Condominium/Homeowners Association (HOA) which has any authority over the subject property?	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>
Name of HOA: _____	HOA Address: _____		
HOA Phone Number: _____	Monthly Dues: _____		
Special Assessments: _____	Transfer Fees: _____		
Management Company: _____	Phone: _____		
Management Co. Address: _____			
18. Is the location of the property within an improvement district that is subject to special assessment?	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>
Rate of special assessment: _____			
19. Any "common area" (facilities such as, but not limited to, pools, tennis courts, walkways or other areas co-owned in undivided interest with others)?	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>
20. Any notices of abatement or citations against the property?	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>
21. Any lawsuit(s) or proposed lawsuit(s) by or against the seller which affects or shall affect the property?	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>
22. Is any system, equipment or part of the property being leased? If yes, please explain, and include a written statement regarding payment information.	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>
23. Any exterior wall covering of the structure(s) 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? <i>(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.)</i> If yes, please explain. If necessary, please attach an additional sheet.	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>
24. Is there an exterior injection well anywhere on the property?	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>
25. 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.	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>
26. Has any residence on this property ever been moved from its original	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>

This form is copyrighted and may only be used in real estate transactions in which Samuel Lee Stout is involved as a Tennessee REALTORS® authorized user. Unauthorized use of the form may result in legal sanctions being brought against the user and should be reported to Tennessee REALTORS® at 615-321-1477.



188 foundation to another foundation?

- 189 27. Is this property in a Planned Unit Development? Planned Unit Development YES NO UNKNOWN
 190 is defined pursuant to Tenn. Code Ann. § 66-5-213 as "an area of land, ☐ ☒ ☐
 191 controlled by one (1) or more landowners, to be developed under unified control
 192 or unified plan of development for a number of dwelling units, commercial,
 193 educational, recreational or industrial uses, or any combination of the
 194 foregoing, the plan for which does not correspond in lot size, bulk or type of
 195 use, density, lot coverage, open space, or other restrictions to the existing land
 196 use regulations." Unknown is not a permissible answer under the statute.
 197 28. Is a sinkhole present on the property? A sinkhole is defined pursuant to Tenn. ☐ ☒ ☐
 198 Code Ann. § 66-5-212(c) as "a subterranean void created by the dissolution of
 199 limestone or dolostone strata resulting from groundwater erosion, causing a
 200 surface subsidence of soil, sediment, or rock and is indicated through the
 201 contour lines on the property's recorded plat map." This disclosure is required
 202 regardless of whether the sinkhole is indicated through the contour lines on the
 203 property's recorded plat map.
 204 29. Was a permit for a subsurface sewage disposal system for the Property issued ☐ ☒
 205 during a sewer moratorium pursuant to Tenn. Code Ann. § 68-221-409? If
 206 yes, Buyer may have a future obligation to connect to the public sewer system.
 207

208 **D. CERTIFICATION.** I/We certify that the information herein, concerning the
 209 real property located at

210 **1520 Randy Drive Cookeville, Tn 38501**

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

213 Transferor (Seller) Richard Perry Richard Perry Date 08/25/2025 Time 2:32 PM

214 Transferor (Seller) Laura Perry Laura Perry Date 08/25/2025 Time 2:37 PM
 215

216 Parties may wish to obtain professional advice and/or inspections of the property and to negotiate
 217 appropriate provisions in the purchase agreement regarding advice, inspections or defects.
 218
 219

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

223 Transferee (Buyer) _____ Date _____ Time _____

224 Transferee (Buyer) _____ Date _____ Time _____

225 If the property being purchased is a condominium, the transferee/buyer is hereby given notice that the transferee/buyer is
 226 entitled, upon request, to receive certain information regarding the administration of the condominium from the developer or
 227 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.

This form is copyrighted and may only be used in real estate transactions in which Samuel Lee Stout is involved as a Tennessee REALTORS® authorized user. Unauthorized use of the form may result in legal sanctions being brought against the user and should be reported to Tennessee REALTORS® at 615-321-1477.



Copyright 2011 © Tennessee Association of Realtors®

RF 201 – Tennessee Residential Property Condition Disclosure, Page 5 of 5

Version 01/01/2025

