

TENNESSEE RESIDENTIAL PROPERTY CONDITION DISCLOSURE

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. 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 will supersede this form as to 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 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 _____

City _____

Seller's Name(s) _____

Property Age _____

Date Seller Acquired the Property _____

Do You Occupy the Property? _____

If Not Owner-Occupied, How Long Has It Been Since the Seller Occupied the Property? _____

A. The Subject Property Includes the Items Checked Below:

- _____ Range
- _____ Oven
- _____ Microwave
- _____ Dishwasher
- _____ Garbage Disposal
- _____ Trash Compactor
- _____ Water Softener
- _____ 220 Volt Wiring
- _____ Washer/Dryer Hookups
- _____ Central Heating
- _____ Heat Pump
- _____ Central Air Conditioning
- _____ Wall/Window Air Conditioning
- _____ Window Screens
- _____ Rain Gutters
- _____ Fireplace(s) (Number)
- _____ Gas Starter for Fireplace
- _____ Smoke Detector/Fire Alarm
- _____ Burglar Alarm
- _____ Patio/Decking/Gazebo
- _____ Irrigation System

Sump Pump
 Garage Door Opener(s) (Number of openers)
 Intercom
 TV Antenna/Satellite Dish
 Pool
 Spa/Whirlpool Tub
 Hot Tub
 Sauna
 Current Termite Contract
 Access to Public Streets
 Gas Fireplace Logs
 Installed Outdoor Cooking Grill
 A Key to All Exterior Doors
 Central Vacuum System and Attachments
 Other _____
 Other _____
 Garage: Attached Not Attached Carport
 Water Heater: Gas Solar Electric
 Water Supply: City Well Private Utility Other
 Waste Disposal: City Sewer Septic Tank Other
 Gas Supply: Utility Bottled Other
 Roof(s): Type _____ Age (approx.) _____
 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): _____

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

Interior Walls	YES	NO	UNKNOWN
Ceilings	YES	NO	UNKNOWN
Floors	YES	NO	UNKNOWN
Windows	YES	NO	UNKNOWN
Doors	YES	NO	UNKNOWN
Insulation	YES	NO	UNKNOWN
Plumbing	YES	NO	UNKNOWN
Sewer/Septic	YES	NO	UNKNOWN
Electrical System	YES	NO	UNKNOWN
Exterior Walls	YES	NO	UNKNOWN
Roof	YES	NO	UNKNOWN
Basement	YES	NO	UNKNOWN
Foundation	YES	NO	UNKNOWN
Slab	YES	NO	UNKNOWN

Driveway	YES	NO	UNKNOWN
Sidewalks	YES	NO	UNKNOWN
Central heating	YES	NO	UNKNOWN
Heat pump	YES	NO	UNKNOWN
Central air conditioning	YES	NO	UNKNOWN

If any of the above is/are marked 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 UNKNOWN

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?

YES NO UNKNOWN

3. Any authorized changes in roads, drainage or utilities affecting the property, or contiguous to the property?

YES NO UNKNOWN

4. Any changes since the most recent survey of the property was done?

YES NO UNKNOWN

Most recent survey of the property: _____ (check here if unknown.) _____

5. Any encroachments, easements, or similar items that may affect your ownership interest in the property?

YES NO UNKNOWN

6. Room additions, structural modifications or other alterations or repairs made without necessary permits?

YES NO UNKNOWN

7. Room additions, structural modifications or other alterations or repairs not in compliance with building codes?

YES NO UNKNOWN

8. Landfill (compacted or otherwise) on the property or any portion thereof?

YES NO UNKNOWN

9. Any settling from any cause, or slippage, sliding or other soil problems?

YES NO UNKNOWN

10. Flooding, drainage or grading problems?

YES NO UNKNOWN

11. Any requirement that flood insurance be maintained on the property?

YES NO UNKNOWN

12. Property or structural damage from fire, earthquake, floods or landslides?

YES NO UNKNOWN

If yes, has such damage been repaired? _____

13. Any zoning violations, nonconforming uses and/or violations of "setback" requirements?

YES NO UNKNOWN

14. Neighborhood noise problems or other nuisances?

YES NO UNKNOWN

15. Subdivision and/or deed restrictions or obligations?

YES NO UNKNOWN

16. A Homeowners Association (HOA) which has any authority over the subject property?

YES 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 NO UNKNOWN

18. Any notices of abatement or citations against the property?

YES NO UNKNOWN

19. Any lawsuits or proposed lawsuits by or against the seller which affects or will affect the property?

YES NO UNKNOWN

20. Is any system, equipment or part of the property being leased?

YES 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 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 NO UNKNOWN

If yes, please explain. If necessary, please attach an additional sheet.

22. Is the property serviced by a fire department?

YES NO UNKNOWN

If yes, in what fire department's service area is the property located? _____

Is the property owner subject to charges or fees for fire protection, such as subscriptions, association dues or utility fees?

YES NO UNKNOWN

23. Is there an exterior injection well anywhere on the property?

YES NO UNKNOWN

24. Is there an exterior injection well anywhere on the property?

YES NO UNKNOWN

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?

YES NO UNKNOWN

If yes, attach results of tests and/or rates.

26. Has any residence on this property ever been moved from its original foundation to another foundation?

YES NO UNKNOWN

27. Is this property in a Planned Unit Development? Planned Unit Development is defined pursuant to Tenn. Code Ann. Section 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.

YES NO

28. Is a sinkhole present on the property?

YES NO UNKNOWN

29. Was a permit for a subsurface sewage disposal system for the property issued during a sewer moratorium pursuant to Tenn. Code Ann. Section 68-221-409? If yes, the buyer may have a duty to connect to the public sewer system in the future.

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)

Date

Transferor (Seller)

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