

CRYE-LEIKE®

REAL ESTATE SERVICES

TENNESSEE RESIDENTIAL PROPERTY CONDITION DISCLOSURE

1 PROPERTY ADDRESS 117 LINDA LANE CITY JAMESTOWN
2 SELLER'S NAME(S) TIMOTHY & LINDA S. PROPERTY AGE 2001
3 DATE SELLER ACQUIRED THE PROPERTY 5/20/09 DO YOU OCCUPY THE PROPERTY? yes
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
7 units to furnish to a buyer one of the following: (1) a residential property disclosure statement (the "Disclosure"), or (2) a
8 residential property disclaimer statement (permitted only where the buyer waives the required Disclosure). Some property
9 transfers may be exempt from this requirement (see Tenn. Code Ann. § 66-5-209). The following is a summary of the
10 buyers' and sellers' rights and obligations under the Act. A complete copy of the Act may be found at:
11 <http://www.state.tn.us/commerce/boards/rec/index.shtml>.

- 12 1. Sellers must disclose all known material defects and must answer the questions on the Disclosure form in good faith to
13 the best of the seller's knowledge as of the Disclosure date.
- 14 2. Sellers must give the buyers the Disclosure form before the acceptance of a purchase contract.
- 15 3. Sellers must inform the buyers, at or before closing, of any inaccuracies or material changes in the condition that have
16 occurred since the time of the initial Disclosure, or certify that there are no changes.
- 17 4. Sellers may give the buyers a report or opinion prepared by a professional inspector or other expert(s) or certain
18 information provided by a public agency, in lieu of responding to some or all of the questions on the form (See Tenn.
19 Code Ann. § 66-5-204).
- 20 5. Sellers are not required to have a home inspection or other investigation in order to complete the Disclosure form.
- 21 6. Sellers are not required to repair any items listed on the disclosure form or on any past or future inspection report unless
22 agreed to in the purchase contract.
- 23 7. Sellers involved in the first sale of a dwelling must disclose the amount of any impact fees or adequate facility taxes
24 paid.
- 25 8. Sellers are not required to disclose if any occupant was HIV-positive, or had any other disease not likely to be
26 transmitted by occupying a home, or whether the home had been the site of a homicide, suicide or felony, or act or
27 occurrence which had no effect on the physical structure of the property.
- 28 9. Sellers may provide an "as is", "no representations or warranties" disclaimer statement in lieu of the Disclosure form
29 only if the buyer waives the right to the required disclosure, otherwise the sellers must provide the completed Disclosure
30 form (See Tenn. Code Ann. § 66-5-202).
- 31 10. Sellers may be exempt from having to complete the Disclosure form in certain limited circumstances (e.g. public
32 auctions, court orders, some foreclosures and bankruptcies, new construction with written warranty or owner has not
33 resided on the property at any time within the prior 3 years. See Tenn. Code Ann. § 66-5-209).
- 34 11. Buyers are advised to include home and wood infestation, well, water sources, septic system, lead-based paint, radon,
35 mold, and other appropriate inspection contingencies in the contract, as the Disclosure form is not a warranty of any kind
36 by the seller, and is not a substitute for any warranties or inspections the buyer may desire to purchase.
- 37 12. Any repair of disclosed defects must be negotiated and addressed in the Purchase and Sale Agreement; otherwise, seller
38 is not required to repair any such items.
- 39 13. Buyers may, but do not have to, waive their right to receive the Disclosure form from the sellers if the sellers provide a
40 disclaimer statement with no representations or warranties (see Tenn. Code Ann. § 66-5-202).



- 41 14. Remedies for misrepresentations or nondisclosure in a Property Condition Disclosure statement may be available to
42 buyer and are set out fully in Tenn. Code Ann. § 66-5-208. Buyer should consult with an attorney regarding any such
43 matters.
- 44 15. Representations in the Disclosure form are those of the sellers only, and not of any real estate licensee, although
45 licensees are required to disclose to all parties adverse facts of which the licensee has actual knowledge or notice.
- 46 16. Pursuant to Tenn. Code Ann. § 47-18-104(b), sellers of newly constructed residences on a septic system are prohibited
47 from knowingly advertising or marketing a home as having more bedrooms than are permitted by the subsurface sewage
48 disposal system permit.
- 49 17. Sellers must disclose the presence of any known exterior injection well, the results of any known percolation test or soil
50 absorption rate performed on the property that is determined or accepted by the Department of Environment and
51 Conservation, and whether the property is located within a Planned Unit Development as defined by Tenn. Code Ann. §
52 66-5-213 and, if requested, provide buyers with a copy of the development's restrictive covenants, homeowner bylaws
53 and master deed. Sellers must also disclose if they have knowledge that the residence has ever been moved from an
54 existing foundation to another foundation.
- 55 The Buyers and Sellers involved in the current or prospective real estate transaction for the property listed above
56 acknowledge that they were informed of their rights and obligations regarding Residential Property Disclosures, and that this
57 information was provided by the real estate licensee(s) prior to the completion or reviewing of a Tennessee Residential
58 Property Condition Disclosure, a Tennessee Residential Property Condition Disclaimer Statement, or a Tennessee Residential
59 Property Condition Exemption Notification. Buyers and Sellers also acknowledge that they were advised to seek the advice
60 of an attorney on any legal questions they may have regarding this information or prior to taking any legal actions.
- 61 The Tennessee Residential Property Disclosure Act states that anyone transferring title to residential real property must
62 provide information about the condition of the property. This completed form constitutes that disclosure by the Seller. The
63 information contained in the disclosure is the representation of the owner and not the representation of the real estate licensee
64 or sales person, if any. This is not a warranty or a substitute for any professional inspections or warranties that the purchasers
65 may wish to obtain.
- 66 Buyers and Sellers should be aware that any sales agreement executed between the parties will supersede this form as
67 to the terms of sale, property included in the sale and any obligations on the part of the seller to repair items identified
68 below and/or the obligation of the buyer to accept such items "as is."

INSTRUCTIONS TO THE SELLER

70 Complete this form yourself and answer each question to the best of your knowledge. If an answer is an estimate, clearly
71 label it as such. The Seller hereby authorizes any agent(s) representing any party in this transaction to provide a copy of this
72 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:

- 73
- 74 ☒ Range ☐ Wall/Window Air Conditioning ☐ Garage Door Opener(s) (Number of openers ____)
- 75 ☒ Ice Maker Hookup ☒ Window Screens ☐ ____ Garage Door Remote(s)
- 76 ☒ Oven ☒ Fireplace(s) (Number) wood stove ☐ Intercom
- 77 ☒ Microwave ☐ Gas Starter for Fireplace ☒ TV Antenna/Satellite Dish (excluding components)
- 78 ☐ Garbage Disposal ☐ Gas Fireplace Logs ☐ Central Vacuum System and attachments
- 79 ☐ Trash Compactor ☒ Smoke Detector/Fire Alarm ☐ Spa/Whirlpool Tub
- 80 ☐ Water Softener ☒ Patio/Decking/Gazebo ☐ Hot Tub
- 81 ☒ 220 Volt Wiring ☐ Installed Outdoor Cooking Grill ☒ Washer/Dryer Hookups
- 82 ☐ Sauna ☐ Irrigation System ☐ Pool ☐ In-ground ☐ Above-ground
- 83 ☒ Dishwasher ☒ A key to all exterior doors ☒ Access to Public Streets
- 84 ☐ Sump Pump ☒ Rain Gutters ☐ All Landscaping and all outdoor lighting
- 85 ☐ Burglar Alarm/Security System Components and controls
- 86 ☐ Current Termite contract with _____



87	<input type="checkbox"/> Heat Pump Unit #1	<u>2061</u> Age (Approx)			
88	<input type="checkbox"/> Heat Pump Unit #2	<u> </u> Age (Approx)			
89	<input type="checkbox"/> Heat Pump Unit #3	<u> </u> Age (Approx)			
90	<input type="checkbox"/> Central Heating Unit #1	<u> </u> Age	<input type="checkbox"/> Electric	<input type="checkbox"/> Gas	<input type="checkbox"/> Other
91	<input type="checkbox"/> Central Heating Unit #2	<u> </u> Age	<input type="checkbox"/> Electric	<input type="checkbox"/> Gas	<input type="checkbox"/> Other
92	<input type="checkbox"/> Central Heating Unit #3	<u> </u> Age	<input type="checkbox"/> Electric	<input type="checkbox"/> Gas	<input type="checkbox"/> Other
93	<input type="checkbox"/> Central Air Conditioning #1	<u> </u> Age	<input type="checkbox"/> Electric	<input type="checkbox"/> Gas	<input type="checkbox"/> Other
94	<input type="checkbox"/> Central Air Conditioning #2	<u> </u> Age	<input type="checkbox"/> Electric	<input type="checkbox"/> Gas	<input type="checkbox"/> Other
95	<input type="checkbox"/> Central Air Conditioning #3	<u> </u> Age	<input type="checkbox"/> Electric	<input type="checkbox"/> Gas	<input type="checkbox"/> Other
96	<input type="checkbox"/> Water Heater #1	<u>2.5</u> Age	<input checked="" type="checkbox"/> Electric	<input type="checkbox"/> Gas	<input type="checkbox"/> Solar
97	<input type="checkbox"/> Water Heater #2	<u> </u> Age	<input type="checkbox"/> Electric	<input type="checkbox"/> Gas	<input type="checkbox"/> Solar
98	<input type="checkbox"/> Other	<u> </u>	<input type="checkbox"/> Other	<u> </u>	<u> </u>
99	Garage <input type="checkbox"/> Attached <input type="checkbox"/> Not Attached		<input type="checkbox"/> Carport		
100	Water Supply <input checked="" type="checkbox"/> City <input type="checkbox"/> Well		<input type="checkbox"/> Private	<input type="checkbox"/> Utility	<input type="checkbox"/> Other
101	Gas Supply <input type="checkbox"/> Utility <input type="checkbox"/> Bottled		<input type="checkbox"/> Other		
102	Waste Disposal <input type="checkbox"/> City Sewer <input type="checkbox"/> Septic Tank		<input type="checkbox"/> Other		
103	Roof(s): Type <u>SHINGLE</u>		Age (approx):		
104	Other Items:				
105					
106					
107					
108	To the best of your knowledge, are any of the above NOT in operating condition?		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
109	If YES, then describe (attach additional sheets if necessary):				
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111					
112					
113					
114					
115					
116	Leased Items: Leased items that remain with the Property are (e.g. security systems, water softener systems, etc.):				
117					
118					
119					
120	If leases are not assumable, it will be Seller's responsibility to pay balance.				

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

	YES	NO	UNKNOWN	YES	NO	UNKNOWN
122 Interior Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Roof Components	<input checked="" type="checkbox"/>	<input type="checkbox"/>
123 Ceilings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Basement	<input type="checkbox"/>	<input type="checkbox"/>
124 Floors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Foundation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
125 Windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Slab	<input type="checkbox"/>	<input type="checkbox"/>
126 Doors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Driveway	<input type="checkbox"/>	<input type="checkbox"/>
127 Insulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Sidewalks	<input type="checkbox"/>	<input type="checkbox"/>
128 Plumbing System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Central Heating	<input checked="" type="checkbox"/>	<input type="checkbox"/>



	YES	NO	UNKNOWN		YES	NO	UNKNOWN
129	Sewer/Septic	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Heat Pump	<input type="checkbox"/>	<input checked="" type="checkbox"/>
130	Electrical System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Central Air Conditioning	<input type="checkbox"/>	<input checked="" type="checkbox"/>
131	Exterior Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Double Paned or Insulated Window and/or Doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>
132							
133	If any of the above is/are marked YES, please explain:						
134							

135 Please describe any repairs made by you or any previous owners of which you are aware (use separate sheet if necessary).

136

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

YES NO UNKNOWN

138	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, methamphetamine, contaminated soil or water, and/or known existing or past mold presence on the subject property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
143	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"/>
144				
145	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"/>
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147				
148	4. Any changes since the most recent survey of the property was done? Most recent survey of the property: <input type="checkbox"/> (check here if unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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150				
151	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"/>
152				
153	6. Room additions, structural modifications or other alterations or repairs made without necessary permits?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
154				
155	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"/>
156				
157	8. Landfill (compacted or otherwise) on the property or any portion thereof?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
158				
159	9. Any settling from any cause, or slippage, sliding or other soil problems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
160	10. Flooding, drainage or grading problems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
161	11. Any requirement that flood insurance be maintained on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
162	12. Is any of the property in a flood plain?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
163	13. Any past or present interior water intrusions(s), standing water within foundation and/or basement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
164	If yes, please explain. If necessary, please attach an additional sheet and any available documents pertaining to these repairs/corrections.			
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170	14. Property or structural damage from fire, earthquake, floods, landslides, tremors, wind, storm or wood destroying organisms?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
171	If yes, please explain (use separate sheet if necessary).			
172				
173				
174				
175				
176	If yes, has said damage been repaired?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	YES	NO	UNKNOWN
15. Any zoning violations, nonconforming uses and/or violations of "seedback" requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Neighborhood noise problems or other nuisances?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Subdivision and/or deed restrictions or obligations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18. A Condominium/Homeowners Association (HOA) which has any authority over the subject property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Name of HOA: _____ HOA Address: _____ HOA Phone Number: _____ Monthly Dues: _____ Special Assessments: _____ Transfer Fees: _____ Management Company: _____ Phone: _____ Management Co. Address: _____			
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="checkbox"/>	<input type="checkbox"/>
20. Any notices of abatement or citations against the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
21. Any lawsuit(s) or proposed lawsuit(s) by or against the seller which affects or will affect the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<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="checkbox"/>	<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.			
24. Is heating and air conditioning supplied to all finished rooms? If the same type of system is not used for all finished rooms, please explain.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
25. If septic tank or other private disposal system is marked under item (A), 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
26. Is the property affected by governmental regulations or restrictions requiring approval for changes, use, or alterations to the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
27. Is this property in a historical district or has it been declared historical by any governmental authority such that permission must be obtained before certain types of improvements or aesthetic changes to the property are made?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
28. Does this property have an exterior injection well located anywhere on it?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
29. 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 type="checkbox"/>	<input checked="" type="checkbox"/>



YES NO UNKNOWN

30. Has any residence on this property ever been moved from its original foundation to another foundation? double would move to this property ☒ ☐

31. 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 the statute.

D. CERTIFICATION. I/We certify that the information herein, concerning the real property located at 117 Delaney Lane, Chestnut MI 48550 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 an addendum to this document.

Transferor (Selled) Timothy Aulett Date 4-25-13 Time 4:18

Transferor (Seller) Frank J. Bullitt Date 4-25-13 Time 4:18

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 Acknowledgment: 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 _____ Time _____

Transferee (Buyer) _____ Date _____ Time _____

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

