

## TENNESSEE RESIDENTIAL PROPERTY CONDITION DISCLOSURE

- 1 PROPERTY ADDRESS 1314 Riggs RD CITY DAYTON  
 2 SELLER'S NAME(S) RAY D. & SUSAN M. ROMA PROPERTY AGE 2004  
 3 DATE SELLER ACQUIRED THE PROPERTY 1997 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 ☐ nonsite 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/trec/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 inspection report, unless agreed to in  
 22 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.

- 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."

#### 69 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.

#### 73 A. THE SUBJECT PROPERTY INCLUDES THE ITEMS CHECKED BELOW:

- |  |  |  |
|--|--|--|
| 74 <input type="checkbox"/> Range                      | <input type="checkbox"/> Wall/Window Air Conditioning              | <input checked="" type="checkbox"/> Garage Door Opener(s) and remotes. How Many? <i>2</i>          |
| 75 <input type="checkbox"/> Oven                       | <input checked="" type="checkbox"/> Window Screens                 | <input type="checkbox"/> Intercom  |
| 76 <input type="checkbox"/> Microwave                  | <input checked="" type="checkbox"/> Fireplace(s) (Number) <i>1</i> | <input checked="" type="checkbox"/> TV Antenna/Satellite Dish (excluding components) <i>Direct</i> |
| 77 <input type="checkbox"/> Garbage Disposal           | <input type="checkbox"/> Gas Starter for Fireplace                 | <input type="checkbox"/> Central Vacuum System and attachments                                     |
| 78 <input type="checkbox"/> Trash Compactor            | <input type="checkbox"/> Gas Fireplace Logs                        | <input type="checkbox"/> Spa/Whirlpool Tub   |
| 79 <input type="checkbox"/> Water Softener             | <input checked="" type="checkbox"/> Smoke Detector/Fire Alarm      | <input type="checkbox"/> Hot Tub   |
| 80 <input checked="" type="checkbox"/> 220 Volt Wiring | <input type="checkbox"/> Patio/Decking/Gazebo                      | <input type="checkbox"/> Sauna   |
| 81 <input checked="" type="checkbox"/> Washer/Dryer    | <input type="checkbox"/> Installed Outdoor Cooking Grill           | <input type="checkbox"/> Current Termite contract  |
| 82 Hookups   |  |  |
| 83 <input type="checkbox"/> Dishwasher                 | <input type="checkbox"/> Irrigation System                         | <input checked="" type="checkbox"/> Access to Public Streets                                       |
| 84 <input type="checkbox"/> Heat Pump                  | <input type="checkbox"/> Sump Pump                                 | <input checked="" type="checkbox"/> All Landscaping and all outdoor lighting                       |
| 85 <i>2004</i> Age (Approx)                            | <input type="checkbox"/> Burglar Alarm/Security System             | <input checked="" type="checkbox"/> A key to all exterior doors                                    |



88 ☒ Central Heating 2004 Age ☐ Electric ☒ Gas ☐ Other  
89 ☒ Central Air Conditioning 2004 Age ☒ Electric ☐ Gas ☐ Other  
90 ☒ Water Heater 2004 Age ☐ Electric ☒ Gas ☐ Solar ☐ Other  
91 ☐ Other \_\_\_\_\_ ☐ Other \_\_\_\_\_  
92 Garage ☐ Attached ☒ Not Attached ☐ Carport DAYTON  
93 Water Supply ☐ City ☐ Well ☐ Private ☒ Utility ☐ Other  
94 Gas Supply ☐ Utility ☒ Bottled ☐ Other OWN TANK  
95 Waste Disposal ☐ City Sewer ☒ Septic Tank ☐ Other  
96 Roof(s): Type Shingle Age (approx): 2004  
97 Other Items:  
98  
99  
100

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

102 If YES, then describe (attach additional sheets if necessary):  
103  
104  
105  
106  
107  
108

109 Leased Items: Leased items that remain with the Property are (e.g. security systems, water softener systems, etc.):  
110  
111  
112

113 If leases are not assumable, it will be Seller's responsibility to pay balance.

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

	YES	NO	UNKNOWN		YES	NO	UNKNOWN
116 Interior Walls <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Roof Components <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
117 Ceilings <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Basement <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
118 Floors <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Foundation <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
119 Windows <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Slab <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
120 Doors <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Driveway <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
121 Insulation - <u>FOAM</u> <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sidewalks <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
122 Plumbing System <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Central Heating <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
123 Sewer/Septic <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Heat Pump <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
124 Electrical System <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Central Air Conditioning <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
125 Exterior Walls <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Double Paned or Insulated Window and/or Doors <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

126 If any of the above is/are marked YES, please explain:  
127  
128

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

131 C. ARE YOU (SELLER) AWARE OF ANY OF THE FOLLOWING:		YES	NO	UNKNOWN
132	1. Substances, materials or products which may be environmental hazards	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
133	such as, but not limited to: asbestos, radon gas, lead-based paint, fuel			
134	or chemical storage tanks, methamphetamine, contaminated soil or			
135	water, and/or known existing or past mold presence on the subject			
136	property?			
137	2. Features shared in common with adjoining land owners, such as walls, but	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
138	not limited to, fences, and/or driveways, with joint rights and obligations			
139	for use and maintenance?			
140	3. Any authorized changes in roads, drainage or utilities affecting the	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
141	property, or contiguous to the property?			
142	4. Any changes since the most recent survey of the property was done?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
143	Most recent survey of the property: <input type="checkbox"/> (check here if unknown)			
144				
145	5. Any encroachments, easements, or similar items that may affect your	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
146	ownership interest in the property?			
147	6. Room additions, structural modifications or other alterations or	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
148	repairs made without necessary permits?			
149	7. Room additions, structural modifications or other alterations or	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
150	repairs not in compliance with building codes?			
151	8. Landfill (compacted or otherwise) on the property or any portion	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
152	thereof?			
153	9. Any settling from any cause, or slippage, sliding or other soil problems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
154	10. Flooding, drainage or grading problems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
155	11. Any requirement that flood insurance be maintained on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
156	12. Is any of the property in a flood plain?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
157	13. Any past or present interior water intrusions(s), standing water within	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
158	foundation and/or basement?			
159	If yes, please explain. If necessary, please attach an additional sheet			
160	and any available documents pertaining to these repairs/corrections.			
161				
162				
163				
164	14. Property or structural damage from fire, earthquake, floods, landslides,	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
165	tremors, wind, storm or wood destroying organisms?			
166	If yes, please explain (use separate sheet if necessary).			
167				
168				
169				
170	If yes, has said damage been repaired?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
171	15. Any zoning violations, nonconforming uses and/or violations of	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
172	"setback" requirements?			
173	16. Neighborhood noise problems or other nuisances?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
174	17. Subdivision and/or deed restrictions or obligations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
175	18. A Homeowners Association (HOA) which has any authority over the	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
176	subject property?			
177	HOA Address:			

	YES	NO	UNKNOWN
180 19. Any "common area" (facilities such as, but not limited to, pools, tennis 181 courts, walkways or other areas co-owned in undivided interest with others)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
182 20. Any notices of abatement or citations against the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
183 21. Any lawsuit(s) or proposed lawsuit(s) by or against the seller which affects 184 or will affect the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
185 22. Is any system, equipment or part of the property being leased? 186 If yes, please explain, and include a written statement regarding payment 187 information. 188 189	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
190 23. Any exterior wall covering of the structure(s) covered with exterior 191 insulation and finish systems (EIFS), also known as "synthetic stucco"? 192 If yes, has there been a recent inspection to determine whether the structure 193 has excessive moisture accumulation and/or moisture related damage? 194 <i>(The Tennessee Real Estate Commission urges any buyer or seller who encounters this product to have a qualified 195 professional inspect the structure in question for the preceding concern and provide a written report of the 196 professional's finding.)</i> 197 If yes, please explain. If necessary, please attach an additional sheet. 198 199 200	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
201 24. Is heating and air conditioning supplied to all finished rooms? 202 If the same type of system is not used for all finished rooms, please explain. 203 204 205	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
206 25. If septic tank or other private disposal system is marked under item (A), does 207 it have adequate capacity and approved design to comply with present state 208 and local requirements for the actual land area and number of bedrooms and 209 facilities existing at the residence?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
210 26. Is the property affected by governmental regulations or restrictions requiring 211 approval for changes, use, or alterations to the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
212 27. Is this property in an historical district or has it been declared historical by 213 any governmental authority such that permission must be obtained before 214 certain types of improvements or aesthetic changes to the property are made?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
215 28. Does this property have an exterior injection well located anywhere on it?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
216 29. Is seller aware of any percolation tests or soil absorption rates being 217 performed on the property that are determined or accepted by 218 the Tennessee Department of Environment and Conservation? 219 If yes, results of test(s) and/or rate(s) are attached.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
220 30. Has any residence on this property ever been moved from its original 221 foundation to another foundation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
222 31. Is this property in a Planned Unit Development? Planned Unit Development 223 is defined pursuant to Tenn. Code Ann. § 66-5-213 as "an area of land, 224 controlled by one (1) or more landowners, to be developed under unified 225 control or unified plan of development for a number of dwelling units, 226 commercial, educational, recreational or industrial uses, or any combination 227 of the foregoing, the plan for which does not correspond in lot size, bulk or 228 type of use, density, lot coverage, open space, or other restrictions to the 229	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



231 D. CERTIFICATION. I/We certify that the information herein, concerning the real property located at  
232 1314 RIGGS ROAD DAYTON TN 37321  
233 is true and correct to the best of my/our knowledge as of the date signed. Should any of these conditions change prior to  
234 conveyance of title to this property, these changes will be disclosed in an addendum to this document.

235 Transferor (Seller) X Susan M. Rome Date 8/30/2011 Time \_\_\_\_\_

236 Transferor (Seller) X Ray D. Rome Date 8/30/2011 Time \_\_\_\_\_

237  
238 Parties may wish to obtain professional advice and/or inspections of the property and to negotiate  
239 appropriate provisions in the purchase agreement regarding advice, inspections or defects.  
240  
241

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

245 Transferee (Buyer) \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_

246 Transferee (Buyer) \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_

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