

TENNESSEE RESIDENTIAL PROPERTY CONDITION DISCLOSURE

1 PROPERTY ADDRESS 3305 Martins Woods Lane CITY La Vergne
2 SELLER'S NAME(S) _____ PROPERTY AGE 2007
3 DATE SELLER ACQUIRED THE PROPERTY 2007 DO YOU OCCUPY THE PROPERTY? No
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/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 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."**

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 checked="" type="checkbox"/> Range | <input type="checkbox"/> Wall/Window Air Conditioning | <input checked="" type="checkbox"/> Garage Door Opener(s) (Number of openers <u>1</u>) |
| 75 <input checked="" type="checkbox"/> Ice Maker Hookup | <input checked="" type="checkbox"/> Window Screens | <input type="checkbox"/> _____ Garage Door Remote(s) |
| 76 <input checked="" type="checkbox"/> Oven | <input checked="" type="checkbox"/> Fireplace(s) (Number) <u>1</u> | <input type="checkbox"/> Intercom |
| 77 <input checked="" type="checkbox"/> Microwave | <input type="checkbox"/> Gas Starter for Fireplace | <input type="checkbox"/> TV Antenna/Satellite Dish (excluding components) |
| 78 <input checked="" type="checkbox"/> Garbage Disposal | <input checked="" type="checkbox"/> Gas Fireplace Logs | <input type="checkbox"/> Central Vacuum System and attachments |
| 79 <input type="checkbox"/> Trash Compactor | <input checked="" type="checkbox"/> Smoke Detector/Fire Alarm | <input type="checkbox"/> Spa/Whirlpool Tub |
| 80 <input type="checkbox"/> Water Softener | <input checked="" type="checkbox"/> Patio/Decking/Gazebo | <input type="checkbox"/> Hot Tub |
| 81 <input type="checkbox"/> 220 Volt Wiring | <input type="checkbox"/> Installed Outdoor Cooking Grill | <input type="checkbox"/> Washer/Dryer Hookups |
| 82 <input type="checkbox"/> Sauna | <input type="checkbox"/> Irrigation System | <input type="checkbox"/> Pool <input type="checkbox"/> In-ground <input type="checkbox"/> Above-ground |
| 83 <input checked="" type="checkbox"/> Dishwasher | <input checked="" type="checkbox"/> A key to all exterior doors | <input checked="" type="checkbox"/> Access to Public Streets |
| 84 <input type="checkbox"/> Sump Pump | <input checked="" type="checkbox"/> Rain Gutters | <input checked="" type="checkbox"/> All Landscaping and all outdoor lighting |
| 85 <input type="checkbox"/> Burglar Alarm/Security System Components and controls | | |
| 86 <input type="checkbox"/> Current Termite contract with _____ | | |



- 87 Heat Pump Unit #1 2007 Age (Approx)
- 88 Heat Pump Unit #2 _____ Age (Approx)
- 89 Heat Pump Unit #3 _____ Age (Approx)
- 90 Central Heating Unit #1 2007 Age Electric Gas Other
- 91 Central Heating Unit #2 _____ Age Electric Gas Other
- 92 Central Heating Unit #3 _____ Age Electric Gas Other
- 93 Central Air Conditioning #1 2007 Age Electric Gas Other
- 94 Central Air Conditioning #2 _____ Age Electric Gas Other
- 95 Central Air Conditioning #3 _____ Age Electric Gas Other
- 96 Water Heater #1 2007 Age Electric Gas Solar Other _____
- 97 Water Heater #2 _____ Age Electric Gas Solar Other _____
- 98 Other _____ Other _____
- 99 Garage Attached Not Attached Carport
- 100 Water Supply City Well Private Utility Other _____
- 101 Gas Supply Utility Bottled Other
- 102 Waste Disposal City Sewer Septic Tank Other _____

103 Roof(s): Type Asphalt Age (approx): 2007

104 Other Items: _____

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

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

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116 **Leased Items:** Leased items that remain with the Property are (e.g. security systems, water softener systems, etc.):

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

121 **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 type="checkbox"/>	<input checked="" type="checkbox"/>	Roof Components	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
123 Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Basement	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
124 Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
125 Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Slab	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
126 Doors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Driveway	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
127 Insulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sidewalks	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
128 Plumbing System	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Central Heating	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



	YES	NO	UNKNOWN		YES	NO	UNKNOWN	
129	Sewer/Septic	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Heat Pump	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
130	Electrical System	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Central Air Conditioning	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
131	Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Double Paned or Insulated Window and/or Doors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

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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, methamphetamine, contaminated soil or water, and/or known existing or past mold presence on the subject property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" 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: <input type="checkbox"/> (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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| 10. Flooding, drainage or grading problems? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 11. Any requirement that flood insurance be maintained on the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 12. Is any of the property in a flood plain? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 13. Any past or present interior water intrusions(s), standing water within foundation and/or basement?
If yes, please explain. If necessary, please attach an additional sheet and any available documents pertaining to these repairs/corrections. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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| 14. Property or structural damage from fire, earthquake, floods, landslides, tremors, wind, storm or wood destroying organisms?
If yes, please explain (use separate sheet if necessary). | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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If yes, has said damage been repaired?



		YES	NO	UNKNOWN
177	15. Any zoning violations, nonconforming uses and/or violations of	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
178	“setback” requirements?			
179	16. Neighborhood noise problems or other nuisances?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
180	17. Subdivision and/or deed restrictions or obligations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
181	18. A Condominium/Homeowners Association (HOA) which has any authority	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
182	over the subject property?			
183	Name of HOA: <u>Pinnacle Point</u>			
184	HOA Phone Number: <u>(615) 259-4540</u>			
185	Special Assessments: _____			
186	Management Company: <u>Ghertner & Company</u>			
187	Management Co. Address: <u>50 Vantage Way, Suite 100, Nashville, TN 37228</u>			
	HOA Address: _____			
	Monthly Dues: <u>\$10.00</u>			
	Transfer Fees: _____			
	Phone: <u>(615) 277-0358</u>			
188	19. Any “common area” (facilities such as, but not limited to, pools, tennis	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
189	courts, walkways or other areas co-owned in undivided interest with others)?			
190	20. Any notices of abatement or citations against the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
191	21. Any lawsuit(s) or proposed lawsuit(s) by or against the seller which affects	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
192	or will affect the property?			
193	22. Is any system, equipment or part of the property being leased?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
194	If yes, please explain, and include a written statement regarding payment			
195	information.			
196	_____			
197	_____			
198	23. Any exterior wall covering of the structure(s) covered with exterior	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
199	insulation and finish systems (EIFS), also known as “synthetic stucco”?			
200	If yes, has there been a recent inspection to determine whether the structure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
201	has excessive moisture accumulation and/or moisture related damage?			
202	<i>(The Tennessee Real Estate Commission urges any buyer or seller who encounters this product to have a qualified</i>			
203	<i>professional inspect the structure in question for the preceding concern and provide a written report of the</i>			
204	<i>professional’s finding.)</i>			
205	If yes, please explain. If necessary, please attach an additional sheet.			
206	_____			
207	_____			
208	24. Is heating and air conditioning supplied to all finished rooms?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
209	If the same type of system is not used for all finished rooms, please explain.			
210	_____			
211	_____			
212	_____			
213	25. If septic tank or other private disposal system is marked under item (A), does	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
214	it have adequate capacity and approved design to comply with present state			
215	and local requirements for the actual land area and number of bedrooms and			
216	facilities existing at the residence?			
217	26. Is the property affected by governmental regulations or restrictions requiring	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
218	approval for changes, use, or alterations to the property?			
219	27. Is this property in a historical district or has it been declared historical by	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
220	any governmental authority such that permission must be obtained before			
221	certain types of improvements or aesthetic changes to the property are made?			
222	28. Does this property have an exterior injection well located anywhere on it?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
223	29. Is seller aware of any percolation tests or soil absorption rates being	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
224	performed on the property that are determined or accepted by			
225	the Tennessee Department of Environment and Conservation?			
226	If yes, results of test(s) and/or rate(s) are attached.			



YES NO UNKNOWN

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

229 31. Is this property in a Planned Unit Development? Planned Unit Development
230 is defined pursuant to Tenn. Code Ann. § 66-5-213 as "an area of land,
231 controlled by one (1) or more landowners, to be developed under unified
232 control or unified plan of development for a number of dwelling units,
233 commercial, educational, recreational or industrial uses, or any combination
234 of the foregoing, the plan for which does not correspond in lot size, bulk or
235 type of use, density, lot coverage, open space, or other restrictions to the
236 existing land use regulations." Unknown is not a permissible answer under
237 the statute.

238 **D. CERTIFICATION.** I/We certify that the information herein, concerning the real property located at
239 Lot 34 Pinnacle Point / 3305 Martins Woods Lane, La Vergne, TN 37086
240 is true and correct to the best of my/our knowledge as of the date signed. Should any of these conditions change prior to
241 conveyance of title to this property, these changes will be disclosed in an addendum to this document.

242 Transferor (Seller) Lot 34 Pinnacle Point / 3305 Martins Woods Lane Date _____ Time _____

243 Transferor (Seller) *[Signature]* Date 6-16-11 Time 11:30AM

245 Parties may wish to obtain professional advice and/or inspections of the property and to negotiate
246 appropriate provisions in the purchase agreement regarding advice, inspections or defects.
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249 **Transferee/Buyer's Acknowledgment:** I/We understand that this disclosure statement is not intended as a substitute for any
250 inspection, and that I/we have a responsibility to pay diligent attention to and inquire about those material defects which are
251 evident by careful observation. **I/We acknowledge receipt of a copy of this disclosure.**

252 Transferee (Buyer) _____ Date _____ Time _____

253 Transferee (Buyer) _____ Date _____ Time _____

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

