PROPERTY ADDRESS 3009 White Oak Circle

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10

REALTORS



TENNESSEE RESIDENTIAL PROPERTY CONDITION **DISCLOSURE**

CITY Rockwood

2	SELLER'S NAME(S) John Gardner Brock and Stacy Guy Brock	PROPERTY AGE 15 years			
3	DATE SELLER ACQUIRED THE PROPERTY 6/22/2020	DO YOU OCCUPY THE PROPERTY? No			
4	IF NOT OWNER-OCCUPIED, HOW LONG HAS IT BEEN SINCE	THE SELLER OCCUPIED THE PROPERTY? 6/22/20			
5	(Check the one that applies) The property is a site-built ho	me non-site-built home			
6 7 8	The Tennessee Residential Property Disclosure Act requires sellers of to furnish to a buyer one of the following: (1) a residential property dis- property disclaimer statement (permitted only where the buyer waives	closure statement (the "Disclosure"), or (2) a residential			
9	be exempt from this requirement (See Tenn. Code Ann. § 66-5-209).				

- 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 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 Sellers must give the buyers the Disclosure form before the acceptance of a purchase contract.
- 14 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 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 Sellers are not required to have a home inspection or other investigation in order to complete the Disclosure form.
- 20 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 Sellers involved in the first sale of a dwelling must disclose the amount of any impact fees or adequate facility taxes paid.
- 23 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 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.

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- 16. Pursuant to Tenn. Code Ann. § 47-18-104(b), sellers of newly constructed residences on a septic system are prohibited from knowingly advertising or marketing a home as having more bedrooms than are permitted by the subsurface sewage disposal system permit.
 - 17. Sellers must disclose the presence of any known exterior injection well, the presence of any known sinkhole(s), the results of any known percolation test or soil absorption rate performed on the property that is determined or accepted by the Department of Environment and Conservation, and whether the property is located within a Planned Unit Development as defined by Tenn. Code Ann. § 66-5-213 and, if requested, provide buyers with a copy of the development's restrictive covenants, homeowner bylaws and master deed. Sellers must also disclose if they have knowledge that the residence has ever been moved from an existing foundation to another foundation.

The Buyers and Sellers involved in the current or prospective real estate transaction for the property listed above acknowledge that they were informed of their rights and obligations regarding Residential Property Disclosures, and that this information was provided by the real estate licensee(s) prior to the completion or reviewing of a Tennessee Residential Property Condition Disclosure, a Tennessee Residential Property Condition Disclosure, a Tennessee Residential Property Condition Exemption Notification. Buyers and Sellers also acknowledge that they were advised to seek the advice of an attorney on any legal questions they may have regarding this information or prior to taking any legal actions.

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. The information contained in the disclosure is the representation of the owner and not the representation of the real estate licensee or sales person, if any. 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 shall supersede this form as to the terms of sale, property included in the sale and 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

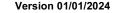
Complete this form yourself and answer each question to the best of your knowledge. If an answer is an estimate, clearly label it as such. The Seller hereby authorizes any agent(s) representing any party in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the subject property.

A. THE SUBJECT PROPERTY INCLUDES THE ITEMS CHECKED BELOW:

, 0	in The sebuce	THOTENTI EVELOP	DES THE TENIS CHECKED BEEG W.
71	Range	Wall/Window Air Condition	ioning Garage Door Opener(s) (Number of openers)
72	Window Screens	✓ Oven	Fireplace(s) (Number) 2
73	Intercom	Microwave	Gas Starter for Fireplace
74	✓ Garbage Disposal	Gas Fireplace Logs	TV Antenna/Satellite Dish
75	Trash Compactor	Smoke Detector/Fire Alarm	m Central Vacuum System and attachments
76	Spa/Whirlpool Tub	✓ Burglar Alarm	Current Termite contract
77	Water Softener	✓ Patio/Decking/Gazebo	Hot Tub
78	220 Volt Wiring	Installed Outdoor Cooking C	g Grill Washer/Dryer Hookups
79	Sauna	✓ Irrigation System	Pool
80	Dishwasher	✓ A key to all exterior doors	Access to Public Streets
81	Sump Pump	✓ Rain Gutters	— Heat Pump
82	Central Heating	✓ Central Air	_
83	Other		Other
84	Water Heater: Electri	ic G as	Solar
85	Garage: Attach	ned Not Attached	Carport
86	Water Supply: City	Well	Private Utility Other
87	Gas Supply:	Bottled	Other
88	Waste Disposal City S	ewer Septic Tank	Other
89	Roof(s): Type Tin	<u>—</u>	Age (approx):



Other Items:



TRANSACTIONS

•		knowledge, are any of the above NOT in operating condition? be (attach additional sheets if necessary):			☐ YES		☑ NO		
	`	CLLER) A	AWARI NO	E OF ANY DEFEC	FS/MALFUNCTIONS I	IN AN	Y OF T	THE FO	LLOWING UNKNO
Cei Flo Win Doo	ndows				Roof Basement Foundation Slab Driveway Sidewalks				
Sev Ele Ext	mbing System ver/Septic ctrical System erior Walls ny of the above i	□ □ □ s/are man	☑ ☑ ☑ ☑ :ked YES	□ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □	Central Heating Heat Pump Central Air Condition	oning			
C. 1.	Substances, ma	terials or limited t rage tank	products o: asbes	E OF ANY OF THE s which may be envirtos, radon gas, lead- ninated soil or	onmental hazards	YES	NO	UN	KNOWN
2.	Features shared	ences, an	d/or driv	adjoining land ownereways, with joint rig	rs, such as walls, but thts and obligations		Ø		
 3. 	Features shared not limited to, f for use and mai	ences, an ntenance changes	d/or driv ? in roads,	reways, with joint rig	thts and obligations		Ø		
	Features shared not limited to, f for use and mai Any authorized property, or cor Any changes sin Most recent sur	changes changes atiguous t nce the m vey of the	d/or driv?? in roads, to the properties properties.	reways, with joint rig drainage or utilities operty? nt survey of the propery:	thts and obligations affecting the erty was done?(Date) (check			wn)	
3.4.	Features shared not limited to, for use and mai Any authorized property, or cor Any changes six Most recent sur Any encroachm ownership inter	changes changes ntiguous t nce the m vey of the nents, ease est in the	d/or driv? in roads, o the property ements, o property al modif	drainage or utilities operty? Int survey of the property: Or similar items that 1/? Year ications or other altered in the property is a similar items.	affecting the erty was done?(Date) (check may affect your	here i	☑ ☑ f unkno	wn)	
3.4.5.	Features shared not limited to, for use and mai Any authorized property, or cor Any changes sin Most recent sur Any encroachm ownership inter Room additions repairs made with the shared share	changes attiguous to meet the movey of the ments, easiest in the state of the theorem in thout necessary to the meets and the state of the meets and the state of the meets and the meets are the meet	d/or drive? in roads, to the property ements, or property all modificessary properly modifices and modifices all modifices all modifications.	drainage or utilities operty? Int survey of the property: Our similar items that the drain or other alteremits? Sications or other alteremits?	thts and obligations affecting the erty was done?(Date) (check may affect your rations or	here i	f unkno	wn)	
3.4.5.6.7.8.9.	Features shared not limited to, for use and mai Any authorized property, or cor Any changes sin Most recent sur Any encroachm ownership inter Room additions repairs made with Room additions repairs not in contact Landfill (compathereof?	changes and changes attiguous to the movey of the ments, easiest in the structure ithout neces, structure ompliance acted or communication and came	d/or drive? in roads, to the property ements, or property all modifices ary property with but otherwise tuse, or s	drainage or utilities operty? Int survey of the property: Interpretation or similar items that the draining or other alterestilling codes? In the property of the property or on the property or on the property or other alterestilling codes?	affecting the affecting the erty was done?(Date) (check may affect your rations or rations or any portion	here i	☑ ☑ f unkno ☑ ☑	wn)	

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YES

NO



TRANSACTIONS

UNKNOWN

135 136 137	12.	Property or structural damage from fire, earthquake, floods, or lan If yes, please explain (use separate sheet if necessary).	dslides?	Ц	Ø	Ш
38						
39 40 41 42 43	13.	If yes, has said damage been repaired? Is the property serviced by a fire department? If yes, in what fire department's service area is the property locate https://tnmap.tn.gov/fdtn/) Rockwood	ed? (Fire Dept	. Locato	r can be found	ı:
44 45		Is the property owner subject to charges or fees for fire protection, such as subscriptions, association dues or utility fees?	,	V		
	14.	Any zoning violations, nonconforming uses and/or violations of "setback" requirements?				
	15.	Neighborhood noise problems or other nuisances?				П
		Subdivision and/or deed restrictions or obligations?		\square		Ħ
		A Condominium/Homeowners Association (HOA) which has any over the subject property?	authority OA Address:			
53		HOA Phone Number: Mo	onthly Dues: 1	500/year		
54		Special Assessments: Tra	ansfer Fees:			
55 56		Management Company: Price				
	18.	Management Co. Address: Any "common area" (facilities such as, but not limited to, pools, to courts, walkways or other areas co-owned in undivided interest was				
	19	Any notices of abatement or citations against the property?	im omers).		abla	П
		Any lawsuit(s) or proposed lawsuit(s) by or against the seller which or shall affect the property?	ch affects			
63 64	21.	Is any system, equipment or part of the property being leased? If yes, please explain, and include a written statement regarding participation.	ayment	\square		
65 66		The property is subject to a 200 year ground lease with TVA.				
67 68	22.	Any exterior wall covering of the structure(s) covered with exterior insulation and finish systems (EIFS), also known as "synthetic stu			\checkmark	
69 70		If yes, has there been a recent inspection to determine whether the has excessive moisture accumulation and/or moisture related dama	structure			
71 72 73 74		(The Tennessee Real Estate Commission urges any buyer or se professional inspect the structure in question for the preceding confinding.) If yes, please explain. If necessary, please attach an additional sho	eller who end ncern and pro			
75 76						
77		Is there an exterior injection well anywhere on the property? Is seller aware of any percolation tests or soil absorption rates being performed on the property that are determined on accounted by	ng		Ø Ø	
		performed on the property that are determined or accepted by the Tennessee Department of Environment and Conservation?				
80 81		If yes, results of test(s) and/or rate(s) are attached.				

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YES

NO



UNKNOWN

184 185 186 187 188 189	26.	is defined pursu controlled by one or unified plan of educational, reci- foregoing, the plants, density, lot of	ant to Tenn. Code A (1) or more landowned f development for a reational or industrian for which does no overage, open space,	elopment? Planned Unit Deve Ann. § 66-5-213 as "an area ers, to be developed under unifinumber of dwelling units, co al uses, or any combination t correspond in lot size, bulk or other restrictions to the ext	a of landied controlled controlled controlled to the controlled co	id, rol al, he of			
191 192	27.	Is a sinkhole pres	ent on the property?	rmissible answer under the sta A sinkhole is defined pursuan	t to Ten		\square		
193 194				anean void created by the diss g from groundwater erosion,					
195				or rock and is indicated th	rough tl	he			
196 197	28.		he property's recorde a subsurface sewage	d plat map." disposal system for the Proper	tv issue	d \square	abla		
198	_0.	during a sewer m	oratorium pursuant to	Tenn. Code Ann. § 68-221-4	09? If		-		
199				on to connect to the public sew					
200				t the information herein, conc	erning tl	he			
201		real property loca		07074					
202 203			Circle, Rockwood, TN	r knowledge as of the date sig	1 Cl.	1.1 6	41	1:4: 1	
203 204				ese changes shall be disclosed					prior to
205		Transferor (Selle		datlan	o verified	Date 01/13/2		Time 1:25pm	
			ľ	dotloop verified 01/13/25 6:56 PM EST UTTS-GHTM-P4WB-DHQE	F	-			<u> </u>
206 207		Transferor (Selle	Stacy Guy Brock	UTT5-GH1M-P4WB-DHQE	<u> </u>	Date		Time	 1
207				rofessional advice and/or inspe					
209		app	copriate provisions in	the purchase agreement regar	ding adv	vice, inspect	ions or de	fects.	
210				We understand that this discle					
211				ity to pay diligent attention to			nose mater	rial defects wh	ich are
212	evid	lent by careful obs	ervation. I/We acki	nowledge receipt of a copy of	f this dis	sclosure.			
213		Transferee (Buye	r)			Date		Time	
214		Transferee (Buye				Date		Time	
215 216				ominium, the transferee/buye					
216 217				formation regarding the admir , pursuant to Tennessee Code				i irom the dev	eroper or
<u>~ 1 / </u>	uic (condominium ass	manon as applicable	, pursuant to remiessee code.	motat	ca 900-27 - 3	02.		

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