

## TENNESSEE RESIDENTIAL PROPERTY CONDITION DISCLOSURE

1 PROPERTY ADDRESS 1689 Round Barn Rd, Powder Springs, TN 37848 CITY Powder Springs  
 2 SELLER'S NAME(S) Seba khalid PROPERTY AGE 29  
 3 DATE SELLER ACQUIRED THE PROPERTY 2020 DO YOU OCCUPY THE PROPERTY? OWNER OCCUPIED  
 4 IF NOT OWNER-OCCUPIED, HOW LONG HAS IT BEEN SINCE THE SELLER OCCUPIED THE PROPERTY? NONE

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 units  
 7 to furnish to a buyer one of the following: (1) a residential property disclosure statement (the "Disclosure"), or (2) a residential  
 8 property disclaimer statement (permitted only where the buyer waives the required Disclosure). Some property transfers may  
 9 be exempt from this requirement (See Tenn. Code Ann. § 66-5-209). The following is a summary of the buyers' and sellers'  
 10 rights and obligations under the Act. A complete copy of the Act may be found at <http://www.lexisnexis.com/hottopics/tncode/>  
 11 (See Tenn. Code Ann. § 66-5-201, et seq.)

- 12 1. Sellers must disclose all known material defects and must answer the questions on the Disclosure form in good faith to the  
 13 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 information  
 18 provided by a public agency, in lieu of responding to some or all of the questions on the form (See Tenn. Code Ann. § 66-  
 19 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 paid.
- 24 8. Sellers are not required to disclose if any occupant was HIV-positive, or had any other disease not likely to be transmitted  
 25 by occupying a home, or whether the home had been the site of a homicide, suicide or felony, or act or occurrence which  
 26 had no effect on the physical structure of the property.
- 27 9. Sellers may provide an "as is", "no representations or warranties" disclaimer statement in lieu of the Disclosure form only  
 28 if the buyer waives the right to the required disclosure, otherwise the sellers must provide the completed Disclosure form  
 29 (See Tenn. Code Ann. § 66-5-202).
- 30 10. Sellers may be exempt from having to complete the Disclosure form in certain limited circumstances (e.g. public auctions,  
 31 court orders, some foreclosures and bankruptcies, new construction with written warranty or owner has not resided on the  
 32 property at any time within the prior 3 years). (See Tenn. Code Ann. § 66-5-209).
- 33 11. Buyers are advised to include home, wood infestation, well, water sources, septic system, lead-based paint, radon, mold,  
 34 and other appropriate inspection contingencies in the contract, as the Disclosure form is not a warranty of any kind by the  
 35 seller, and is not a substitute for any warranties or inspections the buyer may desire to purchase.
- 36 12. Any repair of disclosed defects must be negotiated and addressed in the Purchase and Sale Agreement; otherwise, seller is  
 37 not required to repair any such items.
- 38 13. Buyers may, but do not have to, waive their right to receive the Disclosure form from the sellers if the sellers provide a  
 39 disclaimer statement with no representations or warranties (See Tenn. Code Ann. § 66-5-202).
- 40 14. Remedies for misrepresentations or nondisclosure in a Property Condition Disclosure statement may be available to buyer  
 41 and are set out fully in Tenn. Code Ann. § 66-5-208. Buyer should consult with an attorney regarding any such matters.

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- 42 15. Representations in the Disclosure form are those of the sellers only, and not of any real estate licensee, although licensees
- 43 are required to disclose to all parties adverse facts of which the licensee has actual knowledge or notice.
- 44 16. Pursuant to Tenn. Code Ann. § 47-18-104(b), sellers of newly constructed residences on a septic system are prohibited
- 45 from knowingly advertising or marketing a home as having more bedrooms than are permitted by the subsurface sewage
- 46 disposal system permit.
- 47 17. Sellers must disclose the presence of any known exterior injection well, the presence of any known sinkhole(s), the results
- 48 of any known percolation test or soil absorption rate performed on the property that is determined or accepted by the
- 49 Department of Environment and Conservation, and whether the property is located within a Planned Unit Development as
- 50 defined by Tenn. Code Ann. § 66-5-213 and, if requested, provide buyers with a copy of the development's restrictive
- 51 covenants, homeowner bylaws and master deed. Sellers must also disclose if they have knowledge that the residence has
- 52 ever been moved from an existing foundation to another foundation.

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

59 The Tennessee Residential Property Disclosure Act states that anyone transferring title to residential real property must  
 60 provide information about the condition of the property. This completed form constitutes that disclosure by the Seller. The  
 61 information contained in the disclosure is the representation of the owner and not the representation of the real estate licensee  
 62 or sales person, if any. This is not a warranty or a substitute for any professional inspections or warranties that the purchasers  
 63 may wish to obtain.

64 **Buyers and Sellers should be aware that any sales agreement executed between the parties shall supersede this form**  
 65 **as to the terms of sale, property included in the sale and any obligations on the part of the seller to repair items**  
 66 **identified below and/or the obligation of the buyer to accept such items "as is."**

67 **INSTRUCTIONS TO THE SELLER**

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

71 **A. THE SUBJECT PROPERTY INCLUDES THE ITEMS CHECKED BELOW:**

- 72  Range  Wall/Window Air Conditioning  Garage Door Opener(s) (Number of openers \_\_\_\_\_)
- 73  Window Screens  Oven  Fireplace(s) (Number) \_\_\_\_\_
- 74  Intercom  Microwave  Gas Starter for Fireplace
- 75  Garbage Disposal  Gas Fireplace Logs  TV Antenna/Satellite Dish
- 76  Trash Compactor  Smoke Detector/Fire Alarm  Central Vacuum System and attachments
- 77  Spa/Whirlpool Tub  Burglar Alarm  Current Termite contract
- 78  Water Softener  Patio/Decking/Gazebo  Hot Tub
- 79  220 Volt Wiring  Installed Outdoor Cooking Grill  Washer/Dryer Hookups
- 80  Sauna  Irrigation System  Pool
- 81  Dishwasher  A key to all exterior doors  Access to Public Streets
- 82  Sump Pump  Rain Gutters  Heat Pump
- 83  Central Heating  Central Air
- 84  Other \_\_\_\_\_  Other \_\_\_\_\_

- 85 Water Heater:  Electric  Gas  Solar
- 86 Garage:  Attached  Not Attached  Carport
- 87 Water Supply:  City  Well  Private  Utility  Other \_\_\_\_\_
- 88 Gas Supply:  Utility  Bottled  Other
- 89 Waste Disposal:  City Sewer  Septic Tank  Other \_\_\_\_\_

90 Roof(s): Type \_\_\_\_\_ Age (approx): \_\_\_\_\_

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91 Other Items:

92  
93

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

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

96  
97  
98

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

|     | YES  | NO                       | UNKNOWN                             |                   | YES                      | NO                                  | UNKNOWN                  |
|-----|--|--------------------------|-------------------------------------|-------------------|--------------------------|-------------------------------------|--------------------------|
| 100 | <input type="checkbox"/>                               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Interior Walls    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 101 | <input type="checkbox"/>                               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Ceilings          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 102 | <input type="checkbox"/>                               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Floors            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 103 | <input type="checkbox"/>                               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Windows           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 104 | <input type="checkbox"/>                               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Doors             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 105 | <input type="checkbox"/>                               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Insulation        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 106 | <input type="checkbox"/>                               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Plumbing System   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 107 | <input type="checkbox"/>                               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Sewer/Septic      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 108 | <input type="checkbox"/>                               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Electrical System | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 109 | <input type="checkbox"/>                               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Exterior Walls    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 110 | If any of the above is/are marked YES, please explain: |                          |                                     |                   |                          |                                     |                          |

110  
111

112 **C. ARE YOU (SELLER) AWARE OF ANY OF THE FOLLOWING:** **YES** **NO** **UNKNOWN**

|     |  |                          |                          |                                     |
|-----|--|--------------------------|--------------------------|-------------------------------------|
| 113 | 1. Substances, materials or products which may be environmental hazards      | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 114 | such as, but not limited to: asbestos, radon gas, lead-based paint, fuel     |                          |                          |                                     |
| 115 | or chemical storage tanks, contaminated soil or                              |                          |                          |                                     |
| 116 | water, on the subject  |                          |                          |                                     |
| 117 | property?  |                          |                          |                                     |
| 118 | 2. Features shared in common with adjoining land owners, such as walls, but  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 119 | not limited to, fences, and/or driveways, with joint rights and obligations  |                          |                          |                                     |
| 120 | for use and maintenance?   |                          |                          |                                     |
| 121 | 3. Any authorized changes in roads, drainage or utilities affecting the      | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 122 | property, or contiguous to the property?                                     |                          |                          |                                     |
| 123 | 4. Any changes since the most recent survey of the property was done?        | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 124 | Most recent survey of the property: _____ (Date) (check here if unknown)     |                          |                          | <input type="checkbox"/>            |
| 125 | 5. Any encroachments, easements, or similar items that may affect your       | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 126 | ownership interest in the property?  |                          |                          |                                     |
| 127 | 6. Room additions, structural modifications or other alterations or          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| 128 | repairs made without necessary permits?                                      |                          |                          |                                     |
| 129 | 7. Room additions, structural modifications or other alterations or          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| 130 | repairs not in compliance with building codes?                               |                          |                          |                                     |
| 131 | 8. Landfill (compacted or otherwise) on the property or any portion          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| 132 | thereof?   |                          |                          |                                     |
| 133 | 9. Any settling from any cause, or slippage, sliding or other soil problems? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| 134 | 10. Flooding, drainage or grading problems?                                  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| 135 | 11. Any requirement that flood insurance be maintained on the property?      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |

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|     |  | YES                      | NO                                  | UNKNOWN                             |
|-----|--|--------------------------|-------------------------------------|-------------------------------------|
| 136 | 12. Property or structural damage from fire, earthquake, floods, or landslides?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 137 | If yes, please explain (use separate sheet if necessary).  |                          |                                     |                                     |
| 138 |  |                          |                                     |                                     |
| 139 | N/A  |                          |                                     |                                     |
| 140 | If yes, has said damage been repaired? _____   |                          |                                     |                                     |
| 141 | 13. Is the property serviced by a fire department?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 142 | If yes, in what fire department's service area is the property located? (Fire Dept. Locator can be found:                          |                          |                                     |                                     |
| 143 | https://tnmap.tn.gov/fdtn/) NONE   |                          |                                     |                                     |
| 144 | _____  |                          |                                     |                                     |
| 145 | Is the property owner subject to charges or fees for fire protection,  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 146 | such as subscriptions, association dues or utility fees?   |                          |                                     |                                     |
| 147 | 14. Any zoning violations, nonconforming uses and/or violations of   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 148 | "setback" requirements?  |                          |                                     |                                     |
| 149 | 15. Neighborhood noise problems or other nuisances?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 150 | 16. Subdivision and/or deed restrictions or obligations?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 151 | 17. A Condominium/Homeowners Association (HOA) which has any authority   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 152 | over the subject property?   |                          |                                     |                                     |
| 153 | Name of HOA: _____ HOA Address: _____  |                          |                                     |                                     |
| 154 | HOA Phone Number: _____ Monthly Dues: _____  |                          |                                     |                                     |
| 155 | Special Assessments: _____ Transfer Fees: _____  |                          |                                     |                                     |
| 156 | Management Company: _____ Phone: _____   |                          |                                     |                                     |
| 157 | Management Co. Address: _____  |                          |                                     |                                     |
| 158 | 18. Any "common area" (facilities such as, but not limited to, pools, tennis   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 159 | courts, walkways or other areas co-owned in undivided interest with others)?   |                          |                                     |                                     |
| 160 | 19. Any notices of abatement or citations against the property?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 161 | 20. Any lawsuit(s) or proposed lawsuit(s) by or against the seller which affects   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 162 | or will affect the property?   |                          |                                     |                                     |
| 163 | 21. Is any system, equipment or part of the property being leased?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 164 | If yes, please explain, and include a written statement regarding payment  |                          |                                     |                                     |
| 165 | information.   |                          |                                     |                                     |
| 166 |  |                          |                                     |                                     |
| 167 |  |                          |                                     |                                     |
| 168 | 22. Any exterior wall covering of the structure(s) covered with exterior   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 169 | insulation and finish systems (EIFS), also known as "synthetic stucco"?  |                          |                                     |                                     |
| 170 | If yes, has there been a recent inspection to determine whether the structure  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 171 | has excessive moisture accumulation and/or moisture related damage?  |                          |                                     |                                     |
| 172 | <i>(The Tennessee Real Estate Commission urges any buyer or seller who encounters this product to have a qualified</i>             |                          |                                     |                                     |
| 173 | <i>professional inspect the structure in question for the preceding concern and provide a written report of the professional's</i> |                          |                                     |                                     |
| 174 | <i>finding.)</i>   |                          |                                     |                                     |
| 175 | If yes, please explain. If necessary, please attach an additional sheet.   |                          |                                     |                                     |
| 176 |  |                          |                                     |                                     |
| 177 |  |                          |                                     |                                     |
| 178 | 23. Is there an exterior injection well anywhere on the property?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 179 | 24. Is seller aware of any percolation tests or soil absorption rates being  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 180 | performed on the property that are determined or accepted by   |                          |                                     |                                     |
| 181 | the Tennessee Department of Environment and Conservation?  |                          |                                     |                                     |
| 182 | If yes, results of test(s) and/or rate(s) are attached.  |                          |                                     |                                     |
| 183 | 25. Has any residence on this property ever been moved from its original   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 184 | foundation to another foundation?  |                          |                                     |                                     |

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YES NO UNKNOWN

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

□ ☒

193 27. Is a sinkhole present on the property? A sinkhole is defined pursuant to Tenn.
194 Code Ann. § 66-5-212(c) as "a subterranean void created by the dissolution of
195 limestone or dolostone strata resulting from groundwater erosion, causing a
196 surface subsidence of soil, sediment, or rock and is indicated through the
197 contour lines on the property's recorded plat map."

□ □ ☒

198 28. Was a permit for a subsurface sewage disposal system for the Property issued
199 during a sewer moratorium pursuant to Tenn. Code Ann. § 68-221-409? If
200 yes, Buyer may have a future obligation to connect to the public sewer system.

□ ☒

201 D. CERTIFICATION. I/We certify that the information herein, concerning the
202 real property located at

203
204 is true and correct to the best of my/our knowledge as of the date signed. Should any of these conditions change prior to
205 conveyance of title to this property, these changes will be disclosed in an addendum to this document.

206 Transferor (Seller) [Signature: Jonathan Regular] Date 4/18/2024 | Time 3:49 PM EDT

207 Transferor (Seller) \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_

208 Parties may wish to obtain professional advice and/or inspections of the property and to negotiate
209 appropriate provisions in the purchase agreement regarding advice, inspections or defects.
210

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

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

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

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

NOTE: This form is provided by Tennessee REALTORS® to its members for their use in real estate transactions and is to be used as is. This form contains
language that is in addition to the language mandated by the state of Tennessee pursuant to the disclosure requirements of the "Tennessee Residential
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