

# TENNESSEE RESIDENTIAL PROPERTY CONDITION DISCLOSURE

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 are the representations of the owner and are not the representations 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 will supersede this form as to any obligations on the part of the seller to repair items identified below and/or the obligation of the buyer to accept such item "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.

PROPERTY ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_

SELLER'S NAME(S) \_\_\_\_\_ PROPERTY AGE \_\_\_\_\_

DATE SELLER ACQUIRED THE PROPERTY \_\_\_\_\_ DO YOU OCCUPY THE PROPERTY? \_\_\_\_\_

IF NOT OWNER-OCCUPIED, HOW LONG HAS IT BEEN SINCE THE SELLER OCCUPIED THE PROPERTY? \_\_\_\_\_

(Check the one that applies)

The property is a  site-built home  nonsite built-home

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

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Range                  | <input type="checkbox"/> Central Air Conditioning       | <input type="checkbox"/> Garage Door Opener(s) How Many? _____ |
| <input type="checkbox"/> Oven                   | <input type="checkbox"/> Wall / Window Air Conditioning | <input type="checkbox"/> Intercom                              |
| <input type="checkbox"/> Microwave              | <input type="checkbox"/> Window Screens                 | <input type="checkbox"/> TV Antenna / Satellite Dish           |
| <input type="checkbox"/> Garbage Disposal       | <input type="checkbox"/> Fireplace(s) (Number)          | <input type="checkbox"/> Spa / Whirlpool Tub                   |
| <input type="checkbox"/> Trash compactor        | <input type="checkbox"/> Gas Starter for Fireplace      | <input type="checkbox"/> Hot Tub                               |
| <input type="checkbox"/> Water Softener         | <input type="checkbox"/> Smoke Detector / Fire Alarm    | <input type="checkbox"/> Sauna                                 |
| <input type="checkbox"/> 220 Volt Wiring        | <input type="checkbox"/> Burglar Alarm                  | <input type="checkbox"/> current Termite Contract              |
| <input type="checkbox"/> Washer / Dryer Hookups | <input type="checkbox"/> Patio / Decking / Gazebo       | <input type="checkbox"/> Access to Public Streets              |
| <input type="checkbox"/> Central Heating        | <input type="checkbox"/> Irrigation System              | <input type="checkbox"/> Other _____                           |
| <input type="checkbox"/> Heat Pump              | <input type="checkbox"/> Sump Pump                      | <input type="checkbox"/> Other _____                           |

- |   |                                       |                                      |   |
|---|---------------------------------------|--------------------------------------|---|
| Garage: <input type="checkbox"/> Attached     | <input type="checkbox"/> Not Attached | <input type="checkbox"/> Carport     |   |
| Water Heater: <input type="checkbox"/> Gas    | <input type="checkbox"/> Solar        | <input type="checkbox"/> Electric    | <input type="checkbox"/> Utility <input type="checkbox"/> Other _____ |
| Water Supply: <input type="checkbox"/> City   | <input type="checkbox"/> Well         | <input type="checkbox"/> Private     | <input type="checkbox"/> Other _____                                  |
| Waste Disposal: <input type="checkbox"/> City | <input type="checkbox"/> Sewer        | <input type="checkbox"/> Septic Tank |   |
| Gas Supply: <input type="checkbox"/> Utility  | <input type="checkbox"/> Bottled      | <input type="checkbox"/> Other _____ |   |

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

Other Items: \_\_\_\_\_

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

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

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Seller(s) Initials \_\_\_\_\_ Buyer(s) Initials \_\_\_\_\_



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

	YES	NO	UNKNOWN		YES	NO	UNKNOWN
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Basement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Slab	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Doors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Driveway	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Insulation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sidewalks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Central Heating	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sewer / Septic	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Heat Pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electrical System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Central Air	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Conditioning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

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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 an environmental hazard such as, but not limited to: asbestos, radon gas, lead-based paint, fuel or chemical storage tanks, and/or contaminated soil or water on the subject property?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>
3. Any authorized changes in roads, drainage or utilities affecting the property, or contiguous to the property?	<input type="checkbox"/>	<input 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 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 type="checkbox"/>
6. Room additions, structural modifications or other alterations or repairs made without necessary permits?	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>
8. Landfill (compacted or otherwise) on the property or any portion thereof?	<input type="checkbox"/>	<input 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 type="checkbox"/>
10. Flooding, drainage or grading problems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Any requirement that flood insurance be maintained on the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Property or structural damage from fire, earthquake, floods, landslides, tremors, wind, storm or wood destroying organisms? If yes, has said damage been repaired?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Any zoning violations, nonconforming uses and/or violations of "setback" requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Neighborhood noise problems or other nuisances?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Subdivision and/or deed restrictions or obligations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sellers(s) Initials: \_\_\_\_\_ Buyers(s) Initials: \_\_\_\_\_



16. A Homeowners Association (HOA) which has any authority over the subject property?     
 Name of HOA \_\_\_\_\_ HOA Address: \_\_\_\_\_  
 Monthly Dues \_\_\_\_\_ Special Assessments: \_\_\_\_\_
17. Any "common area" (facilities such as , but not limited to, pools, tennis courts, walkways, or other areas co-owned in undivided interest with others)?
18. Any notices of abatement or citations against the property?
19. Any lawsuit(s) or proposed lawsuit(s) by or against the seller which affects or will affect the property?
20. Is any system, equipment or part of the property being leased?     
 If yes, please explain, and include a written statement regarding payment information.  
 \_\_\_\_\_
21. Any exterior wall covering of the structure(s) covered with exterior insulation and finish systems (EIFS), also known as "synthetic stucco"?     
 If yes, has there been a recent inspection to determine whether the structure has excessive moisture accumulation and/or moisture related damage?     
*(The Tennessee Real Estate Commission urges any buyer or seller who encounters this product to have a qualified professional inspect the structure in question for the preceding concern and provide a written report of the professional's finding.)*  
 If yes, please explain. If necessary, please attach an additional sheet.  
 \_\_\_\_\_
22. Is heating and air conditioning supplied to all finished rooms?     
 If the same type of system is not used for all finished rooms, please explain.  
 \_\_\_\_\_

**D. CERTIFICATION:** I/we certify that the information herein, concerning the real property located at, \_\_\_\_\_  
 is true and correct to the best of my/our knowledge as of the date signed. Should any of these conditions change prior to conveyance of title to this property, these changes will be disclosed in addendum to this document.

Transferor (Seller) \_\_\_\_\_ Date \_\_\_\_\_

Transferor (Seller) \_\_\_\_\_ Date \_\_\_\_\_

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

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

Transferee (Buyer) \_\_\_\_\_ Date \_\_\_\_\_

Transferee (Buyer) \_\_\_\_\_ Date \_\_\_\_\_

*NOTE: This form is provided by TAR to its members for their use in residential real estate transactions and is to be used as is. The content of this form is mandated by Tennessee Law, and TAR will not be responsible for any changes made to this form. By using this form, you agree and covenant not to alter, amend, or edit said form or its content, and agree and acknowledge that any such alteration, amendment or edit of said form is done at your own risk. Use of the TAR logo in conjunction with any form other than standardized forms created by TAR is strictly prohibited.*

