

# No. 1 Quality Realty

## TENNESSEE RESIDENTIAL PROPERTY CONDITION DISCLOSURE

1 PROPERTY ADDRESS 724 West Old Highway 53 North CITY Celina  
2 SELLER'S NAME(S) Doris T. Barbieri PROPERTY AGE 1966  
3 DATE SELLER ACQUIRED THE PROPERTY 2020 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  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 Tenn. Code Ann. § 66-5-201, et seq.  
11 1. 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 2. Sellers must give the buyers the Disclosure form before the acceptance of a purchase contract.  
14 3. 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 4. 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 5. Sellers are not required to have a home inspection or other investigation in order to complete the Disclosure form.  
20 6. 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 7. Sellers involved in the first sale of a dwelling must disclose the amount of any impact fees or adequate facility taxes paid.  
23 8. 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 9. 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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43 16. Pursuant to Tenn. Code Ann. § 47-18-104(b), sellers of newly constructed residences on a septic system are prohibited  
44 from knowingly advertising or marketing a home as having more bedrooms than are permitted by the subsurface sewage  
45 disposal system permit.

46 17. Sellers must disclose the presence of any known exterior injection well, the presence of any known sinkhole(s), the results  
47 of any known percolation test or soil absorption rate performed on the property that is determined or accepted by the  
48 Department of Environment and Conservation, and whether the property is located within a Planned Unit Development as  
49 defined by Tenn. Code Ann. § 66-5-213 and, if requested, provide buyers with a copy of the development's restrictive  
50 covenants, homeowner bylaws and master deed. Sellers must also disclose if they have knowledge that the residence has  
51 ever been moved from an existing foundation to another foundation.

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

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

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

#### 66 INSTRUCTIONS TO THE SELLER

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

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

- 71  Range *some*  Wall/Window Air Conditioning  Garage Door Opener(s) (Number of openers) 2  
72  Window Screens  Oven  Fireplace(s) (Number) 1  
73  Intercom  Microwave  Gas Starter for Fireplace  
74  Garbage Disposal  Gas Fireplace Logs PROPANE  TV Antenna/Satellite Dish  
75  Trash Compactor  Smoke Detector/Fire Alarm  Central Vacuum System and attachments  
76  Spa/Whirlpool Tub  Burglar Alarm *FARMHOUSE*  Current Termite contract  
77  Water Softener  Patio/Decking/Gazebo *WRAP AROUND PORCH*  Hot Tub  
78  220 Volt Wiring  Installed Outdoor Cooking Grill  Washer/Dryer Hookups *X All window*  
79  Sauna  Irrigation System  Pool *Treatments Remain*  
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 washer & Dryer  Other Refrigerator  
84 Water Heater:  Electric  Gas  Solar  
85 Garage:  Attached  Not Attached  Carport  
86 Water Supply:  City  Well  Private  Utility  Other \_\_\_\_\_  
87 Gas Supply:  Utility  Bottled  Other PROPANE  
88 Waste Disposal:  City Sewer  Septic Tank  Other \_\_\_\_\_  
89 Roof(s): Type SHINGLES Age (approx): 6 yrs

90 Other Items:

91 FIRE PIT AREA OFF OF DECK, WRAP AROUND PORCH

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92

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

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

95

96

97

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

	YES	NO	UNKNOWN		YES	NO	UNKNOWN
99 Interior Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Roof	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
100 Ceilings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Basement (DNA)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
101 Floors	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Foundation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
102 Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Slab (DNA)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
103 Doors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Driveway	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
104 Insulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sidewalks	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
105 Plumbing System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Central Heating	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
106 Sewer/Septic	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Heat Pump	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
107 Electrical System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Central Air Conditioning	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
108 Exterior Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>				

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

110 *101: The floor in kitchen in front of door*

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

- 112 1. Substances, materials or products which may be environmental hazards  
113 such as, but not limited to: asbestos, radon gas, lead-based paint, fuel  
114 or chemical storage tanks, contaminated soil or  
115 water, on the subject  
116 property?  YES  NO  UNKNOWN
- 117 2. Features shared in common with adjoining land owners, such as walls, but  
118 not limited to, fences, and/or driveways, with joint rights and obligations  
119 for use and maintenance?  YES  NO  UNKNOWN
- 120 3. Any authorized changes in roads, drainage or utilities affecting the  
121 property, or contiguous to the property?  YES  NO  UNKNOWN
- 122 4. Any changes since the most recent survey of the property was done?  
123 Most recent survey of the property: None (Date) (check here if unknown)  YES  NO  UNKNOWN
- 124 5. Any encroachments, easements, or similar items that may affect your  
125 ownership interest in the property?  YES  NO  UNKNOWN
- 126 6. Room additions, structural modifications or other alterations or  
127 repairs made without necessary permits?  YES  NO  UNKNOWN
- 128 7. Room additions, structural modifications or other alterations or  
129 repairs not in compliance with building codes?  YES  NO  UNKNOWN
- 130 8. Landfill (compacted or otherwise) on the property or any portion  
131 thereof?  YES  NO  UNKNOWN
- 132 9. Any settling from any cause, or slippage, sliding or other soil problems?  YES  NO  UNKNOWN
- 133 10. Flooding, drainage or grading problems?  YES  NO  UNKNOWN
- 134 11. Any requirement that flood insurance be maintained on the property?  YES  NO  UNKNOWN

*102: Some repairs are older and will be repaired - in the process.*

YES NO UNKNOWN

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- 135 12. Property or structural damage from fire, earthquake, floods, or landslides?     
 136 If yes, please explain (use separate sheet if necessary).  
 137  
 138  
 139 If yes, has said damage been repaired? DNA  
 140 13. Is the property serviced by a fire department?     
 141 If yes, in what fire department's service area is the property located? (Fire Dept. Locator can be found:  
 142 <https://tnmap.tn.gov/fdm/>)  
 143 Pea Ridge Fire Dep - Holly Creek Marina Rd  
 144 Is the property owner subject to charges or fees for fire protection,     
 145 such as subscriptions, association dues or utility fees?  
 146 14. Any zoning violations, nonconforming uses and/or violations of     
 147 "setback" requirements?  
 148 15. Neighborhood noise problems or other nuisances?     
 149 16. Subdivision and/or deed restrictions or obligations?     
 150 17. A Condominium/Homeowners Association (HOA) which has any authority     
 151 over the subject property?  
 152 Name of HOA: \_\_\_\_\_ HOA Address: \_\_\_\_\_  
 153 HOA Phone Number: \_\_\_\_\_ Monthly Dues: \_\_\_\_\_  
 154 Special Assessments: \_\_\_\_\_ Transfer Fees: \_\_\_\_\_  
 155 Management Company: \_\_\_\_\_ Phone: \_\_\_\_\_  
 156 Management Co. Address: \_\_\_\_\_  
 157 18. Any "common area" (facilities such as, but not limited to, pools, tennis     
 158 courts, walkways or other areas co-owned in undivided interest with others)?  
 159 19. Any notices of abatement or citations against the property?     
 160 20. Any lawsuit(s) or proposed lawsuit(s) by or against the seller which affects     
 161 or shall affect the property?  
 162 21. Is any system, equipment or part of the property being leased?     
 163 If yes, please explain, and include a written statement regarding payment  
 164 information. propane tank  
 165 \$145.00 a month  
 166  
 167 22. Any exterior wall covering of the structure(s) covered with exterior     
 168 insulation and finish systems (EIFS), also known as "synthetic stucco"?  
 169 If yes, has there been a recent inspection to determine whether the structure     
 170 has excessive moisture accumulation and/or moisture related damage?  
 171 (The Tennessee Real Estate Commission urges any buyer or seller who encounters this product to have a qualified  
 172 professional inspect the structure in question for the preceding concern and provide a written report of the professional's  
 173 finding.)  
 174 If yes, please explain. If necessary, please attach an additional sheet.  
 175  
 176  
 177 23. Is there an exterior injection well anywhere on the property?     
 178 24. Is seller aware of any percolation tests or soil absorption rates being     
 179 performed on the property that are determined or accepted by  
 180 the Tennessee Department of Environment and Conservation?  
 181 If yes, results of test(s) and/or rate(s) are attached.  
 182 25. Has any residence on this property ever been moved from its original     
 183 foundation to another foundation?

YES NO UNKNOWN

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- 184 26. Is this property in a Planned Unit Development? Planned Unit Development    
 185 is defined pursuant to Tenn. Code Ann. § 66-5-213 as "an area of land,  
 186 controlled by one (1) or more landowners, to be developed under unified control  
 187 or unified plan of development for a number of dwelling units, commercial,  
 188 educational, recreational or industrial uses, or any combination of the  
 189 foregoing, the plan for which does not correspond in lot size, bulk or type of  
 190 use, density, lot coverage, open space, or other restrictions to the existing land  
 191 use regulations." Unknown is not a permissible answer under the statute.  
 192 27. Is a sinkhole present on the property? A sinkhole is defined pursuant to Tenn.     
 193 Code Ann. § 66-5-212(c) as "a subterranean void created by the dissolution of  
 194 limestone or dolostone strata resulting from groundwater erosion, causing a  
 195 surface subsidence of soil, sediment, or rock and is indicated through the  
 196 contour lines on the property's recorded plat map."  
 197 28. Was a permit for a subsurface sewage disposal system for the Property issued    
 198 during a sewer moratorium pursuant to Tenn. Code Ann. § 68-221-409? If  
 199 yes, Buyer may have a future obligation to connect to the public sewer system.

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

202 724 West Old Highway 53

Celina

TN 38551

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

205  Transferor (Seller) Doris T. Barbieri  Date 7-1-2024  Time 10:00 AM

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

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

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

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

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

215 If the property being purchased is a condominium, the transferee/buyer is hereby given notice that the transferee/buyer is  
 216 entitled, upon request, to receive certain information regarding the administration of the condominium from the developer or  
 217 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 Property Disclosure Act". Tennessee Code Annotated § 66-5-201, et seq. By downloading and/or using this form, you agree and covenant not to alter, amend, or edit said form or its contents except as where provided in the blank fields, and agree and acknowledge that any such alteration, amendment or edit of said form is done at your own risk. Use of the Tennessee REALTORS® logo in conjunction with any form other than standardized forms created by Tennessee REALTORS® is strictly prohibited. This form is subject to periodic revision and it is the responsibility of the member to use the most recent available form.*

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