

**NORTHGATE TITLE ESCROW, INC.**  
**1043 Executive Drive, Suite 104**  
**Hixson, Tennessee 37343**  
**(423) 875-9533**

**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. This is NOT a warranty or a substitute for any professional inspections or warranties that the purchasers may wish to obtain.*

**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?** \_\_\_\_\_

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

\_\_\_\_\_ *Range*

\_\_\_\_\_ *Microwave*

\_\_\_\_\_ *Oven*

\_\_\_\_\_ *Dishwasher*

- |                                                       |                                                     |
|-------------------------------------------------------|-----------------------------------------------------|
| <input type="checkbox"/> Garbage Disposal             | <input type="checkbox"/> Trash Compactor            |
| <input type="checkbox"/> Water Softener               | <input type="checkbox"/> 220 Volt Wiring            |
| <input type="checkbox"/> Washer/Dryer                 | <input type="checkbox"/> Central Heating            |
| <input type="checkbox"/> Heat Pump                    | <input type="checkbox"/> Central Air Conditioning   |
| <input type="checkbox"/> Wall/Window Air Conditioning | <input type="checkbox"/> Window Screens             |
| <input type="checkbox"/> Rain Gutters                 | <input type="checkbox"/> Fireplace(s) [Number_____] |
| <input type="checkbox"/> Gas Starter for Fireplace    | <input type="checkbox"/> Smoke Detector/Fire Alarm  |
| <input type="checkbox"/> Burglar Alarm                | <input type="checkbox"/> Patio/Decking/Gazebo       |
| <input type="checkbox"/> Irrigation System            | <input type="checkbox"/> Sump Pump                  |
| <input type="checkbox"/> Garage Door Opener(s)        | <input type="checkbox"/> Intercom                   |
| <input type="checkbox"/> TV Antenna/Satellite Dish    | <input type="checkbox"/> Pool                       |
| <input type="checkbox"/> Spa/Whirlpool Tub            | <input type="checkbox"/> Hot Tub                    |
| <input type="checkbox"/> Sauna                        | <input type="checkbox"/> Current Termite Contract   |
| <input type="checkbox"/> Access to Public Streets     |                                                     |
| <input type="checkbox"/> Other _____                  |                                                     |
| <input type="checkbox"/> Other _____                  |                                                     |

- Garage:  Attach  Not Attached  Carport
- Water Heater:  Gas  Solar  Electric
- Water Supply:  City  Well  Private
- Utility  Other

- Waste Disposal:  City Sewer  Septic Tank  Other \_\_\_\_\_
- Gas Supply:  Utility  Bottled  Other \_\_\_\_\_
- Roof(s): Type \_\_\_\_\_ Age(approx.) \_\_\_\_\_

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

Interior Walls YES NO UNKNOWN

<i>Ceilings</i>	<i>YES</i>	<i>NO</i>	<i>UNKNOWN</i>
<i>Floors</i>	<i>YES</i>	<i>NO</i>	<i>UNKNOWN</i>
<i>Windows</i>	<i>YES</i>	<i>NO</i>	<i>UNKNOWN</i>
<i>Doors</i>	<i>YES</i>	<i>NO</i>	<i>UNKNOWN</i>
<i>Insulation</i>	<i>YES</i>	<i>NO</i>	<i>UNKNOWN</i>
<i>Plumbing</i>	<i>YES</i>	<i>NO</i>	<i>UNKNOWN</i>
<i>Sewer/Septic</i>	<i>YES</i>	<i>NO</i>	<i>UNKNOWN</i>
<i>Electrical System</i>	<i>YES</i>	<i>NO</i>	<i>UNKNOWN</i>
<i>Exterior Walls</i>	<i>YES</i>	<i>NO</i>	<i>UNKNOWN</i>
<i>Roof</i>	<i>YES</i>	<i>NO</i>	<i>UNKNOWN</i>
<i>Basement</i>	<i>YES</i>	<i>NO</i>	<i>UNKNOWN</i>
<i>Foundation</i>	<i>YES</i>	<i>NO</i>	<i>UNKNOWN</i>
<i>Slab</i>	<i>YES</i>	<i>NO</i>	<i>UNKNOWN</i>
<i>Driveway</i>	<i>YES</i>	<i>NO</i>	<i>UNKNOWN</i>
<i>Sidewalks</i>	<i>YES</i>	<i>NO</i>	<i>UNKNOWN</i>

*If any of the above is/are marked YES, please explain:*                      **III. ARE YOU (SELLER) AWARE OF ANY OF THE FOLLOWING?**

*A. Substances, materials or products that may be an environmental paint, fuel or chemical storage tanks and/or contaminated soil or water on the subject property:*

*YES                      NO                      UNKNOWN*

*B. Features shared in common with adjoining landowners, such as walls, fences and driveways, whose use or responsibility for maintenance may have an effect on the subject property:*

*YES                      NO                      UNKNOWN*

*C. Any authorized changes in roads, drainage or utilities affecting the property or contiguous to the property:*

*YES                      NO                      UNKNOWN*

*D. Any chages since the most recent survey of this property was done:*

*YES                      NO                      UNKNOWN*

*Most recent survey of the property: \_\_\_\_\_  
[check here if unknown\_\_\_\_\_]*

*E. Any encroachments, easements, or similar items that may affect your ownership interest in the subject property:*

YES NO UNKNOWN

F. Room additions, structural modifications, or other alterations or repairs made without necessary permits:

YES NO UNKNOWN

G. Room additions, structural modifications, or other alterations or repairs not in compliance with building codes:

YES NO UNKNOWN

H. Landfill (compacted or otherwise) on the property or any portion thereof:

YES NO UNKNOWN

I. Any settling from any cause, or slippage, sliding or other soil problems:

YES NO UNKNOWN

J. Flooding, drainage, or grading problems:

YES NO UNKNOWN

K. A flood insurance requirement:

YES NO UNKNOWN

L. Major property or structural damage from fire, earthquake, floods, or landslides:

YES NO UNKNOWN

M. Any zoning violations, nonconforming uses and/or violations of "setback" requirements:

YES NO UNKNOWN

N. Neighborhood noise problems or other nuisances:

YES NO UNKNOWN

O. Subdivision and/or deed restrictions or obligations:

YES NO UNKNOWN

P. A Homeowners Association (HOA) that has any authority over the subject property:

YES NO UNKNOWN

Name of HOA: \_\_\_\_\_

HOA Address: \_\_\_\_\_

Monthly Dues: \_\_\_\_\_ Special Assessments: \_\_\_\_\_

Q. Any "common area" (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others):

YES NO UNKNOWN

R. Any notices of abatement or citations against the property:

YES NO UNKNOWN

S. Any lawsuits against the Seller threatening to or affecting this real property:

YES NO UNKNOWN

If the answer to any of the above is YES, please explain:

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IV. CERTIFICATION: I/we certify that the information herein, concerning

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 addenda to this document.

DATE: \_\_\_\_\_

-

Transferor (Seller)

DATE: \_\_\_\_\_

-

Transferor (Seller)

*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) ACKNOWLEDGEMENT: 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 materials defects that are evident by careful observation.*

*I/we acknowledge receipt of a copy of this disclosure.*

DATE: \_\_\_\_\_

\_\_\_\_\_

Transferee (Buyer)

DATE: \_\_\_\_\_

\_\_\_\_\_

Transferee (Buyer)