

SELLER'S PROPERTY DISCLOSURE STATEMENT

Seller's Name: David Small

Property Address: 156 Inagehi Way, Loudon, TN 37774

Notice To Seller: This Property Disclosure Statement ("Disclosure") allows a Seller of residential property to disclose to a potential Buyer all known facts that materially and adversely affect the value of the subject property that is not readily observable. This Disclosure statement is designed to assist the Seller with informing a potential Buyer in evaluating the property for purchase. Completion of this Disclosure should be done in accordance with State law.

Notice To Buyer: The information provided in the representation is of the Seller's best knowledge as of the date noted. Disclosure by the Seller is not a substitute for an inspection and you may wish to consult the independent home inspection. The information contained in this statement is not a warranty by the Seller as to the condition of the Property, of which the Seller is required to disclose any known latent (hidden, concealed, or unseen) defects to any potential Buyer.

I. OWNERSHIP

Property Type: Detached (ex. single family, condo, etc.)

Year Built: 1992

Ownership Length: 1 (ex. 5 years)

Accurate Survey Of The Property? ☐ No ☒ Yes ☐ N/A

Dates Lived On The Property: 2021-09-01 to 1

Other Comments: N/A

II. WATER SUPPLY

Type: ☒ Public ☐ Well ☐ Other _____

Any Issues With The Water? ☒ No ☐ Yes, and the issues are: _____

Any Water Treatment Systems? ☒ No ☐ Yes ☐ Unknown ☐ N/A ☐ Leased

Any Fire Sprinkler Systems? ☒ No ☐ Yes ☐ Unknown ☐ N/A ☐ Leased

Fire Sprinklers In Operating Condition? ☐ No ☐ Yes ☐ Unknown ☒ N/A

Other Comments: N/A

III. SEWAGE DISPOSAL

Type: ☒ Public ☐ Septic, and approved for _____ Bedrooms

Septic Systems Functioning Properly? ☐ No ☐ Yes ☐ Unknown ☒ N/A

Last Time Septic System Was Pumped: 1

Other Comments: N/A

IV. HEATING

Type: ☐ Oil ☐ Natural Gas ☐ Electric ☒ Propane ☐ Other _____

Is Heat Supplied To All Finished Rooms? ☐ No ☒ Yes ☐ Unknown ☐ N/A

Is The Heating System In Operating Condition? ☐ No ☒ Yes ☐ Unknown ☐ N/A

Other Comments: N/A

V. AIR CONDITIONING

Type: ☐ Oil ☐ Natural Gas ☒ Electric ☐ Propane ☐ Other _____

Is AC Supplied To All Finished Rooms? ☐ No ☒ Yes ☐ Unknown ☐ N/A

Is The AC System In Operating Condition? ☐ No ☒ Yes ☐ Unknown ☐ N/A

Other Comments: N/A

VI. HOT WATER

Type: ☐ Oil ☐ Natural Gas ☐ Electric ☒ Propane ☐ Other _____

Age: 5 years (ex. 5 years)

Other Comments: N/A

VII. FOUNDATION

Any Settlement Or Other Problems? ☒ No ☐ Yes ☐ Unknown ☐ N/A

Other Comments: N/A

VIII. BASEMENT / CRAWLSPACE / CELLAR

Any Leaks Or Excessive Moisture? ☒ No ☐ Yes ☐ Unknown ☐ N/A

Other Comments: N/A

IX. ROOF

Any Leaks Or Evidence Of Moisture? ☒ No ☐ Yes ☐ Unknown ☐ N/A

Any Existing Fire-Retardant Treated Plywood? ☒ No ☐ Yes ☐ Unknown ☐ N/A

Other Comments: N/A

X. PLUMBING SYSTEM

Is The Plumbing System In Operating Condition? ☐ No ☒ Yes ☐ Unknown ☐ N/A

Are There Any Known Issues With The Plumbing System? ☒ No ☐ Yes, Explain:

Other Comments: N/A

XI. ELECTRIC SYSTEMS

Any Known Issues With The Electrical Systems? ☒ No ☐ Yes ☐ Unknown ☐ N/A

Other Comments: N/A

XII. INSULATION

In Exterior Walls? ☐ No ☒ Yes ☐ Unknown ☐ N/A

In Ceiling/Attic? ☐ No ☒ Yes ☐ Unknown ☐ N/A

Under The Floor? ☐ No ☐ Yes ☒ Unknown ☐ N/A

In Any Other Areas? ☐ No ☐ Yes ☒ Unknown ☐ N/A

Other Comments: N/A

XIII. EXTERIOR DRAINAGE

Water Stand On The Property After A Heavy Rain? ☒ No ☐ Yes ☐ Unknown ☐ N/A

Are Gutters And Downspouts In Operating Condition? ☐ No ☒ Yes ☐ Unknown ☐ N/A

Other Comments: N/A

XIV. WOOD-DESTROYING INSECTS

Any Known Infestations And/Or Prior Damage? ☒ No ☐ Yes ☐ Unknown ☐ N/A

Other Comments: N/A

XV. CARBON MONOXIDE ALARM

Is A Carbon Monoxide Alarm On The Property? ☐ No ☒ Yes ☐ Unknown ☐ N/A

Other Comments: N/A

XVI. HAZARDOUS OR REGULATED MATERIALS

Are There Any Hazardous Or Regulated Materials Located On The Property, Including, But Not Limited To, Mold, Asbestos, Radon Gas, Lead-Based Paint, Licensed Landfills, Methamphetamine Labs, Underground Storage Tanks, Any Mining Operations Or Other Past Contamination On The Property ? ☒ No ☐ Yes ☐ Unknown ☐ N/A

Other Comments: N/A

XVII. FIRE

Any Fireplaces, Wood Stoves, Or Chimneys? ☐ No ☒ Yes ☐ Unknown ☐ N/A

How Many? 2

Are They In Working Condition? ☐ No ☒ Yes ☐ Unknown ☐ N/A

Other Comments: N/A

XVIII. ZONING VIOLATIONS

Are There Any Zoning Violations, Nonconforming Uses, Violations Of Building Restrictions Or Set-Back Requirements, Or Any Recorded Or Unrecorded Easement, Except For Utilities, On Or Affecting The Property ? ☒ No ☐ Yes ☐ Unknown ☐ N/A

Other Comments: N/A

XIX. IMPROVEMENTS

Have You Or A Contractor Made Improvements To The Property? ☐ No ☒ Yes
☐ Unknown ☐ N/A

Other Comments: New wood on dock and stairs

XX. FLOOD ZONE

Is The Property Located In A Flood Zone? ☒ No ☐ Yes ☐ Unknown ☐ N/A

Other Comments: N/A

XXI. RESTRICTIONS

Are There Any Restrictions On The Property? ☒ No ☐ Yes ☐ Unknown ☐ N/A

Other Comments: N/A

XXII. MINERAL RIGHTS

Are There Any Mineral Rights On The Property? ☒ No ☐ Yes ☐ Unknown ☐ N/A

Do You Own The Mineral Rights? ☐ No ☐ Yes ☐ Unknown ☒ N/A

Other Comments: N/A

XXIII. MURDER / SUICIDE

To Your Knowledge, Has There Ever Been A Murder Or Suicide Within The Boundaries Of The Property ? ☒ No ☐ Yes ☐ Unknown ☐ N/A

Other Comments: N/A

XXIV. ILLEGAL DRUG OR CRIMINAL ACTIVITY

To Your Knowledge, Has There Ever Been Illegal Drug Or Criminal Activity Within The Boundaries Of The Property ? ☒ No ☐ Yes ☐ Unknown ☐ N/A

Other Comments: N/A

XXV. MATERIAL DEFECTS

Are There Any Material Defects, Including Latent Defects, Affecting The Physical Condition Of The Property ? ☒ No ☐ Yes ☐ Unknown ☐ N/A

Other Comments: N/A

XXVI. STRUCTURAL SYSTEMS

Are There Any Defects With Other Structural Systems On The Property? (Including But Not Limited To, Exterior Walls, Floors, Driveways, Sidewalks, Etc.) ? ☒ No ☐ Yes ☐ Unknown ☐ N/A

Other Comments: N/A

XXVII. ADDITIONAL DISCLOSURES

N/A

XXVIII. SIGNATURE AREA

Seller's Signature: _____ Date: _____

Print Name: David Small

Buyer's Signature: _____ Date: _____

Print Name: _____