

TENNESSEE RESIDENTIAL PROPERTY CONDITION DISCLOSURE

1 PROPERTY ADDRESS 2385 Clear Brooks Drive CITY Signal Mountain
2 SELLER'S NAME(S) Mark w. Debolt Suzanne T. Debolt PROPERTY AGE 20 YRS
3 DATE SELLER ACQUIRED THE PROPERTY 01/07/2005 DO YOU OCCUPY THE PROPERTY? YES
4 IF NOT OWNER-OCCUPIED, HOW LONG HAS IT BEEN SINCE THE SELLER OCCUPIED THE PROPERTY? LOTS LOT 7 10/29/2015
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

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 *W/PU* Garage Door Opener(s) (Number of openers 2)
 73 Window Screens Oven Fireplace(s) (Number) 1 Gas, non vented
 74 Intercom Microwave Gas Starter for Fireplace
 75 Garbage Disposal Gas Fireplace Logs TV Antenna/Satellite Dish
 76 Trash Compactor Smoke Detector/Fire Alarm/*CO²* 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 *+ 2 BARN APARTMENT + 1 NEW BOXED REPLACEMENT SPARE*
 84 Other *Mitsubishi Mini Splits BONUS ROOM* Other *NEW REPLACEMENT CRAWLSPACE EXHAUST AIR/KINGFAN*
 85 Water Heater: Electric Gas Solar *Humidistatically controlled SYSTEM*
 86 Garage: Attached Not Attached Carport
 87 Water Supply: City Well Private Utility *NEW BOXED*
 88 Gas Supply: Utility *2(500 G) Tanks* Other *2 5000 HOUR LED BARN EXTERIOR LIGHTS*
 89 Waste Disposal: City Sewer Septic Tank Other *GENERAC 26KW Backup house Generator*
 90 Roof(s): Type Architectural Shingles Age (approx): 20 YRS

91 This form is copyrighted and may only be used in real estate transactions in which Todd Henon is involved as a Tennessee REALTORS® authorized user. Unauthorized use of the form may result in legal sanctions being brought against the user and should be reported to Tennessee REALTORS® at 615-321-1477.

	YES	NO	UNKNOWN
137 12. Property or structural damage from fire, earthquake, floods, or landslides? 138 If yes, please explain (use separate sheet if necessary). 139 _____ 140 _____ 141 If yes, has said damage been repaired? _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
142 13. Is the property serviced by a fire department? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN 143 If yes, in what fire department's service area is the property located? (Fire Dept. Locator can be found: 144 https://tnmap.tn.gov/fdtn/) 145 <u>LONE OAK Volunteer Fire Department, 1278 U.S. Hwy 127, Signal Mountain, TN</u> 146 Is the property owner subject to charges or fees for fire protection, <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNKNOWN 147 such as subscriptions, association dues or utility fees? <u>37377</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
148 14. Any zoning violations, nonconforming uses and/or violations of 149 "setback" requirements? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNKNOWN	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
150 15. Neighborhood noise problems or other nuisances? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNKNOWN	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
151 16. Subdivision and/or deed restrictions or obligations? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
152 17. A Condominium/Homeowners Association (HOA) which has any authority 153 over the subject property? 154 Name of HOA: <u>Grandview</u> HOA Address: <u>P.O. Box 203, Signal Mountain, TN</u> 155 HOA Phone Number: <u>713-818-6035 resident</u> Monthly Dues: <u>16.66 \$200 annual</u> <u>37377</u> 156 Special Assessments: <u>N/A</u> Transfer Fees: <u>NONE</u> 157 Management Company: <u>N/A</u> Phone: <u>N/A</u> 158 Management Co. Address: <u>N/A</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
159 18. Is the location of the property within an improvement district that is 160 subject to special assessment: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNKNOWN 161 Rate of special assessment: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
162 19. Any "common area" (facilities such as, but not limited to, pools, tennis 163 courts, walkways or other areas co-owned in undivided interest with others)? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
164 20. Any notices of abatement or citations against the property? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNKNOWN	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
165 21. Any lawsuit(s) or proposed lawsuit(s) by or against the seller which affects 166 or shall affect the property? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNKNOWN	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
167 22. Is any system, equipment or part of the property being leased? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN 168 If yes, please explain, and include a written statement regarding payment 169 information. 170 <u>1 500 Gallon PROPANE Tank from Holston Gas \$70 per year</u> 171 _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
172 23. Any exterior wall covering of the structure(s) covered with exterior 173 insulation and finish systems (EIFS), also known as "synthetic stucco"? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNKNOWN 174 If yes, has there been a recent inspection to determine whether the structure 175 has excessive moisture accumulation and/or moisture related damage? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN 176 (The Tennessee Real Estate Commission urges any buyer or seller who encounters this product to have a qualified 177 professional inspect the structure in question for the preceding concern and provide a written report of the professional's 178 finding.) 179 If yes, please explain. If necessary, please attach an additional sheet. 180 _____ 181 _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
182 24. Is there an exterior injection well anywhere on the property? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNKNOWN	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
183 25. Is seller aware of any percolation tests or soil absorption rates being 184 performed on the property that are determined or accepted by 185 the Tennessee Department of Environment and Conservation? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNKNOWN 186 If yes, results of test(s) and/or rate(s) are attached.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
187 26. Has any residence on this property ever been moved from its original <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNKNOWN	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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SEE ATTACHED

188 foundation to another foundation?

- | | YES | NO | UNKNOWN |
|--|--------------------------|-------------------------------------|--------------------------|
| 189 27. Is this property in a Planned Unit Development? Planned Unit Development | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 190 is defined pursuant to Tenn. Code Ann. § 66-5-213 as "an area of land, | | | |
| 191 controlled by one (1) or more landowners, to be developed under unified control | | | |
| 192 or unified plan of development for a number of dwelling units, commercial, | | | |
| 193 educational, recreational or industrial uses, or any combination of the | | | |
| 194 foregoing, the plan for which does not correspond in lot size, bulk or type of | | | |
| 195 use, density, lot coverage, open space, or other restrictions to the existing land | | | |
| 196 use regulations." Unknown is not a permissible answer under the statute. | | | |
| 197 28. Is a sinkhole present on the property? A sinkhole is defined pursuant to Tenn. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 198 Code Ann. § 66-5-212(c) as "a subterranean void created by the dissolution of | | | |
| 199 limestone or dolostone strata resulting from groundwater erosion, causing a | | | |
| 200 surface subsidence of soil, sediment, or rock and is indicated through the | | | |
| 201 contour lines on the property's recorded plat map." This disclosure is required | | | |
| 202 regardless of whether the sinkhole is indicated through the contour lines on the | | | |
| 203 property's recorded plat map. | | | |
| 204 29. Was a permit for a subsurface sewage disposal system for the Property issued | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 205 during a sewer moratorium pursuant to Tenn. Code Ann. § 68-221-409? If | | | |
| 206 yes, Buyer may have a future obligation to connect to the public sewer system. | | | |

208 **D. CERTIFICATION.** I/We certify that the information herein, concerning the

209 real property located at
210 2385 Clear Brooks Drive Signal Mountain TN 37377
211 is true and correct to the best of my/our knowledge as of the date signed. Should any of these conditions change prior to
212 conveyance of title to this property, these changes shall be disclosed in an addendum to this document.

213 Transferor (Seller) Mark W. Belt Date 8 May 2025 Time 4:30 PM
214 Transferor (Seller) Suzanne P. Belt Date 8 May 2025 Time 4:30 PM
215

216 Parties may wish to obtain professional advice and/or inspections of the property and to negotiate
217 appropriate provisions in the purchase agreement regarding advice, inspections or defects.
218

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

223 Transferee (Buyer) _____ Date _____ Time _____

224 Transferee (Buyer) _____ Date _____ Time _____

225 If the property being purchased is a condominium, the transferee/buyer is hereby given notice that the transferee/buyer is
226 entitled, upon request, to receive certain information regarding the administration of the condominium from the developer or
227 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.

Attachment to Tennessee Residential Property Condition Disclosure

Property Address: 2385 Clear Brooks Dr, Signal Mountain, TN (Lot 8 and Lot 7 combined)

3. Seller Acquired the property: Lot 8 on 01/07/2005 and lot 7 on 10/29/2015. The property line between the two properties was abandoned in late 2015 to form the 10.34 acre property identified as 2385 Clear Brooks Dr, Signal Mountain, TN.

71-99 A. Refrigerator in the house (Kitchenaid new Feb 2025 as with oven, microwave, dishwasher) and Jenn Air gas cooktop. Refrigerator in the barn apartment (2016), and mini refrigerator (2016) in the tack room of the barn. Whole house 26kw Generac generator (Jun 2023), 500 gallon propane tank (2023), Spare, in the box, Mitsubishi mini split (2022) for bonus room or barn apartment units, two spare 50,000 hr LED outdoor barn lights in box (2024), Spare, in box, Air King exhaust fans (4 4r 5) for crawlspace humidistat controlled circulation system (2024) original fans and humidistats replaced in 2020, after 15 years of service Additional 500 gallon propane tank leased for \$70 a year from Houston gas since 2005 with only one price increase. Grandview HOA contracts with Holston Gas receives the best prices for propane available.

101. Third bedroom interior wall developed a crack above the closet door (right upper corner) and has been repaired.

103. Hardwood floors expand and contract with humidity causing squeaking with changing weather conditions. The third bedroom sub flooring (under the carpet) squeaks occasionally and will be re-screwed when we replace the carpets.

103. Foundation: Builder broke some of the cinder blocks under the south side of the home to provide air circulation to an area he mistakenly enclosed. The area he started breaking the block was in the wrong location. He did locate the correct location and fixed the circulation situation, but the broken block still exist.

105. Driveway has several cracks. Front porch has two hairline cracks which are not noticeable with the Guardian Garage flooring on the porch, sidewalk, and in the garage.

110. Exterior walls (Brick has three areas where mortar cracks have occurred due to settling.

124. The only change since the most recent surveys of lots 8 and 7 was the abandonment of the lot line between to two properties to make them a single 10.34 acre property.

Additional Information on household systems installed or replaced with dates:

House:

Garage Door opener (2006)

Garage door spring replaced (2024)

Replaced all Air King fans and both Humidistat's crawlspace (2020)

Installed Mitsubishi mini split bonus room (2014)

Replaced both America Std Furnaces under house (Feb 2020) warranty expires 2/17/2030

Replaced Two Air Conditioners American Std Jun 2022 warranty 06/09/2032

Installed 26kw Generac whole house generator (2023)

Fenced backyard (2023)

Re-Screened back porch (2023)

Remodeled Kitchen and two bathrooms / master heated floors (2024)

Replaced Gas Hot water heater(Feb 2025)

Replaced All Appliances (Kitchenaid Refrigerator, wall oven, microwave, dishwasher and a Jenn Air gas cooktop) (Feb 2025)

Septic tank inspected and pumped (Mar 2025)

Attachment to Tennessee Residential Property Condition Disclosure

Barn:

Electric Hot water heater (2016)

All appliances 2016

Two Mitsubishi Mini Split (9kBTU 30.5 Seer/12kBTU 26.1 Seer) June 2016 warranty

10/21/2028 Security System and smoke and heat detection install/monitor by Turner Security

(2016) Camera system by Turner Security (2016)

Jug heated outdoor and stall waterers (2016)

Mark DeBolt

Mark DeBolt

Date: 8 MAY 2025

Suzanne DeBolt

Suzanne DeBolt

Date: 8 May 2025