

SELLER'S PROPERTY DISCLOSURE STATEMENT EXHIBIT "_____ "



2011 Printing

	inks Road	("Statement") is an exhibit to the Purcha _for Property known as or located at	146		mor Date
		Temple	Georgia _	30179 . Th	is Stateme
	ains Seller's disclosures to Buyer regardin	g the present condition of the Property, cer	tain past repairs an	d the history of t	he Propert
.	NSTRUCTIONS TO SELLER IN COMPLE grees to:	TING THIS DISCLOSURE STATEMENT	In completing this (Disals and Ot 1	
ď	grees to: 1) answer all guestions in reforence to the	- December 6 11 1	in completing this t	Jisclosure State	ment, Sell
Ċ	 answer all questions in reference to the leave no question unanswered; 	e Property (which, unless otherwise noted	, shall include the ir	nprovements th	ereon);
(-	answer all questions fully and accurat Agreement;	ely based upon the best knowledge and	belief of all Sellers	in the Purchas	se and Sa
{4	 fully explain in the Additional Explanation 	ins naragraph any guagliana ta with Life			oc ana oa
	of the question for which the additional	explanation is being given; and	nswer is "yes" or "ot	her" referencing	the number
1.	y Prompay revise the Statement and pro-	vide a copy of the same to the Buyer and a in the answers to any of the questions.	any Broker involved	in the transacti	on if prior t
	•	and the die to drif of the questions.			
a	OW THIS STATEMENT SHOULD BE USE careful, independent evaluation of the Pr	D BY BUYER. The answers of Seller below	v should not be a sul	ostitute for Buve	Conductin
re	asonable care to identify defects in the D	conords and action to buyer bewale is	sine law in Georgia	i. Buyer is expe	cted to us
p: hi	urposes. If an independent evaluation of the uyer to investigate further, Buyer may not	e Property reveals potential problems or a	the Property is suit	able for Buyer's twould cause a	needs an
	• •	nave legal recourse if Buyer fails to invest	igate further.		Todooriap
D	SCLOSURES.				Danis
(OCCUPANCY:			Yes No	Don't Know
	a) Is the Property vacant?			· ·	/
(If yes, how long has it been since Sello is the Property or any portion thereof l	er occupied the Property?			
				<u>\</u>	
6	OIL, TREES, SHRUBS AND BOUNDAR	IES:			
	 Are there now or have there been any burial pits, caves, mine shafts, trash di 	IMPS Of Molicitin upo or obsessions at all all the			
(o) Is there now or has there been any soil or erosion?	I movement, subsidence, settlement, uphe	e Property? eaval,		
(0	c) Are there presently any diseased or de	ead trees on the Proporty?		<u>\</u>	
(0	 Are there presently any encroachment 	s onto the Property, unrecorded accompan	ts affecting the	<u></u>	
	Property or boundary line disputes with Do any of the improvements on the Pro	l a neignboring property ourses			
			rty?	<u></u>	
T (2	ERMITES, DRY-ROT, PESTS, AND WOO	DD-DESTROYING ORGANISMS:			
,-	 Is there now or has there been any dar or other infiltrating animals; termites; b 	паде to the Property caused by squirrels, ees, ants and other insects, fungi and dry-	mice, possums		
(t	"Vood-dostroying organishis			\checkmark	
١.	for termites or other wood destroying o	ferable bond, warranty or service contract rganisms by a licensed pest control comp	nnu2		
	if yes, check type of coverage: LI re-tre	eatment and repair; re-treatment; or	arry <i>r</i> Tiperiodic	<u>~</u> _	
(c	mspections offix.		= ponodio		
	ls there a cost to transfer the bond, was if yes, what is the cost? \$				_ <u> </u>
(d) Is there a cost to maintain the bond, wa	arranty or service contract?		1	
(e	If yes, what is the annual cost? \$\frac{\text{Wes}}{\text{Wes}}\$ Have any termite/pest control reports of last five (5) years?	t Metro Board Renewal Date	articles the		
	idot iivo (o) years:			V	
(f)	is there any exterior untreated wood, his siding or cladding (other than stone bri	ard coat stucco, rigid board insulation, plack or concrete) in contact with the soil or v	stic foam or		
	of the finished grade?	on or confered in contact with the soil or v	Vithin six inches		

(b) is there now or has there been any movement, shifting, setting (other than normal setting), racking, or structural problems with any develling or garage on the Property? (c) Has any additional bracing, underpinning, or other structural reinforcements been added to any develling or garage on the Property? (d) Has any additional bracing, underpinning, or other structural reinforcements been added to any develling or garage on the Property? (d) Has any work been done on the Property Market Republicant of the Property of the Proper		4.	STRUCTURAL ITEMS, ADDITIONS AND ALTERATIONS: (a) What year was the main residential dwelling constructed?	_Yes	No	Don't Know
(d) Are there now or have there been any problems with driveways, walkways, patios, decks or retaining walls on the Property? (e) Have there been any additions, structural changes, or any other major attentions to the original improvements on the Property A_X*N Q → D+C1 D+C1+D+C+D+C+D+C+D+C+D+C+D+C+D+C+D+C+D+C			cracking, or structural problems with any dwelling or garage on the Property? (c) Has any additional bracing, underginging, or other structural rejectors.			,
(e) Have there been any additions, structural changes, or any other major attentions to the original improvements on the Property Park N Shear All PLINES CLEEC. (f) Has any work been done on the Property where required permiss and/or approvals (public or private) were not obtained? (g) Has any work been done to the Property where required permiss and/or approvals (public or private) were not obtained? (g) Has any work been done to the Property where required permiss and/or approvals (public or private) were not obtained? (g) Has any work been done to the Property that was not in compliance with the then applicable building codes or zoning regulations? (g) Has any work been done to the Property that was not in compliance with the then applicable component, future or material used thereto constructed or manufactured prior to 1978? (g) You have answered "Yes" or "DON' KNOW" but Lead-Based Plant Exhibit F56 must be executed by the parties and the Lead-Based Plant Pamphlet F56 must be provided to the buyer. (g) Approximate age of roof:			(d) Are there now or have there been any problems with driveyers and the same than the same transfer of the same t		<u>~</u>	
(b) Has any work been done on the Property where required permits and/or approvals (public or private) were not obtained? (c) Has any work been done to the Property that was not in compliance with the then applicable building codes or zonigin regulations? 5. LEAD-BASED PAINT: Was any part of the residential dwelling on the Property or any painted, component, fixture or material used therein constructed or manufactured prior to 1978? 6. ILEAD-BASED PAINT: Was any part of the residential dwelling on the Property or any painted, component, fixture or material used therein constructed or manufactured prior to 1978? 7. ILEAD-BASED PAINT: Was any part of the residential dwelling on the Property or any painted, components, fixture and the Lead-Based Paint Pamphlet F55 must be provided to the buyer. 8. (a) Approximate age of roof			(e) Have there been any additions attractive to			
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if you have answered "Yes" or "Don't Know The Lead-Based Paint Exhibit F54 must be executed by the parties and the Lead-Based Paint Pamphlet F55 must be provided to the buyer. ROOF, GUTTERS AND DOWNSPOUTS: (a) Approximate age of roof			(g) Has any work been done to the Property that was not in compliance with the then applicable building codes or zoning regulations?		<u>/</u>	
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(g) Are there now or have there been any leaks, backups, tree roots in lines or other similar problems with to any portion of the plumbing, water or sewage systems? (h) Is there presently any polybutylene plumbing, other than the primary service line, on the Property? (i) Are any of the plumbing fixtures in any dwelling or garage not low water flow fixtures? (j) Has any water line or fixture on the Property ever frozen in cold weather? 9. SYSTEMS AND COMPONENTS: (a) What is the primary heating system serving the main dwelling? ☐ natural gas, forced air A heat pump ☐ electric furnace ☐ radiant heating ☐ other (b) Does the primary heating system not serve any enclosed part of the main dwelling (excluding the attic, crawl space, garage or basement)? (c) What is the approximate age of the primary heating system serving the Property:		(1	e) Is the main dwelling served by sewage nump?			
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(i) Has any water line or fixture on the Property ever frozen in cold weather? 9. SYSTEMS AND COMPONENTS: (a) What is the primary heating system serving the main dwelling? □ natural gas, forced air ⋈ heat pump □ electric furnace □ radiant heating □ other (b) Does the primary heating system not serve any enclosed part of the main dwelling (excluding the attic, crawl space, garage or basement)? (c) What is the approximate age of the primary heating system serving the Property:			more any portion of the pithiping, water or sewage evetome?			
9. SYSTEMS AND COMPONENTS: (a) What is the primary heating system serving the main dwelling? ☐ natural gas, forced air A heat pump ☐ electric furnace ☐ radiant heating ☐ other (b) Does the primary heating system not serve any enclosed part of the main dwelling (excluding the attic, crawl space, garage or basement)? (c) What is the approximate age of the primary heating system serving the Property: years (d) What is the primary air conditioning system serving the main dwelling? ☐ gas A electric ☐ other (excluding the attic, crawl space, garage or basement? (f) What is the approximate age of the primary air conditioning system(s) years (g) How is the hot water heated in the main dwelling? ☐ gas A electric ☐ solar			y work of the plantoning liktures in any awelling or darage not low water flow follows.			
Does the primary heating system not serve any enclosed part of the main dwelling (excluding the attic, crawl space, garage or basement)? (c) What is the approximate age of the primary heating system serving the Property:	9	. s	SYSTEMS AND COMPONENTS:			
(c) What is the approximate age of the primary heating system serving the Property:		(8	a) What is the primary heating system serving the main dwelling?			
(e) Does the primary air conditioning system serving the main dwelling? General gas electric to other enclosed portion of the main dwelling (excluding the attic, crawl space, garage or basement? What is the approximate age of the primary air conditioning system(s) years General Market State (STALL STALL STA			attic, crawl space, garage or basement)?			
(excluding the attic, crawl space, garage or basement? (f) What is the approximate age of the primary air conditioning system(s) years (g) How is the hot water heated in the main dwelling? Garagia Massaciation (ADALTERS of Description of the main dwelling) years Converteble 2011 by Garagia Massaciation (ADALTERS of Description of the main dwelling)		10	y vital is the printary air conditioning system serving the main dwelling?			
(g) How is the not water heated in the main dwelling? gas gelectric solar		(-	(excluding the attic, crawl space, garage or basement?	1		
Copyright© 2011 by Georgia Association of REALTORS®, Inc F50, Seller's Property Disclosure Statement Exhibit, Page 2 of 5. 03/10/14		``	How is the hot water heated in the main dwelling? gas electric solar			
	Co	pyri	ght© 2011 by Georgia Association of REALTORS®, Inc F50, Seller's Property Disclosure Statem	ent Exhibit, l	Page 2 of 5	03/10/11

		Voc		Don't
	(h) Is any water heater tankless?	<u>Yes</u>	No.	Know
	(i) What is the approximate age of the primary water heater:		<u></u>	
	(i) Does any dwelling or garage have aluminum wiring other than in the primary consider line?		1	
	(k) Is there any system or appliance which is leased or for which the buyer must pay a transfer fee to continue to use? If yes, what is the transfer fee?			
	if yes, what is the current use fee to be paid by the Buyer? \$		<u> </u>	
	(i) Are any fixtures or appliances included in the sale in need of repair or replacement?		1/	
	(iii) Are any ineplaces presently not working, decorative only or in need of repair?	 -	<u> </u>	<u></u>
	(n) When was each fireplace, wood stove or chimney/flue last cleaned? Date(s):			
	(o) Is any part of the exterior surface of any dwelling or garage on the Property presently constructed of synthetic stucco?		$\underline{\hspace{0.1cm}}$.	
	(p) Are there now or have there been any problems with siding or exterior building ourfaces qualties.		/	
	ompring, diagniti, detainitiating of retaining molecure?		V/	
	(q) Are any windows designed to be operable, painted shut or fail to open and close? (r) Was any of the drowall used in the Property made in China and the base of fail to open and close?			
	the control of the co		<u> </u>	
10.	ENVIRONMENTAL/HEALTH/SAFETY CONCERNS:			
	(a) Are there now or have there been any underground tanks or toxic or hazardous substances			
	such as aspestos, urea-formaldenyde, methane das, radioactive material, radon, mold, benzone		. /	
	or other environmental contaminates on or in the Property? (b) Has the Property ever been tested for radon, lead, mold or any other potentially toxic substances?		<u> </u>	
	(o) is there now of side there been any mold on interior heated and cooled portions of any divolling an		-\ -	
	the Property Other than on the Walls, 1000's or ceilings of showers, sinks, and hathtuba?			
	(d) Are there any exterior doors which either do not lock or for which the key has been lost?			
11.	LITIGATION AND INSURANCE:			
	(a) Does the Property contain any building products which are or have been the subject of class			
	action lawsuits, ittigation of legal claims alleging that the product is defective?			
	(b) is there now or has there been any litigation involving the Property or any improvement			
	therein alleging negligent or improper construction, defects, termites, and/or title problems? (c) Has there been any award or payment of money in lieu of repairs for such a defective			
	pariatify bloggets		\	•
	(d) Has any release been signed that would limit a future owner from making any claims in			
	connection with Property?			
	(e) Has there been any fire, flood or wind damage which required repairs to Property in excess of \$500.00? — Root Show 1005 to the control of			
	of \$500.00? Root Shi Naics Were replaced. (f) Has there been any insurance claims filed on Property since you owned it?	<u> </u>	 -	
	If yes, how many?/			
12.	OTHER MATTERS:			
	(a) Have there been any inspections of the Demont in the protein of	1		
	if yes, by whom and of what type? HDD(D) St U. PTM: TP 11649- HD	- جرا		
	(b) Yvas any uwening on the Property of portion inerest (excluding/mobile, modular and manufactured		/	
	dweiling) moved to the site from another location?		<u> </u>	···
	(c) Is any portion of the main dwelling a mobile, modular or manufactured home?(d) Has the Property been designated as historic or in a historic district where modifications and		- -	
	additions are limited?		1	
	(e) Are there any other adverse, material facts pertaining to the physical condition of the Property that			
	have not otherwise been disclosed?		<u> </u>	
13.	COVENANTS, FEES AND ASSESSMENTS:			
;	Is the Property part of a condominium, community association or subject to a Declaration of Covenants			
	Conditions and Restrictions (CC & Rs) or other similar restrictions?		<u> </u>	
	[IF YES, SELLER IS INSTRUCTED TO ADDITIONALLY FILL OUT AND PROVIDE TO BUYER A COMMUNITY ASSOCIATION DISCLOSURE EXHIBIT, GAR FORM 123].			
	•			
14.	AGRICULTURAL DISCLOSURE: Is Property within, partially within, or adjacent to any property zoned			
	or identified on an approved county land use plan as agricultural or forestry use?			
	It is the policy of this state and this community to conserve, protect, and encourage the development and	improven	nent of fai	rm and
	forest land for the production of food, fiber, and other products, and also for its natural and environmental va prospective property owners or other persons or entities leasing or acquiring an interest in real property tha	lue. This r	otice is to	inform
	about to acquire an interest lies within, partially within, or adjacent to an area zoned, used, or identified for fa	rm and for	act activiti	ac and
	that farm and lorest activities occur in the area. Such farm and forest activities may include intensive operat	ione that c	aues diec	comfort
	and inconveniences that involve, but are not limited to, noises, odors, fumes, dust, smoke, insects, operation	ne of mach	sinan/duci	ina anu
	24 hour period, storage and disposal of manure, and the application by spraying or otherwise of chemical fe herbicides, and pesticides. One or more of these inconveniences may occur as the result of farm or for conformance with existing laws and result of these inconveniences may occur as the result of farm or for	rtilizers, s	oil amend	ments,
	conformance with existing laws and regulations and accepted customs and standards.	CSI ACTIVIT	ies Waich	are in

15. ADDITIONAL EXPLANATION number of the question for	ONS FOR ALL QUESTIONS ANSW r which more detailed informatio	VERED "YES" or "OTHER": [Expi n is being provided.]	lanations should reference the
maioacoa, ir there is intore tha	only those fixtures/items below on one item (such as a second reference of Property. The	ow that are included in the sale of frigerator or two chandeliers or th cose fixtures/items listed below th	PAA AMARIA ALAKAMAN ATI
Above Ground Pool Air Conditioning Window Unit Air Purifier Alarm System (Burglar) Leased Owned Alarm System (Smoke/Fire) Leased Owned Arbor Attic Fan (Whole House Fan) Attic Ventilator Fan Baskement/Crawl Space Ventilator Fan Basketball Post & Goal Built-In Free Standing Birdhouses Boat Dock servicing the Property Carbon Monoxide Detector Ceiling Fan Remote Control Chandelier Dehumidifier Built-In Free Standing Dishwasher Built-In Free Standing Dog House Door & Window Hardware Dryer Gas Electric	Fence (Invisible) Fence Pet Collar Fireplace Gas Logs Gas Starter Key Remote Control Screen/Door Wood Burning Insert Fire Sprinkler System Flag Pole Garage Door Opener Remote Control Gas Grille Built-In Free Standing Gates Remote Control Gazebo Hot Tub Humidifier Ice Maker Built-In Free Standing Intercom System Landscape Irrigation System Landscaping Lights Light Bulbs Light Fixtures (Except Chandeliers) Mailbox	Microwave Oven Built-In ZFree Standing Mirror (Attached) Outbuilding Outdoor Furniture Outdoor Playhouse Porch swing Propane Gas/ Fuel Oil Tanks Above ground Buried Leased Owned Propane/ Fuel Oil in Tank Refrigerator Safe Satellite Dish/Receiver Sauna Sewage Pump Shelving Unit & System Built-In Free Standing Shower Head/Sprayer Smoke Detector Battery Operated Hard Wired Speakers (Built-In) Statuary Stepping Stones	☐ Sump Pump

Other fixtures/items included in the sale of Property shall be:	
Other fixtures/items not included in the sale of Property shall be:	
The common law of fixtures shall apply to fixtures not addressed herein. Those shall remain Property of Seller and shall be removed prior to closing or the transceller shall lose the right to remove any such fixtures/items not timely removed care to prevent damage and, if necessary, shall restore the area where the fixtures are to prevent damage and the fixtures are to prevent damage.	insier of possession of Property to Buyer, whichever is later
SELLER'S REPRESENTATION REGARDING SELLER'S PROPERTY DISC Seller represents that Seller has followed the Instructions to Seller in Completing and will follow the same in updating this Disclosure Statement as needed from	
Seller:	Date:
Seller: Jean Rogen	Date:
RECEIPT AND ACKNOWLEDGMENT BY BUYER: Buyer acknowledges the receipt of this Seller's Property Disclosure Statement.	_
Buyer:	Date:
Buyer:	Date:
	bate.

ADAMS-MASSEY CO.

309 North Park Street Carrollton, GA 30117 770-832-3132 Invoice

Date

Invoice #

4/21/2010

11364

Mike Rogers 146 Spinks Road Temple, Georgia 30179

	P.O. No.	Rep	Terms	Due Date
			Net 15	5/6/2010
Qty	Descri	ption		Amount
300	Feet of Water well drilling, setting formation and air testing at \$10.0 Gpm.	ng 72 feet of casing to 00 per foot. Well prod	rock luces 30	3,000.00
1	Flex Conn Tank 111			291.05T
4	1" Ell Pvc			2.36T
1	1" Tee sxs pvc	0	\mathcal{N}	0.76T
2	1" Coupling Pvc	D	\wedge	0.701 1.12T
1	1"Union Pvc	\	\mathcal{O}_{i}	7.97T
1	1" Sch. 120 Nipple		150	2.50T
1	6 1/4" Well cap pvc		40	10.81T
	Bentonite 3/8" Chips		·	13.01T
2	Hours for trip, labor, and equipm	nent to remove numn f	rom old	150.00
	eell and install into new well. So	etting tank and plumbi	no into	130.00
	system and starting. Closing old	well.	ing mito	
20	Feet of Trench & covering			30.00
<u> </u>	For the first and the one of the first of th			30.00
21	10 V 2 DV Copper Who With C			12.007

	ë ditai	\$3,532.38
Furchaser acknowledges reciept of forgoing merchandise in good outer and agrees that until merchandise is paid for in full it remains	Salve Tax (7.0%)	\$24.57
tit property of the seller wool due in reveal two subject to a service similar of 1,500 apr 1906. There's you les your hadrons. Subject to		\$7,557.05



Invoice

478

www.archaire.net

22.10

Bill To

Mike Rogers 146 Spinks Rd Temple GA 30179

Date	P.O. No.	Project		Terms	Rep
2/4/2011				Financing	Mark
item	Qty	Description	Rate	Total Job Cost	Amount
RHSEI		Install (1) Rheem 5 Ton 15 SEER R410A Heat Pump (15PJL60A01) with matching Rheem Air Handler (RHLL-HM6024JA). Install (1) 15 KW Heat Strip Kit. * Price includes new A/C pad, return plenum with 5" high efficient filter rack, adjusting zone system or duct work to allow for more airflow in master bathroom, all labor and installation costs, and removal of all debris and existing units. ** 10 year warranty on manufactured parts and 1 year warranty on labor *** This system qualifies for the Federal Tax Credit of \$500 - AHRI 3705192 ***** Customer qualifies for 0% for 18 months.	5,200.00		5,200.00
			:	Total	\$5,200.0
			:	PY/CR	\$-5,200.0
				Bal Due	\$0.0



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Thank you for registering your product with usl if you entered an e-mail address on the data ontry acrean, you will renaive an e-mail confirmation of your product registration. If not, please print this screen as your confirmation, if you don't see the confirmation your inbox, please check your 'Spam' folder.

Warranty Peristration Confirmation

Owner Information

MIKE **ROGERS**

Water September 5 673

IEMPLE Georgia 30179

404 OBT REAL

Contractor Information

ercheire 887 a. f. alar ava

dallas

Georgia 30132 770 570 1420

jj.archaire@comcast.net

Unit Information

07/04/7011

15PJL 8201W171020682 02/04/2011

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