

SELLER'S PROPERTY DISCLOSURE STATEMENT

EXHIBIT " " "



2009 Printing

This Exhibit is part of the Agreement with an Offer Date of _____ for the purchase and sale of that certain Property known as: 1690 Apalachee Road, Madison, Georgia 30650.

NOTICE TO BUYER AND SELLER: This disclosure statement is designed to assist Seller in disclosing to prospective buyers material adverse facts relating to the physical condition of Property that may not be readily observable, disclosing historical information and past problems with Property, and identifying those fixtures/items that are included with the sale of Property. **All answers are to be answered with respect to the above referenced property. IF THE ANSWERS TO ANY OF THE QUESTIONS LISTED BELOW ARE "YES" OR "OTHER" SELLER SHALL FULLY EXPLAIN THE ANSWER TO THE QUESTION IN THE BLANK CORRESPONDING TO THE QUESTION AND/OR IN THE ADDITIONAL EXPLANATIONS PARAGRAPH.**

	Yes	No	Don't Know
1. OCCUPANCY:			
(a) Is Property vacant?		✓	
If yes, how long has it been since Seller occupied Property? _____			
(b) Are there any leases, written or verbal, on Property or any part thereof?		✓	
2. SOIL, TREES, SHRUBS AND BOUNDARIES:			
(a) Are there any landfills (other than foundation backfill), graves, mine shafts, trash dumps or wells (in use or abandoned) on Property?		✓	
(b) Is there any sliding, settling (other than normal settling), earth movement, sinkholes, upheaval, or earth stability/expansive soil problems?		✓	
(c) Are there any diseased or dead trees on Property?		✓	
(d) Are there any encroachments (known or recorded), leases, unrecorded easements, or boundary line disputes?		✓	
3. TERMITES, DRY-ROT, PESTS, AND WOOD-DESTROYING ORGANISMS:			
(a) Is there any past or present damage to Property caused by infiltrating pests, termites, dry-rot, or other wood-destroying organisms?		✓	
(b) Is your Property currently under a transferable bond, warranty or other coverage for termites or other wood destroying organisms by a licensed pest control company?		✓	
If yes, check type of coverage: ☐ re-treatment and repair; or ☐ re-treatment			
(c) Is there a cost to transfer the bond, warranty or other coverage?		✓	
If yes, what is the cost? \$ _____			
(d) Is there a cost to maintain the bond, warranty or other coverage?		✓	
If yes, what is the annual cost? \$ _____ Renewal Date _____			
(e) Have any termite/pest control reports or treatments for Property been done in the last five (5) years?		✓	
(f) Does any dwelling or garage on Property have any untreated wood or exterior siding/cladding, such as rigid board insulation, foam plastic, synthetic stucco, hard coat stucco, wood or masonry siding (excluding brick), below grade or within six inches of finished grade?		✓	
4. STRUCTURAL ITEMS, ADDITIONS AND ALTERATIONS:			
(a) What year was the main residential dwelling constructed? <u>2005</u>			
(b) Has there been any movement, shifting, settling (other than normal settling), cracking, deterioration, or other structural problems with any dwelling or garage on Property?		✓	
(c) Has there been any additional structural bracing, underpinning, or other structural reinforcement added to any dwelling or garage on Property?		✓	
(d) Are there any problems with driveways, walkways, patios, or retaining walls on Property?		✓	
(e) Have there been any additions, structural changes, or any other major alterations to the original improvements on the Property?		✓	
(f) Has there been any work done on the Property where required permits and/or approvals (public or private) were not obtained?		✓	
(g) Has any work been done to Property that was not in compliance with building codes or zoning regulations?		✓	
(h) Does any part of the exterior siding or cladding of any dwelling or garage on Property consist of synthetic stucco?		✓	

5. LEAD-BASED PAINT: Was any part of the residential dwelling on Property constructed prior to 1978?

☐ Yes ☐ Don't Know ☒ No

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.

	Yes	No	Don't Know
6. ROOF, GUTTERS AND DOWNSPOUTS:			
(a) Approximate age of roof: <u>5</u> years.			
(b) Has the roof, or any part thereof, been repaired during Sellers ownership?		✓	
(c) Are there any roof leaks or other problems with the roof, roof flashing, gutters or downspouts?		✓	
7. DRAINAGE, FLOODING AND MOISTURE:			
(a) Has there been any water leakage, water accumulation, or dampness within the basement, crawl space or other parts of the main dwelling at or below grade?		✓	
(b) Have any repairs been made to control any water or dampness problems in the basement, crawl space, or other parts of the main dwelling at or below grade?		✓	
(c) Is the Property or any improvements thereon located in a flood zone?		✓	
(d) Does water regularly stand on Property for more than 1 (one) day after it has rained?		✓	
(e) Has there been any past flooding on Property?		✓	
(f) Are there any problems with siding or exterior cladding, swelling, chipping, delaminating or retaining moisture?		✓	
(g) Does mold appear on interior heated and cooled portions of any dwelling on Property other than on the walls, floors or ceilings of showers, sinks, and bathtubs?		✓	
8. PLUMBING RELATED ITEMS:			
(a) What is your drinking water source: ☐ public ☐ private ☒ well on property			
(b) If your drinking water is from a well, has it been tested within the past 12 (twelve) months?		✓	
(c) Do you have a water softener, filter or purifier? If yes, ☐ leased ☐ owned		✓	
(d) What is the type of sewage system: ☐ public ☐ private ☒ septic tank			
(e) Is the main dwelling served by sewage pump or lift system?	✓		
(f) Do you know if any septic tank or cesspool on Property has ever been professionally serviced? If yes, please give the date of last service: <u>2 008</u>	✓		
(g) Do you know of any past or present leaks, backups, or other similar problems relating to any of the plumbing, water and/or sewage-related items?		✓	
(i) Is there any polybutylene plumbing, other than primary service line, on Property?			✓
(j) Are any of the plumbing fixtures in the Property not low water flow fixtures?			✓
9. OTHER SYSTEMS AND COMPONENTS:			
(a) What type of heating system(s) serve the main dwelling? ☐ gas ☒ electric ☐ other			
(b) What is the approximate age of heating system(s): <u>5</u> years			
(c) What type of air conditioning system(s) serve the main dwelling? ☐ gas ☒ electric ☐ other			
(d) What is the approximate age of air conditioning system(s): <u>6</u> years			
(e) Is any portion of the main dwelling not served by a central or zoned heating and/or air conditioning system?		✓	
(f) How is water heated in the main dwelling? ☒ electric ☐ gas ☐ solar			
(g) What is the approximate age of water heater: <u>5</u> years			
(h) Does the main dwelling have aluminum wiring other than the primary service line?		✓	
(i) 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? \$ _____		✓	
(j) Are any fireplaces not working or in need of repair?		✓	
(k) When was each fireplace, wood stove or chimney/flue last cleaned? Date(s): <u>—</u>			
10. TOXIC SUBSTANCES:			
(a) Are there any underground tanks, toxic or hazardous substances on Property (structure or soil) such as asbestos, urea-formaldehyde, methane gas, radioactive material, radon, mold, benzene or other environmental contaminants?		✓	
(b) Has Property ever been tested for radon, lead, mold or any other potentially toxic substances?		✓	
11. COVENANTS, FEES AND ASSESSMENTS:			
(a) Is Property part of a condominium, community association or subject to covenants, conditions and restrictions (CC & Rs)?		✓	
(b) Is there a mandatory community association fee or assessment? If yes, what is the amount? \$ _____ per _____ Is there an initiation fee? If yes, what amount? \$ _____		✓	
(c) Are there any recreational facilities in the community for which the obligation to pay and the right to use are optional? If yes, the nature of the facilities should be described in the Additional Explanations paragraph and the optional fee or charge is \$ _____		✓	
(d) In purchasing Property, will any initiation, transfer, or other similar fee be owed to the Association? If yes, what is the amount? \$ _____		✓	
(e) Are there any special assessments approved by a Community Association that are not yet due and payable? If yes, what is the amount? \$ _____		✓	

12. OTHER MATTERS:

- (a) Have there been any inspections of Property in the past year?
If yes, by whom and of what type? _____
- (b) Does Property contain any building products which are or have been the subject of class action lawsuits, litigation or legal claims alleging that the product is defective? If yes, please identify in the Additional Explanations the product or products and the general location of each on Property.
- (c) Is there or has there been in the past any litigation involving Property or any improvement therein alleging negligent or improper construction defects, termites, and/or title problems?
- (d) Has there been any award or payment of money in lieu of repairs for such a defective building product?
- (e) Has any release been signed that would limit a future owner from making any claims in connection with Property?
- (f) Has there been any fire, flood or wind damage which required repairs to Property in excess of \$500.00?
- (g) Approximately how many insurance claims have been filed on Property since you owned it? 10
- (h) Are any fixtures or appliances included in the sale in need of repair? central vac motor
- (i) Have any repairs been made to the electrical, plumbing, or heating and air condition systems, or any part thereof?
- (j) Was any dwelling on Property or portion thereof (excluding mobile, modular and manufactured dwelling) moved to the site from another location?
- (k) Are there any other adverse, material facts pertaining to the physical condition of the Property that have not otherwise been disclosed?

Yes	No	Don't Know
	☒	
	☒	
	☒	
	☒	
	☒	
	☒	
	☒	
	☒	
	☒	
	☒	
	☒	

FIXTURES/ITEMS: (Check (✓) only those fixtures/items below that are included in the sale of Property. Unless otherwise indicated, if there is more than one item (such as a second refrigerator or two chandeliers or three smoke detectors), all such fixtures/items checked are included in the sale of Property. Those fixtures/items listed below that are not checked shall not be included in the sale of Property.

- | | | |
|---|---|--|
| ☐ 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
☐ Awning
☐ Basketball Post & Goal
☐ Built-In ☐ Free Standing
☐ Birdhouses
☐ Boat Dock
☒ Carbon Monoxide Detector
☒ Ceiling Fan
☒ Remote Control
☒ Chandelier
☒ Closet Shelving System
☒ Built-In ☐ Free Standing
☐ 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
☐ Garbage Disposal | ☒ 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
☒ Jettied Tub
☒ Landscape Irrigation System
☐ Landscaping Lights
☒ Light Bulbs
☒ Light Fixtures
(Except Chandeliers)
☒ Mailbox
☒ Microwave Oven
☒ Built-In ☐ Free Standing
☒ Mirror (Attached)
☐ Outbuilding
☐ Outdoor Bench
☐ Playhouse
☐ Porch swing
☐ Propane Gas/ Fuel Oil Tanks
☐ Above ground ☐ Buried
☐ Leased ☐ Owned
☐ Propane/ Fuel Oil in Tank
☒ Radio (Built-In)
☐ Refrigerator
☐ Safe
☒ Satellite Dish/Receiver
☐ Sauna
☒ Septic Pump
☒ Shelving Unit & System
☒ Built-In ☐ Free Standing
☒ Shower Head/Sprayer | ☒ Smoke Detector
☒ Battery Operated
☐ Hard Wired
☐ Speakers (Built-In)
☐ Statuary
☐ Stepping Stones
☐ Storage Building
☒ Stove
☐ Gas ☒ Electric
☒ Built-In ☐ Free Standing
☐ Sump Pump
☒ Surface Unit Cook Top
☐ Gas ☒ Electric
☐ Swimming Pool
☐ Above Ground
☐ Swimming Pool Equipment
(List below)
☐ Swing Set
☒ Switch Plate Covers
☒ Telephone Jacks/Wires
☒ Television Antenna
☒ Television Cable/Jacks
☒ Thermostat (Programmable)
☐ Trash Compactor
☐ Built-In ☐ Free Standing
☐ Tree House
☐ Trellis
☒ Vacuum System (Built-In)
☒ Vacuum Attachments
☒ Vent Hood
☐ Washing Machine
☐ Water Purification System
☐ Water Softener System
☐ Weather Vane
☒ Well Pump
☐ Window Screens
☐ Window Treatments (including Hardware)
☐ Wine Cooler |
|---|---|--|