

SELLER'S PROPERTY DISCLOSURE STATEMENT

EXHIBIT " _____ "



2002 Printing

For property located at _____, _____ Georgia _____ ("Property")

NOTICE TO BUYER AND SELLER: This disclosure statement is designed to assist Seller in disclosing to a buyer all known material or adverse facts relating to the physical condition of Property that are not readily observable and to identify those fixtures/items that are included with the sale of Property. All questions are to be answered with respect to the above referenced Property.

IF THE ANSWERS TO ANY OF THE QUESTIONS LISTED BELOW ARE "YES," PLEASE EXPLAIN IN DETAIL IN THE "ADDITIONAL EXPLANATIONS" SECTION.

	<u>Yes</u>	<u>No</u>	<u>Don't Know</u>
1. OCCUPANCY:			
(a) Is Property vacant?	_____	_____	_____
(b) If yes, how long has it been since Seller occupied Property? _____	_____	_____	_____
(c) Are there any leases, written or verbal, on Property or any part thereof?	_____	_____	_____
2. SOIL, TREES, SHRUBS AND BOUNDARIES:			
(a) Is there any landfill (other than foundation backfill), burial pits, mine shafts, or wells (in use or abandoned) on Property?	_____	_____	_____
(b) Are you aware of any sliding, settling (other than normal settling), earth movement, sinkholes, upheaval, or earth stability/expansive soil problems?	_____	_____	_____
(c) Are you aware of any diseased or dead trees or shrubs?	_____	_____	_____
(d) Are you aware of any encroachments, unrecorded easements, or boundary line disputes with respect to the Property?	_____	_____	_____
3. ROOF, GUTTERS AND DOWNSPOUTS:			
(a) Approximate age of roof: _____ years.	_____	_____	_____
(b) Has the roof, or any part thereof, been repaired during your ownership?	_____	_____	_____
(c) Are you aware of any roof leaks or problems with the roof, gutters or downspouts?	_____	_____	_____
4. TERMITES, DRY-ROT, PESTS, AND WOOD-DESTROYING ORGANISMS:			
(a) Do you have any knowledge of 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 only	_____	_____	_____
(c) Are you aware of any termite/pest control reports or treatments for the Property being done in the last five years?	_____	_____	_____
(d) 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?	_____	_____	_____
5. STRUCTURAL ITEMS, ADDITIONS AND ALTERATIONS:			
(a) What year was the main residential dwelling constructed? _____	_____	_____	_____
(b) Are you aware of any movement, shifting, settling (other than normal settling), cracking, deterioration, or other structural problems with any dwelling or garage on Property?	_____	_____	_____
(c) Are you aware of any additional structural bracing, underpinning, or other structural reinforcement having been added to any dwelling or garage on Property?	_____	_____	_____
(d) Are you aware of any problems with driveways, walkways, patios, or retaining walls on Property?	_____	_____	_____
(e) Are you aware of any additions, structural changes, or any other major alterations to improvements to the Property?	_____	_____	_____
(f) Are you aware of any instances where necessary permits and/or approvals were not obtained?	_____	_____	_____
(g) Are you aware of any work done to the Property that was not in compliance with building codes or zoning regulations?	_____	_____	_____
(h) Do any of the exterior siding or cladding of any dwelling or garage on Property contain synthetic stucco?	_____	_____	_____

	<u>Yes</u>	<u>No</u>	<u>Don't Know</u>
6. DRAINAGE, FLOODING AND MOISTURE:			
(a) Are you aware of any water leakage, accumulation, or dampness within the basement, crawl space or other parts of the main dwelling at or below grade?	_____	_____	_____
(b) Are you aware of any repairs being 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) Are you aware if the Property or any improvements thereon is located in a flood zone?	_____	_____	_____
(d) Are you aware of any drainage problems or flooding?	_____	_____	_____
(e) Are you aware of any problems with siding or exterior cladding retaining moisture, swelling, chipping or delaminating?	_____	_____	_____
(f) Are you aware of any mold appearing on interior portions of any dwelling on the property other than on the walls, floors or ceilings of showers/bathtubs?	_____	_____	_____
7. 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 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 the Property has ever been professionally serviced? If yes, please give the date of last service: _____, _____	_____	_____	_____
(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?	_____	_____	_____
(h) Is there any polybutylene plumbing, other than primary service line, on the Property?	_____	_____	_____
8. OTHER SYSTEMS AND COMPONENTS:			
(a) What type of heating system(s) serve the main dwelling? _____			
(b) Approximate age of heating system(s): _____ years			
(c) How is hot water heated in the main dwelling? Electric Gas Solar			
(d) Approximate age of hot water heater: _____ years			
(e) What type of air conditioning system(s) serve the main dwelling? _____			
(f) Approximate age of air conditioning system(s) _____ years			
(g) Does the main dwelling have aluminum wiring other than the primary service line?	_____	_____	_____
(h) Is there any system or appliance which is leased or which has a fee associated with its use?	_____	_____	_____
(i) Are any fireplaces not working fireplaces or not in good working order and repair?	_____	_____	_____
(j) When was the fireplace, wood stove or chimney/flue cleaned? Date: _____			
9. TOXIC SUBSTANCES:			
(a) Are you aware of any underground tanks or toxic substances on Property (structure or soil) such as asbestos, polychlorinated biphenyls (PCBs), urea-formaldehyde, methane gas, radioactive material, radon, benzene or others?	_____	_____	_____
(b) Are you aware if Property has ever been tested for radon or any other toxic substances?	_____	_____	_____
10. COVENANTS, FEES AND ASSESSMENTS:			
(a) Is the Property part of a condominium or other community association or is it subject to covenants, conditions and restrictions (CC & R's)?	_____	_____	_____
(b) Is there a mandatory membership Association Fee? If yes, amount \$ _____ per _____.	_____	_____	_____
(c) In purchasing the Property, will any initiation, transfer, or other similar fee be owed to the Association? If yes, amount \$ _____.	_____	_____	_____
(d) Are there any special assessments approved by but yet not owing or due to the Association?	_____	_____	_____
11. OTHER MATTERS:			
(a) Have there been any inspections of Property in the past year?	_____	_____	_____
(b) Has the Property or any improvements thereon ever been, or is it currently, the subject of litigation or claim including, but not limited to, defective building products, construction defects, termites, and/or title problems?	_____	_____	_____
(c) Are you aware of any award or payment of money in lieu of repairs for such a defective building product?	_____	_____	_____
(d) Are you aware if any release has been signed that would limit a future owner from making any claims in connection with Property?	_____	_____	_____

Yes	No	Don't Know
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- (e) Are you aware of any fire, flood or wind damage which required repairs to Property in excess of \$500.00? _____
- (f) Are you aware if any fixtures or appliances included in the sale that are in need of repair? _____
- (g) Are you aware of any repairs that need to be made to the electrical, plumbing, or heating and air condition system, or any part thereof? _____

12. 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	Gas Grille	Storage Building
Air Purifier	Built-In Free Standing	Stove
Alarm System (Burglar)	Gazebo	Gas Electric
Leased Owned	Hot Tub	Built-In Free Standing
Alarm System (Smoke/Fire)	Humidifier	Sump Pump
Leased Owned	Ice Maker	Surface Unit Cook Top
Attic Fan (Whole House Fan)	Built-In Free Standing	Gas Electric
Attic Ventilator Fan	Intercom	Swimming Pool
Awning	Jetted Tub	Above Ground
Basketball Post & Goal	Landscaping Lights	Swimming Pool Equipment
Built-In Free Standing	Light Fixtures	(List below)
Birdhouses	(Except Chandeliers)	Swing Set
Boat Dock	Mailbox	Switch Plate Covers
Carbon Monoxide Detector	Microwave Oven	Telephone Jacks/Wires
Ceiling Fan	Built-In Free Standing	Television Antenna
Chandelier	Mirror (Attached)	Television Cable/Jacks
Closet Shelving System	Playhouse	Thermostat (Programmable)
Built-In Free Standing	Propane Gas Tanks	Trash Compactor
Dehumidifier	Above ground Buried	Built-In Free Standing
Built-In Free Standing	Leased Owned	Tree House
Dishwasher	Radio (Built-In)	Wired
Built-In Free Standing	Refrigerator	Trellis
Door & Window Hardware	Satellite Dish/Receiver	Vacuum System (Built-In)
Dryer	Sauna	Vacuum Attachments
Gas Electric	Shelving Unit & System	Vent Hood
Fence (Invisible)	Built-In Free Standing	Washing Machine
Fence Pet Collar	Shower Head/Sprayer	Water Purification System
Fireplace	Smoke Detector	Water Softener System
Gas Logs	Battery Operated Hard Wired	Weather Vane
Screen/Door	Speakers (Built-In)	Well Pump
Wood Burning Insert	Sprinkler System	Window Screens
Flag Pole	Statuary	Window Treatments
Garage Door Opener		
Remote Control		
Garbage Disposal		

Other fixtures/items included in the sale of Property:

Other fixtures/items not included in the sale of Property:

The common law of fixtures shall apply to fixtures not addressed herein. Those fixtures/items that are not included in the sale of Property shall remain Property of Seller and shall be removed prior to closing or the transfer of possession of Property to Buyer, whichever is later. Seller shall lose the right to remove any such fixtures/items not timely removed. In removing all fixtures/items, Seller shall use reasonable care to prevent damage and, if necessary, to restore Property to its original condition.

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

Yes Don't Know No (If no, proceed to paragraph 14.)

If you have answered "Yes" or "Don't Know" above, Seller does hereby provide the following warning and shall disclose the following information regarding lead-based paint and lead-based paint hazards.

PURCHASE AND SALE TRANSACTION LEAD WARNING STATEMENT.

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure. *[Seller to mark and initial sections A and B below]*

A. Presence of lead-based paint and/or lead paint hazard (check one below):

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Seller Initials

Known lead-based paint and/or lead-based paint hazards are present in the housing (explain below):

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

B. Records and Reports available to the Seller (check one below):

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Seller Initials

Seller has provided the Buyer with all the available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list document below):

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment. *[Buyer to mark and initial sections C, D, and E below]*

C. Buyer has received copies of all information listed above regarding lead-based paint and/or lead-based paint hazards

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Buyer Initials

D. Buyer has read and understands the above lead warning statement and has received the pamphlet "Protect Your Family From Lead in Your Home."

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Buyer Initials

E. Buyer has (check one below):

Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment inspection for the presence of lead-based paint and/or lead-based paint hazards; or

Waived the opportunity to conduct a risk assessment inspection for the presence of lead-based paint and/or lead-based paint hazards.

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Buyer Initials

Broker Acknowledgment. *[Broker to initial section F below]*

F. Broker has informed the Seller of the Seller's obligations under 42 U.S.C. § 4852(d) and is aware of his/her responsibility to ensure compliance.

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Broker Initials

Broker's Signature

The lead-based paint disclosures must occur prior to the Seller's acceptance of the Buyer's written offer to purchase; if the potential Buyer makes the offer to purchase before the requisite disclosures are provided to the Buyer, the Seller can not accept the offer until: 1) the disclosure is made; and 2) the potential Buyer has had an opportunity to review the information and consider whether to amend the offer.

- 14. AGRICULTURAL DISCLOSURE:** Is the subject property within, partially within, or adjacent to any property zoned or identified on an approved county land use plan as agricultural or forestry use? **Yes** **No** **Don't Know**

It is the policy of this state and this community to conserve, protect, and encourage the development and improvement of farm and forest land for the production of food, fiber, and other products, and also for its natural and environmental value. This notice is to inform prospective property owners or other persons or entities leasing or acquiring an interest in real property that property in which they are about to acquire an interest lies within, partially within, or adjacent to an area zoned, used, or identified for farm and forest activities and that farm and forest activities occur in the area. Such farm and forest activities may include intensive operations that cause discomfort and inconveniences that involve, but are not limited to, noises, odors, fumes, dust, smoke, insects, operations of machinery during any 24 hour period, storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides, and pesticides. One or more of these inconveniences may occur as the result of farm or forest activities which are in conformance with existing laws and regulations and accepted customs and standards.

15. ADDITIONAL EXPLANATIONS OR DISCLOSURES:

(Mark box if additional pages are attached.)

16. SELLER'S REPRESENTATION:

In this disclosure, Seller warrants that to the best of Seller's knowledge and belief, the information contained herein with respect to the condition of Property is accurate and complete as of the date signed by Seller. It is not a substitute for any inspections or warranties that Buyer may wish to obtain. Seller hereby authorizes Broker to provide this information to prospective buyers of Property and to real estate brokers and their affiliated licensees. Seller agrees to promptly update this Seller's Property Disclosure Statement and to provide any Buyer and Brokers with a revised copy of the same if there are any material changes in the answers to the questions contained herein.

Is each individual named below a U. S. Citizen or resident alien?	Yes	No
Has each individual named below been a Georgia resident for the past two years?	Yes	No
Has Property been Seller's primary residence for at least two of the last five years?	Yes	No

Seller: _____ Date: _____, 20____

Seller: _____ Date: _____, 20____

17. RECEIPT AND ACKNOWLEDGMENT BY BUYER:

I acknowledge receipt of this Seller's Property Disclosure Statement. I understand that, except as stated in the Purchase and Sale Agreement, Property is being sold in its present condition, without warranties or guarantees of any kind by Seller or Brokers. No representations concerning the condition of Property are being relied upon by Buyer except as disclosed herein or stated in the Purchase and Sale Agreement.

Buyer: _____ Date: _____, 20____

Buyer: _____ Date: _____, 20____