

## SELLER'S PROPERTY DISCLOSURE STATEMENT EXHIBIT " \_\_\_\_\_ "



2025 Printing

This Seller's Property Disclosure Statement ("Statement") is an exhibit to the Purchase and Sale Agreement with an Offer Date of \_\_\_\_\_ for the Property (known as or located at: 1513 Paris Ave., Swainsboro, Georgia, 30401). This Statement is intended to make it easier for Seller to fulfill Seller's legal duty to disclose hidden defects in the Property of which Seller is aware. Seller is obligated to disclose such defects even when the Property is being sold "as-is."

### A. INSTRUCTIONS TO SELLER IN COMPLETING THIS STATEMENT.

In completing this Statement, Seller agrees to:

- (1) answer all questions in reference to the Property and the improvements thereon;
- (2) answer all questions fully, accurately and to the actual knowledge and belief of all Sellers (hereinafter, collectively "Knowledge");
- (3) provide additional explanations to all "yes" answers in the corresponding Explanation section below each group of questions (including providing to Buyer any additional documentation in Seller's possession), unless the "yes" answer is self-evident;
- (4) promptly revise the Statement if there are any material changes in the answers to any of the questions prior to Closing and provide a copy of the same to the Buyer and any Broker involved in the transaction.

**B. HOW THIS STATEMENT SHOULD BE USED BY BUYER.** "Caveat emptor" or "buyer beware" is the law in Georgia. Buyer should conduct a thorough inspection of the Property. If Seller has not occupied the Property or has not recently occupied the Property, Seller's Knowledge of the Property's condition may be limited. Buyer is expected to use reasonable care to inspect the Property and confirm that it is suitable for Buyer's purposes. If an inspection of the Property reveals problems or areas of concern that would cause a reasonable Buyer to investigate further, Buyer should investigate further. A "yes" or "no" answer to a question means "yes" or "no" to the actual Knowledge and belief of all Sellers of the Property. In other words, if a Seller answers "no" to a question, it means Seller has no Knowledge whether such condition exists on the Property. As such, Seller's answers should not be taken as a warranty or guaranty of the accuracy of such answers, nor a substitute for Buyer doing its own due diligence.

### C. SELLER DISCLOSURES

1. GENERAL	YES	NO
(a) What year was the main residential dwelling constructed? <u>2022</u>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Is the Property vacant? If yes, how long has it been since the Property has been occupied?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Is the Property or any portion thereof leased?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Has the Property been designated as historic or in a historic district where permission must be received to make modifications and additions?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### EXPLANATION:

2. COVENANTS, FEES, and ASSESSMENTS	YES	NO
(a) Is the Property subject to a recorded Declaration of Covenants, Conditions, and Restrictions ("CC&R") or other similar restrictions?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Is the Property part of a condominium or community in which there is a community association? <b>IF YES, SELLER TO COMPLETE AND PROVIDE BUYER WITH A "COMMUNITY ASSOCIATION DISCLOSURE EXHIBIT" GAR 5322.</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### EXPLANATION:

**REAL ESTATE BOARD**  
 This document is intended to provide information to the public regarding the Seller's disclosure obligations. It is not intended to constitute an offer of real estate services. The information contained herein is for informational purposes only and should not be relied upon as a substitute for professional advice. The information contained herein is not intended to constitute an offer of real estate services. The information contained herein is for informational purposes only and should not be relied upon as a substitute for professional advice.

4. STRUCTURAL ITEMS, ADDITIONS AND ALTERATIONS:	YES	NO
(a) Has there been any settling, movement, cracking or breakage of the foundations or structural supports of the improvements?		X
(b) Have any structural reinforcements or supports been added?		X
(c) Have there been any additions, structural changes, or any other major alterations to the original improvements or Property, including without limitation pools, carports or storage buildings?	✓	
(d) Has any work been done where a required building permit was not obtained?		X
(e) Are there violations of building codes, housing codes, or zoning regulations (not otherwise grandfathered)?		X
(f) Have any notices alleging such violations been received?		X
(g) Is any portion of the main dwelling a mobile, modular or manufactured home?		X
(h) Was any dwelling or portion thereof (excluding mobile, modular and manufactured dwelling) moved to the site from another location?		X

EXPLANATION: *Added covered breezeway from carport to house*

5. SYSTEMS AND COMPONENTS:	YES	NO
(a) Has any part of the HVAC system(s) been replaced during Seller's ownership?		X
(b) Date of last HVAC system(s) service: <i>8/15/24</i>		
(c) Is any heated and cooled portion of the main dwelling not served by a central heating and cooling system?		X
(d) Is any portion of the heating and cooling system in need of repair or replacement?		X
(e) Does any dwelling or garage have aluminum wiring other than in the primary service line?		X
(f) Are any fireplaces decorative only or in need of repair?		X
(g) Have there been any reports of damaging moisture behind exterior walls constructed of synthetic stucco?		X
(h) Is there any Spray Polyurethane Foam (SPF) insulation in the Property?	✓	
(i) Are any systems/components subject to a lease or rental payment plan (i.e. HVAC, security system, appliances, alternate energy source systems, etc.)?		X
(j) Are there any remotely accessed thermostats, lighting systems, security camera, video doorbells, locks, appliances, etc. servicing the Property?		X

EXPLANATION: *The entire house is spray foam insulated.*

6. SEWER/PLUMBING RELATED ITEMS:	YES	NO
(a) Approximate age of water heater(s): <i>12 years</i>		
(b) What is the drinking water source? <input type="checkbox"/> public <input type="checkbox"/> private <input type="checkbox"/> well		
(c) If the drinking water is from a well, give the date of last service		
(d) If the drinking water is from a well, has there ever been a test the results of which indicate that the water is not safe to drink? (yes, date of report)		X
(e) What is the sewer system? <input type="checkbox"/> public <input type="checkbox"/> private <input type="checkbox"/> septic		
(f) If the Property is served by a septic system, when was the last time the septic tank was pumped?		
(g) Is the main dwelling served by a sewage pump?		
(h) Have any septic lines or cesspool on Property ever been professionally serviced?		X
(i) Are there any water leaks or water damage on Property?		
(j) Are there any water leaks or water damage on Property?		X
(k) Are there any water leaks or water damage on Property?		X
(l) Are there any water leaks or water damage on Property?		X

EXPLANATION:

7. ROOFS, GUTTERS, and DOWNSPOUTS:		YES	NO
(a)	Approximate age of roof on main dwelling: 3 years		
(b)	Has any part of the roof been repaired during Seller's ownership?		X
(c)	Are there any roof leaks or other problems with the roof, roof flashing, gutters, or downspouts?		X

EXPLANATION:

8. FLOODING, DRAINAGE, MOISTURE, and SPRINGS:		YES	NO
(a)	Is there now or has there been any water intrusion into the basement, crawl space, or other interior parts of any dwelling or garage or damage therefrom from the exterior?		X
(b)	Have any repairs been made to control water intrusion into the basement, crawl space, or other interior parts of any dwelling or garage from the exterior?		X
(c)	Is any part of the Property or any improvements thereon presently located in a Special Flood Hazard Area?		X
(d)	Has there ever been any flooding?		X
(e)	Are there any streams that do not flow year round or underground springs?		X
(f)	Are there any dams, retention ponds, storm water detention basins, or other similar facilities?		X

EXPLANATION:

9. SOIL AND BOUNDARIES:		YES	NO
(a)	Are there any landfills (other than foundation backfill), graves, burial pits, caves, mine shafts, trash dumps or wells (in use or abandoned)?		X
(b)	Is there now or has there ever been any visible soil settlement or movement?		X
(c)	Are there any shared improvements which benefit or burden the Property including, but not limited to, a shared dock, septic system, well, driveway, alleyway, or private road?		X
(d)	Are there presently any encroachments, unrecorded easements, unrecorded agreements regarding shared improvements, or boundary line disputes with a neighboring property owner?		X
(e)	Are there any underground pipelines crossing the Property that do not serve the Property?		X

EXPLANATION:

10. PERMITS, DRY AND WET PITS, and Flood Damaging Substances:		YES	NO
(a)	Do you have any permits for any of the following: excavation, foundation, or other structural work; electrical, plumbing, or mechanical work; or any other work requiring a permit?		X
(b)	Do you have any dry or wet pits on the Property? If yes, what is the location and depth? If no, please check this box.		X
(c)	Are there any flood-damaging substances on the Property? If yes, what is the substance and location? If no, please check this box.		X
<input type="checkbox"/> Yes, I understand what you mean. <input type="checkbox"/> No, I don't. <input type="checkbox"/> I don't know.			
Explain here: _____			

EXPLANATION:

11. ENVIRONMENTAL, HEALTH, and SAFETY CONCERNS:		YES	NO
(a)	Are there any underground tanks or toxic or hazardous substances such as asbestos?		X
(b)	Has Methamphetamine ("Meth") ever been produced on the Property?		X
(c)	Have there ever been adverse test results for radon, lead, mold or any other potentially toxic or environmentally hazardous substances?		X

EXPLANATION:

12. LITIGATION and INSURANCE:		YES	NO
(a)	Is there now or has there been any litigation therein alleging negligent construction or defective building products?		X
(b)	Has there been any award or payment of money in lieu of repairs for defective building products or poor construction?		X
(c)	Has any release been signed regarding defective products or poor construction that would limit a buyer's ability to bring any claims?		X
(d)	During Seller's ownership have there been any insurance claims for more than 10% of the value of the Property?		X
(e)	Is the Property subject to a threatened or pending condemnation action?		X
(f)	Are there insurance claims have been filed during Seller's ownership?		X

EXPLANATION:

13. OTHER VISIBLE DEFECTS:		YES	NO
(a)	Are there any other visible defects that have not otherwise been disclosed?		X

EXPLANATION:

14. AGRICULTURAL DISCLOSURE:		YES	NO
(a)	Is the Property zoned agriculturally which is adjacent to any property zoned or designated as an approved county or city agricultural or forestry use?		X
(b)	Is the Property receiving preferential tax treatment as an agricultural property?		X

The history of this state and this community to consider various and appropriate the health, safety and environmental concerns of the community and the production of food and other products and the use of the land and the community's health and safety. The state and this community to consider various and appropriate the health, safety and environmental concerns of the community and the production of food and other products and the use of the land and the community's health and safety. The state and this community to consider various and appropriate the health, safety and environmental concerns of the community and the production of food and other products and the use of the land and the community's health and safety.





