

# SELLER'S PROPERTY DISCLOSURE STATEMENT

## EXHIBIT " "



2026 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: \_\_\_\_\_ 3538 Firestone Dr \_\_\_\_\_ Georgia, 30815). 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.

- (1) answer all questions in reference to the Property and the improvements on the Property;
- (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) if prior to Closing there are any material changes in the answers to any of the questions, Seller shall promptly revise the Statement and provide it 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 or 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 either affirmatively knows that the answer to the question is "no" or 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 actual condition of the Property, nor a substitute for Buyer doing its own due diligence.

### C. SELLER DISCLOSURES.

1. GENERAL:		EXPLANATION:
YES	<input checked="" type="checkbox"/>	(a) What year was the main residential dwelling constructed? <u>2024</u>
YES	<input checked="" type="checkbox"/>	(b) Is the Property vacant?
YES	<input checked="" type="checkbox"/>	If yes, how long has it been since the Property has been occupied? <u>1/17/26</u>
YES	<input checked="" type="checkbox"/>	(c) Is the Property or any portion thereof leased?
YES	<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?

2. COVENANTS, FEES, and ASSESSMENTS:		EXPLANATION:
YES	<input checked="" type="checkbox"/>	(a) Is the Property subject to a recorded Declaration of Covenants, Conditions, and Restrictions ("CC&Rs") or other similar restrictions?
YES	<input checked="" type="checkbox"/>	(b) Is the Property part of a condominium or community in which there is a community association? IF YES, SELLER TO COMPLETE AND PROVIDE BUYER WITH A "COMMUNITY ASSOCIATION DISCLOSURE EXHIBIT" GAR F322.

3. LEAD-BASED PAINT:		EXPLANATION:
YES	<input checked="" type="checkbox"/>	(a) 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? IF YES, THE "LEAD-BASED PAINT EXHIBIT" GAR F316 MUST BE EXECUTED BY THE PARTIES AND THE "LEAD-BASED PAINT PAMPHLET" GAR CB04 MUST BE PROVIDED TO THE BUYER.

6. SEWER/PLUMBING RELATED ITEMS:		EXPLANATION:
NO	YES	
		(a) Approximate age of water heater(s): <u>2</u> years
		(b) What is the drinking water source: <input checked="" 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? If yes, date of testing: _____
		(e) What is the sewer system: <input checked="" type="checkbox"/> public <input type="checkbox"/> private <input type="checkbox"/> septic tank
		(f) If the Property is served by a septic system, how many bedrooms was the septic system approved for by health department or other governmental authority? _____
		(g) Is the main dwelling served by a sewage pump? _____
		(h) Has any septic tank or cesspool on Property ever been professionally serviced? _____
		If yes, give the date of last service: _____
		(i) Are there any leaks, backups, or other similar problems with any portion of the plumbing, water, or sewage systems or damage therefrom? _____
		(j) Is there presently any polybutylene plumbing, other than the primary service line? _____
		(k) Has there ever been any damage from a frozen water line, spigot, or fixture? _____

5. SYSTEMS AND COMPONENTS:		EXPLANATION:
NO	YES	
		(a) Has any part of the HVAC system(s) been replaced during Seller's ownership? <u>NOV 2024</u>
		(b) Date of last HVAC system(s) service: _____
		(c) Is any heated and cooled portion of the main dwelling not served by a central heating and cooling system? _____
		(d) Is any portion of the heating and cooling system in need of repair or replacement? _____
		(e) Does any dwelling or garage have aluminum wiring other than in the primary service line? _____
		(f) Are any fireplaces decorative only or in need of repair? _____
		(g) Have there been any reports of damaging moisture behind exterior walls constructed of synthetic stucco? _____
		(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, propane/fuel tanks, etc.)? _____
		(j) Are there any remotely accessed thermostats, lighting systems, security camera, video doorbells, locks, appliances, etc. servicing the Property? _____

*EXPLANATION: Vint Security System, thermal stats, lighting, Security doorbell, front door lock*

4. STRUCTURAL ITEMS, ADDITIONS and ALTERATIONS:		EXPLANATION:
NO	YES	
		(a) Has there been any settling, movement, cracking or breakage of the foundations or structural supports of the improvements? _____
		(b) Have any structural reinforcements or supports been added? _____
		(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? _____
		(e) Are there violations of building codes, housing codes, or zoning regulations (not otherwise grandfathered)? _____
		(f) Have any notices alleging such violations been received? _____
		(g) Is any portion of the main dwelling a mobile, modular or manufactured home? _____
		(h) Was any dwelling or portion thereof (excluding mobile, modular and manufactured dwelling) moved to the site from another location? _____

		<b>EXPLANATION:</b>	
		Expiration Date	Renewal Date <u>Jan. 2027</u>
		Coverage: <input type="checkbox"/> re-treatment and repair <input checked="" type="checkbox"/> re-treatment	<input type="checkbox"/> periodic inspections only
		If yes, company name/contact:	<u>Dealthree Pest Control</u>
		If yes, what is the cost to transfer? \$	<u>\$317</u>
		If yes, what is the annual cost? \$	
	<input checked="" type="checkbox"/>	organisms by a licensed pest control company?	
	<input checked="" type="checkbox"/>	Is there presently a bond, warranty or service contract for termites or other wood destroying organisms?	
	<input checked="" type="checkbox"/>	(c) Is there any damage or hazardous condition resulting from such wildlife intrusion, from insects (such as termites, bees and ants), or by fungi or dry rot?	
	<input checked="" type="checkbox"/>	(b) Is there any damage or hazardous condition resulting from such wildlife intrusion, from insects (such as termites, bees and ants), or by fungi or dry rot?	
	<input checked="" type="checkbox"/>	(a) Are you aware of any wildlife accessing the attic or other interior portions of the residence?	
<b>10.</b>	<b>NO</b>	<b>YES</b>	<b>TERMITES, DRY ROT, PESTS, and WOOD DESTROYING ORGANISMS:</b>

		<b>EXPLANATION:</b>	
		(e) Are there any underground pipelines crossing the Property that do not serve the Property?	<input checked="" type="checkbox"/>
		(d) Are there presently any encroachments, unrecorded easements, unrecorded agreements regarding shared improvements, or boundary line disputes with a neighboring property owner?	<input checked="" type="checkbox"/>
		(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?	<input checked="" type="checkbox"/>
		(b) Is there now or has there ever been any visible soil settlement or movement?	<input checked="" type="checkbox"/>
		(a) Are there any landfills (other than foundation backfill), graves, burial pits, caves, mine shafts, trash dumps or wells (in use or abandoned)?	<input checked="" type="checkbox"/>
<b>9.</b>	<b>NO</b>	<b>YES</b>	<b>SOIL AND BOUNDARIES:</b>

		<b>EXPLANATION:</b>	
		(f) Has Seller received notification to obtain and maintain flood insurance under federal law (such as because of a previous form of disaster assistance received by any owner of the Property)?	<input checked="" type="checkbox"/>
		(e) Has there been any material erosion affecting the Property?	<input checked="" type="checkbox"/>
		(d) Have you received any notification regarding the designation of the Property as a Repetitive Loss Property or Severe Repetitive Loss Property?	<input checked="" type="checkbox"/>
		(c) Have any repairs been made to the Property or improvements located on such Property as a result of a Flood (regardless of whether any insurance claim was filed)?	<input checked="" type="checkbox"/>
		(b) Has there been any insurance claim covered under the National Flood Insurance Program or a private flood insurance policy?	<input checked="" type="checkbox"/>
		(a) Excluding water intrusion caused by plumbing, has there been any water intrusion or physical damage to the Property and/or its improvements and/or contents caused by water from the exterior of the improvements ("Flood")?	<input checked="" type="checkbox"/>
<b>8.</b>	<b>NO</b>	<b>YES</b>	<b>FLOODING AND WATER INTRUSION:</b>

		<b>EXPLANATION:</b>	
		(c) Are there any roof leaks or other problems with the roof, roof flashing, gutters, or downspouts?	<input checked="" type="checkbox"/>
		(b) Has any part of the roof been repaired during Seller's ownership?	<input checked="" type="checkbox"/>
		(a) Approximate age of roof on main dwelling: <u>2</u> years.	
<b>7.</b>	<b>NO</b>	<b>YES</b>	<b>ROOFS, GUTTERS, and DOWNSPOUTS:</b>

**14. AGRICULTURAL DISCLOSURE:**

(a) Is the 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

(b) Is the Property receiving preferential tax treatment as an agricultural property?  YES  NO

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.

**13. OTHER HIDDEN DEFECTS:**

(a) Are there any other hidden defects that have not otherwise been disclosed?  YES  NO

**EXPLANATION:**

**12. LITIGATION AND INSURANCE:**

(a) Is there now or has there been any litigation therein alleging negligent construction or defective building products?  YES  NO

(b) Has there been any award or payment of money in lieu of repairs for defective building products or poor construction?  YES  NO

(c) Has any release been signed regarding defective products or poor construction that would limit a future owner from making any claims?  YES  NO

(d) During Seller's ownership have there been any insurance claims for more than 10% of the value of the Property?  YES  NO

(e) Is the Property subject to a threatened or pending condemnation action?  YES  NO

(f) How many insurance claims have been filed during Seller's ownership? 0

**EXPLANATION:**

**11. ENVIRONMENTAL, HEALTH, and SAFETY CONCERNS:**

(a) Are there any underground tanks or toxic or hazardous substances such as asbestos?  YES  NO

(b) Has Methamphetamine ("Meth") ever been produced on the Property?  YES  NO

(c) Have there ever been adverse test results for radon, lead, mold or any other potentially toxic or environmentally hazardous substances?  YES  NO

**EXPLANATION:**





**RECEIPT AND ACKNOWLEDGEMENT BY BUYER**

Buyer acknowledges receipt of this Seller's Property Disclosure Statement.

1 Buyer's Signature \_\_\_\_\_

Print or Type Name \_\_\_\_\_

Date \_\_\_\_\_

2 Buyer's Signature \_\_\_\_\_

Print or Type Name \_\_\_\_\_

Date \_\_\_\_\_

Additional Signature Page (F267) is attached.

**SELLER'S REPRESENTATION REGARDING THIS STATEMENT**

Seller represents that the questions in this Statement have been answered to the actual knowledge and belief of all Sellers of the Property

1 Seller's Signature \_\_\_\_\_

Print or Type Name \_\_\_\_\_

Date \_\_\_\_\_

2 Seller's Signature \_\_\_\_\_

Print or Type Name \_\_\_\_\_

Date \_\_\_\_\_

Additional Signature Page (F267) is attached.