

3. 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) Has there been any cracking, settlement or visible movement of retaining walls?		X
(c) Has any work been done where a required building permit was not obtained?		X
(d) Is Seller aware of violations of building codes or zoning regulations or received notice of the same?		X
EXPLANATION:		

4. SYSTEMS and COMPONENTS:	YES	NO
(a) What is/are the heating system(s) serving the Property? <input type="checkbox"/> Electric <input type="checkbox"/> Gas <input type="checkbox"/> _____		
(b) What is/are the air conditioning systems(s) (A/C) serving the Property? <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas <input type="checkbox"/> _____		
(c) What is/are the water heater(s) serving the Property? <input type="checkbox"/> Electric <input type="checkbox"/> Gas <input type="checkbox"/> Solar		
(d) Are any fireplaces not vented? <u>Electric Fireplace</u>		X
EXPLANATION:		

5. SEWER/PLUMBING RELATED ITEMS:	YES	NO
(a) What is the drinking water source: <input checked="" type="checkbox"/> public <input type="checkbox"/> private <input type="checkbox"/> well		
(b) If the drinking water is from a well, give the date of last service: _____		
(c) 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: _____		
(d) What is the sewer system: <input type="checkbox"/> public <input type="checkbox"/> private <input checked="" type="checkbox"/> septic tank		
(e) Is, or will, the main dwelling served by a sewage pump?		X
(f) Is there presently any polybutylene plumbing, other than the primary service line?		X
EXPLANATION:		

6. SOIL, TREES, SHRUBS AND BOUNDARIES:	YES	NO
(a) Is there or will there be any construction or other debris buried on Property?		X
(b) Are there any springs, mine shafts, graves, trash dumps or wells (in use or abandoned) on Property?		X
(c) Are there any diseased or dead trees?		X
(d) Are there any encroachments, boundary line disputes, leases or unrecorded easements?		X
(e) Is any part of the Property or any improvements thereon presently located in a 100 year Special Flood Hazard Area where there is at least a 1% chance of a flood in any given year?		X
(f) Are there any present drainage or flooding problems?		X
(g) Has there ever been any water leakage, accumulation, or dampness within the improvements on Property after its completion?		X
EXPLANATION:		

7. TERMITE TREATMENT:	YES	NO
(a) Is there or will there be a system (meeting the standards of the Georgia Department of Agriculture) to control termites and other wood destroying organisms serving the Property?	X	
If yes, check type: <input type="checkbox"/> Soil Treatment <input checked="" type="checkbox"/> Bailing System <input type="checkbox"/> Other: _____		
(b) Is there, or will there be, a transferable termite bond on the Property?	X	
If yes, check type of coverage: <input type="checkbox"/> re-treatment and repair or <input type="checkbox"/> re-treatment only		

EXPLANATION:

8. TOXIC SUBSTANCES:	YES	NO
(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 substances or environmental contaminants?		X
(b) Has Property been tested for radon, mold or any other toxic substances?		X

EXPLANATION:

9. OTHER MATTERS:	YES	NO
(a) Do you know of any outstanding notices of violations of local, state, or federal laws, codes or regulations with respect to Property?		X
(b) Is Property currently or has it been the subject of litigation including, but not limited to defective building products, construction defects, termites, and/or title problems?		X
(c) Have you signed any release that would limit a future owner from making any claims in connection with Property?		X
(d) Are there any other adverse, material facts pertaining to the physical condition of the Property that have not otherwise been disclosed?		X

EXPLANATION:

10. AGRICULTURAL DISCLOSURE:	YES	NO
(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?		X
(b) Is the Property receiving preferential tax treatment as an agricultural property?		X

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.

Additional pages are attached.

SELLER'S REPRESENTATION REGARDING SELLER'S NEW CONSTRUCTION PROPERTY DISCLOSURE STATEMENT:

Seller represents that Seller has followed the Instructions to Seller in Completing This Disclosure Statement set forth in Paragraph A above and will follow the same in updating this Disclosure Statement as needed from time to time.

DocuSigned by:

Matt Richardson

Seller: _____
547B9040E28340D

Date: 1/19/2020

Seller: _____

Date: _____

Additional Signature Page (F267) is attached.

RECEIPT AND ACKNOWLEDGMENT BY BUYER:

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

Buyer: _____

Date: _____

Buyer: _____

Date: _____

Additional Signature Page (F267) is attached.