

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: 751 Lancaster Drive Augusta, Georgia, _____). 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>1962</u>		
(b) Is the Property vacant?	<input checked="" type="checkbox"/>	
If yes, how long has it been since the Property has been occupied? <u>3 Months</u>		
(c) Is the Property or any portion thereof leased?		<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 checked="" type="checkbox"/>
EXPLANATION: I moved out of the property due to military permanent change of station. Last time it was occupied was March March.		

2. COVENANTS, FEES, and ASSESSMENTS:	YES	NO
(a) Is the Property subject to a recorded Declaration of Covenants, Conditions, and Restrictions ("CC&Rs") or other similar restrictions?		<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.		<input checked="" type="checkbox"/>
EXPLANATION:		

3. LEAD-BASED PAINT:	YES	NO
(a) Was any part of the residential dwelling on the Property or any painted component, fixture, or material used therein constructed or manufacture 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.	<input checked="" type="checkbox"/>	

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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?		<input checked="" type="checkbox"/>
(b) Have any structural reinforcements or supports been added?	<input checked="" type="checkbox"/>	
(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?		<input checked="" type="checkbox"/>
(d) Has any work been done where a required building permit was not obtained?		<input checked="" type="checkbox"/>
(e) Are there violations of building codes, housing codes, or zoning regulations (not otherwise grandfathered)?		<input checked="" type="checkbox"/>
(f) Have any notices alleging such violations been received?		<input checked="" type="checkbox"/>
(g) Is any portion of the main dwelling a mobile, modular or manufactured home?		<input checked="" type="checkbox"/>
(h) Was any dwelling or portion thereof (excluding mobile, modular and manufactured dwelling) moved to the site from another location?		<input checked="" type="checkbox"/>

EXPLANATION: There are jacks in the crawlspace for additional structural support. Trees from Hurricane Helene on the roof are replaced as necessary.
 - Roof was replaced in January 2025

5. SYSTEMS and COMPONENTS:	YES	NO
(a) Has any part of the HVAC system(s) been replaced during Seller's ownership?		<input checked="" type="checkbox"/>
(b) Date of last HVAC system(s) service: <u>I had someone come over in 2022</u>		
(c) Is any heated and cooled portion of the main dwelling not served by a central heating and cooling system?		<input checked="" type="checkbox"/>
(d) Is any portion of the heating and cooling system in need of repair or replacement?		<input checked="" type="checkbox"/>
(e) Does any dwelling or garage have aluminum wiring other than in the primary service line?		<input checked="" type="checkbox"/>
(f) Are any fireplaces decorative only or in need of repair?	<input checked="" type="checkbox"/>	
(g) Have there been any reports of damaging moisture behind exterior walls constructed of synthetic stucco?		<input checked="" type="checkbox"/>
(h) Is there any Spray Polyurethane Foam (SPF) insulation in the Property?		<input checked="" type="checkbox"/>
(i) Are any systems/components subject to a lease or rental payment plan (i.e. HVAC, security system, appliances, alternate energy source systems, etc.)?		<input checked="" type="checkbox"/>
(j) Are there any remotely accessed thermostats, lighting systems, security camera, video doorbells, locks, appliances, etc. servicing the Property?		<input checked="" type="checkbox"/>

EXPLANATION: Fireplace in the parlor works, but the flu doesn't fully open.
 There is no SPF that I'm aware of

6. SEWER/PLUMBING RELATED ITEMS:	YES	NO
(a) Approximate age of water heater(s): <u>11</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 local government authorities? _____		
(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?	<input checked="" type="checkbox"/>	
(j) Is there presently any polybutylene plumbing, other than the primary service line?		<input checked="" type="checkbox"/>
(k) Has there ever been any damage from a frozen water line, spigot, or fixture?		<input checked="" type="checkbox"/>

EXPLANATION: There are no current leaks from the pipes or sewer system. The toilet leaks were brought to the attention of the plumber in 2019 and that has caused damage to the wood beams which is visible in the basement.

7. ROOFS, GUTTERS, and DOWNSPOUTS:	YES	NO
(a) Approximate age of roof on main dwelling: <u>3 1/2</u> years.		
(b) Has any part of the roof been repaired during Seller's ownership?	<input checked="" type="checkbox"/>	
(c) Are there any roof leaks or other problems with the roof, roof flashing, gutters, or downspouts?		<input checked="" type="checkbox"/>
EXPLANATION: Roof was replaced after by 2025 target by Hurricane damage.		

8. FLOODING, DRAINING, 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?	<input checked="" type="checkbox"/>	
(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?	<input checked="" type="checkbox"/>	
(c) Is any part of the Property or any improvements thereon presently located in a Special Flood Hazard Area?		<input checked="" type="checkbox"/>
(d) Has there ever been any flooding?		<input checked="" type="checkbox"/>
(e) Are there any streams that do not flow year round or underground springs?	<input checked="" type="checkbox"/>	
(f) Are there any dams, retention ponds, storm water detention basins, or other similar facilities?	<input checked="" type="checkbox"/>	
EXPLANATION: Basement flooding has not been a issue while lived at the this for previous owner had been issue with it and installed basement pump while lived on the property in the early this year. Had the contractor install of F and retention systems behind the retaining wall by the crawl space for the ground create a floor drain. They also install a cap to have ground water flow out of the front to the crawl space, and to add a vapor barrier on top of the dirt in the crawl space.		

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)?		<input checked="" type="checkbox"/>
(b) Is there now or has there ever been any visible soil settlement or movement?		<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"/>
(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"/>
(e) Are there any underground pipelines crossing the Property that do not serve the Property?		<input checked="" type="checkbox"/>
EXPLANATION:		

10. TERMITES, DRY ROT, PESTS, and WOOD DESTROYING ORGANISMS:	YES	NO
(a) Are you aware of any wildlife accessing the attic or other interior portions of the residence?	<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"/>
(c) Is there presently a bond, warranty or service contract for termites or other wood destroying organisms by a licensed pest control company?	<input checked="" type="checkbox"/>	
If yes, what is the cost to transfer? \$ <u>0</u> What is the annual cost? <u>600</u>		
If yes, company name/contact: <u>Mountaineer Pest</u>		
Coverage: <input checked="" type="checkbox"/> re-treatment and repair <input type="checkbox"/> re-treatment <input type="checkbox"/> periodic inspections only		
Expiration Date _____ Renewal Date _____		
EXPLANATION: There was some wildlife accessing the basement in 2022. I had the pest control company install traps at the points I have blocked the entry points as I have found many entry holes I found.		



11. ENVIRONMENTAL, HEALTH, and SAFETY CONCERNS:	YES	NO
(a) Are there any underground tanks or toxic or hazardous substances such as asbestos?		<input checked="" type="checkbox"/>
(b) Has Methamphetamine ("Meth") ever been produced on the Property?		<input checked="" type="checkbox"/>
(c) Have there ever been adverse test results for radon, lead, mold or any other potentially toxic or environmentally hazardous substances?		<input checked="" type="checkbox"/>
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?		<input checked="" type="checkbox"/>
(b) Has there been any award or payment of money in lieu of repairs for defective building products or poor construction?		<input checked="" type="checkbox"/>
(c) Has any release been signed regarding defective products or poor construction that would limit a future owner from making any claims?		<input checked="" type="checkbox"/>
(d) During Seller's ownership have there been any insurance claims for more than 10% of the value of the Property?	<input checked="" type="checkbox"/>	
(e) Is the Property subject to a threatened or pending condemnation action?		<input checked="" type="checkbox"/>
(f) How many insurance claims have been filed during Seller's ownership? 1		
EXPLANATION: An insurance claim was filed for damages which resulted from a hurricane. The claim was filed directly to the house and another fell next to it and its branches destroyed the chimney above the roof. The fence and the path leading to the house also suffered damage which has been repaired.		

13. OTHER HIDDEN DEFECTS:	YES	NO
(a) Are there any other hidden defects that have not otherwise been disclosed?	<input checked="" type="checkbox"/>	
EXPLANATION: The chimney in the middle of the house has some chipped bricks on the top. Both chimneys need a cover. There is some damage to the bottom of the wood pillars in the porch. Apprise of siding facing the asphalt in the basement. There is also loose insulation in the basement.		

14. 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?		<input checked="" type="checkbox"/>
(b) Is the Property receiving preferential tax treatment as an agricultural property?		<input checked="" type="checkbox"/>
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.		



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Joe Schreiner

1 Seller's Signature

Joseph Schreiner

Print or Type Name

09/02/2025

Date

2 Seller's Signature

Print or Type Name

Date

Additional Signature Page (F267) is attached.

1 Buyer's Signature

Print or Type Name

Date

2 Buyer's Signature

Print or Type Name

Date

Additional Signature Page (F267) is attached.



Savannah River Residential LLC
P.O. Box 204351
Martinez, Ga 30907
706-945-2404

INVOICE



Augusta's Choice in Termite and Pest Control

Joe Schreiner
751 Lancaster Road
Augusta, GA 30909

Service Address
751 Lancaster Road
Joe Schreiner
751 Lancaster Road
Augusta, GA 30909

Joe Schreiner

Account # 5458
Invoice # 5920
Invoice Date 15 Aug 2025
Invoice Total \$9,000.00

ITEM	DESCRIPTION	COST	QTY	PRICE
	Dehumidifier install			
	Moisture Control Service	\$9,000.00	1	\$9,000.00
This invoice is for the vapor barrier installation, sump pump replacement, dehumidifier installation, vent sealing and retaining wall rebuild and sealing.				

Terms
Payment is due on receipt.

Subtotal \$9,000.00
Total \$9,000.00

Notes
Thank you for your business.

Service Date: 15 Aug 2025

Paid by Card ** 1003**
Amount Paid \$9,000.00
Amount Due \$0.00
Account Balance \$0.00
Balance Due \$0.00

Adam Jester C0034416

MATERIAL / EPA #	14. Conquer	27. Precor 2625	2. Garage	15. Craw Space	3. oz	16. cans
1. Termidor SC .06%	1021-1641-57076	Premise spray	3. Kitchen	16. Warehouse	4. pt	17. stations
7969-210	15. Demand	89459-12	4. Bathroom(s)	17. Exterior	5. lb	18. traps
2. Suspend SC .03%	100-1066	28. Fipronil 0.0143G	5. Shed(s)	TARGET	6. qt	19. cartridges
432763	16. Taurus SC	Broadcast EPA reg	6. Office Interior	1. Roaches	7. liter	20. boards
3. Delta Dust .05%	53883-279	No53883-272	7. Bar	2. Ants	8. floz/gal	21. bellow
432-772	17. Ni-Ban 64405-2	METHOD	8. Dinning Area	3. Spiders	9. ml/gal	22. seconds
4. Wasp Freeze	18. Optiguard Ant	1. Crack and Crevice	9. Kitchen equipment	4. Crickets	10. pack/gal	
Aerosol .25%	499-362100-1260	2. Broadcast	- under	5. Field Mice	11. grams	
5. Gentrol IGR	19. Bifen-IT	3. Granules	10. Utility or Storage	6. Scorpions	12. packs	
2724-351	53883-118	4. Gel Bait	Closet	7. Roof Rats	13. tubes	
6. Cyper TC .25%	20. Bifen Granule	5. Dust	11. Dumpster Area	8. Bees	14. blocks	
533883-92	53883-124	6. Rodent Station	12. Wall Voids	UNIT	15. strips	
7. Terro PCO 5.4%	21. Stryker	7. Rodent Trap	13. Cabinets	1. floz		
149864405	53883-308	8. Spot Treat	14. Attic Space	2. gal		
8. Maxforce Gel .05%	22. Fuse Foam	9. Aerosol				
432-1460	53883-328	10. Inspection				
9. Maxforce	23. Trelona ATBS	LOCATION				
Complete 1.%	499557	1. Interior				
432-1255	24. Bora-Care	Baseboards				
10. 565 Aerosol 2.5%	64405-1					
499-290	25. Alpine WSG					
11. Cy-Kick Aerosol	499-561					
.1% 499-303	26. Tekko Pro					
12. Alpine Dust .05%	EPA#53883-415					
499-527						
13. Final Blox - Rat						
Bait .005%	12455-89					

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