

SELLER'S PROPERTY DISCLOSURE STATEMENT

CENTURY 21

Jeff Keller Realty



2024 Printing

This Seller's Property Disclosure Statement ("Statement") is an exhibit to the Purchase and Sale Agreement with an Offer Date of 11/05/2024 for the Property (known as or located at: 3611 KENTWOOD DRIVE, Georgia, 30906). 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:	
	(a) What year was the main residential dwelling constructed?
YES	NO
	(b) Is the Property vacant?
YES	NO
	If yes, how long has it been since the Property has been occupied?
	(c) Is the Property or any portion thereof leased?
	(d) Has the Property been designated as historic or in a historic district where permission must be received to make modifications and additions?
YES	NO
EXPLANATION:	

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

3. LEAD-BASED PAINT:	
	(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.
YES	NO

(S) Utility Room - Appraisal 2023

EXPLANATION:

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

(S) Appliances does not work

EXPLANATION:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	(i) Are there any remotely accessed thermostats, lighting systems, security camera, video doorbells, locks, appliances, etc. servicing the Property?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	(h) 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"/>	<input type="checkbox"/>	(g) Have there been any reports of damaging moisture behind exterior walls constructed of synthetic stucco?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	(f) Are any fireplaces decorative only or in need of repair?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	(e) Does any dwelling or garage have aluminum wiring other than in the primary service line?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	(d) Is any portion of the heating and cooling system in need of repair or replacement?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	(c) Is any heated and cooled portion of the main dwelling not served by a central heating and cooling system?
		(b) Date of last HVAC system(s) service: <i>2023</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	(a) Has any part of the HVAC system(s) been replaced during Seller's ownership? <i>2023</i>
NO	YES	SYSTEMS and COMPONENTS:

NOT TO MY KNOWLEDGE

EXPLANATION:

<input checked="" type="checkbox"/>	<input 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"/>	<input type="checkbox"/>	(g) Is any portion of the main dwelling a mobile, modular or manufactured home?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	(f) Have any notices alleging such violations been received?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	(e) Are there violations of building codes, housing codes, or zoning regulations (not otherwise grandfathered)?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	(d) Has any work been done where a required building permit was not obtained?
<input checked="" type="checkbox"/>	<input 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"/>	<input type="checkbox"/>	(b) Have any structural reinforcements or supports been added?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	(a) Has there been any settling, movement, cracking or breakage of the foundations or structural supports of the improvements?
NO	YES	STRUCTURAL ITEMS, ADDITIONS AND ALTERATIONS:

EXPLANATION:	
Expiration Date	Renewal Date
Coverage: <input type="checkbox"/> re-treatment and repair <input type="checkbox"/> re-treatment <input type="checkbox"/> periodic inspections only	
If yes, company name/contact:	
If yes, what is the cost to transfer? \$	What is the annual cost?
(c) Is there presently a bond, warranty or service contract for termites or other wood destroying organisms by a licensed pest control company?	<input 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 type="checkbox"/>
(a) Are you aware of any wildlife accessing the attic or other interior portions of the residence?	<input type="checkbox"/>
10. TERMITES, DRY ROT, PESTS, and WOOD DESTROYING ORGANISMS:	YES
	NO

EXPLANATION:	
(d) Are there presently any encroachments, unrecorded easements, unrecorded agreements regarding shared improvements, or boundary line disputes with a neighboring property owner?	<input 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 type="checkbox"/>
(b) Is there now or has there ever been any visible soil settlement or movement?	<input 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 type="checkbox"/>
9. SOIL AND BOUNDARIES:	YES
	NO

EXPLANATION:	
(f) Are there any dams, retention ponds, storm water detention basins, or other similar facilities?	<input type="checkbox"/>
(e) Are there any streams that do not flow year round or underground springs?	<input type="checkbox"/>
(d) Has there ever been any flooding?	<input type="checkbox"/>
(c) Is any part of the Property or any improvements thereon presently located in a Special Flood Hazard Area?	<input 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 type="checkbox"/>
(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 type="checkbox"/>
8. FLOODING, DRAINING, MOISTURE, and SPRINGS:	YES
	NO

EXPLANATION:	
(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>15</u> years.	
7. ROOFS, GUTTERS, and DOWNSPOUTS:	YES
	NO

(b) NOT SURE
(c) Flashing needs replacing

14. AGRICULTURAL DISCLOSURE:

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.

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

13. OTHER HIDDEN DEFECTS:

(a) Are there any other hidden defects that have not otherwise been disclosed?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO	YES
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EXPLANATION:

12. LITIGATION and INSURANCE:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	(a) Is there now or has there been any litigation therein alleging negligent construction or defective building products?
<input checked="" type="checkbox"/>	<input 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"/>	<input 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"/>	<input type="checkbox"/>	(d) During Seller's ownership have there been any insurance claims for more than 10% of the value of the Property?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	(e) Is the Property subject to a threatened or pending condemnation action?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	(f) How many insurance claims have been filed during Seller's ownership? <u>2</u>

EXPLANATION: (A) Leases - 256507 VBA

11. ENVIRONMENTAL, HEALTH, and SAFETY CONCERNS:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	(a) Are there any underground tanks or toxic or hazardous substances such as asbestos?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	(b) Has Methamphetamine ("Meth") ever been produced on the Property?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	(c) Have there ever been adverse test results for radon, lead, mold or any other potentially toxic or environmentally hazardous substances?

EXPLANATION:

D. FIXTURES CHECKLIST

1. Directions on How to Generally Fill Out Fixtures Checklist. REGARDLESS OF WHETHER AN ITEM IS A FIXTURE OR NOT, SELLER SHALL HAVE THE RIGHT TO REMOVE ALL ITEMS ON THE FIXTURES CHECKLIST BELOW THAT ARE LEFT BLANK. THE ITEMS ON THE CHECKLIST BELOW THAT ARE CHECKED OR MARKED SHALL REMAIN WITH THE PROPERTY. Unless otherwise indicated, if an item is left blank, the Seller may remove all of that item from the Property. For example, if "Refrigerator" is left blank, Seller shall remove all Refrigerators on the Property, unless otherwise noted. Similarly, if "Refrigerator" is checked or marked in the Fixtures Checklist, then all refrigerators shall remain with the Property unless otherwise noted. This Fixtures Checklist is intended to supersede the common law of fixtures with regard to the items identified below. The common law of fixtures shall apply to all items not identified on this Fixtures Checklist.
2. Items Not Remaining with the Property. Items identified as not remaining with the Property that are not physically attached to the Property shall be carefully removed from the Property in a manner designed to do minimal damage, but such items do not need to be replaced with a similar item. Seller shall make reasonable efforts to repair areas damaged by the removal of an item. Reasonable efforts to repair damage shall not extend to painting newly exposed areas that do not match the surrounding paint color. (Seller is encouraged, but shall not be required, to remove fixtures not remaining with the Property prior to marketing the Property for sale). Seller shall remove all items left blank below prior to Closing or the transfer of possession, whichever is later. Seller shall lose the right to remove those items not timely removed but shall be liable to Buyer for the reasonable cost of disposing such items provided that Buyer disposes of them within 30 days after Closing or the transfer of possession, which is later.

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ADDITIONAL EXPLANATIONS (if needed):

3. **Items Remaining with Property.** Items identified as remaining with the Property shall mean those specific items, including any solely necessary or required control, as they existed in the Property as of the Offer Date. No such item shall be removed from the Property unless it is broken or destroyed. In the event such item is removed, it shall be replaced with a substantially identical item, if reasonably available. If not reasonably available, it shall be replaced with a substantially similar item of equal quality and value, or better. The same or newer model of the item being replaced in the same color and size and with the same functions or better shall be considered substantially identical. Once the Seller's Property is under contract, the items that may be removed and taken by the Seller, as reflected in this Seller's Property Disclosure Statement, may only be amended with the written consent of the Buyer of the Property.

- | | | | |
|---|--|---|---|
| <ul style="list-style-type: none"> <input type="checkbox"/> Fire Sprinkler System <input type="checkbox"/> Gate <input type="checkbox"/> Safe (Built-in) <input type="checkbox"/> Smoke Detector <input type="checkbox"/> Window Screens Systems <input checked="" type="checkbox"/> A/C Window Unit <input type="checkbox"/> Air Purifier <input type="checkbox"/> Whole House Fan <input type="checkbox"/> Attic Ventilator Fan <input type="checkbox"/> Ventilator Fan <input type="checkbox"/> Car Charging Station <input type="checkbox"/> Dehumidifier <input type="checkbox"/> Generator <input type="checkbox"/> Humidifier <input type="checkbox"/> Propane Tank <input type="checkbox"/> Propane Fuel in Tank <input type="checkbox"/> Fuel Oil Tank <input type="checkbox"/> Fuel Oil in Tank <input type="checkbox"/> Sewage Pump <input type="checkbox"/> Solar Panel <input type="checkbox"/> Sump Pump <input checked="" type="checkbox"/> Thermostat <input type="checkbox"/> Water Purification System <input type="checkbox"/> Water Softener System <input type="checkbox"/> Well Pump Other <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <ul style="list-style-type: none"> <input type="checkbox"/> Birdhouses <input type="checkbox"/> Boat Dock <input type="checkbox"/> Fence - Invisble <input type="checkbox"/> Dog House <input type="checkbox"/> Flag Pole <input type="checkbox"/> Gazebo <input type="checkbox"/> Irrigation System <input type="checkbox"/> Landscaping Lights <input checked="" type="checkbox"/> Mailbox <input type="checkbox"/> Out/Storage Building <input type="checkbox"/> Porch Swing <input type="checkbox"/> Stairway <input type="checkbox"/> Stepping Stones <input type="checkbox"/> Swing Set <input type="checkbox"/> Tree House <input type="checkbox"/> Trellis <input type="checkbox"/> Weather Vane Recreation <input type="checkbox"/> Aboveground Pool <input type="checkbox"/> Gas Grill <input type="checkbox"/> Hot Tub <input type="checkbox"/> Outdoor Furniture <input type="checkbox"/> Outdoor Playhouse <input type="checkbox"/> Pool Equipment <input type="checkbox"/> Pool Chemicals <input type="checkbox"/> Sauna Safety <input checked="" type="checkbox"/> Alarm System (Burglar) <input type="checkbox"/> Alarm System (Smoke/Fire) <input checked="" type="checkbox"/> Security Camera <input type="checkbox"/> Carbon Monoxide Detector <input type="checkbox"/> Doorbell <input type="checkbox"/> Door & Window Hardware | <ul style="list-style-type: none"> <input type="checkbox"/> Television (TV) <input type="checkbox"/> TV Antenna <input type="checkbox"/> TV Mounts/Brackets <input type="checkbox"/> TV Wiring Interior Fixtures <input checked="" type="checkbox"/> Ceiling Fan <input type="checkbox"/> Chandelier <input type="checkbox"/> Closet System <input type="checkbox"/> Fireplace (FP) <input type="checkbox"/> FP Gas Logs <input type="checkbox"/> FP Screen/Door <input type="checkbox"/> FP Wood Burning Insert <input type="checkbox"/> Light Bulbs <input checked="" type="checkbox"/> Light Fixtures <input type="checkbox"/> Mirrors <input type="checkbox"/> Wall Mirrors <input type="checkbox"/> Vanity (hanging) <input type="checkbox"/> Shelving Unit & System <input checked="" type="checkbox"/> Shower Head/Sprayer <input type="checkbox"/> Storage Unit/System <input type="checkbox"/> Window Blinds (and Hardware) <input type="checkbox"/> Window Shutters (and Hardware) <input type="checkbox"/> Window Draperies (and Hardware) <input type="checkbox"/> Unused Paint Landscaping / Yard <input type="checkbox"/> Arbor <input type="checkbox"/> Awning <input type="checkbox"/> Basketball Post <input type="checkbox"/> and Goal | <ul style="list-style-type: none"> <input type="checkbox"/> Appliances <input type="checkbox"/> Clothes Dryer <input type="checkbox"/> Clothes Washing Machine <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Garage Door Opener <input type="checkbox"/> Garbage Disposal <input type="checkbox"/> Ice Maker <input checked="" type="checkbox"/> Microwave Oven <input type="checkbox"/> Oven <input type="checkbox"/> Range <input type="checkbox"/> Refrigerator w/o Freezer <input type="checkbox"/> Refrigerator/Freezer <input type="checkbox"/> Free Standing Freezer <input type="checkbox"/> Surface Cook Top <input type="checkbox"/> Trash Compactor <input type="checkbox"/> Vacuum System <input type="checkbox"/> Vent Hood <input type="checkbox"/> Warning Drawer <input type="checkbox"/> Wine Cooler Home Media <input type="checkbox"/> Amplifier <input checked="" type="checkbox"/> Cable Jacks <input type="checkbox"/> Cable Receiver <input type="checkbox"/> Cable Remotes <input type="checkbox"/> Intercom System <input type="checkbox"/> Internet HUB <input type="checkbox"/> Internet Wiring <input type="checkbox"/> Satellite Dish <input type="checkbox"/> Satellite Receiver <input type="checkbox"/> Speakers <input type="checkbox"/> Speaker Wiring <input checked="" type="checkbox"/> Switch Plate Covers |
|---|--|---|---|

Clarification Regarding Multiple Items. Items identified above as remaining with Property where Seller is actually taking one or more of such items shall be identified below. For example, if "Refrigerator" is marked as staying with the Property, but Seller is taking the extra refrigerator in the basement, the extra refrigerator and its location shall be described below. This section shall control over any conflicting or inconsistent provisions contained elsewhere herein.

Items Needing Repair. The following items remaining with Property are in need of repair or replacement:

RECEIPT AND ACKNOWLEDGEMENT BY BUYER

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

1 Buyer's Signature

Print or Type Name

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

Print or Type Name

Date

2 Seller's Signature

Print or Type Name

Date

Additional Signature Page (F267) is attached.