

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: _____ 959 Fieldstone Rd. _____ Grovetown _____, Georgia, _____ 30813 _____). 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>1979</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&Rs") 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? IF YES, SELLER TO COMPLETE AND PROVIDE BUYER WITH A "COMMUNITY ASSOCIATION DISCLOSURE EXHIBIT" GAR F322.	<input type="checkbox"/>	<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 type="checkbox"/>	<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?	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?	X	
(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: Structural reinforcements have been added to multiple places in crawl space.
See attachment for full list of additions and upgrades.

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: August 13, 2025		
(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?		X
(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: Ring doorbell at back door and camera mounted above garage - both accessed and managed remotely.
HVAC - main house, 3 ton - 2022 and in-law suite, 2 ton - 2021

6. SEWER/PLUMBING RELATED ITEMS:	YES	NO
(a) Approximate age of water heater(s): 7y, 3y years (2018 & 2022)		
(b) What is the drinking water source: <input type="checkbox"/> public <input type="checkbox"/> private <input checked="" type="checkbox"/> well		
(c) If the drinking water is from a well, give the date of last service: 2019		
(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:		X
(e) What is the sewer system: <input type="checkbox"/> public <input type="checkbox"/> private <input checked="" 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? 4		
(g) Is the main dwelling served by a sewage pump?		X
(h) Has any septic tank or cesspool on Property ever been professionally serviced? If yes, give the date of last service: Emptied in 2023; Serviced in 2024	X	
(i) Are there any leaks, backups, or other similar problems with any portion of the plumbing, water, or sewage systems or damage therefrom?		X
(j) Is there presently any polybutylene plumbing, other than the primary service line?		X
(k) Has there ever been any damage from a frozen water line, spigot, or fixture?		X

EXPLANATION:

7. ROOFS, GUTTERS, and DOWNSPOUTS:	YES	NO
(a) Approximate age of roof on main dwelling: <u><1 y</u> years. Replaced Summer 2025		
(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: Gutters installed 2025		

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?		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: B. Moisture barrier added throughout crawl space.		
E. Pond is spring-fed		
F. Water retention wall added during construction of in-law suite.		

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: Three wells on property: (1) yellow pump house was the primary pump, cavern collapsed in early 80's. Pump still works, but right now dirt can get in water; (2) red well house if currently in use; (3) gray pump house-used in mid 90's, still has power, but will need a new pump in order to use again. Re: graves- there is an area where family pets have been buried - all at the depth required by state law. Will remove gravestones, but can leave markers if requested.		

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?		X
(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?		X
(c) Is there presently a bond, warranty or service contract for termites or other wood destroying organisms by a licensed pest control company?	X	
If yes, what is the cost to transfer? \$ <u>0</u> What is the annual cost? <u>\$300</u>		
If yes, company name/contact: <u>Borden Pest Control</u>		
Coverage: <input checked="" type="checkbox"/> re-treatment and repair <input type="checkbox"/> re-treatment <input type="checkbox"/> periodic inspections only		
Expiration Date <u>N/A</u> Renewal Date <u>Inspections conducted in December</u>		
EXPLANATION: Have maintained annual inspections since home was purchased. Optional quarterly pest treatment is \$95/quarter.		

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: Positive test for asbestos in dining room after Hurricane Helene. All insulation in attic was replaced. The dry wall was replaced.

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 future owner from making 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) How many insurance claims have been filed during Seller's ownership? _____		

EXPLANATION: 2009: roof replaced due to storm damage; 2017: bathroom floor @ laundry room; 2023: main house roof boat shed roof, front carport roof & ceiling in laundry room bath- replaced/repared due to storm damage; Sept 26, 2024: Start of claim for repairs caused by Hurricane Helene. Details can be provided on the extent of damage/repairs completed upon request.

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

EXPLANATION:

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?		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.

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.

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|--|---|---|--|
| <p>Appliances</p> <ul style="list-style-type: none"> <input type="checkbox"/> Clothes Dryer <input type="checkbox"/> Clothes Washing Machine <input checked="" type="checkbox"/> Dishwasher New <input checked="" type="checkbox"/> Garage Door Opener New <input type="checkbox"/> Garbage Disposal <input checked="" type="checkbox"/> Ice Maker New <input type="checkbox"/> Microwave Oven <input checked="" type="checkbox"/> Oven New <input checked="" type="checkbox"/> Range New <input type="checkbox"/> Refrigerator w/o Freezer <input checked="" type="checkbox"/> Refrigerator/Freezer New <input type="checkbox"/> Free Standing Freezer <input checked="" type="checkbox"/> Surface Cook Top New <input type="checkbox"/> Trash Compactor <input type="checkbox"/> Vacuum System <input checked="" type="checkbox"/> Vent Hood New <input type="checkbox"/> Warming Drawer <input type="checkbox"/> Wine Cooler <p>Home Media</p> <ul style="list-style-type: none"> <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 checked="" 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 <p>x Air compressor in shop
x Pressure washer
x Outdoor stainless steel sink</p> | <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Television (TV) @ deck <input type="checkbox"/> TV Antenna <input type="checkbox"/> TV Mounts/Brackets <input checked="" type="checkbox"/> TV Wiring <p>Interior Fixtures</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Ceiling Fan <input checked="" type="checkbox"/> Chandelier <input type="checkbox"/> Closet System <input checked="" type="checkbox"/> Fireplace (FP) <input type="checkbox"/> FP Gas Logs <input checked="" type="checkbox"/> FP Screen/Door <input type="checkbox"/> FP Wood Burning Insert <input checked="" type="checkbox"/> Light Bulbs <input checked="" type="checkbox"/> Light Fixtures <input checked="" type="checkbox"/> Mirrors <ul style="list-style-type: none"> <input type="checkbox"/> Wall Mirrors <input checked="" type="checkbox"/> Vanity (hanging) Mirrors <input type="checkbox"/> Shelving Unit & System <input checked="" type="checkbox"/> Shower Head/Sprayer <input type="checkbox"/> Storage Unit/System <input checked="" type="checkbox"/> Window Blinds (and Hardware) <input checked="" type="checkbox"/> Window Shutters (and Hardware) <input type="checkbox"/> Window Draperies (and Hardware) <input checked="" type="checkbox"/> Unused Paint <p>Landscaping / Yard</p> <ul style="list-style-type: none"> <input type="checkbox"/> Arbor <input type="checkbox"/> Awning <input type="checkbox"/> Basketball Post and Goal <p>x Pull out shelves in pantry
x Workbench in garage
Lamp post in front yard</p> | <ul style="list-style-type: none"> <input type="checkbox"/> Birdhouses <input type="checkbox"/> Boat Dock <input checked="" type="checkbox"/> Fence - Invisible ** <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"/> Statuary <input checked="" type="checkbox"/> Stepping Stones <input type="checkbox"/> Swing Set <input type="checkbox"/> Tree House <input type="checkbox"/> Trellis <input type="checkbox"/> Weather Vane <p>Recreation</p> <ul style="list-style-type: none"> <input type="checkbox"/> Aboveground Pool <input type="checkbox"/> Gas Grill <input type="checkbox"/> Hot Tub <input type="checkbox"/> Outdoor Furniture <input checked="" type="checkbox"/> Outdoor Playhouse <input type="checkbox"/> Pool Equipment <input type="checkbox"/> Pool Chemicals <input type="checkbox"/> Sauna <p>Safety</p> <ul style="list-style-type: none"> <input type="checkbox"/> Alarm System (Burglar) <input checked="" type="checkbox"/> Alarm System (Smoke/Fire) <input checked="" type="checkbox"/> Security Camera <input type="checkbox"/> Carbon Monoxide Detector <input checked="" type="checkbox"/> Doorbell <input checked="" type="checkbox"/> Door & Window Hardware | <ul style="list-style-type: none"> <input type="checkbox"/> Fire Sprinkler System <input type="checkbox"/> Gate <input type="checkbox"/> Safe (Built-In) <input checked="" type="checkbox"/> Smoke Detector <input type="checkbox"/> Window Screens <p>Systems</p> <ul style="list-style-type: none"> <input 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 checked="" type="checkbox"/> Water Purification System (not currently in use) <input type="checkbox"/> Water Softener System <input checked="" type="checkbox"/> Well Pump <p>Other</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Boat carport <input checked="" type="checkbox"/> Pole barn <input checked="" type="checkbox"/> Large carport <input checked="" type="checkbox"/> Workshop/lean-to |
|--|---|---|--|

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.

TV being left is mounted on exterior wall at deck.

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.

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 Buyer's Signature

Print or Type Name

Date

2 Buyer's Signature

Print or Type Name

Date

Additional Signature Page (F267) is attached.

1 Seller's Signature

Paul Phillips

Print or Type Name

Date

2 Seller's Signature

Julie A. Phillips

Print or Type Name

Date

Additional Signature Page (F267) is attached.