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SELLER'S PROPERTY DISCLOSURE STATEMENT EXHIBIT "

Georgia REALTORS®

2024 Printing

ılfill S	eller's Property Disclosure Statement ("Statement") is an exhibit to the Purchase and Sale Agree for the Property (known as or located at:19 Young Deer Trail, NE		
ven w	e, Georgia,30184). This Statement is intended to eller's legal duty to disclose hidden defects in the Property of which Seller is aware. Seller is obligation the Property is being sold "as-is."	make it easie ated to disclose	r for Seller such defec
. II	NSTRUCTIONS TO SELLER IN COMPLETING THIS STATEMENT.		
(1	n 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 our	ers (hereinafter	collective
(3	"Knowledge"); 3) provide additional explanations to all "yes" engages in the account who we are belief of all Selle	in (noremane)	, CONCUIVE
(4	b) provide additional explanations to all "yes" answers in the corresponding Explanation section bel (including providing to Buyer any additional documentation in Seller's possession), unless the "yes) promptly revise the Statement if there are any material changes in the answers to any of the querovide a copy of the same to the Buyer and any Broker involved in the transaction.	ow each group " answer is self- estions prior to	of questio evident; Closing a
Н	OW THIS STATEMENT SHOULD BE USED BY BUYER. Caveat emptor or "buyer beware" is the landuct a thorough inspection of the Property. If Seller has not opposited the Property		
Se ar we m qu	eller's Knowledge of the Property's condition may be limited. Buyer is expected to use reasonable and confirm that it is suitable for Buyer's purposes. If an inspection of the Property reveals probler ould cause a reasonable Buyer to investigate further, Buyer should investigate further. A "yes" of eans "yes" or "no" to the actual Knowledge and belief of all Sellers of the Property. In other words, usestion, it means Seller has no Knowledge whether such condition over the Property.	ently occupied care to inspect on areas of "no" answer to a Seller answer and a second and a second and a second answer and a second a second and a second and a second and a second and a second a	the Propert the Proper concern th o a question rers "no" to
be	e taken as a warranty or guaranty of the accuracy of such answers, nor a substitute for Buyer doing it	Seller's answei 's own due dilia	rs should r
	ELLER DISCLOSURES.	o own due ding	ence.
1.			
1"		YES	NO
	3005		
	- · · · · · · · · · · · · · · · · · · ·		X
	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 as in a historic at a		4
	(d) Has the Property been designated as historic or in a historic district where permission must b received to make modifications and additions?	е	X
EX	PLANATION:		1-1
1			
<u></u>			
2.	COVENANTS, FEES, and ASSESSMENTS:	YES	NO
2.	(a) Is the Property subject to a recorded Declaration of Covenants, Conditions, and Restrictions	YES	NO
2.	 (a) Is the Property subject to a recorded Declaration of Covenants, Conditions, and Restrictions ("CC&Rs") or other similar restrictions? (b) Is the Property part of a condominium or community in which there is a condominium or community in which the condominium or condominium or community in which the condominium or community in which the condominium or con		NO ×
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F301, Seller's Property Disclosure Statement Exhibit, Page 1 of 7, 01/01/24

(c) Have any structural reinforcements? (d) Have there been any additions, structural changes, or any other major atterations 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 grandfethered)? (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? EXPLANATION: EXPLANATION: (c) Is any part of the HVAC system(s) been replaced during Seller's ownership? (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? Are there been any reports of damaging moisture behind exterior walls constructed of synthetic stucco? Are any systems/components subject to a lease or rental payment plan (i.e. HVAC, security system, appliances, alternate energy source systems, etc.)? Are there any remotely accessed themsostals, lighting systems, security camera, video doorbells, locks, appliances, alternate energy source systems, etc.)? Are there any remotely accessed themsostals, lighting systems, security camera, video doorbells, locks, appliances, atternate energy source systems, etc.)? Are there any remotely accessed themsostals, lighting systems, security camera, video doorbells, locks, appliances, atternate energy source systems, etc.)? Are there any remotely accessed themsostals, lighting systems, security camera, video doorbells, locks, appliances, atternate is from a well, has there	1	. <u>S</u> 7	RUCTURAL ITEMS, ADDITIONS AND ALTERATIONS:	YE	ES
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SEWER/PLUMBING RELATED ITEMS: (a) Approximate age of water heater(s):	EX	PLAN	ATION: 1- TING door bell, Nest THERMOSTAT UPSTAIRS		-
(a) Approximate age of water heater(s):			,		
(a) Approximate age of water heater(s):	6.	SEV	VER/DI LIMBING DELATED ITEMA		
(b) What is the drinking water source: ☑ public ☐ private ☐ 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: ☐ public ☐ private ☑ 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?5 (g) Is the main dwelling served by a sewage pump?		(a)	Approximate age of water booter(a):	YES	
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(a) Approximate age of roof on main dwelling:	1	ROOFS, GUTTERS, and DOWNSPOUTS:	YES
(c) Are there any roof leaks or other problems with the roof, roof flashing, gutters, or downspouts? EXPLANATION: 3. FLOODING, DRAINING, MOISTURE, and SPRINGS: (a) Is there now or has there been any water infrusion into the basement, crawl space or other interior parts of any dwelling or garage or damage therefrom from the exterior? (b) Have any repairs been made to control water infrusion into the basement, crawl space, or other interior parts of any dwelling or garage from the exterior? (c) Is any part of the Property or any Improvements thereon presently located in a Special Flood Hazard Area? (d) Has there ever been any flooding? (e) Are there any streams that do not flow year round or underground springs? (f) Are there any dams, retention ponds, storm water detention basins, or other similar facilities? EXPLANATION: SOIL AND BOUNDARIES: (a) Are there any landfills (other than foundation backfill), graves, burial pits, caves, mine shafts, trash dumps or wells (in use or abandoned)? (b) Is there now or has there ever been any visible soil settlement or movement? (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? (d) Are there presently any encroachments, unrecorded easements, unrecorded agreements regarding shared improvements, or boundary line disputes with a neighboring property owner? EXPLANATION: PERMITES, DRY ROT, PESTS, and WOOD DESTROYING ORGANISMS: (a) Are you aware of any wildlife accessing the attic or other interior portions of the residence? (b) Is there any damage or inacardious condition resulting from such wildlife intrusion; from insects (such as termites, bees and ants); or by fungl or dry rot? (c) Is there any damage or inseardous condition resulting from such wildlife intrusion; from insects (such as termites, bees and ants); or by fungl or dry rot? (e) Is there any damage or inseardous condition resulting from such wildlife intrusion; from inse			
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11.	ENVIRONMENTAL, HEALTH, and SAFETY CONCERNS:		YES	T
	(a) Are there any underground tanks or toxic or hazardous substances such as asbes	-10-0	TES	1
	(b) Has Methamphetamine ("Meth") ever been produced on the Property?			-
	(c) Have there ever been adverse test results for radon, lead, mold or any other potential	llytoxic or		-
	environmentally hazardous substances?	III TOXIC OI		-
EXF	PLANATION:			
		-1079.)		
12.	LITIGATION and INSURANCE:		7	
	(a) Is there now or has there been any litigation therein alleging pegligent constructions	1.6.1	YES	3
	(b) Has there been any award or payment of money in lieu of repairs for defective built or poor construction?			
	(c) Has any release been signed regarding defective products or poor construction that future owner from making any claims?			
	(d) During Seller's ownership have there been any insurance claims for more than 10% the Property?	6 of the value of	X	-
	(e) Is the Property subject to a threatened or pending condemnation action?		^	-
	(f) How many insurance claims have been filed during Seller's ownership?			
EYP	LANATION: & -			
D-	upstales bathroom pipe broke flooded port of basem	nent-		
		nenit		
	OTHER HIDDEN DEFECTS:		YES	
13.	OTHER HIDDEN DEFECTS: (a) Are there any other hidden defects that have not otherwise been disclosed?		YES	
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☐ Internet Wiring ☐ Satellite Dish ☐ Satellite Receiver ☐ Speakers ☐ Speaker Wiring ☑ Switch Plate Covers Clarification Regarding Multiple more of such items shall be identication.	□ Television (TV) □ TV Antenna ■ TV Mounts/Brackets □ TV Wiring Interior Fixtures ■ Ceiling Fan ■ Chandelier □ Closet System ■ Fireplace (FP) □ FP Gas Logs □ FP Screen/Door □ FP Wood Burning Insert ■ Light Bulbs □ Light Fixtures ■ Mirrors □ Wall Mirrors □ Vanity (hanging) ■ Mirrors □ Vanity (hanging) ■ Mirrors ■ Shelving Unit & System ■ Shower Head/Sprayer □ Storage Unit/System ■ Window Blinds (and ■ Hardware) ■ Window Draperies (and ■ Hardware) ■ Window Draperies (and ■ Hardware) ■ Unused Paint Landscaping / Yard □ Arbor □ Awning □ Basketball Post ■ and Goal	□ Birdhouses □ Boat Dock □ Fence - Invisible □ Dog House □ Flag Pole □ Gazebo □ Irrigation System ☑ Landscaping Lights ☑ Mailbox ☑ Out/Storage Building □ Porch Swing □ Statuary ☑ Stepping Stones ☑ Swing Set □ Tree House □ Trellis □ Weather Vane Recreation □ Aboveground Pool □ Gas Grill ☑ Hot Tub □ Outdoor Furniture □ Outdoor Playhouse □ Pool Equipment □ Pool Chemicals □ Sauna Safety □ Alarm System (Burglar) □ Alarm System (Smoke/Fire) □ Security Camera □ Carbon Monoxide Detector ☑ Doorbell □ Door & Window Hardware	□ Fire Sprinkler System □ Gate □ Safe (Built-In) ☑-Smoke Detector ☑-Window Screens Systems □ A/C Window Unit □ Air Purifier □ Whole House Fan □ Attic Ventilator Fan □ Car Charging Station □ Dehumidifier □ Generator □ Humidifier □ Propane Tank □ Propane Fuel in Tank □ Fuel Oil Tank □ Fuel Oil m Tank □ Sewage Pump □ Solar Panel □ Sump Pump □ Solar Panel □ Sump Pump □ Solar Panel □ Sump Pump □ System □ Water Softener □ System □ Well Pump Other □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □
control over any conflicting or incor	basement, the extra refrigerationsistent provisions contained els	errigerator" is marked as staying wit tor and its location shall be describ sewhere herein.	ed below. This section shall
Items Needing Repair. The followi	ng items remaining with Proper	rty are in need of repair or replacem	ent:
Copyright© 2024 by Georgia Association o	of REALTORS®	F301. Seller's Property Disclosure	Statement Exhibit. Page 6 of 7 01/01/24

DocuSign Envelope ID: 6ECAC8B9-22EC-4765-B78D-9AA604C89540

RECEIPT AND ACKNOWLEDGEMENT BY BUYER	SELLER'S REPRESENTATION REGARDING THIS
Buyer acknowledges receipt of this Seller's Property Disclosure Statement.	Seller represents that the questions in this Statement have been answered to the actual knowledge and belief of all Sellers of the Property Docusigned by:
1 Buyer's Signature	Docusigned by: Lew Out 1 Seller's Signature
Print or Type Name	Print or Type Name
Date	6/27/2024 11:27 PDT Date
2 Buyer's Signature	Docusigned by: 2 Selfers Segmature
Print or Type Name	Print or Type Name
Date	6/27/2024 17:52 EDT Date
Additional Signature Page (F267) is attached.	☐ Additional Signature Page (F267) is attached.
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