SELLER'S PROPERTY DISCLOSURE STATEMENT EXHIBIT "_____"



2013 Printing

325		Berkele			
eorgia	DAY STATE THE PARTY OF THE PART	Buyer regarding the present condition	of the Prop	erty, cer	tein pes
pairs a	and the history of the Property.				
	RUCTIONS TO SELLER IN COMPLETING THIS DISCLOSUR 95 to:	E STATEMENT. In completing this D	iaclosure S	telemer	rt, Selle
(1)	answer all quastions in reference to the Property (which, unless loave no question unenswered;	otherwise noted, shall include the im	provement	s therec	m);
(3)	answer all questions fully and accurately based upon the best Agreement	* * * * * * * * * * * * * * * * * * * *			
(5)	fully explain in the Additional Explanations paragraph any questio of the question for which the additional explanation is being give promptly revise the Statement and provide a copy of the same to	in; and o the Buyer and any Broker involved		-	
	closing there are any material changes in the answers to any of	the questions.			
e car reask Durbs	VTHIS STATEMENT SHOULD BE USED BY BUYER. The answ reful, independent evaluation of the Property. Caveat emptor or onable care to identify defects in the Property and satisfy herse oses, if an independent evaluation of the Property reveals potent or to investigate further, Buyer may not have legal recourse if Bu	r buyer beware is the law in Georgia off or himself that the Property is suit tial problems or grees of concern that	. Suyer la : able for Su	expecte yer's ne	d to us eds an
. DISC	CI.OSURES,	/	Yes_	_No_	Don't
	CUPANGY: Is the Property vecent?	10 /	opposition of the state of the	NO	*#########
(b)	If yes, how long ites it been since Seller occupied the Property is the Property or any portion thereof leased?	To annual account of the state	SP COMMENTATION AND A SECONDARY	Luciani	···
(a) (b) (c) (d)	IL, TREES, SHRUBS AND BOUNDARIES: Are there now or have there been any leadfills (other than four burial pits, caves, mine shafts, trash dumps or wells (in use or is there now or has there been any soil movement, subsidence or erosion? Are there presently any diseased or dead trees on the Property Are there presently any encreachments onto the Property, and Property or boundary line disputes with a neighboring property Do any of the Improvements on the Property encreach onto a second contract.	abandoned) on the Property? a, settlement, uphaaval, y? scorded easements affecting the corner?		Lower Comments	
. TEI (e)	RMITES, DRY-ROT, PESTS, AND WOOD-DESTROYING ORG is there now or has there been any demage to the Property ca or other inflitrating enimals; termites; bees, anto end other inse wood-destroying organisms?	used by squirrels, mice, possums		V	
(b)	is the Property presently under a transferable bond, warranty of the wood destroying organisms by a licensed pest control colif yes, company name/contact: Texappilix	ompany?	K	000	i i i i i i i i i i i i i i i i i i i
(c)	Chack type of coverage: I re-treatment and repair. I re-tre trapections only. Is there a cost to transfer the bond, warranty or service contra-			1	
	If yes, what is the cost? \$		Albertalla (COO) de ESTA (C		
(e)	Have any termite/past control reports or treatments been done	act? Swall Date Tanuay, 2014 So on or to the Property In the			,
(1)	lest five (5) years? Is there any exterior untreated wood, hard cost stucco, rigid by siding or cladding (other than stone, brick or concrete) in control the finished grade?	pard insulation, plastic foam or act with the soil or within six inches	REAL PROPERTY	English of the same	
STATE	em is copyrethted and may only be used in Real Estate Transac Licemsee, unauthorized use of the form may result in legal san Georgia resociation of realtored at (770) 651-1831.	Tions in which Gary Brockhol Ictions seing brought against the us	£ IS IN	VOLVED A	AS A RE SEPORT

4.	STRUCTURAL ITEMS, ADDITIONS AND ALTERATIONS:	Yes No Know
	(a) What year was the main residential dwelling constructed?	
	(b) Is there now or has there been any movement, shifting, settling (other than normal settling), cracking, or structural problems with any dwelling or garage on the Property?	
	(c) Has any additional bracing, underpinning, or other structural reinforcements been added to any dwelling or garage on the Property?	and the second s
	(d) Are there now or have there been any problems with driveyays, walkways, patios, decks or	, KANANGARANGAN ARANGAN ARANGANAN ARANGAN ARANGANAN ARANGANAN ARANGAN ARANGAN ARANGAN ARANGANAN ARANGAN ARANGAN ARANGAN ARANGAN ARANGAN ARANGAN ARANGAN ARANGANAN ARANGAN ARAN
	retaining walls on the Property? (a) Have there been any additions, structural changes, or any other major siterations to the	
	original improvements on the Property?	The state of the s
	(f) Has any work been done on the Property where required permits end/or approvals (public or private) were not obtained?	T
	(g) Has any work been done to the Property that was not in compliance with the then applicable	and the same of th
	building codes or zoning regulations?	- Loren
	LEAD-BASED PAINT: 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 you have answered "Yes" or "Don't Know "the Lead-Besed Peint Exhibit P64 must be executed by	graphic property and the second secon
	the parties and the Lead-Besed Paint Pamphlet F55 must be provided to the buyer.	
6.	ROOF, GUTTERS AND DOWNSPOUTS:	
	Approximate age of roof: years. Has the roof, or any part thereof, been repaired or replaced during Seller's ownership?	1
	(c) Are there now or have there been any roof leaks or other problems with the roof, roof flashing,	AND
	roof underlayment, gutters, leaf guards or downspouts?	- Contraction of Systematic Springers and Contraction of Systematic Springers and Contraction of Street Springers and Contraction of Stree
7.	FLOODING, DRAINAGE, MOISTURE AND SPRINGS: (a) Are there now or have there been any water leaks, water accumulation, or damoness within the	
	basement, crawl space or other parts of any dwelling or garage at or below grade?	
	(b) Have any repairs been made to control any water leaks, water accumulation or dampness in the basement, crawl space, or other parts of any dwelling or garage at or below grade?	1
	(c) is any part of the Property or any improvements thereon presently located in a 100 year Special	yegengalamanan un in assensoleis de milimateris alla.
	Flood Hazard Area where there is at least a 1% chance of a flood in any given year? (d) Does water presently stand on any part of Property for more than one (1) day after it has relined?	SERVICE TO THE RESIDENCE OF THE PROPERTY OF TH
	(e) Hes there ever been any ficoding on any part of the Property?	
	(f) Are there now or have there been any streams that do not flow year round or springs on the Property?	Annecessaria esperiente de la companie de la compan
	(g) Are there any dams, retention ponds, storm water detention basins, or other similar facilities on	
	the Property?	- Market Company
8.	SEWER/PLUMBING RELATED ITEMS: (a) What is the drinking water source: Expublic CI private CI well on property	
	(a) Yanat is the chinking water is from a well, has the water been tested within the past 12 (twalve) months? (b) If the drinking water is from a well, has the water been tested within the past 12 (twalve) months?	
	(c) What time of sawage system serves the Property: Dipublic Diprivate Diseptic tank	
	(d) If the Property is served by a ceptic system, how many bedrooms was the septic system approved for by local governmental authorities?	
	(a) Is the main dwelling graved by sewede DUMD?	SHEET THE PROPERTY OF THE PROP
	(f) Has any septic tank or cesspool on Property ever been professionally serviced? If yes, please give the date of lest service: March 2013	- Marie Control of the Control of th
	(a) Are there now or have there been any leaks, backups, tree roots in lines or other similar problems	and the same of th
	with to any portion of the plumbing, water or sewage systems? (h) Is there presently any polybutylene plumbing, other than the primary service line, on the Property?	
	(i) Are any of the plumbling fixtures in any dwalling or garage not low water flow fixtures?	- Landon Carrier
	(i) Has any water line or fixture on the Property ever froze in cold weather?	State of the state
9.	SYSTEMS AND COMPONENTS:	
	(a) What is the primary heating system serving the main dwelling? [Instural gas, forced air [Ineat pump II electric furnace II] radiant heating [II] other	/
	(b) Are there any grees of the main dwelling that are not served by the primary heating system	
	(excluding the attic, grawl space, garage or besement)? (c) What is the approximate age of the primary heating system serving the Property:	* The state of the
	(C) Years	
	(d) What is the primary air conditioning system serving the main dwelling? Li gas Zi electric Li other (e) Are there any areas of the main dwelling that are not served by the primary air conditioning system.	
	(e) Are there any areas of the man dwelling that are not served by the primary an continuous system (excluding the attic, crawl space, garage or basement)?	1
annes annes	KA FORM IS COPYRIGHTED AND HAY ONLY HE USED IN REAL ESTATE TRANSACTIONS IN VINICH	E INVOLVED AS A REAL

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	740	Sallant to the manufacturate one of the manufacturate one of the manufacturate of the sallant of	Yes	No	Know
	(f) ·	What is the approximate age of the primary air conditioning system(s) years			
	(9)	How is the hot water heated in the main dwelling? If gas II electric II solar			
	(n) (l)	to any water heater tankless? What is the approximate age of the primary water freater:	process, more consess.	1	
	(i)	Does any dwelling or garage have aluminum wring other than in the primary service line?			A ANTONIO
	(k)	is there any system or appliance which is leased or for which the buyer must pay a	والمراجعة		Militar of Gallerian Street
	Vary	transfer fee to continue to use? If yes, what is the transfer fee? \$		ġ	,
		If yes, what is the current use see to be paid by the Buyer? \$	techio-meraphica-		profession
	(1)	Are any fixtures or appliances included in the sale in need of repair or replacement?		M.	A CONTRACTOR OF THE PARTY OF TH
	(m)	Are any fireplaces presently not working, decorative only or in need of repair?		1	th second second
	(11)	When was each fireplace, wood stove or chimney/five last cleaned? Date(s): news used			
	(0)	is any part of the exterior surface of any dwelling or garage on the Property presently constructed of synthetic studios?		- book	
	In	Are there now or have there been any problems with siding or exterior building surfaces swelling.		,	part .
	154.0	Chipping, cracking, delaminating or retaining moisture?		The same of the sa	
	(q)	Are any windows designed to be operable, painted shut or fail to open and close?	***************		· marriage and marriage and
	(r)	Was any of the drywall used in the Property made in China and/or have a four smelling odor?	- Control of the Cont	A STATE OF THE PARTY OF THE PAR	**************************************
					Control of the Contro
10.	EN	ARONNENTALHEALTH/SAFETY CONCERNS:			
	(8)	Are there now or have there been any underground tanks or toxic or hazardous substances			7
		such as asbestos, urba-formaldehyde, methane gas, radioactive material, radon, mold, benzene or other environmental contaminates on or in the Property?		1	
	161	Has the Property ever been used for production of Methamphatamine ("Meth")?	***************************************		or and distribution
	(c)	Has the Property ever been tested for redon, lead, mold or any other potentially toxic substances?		mandal Cons	**************************************
	(d)	Is there now or has there been any mold on interior heated and cooled portions of any dwelling on	communications		MAN STRUMENT
		the Property other than on the walls, floors or callings of showers, sinks, and bathbubs?		1	- Arazonowa praw
	(e)	Are there any exterior doors which either do not lock or for which the key has been lost?		- Line	Азметренуютьсями.
شدات	1 8141	GATION AND INSURANCE:			
8 8 3		Does the Property contain any building products which are or have been the subject of class			
	122 1	action tawards. Illingtion or legal claims altering that the product is defective?		· L	
	(6)	is there now or has there been any litigation involving the Property or any improvement	SERVICE TOPPORT	49 mayeta dipanami	
		therein alleging negligent or improper construction, defects, termitee, and/or title problems?			22400.0000
	(c)	Has there been any award or payment of money in fleu of repairs for such a defective			
	2-15	building product?	-		***************************************
	(0)	Has any release been signed that would limit a future owner from making any claims in connection with Property?			•
	fas.	Has there been any fire, flood or wind damage which required repairs to Property in excess	wind Schädinger	MERCHANITA TOTAL	
	(42)	of \$500.00?		Larrence Control	
	(1)	Has there been any insurance claims filed on Property since you owned it?	A DECEMBER AND STATE	3	and the contract of the contra
		If yes, how many?		7	
e or	A. 101-1	NIPS 26 & & & A GRANDWINDOW, AND			_
12.		TER MATTERS:			and the same of th
	(8)	Have there been any inspections of the Property in the past year? If yes, by whom and of what type?	distribution of the same of th		AND THE PERSON NAMED IN
	(h)	Was any dwaling on the Property or portion thereof (excluding mobile, modular and manufactured			
	101	dwelling) moved to the site from enother location?		المسمورة	gen. Salana
	(c)	is any portion of the main dwelling a mobile, modular or manufactured home?	diskulenta trettes	1	ALL ADDRESS TO STATE OF
	(d)	Has the Property been designated as historic or in a historic district where modifications and	WHEN STATES AND ADDRESS OF		open a series of the series of
		additions are limited?	ORDINATE PROPERTY.	L	وسائد عالم الماسان والماسان و
	(e)	Are there any other adverse, material facts pertaining to the physical condition of the Property that			Market .
		have not otherwise been disclosed?	Order or Language Company	-	,
4%	C-27	venants, pees and assessments:			
1 48 .	is it	ne Property part of a condominium, community association or subject to a Declaration of Covenants,		۰ اس ر	
	Cor	ditions and Restrictions (CC & Rs) or other similar restrictions?			
	AF'	YES, SELLER IS INSTRUCTED TO ADDITIONALLY FILL OUT AND PROVIDE TO BUYER A			
	CO	NMUNITY ASSOCIATION DISCLOSURE EXHIBIT, GAR FORM 123].			

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Don't

					Yes	Na	Know
	or identified o	n an <mark>approved co</mark>	unty land use plan as agricultural c			ساما	
	forest land for prospective pr about to acqui that farm and and inconveni 24 hour perfox herbicides, ar	the production of reperty owners or ire an interest lies forest activities or lences that involved to storage and dis to pesticides. On	food, fiber, and other products, and other persons or entitles leasing or within, partially within, or adjacent to cour in the area. Such farm and fore a, but are not limited to, roises, odo jossai of manure, and the applicatio jossai of manure, and the application	of, and encourage the development lates for its natural and environments acquiring an interest in real property can area zoned, used, or identified f set activities may include intensive or rs, furnes, dust, smoke, insects, open in by spraying or otherwise of chemic or may occur as the result of farm of stoms and standards.	al value. This that property or farm and lo perations that rations of mac cal fertilizers, s	notice is In which real ech cause d frinery d soil ame	to inform in they are ivities and discomfort furing any andments,
15	ANDITIONAL	EXPLANATION	S FOR ALL QUESTIONS ANSWE	RED "YES" or "OTHER": [Explai	nations show	ild refer	rance the
N THE E			which more detailed information				
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	Additional pa	ages 🏻 are or l	Ware not attached.				
. [indicated, if ti fixtures items	tora is more that	n one item (such as a second refi duded in the sale of Properly. The	w that are included in the sale of fgerator or two chandellers or thn ose fixtures/items listed below tha	ee smoke de	tectors)	, all such
	Above Ground		C Fence (Invisible)	☐ Mirror (Attached)	☐ Swimming	Pool E	quipment
-		g Window Unit	☐ Fence Pet Coller	O_Outbuilding	(List below	w)	
	Air Purifier	St. a. tribute.	☐ Fineplace	ណ៍ Outdo or Furniture	C Swing Se	L	
	Alarm System	(Burgler)	CI Gas Logs	☐ Outdoor Playhouse	C Switch Pla		
		Owned	Gas Starter Key	☐ Porch swing	☐ Telephon		
	Alarm System	(Smoke/Fire).	☐ Remote Control	C Propane Gas/ Fuel Oil Tanks	12 Television		
Î	I Leased (Downed	Screen/Door	☐ Above ground ☐ Buried	Brackets		~
	Arbor		C Wood Burning Insert	☐ Leaded ☐ Owned	Television Mounts/8		EG (O AARK)
0	Attic Fan (Who	de House Fan)	C Fire Sprinkler System	G Propane/ Fuel Oil in Tank	☐ Television		1178
	Attic Ventilator	· Fen	C Flag Pole	2 Refrigerator	Television		
-	Awning		☐ Garage Door Opener	☐ Safe	D Thermost		-
	Basement/Cra	wl Space	☐ Remote Control	☐ Satellite Dish/Receiver	Trash Co	mpactor	•
	/entilator Fan	-1 6 Must	Gas Grillo	☐ Saune	☐ Built-I	n D Fr	ee Standing
	Basketball Por		☐ Built-In ☐ Free Standing	Sewage Pump	Tree Hou	60	
	Eirdhouses	Free Standing	C Gates C Remote Control	☐ Shelving Unit & System ✓☐ Built-In ☐ Free Standing	C Trellis		
	enurouses Boel Dock ser	wining tha	C Gazebo	Shower Head/Sprayer	☐ Vecuum :		
	Property	R toward 15th at Long	☐ Hot Tub	Smoke Detector	_ D Vacut		hmenis.
220000	Carbon Mono	kide Detector	C Humiditier	☐ Battery Operated	U Vent Hoo		
	Ceiling Fan	•	☐ Ice Maker	D Hard Wired	Washing Washing		
	🗆 Remote Co	ntral	☐ Built-in ☐ Free Stending	☐ Speakers (Bull£in)	☐ Water Pu		ar .
	Chandelier		☐ Intercom System	☐ Statuary	O Lease		
	Dehumidifier		D Landscape Inigation System	☐ Stepping Stones	O Water So		
		Free Stending	C Lendacaping Lights	CI Storage Building	U Weather		A A H I LOUIS
	Dishwasher	ann anti-r 10	☐ Light Bulbs	☐ Stove	☐ Well Pun		
		Free Standing	☐ Light Fixtures	☐ Gas ☐ Bectric	☐ Window !		
	Dog House Doorbell		(Except Chandellers)	☐ Built-In ☐ Free Standing	Mindaw :		,
	Door & Windo	as bloodsman	Melibox	Sump Pump	Ünduding		
	Dryer -	TO CONTER	Microwave Overn	Surface Unit Cook Top	Wine Co	Mer	,
	NAME OF TAXABLE PROPERTY.	Electric	DBuilt-in DFree Standing	☐ Gas ☐ Electric			
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fixtures/lifeme included in the sale of		٠.	and the state of t	And the state of t	acemaniste in the
	The second secon	The state of the s	11	1-	
r fixtures/Items not included in the sak	a of Property shall bet	Home	Theark	SUSTER	
moduras/harris not includes in the day	Le System	2 da	te tres	/persion	011
A Carried	many is a secretary many the second	and the same of th	A THE STREET STREET, AND ASSESSED TO SHARE THE PARTY OF T	1	
common law of fixtures shall apply to the remain Property of Seller and shall be a shall lose the right to remove any sure to prevent damage and, if necessary.	MALIONAG DIDE ET CICARI	IN CITE ROUGHER & P.	Berratification deal literature	Sellar shedi use resi	sonable
LLER'S REPRESENTATION REGAR			- According to with Later		
ler:	and with the state of the state	Date	1,20	1/13	andrew of complete the state of
The second secon	NEW MARK OF STREET				
CEIPT AND ACKNOWLEDGMENT E lyer acknowledges the receipt of this S	I Y BUYER: Jellar's Property Discics	ure Statement.			
yer acknowledges the receipt of this S	eller's Property Lisbics			ersynthetische (1988–1988) soger er er er er er bei Springsbergergeren bereite af 1888 bill. Stelle	
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