

SELLER'S PROPERTY DISCLOSURE STATEMENT

EXHIBIT " A "

Georgia
Association
of REALTORS

2009 Printing

This Exhibit is part of the Agreement with an Offer Date of _____ for the purchase and sale of that certain
Property known as: 2200 SMYRNA RD. S.W., CANYERS, Georgia 30094

NOTICE TO BUYER AND SELLER: This disclosure statement is designed to assist Seller in disclosing to prospective buyers material adverse facts relating to the physical condition of Property that may not be readily observable, disclosing historical information and past problems with Property, and identifying those fixtures/items that are included with the sale of Property. **All answers are to be answered with respect to the above referenced property. IF THE ANSWERS TO ANY OF THE QUESTIONS LISTED BELOW ARE "YES" OR "OTHER" SELLER SHALL FULLY EXPLAIN THE ANSWER TO THE QUESTION IN THE BLANK CORRESPONDING TO THE QUESTION AND/OR IN THE ADDITIONAL EXPLANATIONS PARAGRAPH.**

	Yes	No	Don't Know
1. OCCUPANCY:			
(a) Is Property vacant?	_____	X	_____
If yes, how long has it been since Seller occupied Property? _____			
(b) Are there any leases, written or verbal, on Property or any part thereof?	_____	X	_____
2. SOIL, TREES, SHRUBS AND BOUNDARIES:			
(a) Are there any landfills (other than foundation backfill), graves, mine shafts, trash dumps or wells (in use or abandoned) on Property?	X	_____	_____
(b) Is there any sliding, settling (other than normal settling), earth movement, sinkholes, upheaval, or earth stability/expansive soil problems?	_____	X	_____
(c) Are there any diseased or dead trees on Property?	_____	X	_____
(d) Are there any encroachments (known or recorded), leases, unrecorded easements, or boundary line disputes?	_____	X	_____
3. TERMITES, DRY-ROT, PESTS, AND WOOD-DESTROYING ORGANISMS:			
(a) Is there any past or present damage to Property caused by infiltrating pests, termites, dry-rot, or other wood-destroying organisms?	_____	X	_____
(b) Is your Property currently under a transferable bond, warranty or other coverage for termites or other wood destroying organisms by a licensed pest control company?	X	_____	_____
If yes, check type of coverage: <input checked="" type="checkbox"/> re-treatment and repair, or <input type="checkbox"/> re-treatment			
(c) Is there a cost to transfer the bond, warranty or other coverage?	_____	_____	X
If yes, what is the cost? \$ _____			
(d) Is there a cost to maintain the bond, warranty or other coverage?	X	_____	_____
If yes, what is the annual cost? \$ <u>200.00</u> Renewal Date _____			
(e) Have any termite/pest control reports or treatments for Property been done in the last five (5) years?	X	_____	_____
(f) Does any dwelling or garage on Property have any untreated wood or exterior siding/cladding, such as rigid board insulation, foam plastic, synthetic stucco, hard coat stucco, wood or masonry siding (excluding brick), below grade or within six inches of finished grade?	X	_____	_____
4. STRUCTURAL ITEMS, ADDITIONS AND ALTERATIONS:			
(a) What year was the main residential dwelling constructed? <u>1986</u>			
(b) Has there been any movement, shifting, settling (other than normal settling), cracking, deterioration, or other structural problems with any dwelling or garage on Property?	_____	X	_____
(c) Has there been any additional structural bracing, underpinning, or other structural reinforcement added to any dwelling or garage on Property?	_____	X	_____
(d) Are there any problems with driveways, walkways, patios, or retaining walls on Property?	_____	X	_____
(e) Have there been any additions, structural changes, or any other major alterations to the original improvements on the Property?	X	_____	_____
(f) Has there been any work done on the Property where required permits and/or approvals (public or private) were not obtained?	_____	X	_____
(g) Has any work been done to Property that was not in compliance with building codes or zoning regulations?	_____	X	_____
(h) Does any part of the exterior siding or cladding of any dwelling or garage on Property consist of synthetic stucco?	_____	X	_____

5. LEAD-BASED PAINT: Was any part of the residential dwelling on Property constructed prior to 1978?

☐ Yes ☐ Don't Know ☒ No

If you have answered "Yes" or "Don't Know" the Lead-Based Paint Exhibit F54 must be executed by the parties and the Lead-Based Paint Pamphlet F55 must be provided to the buyer.

	Yes	No	Don't Know
6. ROOF, GUTTERS AND DOWNSPOUTS:			
(a) Approximate age of roof: <u>2</u> years. <u>1 YR. - BARN</u>			
(b) Has the roof, or any part thereof, been repaired during Sellers ownership? <u>BARN</u>	<u>X</u>		
(c) Are there any roof leaks or other problems with the roof, roof flashing, gutters or downspouts?		<u>X</u>	
7. DRAINAGE, FLOODING AND MOISTURE:			
(a) Has there been any water leakage, water accumulation, or dampness within the basement, crawl space or other parts of the main dwelling at or below grade?		<u>X</u>	
(b) Have any repairs been made to control any water or dampness problems in the basement, crawl space, or other parts of the main dwelling at or below grade?		<u>X</u>	
(c) Is the Property or any improvements thereon located in a flood zone?		<u>X</u>	
(d) Does water regularly stand on Property for more than 1 (one) day after it has rained?		<u>X</u>	
(e) Has there been any past flooding on Property?		<u>X</u>	
(f) Are there any problems with siding or exterior cladding, swelling, chipping, delaminating or retaining moisture?		<u>X</u>	
(g) Does mold appear on interior heated and cooled portions of any dwelling on Property other than on the walls, floors or ceilings of showers, sinks, and bathtubs?		<u>X</u>	
8. PLUMBING RELATED ITEMS:			
(a) What is your drinking water source: <input checked="" type="checkbox"/> public <input type="checkbox"/> private <input type="checkbox"/> well on property			
(b) If your drinking water is from a well, has it been tested within the past 12 (twelve) months?		<u>X</u>	
(c) Do you have a water softener, filter or purifier? If yes, <input type="checkbox"/> leased <input type="checkbox"/> owned		<u>X</u>	
(d) What is the type of sewage system: <input type="checkbox"/> public <input type="checkbox"/> private <input checked="" type="checkbox"/> septic tank			
(e) Is the main dwelling served by sewage pump or lift system?		<u>X</u>	
(f) Do you know if any septic tank or cesspool on Property has ever been professionally serviced? If yes, please give the date of last service: <u>JAN 2000</u>	<u>X</u>		
(g) Do you know of any past or present leaks, backups, or other similar problems relating to any of the plumbing, water and/or sewage-related items?		<u>X</u>	
(i) Is there any polybutylene plumbing, other than primary service line, on Property?		<u>X</u>	
(j) Are any of the plumbing fixtures in the Property not low water flow fixtures?	<u>X</u>		
9. OTHER SYSTEMS AND COMPONENTS:			
(a) What type of heating system(s) serve the main dwelling? <input checked="" type="checkbox"/> gas <input type="checkbox"/> electric <input type="checkbox"/> other			
(b) What is the approximate age of heating system(s): <u>2</u> years <u>2 UNITS</u> <u>6 MO. - 1 UNIT</u>			
(c) What type of air conditioning system(s) serve the main dwelling? <input type="checkbox"/> gas <input checked="" type="checkbox"/> electric <input type="checkbox"/> other			
(d) What is the approximate age of air conditioning system(s): <u>2</u> years <u>2 UNITS</u> <u>3 YRS. - 1 UNIT</u>			
(e) Is any portion of the main dwelling not served by a central or zoned heating and/or air conditioning system?		<u>X</u>	
(f) How is water heated in the main dwelling? <input type="checkbox"/> electric <input checked="" type="checkbox"/> gas <input type="checkbox"/> solar			
(g) What is the approximate age of water heater: <u>2</u> years			
(h) Does the main dwelling have aluminum wiring other than the primary service line?		<u>X</u>	
(i) Is there any system or appliance which is leased or for which the buyer must pay a transfer fee to continue to use? If yes, what is the transfer fee? \$ _____ If yes, what is the current use fee to be paid by the Buyer? \$ _____		<u>X</u>	
(j) Are any fireplaces not working or in need of repair?		<u>X</u>	
(k) When was each fireplace, wood stove or chimney/flue last cleaned? Date(s): <u>NOV 2001</u>			
10. TOXIC SUBSTANCES:			
(a) Are there any underground tanks, toxic or hazardous substances on Property (structure or soil) such as asbestos, urea-formaldehyde, methane gas, radioactive material, radon, mold, benzene or other environmental contaminants?		<u>X</u>	
(b) Has Property ever been tested for radon, lead, mold or any other potentially toxic substances?			<u>X</u>
11. COVENANTS, FEES AND ASSESSMENTS:			
(a) Is Property part of a condominium, community association or subject to covenants, conditions and restrictions (CC & Rs)?		<u>X</u>	
(b) Is there a mandatory community association fee or assessment? If yes, what is the amount? \$ _____ per _____ Is there an initiation fee? If yes, what amount? \$ _____		<u>X</u>	
(c) Are there any recreational facilities in the community for which the obligation to pay and the right to use are optional? If yes, the nature of the facilities should be described in the Additional Explanations paragraph and the optional fee or charge is \$ _____		<u>X</u>	
(d) In purchasing Property, will any initiation, transfer, or other similar fee be owed to the Association? If yes, what is the amount? \$ _____		<u>X</u>	
(e) Are there any special assessments approved by a Community Association that are not yet due and payable? If yes, what is the amount? \$ _____		<u>X</u>	

12. OTHER MATTERS:

Yes No Don't Know

- (a) Have there been any inspections of Property in the past year?
If yes, by whom and of what type? EXCLUSIVE APPRAISAL SERVICES
- (b) Does Property contain any building products which are or have been the subject of class action lawsuits, litigation or legal claims alleging that the product is defective? If yes, please identify in the Additional Explanations the product or products and the general location of each on Property.
- (c) Is there or has there been in the past any litigation involving Property or any improvement therein alleging negligent or improper construction defects, termites, and/or title problems?
- (d) Has there been any award or payment of money in lieu of repairs for such a defective building product?
- (e) Has any release been signed that would limit a future owner from making any claims in connection with Property?
- (f) Has there been any fire, flood or wind damage which required repairs to Property in excess of \$500.00?
- (g) Approximately how many insurance claims have been filed on Property since you owned it? 0
- (h) Are any fixtures or appliances included in the sale in need of repair?
- (i) Have any repairs been made to the electrical, plumbing, or heating and air condition systems, or any part thereof?
- (j) Was any dwelling on Property or portion thereof (excluding mobile, modular and manufactured dwelling) moved to the site from another location?
- (k) Are there any other adverse, material facts pertaining to the physical condition of the Property that have not otherwise been disclosed?

X — —

— X —

— X —

— X —

— X —

— X —

— X —

— X —

X — —

— X —

— X —

FIXTURES/ITEMS: (Check (✓) only those fixtures/items below that are included in the sale of Property. Unless otherwise indicated, if there is more than one item (such as a second refrigerator or two chandeliers or three smoke detectors), all such fixtures/items checked are included in the sale of Property. Those fixtures/items listed below that are not checked shall not be included in the sale of Property.

- ☐ Air Conditioning Window Unit
- ☐ Air Purifier
- ☒ Alarm System (Burglar)
- ☐ Leased ☒ Owned
- ☒ Alarm System (Smoke/Fire)
- ☐ Leased ☒ Owned
- ☐ Arbor
- ☐ Attic Fan (Whole House Fan)
- ☐ Attic Ventilator Fan
- ☐ Awning
- ☒ Basketball Post & Goal
- ☒ Built-In ☐ Free Standing
- ☐ Birdhouses
- ☐ Boat Dock
- ☐ Carbon Monoxide Detector
- ☒ Ceiling Fan
- ☐ Remote Control
- ☐ Chandelier
- ☒ Closet Shelving System
- ☒ Built-In ☐ Free Standing
- ☐ Dehumidifier
- ☐ Built-In ☐ Free Standing
- ☒ Dishwasher
- ☒ Built-In ☐ Free Standing
- ☐ Dog House
- ☒ Door & Window Hardware
- ☒ Dryer
- ☐ Gas ☒ Electric
- ☐ Fence (Invisible)
- ☐ Fence Pet Collar
- ☒ Fireplace
- ☐ Gas Logs
- ☐ Gas Starter Key
- ☐ Remote Control
- ☒ Screen/Door
- ☐ Wood Burning Insert
- ☐ Fire Sprinkler System
- ☐ Flag Pole
- ☒ Garbage Disposal

- ☒ Garage Door Opener
- ☒ Remote Control
- ☐ Gas Grille
- ☐ Built-In ☐ Free Standing
- ☒ Gates
- ☒ Remote Control
- ☐ Gazebo
- ☐ Hot Tub
- ☐ Humidifier
- ☒ Ice Maker (REFRIG.)
- ☒ Built-In ☐ Free Standing
- ☐ Intercom
- ☐ Jetted Tub
- ☒ Landscape Irrigation System
- ☒ Landscaping Lights
- ☐ Light Bulbs
- ☒ Light Fixtures
- (Except Chandeliers)
- ☒ Mailbox
- ☒ Microwave Oven
- ☒ Built-In ☐ Free Standing
- ☒ Mirror (Attached)
- ☒ Outbuilding
- ☐ Outdoor Bench
- ☐ Playhouse
- ☐ Porch swing
- ☐ Propane Gas/ Fuel Oil Tanks
- ☐ Above ground ☐ Buried
- ☐ Leased ☐ Owned
- ☐ Propane/ Fuel Oil in Tank
- ☐ Radio (Built-In)
- ☒ Refrigerator
- ☐ Safe
- ☒ Satellite Dish/Receiver
- ☐ Sauna
- ☐ Septic Pump
- ☒ Shelving Unit & System
- ☒ Built-In ☐ Free Standing
- ☒ Shower Head/Sprayer

- ☒ Smoke Detector
- ☒ Battery Operated
- ☐ Hard Wired
- ☐ Speakers (Built-In)
- ☐ Statuary
- ☒ Stepping Stones
- ☐ Storage Building
- ☒ Stove (OVEN)
- ☐ Gas ☒ Electric
- ☒ Built-In ☐ Free Standing
- ☐ Sump Pump
- ☒ Surface Unit Cook Top
- ☒ Gas ☐ Electric
- ☒ Swimming Pool
- ☐ Above Ground
- ☐ Swimming Pool Equipment
- (List below)
- ☐ Swing Set
- ☒ Switch Plate Covers
- ☒ Telephone Jacks/Wires
- ☐ Television Antenna
- ☒ Television Cable/Jacks
- ☒ Thermostat (Programmable)
- ☒ Trash Compactor
- ☒ Built-In ☐ Free Standing
- ☐ Tree House
- ☐ Trellis
- ☐ Vacuum System (Built-In)
- ☐ Vacuum Attachments
- ☒ Vent Hood
- ☒ Washing Machine
- ☐ Water Purification System
- ☐ Water Softener System
- ☐ Weather Vane
- ☐ Well Pump
- ☒ Window Screens
- ☒ Window Treatments (including Hardware)
- ☐ Wine Cooler

Other fixtures/items included in the sale of Property shall be: _____

Other fixtures/items not included in the sale of Property shall be: _____

The common law of fixtures shall apply to fixtures not addressed herein. Those fixtures/items that are not included in the sale of Property shall remain Property of Seller and shall be removed prior to closing or the transfer of possession of Property to Buyer, whichever is later. Seller shall lose the right to remove any such fixtures/items not timely removed. In removing all fixtures/items, Seller shall use reasonable care to prevent damage and, if necessary, to restore Property to its original condition.

14. **AGRICULTURAL DISCLOSURE:** Is Property within, partially within, or adjacent to any property zoned or identified on an approved county land use plan as agricultural or forestry use? ☐ Yes ☒ No ☐ Don't Know

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.

15. **ADDITIONAL EXPLANATIONS FOR ALL QUESTIONS ANSWERED "YES" or "OTHER":** [Explanations should reference the number of the question for which more detailed information is being provided.]

- NO LONGER USING WELL ON PROPERTY DUE TO COUNTY WATER.
- PROPERTY COMPLETELY RENOVATED BETWEEN 2001 AND 2002.

☐ MARK BOX IF ADDITIONAL PAGES ARE ATTACHED.

SELLER'S REPRESENTATION:

To the best of Seller's knowledge and belief, the information contained in this Seller's Property Disclosure Statement is accurate and complete as of the date signed by Seller. It should not be a substitute for Buyer inspecting Property or obtaining any warranties with regard to Property that Buyer may wish to obtain. Seller hereby authorizes Broker to provide this Seller's Property Disclosure Statement to prospective buyers of Property and to real estate Brokers and their affiliated Licensees. Seller agrees to promptly update this Seller's Property Disclosure Statement and to provide any Buyer and Broker with a revised copy of the same if there are any material changes in the answers to the questions contained herein.

Is each individual named below a U.S. Citizen or resident alien?

☒ Yes ☐ No

Has each individual named below been a Georgia resident for the past two years?

☒ Yes ☐ No

Has Property been Seller's primary residence for at least two of the last five years?

☒ Yes ☐ No

Seller: William J. Ferrell

Date: 6/20/09

Seller: Patricia A. Ferrell

Date: 6/20/09

RECEIPT AND ACKNOWLEDGMENT BY BUYER:

I acknowledge receipt of this Seller's Property Disclosure Statement. I understand that, except as stated in the Purchase and Sale Agreement, Property is being sold in its present condition, without warranties or guarantees of any kind by Seller or Brokers. No representations concerning the condition of Property are being relied upon by Buyer except as disclosed herein or stated in the Purchase and Sale Agreement.

Buyer: _____

Date: _____

Buyer: _____

Date: _____