SELLER'S PROPERTY DISCLOSURE STATEMENT EXHIBIT "_____"



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This Seller's Property Disclosure Statement ("Statement") is an exhibit to the Purchase and Sale Agrange for the Property (known as or located at: 1337 Barson Rd Queung Harris Georgia, 30582). This Statement is intended fulfill Seller's legal duty to disclose hidden defects in the Property of which Seller is aware. Seller is oblineven when the Property is being sold "as-is."	I to make it easier	for Seller t
 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; (3) provide additional explanations to all "yes" answers in the corresponding Explanation section questions, 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 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 should conduct a thorough inspection of the Property. If Seller has not occupied the Property recen Property's condition may be limited. Buyer is expected to use reasonable care to inspect the Property Buyer's purposes. If an inspection of the Property reveals problems or areas of concern that wo to investigate further, Buyer should investigate further. A "yes" or "no" answer to a question means knowledge and belief of all Sellers of the Property.	tly, Seller's knowle rty and confirm tha uld cause a reasor	edge of the at is suitable nable Buye
C. SELLER DISCLOSURES.		
1. GENERAL:	YES	NO
(a) What year was the main residential dwelling constructed? 1979		
(b) Is the Property vacant?		X
If yes, how long has it been since the Property has been occupied? <i>N/A</i>		
(c) Is the Property or any portion thereof leased?	The printing of the great of th	X
(d) Has the Property been designated as historic or in a historic district where permission m received to make modifications and additions?	ust be	×
EXPLANATION: Property does join the walking trail and park area ac	ross the St	reet, and
at one time they were wanting to put paved side walks throng	h there.	
J		
		- I
2. COVENANTS, FEES, and ASSESSMENTS:	YES	NO
(a) Is the Property subject to a recorded Declaration of Covenants, Conditions, and Restrictions?	X	X
(b) Is the Property part of a condominium or community in which there is a community associated in the second seco	ciation?	×
EXPLANATION: Property does join the walking trail and park area ac	cross the stree	et, which
I believe has something to do with Young harris College		
3. LEAD-BASED PAINT:	YES	NO
(a) Was any part of the residential dwelling on the Property or any painted component, fixtur material used therein constructed or manufacture prior to 1978? IF YES, THE "LEAD-B PAINT EXHIBIT" GAR F54 MUST BE EXECUTED BY THE PARTIES AND THE "LEAI BASED PAINT PAMPHLET" GAR B11 MUST BE PROVIDED TO THE BUYER.	ASED	×
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STRUCTURAL ITEMS, ADDITIONS AND ALTERIATIONS: (a) Has there been any settling, movement, cracking or breakage of the foundations or structural supports of the improvements? (b) Have there been any settling, movement, cracking or breakage of the foundations or structural supports of the improvements? (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? (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 grandfathered)? (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? XYPLANATION: Washing machine hose sprung a leak so floar was redone in Laundag toom area with ply woord over existing flaer. SYSTEMS and COMPONENTS: (a) Approximate age of HVAC system(s): 1974 years (b) Is any heated and cooled portion of the main dwelling not served by a central heating and cooling system? (c) Is any portion of the heating and cooling system in need of repair or replacement? (d) Does any dwelling or garage have aluminum wiring other than in the primary service line? (e) Are any fireplaces decorative only or in need of repair? (f) Have there been any reports of damaging moisture behind exterior wells constructed of synthetic stucco? XYPLANATION: Fire places, have not been used since 1984 when my grandfather pass than year the places have not been used since 1984 when my grandfather pass than year to be cleaved out by a chimmeny succept. XYPLANATION: Fire places, have not been used since 1984 when my grandfather pass than year to be a clear or have an electronic part put on the place of the place of the second of the place of the pl	ı		VEC	N/O
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(a) Approximate age of HVAC system(s): 1974 years (b) Is any heated and cooled portion of the main dwelling not served by a central heating and cooling system? (c) Is any portion of the heating and cooling system in need of repair or replacement? (d) Does any dwelling or garage have aluminum wiring other than in the primary service line? (e) Are any fireplaces decorative only or in need of repair? (f) Have there been any reports of damaging moisture behind exterior walls constructed of synthetic stuccor? XXPLANATION: Fire places have not been used since 1984 when my grandfather pass that I got a chimmeny sweaper. XXPLANATION: Fire places have not been used since 1984 when my grandfather pass that I got a strice either needs to be replace or have an electronic part put one of that I got a strice either needs to be replace or have an electronic part put one always send the specific act to do so. SEWER/PLUMBING RELATED ITEMS: (a) What is the drinking water source: public private well (b) 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? (c) What is the sewer system: public private system, how many bedrooms was the septic system approved for by local government authorities? (a) What is the sewer system by a septic system, how many bedrooms was the septic system approved for by local government authorities? (d) If the Property is served by a sewage pump? (f) Has any septic tank or cesspool on Property ever been professionally serviced? If yes, please give the date of last service: N/A (g) Are there any leaks, backups, or other similar problems with any portion of the plumbing, water, or sewage systems or damage therefrom? (g) Are there any leaks, backups, or other similar problems with any portion of the plumbing, water, or sewage systems or damage therefrom? (g) Has there ever been any damage from a frozen water line, spigot, or fixture? XXPLANATION: Home has 2 Septic tanks main flore. The other one is at the end.	5.	SYSTEMS and COMPONENTS: Dut in home in	YES	NO
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(c) Is any portion of the heating and cooling system in need of repair or replacement? (d) Does any dwelling or garage have aluminum wiring other than in the primary service line? (e) Are any fireplaces decorative only or in need of repair? (f) Have there been any reports of damaging moisture behind exterior walls constructed of synthetic stucco? XYLANATION: Fire places have not been used since 1984 when my grandfather pass are so that lights the gas each time it comes on, Because right note it does not that lights the gas each time it comes on, Because right note it does not be that lights the gas each time it comes on, Because right note it does not be that 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? (c) What is the sewer system: public private was the septic system approved for by local government authorities? (d) If the Property is served by a semptic system, how many bedrooms was the septic system approved for by local government authorities? (e) Is the main dwelling served by a sewage pump? (f) Has any septic tank or cosspool on Property ever been professionally serviced? If yes, please give the date of last service: N/A (g) Are there any leaks, backups, or other similar problems with any portion of the plumbing, water, or sewage systems or damage therefrom? (h) Is there presently any polybutylene plumbing, other than the primary service line? XYLANATION: Home has a septic tanks or one is too the left when Sacing corport. XYLANATION: Home has a septic tanks many floors. The other one is at the each	-	(b) Is any heated and cooled portion of the main dwelling not served by a central heating and		X
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(i) Has there ever been any damage from a frozen water line, spigot, or fixture? XPLANATION: Home has a septic tanks - One is too the left when facing carport Only logge and serves the main floor. The other one is at the end	-	(h) Is there presently any polybutylene plumbing, other than the primary service line?		$\mid X -$
XPLANATION: Home has a septic tanks - One is too the left when facing carport	-	(i) Has there ever been any damage from a frozen water line, spigot, or fixture?	<u> </u>	$\perp X_{-}$
and leave and somes the main floor. The other one is at the end	EXF		cina co	rport
f block walls from basement area and serves the basement floor plumbin	1	a children and conver the main floor. The other one is	at the	end
+ block walls from basement area and serves the succession	10	No Near Hope-trees and Serves the main from the street	floor o	lumbine
	0+	block walls from basement area and serves the basement	·	C

7. ROOFS, GUTTERS, and DOWNSPOUTS:	YES	NO
(a) Approximate age of roof on main dwelling: <u>(ມາ Kຄເພດ</u> years.		
(b) Has any part of the roof been repaired during Seller's ownership?	<u> </u>	
(c) Are there any roof leaks or other problems with the roof, roof flashing, gutters, or downspouts?		X
XPLANATION: Home was built in 1974 and has the and roof o	310 /t 3	SINCE
it was buildt.		
	YES	NO
 FLOODING, DRAINING, MOISTURE, and SPRINGS: (a) Is there now or has there been any water intrusion in the basement, crawl space or other parts of any dwelling or garage or damage therefrom? 		X
(b) Have any repairs been made to control water intrusion in the basement, crawl space, of other		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?		$\uparrow \hat{\chi}$
(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?		† X
(f) Are there any dams, retention ponds, storm water detention basins, or other similar facilities: XPLANATION:	1	17.
SOIL AND BOUNDARIES:	YES	NO
(a) Are there any landfills (other than foundation backfill), graves, burial pits, caves, mine snafts, trash dumps or wells (in use or abandoned)?	X	X
(b) Is there now or has there ever been any visible soil settlement or movement?		X
(c) Are there presently any encroachments, unrecorded easements or boundary line disputes with a neighboring property owner?		<u> </u> ×
(d) Do any of the improvements encroach onto a neighboring property?		X
XPLANATION: When faceing the Magnolia tree the original home pla	ice wa	s 40
was last which was burnt down and used to fill in the old har	ne piuc	
recensive one There was also an old hand cranked well +	iat we	72 HI
a spatie took somewhere at	50 INT	hout
creat. Telephone pole down in field area would be about back corner of old	YES	NO
TERMITES, DRY ROT, PESTS, and WOOD DESTROYING ORGANISMS: (a) Is there any damage resulting from animals (such as squirrels, mice, possum or raccoons);	1,50	-
innerta (auch as formitee, hees and ants); or by filled of CIV (OI)		$\frac{X}{Y}$
(b) 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, is it transferable? NA What is the cost? \$ NA		X
If yes, company name/contact: N/A		
Coverage: re-treatment and repair re-treatment periodic inspections only		
Expiration Date		
(c) Is there a cost to maintain the bond, warranty or service contract?		
If yes, what is the annual cost? \$ N/A	1	
XPLANATION: My grand parents used to have orkan bug people come out	but 100	w we
are just here putting out stuff like moth balls and rad-a-bu	g cius	r or
opraying with bug spray from local hard ware store.		

4 4	ENVIRONMENTAL, HEALTH, and SAFETY CONCERNS:	YES	NO
11.	(a) Are there any underground tanks or toxic or hazardous substances such as asbestos?	X	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		X
	environmentally hazardous substances?]	<u> </u>
EXF	PLANATION: When facing the Magnolia Tree down to your left will be a	telepho	we
00	PLANATION: When facing the Magnolia Tree down to your left will be a le the original Home place Sat between the two and probly had a sept	tic tan	K bu
axas	le the original Home place Sat between the two was proving not a set is so long ago no one knows any thing about it. But orginal home was bely and used to fill in old basement area.	unt do	N/ NW
(97	14 and used to fill in old basement area.		1
12.	I ITIGATION and INSURANCE:	YES	NO
	(a) Is there now or has there been any litigation therein alleging negligent construction or defective		X
	(b) Has there been any award or payment of money in lieu of repairs for defective building		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
		\$1000000000000000000000000000000000000	N 45A66Spe660000
EXF	(f) How many insurance claims have been filed during Seller's ownership? <u>Nove kபலம</u> செ		
EXP	(f) How many insurance claims have been filed during Seller's ownership? None பெல்ப வி		
	(f) How many insurance claims have been filed during Seller's ownership? <u>Nove kuow</u> சி	YES	NC
13.	(f) How many insurance claims have been filed during Seller's ownership? None Known of PLANATION: OTHER HIDDEN DEFECTS: (a) Are there any other hidden defects that have not otherwise been disclosed?	YES	N X
13.	(f) How many insurance claims have been filed during Seller's ownership? None பெல்ப ்டி		
13.	(f) How many insurance claims have been filed during Seller's ownership? None Known of PLANATION: OTHER HIDDEN DEFECTS: (a) Are there any other hidden defects that have not otherwise been disclosed?	X	×
13.	(f) How many insurance claims have been filed during Seller's ownership? None Known of PLANATION: OTHER HIDDEN DEFECTS: (a) Are there any other hidden defects that have not otherwise been disclosed?	YES	× N X

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.

ADDITIONAL EXPLANATIONS (If needed): Front property line is about 10 to 15 feet on other side of Road but Road is a public Kutted out hed to the right of property goes with property but has an easement or it as well as a water meter for Brick home to the right back side of property. too your left when facing home one is for home 2 water meters other was for the old home place. Home was build from lumber grown on the property and taken over to Ckreland Ga. where it was plained down into lumber at the sawmill then brought back. 5) My dad James Bobby Kirby Sr. drawed up the house plans for the home which was to be his parents who were Vick and Lorrence Kerby. 6) Vick and Lorrene owned the only shoe shop and pool room in young houris and were TV in the area, Lorrense was also a high school principle. the first people to own a a grape orchered to your left that run along road leading to house across field that he used for making grape wine. Poles in very top Center of big grey barn were used to hang and dry tobbacco. Stalls were used Keep there bulls in they used for pulling tarm polos. 7) My dad James Bobby Kirby and Ceicle Huighes did all the Block and Brick work 8) On the main floor you have Yzinch plywood above ceiling tiles making it a double ceiling. All in All home is a very stought well built home. 9) Ceicle Hughes who is Kathy Hughes brother = (706) 897-4349 Kathy's Number has been cutting hay off the field to your left and upper field above barn to keep place cleared off these latter years. So if New owner want to change that they need to try to get up with him 10) When facing basement door double window to your left used to be agrage door but when amnot parent got old it was closed in and basement was turned into living quarters for their live in help and them. I hope this answers most of New possible owners question's as my father word has beginning stages of Alzemizers and tryied to help with answers to the best of hisability.

which does not remain we below that are left bland WITH THE PROPERTY. otherwise indicated, if an is left blank, Seller may rewith regard to the items below prior to complete blank blank below prior to complete blank	USE: It is often unclear what cons with the Property. To avoid dispunct THE ITEMS ON THE CHECK All items remaining with Property item is left blank, the Seller may emove all Refrigerators on the Pro- telow. The common law of fixtures closing or the transfer of possess	titutes a fixture which remains with the ites, Seller shall have the right to a LIST BELOW THAT ARE CHECKED shall include remotes and/or all accordance all of that item from the Property. This checklist is intended to sue shall apply to all items not on this chion, whichever is later. Seller shall to a sonable care to prevent and repair	remove all items on the checklist ED OR MARKED SHALL REMAIN ressories necessary for use. Unless perty. For example, if "Refrigerator" repersede the common law of fixtures recklist. Seller shall remove all items use the right to remove those items
Appliances	☐ Television (TV)	☐ Birdhouses	☐ Fire Sprinkler System
☐ Clothes Dryer	☐ TV Antenna	☐ Boat Dock	☐ Gate
☐ Clothes Washing	☐ TV Mounts/Brackets	☐ Fence - Invisible	☐ Safe (Built-In)
, Machine	☐ TV Wiring	☐ Dog House	☑ Smoke Detector
Dishwasher upstairs	LI V VVIIII	☐ Flag Pole	☑ Window Screens
☐ Garage Door	Interior Fixtures	☐ Gazebo	
Opener	☐ Ceiling Fan	☐ Irrigation System	Systems
☐ Garbage Disposal		☐ Landscaping Lights	☐ A/C Window Unit
☐ Ice Maker	☐ Chandeller wagow wheel ☐ Closet System	☐ Mailbox	☐ Air Purifier
☐ Microwave Oven	☑ Fireplace (FP) up \$+a\res	D'Out/Storage Building Grey Born	
☐ Oven	☐ FP Gas Logs	☐ Porch Swing ONK N	Attic Ventilator Fan 🎲
☐ Refrigerator w/o Freezer	☐ FP Screen/Door	=	☐ Ventilator Fan Electric IN Attic
Modrigorotor/Eropzer 40% ld	☐ FP Wood Burning Insert	☐ Statuary	☐ Dehumidifier
☐ Free Standing Freezer	☐ FF Wood Building insert	☐ Stepping Stones	☐ Generator
	Light Fixtures	☐ Swing Set	☐ Humidifier
☑ Stovegas upstairs ☐ Surface Cook Top	☐ Mirrors	☐ Tree House	☐ Propane Tank
	☐ Wall Mirrors	☐ Trellis	☐ Propane Fuel in Tank
☐ Trash Compactor		☐ Weather Vane	☐ Fuel Oil Tank
☐ Vacuum System	☐ Vanity (hanging) Mirrors	Recreation	☐ Fuel Oil in Tank
Vent Hood apstairs	☐ Shelving Unit & System	Gas Grill	☐ Sewage Pump
☐ Warming Drawer	☐ Shower Head/Sprayer	☐ Hot Tub	☐ Solar Panel
☐ Wine Cooler	☐ Storage Unit/System	☐ Outdoor Furniture	C O D
Home Media	☑ Storage Onlogystem ☑ Window Blinds (and	☐ Outdoor Playhouse	☐ Sump Pump Thermostat on wall in upstai ☐ Water Purification Mallware
☐ Amplifier	Hardware)	☐ Pool	Mater Purification hallwar
☐ Cable Jacks	☑ Window Shutters (and	☐ Pool Equipment	System
☐ Cable Receiver	,Hardware)	☐ Pool Chemicals	☐ Water Softener
☐ Cable Remotes	☑ Window Draperies (and	☐ Sauna	System
☐ Intercom System	Hardware)	☐ Saulia	☐ Well Pump
☐ Internet HUB	☐ Unused Paint	Safety	
☐ Internet Wiring		☐ Alarm System (Burglar)	Other (FO)
☐ Satellite Dish	Landscaping / Yard	☐ Alarm System (Smoke/Fire)	Electric Blower (FP)
☐ Satellite Receiver	☐ Arbor	☐ Security Camera	M(FP) Sereen - sme
☐ Speakers	☐ Awning	Carbon Monoxide Detector	Electric Space Heater Upstairs
☐ Speaker Wiring	☐ Basketball Post	☐ Carbon Monoxide Detector ☐ Doorbell	
Switch Plate Covers	and Goal	Door & Window Hardware	Small Aectric Space Heater
Est Official Late Colors			upstairs Balmon by bathrow
			Whoma Electric Space meater
			LIOSTA) OS ICITCHEN
Clarification Regarding Mult	iple Items. Items identified above	e as remaining with Property where	Seller is actually taking one or
more of such items shall be id	dentified below. For example, if "	Refrigerator" is marked as staying v	with the Property, but Seller is
taking the extra refrigerator in	the basement, the extra refriger	ator and its location shall be descri-	bed below. This section shall
control over any conflicting or i	inconsistent provisions contained	elsewhere herein.	
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		•	
n and New World Co.	Handay Itana	party are in pead of reneir or replace	ment:
items Needing Hepair. The fo	ollowing items remaining with Proj Veeds 40 have eletrowi	perty are in need of repair or replace	mont.
FURCINCE IN HATTIE	DECUS TO MUCE CLEFTOWN	C per i Cpiaceco	
4	and the second s		

RECEIPT AND ACKNOWLEDGEMENT BY BUYER	SELLER'S REPRESENTATION REGARDING THIS STATEMENT
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
1 Buyer's Signature	1 Seller's Signature
Print or Type Name	Print or Type Name
Date	Date
2 Buyer's Signature	2 Seller's Signature
Print or Type Name	Print or Type Name
Date	10-5-18 Date
Additional Signature Page (F149) \square is \square is not attached.	Additional Signature Page (F149) ☐ is ☐ is not attached.
	person's signature filling out paper work
	Karin E. Tye-Carter print or Type Name
	print or Type Name
	Oct. 01, 2018 Date