

SELLER'S PROPERTY DISCLOSURE STATEMENT
(NEW CONSTRUCTION)
EXHIBIT " _____ "

2025 Printing

This Seller's Property Disclosure Statement ("Statement") is an exhibit to the New Construction Purchase and Sale Agreement with an Offer Date of _____ for Property known as or located at: 475 Parnell Drive, Ellijay Georgia 30540. 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 DISCLOSURE STATEMENT. In completing this Disclosure 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 in the New Construction Purchase and Sale Agreement (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) Date of initial building permit: <u>12-21-2022</u>		
Date of Certificate of Occupancy: <u>08-28-2024</u>		
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?		☒
(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.	☒	
EXPLANATION:		

3. 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?		✓
(b) Has there been any cracking, settlement or visible movement of retaining walls?		✓
(c) Has any work been done where a required building permit was not obtained?		✓
(d) Is Seller aware of violations of building codes or zoning regulations or received notice of the same?		✓

EXPLANATION:

4. SYSTEMS and COMPONENTS:	YES	NO
(a) What is/are the heating system(s) serving the Property? ☒ Electric ☐ Gas ☐		
(b) What is/are the air conditioning systems(s) (A/C) serving the Property? ☒ Electric ☐ Gas ☐		
(c) What is/are the water heater(s) serving the Property? ☒ Electric ☐ Gas ☐ Solar		
(d) Are any fireplaces not vented?		

EXPLANATION:

5. SEWER/PLUMBING RELATED ITEMS:	YES	NO
(a) What is the drinking water source: ☒ public ☐ private ☐ well		
(b) If the drinking water is from a well, give the date of last service: _____		
(c) 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: _____		
(d) What is the sewer system: ☐ public ☐ private ☒ septic tank		
(e) Is, or will, the main dwelling served by a sewage pump?	✓	
(f) Is there presently any polybutylene plumbing, other than the primary service line?		✓

EXPLANATION:

6. SOIL, TREES, SHRUBS AND BOUNDARIES:	YES	NO
(a) Is there or will there be any construction or other debris buried on Property?		✓
(b) Are there any springs, mine shafts, graves, trash dumps or wells (in use or abandoned) on Property?		✓
(c) Are there any diseased or dead trees?		✓
(d) Are there any encroachments, boundary line disputes, leases or unrecorded easements?		✓
(e) Is any part of the Property or any improvements thereon presently located in a 100 year Special Flood Hazard Area where there is at least a 1% chance of a flood in any given year?		✓
(f) Are there any present drainage or flooding problems?		✓
(g) Has there ever been any water leakage, accumulation, or dampness within the improvements on Property after its completion?		✓

EXPLANATION:

7. TERMITE TREATMENT:		YES	NO
(a)	Is there or will there be a system (meeting the standards of the Georgia Department of Agriculture) to control termites and other wood destroying organisms serving the Property?		✓
	If yes, check type: ☐ Soil Treatment ☐ Baiting System ☐ Other: _____		
(b)	Is there, or will there be, a transferable termite bond on the Property?		✓
	If yes, check type of coverage: ☐ re-treatment and repair or ☐ re-treatment only		

EXPLANATION:

8. TOXIC SUBSTANCES:		YES	NO
(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 substances or environmental contaminants?		✓
(b)	Has Property been tested for radon, mold or any other toxic substances?		✓

EXPLANATION:

9. OTHER MATTERS:		YES	NO
(a)	Do you know of any outstanding notices of violations of local, state, or federal laws, codes or regulations with respect to Property?		✓
(b)	Is Property currently or has it been the subject of litigation including, but not limited to defective building products, construction defects, termites, and/or title problems?		✓
(c)	Have you signed any release that would limit a future owner from making any claims in connection with Property?		✓
(d)	Are there any other adverse, material facts pertaining to the physical condition of the Property that have not otherwise been disclosed?		✓

EXPLANATION:

10. 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?		✓
(b)	Is the Property receiving preferential tax treatment as an agricultural property?		✓

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.

☐ Additional pages are attached.

SELLER'S REPRESENTATION REGARDING SELLER'S NEW CONSTRUCTION PROPERTY DISCLOSURE STATEMENT:

Seller represents that Seller has followed the Instructions to Seller in Completing This Disclosure Statement set forth in Paragraph A above and will follow the same in updating this Disclosure Statement as needed from time to time.

DocuSigned by:

Seller: PETRA BLAHUTOVA

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Date: 8/27/2025 | 2:46 PM PDT

Seller: _____

Date: _____

☐ Additional Signature Page (F267) is attached.

RECEIPT AND ACKNOWLEDGMENT BY BUYER:

Buyer acknowledges the receipt of this Seller's New Construction Property Disclosure Statement.

Buyer: _____

Date: _____

Buyer: _____

Date: _____

☐ Additional Signature Page (F267) is attached.