

SELLER'S PROPERTY DISCLOSURE STATEMENT
EXHIBIT "A. _____"



2025 Printing

This Seller's Property Disclosure Statement ("Statement") is an exhibit to the Purchase and Sale Agreement with an Offer Date of _____ for the Property (known as or located at: 105 May Glen Way _____ Roswell _____, Georgia, 30076 _____). 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 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 (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.

	YES	NO
1. GENERAL:		
(a) What year was the main residential dwelling constructed? <u>1983</u>		
(b) Is the Property vacant?		✓
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 or in a historic district where permission must be received to make modifications and additions?		✓
EXPLANATION:		

	YES	NO
2. COVENANTS, FEES, and ASSESSMENTS:		
(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:		

	YES	NO
3. LEAD-BASED PAINT:		
(a) 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 YES, THE "LEAD-BASED PAINT EXHIBIT" GAR F316 MUST BE EXECUTED BY THE PARTIES AND THE "LEAD-BASED PAINT PAMPHLET" GAR CB04 MUST BE PROVIDED TO THE BUYER.		✓

4. 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) Have any structural reinforcements or supports been added?		✓
(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?		✓

EXPLANATION:

5. SYSTEMS and COMPONENTS:	YES	NO
(a) Has any part of the HVAC system(s) been replaced during Seller's ownership?	✓	
(b) Date of last HVAC system(s) service: <u>7-7-25</u>		
(c) Is any heated and cooled portion of the main dwelling not served by a central heating and cooling system?	✓	
(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?		✓
(h) Is there any Spray Polyurethane Foam (SPF) insulation in the Property?		✓
(i) Are any systems/components subject to a lease or rental payment plan (i.e. HVAC, security system, appliances, alternate energy source systems, etc.)?		✓
(j) Are there any remotely accessed thermostats, lighting systems, security camera, video doorbells, locks, appliances, etc. servicing the Property?		✓

EXPLANATION: New HVAC units in 2015, serviced annually

6. SEWER/PLUMBING RELATED ITEMS:	YES	NO
(a) Approximate age of water heater(s): <u>9</u> years		
(b) What is the drinking water source: <input checked="" type="checkbox"/> public <input type="checkbox"/> private <input type="checkbox"/> 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: <input checked="" type="checkbox"/> public <input type="checkbox"/> private <input type="checkbox"/> 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?		
(g) Is the main dwelling served by a sewage pump?		✓
(h) Has any septic tank or cesspool on Property ever been professionally serviced?		✓
If yes, give the date of last service:		
(i) Are there any leaks, backups, or other similar problems with any portion of the plumbing, water, or sewage systems or damage therefrom?		✓
(j) Is there presently any polybutylene plumbing, other than the primary service line?		✓
(k) Has there ever been any damage from a frozen water line, spigot, or fixture?		✓

EXPLANATION: Den paint discoloration: master tub stopper mechanism broke and contractor repaired from under tub rather than bust tiles.

His ceiling paint did not match exactly. This was about 6 yrs ago.

7. ROOFS, GUTTERS, and DOWNSPOUTS:	YES	NO
(a) Approximate age of roof on main dwelling: <u>16</u> years.		
(b) Has any part of the roof been repaired during Seller's ownership?	✓	
(c) Are there any roof leaks or other problems with the roof, roof flashing, gutters, or downspouts?		✓

EXPLANATION: *minor leaks before replacing the roof.*

Master tray ceiling discoloration: After new roof, the seals on the roof fan and chimney flashing were not installed properly & they leaked. These were repaired by a different contractor. No problem since.

8. FLOODING, DRAINING, MOISTURE, and SPRINGS:	YES	NO
(a) Is there now or has there been any water intrusion 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 intrusion into the basement, crawl space, or other interior parts of any dwelling or garage from the exterior?	✓	<i>(see below)</i>
(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: *main line/pipe coming into basement broke & was replaced approx. 20 yrs ago - no issues since*

9. SOIL AND BOUNDARIES:	YES	NO
(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?		✓
(e) Are there any underground pipelines crossing the Property that do not serve the Property?		✓

EXPLANATION:

Settlement in front yard

10. TERMITES, DRY ROT, PESTS, and WOOD DESTROYING ORGANISMS:	YES	NO
(a) Are you aware of any wildlife accessing the attic or other interior portions of the residence?		✓
(b) Is there any damage or hazardous condition resulting from such wildlife intrusion; from insects (such as termites, bees and ants); or by fungi or dry rot?		✓
(c) Is there presently a bond, warranty or service contract for termites or other wood destroying organisms by a licensed pest control company?	✓	
If yes, what is the cost to transfer? \$ _____	What is the annual cost? _____	
If yes, company name/contact: _____		
Coverage: <input type="checkbox"/> re-treatment and repair	<input type="checkbox"/> re-treatment	<input type="checkbox"/> periodic inspections only
Expiration Date _____	Renewal Date _____	

EXPLANATION:

11. ENVIRONMENTAL, HEALTH, and SAFETY CONCERNS:		YES	NO
(a) Are there any underground tanks or toxic or hazardous substances such as asbestos?			✓
(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 potentially toxic or environmentally hazardous substances?			✓

EXPLANATION:

12. LITIGATION and INSURANCE:		YES	NO
(a) Is there now or has there been any litigation therein alleging negligent construction or defective building products?			✓
(b) Has there been any award or payment of money in lieu of repairs for defective building products or poor construction?			✓
(c) Has any release been signed regarding defective products or poor construction that would limit a future owner from making any claims?			✓
(d) During Seller's ownership have there been any insurance claims for more than 10% of the value of the Property?			✓
(e) Is the Property subject to a threatened or pending condemnation action?			✓
(f) How many insurance claims have been filed during Seller's ownership? _____			

EXPLANATION:

13. OTHER HIDDEN DEFECTS:		YES	NO
(a) Are there any other hidden defects that have not otherwise been disclosed?			✓

EXPLANATION:

14. 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 EXPLANATIONS (If needed):

D. FIXTURES CHECKLIST

- 1. Directions on How to Generally Fill Out Fixtures Checklist.** REGARDLESS OF WHETHER AN ITEM IS A FIXTURE OR NOT, SELLER SHALL HAVE THE RIGHT TO REMOVE ALL ITEMS ON THE FIXTURES CHECKLIST BELOW THAT ARE LEFT BLANK. THE ITEMS ON THE CHECKLIST BELOW THAT ARE CHECKED OR MARKED SHALL REMAIN WITH THE PROPERTY. Unless otherwise indicated, if an item is left blank, the Seller may remove all of that item from the Property. For example, if "Refrigerator" is left blank, Seller shall remove all Refrigerators on the Property, unless otherwise noted. Similarly, if "Refrigerator" is checked or marked in the Fixtures Checklist, then all refrigerators shall remain with the Property unless otherwise noted. This Fixtures Checklist is intended to supersede the common law of fixtures with regard to the items identified below. The common law of fixtures shall apply to all items not identified on this Fixtures Checklist.
- 2. Items Not Remaining with the Property.** Items identified as not remaining with the Property that are physically attached to the Property shall be carefully removed from the Property in a manner designed to do minimal damage, but such items do not need to be replaced with a similar item. Seller shall make reasonable efforts to repair areas damaged by the removal of an item. Reasonable efforts to repair damage shall not extend to painting newly exposed areas that do not match the surrounding paint color. (Seller is encouraged, but shall not be required, to remove fixtures not remaining with the Property prior to marketing the Property for sale). Seller shall remove all items left blank below prior to Closing or the transfer of possession, whichever is later. Seller shall lose the right to remove those items not timely removed but shall be liable to Buyer for the reasonable cost of disposing such items provided that Buyer disposes of them within 30 days after Closing or the transfer of possession, which is later.
- 3. Items Remaining with Property.** Items identified as remaining with the Property shall mean those specific items, including any solely necessary or required controller, as they existed in the Property as of the Offer Date. No such item shall be removed from the Property unless it is broken or destroyed. In the event such item is removed, it shall be replaced with a substantially identical item, if reasonably available. If not reasonably available, it shall be replaced with a substantially similar item of equal quality and value, or better. The same or newer model of the item being replaced in the same color and size and with the same functions or

better shall be considered substantially identical. Once the Seller's Property is under contract, the items that may be removed and taken by the Seller, as reflected in this Seller's Property Disclosure Statement, may only be amended with the written consent of the Buyer of the Property.

Appliances
 Clothes Dryer
 Clothes Washing Machine
 Dishwasher
 Garage Door Opener
 Garbage Disposal
 Ice Maker
 Microwave Oven
 Oven
 Range
 Refrigerator w/o Freezer
 Refrigerator/Freezer *Kitchen*
 Free Standing Freezer
 Surface Cook Top
 Trash Compactor
 Vacuum System
 Vent Hood
 Warming Drawer
 Wine Cooler

Home Media
 Amplifier
 Cable Jacks
 Cable Receiver
 Cable Remotes
 Intercom System
 Internet HUB
 Internet Wiring
 Satellite Dish
 Satellite Receiver
 Speakers
 Speaker Wiring
 Switch Plate Covers

Television (TV) *(Den)*
 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
 Shelving Unit & System
 Shower Head/Sprayer
 Storage Unit/System
 Window Blinds (and Hardware)
 Window Shutters (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
 Ventilator Fan
 Car Charging Station
 Dehumidifier
 Generator
 Humidifier
 Propane Tank
 Propane Fuel in Tank
 Fuel Oil Tank
 Fuel Oil in Tank
 Sewage Pump
 Solar Panel
 Sump Pump
 Thermostat
 Water Purification System
 Water Softener System
 Well Pump

Other

Clarification Regarding Multiple Items. Items identified above as remaining with Property where Seller is actually taking one or more of such items shall be identified below. For example, if "Refrigerator" is marked as staying with the Property, but Seller is taking the extra refrigerator in the basement, the extra refrigerator and its location shall be described below. This section shall control over any conflicting or inconsistent provisions contained elsewhere herein.

Items Needing Repair. The following items remaining with Property are in need of repair or replacement:

RECEIPT AND ACKNOWLEDGEMENT BY BUYER

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

SELLER'S REPRESENTATION REGARDING THIS 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

Print or Type Name

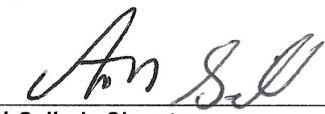
Date

2 Buyer's Signature

Print or Type Name

Date

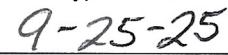
Additional Signature Page (F267) is attached.



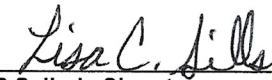
1 Seller's Signature

Andrew Sills

Print or Type Name



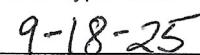
Date



2 Seller's Signature

Lisa Consolini Sills

Print or Type Name



Date

Additional Signature Page (F267) is attached.