

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>April 2026</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: 3 main air conditioners and evaporators were replaced in 2016 + 2017. Both water heaters were replaced in 2018.

6. SEWER/PLUMBING RELATED ITEMS:	YES	NO
(a) Approximate age of water heater(s): <u>8</u> years (<u>Aug-2018</u>)		
(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: <u>N/A</u>		
(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: _____	<u>N/A</u>	<u>N/A</u>
(e) What is the sewer system: <input type="checkbox"/> public <input type="checkbox"/> private <input checked="" 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? <u>5</u>		
(g) Is the main dwelling served by a sewage pump? (<u>in storage room</u>)	✓	
(h) Has any septic tank or cesspool on Property ever been professionally serviced? If yes, give the date of last service: <u>Jan 2026</u>	✓	
(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: Septic tank serviced + inspected + pumped on Jan. 13, 2026. Everything working as it should.

7. ROOFS, GUTTERS, and DOWNSPOUTS:		YES	NO
(a)	Approximate age of roof on main dwelling: <u>~12</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: About 8 years ago we had a minor leak by the chimney which was quickly repaired. No issues since! About 2 years ago wind blew a few shingles off - also quickly and expertly repaired. No other issues!

8. FLOODING AND WATER INTRUSION:		YES	NO
(a)	Excluding water intrusion caused by plumbing, has there been any water intrusion or physical damage to the Property and/or its improvements and/or contents caused by water from the exterior of the improvements ("Flood")?		✓
(b)	Has there been any insurance claim covered under the National Flood Insurance Program or a private flood insurance policy?		✓
(c)	Have any repairs been made to the Property or improvements located on such Property as a result of a Flood (regardless of whether any insurance claim was filed)?		✓
(d)	Have you received any notification regarding the designation of the Property as a Repetitive Loss Property or Severe Repetitive Loss Property?		✓
(e)	Has there been any material erosion affecting the Property?		✓
(f)	Has Seller received notification to obtain and maintain flood insurance under federal law (such as because of a previous form of disaster assistance received by any owner of the Property)?		✓
(g)	Is flood insurance required by current mortgagee?		✓
(h)	Does any part of the Property fall within a 100-year or 500-year floodplain as designated by the Federal Emergency Management Agency?		✓
(i)	Are there any retention ponds, detention ponds or similar facilities on the Property?	✓	✓
(j)	Are there any streams, springs, or ponds on the Property that only flow or are only visible during certain times of the year?	✓	✓

EXPLANATION: The property shares a boarder with the shared community lake. It hardly ever changes in depth due to the controlled drainage by the dam. This is controlled and monitored by the HOA Board.

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:

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? \$ <u>0</u> What is the annual cost? \$ <u>552</u> (<u>\$46 Per Month</u>)			
If yes, company name/contact: <u>Terminex - (800) 837-6464</u>			
Coverage: <input checked="" type="checkbox"/> re-treatment and repair <input type="checkbox"/> re-treatment <input checked="" type="checkbox"/> periodic inspections only <u>annually and as needed</u>			
Expiration Date <u>None - continues until canceled</u> (up to \$250,000 damage) Renewal Date <u>Dec</u>			

EXPLANATION: * New owners must call to transfer into their name.

- In Oct 2024 we had a squirrel exclusion. This comes with an annual Wildlife Guarantee which renews in Nov for \$200. (Arrow Exterminators (770) 569-5062).
- We also have a contract with Lookout Pest Control (770) 807-0368 - Quarterly rate: \$110.25

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? <u>0</u>			

EXPLANATION:

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

EXPLANATION:

Tammy Weaver

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 (2)
- Refrigerator/Freezer
- Free Standing Freezer in garage
- 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) (3)
- TV Antenna
- TV Mounts/Brackets
- TV Wiring

Interior Fixtures

- Ceiling Fan
- Chandelier
- Closet System
- Fireplace (FP) X 3
- FP Gas Logs X 3
- 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 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:
A few windows may have broken seals, seller does not intend to repair or replace.

RECEIPT AND ACKNOWLEDGEMENT BY BUYER

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

1 Buyer's Signature

Print or Type Name

Date

2 Buyer's Signature

Print or Type Name

Date

Additional Signature Page (F267) is attached.

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

Initial: CD Signed by: Charles Daniel Crosby
1 Seller's Signature C02863F4CA65405...

Charles Daniel Crosby
Print or Type Name

3/5/2026 | 7:47 AM PST

Date: 3/5/2026 | 7:47 AM PST
Initial: KBC Katrina Crosby
2 Seller's Signature

Katrina Crosby
Print or Type Name

3/31/2026
Date

Additional Signature Page (F267) is attached.