Property Address: 1112 WOODLAND LN, ALPHARETTA, GA 30009

File #: 206195

SELLER'S DISCLOSURE STATEMENT

THIS SELLER'S DISCLOSURE STATEMENT IS COMPLETED BY THE OWNER OF THE PROPERTY PREVIOUS TO CAPITAL RELOCATION SERVICES, LLC. CAPITAL RELOCATION SERVICES, LLC HAS NOT COMPLETED THIS FORM AND MAKES NO REPRESENTATIONS OR WARRANTIES CONCERNING THE CONTENT OR ACCURACY OF ANY INFORMATION ON THIS FORM. THE INFORMATION ON THIS SELLER'S DISCLOSURE STATEMENT IS INFORMATIONAL PURPOSES ONLY AND REPRESENTS ONLY THE INFORMATION FROM THE INDIVIDUALS WHO PREPARED OR COMPLETED THIS FORM. CAPITAL RELOCATION SERVICES, LLC MAKES NO REPRESENTATION OR RECOMMENDATION CONCERNING THIS SELLER'S DISCLOSURE STATEMENT.

Record Owner/Seller(s) agree(s) to indemnify and hold Capital Relocation Services, LLC and its representatives and affiliates harmless from any and all claims made against Capital Relocation Services, LLC regarding conditions of the property, which are not disclosed herein.

Date of Purchase: 09-26-2022

Length of Occupancy: 46 months

Year Home Was Built: 2002 (If prior to 1978, Lead Base Paint Disclosure to be completed and attached.)

Is the property a mobile, manufactured or modular home? Yes ☐ No ☒.

*For any extended explanations, please use additional sheets as necessary, securely attach and number**

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MAJOR DAMAGE:	NO	YES	N/A
Has there ever been any damage to the property or structures from fire, earthquake, floods, landslides, hurricanes, tornadoes, wind, lightning, hail or any other disaster(s)?	☒	☐	☐
If yes, explain.			
Are you aware of any past or present existence of any elder bugs/brown recluse spiders/bedbugs/termites/carpenter ants or any other destructive/invasive or wood boring insects in or on the property or any damage/infestation caused by the same?	☒	☐	☐
If yes, explain.			
Have you ever treated the property for insects/infestation?	☒	☐	☐
If yes, explain.			
Are you aware of any rodent, bird, reptile or any other pest invasion/nuisance in or on the property surrounds or any damage caused by the same?	☒	☐	☐
If yes, explain.			

LOT:	NO	YES	N/A
Are you aware of any current or pre-existing property soil conditions including but not limited to, landfill, sinkholes, mines, expansive soils, soil movement, fault lines, erosion, or settling upon the property or within 500 Ft of your property lot line?	☒	☐	☐
If yes, explain.			
Do you own or lease any Mineral/Gas/Mining rights upon or beneath the surface property? (If yes, please provide the Deed or Lease reflecting such rights)	☒	☐	☐
Royalties received? ☐ Yes ☐ No (☐) Future			
Royalty payout is/shall be (☐) Monthly (☐) Quarterly (☐) Yearly (☐) Non-Producer			
Are you aware of any diseased/dead trees, shrubs, or perennials (collectively referred to as landscaping)?	☒	☐	☐
If yes, has the diseased/dead landscaping been removed?	☐	☐	☒
Is this property located within a flood zone or wetlands area?	☒	☐	☐
Are you aware of any easements, deed/zoning restrictions, or encroachments upon the property whether private or public, recorded or unrecorded? If yes, attach copy of Survey or recorded Agreement of details.	☒	☐	☐

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Zoning (Mark All as Applicable):
Residential ☒ Mixed-Use ☐ Commercial ☐ Historic ☐
Agricultural ☐

If Mixed Use, explain.

STRUCTURAL:	NO	YES	N/A
Either prior to or during your ownership, have there been any known additions, modifications, alterations, repairs, or replacements to the property, including but not limited to any drywall, foundation, electrical, fences, retaining walls, pools, decks, barns, gazebos, and outbuildings?	☒	☐	☐
If Yes, Explain.			
If Yes, were all necessary building permits obtained and on record, including but not limited to all construction, plumbing, HVAC or electrical where separately required?	☐	☐	☒
If Yes, in what County/City are the permits recorded?			
Either prior to or during your ownership, does this property have actual or suspected Chinese Drywall materials OR offensive, noxious, chemical odors or blackening, pitting or corrosion of any metals within the property?	☒	☐	
If yes, explain.			
Are there any defects or problems relating to the foundation/basement?		☐	☒
If yes, explain.			
Has a water or dampness condition ever existed in your basement/crawlspace?	☐	☐	☒
If yes, explain.			
Is the exterior siding composed of synthetic stucco, traditional Stucco, Exterior Insulating Finish System (EIFS), ICFS, or other Architectural Hybrid Coatings, Louisiana Pacific or Hardboard siding?	☒	☐	☐
If yes, which type:			
Is your home an Earth Berm?	☒	☐	☐
Is the property located on an earthquake fault?	☒	☐	☐

Is there any known asbestos material present?	☒	☐	☐
If yes, explain.			
To your knowledge has the property ever been treated for Asbestos, including removal, remediation, or encapsulation?	☒	☐	☐
If yes, explain.			
Either before your ownership or during, are you aware of any Mold/Mildew/ (Fungi) on the property?	☒	☐	☐
If yes, explain.			
In the course of preparing your property for sale, did you clean up any known or suspected Mold/Mildew (Fungi)?	☒	☐	☐
If yes, explain where the Fungi was located, who cleaned the Fungi, the method of cleaning/remediation, and any Reports/Inspections/Invoices obtained.			

ROOF:	**NO**	**YES**	**N/A**
Either before your ownership or during, are there any known, current, or existing leaks, wet spots, backups or other problems with the roof materials?	☒	☐	☐
If yes, explain.			
Have there ever been any repairs or replacements made to the roof,sub-rooff flooring or rafters, whether in whole or in part, as the result of any remodel or known problems in the past Five (5) years?	☐	☒	☐
If yes, explain. As part of general maintenance by the HOA, roof repairs were carried out in 2025 throughout the community			
Are there any prior or current known conditions affecting the chimney(s) or fireplaces whether internally or externally?	☒	☐	☐
If yes, explain.			
What is the roofing material? asphalt/fiberglass			

What is the age of the roof/shingles material? Originally installed since 2002 but regularly maintained (most recently 2025)			
Are there existing solar panels on or adjacent to your property structure?	☒	☐	☐
Will all solar panels be included in the sale and convey to Buyer?	☐	☐	☒
Are the panels leased? If yes, provide a signed copy of the Lease and Warranty.	☐	☐	☒
Are the panels owned? If yes, provide evidence of ownership.	☐	☐	☒

MECHANICAL:	**NO**	**YES**	**N/A**
Are there any known past, current or existing problems with any of the following systems?			
Electrical	☒	☐	☐
If yes, explain.			
Plumbing	☒	☐	☐
If yes, explain.			
Heating	☒	☐	☐
If yes, explain.			
Air Conditioning	☒	☐	☐
If yes, explain.			
Ventilation/Ductwork	☒	☐	☐
If yes, explain.			
Does the property contain any knob or tube wiring?	☒	☐	☐
If yes, explain.			
If existing, does Heating/ Central Air conditioning ductwork go throughout all levels/floors of the property's living areas?	☐	☒	☐
If no, explain.			

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WATER SYSTEM:	NO	YES	N/A
Is this property serviced by municipal water?	☐	☒	☐
If no, what is the water supply source?			
Are there any past, known, current or existing leaks, backups, contamination, or other problems in or on the property with the water system?	☒	☐	☐
If yes, explain.			
If there is a well on the property, is it in working order?	☐	☐	☒
If not working, has it been sealed?	☐	☐	☒
Is this well shared?	☐	☐	☒
If yes, how many homeowners share?			
Is the well placement and all associated piping within the boundary lines of the property?	☐	☐	☒
Does the home contain polybutylene plumbing?	☒	☐	☐
Are you aware of any past or present problems with the water quality (municipal or well water)?	☒	☐	☐
If yes, attach details.			

SEWER SERVICE:	NO	YES	N/A
Is the property serviced by municipal sewer?	☐	☒	☐
Is the property serviced by a Septic System?	☒	☐	☐
If there is a septic system what type of system is utilized? Mound (☐) Leech (☐) Cesspool (☐)			
Is this a shared septic?	☐	☐	☒
Date last pumped?			
Does the septic tank/cesspool meet all required city and county requirements?	☐	☐	☒
Is the septic system including the tank and leeching fields placement within the boundary lines of the property?	☐	☐	☒
List dates and describe any known maintenance to the sewer/septic system, past and present.			
Are there any known, past, or current leaks or defects, repeated leaks or defects, backups or other problems in or around the property from the sewer or septic system?	☒	☐	☐

If yes, explain.

BOUNDARIES:	NO	YES	N/A
Have you ever had a survey on the property done?	☒	☐	☐
Do you have a current survey? (If yes, please provide a copy).	☒	☐	☐
Are the boundaries of your property marked in any way?	☒	☐	☐
Are you aware of any encroachments, easements, and right of ways on the property?	☒	☐	☐
Are you aware of any boundary disputes regarding the property?	☒	☐	☐
Do you share a driveway, road, airstrip, well or septic system with a neighbor?	☒	☐	☐
If yes, are there maintenance fees or shared expenses? Explain.			

UNDERGROUND/ABOVE-GROUND STORAGE: TANKS (OTHER THAN SEPTIC TANKS)	NO	YES	N/A
Is there an oil/fuel/chemical tank on the property of any kind?	☒	☐	☐
If yes, where is it located? Above Ground ☐ Below Ground ☐			
Is the tank presently in use?		☐	☒
What substance does the tank contain and what is its purpose (i.e.: oil for heat source, propane for fireplace, etc.)?			
Has an underground tank been put out of use permanently during your ownership or prior to your ownership? If yes, provide documentation.	☒	☐	☐
Have there been any past or present tank leaks whether before or during ownership?	☒	☐	☐
If yes, explain.			
What is the size of tank (gallons)?			
When was the tank last filled?			

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RADON GAS:					NO	YES	N/A
Has the property been tested for Radon gas? If yes, please provide copy of results and/or remediation paperwork if performed.					☒	☐	☐
	IN WORKING CONDITION?				IN WORKING CONDITION?		
ITEM	YES	NO	N/A	ITEM	YES	NO	N/A
Central A/C	☒	☐	☐	Hot Water Heater	☒	☐	☐
Other A/C – Window Location?	☐	☐	☒	Humidifier Built-In or Standing	☐	☐	☒
Barbecue (Built-In)	☐	☐	☒	Intercom System	☐	☐	☒
Central Vacuum	☐	☐	☒	Sauna	☐	☐	☒
Shed(s)	☐	☐	☒	Microwave (Built-In)	☐	☐	☒
Ceiling Fan(s)	☒	☐	☐	Oven/Range	☒	☐	
Dishwasher	☒	☐	☐	Refrigerator (Brand & Location)	x	☐	☐
Roof/Attic Vent	☒	☐	☐	Satellite Dish	☐	☐	☒
Electronic Air Purifier	☐	☐	☒	Home Satellite Equipment	☐	☐	☒
Swing Set	☐	☐	☒	Smoke Detectors	☒	☐	☐
Fireplace – Location?	☒	☐	☐	Sprinkler System	☒	☐	
Furnace	☒	☐	☐	Sump Pump	☐	☐	☒
Garage Door Opener	☒	☐	☐	Trash Compactor	☐	☐	☒
Garbage Disposal	☒	☐	☐	Dryer	☒	☐	☐
Invisible Fencing	☐	☐	☒	Washer	☒	☐	☐
Heaters (Supplemental)	☐	☐	☒	Window Screens	☒	☐	☐
Garage Door Remotes	☒	☐	☐	Hood-Range/Vent	☒	☐	☐
Lawn Mower(s)	☐	☐	☒	TV Roof Antenna	☐	☐	☒
Wood Burning Stove	☐	☐	☒	Misc.	☐	☐	☐
Solar Panels	☐	☐	☒	Misc.	☐	☐	☐
Koi Pond	☐	☐	☒				

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Security System	Owned ☒ Rented ☐ Included in sale? ☐ Yes ☒ No ☐ N/A
Water Softener	Owned ☐ Rented ☐ Included in sale? ☐ Yes ☐ No ☒ N/A
Hot Tub/Spa	Free Standing ☐ Built-In ☐ Included in sale? ☐ Yes ☐ No ☒ N/A
Fuel Storage Tank	Owned ☐ Rented ☐ Included in sale? ☐ Yes ☐ No ☒ N/A
Pool	Above Ground ☐ Below Ground ☐ Included in sale? ☐ Yes ☐ No ☒ N/A
List pool equipment to be included in sale and if working:	

ASSOCIATION/PUD/COMMON INTEREST COMMUNITY:	NO	YES	N/A
Is this Property subject to any Rules, Regulations, By-Laws or fees owed to any HOA or other Association?	☐	☒	☐
Name: Woodlands at Webb Bridge Condo Association, Inc Phone: 770-777-6890 Fee: $ 454 per ☒ Month ☐ Quarterly ☐ Year			
Are there any present, past, or pending legal action(s) related to the Property, HOA, Homeowner(s), Developer or Builder or County claims, whether filed or not yet filed of record?	☒	☐	☐
If yes, explain.			
Are there common areas co-owned in undivided interest with others such as tennis courts, pools, walkways, playgrounds, pavilions, or other?	☐	☒	☐
If yes, explain. Pool			
Do you own parking space(s) or garage(s)?	☐	☒	☐
If yes, how many? 2 garage spots			
If owned, is (are) your parking space(s) or garage(s) separately deeded?	☒	☐	☐
Are you aware of any structural integrity inspections performed on units in the complex/building by the HOA or any municipal or state authority within the last 24 months?	☒	☐	☐
Is (are) your parking space(s) or garage(s) leased? If yes, provide a copy of the lease.	☒	☐	☐

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MISCELLANEOUS:	NO	YES	N/A
Are there any other known defects not listed herein that would affect use of property or a buyer's decision to purchase?	☒	☐	☐
If yes, explain.			
Did you purchase this present property under a Land Contract? If yes, provide a copy of the executed Land Contract.	☒	☐	☐
Are you aware of any Liens or Encumbrances upon the property other than Home Mortgages whether against you or a past record owner, whether showing on title or not?	☒	☐	☐
Does the property contain any indoor or outdoor surround-sound/audio theatre system(s)?	☒	☐	☐
Are there any neighborhood conditions affecting the property such as high tension wires, power plants, train tracks, airline noise, vehicle traffic, schools, dumpsite, landfill, stigmatized property, or commercial businesses?	☒	☐	☐
If yes, explain.			
Is your property located within (5) miles of a Toxic Waste Site or Brownfield?	☒	☐	☐
Is this property located near a pond? (Please explain below any ownership rights to the pond).	☒	☐	☐
Has the property ever had drainage or flooding problems?	☒	☐	☐
Have any properties in the immediate neighborhood ever had drainage or flooding problems?	☒	☐	☐
Have you ever experienced or know of any problems with:			
Foundation	☒	☐	[redacted]
Flooding	☒	☐	
Wet Walls	☒	☐	
Seepage/Dampness	☒	☐	
Gutters/Downspouts	☒	☐	
Invasive Tree Roots	☒	☐	
Toxic Chemical Spill	☒	☐	
Cracked Driveway/Sidewalks	☒	☐	
In ground/Above Ground Pool(s)	☒	☐	
Solar Panels	☒	☐	
Drain Tiles	☒	☐	
Cracked Floors	☒	☐	
Other Leakage	☒	☐	
French Drain	☒	☐	

Fire Sprinkler	☒	☐	[redacted]
Garage Door	☒	☐	
Light Fixtures	☒	☐	
Fireplace(s)	☒	☐	
Provide details describing the extent and nature of any known past, current or present problems with the above whether repaired or not.			

DOCUMENTS/REPORTS:
Provide a copy of all documents that apply to your property and as required for the transfer of property.
All Building Permits (existing, past, or present).
Disclosure Statements.
General Inspections.
Homeowner's Association Documents: Conditions, Covenants and Restrictions (CC&R's).
Articles, Bv-Laws, Financial Statements, statements regarding any Assessments.
Termite/Pest control warranties or maintenance contracts.
Radon, Septic or Mold Tests.
Soil Report.
Structural Inspection Report/Engineering Report along with all paid invoices/receipts showing any and all work that may have been completed on the property during your ownership.
Surveys.
Easement Agreements.
Lawsuits or other present or pending proceedings affecting Homeowner or property (Divorce, Quitclaims, Bankruptcy, Mechanic's Liens, Trusts, etc.).
Any violations of HOA, County or other governing authority regulations.

SELLER'S STATEMENT

I/we, owner(s) of the above property acknowledge this *Seller's Disclosure Statement* and give permission to Capital Relocation Services, LLC to disclose this information to any party.

Signature of Seller: DocuSigned by: Quasim Sorinola CAB8E68CEE4F428... Date: 8/12/2026

Signature of Seller: Signed by: E063ED0BE51844A... Date: 8/12/2026

The undersigned Buyer acknowledges receipt of the foregoing notice.

Signature of Buyer: _____ Date: _____

Signature of Buyer: _____ Date: _____