

# SELLER'S PROPERTY DISCLOSURE STATEMENT

For Property Located at **491 Fontaine Road, Mableton, GA 30126** ("Property")

**NOTICE TO BUYER AND SELLER:** This disclosure statement is designed to assist Seller in disclosing to a buyer all known material of adverse facts relating to the physical condition of the Property that are not readily observable. All questions are to be answered with respect to the Property listed above. Broker or Broker's Associated Salesperson may deliver a copy to this Disclosure to prospective purchasers.

**IF THE ANSWERS TO ANY OF THE QUESTIONS LISTED BELOW ARE "YES" PLEASE EXPLAIN IN DETAIL IN THE "ADDITIONAL EXPLANATIONS" SECTION (NUMBER 15).**

	YES	NO	DON'T KNOW
<b>1. OCCUPANCY:</b>			
(a) Does Seller currently occupy this Property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) If not, how long has it been since Seller occupied the Property? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Are there any leases written or verbal, on the Property or any part thereof?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>2. LAND (SOILS, DRAINAGE AND BOUNDARIES):</b>			
(a) Is there any fill (other than foundation backfill), landfill, mine shafts or wells (in use or abandoned) on the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Are you aware of ally past or present sliding, settling, earth movement, upheaval or earth stability/expansive soil problems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Is the Property or any part of the main dwelling located in a flood zone?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Are you aware of any past or present drainage or flooding problems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Are you aware of any past or present diseased or dead trees?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Are you aware of any past or present encroachments, boundary line disputes, or unrecorded easements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>3. ROOF:</b>			
(a) Age: <u>5</u> year(s).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Has the roof, or any part thereof, been replaced or repaired during your ownership?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Are you aware of any problems past or present with the roof or rain gutters or downspouts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Does the roof leak?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>4. TERMITES, DRY-ROT, PESTS:</b>			
(a) Do you have any knowledge of any past or present damage to the Property caused by infiltrating pests, termites, dry-rot or other wood destroying organisms?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Is your Property currently under warranty or other coverage by a licensed pest control company?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Are you aware of any termite/pest control reports treatments for the Property in the last five years?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Do any exterior walls or the foundation of any dwelling have rigid board insulation, foam board, polystyrene or similar materials?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Does the Property have synthetic stucco?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>5. STRUCTURAL ITEMS:</b>			
(a) Are you aware of any past or present movement, shifting, settling, cracking, deterioration, or other structural problems with floors, walls or foundations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(h) Are you aware of any past or present problems with driveways, walkways, patios, or retaining walls on the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Has there ever been a fire, flood or wind, which required any repair to the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) When was the fireplace, wood stove or chimney/fluc cleaned? Date: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6. BASEMENT AND CRAWL SPACES: (Complete only if applicable)</b>			
(a) Has there ever been any water leakage, accumulation, or dampness within the basement or crawl space?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Have there been any repairs to control any water or dampness problems in the basement or crawlspace?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>7. ADDITIONS AND ALTERATIONS:</b>			
(a) Have there been any additions, structural changes, or other alterations to the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Are you aware of any instances where necessary permits and approvals were not obtained?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Was any work done in compliance with building codes or zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>8. PLUMBING RELATED ITEMS:</b>			
(a) What is your drinking water source? <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private System <input type="checkbox"/> Well On Property			
(b) If your drinking water is from a well, has it been tested within the past twelve months?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Do you have a water softener, filter or purifier? <input type="checkbox"/> Leased <input checked="" type="checkbox"/> Owned			
(d) What is the type of sewage system? <input checked="" type="checkbox"/> Public Sewer <input type="checkbox"/> Private Sewer <input type="checkbox"/> Septic Tank			
(e) Is there a sewage pump?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) When was the septic tank or cesspool last serviced? Date: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(g) Do you know of any past or present leaks, backups or other similar problems relating to any of the plumbing, water and/or sewage related items?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(h) Is there any polybutylene plumbing on the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>9. TOXIC SUBSTANCES:</b>			
(a) Are you aware of any underground tanks or toxic substances on the Property (structure or soil) such as asbestos, polychlorinated biphenyls (PCBs), urea-formaldehyde, methane gas, radioactive material, radon or others?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Has the Property been tested for radon or any other toxic substances?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>10. COVENANTS, FEES AND ASSESSMENTS:</b>			
(a) Is the Property part of a condominium or other community association or is it subject to covenants, conditions and restrictions (CC & R's)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Is there an Association Fee? If "Yes", what amount\$ _____, per _____.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Is the Association Fee Mandatory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Is there an initiation fee? If "Yes", Amount \$ _____.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Are there any special assessments approved but unpaid by the Association?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**11. OTHER MATTERS:**

- (a) What year was the main residential dwelling constructed? 2003
- (b) Do you know of any violations of local, state, or federal laws, codes or regulations with respect to the property? No
- (c) Is there any system or appliance which is leased or which has a fee associated with it's use? No
- (d) Does the main dwelling have aluminum wiring? No
- (e) Have you received any notices by any governmental or quasi-governmental agency affecting the Property? No
- (f) Have there been any inspections on the Property in the past year? Yes

**12. SYSTEMS:** (Check only those items/systems that are included in the sale of the Property).

A. APPLIANCES	INCLUDED (√ If Yes)	B. ELECTRICAL	INCLUDED (√ If Yes)	C. ENERGY SOURCE	INCLUDED (√ If Yes)	D. PLUMBING	INCLUDED (√ If Yes)
Built-In Vacuum		220 Volt Service	✓	A/C Electric	✓	Hot Tub	
Clothes Dryer		Air Purifier/HEPA	✓	A/C Gas		Spa	
Clothes Washer		Burglar Alarm	✓	Attic Fan(s)		Pool	
Dishwasher	✓	Ceiling Fan(s)	✓	Central Air	✓	Septic	
Disposal	✓	Garage Door Opener	✓	Fireplace(s)	✓	Sump Pump	✓
Freezer		Intercom Radio		Heat\Cool Heat Pump	✓	In-Ground Sprinkler	✓
Gas Grill		Jacuzzi	✓	Heat Electric		Plumbing	✓
Microwave Oven	✓	Light Fixtures	✓	Heat Gas	✓	Water Heater Electric	
Oven/Range	✓	Sauna		Heat Solar		Water Heater Gas	✓
TV Antenna		Smoke/Fire Alarms	✓	Heat Wood Burning		Water Heater Solar	
TV Digital Wiring	✓	Switches/Outlets	✓	Hot Water Electric		Water Purifier	✓
TV Dish/Satellite		Roof Vent Fan(s)	✓	Hot Water Gas	✓	Water Softener	
Trash Compactor		Telephone Jacks	✓	Hot Water Solar		Well	
Refrigerator	✓	T.V./Cable Jacks	✓	Humidifier			
				Propane Tank			
Other		Other		Other		Other	

Are any of the above items/systems that are included in the sale of the Property, in need of repair or replacement? If "Yes", explain in detail.

**13. AGRICULTURAL DISCLOSURE:**

**DON'T**

Is the subject Property within, partially within, or adjacent to any Property zoned or identified on an approved county Land use plan as agricultural or forestry use? YES    NO    KNOW

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, other products and also for its natural and environmental value. This notice is to inform prospective Property owners, other persons or entities leasing or acquiring an interest in real Property that the 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, accepted customs and standards.

\_\_\_\_\_ ✓ \_\_\_\_\_

**14. LEAD-BASED PAINT:**

Was any part of the residential dwelling on the Property constructed prior to 1978 or was lead-based paint used in any part of the residential dwelling? \_\_\_\_\_ ✓ \_\_\_\_\_

If "Yes", Seller does hereby provide the following warning and shall disclose the following information regarding lead-based paint and lead-based paint hazards.

**PURCHASE AND SALE TRANSACTION LEAD WARNING STATEMENT:**

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in your children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessment or inspections in the Seller's possession and notify the Buyer of any know lead-based paint hazards. A risk assessment or inspection is recommended prior to purchase.

**Seller's Disclosure:** (Seller to initial section A and B below):

- A. Presence of lead-based paint and/or lead paint hazard (check one below)
  - Known lead based paint and/or lead-based paint hazard are present in the housing (explain below):  
\_\_\_\_\_
  - Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the hosing.
- B. Records and Reports available to the Seller (check one below):
  - Seller has provided the Buyer with all the available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list document below):  
\_\_\_\_\_
  - Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

**Buyer's Acknowledgement:** (Buyer to initial section C and D below):

- C. Buyer has received copies of all information listed above.
- D. Buyer has received the pamphlet "Protect Your Family From Lead in Your Home".

