

# SELLER'S PROPERTY DISCLOSURE STATEMENT (CONDOMINIUM) EXHIBIT " \_\_\_\_\_ "

Georgia  
Association  
of REALTORS

2008 Printing

This Exhibit is part of the Agreement with an Offer Date of \_\_\_\_\_ for the purchase and sale of that certain Property known as: 490 Barnett Shoals Road, #104, Athens, Georgia 30605

**NOTICE TO BUYER AND SELLER:** This disclosure statement is designed to assist Seller in disclosing to prospective buyers all known material or adverse facts relating to the physical condition of Unit and Property that are not readily observable, disclosing historical information and past problems with Unit and Property and identifying those fixtures/items that are included with the sale of Unit. For the purposes of this Disclosure Statement, the term "Unit" shall not include any interest in the common elements (including limited common elements) assigned to Unit in the Declaration. The term "Association" shall mean the condominium or Unit owners' association for the above referenced condominiums. The term "Property" shall refer to all property made a part of the condominium in which Unit is located. **All answers are to be answered with respect to the above referenced property. IF THE ANSWERS TO ANY OF THE QUESTIONS LISTED BELOW ARE "YES" SELLER SHALL FULLY EXPLAIN THE ANSWER TO THE QUESTION IN THE BLANK CORRESPONDING TO THE QUESTION AND/OR IN THE ADDITIONAL EXPLANATIONS PARAGRAPH.**

	Yes	No	Don't Know
<b>1. OCCUPANCY:</b>			
(a) Is Unit vacant?	_____	_____	_____
(b) If yes, how long has it been since Seller occupied Unit? _____	_____	_____	_____
(c) Are there any leases, written or verbal, on Unit or any part thereof?	_____	_____	_____
<b>2. SOIL, TREES, SHRUBS AND BOUNDARIES:</b>			
(a) Are there any landfills (other than foundation backfill), graves, mine shafts, trash dumps or wells (in use or abandoned) on Property?	_____	_____	_____
(b) Is there any sliding, settling (other than normal settling), earth movement, sinkholes, upheaval, or earth stability/expansive soil problems?	_____	_____	_____
(c) Are there any encroachments, unrecorded easements, or boundary line disputes with respect to Property?	_____	_____	_____
(d) Are there any encroachments or unrecorded easements with respect to Unit?	_____	_____	_____
<b>3. ROOF, GUTTERS AND DOWNSPOUTS:</b>			
(a) Approximate age of roof on building in which Unit is located: _____ years	_____	_____	_____
(b) Has the roof on the building in which the Unit is located, or any part thereof, been repaired during your ownership?	_____	_____	_____
(c) Are there any roof leaks into the Unit?	_____	_____	_____
<b>4. TERMITES, DRY ROT, PESTS, AND WOOD-DESTROYING ORGANISMS:</b>			
(a) Is there any past or present damage to Property caused by infiltrating pests, termites, dry rot, or other wood-destroying organisms?	_____	_____	_____
(b) Is there any past or present damage to Unit caused by infiltrating pests, termites, dry rot, or other wood-destroying organisms?	_____	_____	_____
(c) Does the Association currently have Property under a transferable bond, warranty or other coverage for termites or other wood destroying organisms by a licensed pest control company?	_____	_____	_____
If yes, check type of coverage: <input type="checkbox"/> re-treatment and repair; or <input type="checkbox"/> re-treatment only	_____	_____	_____
(d) Have any termite/pest control reports or treatments for Property or Unit been done in the last five years?	_____	_____	_____
(e) Do any exterior portions or exterior improvements on Property have any untreated wood or exterior siding/cladding, such as rigid board insulation, foam plastic, synthetic stucco, hard coat stucco, wood or masonry siding (excluding brick), below grade or within six inches of finished grade?	_____	_____	_____
<b>5. STRUCTURAL ITEMS, ADDITIONS AND ALTERATIONS:</b>			
(a) What year was Unit constructed? _____	_____	_____	_____
(b) Is the condominium a condominium conversion? _____	_____	_____	_____
If yes, what year was it converted? _____	_____	_____	_____
(c) Has there been any movement, shifting, settling (other than normal settling), cracking, deterioration, or other structural problems with any portion of Property?	_____	_____	_____
(d) Has there been any movement, shifting, settling (other than normal settling), cracking, deterioration, or other structural problems with any portion of Unit?	_____	_____	_____
(e) Has there been any additional structural bracing, underpinning, or other structural reinforcement been added to any portion of Property?	_____	_____	_____
(f) Has there been any additional structural bracing, underpinning, or other structural reinforcement been added to any portion of Unit?	_____	_____	_____

7 1 6976 1A

APR 9 2 22 PM '08

Yes No Don't Know

- (g) Are there any problems with driveways, walkways, patios, or retaining walls serving Unit?  Yes  No  Don't Know
- (h) Have there been any additions, structural changes, or any other major alterations to Unit subsequent to the time Property was submitted to the condominium form of ownership?  Yes  No  Don't Know
- (i) Have there been any instances where necessary permits and/or approvals were not obtained for work done in or to Unit?  Yes  No  Don't Know
- (j) Has there been any work done to Unit of the Condominium that was not in compliance with building codes or zoning regulations or for which a necessary permit was not obtained?  Yes  No  Don't Know
- (k) Does any of the exterior siding or cladding of any portion of Property contain synthetic stucco where the interior studs and windows are constructed of wood?  Yes  No  Don't Know

**6. DRAINAGE, FLOODING AND MOISTURE:**

- (a) Has there been any water leakage, accumulation, or dampness within Unit?  Yes  No  Don't Know
- (b) Have any repairs been made to control any water or dampness problems in the Unit?  Yes  No  Don't Know
- (c) Is Property or any portion thereof located in a flood zone?  Yes  No  Don't Know
- (d) Has there been any drainage problems or flooding on Property?  Yes  No  Don't Know
- (e) Are there any problems with siding or exterior cladding of any portion of Property retaining moisture, swelling, chipping or delaminating?  Yes  No  Don't Know
- (f) Does mold appear on interior portions of the Unit other than on the walls, floors or ceilings of showers/bathtubs or within common element walls adjacent to Unit?  Yes  No  Don't Know

**7. PLUMBING RELATED ITEMS:**

- (a) What is your drinking water source:  Public  Private  Well on Property
- (b) If your drinking water is from a well, has it been tested within the past twelve months?  Yes  No  Don't Know
- (c) Do you have a water softener, filter or purifier? If yes,  Leased  Owned
- (d) What is the type of sewage system:  Public  Private  Septic Tank
- (e) Is Unit served by sewage pump or lift system?  Yes  No  Don't Know
- (f) Do you know if any septic tank or cesspool on Property has ever been professionally serviced? If yes, please give the date of last service: \_\_\_\_\_
- (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?  Yes  No  Don't Know
- (h) Is there any polybutylene plumbing, other than primary service line, serving Unit?  Yes  No  Don't Know

**8. OTHER SYSTEMS AND COMPONENTS:**

- (a) What type of heating system(s) serve Unit?  Electric  Gas  Other
- (b) Approximate age of heating system(s) \_\_\_\_\_ years
- (c) What type of air conditioning system(s) serve Unit? \_\_\_\_\_
- (d) Approximate age of air conditioning system(s): \_\_\_\_\_ years
- (e) How is water heated in the Unit?  Electric  Gas  Solar
- (f) Approximate age of water heater: \_\_\_\_\_ years
- (g) Does any system for heating and/or cooling Unit or heating water serve more than one Unit?  Yes  No  Don't Know
- (h) Does Unit have aluminum wiring other than the primary service line?  Yes  No  Don't Know
- (i) Are there any system(s) or appliance(s) which is leased or which has a fee associated with its use?  Yes  No  Don't Know
- (j) Are any fireplaces serving Unit not working fireplaces or not in good working order and repair?  Yes  No  Don't Know
- (k) When was the fireplace, wood stove or chimney/flue cleaned? Date \_\_\_\_\_

**9. TOXIC SUBSTANCES:**

- (a) Are there any underground tanks, toxic or hazardous substances on or in the common elements (structure or soil) such as asbestos, urea-formaldehyde, methane gas, radioactive material, radon, mold, benzene or others or environmental contaminants?  Yes  No  Don't Know
- (b) Are there any toxic or hazardous substances in the Unit?  Yes  No  Don't Know

**10. FEES, ASSESSMENTS AND PROPERTY MANAGEMENT:**

- (a) In purchasing Unit, will any initiation, transfer, or other similar fee be owed to the Association? If yes, what amount \$ \_\_\_\_\_
- (b) The Association fee for common expenses is: \$ \_\_\_\_\_ per \_\_\_\_\_
- (c) Are there any special assessments approved by but yet not owing or due to the Association? If yes, what amount \$ \_\_\_\_\_?
- (d) Are there any delinquent fines or other assessments owing on Unit? If yes, state amount \$ \_\_\_\_\_
- (e) Has the annual assessment for Unit for the next fiscal year been approved? If yes, how much will the new assessment be? \$ \_\_\_\_\_
- (f) Is the Association a defendant in any lawsuit?  Yes  No  Don't Know
- (g) Is the Association self managed or not managed by a professional management company?  Yes  No  Don't Know  
Name and telephone number of Association or management company contact person: \_\_\_\_\_

11-6949-11 601-333-1188 A-ZZ-2008-02-22-16-11-08

**11. OTHER MATTERS:**

- (a) Have there been any inspections of Unit in the past year?
- (b) Has Unit or the common elements of the condominium ever been, or is it currently, the subject of litigation or claim including, but not limited to, defective building products, construction defects, termites, and/or title problems?
- (c) Has there been any award or payment of money in lieu of repairs for such a defective building product?
- (d) Has any release been signed that would limit a future owner from making any claims in connection with Unit or Property?
- (e) Is there any fire, flood or wind damage which required repairs to Unit in excess of \$500.00?
- (f) Are there any fixtures or appliances included in the sale that are in need of repair?
- (g) Have any repairs been made to the electrical, plumbing, or heating and air condition system, or any part thereof?
- (h) Are there any other adverse, material facts pertaining to the physical condition of the Property that have not otherwise been disclosed?

Yes	No	Don't Know
_____	<input checked="" type="checkbox"/>	_____
_____	<input checked="" type="checkbox"/>	_____
_____	<input checked="" type="checkbox"/>	_____
_____	<input checked="" type="checkbox"/>	_____
_____	<input checked="" type="checkbox"/>	_____
_____	<input checked="" type="checkbox"/>	_____
_____	<input checked="" type="checkbox"/>	_____
_____	<input checked="" type="checkbox"/>	_____

**12. FIXTURES/ITEMS: Check (✓) only those fixtures/items below that are included in the sale of Unit. Unless otherwise indicated, if there is more than one item (such as a second refrigerator or two chandeliers or three smoke detectors), all such fixtures/items checked are included in the sale of Unit. Those fixtures/items listed below that are not checked shall not be included in the sale of Unit.**

- |   |   |   |
|---|---|---|
| <ul style="list-style-type: none"> <li><input type="checkbox"/> Air Conditioning Window Unit</li> <li><input type="checkbox"/> Air Purifier</li> <li><input checked="" type="checkbox"/> Alarm System (Burglar)                             <ul style="list-style-type: none"> <li><input type="checkbox"/> Leased <input type="checkbox"/> Owned</li> </ul> </li> <li><input checked="" type="checkbox"/> Alarm System (Smoke/Fire)                             <ul style="list-style-type: none"> <li><input type="checkbox"/> Leased <input type="checkbox"/> Owned</li> </ul> </li> <li><input type="checkbox"/> Awning</li> <li><input type="checkbox"/> Carbon Monoxide Detector</li> <li><input checked="" type="checkbox"/> Ceiling Fan</li> <li><input type="checkbox"/> Chandelier</li> <li><input checked="" type="checkbox"/> Closet Shelving System                             <ul style="list-style-type: none"> <li><input type="checkbox"/> Built-In <input type="checkbox"/> Free Standing</li> </ul> </li> <li><input type="checkbox"/> Dehumidifier                             <ul style="list-style-type: none"> <li><input type="checkbox"/> Built-In <input type="checkbox"/> Free Standing</li> </ul> </li> <li><input checked="" type="checkbox"/> Dishwasher                             <ul style="list-style-type: none"> <li><input type="checkbox"/> Built-In <input type="checkbox"/> Free Standing</li> </ul> </li> <li><input checked="" type="checkbox"/> Door &amp; Window Hardware</li> <li><input type="checkbox"/> Dryer                             <ul style="list-style-type: none"> <li><input type="checkbox"/> Gas <input type="checkbox"/> Electric</li> </ul> </li> <li><input type="checkbox"/> Fireplace                             <ul style="list-style-type: none"> <li><input type="checkbox"/> Gas Logs</li> <li><input type="checkbox"/> Screen/Door</li> <li><input type="checkbox"/> Wood Burning Insert</li> </ul> </li> <li><input type="checkbox"/> Flag Pole</li> </ul> | <ul style="list-style-type: none"> <li><input type="checkbox"/> Garage Door Opener                             <ul style="list-style-type: none"> <li><input type="checkbox"/> Remote Control</li> </ul> </li> <li><input checked="" type="checkbox"/> Garbage Disposal                             <ul style="list-style-type: none"> <li><input type="checkbox"/> Built-In <input type="checkbox"/> Free Standing</li> </ul> </li> <li><input type="checkbox"/> Hot Tub</li> <li><input type="checkbox"/> Humidifier</li> <li><input checked="" type="checkbox"/> Ice Maker                             <ul style="list-style-type: none"> <li><input type="checkbox"/> Built-In <input type="checkbox"/> Free Standing</li> </ul> </li> <li><input type="checkbox"/> Intercom</li> <li><input type="checkbox"/> Jetted Tub</li> <li><input type="checkbox"/> Light Fixtures (Except Chandeliers)</li> <li><input type="checkbox"/> Mailbox</li> <li><input type="checkbox"/> Microwave Oven                             <ul style="list-style-type: none"> <li><input type="checkbox"/> Built-In <input type="checkbox"/> Free Standing</li> </ul> </li> <li><input checked="" type="checkbox"/> Mirror (Attached)</li> <li><input type="checkbox"/> Radio (Built-In)</li> <li><input checked="" type="checkbox"/> Refrigerator</li> <li><input type="checkbox"/> Satellite Dish/Receiver</li> <li><input type="checkbox"/> Sauna</li> <li><input checked="" type="checkbox"/> Shelving Unit &amp; System                             <ul style="list-style-type: none"> <li><input type="checkbox"/> Built-In <input type="checkbox"/> Free Standing</li> </ul> </li> <li><input checked="" type="checkbox"/> Shower Head/Sprayer</li> <li><input checked="" type="checkbox"/> Smoke Detector                             <ul style="list-style-type: none"> <li><input type="checkbox"/> Battery Operated <input type="checkbox"/> Hard Wired</li> </ul> </li> <li><input type="checkbox"/> Speakers (Built-In)</li> </ul> | <ul style="list-style-type: none"> <li><input type="checkbox"/> Sprinkler System</li> <li><input type="checkbox"/> Statuary</li> <li><input type="checkbox"/> Stepping Stones</li> <li><input checked="" type="checkbox"/> Stove                             <ul style="list-style-type: none"> <li><input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric</li> <li><input type="checkbox"/> Built-In <input type="checkbox"/> Free Standing</li> </ul> </li> <li><input type="checkbox"/> Sump Pump</li> <li><input type="checkbox"/> Surface Unit Cook Top                             <ul style="list-style-type: none"> <li><input type="checkbox"/> Gas <input type="checkbox"/> Electric</li> </ul> </li> <li><input checked="" type="checkbox"/> Switch Plate Covers</li> <li><input checked="" type="checkbox"/> Telephone Jacks/Wires</li> <li><input type="checkbox"/> Television Antenna</li> <li><input checked="" type="checkbox"/> Television Cable/Jacks</li> <li><input type="checkbox"/> Thermostat (Programmable)</li> <li><input type="checkbox"/> Trash Compactor                             <ul style="list-style-type: none"> <li><input type="checkbox"/> Built-In <input type="checkbox"/> Free Standing</li> </ul> </li> <li><input type="checkbox"/> Vacuum System (Built-In)</li> <li><input type="checkbox"/> Vacuum Attachments</li> <li><input type="checkbox"/> Vent Hood</li> <li><input type="checkbox"/> Washing Machine</li> <li><input type="checkbox"/> Water Purification System</li> <li><input type="checkbox"/> Water Softener System</li> <li><input type="checkbox"/> Weather Vane</li> <li><input type="checkbox"/> Window Screens</li> <li><input type="checkbox"/> Window Treatments</li> <li><input type="checkbox"/> Wine Cooler</li> </ul> |
|---|---|---|

Other fixtures/items included in the sale of Unit:

---

Other fixtures/items not included in the sale of Unit:

---

The common law of fixtures shall apply to fixtures not addressed herein. Those fixtures/items that are not included in the sale of Unit shall remain property of Seller and shall be removed prior to closing or the transfer of possession of Unit to Buyer, whichever is later. Seller shall lose the right to remove any such fixtures/items not timely removed. In removing all fixtures/items, Seller shall use reasonable care to prevent damage and, if necessary, to restore Unit to its original condition.

