



# SELLER'S PROPERTY DISCLOSURE STATEMENT EXHIBIT "A"



For property located at 5845 Chalet Way, Hoschton, Georgia, 30528-4024  
2007 Printing  
together with all improvements thereon ("Property")

**NOTICE TO BUYER AND SELLER:** This disclosure statement is designed to assist Seller in disclosing to prospective buyers material adverse facts relating to the physical condition of Property that may not be readily observable, disclosing historical information and past problems with Property, and identifying those fallouts that are included with the sale of Property. All questions 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 EXPLAIN IN DETAIL IN THE "ADDITIONAL EXPLANATIONS OR IN DISCLOSURES" SECTION.

### 1. OCCUPANCY:

- |   | Yes | No                                  | Don't Know |
|---|-----|-------------------------------------|------------|
| (a) Is Property vacant?<br>If yes, how long has it been since Seller occupied Property? |     | <input checked="" type="checkbox"/> |            |
| (b) Are there any leases, written or verbal, on Property or any part thereof?           |     | <input checked="" type="checkbox"/> |            |

### 2. SOIL, TREES, SHRUBS AND BOUNDARIES:

- |   |  |                                     |  |
|---|--|-------------------------------------|--|
| (a) Are there any landfills (other than foundation backfills), graves, chimneys, trash dumps or wells (in use or abandoned) on Property?            |  | <input checked="" type="checkbox"/> |  |
| (b) Is there any sluffing, settling (other than normal settling), earth movement, sink holes, upheaval, or earth stability/expansive soil problems? |  | <input checked="" type="checkbox"/> |  |
| (c) Are there any cased or dead trees on Property?  |  | <input checked="" type="checkbox"/> |  |
| (d) Are there any encroachments (known or recorded), leases, unrecorded easements, or boundary line disputes?                                       |  | <input checked="" type="checkbox"/> |  |

### 3. TERMITES, DRY-ROT, PESTS, AND WOOD-DESTROYING ORGANISMS:

- |   |  |                                     |  |
|---|--|-------------------------------------|--|
| (a) Is there any past or present damage to Property caused by inflicting pests, termites, dry-rot, or other wood-destroying organisms?  |  | <input checked="" type="checkbox"/> |  |
| (b) Is your Property currently under a transferable bond, warranty or other coverage for termites or other wood-destroying organisms by a licensed pest control company?<br>If yes, check type of coverage: <input type="checkbox"/> re-treatment <input type="checkbox"/> termite repair or <input type="checkbox"/> treatment |  | <input checked="" type="checkbox"/> |  |
| (c) Is there a cost to transfer the bond, warranty or other coverage?<br>If yes, what is the cost? \$ _____   |  | <input checked="" type="checkbox"/> |  |
| (d) Is there a cost to maintain the bond, warranty or other coverage?<br>If yes, what is the annual cost? \$ _____  |  | <input checked="" type="checkbox"/> |  |
| (e) Have any termite/pest control reports or treatments for Property been done in the last five (5) years?  |  | <input checked="" type="checkbox"/> |  |
| (f) Does any dwelling or garage 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 with a six inches of finished grade?  |  | <input checked="" type="checkbox"/> |  |

### 4. STRUCTURAL ITEMS, ADDITIONS AND ALTERATIONS:

- |  |  |                                     |  |
|--|--|-------------------------------------|--|
| (a) What year was the main residential dwelling constructed? <u>2000</u>   |  |                                     |  |
| (b) Has there been any movement, shifting, settling (other than normal settling), cracking, deterioration, or other structural problems with any dwelling or garage on Property? |  | <input checked="" type="checkbox"/> |  |
| (c) Has there been any additional structural bracing, underpinning, or other structural reinforcement added to any dwelling or garage on Property?                               |  | <input checked="" type="checkbox"/> |  |
| (d) Are there any problems with driveways, walkways, patios, or retaining walls on Property?   |  | <input checked="" type="checkbox"/> |  |
| (e) Have there been any additions, structural changes, or any other major alterations to the original improvements on the Property?  |  | <input checked="" type="checkbox"/> |  |
| (f) Has there been any work done on the Property where required permits and/or approvals (public or private) were not obtained?  |  | <input checked="" type="checkbox"/> |  |
| (g) Has any work been done to Property that was not in compliance with building codes or zoning regulations?   |  | <input checked="" type="checkbox"/> |  |
| (h) Does any part of the exterior siding or cladding or any dwelling or garage on Property consist of synthetic stucco?  |  | <input checked="" type="checkbox"/> |  |

### 5. LEAD-BASED PAINT: Was any part of the residential dwelling on Property constructed prior to 1978?

Yes  Don't Know  No

If you have answered "Yes" or "Don't Know" the Lead-Based Paint Exhibit 4-54 must be executed by the parties and the Lead-Based Paint Pamphlet 4-55 must be provided to the buyer.

	Yes	No	Don't Know
<b>6. ROOF, GUTTERS AND DOWNSPOUTS:</b>			
(a) Approximate age of roof? <u>12 1/2</u> years.		<input checked="" type="checkbox"/>	
(b) Has the roof, or any part thereof, been repaired during Seller's ownership?		<input checked="" type="checkbox"/>	
(c) Are there any roof leaks or other problems with the roof, roof flashing, gutters or downspouts?		<input checked="" type="checkbox"/>	
<b>7. DRAINAGE, FLOODING AND MOISTURE:</b>			
(a) Has there been any water leakage, water accumulation, or dampness within the basement, crawlspace or other parts of the main dwelling at or below grade?		<input checked="" type="checkbox"/>	
(b) Have any repairs been made to control any water or dampness problems in the basement, crawlspace or other parts of the main dwelling at or below grade?		<input checked="" type="checkbox"/>	
(c) Is the Property or any improvements thereon located in a flood zone?		<input checked="" type="checkbox"/>	
(d) Does water regularly stand on the property for more than one (1) day after it has rained?		<input checked="" type="checkbox"/>	
(e) Has there been any past flooding on Property?		<input checked="" type="checkbox"/>	
(f) Are there any problems with siding or exterior cladding, swelling, chipping, delamination or retaining moisture?		<input checked="" type="checkbox"/>	
(g) Does mold appear on interior painted and/or tiled portions of any dwelling on Property other than on the walls, floors or ceilings of showers, sinks, and bathtubs?		<input checked="" type="checkbox"/>	
<b>8. PLUMBING RELATED ITEMS:</b>			
(a) What is your drinking water source? <input checked="" type="checkbox"/> public <input type="checkbox"/> private <input type="checkbox"/> well on property			
(b) If your drinking water is from a well, has it been tested within the past twelve (12) months?			
(c) Do you have a water softener, filter or purifier? If yes, <input type="checkbox"/> leased <input checked="" type="checkbox"/> owned		<input checked="" type="checkbox"/>	
(d) What is the type of sewage system? <input type="checkbox"/> public <input type="checkbox"/> private <input checked="" type="checkbox"/> septic tank			
(e) Is the main dwelling served by sewage pump or lift system?		<input checked="" type="checkbox"/>	
(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: _____		<input checked="" 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 checked="" type="checkbox"/>	
(h) Is there any polybutylene plumbing, other than primary service line, on Property?			<input checked="" type="checkbox"/>
<b>9. OTHER SYSTEMS AND COMPONENTS:</b>			
(a) What type of heating system(s) serve the main dwelling? <input checked="" type="checkbox"/> gas <input type="checkbox"/> electric <input type="checkbox"/> water pump <input type="checkbox"/> other			
(b) What is the approximate age of heating system(s)? <u>12</u> years			
(c) What type of air conditioning system(s) serve the main dwelling? <input type="checkbox"/> gas <input checked="" type="checkbox"/> electric <input type="checkbox"/> other			
(d) What is the approximate age of air conditioning system(s)? <u>12</u> years			
(e) Is any portion of the main dwelling not served by a central or zoned heating and/or air conditioning system?		<input checked="" type="checkbox"/>	
(f) How is water heated in the main dwelling? <input type="checkbox"/> electric <input checked="" type="checkbox"/> gas <input type="checkbox"/> solar			
(g) What is the approximate age of water heater? <u>12 1/2</u> years			
(h) Does the main dwelling have aluminum siding other than the primary service line?			<input checked="" type="checkbox"/>
(i) Is there any system or appliance which is leased or for which the buyer must pay a lease/rent fee to continue to use? If yes, what is the lease/rent fee? \$ _____ If yes, what is the current use fee to be paid by the Buyer? \$ _____			
(j) Are any freeplaces for working or in need of repair? <u>None Used / OK</u>			
(k) When was each fireplace, wood stove or chimney last serviced? Date(s): _____			
<b>10. TOXIC SUBSTANCES:</b>			
(a) Are there any underground tanks, toxic or hazardous substances on Property (structure or soil) such as asbestos, urea-formaldehyde, and radon gas, radioactive material, radon, mold, benzene or other environmental contaminants?			<input checked="" type="checkbox"/>
(b) Has Property ever been tested for radon, lead, arsenic or any other potentially toxic substances?		<input checked="" type="checkbox"/>	
<b>11. COVENANTS, FEES AND ASSESSMENTS:</b>			
(a) Is Property part of a condominium community association or subject to covenants, conditions and restrictions (CC & Rs)?	<input checked="" type="checkbox"/>		
(b) Is there a mandatory community association fee or assessment? If yes, what is the amount? \$ <u>375</u> per <u>year</u> . Is there an initiation fee? If yes, what amount? \$ _____	<input checked="" type="checkbox"/>		
(c) Are there any recreational facilities in the community for which the obligation to pay and the right to use are optional? If yes, please describe the nature of the facilities and the optional fee or charge. _____		<input checked="" type="checkbox"/>	
(d) In purchasing Property, will any initiation, transfer, or other similar fee be owed to the Association? If yes, what is the amount? \$ _____		<input checked="" type="checkbox"/>	
(e) Are there any special assessments approved by but yet not owing or due to a community Association that are not yet owed or due?		<input checked="" type="checkbox"/>	



Other fixtures included in the sale of Property shall be:

Wood Blinds to [unclear]

Other fixtures/terms not included in the sale of Property shall be:

Window treatments / [unclear] grill

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

14. AGRICULTURAL DISCLOSURE: Is Property wholly, partially within, or adjacent to any property zoned or identified on an approved county land use plan as agricultural or forestry use?  Yes  No  Don't 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, 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 there are about or upon an interest for within, partially within, or adjacent to a designated, zoned, 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 disturbance and inconveniences that involve, but are not limited to, noises, odors, fumes, dust, smoke, insect 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.

15. ADDITIONAL EXPLANATIONS OR DISCLOSURES:

MARK BOX IF ADDITIONAL PAGES ARE ATTACHED.

**SELLER'S REPRESENTATION:**

To the best of Seller's knowledge and belief, the information contained in this Seller's Property Disclosure Statement is accurate and complete as of the date signed by Seller. It should not be a substitute for Buyer, in assessing Property or obtaining any warranties with regard to Property that Buyer may wish to obtain. Seller hereby authorizes Broker to provide this Seller's Property Disclosure Statement to prospective buyers of Property and to real estate brokers and their affiliated licensees. Seller agrees to promptly update this Seller's Property Disclosure Statement and to provide any Buyer and Broker with a revised copy of the same if there are any material changes in the answers to the questions contained herein.

Is each individual named below a U.S. Citizen or resident alien?

Yes  No

Has each individual named below been a Georgia resident for the past two years?

Yes  No

Has Property been Seller's primary residence for at least two of the last five years?

Yes  No

Seller: [Signature]

Date: 8/9/07 2007

Seller: [Signature]

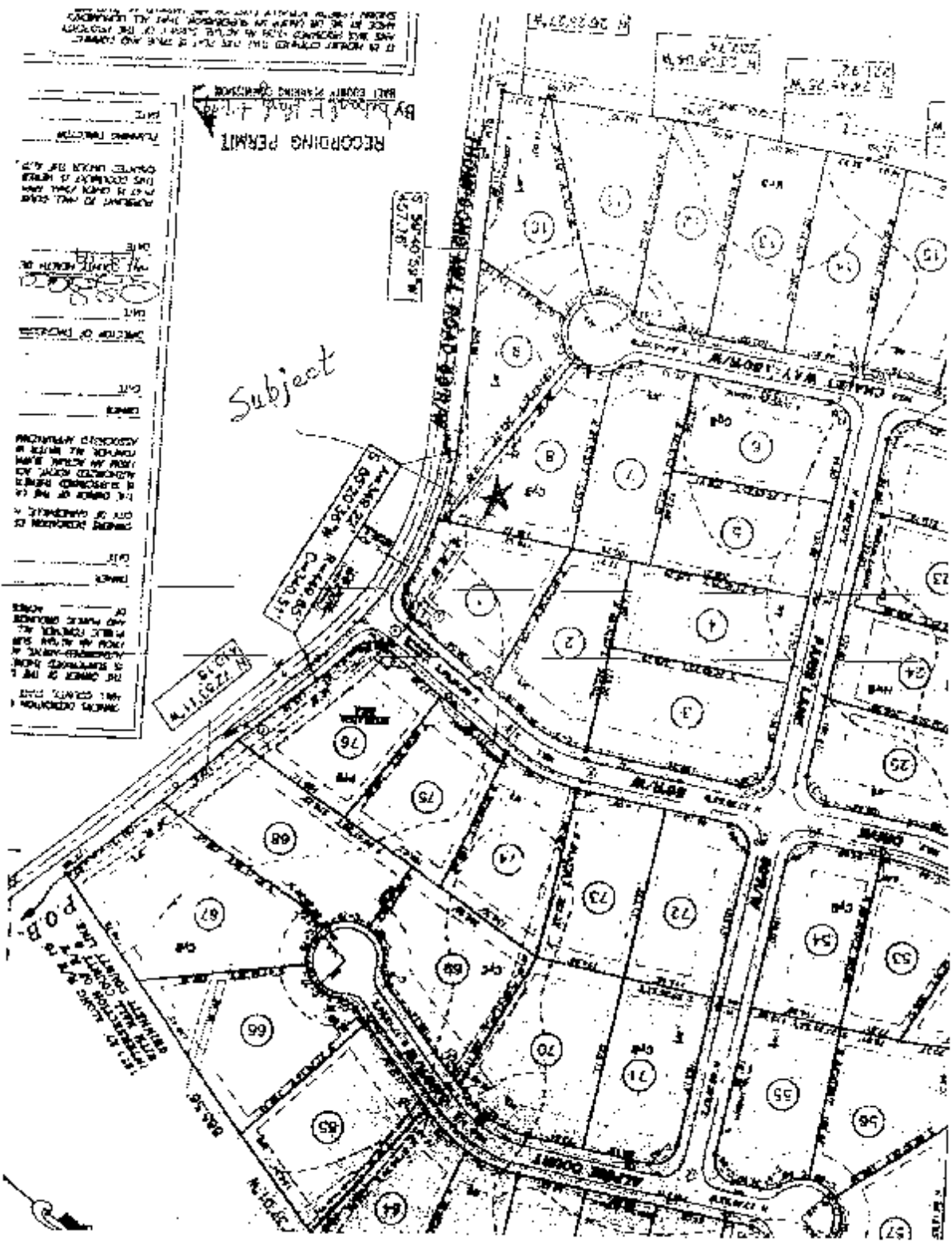
Date: 8/9/07 2007

**RECEIPT AND ACKNOWLEDGMENT BY BUYER:**

I acknowledge receipt of this Seller's Property Disclosure Statement. I understand that, except as stated in the Purchase and Sale Agreement, Property is being sold in its present condition, without warranties or guarantees of any kind by Seller or Brokers. No representations concerning the condition of Property are being relied upon by Buyer except as disclosed herein or stated in the Purchase and Sale Agreement.

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_, 20\_\_\_\_

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_, 20\_\_\_\_



IT IS HEREBY ORDERED THAT THE PLAT OF THE ABOVE DESCRIBED LOTS BE RECORDED IN THE OFFICE OF THE CLERK OF THE BOARD OF SUPERVISORS OF THE CITY OF CHICAGO AND THAT THE RECORDING PERMIT BE GRANTED TO THE APPLICANT.

RECORDING PERMIT

By [illegible]

RECORDING PERMIT

APPLICANT TO FILE THIS PLAT AND TO BE GRANTED THIS PERMIT IS THE APPLICANT'S OBLIGATION TO COMPLY WITH ALL THE REQUIREMENTS OF THE CITY OF CHICAGO AND TO OBTAIN ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.

CITY OF CHICAGO

DIRECTOR OF PROVISIONS

CITY OF CHICAGO

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