

# 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: 2598 Gadsden Walk, Duluth, Georgia 30097

**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? <u>10 months</u>			
(c) Are there any leases, written or verbal, on Unit or any part thereof?		X	
<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?		X	
(b) Is there any sliding, settling (other than normal settling), earth movement, sinkholes, upheaval, or earth stability/expansive soil problems?		X	
(c) Are there any encroachments, unrecorded easements, or boundary line disputes with respect to Property?		X	
(d) Are there any encroachments or unrecorded easements with respect to Unit?		X	
<b>3. ROOF, GUTTERS AND DOWNSPOUTS:</b>			
(a) Approximate age of roof on building in which Unit is located: <u>3</u> years.			
(b) Has the roof on the building in which the Unit is located, or any part thereof, been repaired during your ownership?		X	
(c) Are there any roof leaks into the Unit?		X	
<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?		X	
(b) Is there any past or present damage to Unit caused by infiltrating pests, termites, dry rot, or other wood-destroying organisms?		X	
(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?	X		
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?	X		
(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?		X	
<b>5. STRUCTURAL ITEMS, ADDITIONS AND ALTERATIONS:</b>			
(a) What year was Unit constructed? <u>2005</u>			
(b) Is the condominium a condominium conversion? If yes, what year was it converted? <u>45512</u>		X	
(c) Has there been any movement, shifting, settling (other than normal settling), cracking, deterioration, or other structural problems with any portion of Property?		X	
(d) Has there been any movement, shifting, settling (other than normal settling), cracking, deterioration, or other structural problems with any portion of Unit?		X	
(e) Has there been any additional structural bracing, underpinning, or other structural reinforcement been added to any portion of Property?		X	
(f) Has there been any additional structural bracing, underpinning, or other structural reinforcement been added to any portion of Unit?		X	

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	Yes	No	Don't Know
(g) Are there any problems with driveways, walkways, patios, or retaining walls serving Unit?		X	
(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?		X	
(i) Have there been any instances where necessary permits and/or approvals were not obtained for work done in or to Unit?		X	
(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?		X	
(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?		X	
<b>6. DRAINAGE, FLOODING AND MOISTURE:</b>			
(a) Has there been any water leakage, accumulation, or dampness within Unit?		X	
(b) Have any repairs been made to control any water or dampness problems in the Unit?		X	
(c) Is Property or any portion thereof located in a flood zone?		X	
(d) Has there been any drainage problems or flooding on Property?		X	
(e) Are there any problems with siding or exterior cladding of any portion of Property retaining moisture, swelling, chipping or delaminating?		X	
(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?		X	
<b>7. 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 months?			
(c) Do you have a water softener, filter or purifier? If yes, <input checked="" type="checkbox"/> Leased <input type="checkbox"/> Owned		X	
(d) What is the type of sewage system: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Septic Tank			
(e) Is Unit served by sewage pump or lift system?		X	
(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?		X	
(h) Is there any polybutylene plumbing, other than primary service line, serving Unit?			X
<b>8. OTHER SYSTEMS AND COMPONENTS:</b>			
(a) What type of heating system(s) serve Unit? <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Other			
(b) Approximate age of heating system(s): <u>3</u> years			
(c) What type of air conditioning system(s) serve Unit? <u>Central forced air</u>			
(d) Approximate age of air conditioning system(s): <u>3</u> years			
(e) How is water heated in the Unit? <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas <input type="checkbox"/> Solar			
(f) Approximate age of water heater: <u>3</u> years			
(g) Does any system for heating and/or cooling Unit or heating water serve more than one Unit?		X	
(h) Does Unit have aluminum wiring other than the primary service line?		X	
(i) Are there any system(s) or appliance(s) which is leased or which has a fee associated with its use?		X	
(j) Are any fireplaces serving Unit not working fireplaces or not in good working order and repair?		X	
(k) When was the fireplace, wood stove or chimney/flue cleaned? Date: <u>N/A gas logs</u>			
<b>9. TOXIC SUBSTANCES:</b>			
(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?		X	
(b) Are there any toxic or hazardous substances in the Unit?		X	
<b>10. FEES, ASSESSMENTS AND PROPERTY MANAGEMENT:</b>			
(a) In purchasing Unit, will any initiation, transfer, or other similar fee be owed to the Association? If yes, what amount \$ _____		X	
(b) The Association fee for common expenses is: \$ <u>175</u> per <u>month</u>			
(c) Are there any special assessments approved by but yet not owing or due to the Association? if yes, what amount \$ _____?		X	
(d) Are there any delinquent fines or other assessments owing on Unit? If yes, state amount. \$ _____		X	
(e) Has the annual assessment for Unit for the next fiscal year been approved? if yes, how much will the new assessment be? \$ _____		X	
(f) Is the Association a defendant in any lawsuit?		X	
(g) Is the Association self managed or not managed by a professional management company? Name and telephone number of Association or management company contact person: <u>Community One, Jessica Daniel</u>		X	

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**11. OTHER MATTERS:**

	Yes	No	Don't Know
(a) Have there been any inspections of Unit in the past year?	X		
(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?		X	
(c) Has there been any award or payment of money in lieu of repairs for such a defective building product?		X	
(d) Has any release been signed that would limit a future owner from making any claims in connection with Unit or Property?		X	
(e) Is there any fire, flood or wind damage which required repairs to Unit in excess of \$500.00?		X	
(f) Are there any fixtures or appliances included in the sale that are in need of repair?		X	
(g) Have any repairs been made to the electrical, plumbing, or heating and air condition system, or any part thereof?	X		
(h) Are there any other adverse, material facts pertaining to the physical condition of the Property that have not otherwise been disclosed?		X	

**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 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 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 checked="" type="checkbox"/> Chandelier</li> <li><input checked="" type="checkbox"/> Closet Shelving System             <ul style="list-style-type: none"> <li><input checked="" 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 checked="" 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 checked="" type="checkbox"/> Fireplace             <ul style="list-style-type: none"> <li><input checked="" 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 checked="" type="checkbox"/> Garage Door Opener             <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Remote Control</li> </ul> </li> <li><input checked="" type="checkbox"/> Garbage Disposal             <ul style="list-style-type: none"> <li><input checked="" 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 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 checked="" type="checkbox"/> Jetted Tub</li> <li><input checked="" type="checkbox"/> Light Fixtures (Except Chandeliers)</li> <li><input type="checkbox"/> Mailbox</li> <li><input checked="" type="checkbox"/> Microwave Oven             <ul style="list-style-type: none"> <li><input checked="" 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 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 checked="" type="checkbox"/> Gas <input 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 checked="" 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 checked="" 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 checked="" 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:

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

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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.

*max*



# ASSOCIATION/ASSESSMENT FEE EXHIBIT " \_\_\_\_\_ "

Georgia  
Association  
of REALTORS®

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This Exhibit is part of the Agreement with an Offer Date of \_\_\_\_\_ for the purchase and sale of that certain Property known as: 2598 Gadsden Walk, Duluth, Georgia 30097. Unit 53, Building \_\_\_\_\_, Project/Subdivision Charleston Row described in the Declaration and Plat and any amendments thereto of record in said county; together with such Unit's undivided interest in the common elements designated by the Declaration including those elements appurtenant to the Unit and such other rights to use the common elements which have been specially assigned to the Unit.

**Buyer acknowledges that Buyer has the right and responsibility to review all applicable documents and declarations pertaining to the Property.**

**ASSOCIATION FEES.** [Select A or B, and C, D or E; the ones not marked are not a part of this Agreement]:

- A. Mandatory.** Buyer and Seller acknowledge that there is a required association fee in the approximate amount of \$ 175/mo per year with an initiation fee of \$ \_\_\_\_\_; said fee is made payable to Community One, Telephone # 678-624-7405, and is due on the 1st day of each month. Fees shall be current as of the date of closing. Fees paid in advance by Seller, if any, shall be prorated as of the date of closing.
- B. Not Mandatory.** Buyer and Seller acknowledge that there is not a required association fee. Buyer and Seller acknowledge that there is an association fee in the approximate amount of \$ \_\_\_\_\_ per year with an initiation fee of \$ \_\_\_\_\_; said fee is made payable to \_\_\_\_\_, Telephone # \_\_\_\_\_, and is due on the \_\_\_\_\_ day of each month. Fees shall be current as of the date of closing. Fees paid in advance by Seller, if any, shall be prorated as of the date of closing.

**If either A or B above is checked, the following services are included in the association fee. [The unchecked items are not included or are unknown]:**

- |   |   |   |
|---|---|---|
| <input checked="" type="checkbox"/> Exterior Building & Grounds Maintenance | <input type="checkbox"/> Exterior Liability | <input type="checkbox"/> Security           |
| <input type="checkbox"/> Swim   | <input type="checkbox"/> Fire Insurance     | <input type="checkbox"/> Electricity        |
| <input type="checkbox"/> Cable  | <input type="checkbox"/> Reserve Fund       | <input checked="" type="checkbox"/> Garbage |
| <input checked="" type="checkbox"/> <del>Pest Control</del> & Termite       | <input type="checkbox"/> Tennis             | <input type="checkbox"/> Sewer              |
| <input type="checkbox"/> Gas  | <input type="checkbox"/> Water              | <input type="checkbox"/> Other _____        |

- C. No Association.** Buyer and Seller acknowledge that there is no association.
- D. No Assessments.** Buyer and Seller acknowledge that there are no special assessments either due or under consideration by the association.
- E. Special Assessment.** Buyer and Seller acknowledge that there is the following special assessment currently due or under consideration by the association: \_\_\_\_\_ The amount of the special assessment due or under consideration is \$ \_\_\_\_\_ and \_\_\_\_\_ shall pay said assessment at closing.

Buyer's Initials: \_\_\_\_\_

Seller's Initials: MAA \_\_\_\_\_ 1270008

EXHIBIT TO AGREEMENT  
EXHIBIT " \_\_\_\_\_ "



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This Exhibit is part of the Agreement with an Offer Date of the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ for the purchase and sale of that certain Property known as: 2598 Gadsden Walk, Duluth, Georgia 30097.

[NOTE: The following language is furnished by the parties and is particular to this transaction.]

Seller to provide the following information for this agreement at time of binding agreement:

HOA President: \_\_\_\_\_ Phone: \_\_\_\_\_  
Mgmt. Company: Community One Phone: 678 624 9453 x 330  
Mgmt. Company FAX: 770 521 2146 Contact: Jessica Daniel  
Termite Company: \_\_\_\_\_  
Phone: \_\_\_\_\_ FAX: \_\_\_\_\_  
Electric Company: Jackson EMC Phone: 770 536 2415  
Cable Company: Charter Phone: 888-438-2427  
Internet Company: Charter Phone: 888-438-2427  
Sanitation Company: (covered in HOA) Phone: \_\_\_\_\_  
Water Company: Gwinnett Co Phone: 678 376 6800  
Parking Space Number(s): — Mailbox Number: 2598  
Security System Code: —

Additional Details:

Selling Broker's Initials: \_\_\_\_\_  
(or Broker's Affiliated Licensee)

Buyer's Initials: \_\_\_\_\_ 1

Listing Broker's Initials: \_\_\_\_\_  
(or Broker's Affiliated Licensee)

Seller's Initials: KIAI 127 Oct 2008