

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



2025 Printing

This Seller's Property Disclosure Statement ("Statement") is an exhibit to the Purchase and Sale Agreement with an Offer Date of \_\_\_\_\_ for the Property known as and located at: 4345 Chastain Walk NE, Unit 45 \_\_\_\_\_, Atlanta, Georgia, 30342. This Statement is intended to make it easier for Seller to fulfill Seller's legal duty to disclose hidden defects in the Property of which Seller is aware. Seller is obligated to disclose such defects even when the Property is being sold "as-is."

## A. INSTRUCTIONS TO SELLER IN COMPLETING THIS STATEMENT.

In completing this Statement, Seller agrees to:

- (1) answer all questions in reference to the Unit and the improvements thereon;
- (2) answer all questions fully, accurately and to the actual knowledge and belief of all Sellers (hereinafter, collectively "Knowledge");
- (3) provide additional explanations to all "yes" answers in the corresponding Explanation section below each group of questions (including providing to Buyer any additional documentation in Seller's possession), unless the "yes" answer is self-evident;
- (4) promptly revise the Statement if there are any material changes in the answers to any of the questions prior to Closing and provide a copy of the same to the Buyer and any Broker involved in the transaction;
- (5) also complete F322, Community Association Disclosure Exhibit.

**B. HOW THIS STATEMENT SHOULD BE USED BY BUYER.** Caveat emptor or "buyer beware" is the law in Georgia. Buyer should conduct a thorough inspection of the Property. If Seller has not occupied the Property or has not recently occupied the Property, Seller's Knowledge of the Property's condition may be limited. Buyer is expected to use reasonable care to inspect the Property and confirm that it is suitable for Buyer's purposes. If an inspection of the Property reveals problems or areas of concern that would cause a reasonable Buyer to investigate further, Buyer should investigate further. A "yes" or "no" answer to a question means "yes" or "no" to the actual Knowledge and belief of all Sellers of the Property. In other words, if a Seller answers "no" to a question, it means Seller has no Knowledge whether such condition exists on the Property. As such, Seller's answers should not be taken as a warranty or guaranty of the accuracy of such answers, nor a substitute for Buyer doing its own due diligence.

**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.**

## C. SELLER DISCLOSURES.

<b>1. GENERAL:</b>	<b>YES</b>	<b>NO</b>
(a) What year was the building in which the Unit is located originally built? 1961		
(b) What year was the Declaration of Condominium first recorded?		
(c) Is the Unit vacant? If yes, how long has it been since the Unit has been occupied?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Is the Unit or any portion thereof leased?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### EXPLANATION:

<b>2. LEAD-BASED PAINT:</b>	<b>YES</b>	<b>NO</b>
(a) Was any part of the residential dwelling on the Property or any painted component, fixture, or material used therein constructed or manufactured prior to 1978? <b>IF YES, THE "LEAD-BASED PAINT EXHIBIT" GAR F316 MUST BE EXECUTED BY THE PARTIES AND THE "LEAD-BASED PAINT PAMPHLET" GAR CB04 MUST BE PROVIDED TO THE BUYER.</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<b>3. STRUCTURAL ITEMS, ADDITIONS AND ALTERATIONS:</b>		<b>YES</b>	<b>NO</b>
(a) Is the condominium a condominium conversion?  If yes, what year was it converted?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Has there been any settling, movement, cracking or breakage of the foundations or structural supports of the improvements?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Have there been any additions, structural changes, or any other major alterations to the Unit subsequent to the time the Unit was submitted to the condominium form of ownership?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Has any work been done where a required building permit was not obtained?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Are there violations of building codes, housing codes, or zoning regulations (not otherwise grandfathered)?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Are any additions or modification of Unit in violation of CCRs, HOA Rules or By-Laws?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) When was the last building inspection by a licensed architect, licensed engineer, or any other building inspector contracted by the Association?			
(h) Did the last inspection have any findings related to the safety, soundness, structural integrity, or habitability of the project's building(s)?  If yes, have recommended repairs/replacements been completed?		<input type="checkbox"/>	<input type="checkbox"/>
<b>EXPLANATION:</b>			

<b>4. SYSTEMS and COMPONENTS:</b>		<b>YES</b>	<b>NO</b>
(a) Has any part of the HVAC system(s) been replaced during Seller's ownership?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Date of last HVAC system(s) service:			
(c) Is any heated and cooled portion of the Unit not served by a central heating and cooling system?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Is any portion of the heating and cooling system in need of repair or replacement?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Does the Unit have aluminum wiring other than in the primary service line?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Are any fireplaces decorative only or in need of repair?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Have there been any reports of damaging moisture behind exterior walls constructed of synthetic stucco?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Is any heating or cooling system shared by one or more units in the condominium?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) Are any systems/components subject to a lease or rental payment plan (i.e. HVAC, security system, appliances, alternate energy source systems, etc.)?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
(j) Are there any remotely accessed thermostats, lighting systems, security camera, video doorbells, locks, appliances, etc. servicing the Property?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>EXPLANATION:</b>			
(i) ADT Security System installed in 2021			

<b>5. SEWER/PLUMBING RELATED ITEMS:</b>		<b>YES</b>	<b>NO</b>
(a) Approximate age of water heater(s): n/a years			
(b) What is the drinking water source: <input checked="" type="checkbox"/> public <input type="checkbox"/> private <input type="checkbox"/> well			
(c) If the drinking water is from a well, give the date of last service:			
(d) If the drinking water is from a well, has there ever been a test the results of which indicate that the water is not safe to drink? If yes, date of testing:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) What is the sewer system: <input checked="" type="checkbox"/> public <input type="checkbox"/> private <input type="checkbox"/> septic tank			
(f) If the Unit is served by a septic system, how many bedrooms was the septic system approved for by local government authorities?			
(g) Is the Unit served by a sewage pump?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Has any septic tank or cesspool on Property ever been professionally serviced?  If yes, give the date of last service:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) Are there any leaks, backups, or other similar problems with any portion of the plumbing, water, or sewage systems or damage therefrom?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
(j) Is there presently any polybutylene plumbing, other than the primary service line?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
(k) Has there ever been any damage from a frozen water line, spigot, or fixture?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>EXPLANATION:</b>			
(a) Water heater is shared with building and maintained by HOA.			

6. ROOFS, GUTTERS, and DOWNSPOUTS:	YES	NO
(a) Approximate age of roof on main dwelling: _____ years.		
(b) Has any part of the roof been repaired during Seller's ownership?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Are there any roof leaks or other problems with the roof, roof flashing, gutters, or downspouts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**EXPLANATION:**

(a) Roof is maintained by HOA.

7. FLOODING, DRAINING, MOISTURE, and SPRINGS:	YES	NO
(a) Is there now or has there been any water leakage, accumulation, or dampness within Unit or damage therefrom?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Have any repairs been made to control any water or dampness problems in the Unit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Is any part of the Unit or any improvements thereon presently located in a 100-year Special Flood Hazard Area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Has there ever been any flooding?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Are there any streams that do not flow year round or underground springs?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**EXPLANATION:**

8. SOIL AND BOUNDARIES:	YES	NO
(a) Are there any landfills (other than foundation backfill), graves, burial pits, caves, mine shafts, trash dumps or wells (in use or abandoned)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Is there now or has there ever been any visible soil settlement or movement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Are there any shared improvements which benefit or burden the Property, including, but not limited to a shared dock, septic system, well, driveway, alleyway, or private road?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Are there presently any encroachments, unrecorded easements, unrecorded agreements regarding shared improvements, or boundary line disputes with a neighboring property owner?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**EXPLANATION:**

9. TERMITES, DRY ROT, PESTS, and WOOD DESTROYING ORGANISMS:	YES	NO
(a) Are you aware of any wildlife accessing the attic or other interior portions of the residence?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Is there any damage or hazardous condition resulting from such wildlife intrusion; from insects (such as termites, bees and ants); or by fungi or dry rot?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Is there presently a bond, warranty or service contract for termites or other wood destroying organisms by a licensed pest control company?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, what is the cost to transfer? \$ _____ What is the annual cost? _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, company name/contact: _____		
Coverage: <input type="checkbox"/> re-treatment and repair <input type="checkbox"/> re-treatment <input type="checkbox"/> periodic inspections only		
Expiration Date _____ Renewal Date _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**EXPLANATION:**

<b>10. ENVIRONMENTAL, HEALTH, and SAFETY CONCERNS:</b>		<b>YES</b>	<b>NO</b>
(a) Are there any underground tanks or toxic or hazardous substances such as asbestos?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Has Methamphetamine ("Meth") ever been produced in the Unit?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Have there ever been adverse test results for radon, lead, mold or any other potentially toxic or environmentally hazardous substances?		<input type="checkbox"/>	<input checked="" type="checkbox"/>

**EXPLANATION:**

<b>11. PARKING AND STORAGE:</b>		<b>YES</b>	<b>NO</b>
(a) Are there any limited common element parking spaces assigned to the Unit and reserved for the Owner's exclusive use?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, please identify the number and location of the same: 2			
(b) Are there any limited common element storage rooms, lockers or bins assigned to the Unit and reserved for the Owner's exclusive use?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, please identify the number and location of the same: 1			

**EXPLANATION:**

(a) 2 parking passes per unit and 1 guest pass; (b) a storage room is available upon request

<b>12. LITIGATION and INSURANCE:</b>		<b>YES</b>	<b>NO</b>
(a) Is there now or has there been any litigation therein alleging negligent construction or defective building products?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Has there been any award or payment of money in lieu of repairs for defective building products or poor construction?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Has any release been signed regarding defective products or poor construction that would limit a future owner from making any claims?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) During Seller's ownership have there been any insurance claims for more than 10% of the value of the Unit?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Is the Property subject to a threatened or pending condemnation action?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) How many insurance claims have been filed during Seller's ownership?			

**EXPLANATION:**

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<b>13. OTHER HIDDEN DEFECTS:</b>		<b>YES</b>	<b>NO</b>
(a) Are there any other hidden defects that have not otherwise been disclosed?		<input type="checkbox"/>	<input checked="" type="checkbox"/>

**EXPLANATION:**

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<b>14. AGRICULTURAL DISCLOSURE:</b>		<b>YES</b>	<b>NO</b>
(a) Is the Property within, partially within, or adjacent to any property zoned or identified on an approved county land use plan as agricultural or forestry use?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Is the Property receiving preferential tax treatment as an agricultural property?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 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 and accepted customs and standards.			

 Additional pages are attached.

## D. FIXTURES CHECKLIST

**1. Directions on How to Generally Fill Out Fixtures Checklist. REGARDLESS OF WHETHER AN ITEM IS A FIXTURE OR NOT, SELLER SHALL HAVE THE RIGHT TO REMOVE ALL ITEMS ON THE FIXTURES CHECKLIST BELOW THAT ARE LEFT BLANK. THE ITEMS ON THE CHECKLIST BELOW THAT ARE CHECKED OR MARKED SHALL REMAIN WITH THE PROPERTY.** Unless otherwise indicated, if an item is left blank, the Seller may remove all of that item from the Property. For example, if "Refrigerator" is left blank, Seller shall remove all Refrigerators on the Property, unless otherwise noted. Similarly, if "Refrigerator" is checked or marked in the Fixtures Checklist, then all refrigerators shall remain with the Property unless otherwise noted. This Fixtures Checklist is intended to supersede the common law of fixtures with regard to the items identified below. The common law of fixtures shall apply to all items not identified on this Fixtures Checklist.

**2. Items Not Remaining with the Property.** Items identified as not remaining with the Property that are not physically attached to the Property shall be carefully removed from the Property in a manner designed to do minimal damage, but such items do not need to be replaced with a similar item. Seller shall make reasonable efforts to repair areas damaged by the removal of an item. Reasonable efforts to repair damage shall not extend to painting newly exposed areas that do not match the surrounding paint color. (Seller is encouraged, but shall not be required, to remove fixtures not remaining with the Property prior to marketing the Property for sale). Seller shall remove all items left blank below prior to Closing or the transfer of possession, whichever is later. Seller shall lose the right to remove those items not timely removed but shall be liable to Buyer for the reasonable cost of disposing such items provided that Buyer disposes of them within 30 days after Closing or the transfer of possession, which is later.

**3. Items Remaining with Property.** Items identified as remaining with the Property shall mean those specific items, including any solely necessary or required controller, as they existed in the Property as of the Offer Date. No such item shall be removed from the Property unless it is broken or destroyed. In the event such item is removed, it shall be replaced with a substantially identical item, if reasonably available. If not reasonably available, it shall be replaced with a substantially similar item of equal quality and value, or better. The same or newer model of the item being replaced in the same color and size and with the same functions or better shall be considered substantially identical. Once the Seller's Property is under contract, the items that may be removed and taken by the Seller, as reflected in this Seller's Property Disclosure Statement, may only be amended with the written consent of the Buyer of the Property.

<b>Appliances</b>	<input type="checkbox"/> Television (TV)	<input type="checkbox"/> Birdhouses	<input type="checkbox"/> Fire Sprinkler System
<input type="checkbox"/> Clothes Dryer	<input type="checkbox"/> TV Antenna	<input type="checkbox"/> Boat Dock	<input type="checkbox"/> Gate
<input type="checkbox"/> Clothes Washing Machine	<input type="checkbox"/> TV Mounts/Brackets	<input type="checkbox"/> Fence - Invisible	<input type="checkbox"/> Safe (Built-In)
<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> TV Wiring	<input type="checkbox"/> Dog House	<input checked="" type="checkbox"/> Smoke Detector
<input type="checkbox"/> Garage Door Opener		<input type="checkbox"/> Flag Pole	<input checked="" type="checkbox"/> Window Screens
<input checked="" type="checkbox"/> Garbage Disposal	<input checked="" type="checkbox"/> Ceiling Fan	<input type="checkbox"/> Gazebo	
<input checked="" type="checkbox"/> Ice Maker	<input checked="" type="checkbox"/> Chandelier	<input type="checkbox"/> Irrigation System	<b>Systems</b>
<input checked="" type="checkbox"/> Microwave Oven	<input type="checkbox"/> Closet System	<input type="checkbox"/> Landscaping Lights	<input type="checkbox"/> A/C Window Unit
<input checked="" type="checkbox"/> Oven	<input type="checkbox"/> Fireplace (FP)	<input type="checkbox"/> Mailbox	<input type="checkbox"/> Air Purifier
<input checked="" type="checkbox"/> Range	<input type="checkbox"/> FP Gas Logs	<input type="checkbox"/> Out/Storage Building	<input type="checkbox"/> Whole House Fan
<input type="checkbox"/> Refrigerator w/o Freezer	<input type="checkbox"/> FP Screen/Door	<input type="checkbox"/> Porch Swing	<input type="checkbox"/> Attic Ventilator Fan
<input checked="" type="checkbox"/> Refrigerator/Freezer	<input type="checkbox"/> FP Wood Burning Insert	<input type="checkbox"/> Statuary	<input type="checkbox"/> Ventilator Fan
<input type="checkbox"/> Free Standing Freezer	<input checked="" type="checkbox"/> Light Bulbs	<input type="checkbox"/> Stepping Stones	<input type="checkbox"/> Car Charging Station
<input type="checkbox"/> Surface Cook Top	<input checked="" type="checkbox"/> Light Fixtures	<input type="checkbox"/> Swing Set	<input type="checkbox"/> Dehumidifier
<input type="checkbox"/> Trash Compactor	<input checked="" type="checkbox"/> Mirrors	<input type="checkbox"/> Tree House	<input type="checkbox"/> Generator
<input type="checkbox"/> Vacuum System	<input type="checkbox"/> Wall Mirrors	<input type="checkbox"/> Trellis	<input type="checkbox"/> Humidifier
<input type="checkbox"/> Vent Hood	<input checked="" type="checkbox"/> Vanity (hanging) Mirrors	<input type="checkbox"/> Weather Vane	<input type="checkbox"/> Propane Tank
<input type="checkbox"/> Warming Drawer	<input checked="" type="checkbox"/> Shelving Unit & System	<input type="checkbox"/> Aboveground Pool	<input type="checkbox"/> Propane Fuel in Tank
<input type="checkbox"/> Wine Cooler	<input checked="" type="checkbox"/> Shower Head/Sprayer	<input type="checkbox"/> Gas Grill	<input type="checkbox"/> Fuel Oil Tank
<b>Home Media</b>	<input type="checkbox"/> Storage Unit/System	<input type="checkbox"/> Hot Tub	<input type="checkbox"/> Fuel Oil in Tank
<input type="checkbox"/> Amplifier	<input checked="" type="checkbox"/> Window Blinds (and Hardware)	<input type="checkbox"/> Outdoor Furniture	<input type="checkbox"/> Sewage Pump
<input checked="" type="checkbox"/> Cable Jacks	<input type="checkbox"/> Window Shutters (and Hardware)	<input type="checkbox"/> Outdoor Playhouse	<input type="checkbox"/> Solar Panel
<input type="checkbox"/> Cable Receiver	<input type="checkbox"/> Window Draperies (and Hardware)	<input type="checkbox"/> Pool Equipment	<input type="checkbox"/> Sump Pump
<input type="checkbox"/> Cable Remotes	<input checked="" type="checkbox"/> Unused Paint	<input type="checkbox"/> Pool Chemicals	<input checked="" type="checkbox"/> Thermostat
<input type="checkbox"/> Intercom System		<input type="checkbox"/> Sauna	<input type="checkbox"/> Water Purification System
<input type="checkbox"/> Internet HUB			<input type="checkbox"/> Water Softener System
<input type="checkbox"/> Internet Wiring			<input type="checkbox"/> Well Pump
<input type="checkbox"/> Satellite Dish			
<input type="checkbox"/> Satellite Receiver			
<input type="checkbox"/> Speakers			
<input type="checkbox"/> Speaker Wiring			
<input checked="" type="checkbox"/> Switch Plate Covers			
<b>Landscaping / Yard</b>	<input type="checkbox"/> Arbor	<input type="checkbox"/> Alarm System (Burglar)	
	<input type="checkbox"/> Awning	<input checked="" type="checkbox"/> Alarm System (Smoke/Fire)	
	<input type="checkbox"/> Basketball Post and Goal	<input type="checkbox"/> Security Camera	
		<input type="checkbox"/> Carbon Monoxide Detector	
		<input type="checkbox"/> Doorbell	
		<input checked="" type="checkbox"/> Door & Window Hardware	
<b>Safety</b>			
<b>Other</b>			

**Clarification Regarding Multiple Items.** Items identified above as remaining with Property where Seller is actually taking one or more of such items shall be identified below. For example, if "Refrigerator" is marked as staying with the Property, but Seller is taking the extra refrigerator in the basement, the extra refrigerator and its location shall be described below. This section shall control over any conflicting or inconsistent provisions contained elsewhere herein.

**Items Needing Repair.** The following items remaining with Property are in need of repair or replacement:

**RECEIPT AND ACKNOWLEDGEMENT BY BUYER**

Buyer acknowledges receipt of this Seller's Property Disclosure Statement.

1 Buyer's Signature

Print or Type Name

Date

2 Buyer's Signature

Print or Type Name

Date

Additional Signature Page (F267) is attached.

**SELLER'S REPRESENTATION REGARDING THIS STATEMENT**

Seller represents that the questions in this Statement have been answered to the actual knowledge and belief of all Sellers of the Property

*Maragret A Cummings*

dotloop verified  
11/17/25 4:52 PM EST  
MSCA-CL5Q-MKAF-4OT0

1 Seller's Signature

Maragret A Cummings

Print or Type Name

Date

2 Seller's Signature

Print or Type Name

Date

Additional Signature Page (F267) is attached.