

SELLER'S CONDOMINIUM DISCLOSURE STATEMENT

EXHIBIT " _____ "



2007 Printing

For Unit# 16 in Walden on Lenox Condominium, Address 16 Saint Claire Lane, NE
 City Atlanta, Georgia, Zip Code 30324

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. All questions are to be answered with respect to the above referenced Property. 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.

IF THE ANSWERS TO ANY OF THE QUESTIONS LISTED BELOW ARE "YES," PLEASE EXPLAIN IN DETAIL IN THE "ADDITIONAL EXPLANATIONS" SECTION.

1. OCCUPANCY:

- | | Yes | No | Don't Know |
|---|-------|----------|------------|
| (a) Is Unit vacant? | _____ | _____ | _____ |
| (b) If yes, how long has it been since Seller occupied Unit? <u>N/A</u> | _____ | <u>X</u> | _____ |
| (c) Are there any leases, written or verbal, on Unit or any part thereof? | _____ | <u>X</u> | _____ |

2. SOIL, TREES, SHRUBS AND BOUNDARIES:

- | | | | |
|---|-------|----------|-------|
| (a) Are there any landfills (other than foundation backfill), graves, mine shafts, trash dumps or wells (in use or abandoned) on Property? | _____ | <u>X</u> | _____ |
| (b) Is there any sliding, settling (other than normal settling), earth movement, sinkholes, upheaval, or earth stability/expansive soil problems? | _____ | <u>X</u> | _____ |
| (c) Are there any encroachments, unrecorded easements, or boundary line disputes with respect to Property? | _____ | <u>X</u> | _____ |
| (d) Are there any encroachments or unrecorded easements with respect to Unit? | _____ | <u>X</u> | _____ |

3. ROOF, GUTTERS AND DOWNSPOUTS:

- | | | | |
|--|-------|----------|-------|
| (a) Approximate age of roof on building in which Unit is located: <u>10</u> years. <u>overhauled 5 yrs. ago & again this yr to be done</u> | _____ | _____ | _____ |
| (b) Has the roof on the building in which the Unit is located, or any part thereof, been repaired during your ownership? <u>(overhauled)</u> | _____ | <u>X</u> | _____ |
| (c) Are there any roof leaks into the Unit? | _____ | <u>X</u> | _____ |

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

- | | | | |
|--|----------|----------|-------|
| (a) Is there any past or present damage to Property or Unit caused by infiltrating pests, termites, dry rot, or other wood-destroying organisms? | _____ | <u>X</u> | _____ |
| (b) 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? | <u>X</u> | _____ | _____ |
| If yes, check type of coverage: <input checked="" type="checkbox"/> re-treatment and repair; or <input type="checkbox"/> re-treatment only | | | |
| (c) Have any termite/pest control reports or treatments for Property or Unit been done in the last five years? <u>Had one mice last year.</u> | <u>X</u> | _____ | _____ |
| (d) 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? | <u>X</u> | _____ | _____ |

5. STRUCTURAL ITEMS, ADDITIONS AND ALTERATIONS:

- | | | | |
|--|-------|----------|-------|
| (a) What year was Unit constructed? <u>1983</u> | _____ | _____ | _____ |
| (b) Is the condominium a condominium conversion? | _____ | <u>X</u> | _____ |
| If yes, what year was it converted? <u>N/A</u> | | | |
| (c) Has there been any movement, shifting, settling (other than normal settling), cracking, deterioration, or other structural problems with any portion of Unit or Property? | _____ | <u>X</u> | _____ |
| (d) Has there been any additional structural bracing, underpinning, or other structural reinforcement having been added to any portion of Unit or Property? | _____ | <u>X</u> | _____ |
| (e) Are there any problems with driveways, walkways, patios, or retaining walls serving Unit? <u>new wall in 2007</u> | _____ | <u>X</u> | _____ |
| (f) 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? <u>some upgrades</u> | _____ | <u>X</u> | _____ |
| (g) Have there been any instances where necessary permits and/or approvals were not obtained for work done in or to Unit? <u>but don't think so</u> | _____ | <u>X</u> | _____ |

- (h) 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?
(i) 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? *hard coat*

Yes No Don't Know

___ X ___
___ X ___

6. DRAINAGE, FLOODING AND MOISTURE:

- (a) Has there been any water leakage, accumulation, or dampness within Unit?
(b) Have any repairs been made to control any water or dampness problems in Unit?
(c) Is Property or any portion thereof located in a flood zone?
(d) Has there been any drainage problems or flooding on Property?
(e) Are there any problems with siding or exterior cladding of any portion of Property retaining moisture, swelling, chipping or delaminating?
(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 ___
___ X ___
___ X ___
___ X ___
___ X ___
___ X ___

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? *N/A*
(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?
(f) Do you know if any septic tank or cesspool on Property has ever been professionally serviced? *N/A*
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?
(h) Is there any polybutylene plumbing, other than primary service line, serving Unit?

___ X ___
___ X ___
___ X ___
___ X ___
___ X ___
___ X ___

8. OTHER SYSTEMS AND COMPONENTS:

- (a) What type of heating system(s) serve Unit? ☐ Electric ☒ Gas ☐ Other *forced air*
(b) Approximate age of heating system(s): *11* years
(c) What type of air conditioning system(s) serve Unit? *exterior compressor HVAC system*
(d) Approximate age of air conditioning system(s): *2* years
(e) How is water heated in Unit? ☐ Electric ☒ Gas ☐ Solar
(f) Approximate age of water heater: *8-9* years
(g) Does any system for heating and/or cooling Unit or heating water serve more than one Unit?
(h) Does Unit have aluminum wiring other than the primary service line?
(i) Is there any system or appliance which is leased or which has a fee associated with its use?
(j) Are any fireplaces serving Unit not working fireplaces or not in good working order and repair?
(k) When was the fireplace, wood stove or chimney/flue cleaned? Date: *2008*

___ X ___
___ X ___
___ X ___
___ X ___
___ X ___

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?
(b) Are there any toxic or hazardous substances in Unit?

___ X ___
___ X ___

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 \$ *N/A*?
(b) The Association fee for common expenses is: \$ *390* per *month (reduced for 2009)*
(c) Are there any special assessments approved by but yet not owing or due to the Association? If yes, what amount \$ *N/A*?
(d) Are there any delinquent fines or other assessments owing on Unit? If yes, state amount. \$ *N/A*
(e) Has the annual assessment for Unit for the next fiscal year been approved? *N/A*
If yes, how much will the new assessment be? \$ *N/A*
(f) Is the Association a defendant in any lawsuit?
(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:
JANE BEASLEY @ SENTRY management 404-459-8951

___ X ___
___ X ___
___ X ___
___ X ___
___ X ___
___ X ___
___ X ___

X102

11. OTHER MATTERS:

- | | Yes | No | Know |
|---|-------------------------------------|-------------------------------------|--------------------------|
| (a) Have there been any inspections of Unit in the past year? <i>plumbing done in all units</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (c) Has there been any award or payment of money in lieu of repairs for such a defective building product? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (d) Has any release been signed that would limit a future owner from making any claims in connection with Unit or Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (e) Is there any fire, flood or wind damage which required repairs to Unit in excess of \$500.00? | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (f) Are there any fixtures or appliances included in the sale that are in need of repair? | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (g) Have any repairs been made to the electrical, plumbing, or heating and air condition system, or any part thereof? | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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.

- | | | |
|--|---|---|
| <input type="checkbox"/> Air Conditioning Window Unit | <input type="checkbox"/> Garage Door Opener | <input type="checkbox"/> Sprinkler System |
| <input type="checkbox"/> Air Purifier | <input type="checkbox"/> Remote Control | <input type="checkbox"/> Statuary |
| <input checked="" type="checkbox"/> Alarm System (Burglar) | <input checked="" type="checkbox"/> Garbage Disposal | <input checked="" type="checkbox"/> Stepping Stones |
| <input type="checkbox"/> Leased <input checked="" type="checkbox"/> Owned | <input checked="" type="checkbox"/> Built-In <input type="checkbox"/> Free Standing | <input checked="" type="checkbox"/> Stove <i>double wens</i> |
| <input checked="" type="checkbox"/> Alarm System (Smoke/Fire) | <input type="checkbox"/> Hot Tub | <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric |
| <input type="checkbox"/> Leased <input checked="" type="checkbox"/> Owned | <input type="checkbox"/> Humidifier | <input type="checkbox"/> Built-In <input checked="" type="checkbox"/> Free Standing |
| <input type="checkbox"/> Awning | <input checked="" type="checkbox"/> Ice Maker | <input type="checkbox"/> Sump Pump |
| <input type="checkbox"/> Carbon Monoxide Detector | <input checked="" type="checkbox"/> Built-In <input type="checkbox"/> Free Standing | <input checked="" type="checkbox"/> Surface Unit Cook Top |
| <input checked="" type="checkbox"/> Ceiling Fan <i>(6)</i> | <input type="checkbox"/> Intercom | <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric |
| <input checked="" type="checkbox"/> Chandelier | <input checked="" type="checkbox"/> Jetted Tub | <input checked="" type="checkbox"/> Switch Plate Covers |
| <input checked="" type="checkbox"/> Closet Shelving System | <input checked="" type="checkbox"/> Light Fixtures | <input checked="" type="checkbox"/> Telephone Jacks/Wires |
| <input checked="" type="checkbox"/> Built-In <input checked="" type="checkbox"/> Free Standing | (Except Chandeliers) | <input type="checkbox"/> Television Antenna |
| <input type="checkbox"/> Dehumidifier | <input checked="" type="checkbox"/> Mailbox w/ keys | <input checked="" type="checkbox"/> Television Cable/Jacks |
| <input type="checkbox"/> Built-In <input type="checkbox"/> Free Standing | <input checked="" type="checkbox"/> Microwave Oven | <input checked="" type="checkbox"/> Thermostat (Programmable) |
| <input checked="" type="checkbox"/> Dishwasher | <input checked="" type="checkbox"/> Built-In <input type="checkbox"/> Free Standing | <input checked="" type="checkbox"/> Trash Compactor |
| <input checked="" type="checkbox"/> Built-In <input type="checkbox"/> Free Standing | <input checked="" type="checkbox"/> Mirror (Attached) <i>(guest bath negotiable & over fire place negotiable)</i> | <input checked="" type="checkbox"/> Built-In <input type="checkbox"/> Free Standing |
| <input checked="" type="checkbox"/> Door & Window Hardware | <input type="checkbox"/> Radio (Built-In) | <input type="checkbox"/> Vacuum System (Built-In) |
| <input checked="" type="checkbox"/> Dryer | <input checked="" type="checkbox"/> Refrigerator | <input type="checkbox"/> Vacuum Attachments |
| <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric <i>negotiable</i> | <input type="checkbox"/> Satellite Dish/Receiver | <input checked="" type="checkbox"/> Vent Hood |
| <input checked="" type="checkbox"/> Fireplace | <input type="checkbox"/> Sauna | <input checked="" type="checkbox"/> Washing Machine <i>negotiable</i> |
| <input type="checkbox"/> Gas Logs | <input checked="" type="checkbox"/> Shelving Unit & System | <input type="checkbox"/> Water Purification System |
| <input checked="" type="checkbox"/> Screen/Door <i>negotiable</i> | <input checked="" type="checkbox"/> Built-In <input type="checkbox"/> Free Standing | <input type="checkbox"/> Water Softener System |
| <input type="checkbox"/> Wood Burning Insert | <input checked="" type="checkbox"/> Shower Head/Sprayer | <input type="checkbox"/> Weather Vane |
| <input type="checkbox"/> Flag Pole | <input checked="" type="checkbox"/> Smoke Detector | <input checked="" type="checkbox"/> Window Screens |
| | <input type="checkbox"/> Battery Operated <input checked="" type="checkbox"/> Hard Wired | <input checked="" type="checkbox"/> Window Treatments |
| | <input type="checkbox"/> Speakers (Built-In) | <input type="checkbox"/> Wine Cooler |

Other fixtures/items included in the sale of Unit:

2 front gate remote controls

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.

13. LEAD-BASED PAINT: Was any part of the residential dwelling on Unit constructed prior to 1978?

- ☐ Yes ☐ Don't Know ☒ No (If no, proceed to paragraph 14.)

If you have answered "Yes" or "Don't Know" above, 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 young 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 assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure. [Seller to mark and initial sections A and B below]

Seller Initials

A. Presence of lead-based paint and/or lead paint hazard (check one below):

☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain below):

☐ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

Seller Initials

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 Acknowledgment. [Buyer to mark and initial sections C, D, and E below]

Buyer's Initials

C. Buyer has received copies of all information listed above regarding lead-based paint and/or lead-based paint hazards

Buyer's Initials

D. Buyer has read and understands the above lead warning statement and has received the pamphlet "Protect Your Family From Lead in Your Home."

E. Buyer has (check one below):

presence

☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment inspection for the of lead-based paint and/or lead-based paint hazards; or

☐ Waived the opportunity to conduct a risk assessment inspection for the presence of lead-based paint and/or lead-based paint hazards.

Broker's Initials

Broker Acknowledgment. [Broker to initial section F below]

F. Broker has informed the Seller of the Seller's obligations under 42 U.S.C. § 4852(d) and is aware of his/her responsibility to ensure compliance.

Broker's (or Broker's Affiliated Licensee's) signature

The lead-based paint disclosures must occur prior to Seller's acceptance of Buyer's written offer to purchase; if the potential Buyer makes the offer to purchase before the requisite disclosures are provided to Buyer, Seller can not accept the offer until: 1) the disclosure is made; and 2) the potential Buyer has had an opportunity to review the information and consider whether to amend the offer.

14. AGRICULTURAL DISCLOSURE: 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 ☒ 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 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 that are in conformance with existing laws and regulations and accepted customs and standards.

15. ADDITIONAL EXPLANATIONS OR DISCLOSURES:

- 5(f) enclosed porch off master bedroom w/4 windows half walls below, & exterior door to be used as sunny study room
 - remodeled master bath replacing non-load bearing sheetrock wall w/glass blocks
- 11(g) upgraded hot water heater to accommodate oversized jacuzzi bath tub (about 2000)
 - replaced air-conditioning compressor about 3 yrs ago w/energy efficient unit
- 4(d) all bldgs constructed over 23 years ago with stucco @ grade
- 7(g) a couple of broken major community lines that were immediately repaired, and now a preventive maintenance, all major lines, are jettied each year
- 11(e) I had a stove top kitchen fire which required stove, microwave and a cabinet or so to be replaced. The smoke damage resulted in it being necessary to repaint condo, replace carpet and dryclean all fabrics.

☐ Mark box if additional pages are attached.

16. SELLER'S REPRESENTATION:

In this disclosure, Seller warrants that to the best of Seller's knowledge and belief, the information contained herein with respect to the condition of Property and Unit is accurate and complete as of the date signed by Seller. It is not a substitute for any inspections or warranties that Buyer may wish to obtain. Buyer should consult the Association for additional information regarding the common elements of the Condominium and the operation of the Association. Seller hereby authorizes Broker to provide this information to prospective buyers of Unit and to real estate brokers and their affiliated licensees. Seller agrees to promptly update this Seller's Condominium Disclosure Statement and to provide any Buyer and Brokers 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?

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

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

Seller: Susan Tippins

Seller: _____

☒ Yes ☐ No
☒ Yes ☐ No
☒ Yes ☐ No

Date: 1/9, 2009

Date: _____, 20____

17. RECEIPT AND ACKNOWLEDGMENT BY BUYER:

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

Buyer: _____

Date: _____, 20____

Buyer: _____

Date: _____, 20____