

SELLER'S PROPERTY DISCLOSURE STATEMENT

EXHIBIT " B "



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 or located at: 814 Windsor Court _____, Augusta, Georgia, 30909). 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 Property 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.

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.

C. SELLER DISCLOSURES.

1. GENERAL:	YES	NO
(a) What year was the main residential dwelling constructed? <u>1965</u>		
(b) Is the Property vacant?	✓	
If yes, how long has it been since the Property has been occupied? <u>13 months</u>		
(c) Is the Property or any portion thereof leased?		✓
(d) Has the Property been designated as historic or in a historic district where permission must be received to make modifications and additions?		✓

EXPLANATION:

2. COVENANTS, FEES, and ASSESSMENTS:	YES	NO
(a) Is the Property subject to a recorded Declaration of Covenants, Conditions, and Restrictions ("CC&Rs") or other similar restrictions?		✓
(b) Is the Property part of a condominium or community in which there is a community association? IF YES, SELLER TO COMPLETE AND PROVIDE BUYER WITH A "COMMUNITY ASSOCIATION DISCLOSURE EXHIBIT" GAR F322.		✓

EXPLANATION:

3. LEAD-BASED PAINT:	YES	NO
(a) Was any part of the residential dwelling on the Property or any painted component, fixture, or material used therein constructed or manufacture prior to 1978? 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.	✓	

4. STRUCTURAL ITEMS, ADDITIONS AND ALTERATIONS:	YES	NO
(a) Has there been any settling, movement, cracking or breakage of the foundations or structural supports of the improvements?		✓
(b) Have any structural reinforcements or supports been added?	✓	
(c) Have there been any additions, structural changes, or any other major alterations to the original improvements or Property, including without limitation pools, carports or storage buildings?		✓
(d) Has any work been done where a required building permit was not obtained?		✓
(e) Are there violations of building codes, housing codes, or zoning regulations (not otherwise grandfathered)?		✓
(f) Have any notices alleging such violations been received?		✓
(g) Is any portion of the main dwelling a mobile, modular or manufactured home?		✓
(h) Was any dwelling or portion thereof (excluding mobile, modular and manufactured dwelling) moved to the site from another location?		✓

EXPLANATION:

5. SYSTEMS and COMPONENTS:	YES	NO
(a) Has any part of the HVAC system(s) been replaced during Seller's ownership?		✓
(b) Date of last HVAC system(s) service: <u>8/25</u>		
(c) Is any heated and cooled portion of the main dwelling not served by a central heating and cooling system?		✓
(d) Is any portion of the heating and cooling system in need of repair or replacement?		✓
(e) Does any dwelling or garage have aluminum wiring other than in the primary service line?		✓
(f) Are any fireplaces decorative only or in need of repair?		
(g) Have there been any reports of damaging moisture behind exterior walls constructed of synthetic stucco?		✓
(h) Is there any Spray Polyurethane Foam (SPF) insulation in the Property?		✓
(i) Are any systems/components subject to a lease or rental payment plan (i.e. HVAC, security system, appliances, alternate energy source systems, etc.)?		✓
(j) Are there any remotely accessed thermostats, lighting systems, security camera, video doorbells, locks, appliances, etc. servicing the Property?		✓

EXPLANATION: Fireplaces have not been used by current owners.

6. SEWER/PLUMBING RELATED ITEMS:	YES	NO
(a) Approximate age of water heater(s): <u>6</u> 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: _____	NA	
(e) What is the sewer system: <input checked="" type="checkbox"/> public <input type="checkbox"/> private <input type="checkbox"/> septic tank		
(f) If the Property is served by a septic system, how many bedrooms was the septic system approved for by local government authorities? _____		
(g) Is the main dwelling served by a sewage pump?		✓
(h) Has any septic tank or cesspool on Property ever been professionally serviced? If yes, give the date of last service: _____	NA	
(i) Are there any leaks, backups, or other similar problems with any portion of the plumbing, water, or sewage systems or damage therefrom?		✓
(j) Is there presently any polybutylene plumbing, other than the primary service line?		✓
(k) Has there ever been any damage from a frozen water line, spigot, or fixture?		✓

EXPLANATION:

7. ROOFS, GUTTERS, and DOWNSPOUTS:	YES	NO
(a) Approximate age of roof on main dwelling: <u>11</u> years.		
(b) Has any part of the roof been repaired during Seller's ownership?	✓	
(c) Are there any roof leaks or other problems with the roof, roof flashing, gutters, or downspouts?		✓
EXPLANATION: <u>See Addendum</u>		

8. FLOODING, DRAINING, MOISTURE, and SPRINGS:	YES	NO
(a) Is there now or has there been any water intrusion into the basement, crawl space or other interior parts of any dwelling or garage or damage therefrom from the exterior?		✓
(b) Have any repairs been made to control water intrusion into the basement, crawl space, or other interior parts of any dwelling or garage from the exterior?		✓
(c) Is any part of the Property or any improvements thereon presently located in a Special Flood Hazard Area?		✓
(d) Has there ever been any flooding?		✓
(e) Are there any streams that do not flow year round or underground springs?		✓
(f) Are there any dams, retention ponds, storm water detention basins, or other similar facilities?		✓
EXPLANATION: <u>See Addendum</u>		

9. 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)?		✓
(b) Is there now or has there ever been any visible soil settlement or movement?		✓
(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?		✓
(d) Are there presently any encroachments, unrecorded easements, unrecorded agreements regarding shared improvements, or boundary line disputes with a neighboring property owner?		✓
(e) Are there any underground pipelines crossing the Property that do not serve the Property?		✓
EXPLANATION: <u>See Addendum & Survey</u>		

10. 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?		✓
(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?		✓
(c) Is there presently a bond, warranty or service contract for termites or other wood destroying organisms by a licensed pest control company?	✓	
If yes, what is the cost to transfer? \$ <u>95.00</u> What is the annual cost? <u>1299.00</u>		
If yes, company name/contact: <u>Massey's Services</u>		
Coverage: <input checked="" type="checkbox"/> re-treatment and repair <input type="checkbox"/> re-treatment <input type="checkbox"/> periodic inspections only		
Expiration Date <u>9/2026</u> Renewal Date <u>9/2026</u>		
EXPLANATION: <u>See Addendum</u>		

11. ENVIRONMENTAL, HEALTH, and SAFETY CONCERNS:	YES	NO
(a) Are there any underground tanks or toxic or hazardous substances such as asbestos?		✓
(b) Has Methamphetamine ("Meth") ever been produced on the Property?		✓
(c) Have there ever been adverse test results for radon, lead, mold or any other potentially toxic or environmentally hazardous substances?		✓

EXPLANATION:

12. LITIGATION and INSURANCE:	YES	NO
(a) Is there now or has there been any litigation therein alleging negligent construction or defective building products?		✓
(b) Has there been any award or payment of money in lieu of repairs for defective building products or poor construction?		✓
(c) Has any release been signed regarding defective products or poor construction that would limit a future owner from making any claims?		✓
(d) During Seller's ownership have there been any insurance claims for more than 10% of the value of the Property?		✓
(e) Is the Property subject to a threatened or pending condemnation action?		✓
(f) How many insurance claims have been filed during Seller's ownership? <u>None</u>		

EXPLANATION:

13. OTHER HIDDEN DEFECTS:	YES	NO
(a) Are there any other hidden defects that have not otherwise been disclosed?		✓

EXPLANATION:

14. AGRICULTURAL DISCLOSURE:	YES	NO
(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?		✓
(b) Is the Property receiving preferential tax treatment as an agricultural property?		✓

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.

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.

Appliances

- Clothes Dryer
- Clothes Washing Machine
- Dishwasher
- Garage Door Opener
- Garbage Disposal
- Ice Maker
- Microwave Oven
- Oven
- Range
- Refrigerator w/o Freezer
- Refrigerator/Freezer
- Free Standing Freezer
- Surface Cook Top
- Trash Compactor
- Vacuum System
- Vent Hood
- Warming Drawer
- Wine Cooler

Home Media

- Amplifier
- Cable Jacks
- Cable Receiver
- Cable Remotes
- Intercom System
- Internet HUB
- Internet Wiring
- Satellite Dish
- Satellite Receiver
- Speakers
- Speaker Wiring
- Switch Plate Covers

- Television (TV)
- TV Antenna
- TV Mounts/Brackets
- TV Wiring

Interior Fixtures

- Ceiling Fan
- Chandelier
- Closet System
- Fireplace (FP)
- FP Gas Logs
- FP Screen/Door
- FP Wood Burning Insert
- Light Bulbs
- Light Fixtures
- Mirrors
 - Wall Mirrors
 - Vanity (hanging) Mirrors
- Shelving Unit & System
- Shower Head/Sprayer
- Storage Unit/System
- Window Blinds (and Hardware)
- Window Shutters (and Hardware)
- Window Draperies (and Hardware)
- Unused Paint

Landscaping / Yard

- Arbor
- Awning
- Basketball Post and Goal

- Birdhouses
- Boat Dock
- Fence - Invisible
- Dog House
- Flag Pole
- Gazebo
- Irrigation System
- Landscaping Lights
- Mailbox
- Out/Storage Building
- Porch Swing
- Statuary
- Stepping Stones
- Swing Set
- Tree House
- Trellis
- Weather Vane

Recreation

- Aboveground Pool
- Gas Grill
- Hot Tub
- Outdoor Furniture
- Outdoor Playhouse
- Pool Equipment
- Pool Chemicals
- Sauna

Safety

- Alarm System (Burglar)
- Alarm System (Smoke/Fire)
- Security Camera
- Carbon Monoxide Detector
- Doorbell
- Door & Window Hardware

- Fire Sprinkler System
- Gate
- Safe (Built-In)
- Smoke Detector
- Window Screens

Systems

- A/C Window Unit
- Air Purifier
- Whole House Fan
- Attic Ventilator Fan
- Ventilator Fan
- Car Charging Station
- Dehumidifier
- Generator
- Humidifier
- Propane Tank
- Propane Fuel in Tank
- Fuel Oil Tank
- Fuel Oil in Tank
- Sewage Pump
- Solar Panel
- Sump Pump
- Thermostat
- Water Purification System
- Water Softener System
- Well Pump

Other

- _____
- _____
- _____
- _____

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.

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

1 Buyer's Signature

Print or Type Name

Date

2 Buyer's Signature

Print or Type Name

Date

Additional Signature Page (F267) is attached.

Mallory Lawrence SR

1 Seller's Signature

Mallory A Lawrence SR

Print or Type Name

10/31/2025

Date

Lisa H Lawrence

2 Seller's Signature

Lisa H Lawrence

Print or Type Name

10/31/2025

Date

Additional Signature Page (F267) is attached.

814 Windsor Court, Augusta, GA 30909

Seller's Property Disclosure Statement EXHIBIT B

ADDENDUM of Explanations

1. (b) Seller has never occupied the property.
4. (b) Floor reinforcement added after toilet (s) and owner vanity sink leak was detected and repaired.
5. (b) Busby's states the HVAC unit is a 6-year-old 4-ton Rheem gas pack. Unit was cleaned and serviced upon purchasing and has maintained seasonal service contract. Last inspection and cleaning June 3, 2025; since added ez seal and 1 pound of refrigerant, replaced the pressure switch and plenum (a new duct cover.) (See owner's booklet.)
5. (f) Unknown. Seller has never had a woodburning fire nor have they used the gas logs.
6. (i) Maxwell Plumbing replaced sewer and water line from home to street pre-Helene, September 2024. Previous Seller disclosed sanitary sewer manhole over flowed one time in possibly 2021. Monitored and never happened again. City was replacing lines at main entrance of 814 Windsor at time purchase on September 6, 2024. Noticed overflow at sanitary sewer manhole during Helene and one other time during a heavy rain. City has cleaned out feeding lines and has since replaced line along Walton Way from Windsor Court to Carriage Hills entrance. Did not impact home and no further overflow issue.
6. (k) Leak detected in bathroom toilet(s) and owner sink. Leak repaired by removing owner vanity for access to plumbing. Leak repaired, floor reinforcement added, no further issue.
7. (a) South Paw inspected roof in August 2024 and stated roof appeared to be 10 years old, it had architectural roofing system and was in good condition. 5/2025 South Paw replaced pipe boot. 9/2025 leak detected. South Paw installed new chimney flashing, ice and water shield around perimeter of chimney, checked all pipe boots. No further issues. (See owner's booklet.)
7. (c) Installed gutters and downspouts along the front and carport side of home and had 4" drain lines run from gutters to street. (See Beasley Landscaping in owner's booklet.)
8. (a) Carport storage closet.
8. (b) Gutters were added on the front and carport side of home with drains to street. Added a retaining wall on back/right side of property to divert water drainage to the street from neighboring properties.
9. (e) See survey dated prior to new landscaping and driveway. 10' utility easement.

Eben Gray removed 8 trees immediately upon purchasing in early September 2024, pre-Helene. No trees lost during Helene. Neighbors tree fell over 814 Windsor power supply cable. Cable replaced and repaired mount area on the exterior of home. In anticipation of remodeling and adding on to the home 5 additional trees were removed in January 2025. (See owner's booklet)

10. Massey Services Inc. - 9/2024 Replaced condensation pump on dehumidifier and piped the drain to the exterior. 9/2025 Replaced the filter on the dehumidifier. 9/2025 installed new Sentricon Termite Bait System. Transfer fee for Buyer is \$95. (Waived if Buyer establishes Pest Treatment Service.) Termite Retreat and Repair Bond renewal is 9/18/2026 and cost to buyer is \$299.00 Call Massey representative, Jason Pope, with questions, 706/863-5354.

SELLER:

Mallory A. Lawrence SR 10/31/2025
Mallory A. Lawrence, SR Date

SELLER:

Lisa H. Lawrence 10/31/25
Lisa H. Lawrence Date

BUYER:

(Print Name)

Signature Date

BUYER:

(Print Name)

Signature Date

Work Performed at 814 Windsor Court, Augusta, GA since 9/6/2024

See Owner's Booklet for complete scope of work performed and copies of invoices.

Date	Area	Vendor	Service	Cost
09/2024	Sewer/Water	Maxwell Plumbing & Drain	New Sewer and water service from house to city, installed pre-Helene.	7160
09/2024	HVAC	Busby's	Regular Maintenance & Capacitator replaced, pre-Helene	1151
09/2024	Trees	Eben Gray Tree Service	13 trees removed- 8 removed immediately after closing, 9/6/24, pre-Helene. 5 additional trees removed in 1/2025 in preparation for remodel/addition.	16003
9/2024	Crawl Space	Massey Services, Inc.	Replaced condensation pump on dehumidifer and piped the drain to the exterior.	500
09/2024	Survey	Augusta Land Surveying	9/25/24 Property surveyed in preparation of home addition, pre Helene	1000
05/2025	Roof	South Paw	Pipe Boot Replaced	175
05/2025	Plumbing	Precision Plumbing	Plumbing Repairs to bathroom toilets(s) and master vanity sink. Removed vanity to have access to plumbing. Repaired. No further issues.	
06/2025	Roof/Gutters	Jordan Wolfgram	New gutters and downspouts across front of house and carport	2500
06/2025	Misc	Robertson Restoration	Miscellaneous Home Repairs	1236
06/2025	Landscaping	Beasley Landscaping	June-Sept 2025 - Removed old driveway, re-landscaped front and side yard. Added new exterior parking pad, carport parking pad, driveway and sidewalk. New privacy fence along back property line. Added front yard sprinkler lines and 5th zone capped for future irrigation. New shrubbery/tree added. New drains from gutters to street. Added a retaining wall along rear/right side. Cleaned debris from the storm drain, (right side behind fence) and added rock to help facilitate good water flow.	63733
06/2025	HVAC	Busby's	Regular Maintenance	325
07/2025	Misc	Newbrey Home Repair	Miscellaneous Home Repairs (See Owner's Booklet)	1250

