



**ATLANTA COMMERCIAL BOARD OF REALTORS®, INC.  
OWNER'S PROPERTY DISCLOSURE NOTICE**



*6103 Wandering Way, Norcross, GA 30093*

PROPERTY ADDRESS OR DESCRIPTION: \_\_\_\_\_ ("Property").

This statement is a disclosure of Owner's actual knowledge of the conditions of the Property as of 7-7-2008, and is not a substitute for any inspections or warranties the purchaser/tenant may wish to obtain. The following are representations made by the Owner(s) based on and limited to Owner's actual knowledge, without inquiry or investigation, and are not the representations or warranties of any broker(s).

Owner should answer all questions, as applicable. If the answer to any question is "Yes", please explain below; or, if more space is needed, attach a separate sheet.

**1. PHYSICAL CONDITION.**

	Yes	No	Unknown
Are there any defects or needed repairs other than normal periodic maintenance in the following?			
A. Electrical systems and equipment	_____	✓	_____
B. Exterior walls	_____	✓	_____
C. Floors	_____	✓	_____
D. Foundation	_____	✓	_____
E. Lawn, landscaping and planters	_____	✓	_____
F. Mechanical equipment including A.C. and heating equipment	_____	✓	_____
G. Parking areas and driveways	_____	✓	_____
H. Plumbing systems, drains and sprinkler systems	_____	✓	_____
I. Roof	_____	✓	_____
J. Structural components	_____	✓	_____
K. Windows, doors, plate glass, skylights	_____	✓	_____
L. Other	_____	✓	_____

**2. SOIL CONDITION.**

Are there improvements located on filled or expansive soil, or are there foundation, structural or soil problems on the Property, including the driveways and the parking areas?	_____	✓	_____
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**3. HAZARDOUS MATERIALS.**

Have there been hazardous materials or toxic waste or substances situated:			
A. On or under the subject Property?	_____	✓	_____
B. Contiguous to the Property?	_____	✓	_____

**4. STORAGE TANKS.**

Are there or have there been any underground or other storage tanks situated on the Property?	_____	✓	_____
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**5. EASEMENTS OR ENCROACHMENTS.**

Are there any easements or encroachments (including public or private utilities and sewers) affecting the Property? \_\_\_\_\_ ✓ \_\_\_\_\_

**6. FLOOD ZONE.**

Is the Property situated in a flood zone area? \_\_\_\_\_ ✓ \_\_\_\_\_

**7. BUILDING CODES AND LAW.**

A. Do you know of any violations of building codes or city ordinances concerning this Property? \_\_\_\_\_ ✓ \_\_\_\_\_

B. Do you know of any health or safety violations concerning the Property? \_\_\_\_\_ ✓ \_\_\_\_\_

D. Do you know of any violations of law concerning the Property? \_\_\_\_\_ ✓ \_\_\_\_\_

E. Do you know of any violations of deed restrictions affecting the Property? \_\_\_\_\_ ✓ \_\_\_\_\_

F. Is the Property in an historic district or is it a designated historic property? \_\_\_\_\_ ✓ \_\_\_\_\_

**8. CONDEMNATION OR STREET WIDENING.**

Is the Property located in an area where proceedings for freeway, thoroughfare, rail or utility construction, a redevelopment project, street widening or lighting, or other similar public projects are threatened or pending? \_\_\_\_\_ ✓ \_\_\_\_\_

**9. LEASES, TENANCIES OR LICENSES.**

Are there any leases, tenancies or licenses affecting the Property? \_\_\_\_\_ ✓ \_\_\_\_\_

**10. UTILITIES.** Public water, sanitary sewer, gas, electricity, drainage, telephone are available to the Property except: \_\_\_\_\_

**11. ZONING.** The Property is currently zoned \_\_\_\_\_ by the  city  county of \_\_\_\_\_. No change in zoning is pending or threatened except \_\_\_\_\_. The current use of the Property is a  conforming  non-conforming use.

**12. OTHER INFORMATION.** Is there any information that should be disclosed that has not been covered by the questions above? Describe: \_\_\_\_\_

**13. REMARKS.** I hereby represent that I have carefully completed and reviewed all of the information on this Owner's Property Disclosure Notice, and to my actual knowledge, without investigation or inquiry, all of such information is true and correct in all material respects. I have included in this Owner's Property Disclosure Notice any material fact concerning the physical condition or value of the Property of which I have actual knowledge to date. I will inform the listing broker of any material change concerning the Property which may arise during the term or extension of the listing agreement or any sales contract. The listing broker is hereby authorized to disclose the foregoing information to the public.

**14. ATLANTA COMMERCIAL BOARD OF REALTORS, INC. ("ACBR") DISCLAIMER; WAIVER AND RELEASE OF CLAIMS.** The parties hereto hereby acknowledge and agree that: (A) *THIS DOCUMENT HAS IMPORTANT CONSEQUENCES, LEGAL, FINANCIAL AND OTHERWISE, AND ACBR HAS ADVISED THE PARTIES THAT THEY SHOULD EACH CONSULT WITH AN ATTORNEY OR OTHER PROFESSIONAL OF THEIR CHOICE WITH RESPECT TO THE TERMS OF, AND/OR THE COMPLETION, MODIFICATION AND/OR EXECUTION OF, THIS DOCUMENT;* (B) by executing this document the parties hereto each hereby waive and release ACBR, its officers, directors, members, employees and agents, from any and all claims, demands and/or causes of action (whether known or unknown) arising out of, pertaining to or resulting directly or indirectly from the use of this form document.

Sheep D. Wilson, Administrator

Signature of Owner      Signature of Owner

The undersigned Purchaser/Tenant(s) hereby acknowledge(s) (A) and agrees to the Disclaimer, waiver and release of claims set forth in paragraph 14 above; (B) receipt of the Owner's Property Disclosure Notice for the Property containing written information furnished to Purchaser/Tenant(s) solely by the Owner(s); (C) that such written information does not constitute the representations of the listing broker, any cooperating broker or their sales associates, employees or agents; and (D) that the listing broker, any cooperating broker and their sales associates, employees and agents have made no statements or representations concerning the condition of the Property.

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Signature by Purchaser/Tenant