

29 Falcon Street | Clayton

Commercial opportunities | \$545,000 | GAMLS# 20139038



This commercial property is a unique opportunity for those looking to combine their passion with a financially sound move. It has a 17-year history as a successful art gallery and offers multiple income streams. The property is zoned NS and could be transformed into a boutique showroom, upscale retail space, cafe, bakery, yoga studio, spa, beauty salon, medical offices, or a trendy event venue. The property is situated in a vibrant and accessible area, with high traffic and excellent visibility. Its proximity to HWY 441, 76 East, and downtown Clayton makes it a prime destination for potential clients. If you are interested in learning more about this property, please schedule a private viewing today.

Key features of the property:

- Full kitchen
- Covered porch
- Unique and eye-catching signs
- Proximity to Highway 441, 76 East, and downtown Clayton
- 1,696 square feet of space
- Parking for 6-12 cars
- High traffic and excellent visibility



ROSA ICELA CARTER

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Your Dream Is Our Focus

Integrity | Local Knowledge | Global Connections





GAMLS No.:	20139038
Property Type:	Commercial Sale
Address:	29 Falcon Clayton, GA 30525
Complex :	None
Status:	Price Change
Own Condition:	

On Market Date:	08/03/2023
List Price:	\$545,000
LP/SQFT:	\$0
Off Market Date:	
Projected Close:	
Days On Market:	61

PROPERTY INFORMATION

County:	Rabun	Total SQFT:	0
Total Building Area:	1696	Year Built:	1973
Annual Taxes:	\$1,597	Property Condition:	Resale
Tax Year:	2021	Total Acres:	0.190 Acres
Ownership:		Zoning:	NS - Neighborhood Shopping District

Remarks: Investment Opportunity Stand-alone Building: 1696 Sq Ft of Commercial Property with parking and visibility from intersection of a major crossroads—Highways 441 & 76 East in Clayton GA Welcome to this unique commercial property that presents a one-of-a-kind retail (and/or residential) space and a sound investment opportunity in a prime destination hotspot—Rabun County! This property is an exceptional opportunity for those looking to combine their passion with a financially sound move due to its prime location, unique character, and potential for multiple income streams. It has a 17-yr history as a successful art gallery which offered additional studio & office rental space, an outdoor market area on the large covered deck and workshops with national artisans. A popular cafe was also once located at the site. Flex Space / Multi-function Opportunity Includes a full kitchen, W/D and a second sink room along with track lighting plus wood floors throughout with LVP in the kitchen and tile floors in bathroom. The large entry space is filled with light from four new custom skylights trimmed in wood, newly shingled roof, entry door and 2 windows plus a Mini-split designed especially for extra Heat/Air for larger room. Shower installation would be the only requirement for residential use. Property is zoned NS. Its varied layout offers possibilities for transforming the space into a boutique showroom, upscale retail space, cafe, bakery, yoga studio, spa, beauty salon, medical offices or a trendy event venue for art gatherings, product launches, or cultural events. Custom bamboo blinds and inset dimmable lighting create a warm ambient quality on the porch. An entertainment area is behind sliding double barn doors. Interior As you step inside, you'll be greeted by an airy and bright interior space with high ceilings, custom-built skylights, and polished concrete floors. From the main area, step up into the central open space that offers easy access to the front covered porch, providing a seamless transition between indoor and outdoor living. A separate office with window is located behind double doors. Off to the side, you will find a fully-equipped galley kitchen—a versatile room that could also serve as an office or break room. Laundry closet is along the hallway leading to two more rooms (both with exit doors) and a restroom in the back. With proper plumbing adjustments, it is certainly feasible to transform the adjacent "sink-room" into a complete bathroom & shower. The ample porch is a wonderful feature of the building, wrapping around the entrance and providing stunning views of the town and Black Rock Mountain. During the summer, it offers a welcome respite from the heat and a refreshing breeze, while during the winter, it provides shelter from the elements. It's the perfect spot to relax and enjoy the scenery. A loading dock is outside the exit door to the kitchen. Exterior Attractive, lush and flowering landscaping surrounds the property, framing the parking area, which offers enough space for 6 to 8 cars. Additional parking options along the access road (Falcon Street) can accommodate up to 4 additional cars. The building's unique and eye-catching signs are a notable feature setting it apart from other properties in the area. It serves as a useful point of reference for those navigating HWY 441 and 76 East. The sign can be customized by substituting the letters on the 10-ft and 6-ft round steel structures. Location Situated in a vibrant and accessible area, the property benefits from high traffic and excellent visibility. Its proximity to HWY 441, 76 East, and downtown Clayton makes it a prime destination for potential clients. Schedule a private viewing today and explore this property's endless possibilities!

Directions: From Clayton, take 441 South and turn LEFT on 76 East (Walgreens traffic light), LEFT on Duggan Hill Rd., RIGHT on Falcon St.

FEATURES

CI Features:	Free Standing Boiler	Location:	Corner Lot,City Lot
Cooling:	Central Air	Road Frontage:	30
Construction:	Wood Siding	Roof:	Composition
Farm Buildings:	1	Square Feet:	0
Floor Type:	Hardwood,Other	Utilities:	Electricity Available,High Speed Internet,Sewer Available,Water Available
Heating Source:	Central,Other		

OTHER INFORMATION

Possession:	Close Of Escrow
Possible Financing:	



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Harry Norman REALTORS
141 South Main Street
Clayton, 30525
Phone: 706-212-0228



Information is provided by Georgia MLS and is deemed reliable but not guaranteed.



FOR INFORMATIONAL PURPOSES ONLY

LEGEND

- POB - POINT OF BEGINNING
- - IRON PIN FOUND (IPF)
- - IRON PIN SET (IPS)
- P - PROPERTY LINE
- R/W - RIGHT OF WAY
- X- - FENCE
- U - UTILITY POLE
- W- - POWER LINE
- PT- - POWER & TELEPHONE
- LLL - LAND LOT LINE
- LL - LAND LOT
- - CONC MONUMENT FOUND
- ▬ - BUILDING LINE
- ⊕ - CENTER LINE
- POC - POINT OF COMMENCEMENT
- △ - NAIL & CAP SET

THIS PROPERTY IS NOT LOCATED IN A ZONE "A" (AREAS OF 100-YEAR FLOOD) ACCORDING TO THE FLOOD INSURANCE RATE MAP BY F.E.M.A., EFFECTIVE JUNE 19, 1989.

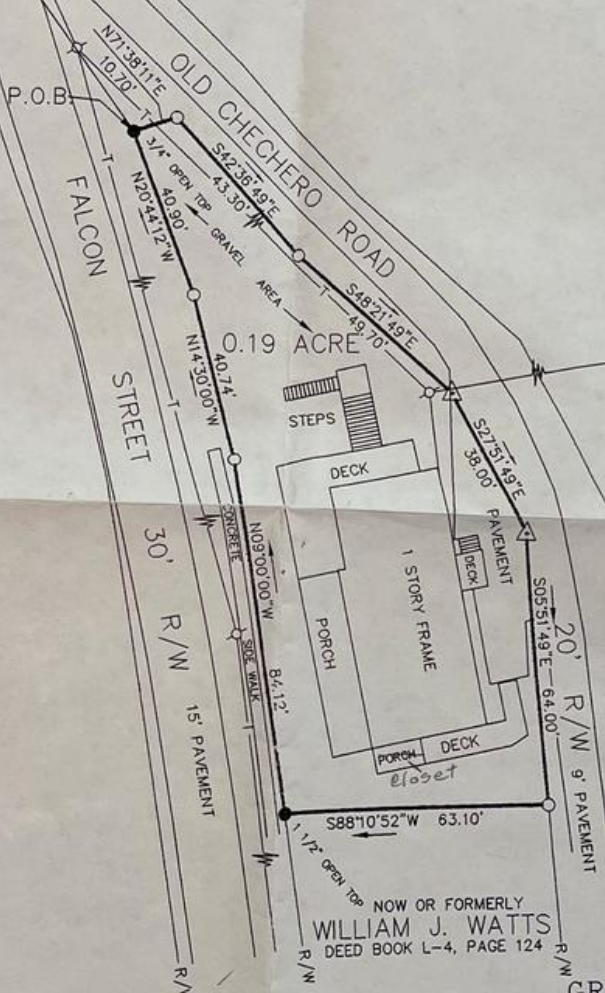
COMMUNITY PANEL # 130157 0001 C

THIS PARCEL IS ZONED HB ACCORDING TO THE OFFICIAL ZONING MAP OF RABUN COUNTY ON FILE IN THE OFFICE OF THE ADMINISTRATIVE OFFICER OF THE RABUN COUNTY ZONING AUTHORITY ON AUGUST 5, 2006

ALL PINS ARE 1/2" REBARS UNLESS OTHERWISE NOTED

P.O.C.
∩ INTERSECTION

S35°52'56"E
68.27'





William F. Rolader

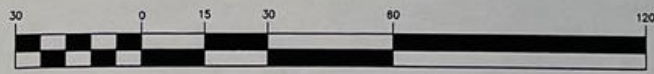
IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

William F. Rolader
 WILLIAM F. ROLADER, G.A.R.L.S. #2042

A TOPCON GTS-3C TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 17,146 FEET AND AN ANGULAR ERROR OF 0.3 PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES RULE METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 89,409 FEET.



(IN FEET)
1 inch = 30 ft.

SURVEY FOR		
CAROLYN M. ROBBINS		
SCALE: 1" = 30'	0.19 ACRE	DRAWN BY: WFR
DATE: AUG. 16, 2006	IN THE CITY OF CLAYTON	C.C. BC
LOCATED IN LAND LOT 8, 2ND LAND DISTRICT RABUN COUNTY, GEORGIA		
APPALACHIAN SURVEYING COMPANY, INC. P.O. BOX 117 MOUNTAIN CITY, GEORGIA 30562 (706)746-2625		DRAWING NUMBER 06-454



SELLER'S PROPERTY DISCLOSURE STATEMENT EXHIBIT " _____ "



2023 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: **29 Falcon St.** _____ **Clayton** _____, Georgia, **30525** _____). 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;
- (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 recently, 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 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.

C. SELLER DISCLOSURES.

1. GENERAL:	YES	NO
(a) What year was the main residential dwelling constructed? <u>1973</u>		
(b) Is the Property vacant? If yes, how long has it been since the Property has been occupied? _____		X
(c) Is the Property or any portion thereof leased?		X
(d) Has the Property been designated as historic or in a historic district where permission must be received to make modifications and additions?		X

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?		X
(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.		X

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.	X	

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?	X	
(b) Have any structural reinforcements or supports been added?	XX	
(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?		XX
(e) Are there violations of building codes, housing codes, or zoning regulations (not otherwise grandfathered)?		XX
(f) Have any notices alleging such violations been received?		XXX
(g) Is any portion of the main dwelling a mobile, modular or manufactured home?		XXX
(h) Was any dwelling or portion thereof (excluding mobile, modular and manufactured dwelling) moved to the site from another location?		X

EXPLANATION:

A professional company replaced 12 floor joist in one-half of kitchen floor even though only one was cracked
 At a weak point of wood. Heat ducts were replaced in the area as well and new plywood and LVP laid after
 Leveled. Rim board along door also replaced while accessible.

5. SYSTEMS and COMPONENTS:	YES	NO
(a) Has any part of the HVAC system(s) been replaced during Seller's ownership?	X	
(b) Date of last HVAC system(s) service: _____ 2019. Main: Originally installed '06. Mini Split in '20 _____		
(c) Is any heated and cooled portion of the main dwelling not served by a central heating and cooling system?		X
(d) Is any portion of the heating and cooling system in need of repair or replacement?		XXX
(e) Does any dwelling or garage have aluminum wiring other than in the primary service line?		XXXX
(f) Are any fireplaces decorative only or in need of repair?		XXXX
(g) Have there been any reports of damaging moisture behind exterior walls constructed of synthetic stucco?		XX
(h) Are any systems/components subject to a lease or rental payment plan (i.e. HVAC, security system, appliances, alternate energy source systems, etc.)?		X

EXPLANATION:

6. SEWER/PLUMBING RELATED ITEMS:	YES	NO
(a) Approximate age of water heater(s): _____ 17 _____ 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: _____		X
(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?		XX
(h) Has any septic tank or cesspool on Property ever been professionally serviced? If yes, give the date of last service: _____		XX
(i) Are there any leaks, backups, or other similar problems with any portion of the plumbing, water, or sewage systems or damage therefrom?		X
(j) Is there presently any polybutylene plumbing, other than the primary service line?		XX
(k) Has there ever been any damage from a frozen water line, spigot, or fixture?		XX

EXPLANATION:

7. ROOFS, GUTTERS, and DOWNSPOUTS:	YES	NO
(a) Approximate age of roof on main dwelling: <u> 3 </u> years.		
(b) Has any part of the roof been repaired during Seller's ownership?	X	
(c) Are there any roof leaks or other problems with the roof, roof flashing, gutters, or downspouts?		X

EXPLANATION:

New plywood in a few areas of covered deck roof when overall roof was replaced along with 4 new skylights in 2020

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

EXPLANATION:

Complete sliding door replacement and new studs and sealing of area entry with walls to replace old glass from old door opening...and added awning to protect new entry door

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)?		XX
(b) Is there now or has there ever been any visible soil settlement or movement?		XX
(c) Are there presently any encroachments, unrecorded easements or boundary line disputes with a neighboring property owner?		XXXX
(d) Do any of the improvements encroach onto a neighboring property?		XXXX
(e) Is there a shared driveway, alleyway, or private road servicing the Property?		XX

EXPLANATION:

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?		X
(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?		X
(c) Is there presently a bond, warranty or service contract for termites or other wood destroying organisms by a licensed pest control company?		X
If yes, what is the cost to transfer? \$ _____ What is the annual cost? _____		
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 _____		

EXPLANATION:

I did have pest control treatments on occasion but never had bug issues...except 2 hornet nests

11. ENVIRONMENTAL, HEALTH, and SAFETY CONCERNS:	YES	NO
(a) Are there any underground tanks or toxic or hazardous substances such as asbestos?		XX
(b) Has Methamphetamine ("Meth") ever been produced on the Property?		XX
(c) Have there ever been adverse test results for radon, lead, mold or any other potentially toxic or environmentally hazardous substances?		X
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?		X
(b) Has there been any award or payment of money in lieu of repairs for defective building products or poor construction?		XX
(c) Has any release been signed regarding defective products or poor construction that would limit a future owner from making any claims?		XX
(d) During Seller's ownership have there been any insurance claims for more than 10% of the value of the Property?		XX
(e) Is the Property subject to a threatened or pending condemnation action?		XX
(f) How many insurance claims have been filed during Seller's ownership? _____ None _____		
EXPLANATION:		

13. OTHER HIDDEN DEFECTS:	YES	NO
(a) Are there any other hidden defects that have not otherwise been disclosed?		X
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?		XX
(b) Is the Property receiving preferential tax treatment as an agricultural property?		XX
<p>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.</p>		

ADDITIONAL EXPLANATIONS (If needed):

The room adjacent to bathroom has a capped pipe where a functioning toilet and sink were located previously.

A double standing stainless steel sink was installed, but room could be reverted back to 2nd bathroom

There are speaker wires laid in the attic if desired...all enter at kitchen nook

New exhaust fans in both bathrooms were installed in 2020 along with a new attic temp-controlled vent device.

The attic was spray-insulated in 2008

New wood trim was installed on interior skylight insets when all 4 new ones installed with new roof.

The building was caulked and painted recently and 2 new south facing windows in step-down room were installed

The ceiling on porch: enclosed with wood (stained & sealed) and inset lighting wired/installed with dimmers.

Bamboo screens were installed as blinds and can be removed as desired. (Decorative only)

Kitchen was totally renovated in the last 5 years with new cabinets, floors, lighting, water filter system that

Also feeds an ice maker. (Not currently hooked up) New appliances as well.

Washer and dryer are fairly new and rarely used. New dryer vent to exterior wall installed

Wiring for spots to signs is laid near circular outdoor large signs. Unsure if current light needs bulbs.

Mini split was added for heating & cooling in the step down room with thermostat/remote. 2021

Double barn door and enclosed area on covered deck area was well-built but not structurally permanent -

Great for entertainment bar or workshop

Underpinning below deck was installed in 2020 with pressure treated wood with access doors

D. FIXTURES CHECKLIST

Directions on HOW TO USE: It is often unclear what constitutes a fixture which remains with the Property versus personal property which does not remain with the Property. **To avoid disputes, Seller shall have the right to remove all items on the checklist below that are left blank. THE ITEMS ON THE CHECKLIST BELOW THAT ARE CHECKED OR MARKED SHALL REMAIN WITH THE PROPERTY.** All items remaining with Property shall include remotes and/or all accessories necessary for use. 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 may remove all Refrigerators on the Property. This checklist is intended to supersede the common law of fixtures with regard to the items below. The common law of fixtures shall apply to all items not on this checklist. 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 remain liable for the cost of Buyer having to dispose of such items provided that Buyer disposes of them within 30 days after Closing. In removing items, Seller shall use reasonable care to prevent and repair damage to the area where the item was removed.

Items identified as remaining with the Property shall mean those specific items 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. This section entitled "Fixtures Checklist" shall survive Closing.

Appliances

- Clothes Dryer
- Clothes Washing Machine
- Dishwasher
- Garage Door Opener
- Garbage Disposal
- Ice Maker
- Microwave Oven
- Oven
- Refrigerator w/o Freezer
- Refrigerator/Freezer
- Free Standing Freezer
- Stove
- 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

- Barn Door Enclosure
- Kitchen pendants
- _____
- _____

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:

Back screen door needs replacing

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

Peggy McBride
1 Seller's Signature

Peggy Ellen McBride

Print or Type Name

July 31, 2023

Date

2 Seller's Signature

Print or Type Name

Date

Additional Signature Page (F267) is attached.



**DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT
AND/OR LEAD-BASED PAINT HAZARDS IN
PURCHASE AND SALE TRANSACTIONS
("LEAD-BASED PAINT EXHIBIT")
EXHIBIT " _____ "**



2023 Printing

This Exhibit pertains to that certain Property known as: 29 Falcon St., Clayton, Georgia 30525.

UNDER FEDERAL LAW, THIS EXHIBIT MUST BE SIGNED BY THE SELLER AND BUYER, AND THE BUYER PROVIDED WITH A COPY OF THE LEAD-BASED PAINT BROCHURE PRIOR TO THE BUYER AND SELLER ENTERING INTO A BINDING AGREEMENT. THIS AGREEMENT MUST BE FILLED OUT FOR ALL HOUSING BUILT PRIOR TO 1978.

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Hazards Lead Warning Statement

Every buyer 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

(a) Presence of lead-based paint and/or lead paint hazard [initial (i) or (ii) below. The section not initialed shall not be part of this Exhibit]

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

I am NOT aware of any hazards present in this building related to lead paint other than the date tht the building was constructed

Check box if additional pages of explanations are attached and incorporated herein.

(ii) PMC Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and Reports available to the Seller [initial (i) or (ii) below. The section not initialed shall not be part of this Exhibit]:

(i) PMC 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):

(ii) PMC Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment [initial all applicable sections below]:

(c) _____ Buyer has received copies of all information, if any, listed above.

(d) _____ Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*

(e) Buyer has: [initial (i) or (ii) below]:

(i) _____ Received a ten (10) day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards (prior to Buyer being obligated under the Purchase and Sale Agreement); or

(ii) _____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards (which shall not prevent Buyer from evaluating the Property for lead-based paint and lead-based paint hazards during any Due Diligence or Right to Request Repairs Period).

Agent's Acknowledgment (Agent who informed Seller of Seller's Obligations should initial).

(f) RIC Seller's Agent 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.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

1 Buyer's Signature Date

Print or Type Name

Peggy E McBride May 19, 2023
1 Seller's Signature Date

Damme Peggy Ellen McBride
Print or Type Name

2 Buyer's Signature Date

Print or Type Name

2 Seller's Signature Date

Print or Type Name

Additional Signature Page (F267) is attached.

Additional Signature Page (F267) is attached.

Buyer's Agent Signature Date

Print or Type Name

Rosa Icela Carter July 23, 2023
Seller's Agent Signature Date

Rosa Icela Carter
Print or Type Name

Buyer Brokerage Firm

Harry Norman Realtors Luxury Lake And Mountain
Seller Brokerage Firm