

SELLER'S PROPERTY DISCLOSURE STATEMENT (CONDOMINIUM) EXHIBIT "_____"



2026 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: 1424 Westchester Ridge NE
Atlanta, Georgia, 30329. 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 on the Property;
- (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) if prior to Closing there are any material changes in the answers to any of the questions, Seller shall promptly revise the Statement and provide it 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 or 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 either affirmatively knows that the answer to the question is "no" or 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 actual condition of the Property, 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.

1. GENERAL:	YES	NO
(a) What year was the building in which the Unit is located originally built? <u>2002</u>		
(b) What year was the Declaration of Condominium first recorded? <u>2005</u>		
(c) Is the Unit vacant?	☒	☐
If yes, how long has it been since the Unit has been occupied? <u>Last occupied August 2026</u>		
(d) Is the Unit or any portion thereof leased?	☐	☒
EXPLANATION:		

2. 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.	☐	☒

3. STRUCTURAL ITEMS, ADDITIONS and ALTERATIONS:	YES	NO
(a) Is the condominium a condominium conversion? If yes, what year was it converted?	☐	☒
(b) Has there been any settling, movement, cracking or breakage of the foundations or structural supports of the improvements?	☐	☒
(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?	☐	☒
(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) Are any additions or modification of Unit in violation of CCRs, HOA Rules or By-Laws?	☐	☒
(g) When was the last building inspection by a licensed architect, licensed engineer, or any other building inspector contracted by the Association? 2020		
(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?	☐ ☐	☒ ☐
EXPLANATION:		

4. 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: 07.23.2026		
(c) Is any heated and cooled portion of the Unit 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 the Unit 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 any heating or cooling system shared by one or more units in the condominium?	☐	☒
(i) Are any systems/components subject to a lease or rental payment plan (i.e. HVAC, security system, appliances, alternate energy source systems, propane/fuel tanks, etc.)?	☐	☒
(j) Are there any remotely accessed thermostats, lighting systems, security camera, video doorbells, locks, appliances, etc. servicing the Property?	☐	☒
EXPLANATION:		

5. SEWER/PLUMBING RELATED ITEMS:	YES	NO
(a) Approximate age of water heater(s): 5 years		
(b) What is the drinking water source: ☒ public ☐ private ☐ well		
(c) If the drinking water is from a well, give the date of last service: N/A		
(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: N/A	☐	☐
(e) What is the sewer system: ☒ public ☐ private ☐ septic tank		
(f) If the Unit is served by a septic system, how many bedrooms was the septic system approved for by health department or other governmental authority? N/A		
(g) Is the Unit 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:	☐	☒
(i) Is there now or has there been any sewer system or septic field backup or damage therefrom?	☐	☒
(j) Is there presently any polybutylene plumbing, other than the primary service line?	☐	☒
(k) Has there ever been any water damage to the interior of the residence on the Property from any system, appliance or fixture using water or from any pipe on the Property in which water travels?	☐	☒
EXPLANATION:		

6. ROOFS, GUTTERS, and DOWNSPOUTS:	YES	NO
(a) Approximate age of roof on main dwelling: <u>8</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:		

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?	☐	☒
(b) Have any repairs been made to control any water or dampness problems in the Unit?	☐	☒
(c) Is any part of the Unit or any improvements thereon presently located in a 100-year 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) 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?	☐	☒
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)?	☐	☒
(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?	☐	☒
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?	☐	☒
(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? \$ _____ What is the annual cost? _____	☐	☐
If yes, company name/contact: _____		
Coverage: ☐ re-treatment and repair ☐ re-treatment ☐ periodic inspections only		
Expiration Date _____ Renewal Date _____	☐	☐
EXPLANATION:		
Part of the HOA fees goes to pest control. HOA is in charge of pest control.		

10. 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 in the Unit?	☐	☒
(c) Have there ever been adverse test results for radon, lead, mold or any other potentially toxic or environmentally hazardous substances?	☐	☒
EXPLANATION:		

11. PARKING AND STORAGE:	YES	NO
(a) Are there any limited common element parking spaces assigned to the Unit and reserved for the Owner's exclusive use?	☐	☒
If yes, please identify the number and location of the same:		
(b) Are there any limited common element storage rooms, lockers or bins assigned to the Unit and reserved for the Owner's exclusive use?	☐	☒
If yes, please identify the number and location of the same:		
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 Unit?	☐	☒
(e) Is the Property subject to a threatened or pending condemnation action?	☐	☒
(f) How many insurance claims have been filed during Seller's ownership? 0		
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.		

☐ 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.

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.

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

dotloop verified
09/11/26 4:31 PM EDT
PWG7-AXQM-LFPB-8S6A

1 Seller's Signature

Andrea M Gonzalez

Print or Type Name

09/11/2026

Date

2 Seller's Signature

Print or Type Name

Date

☐ Additional Signature Page (F267) is attached.

COMMUNITY ASSOCIATION DISCLOSURE

EXHIBIT “ _____ ”



2026 Printing

This Exhibit is part of the Agreement with an Offer Date of _____ for the purchase and sale of that certain Property known as: 1424 Westchester Ridge NE, Atlanta, Georgia 30329 (“Property”).

Seller’s Directions for Completing This Community Association Disclosure (“Disclosure”). Seller is encouraged to contact the community association management company, property manager, and/or association board as this Disclosure must be filled out accurately and completely. Seller acknowledges that information regarding community associations can be difficult for buyers to obtain, and Buyer is relying on the information in this Disclosure when deciding whether to purchase the Property. If new information is learned by Seller which materially changes the answers herein, Seller must immediately update and provide Buyer with a revised copy of this Disclosure up until Closing. Notwithstanding Seller’s duty to update this Disclosure, any payment obligations incurred by Seller pursuant to this Disclosure due to the under-disclosure of any amount herein will be calculated based on the amount stated on Seller’s initial disclosure and not on the amount subsequently provided on any updated disclosure (excluding payment obligations related to the disclosure of special assessments that come Under Consideration after the Binding Agreement Date that are promptly and accurately disclosed to Buyer).

Buyer’s Use of Disclosure. While this Disclosure is intended to give the Buyer basic information about the community in which Buyer is purchasing, Buyer should read the covenants and other legal documents for the community (“Covenants”) to better understand Buyer’s rights and obligations therein. The Buyer is advised to review *“What to Consider When Buying Property in a Community Association”* (CB16) and/or *“What to Consider When Buying Property in a Condominium”* (CB19).

A. KEY TERMS AND CONDITIONS.

1. TYPE OF ASSOCIATION IN WHICH BUYER WILL OR MAY BECOME A MEMBER. (Select all that apply. The boxes not selected shall not be a part of this Exhibit)

- ☒ Mandatory Membership Condominium Association
- ☐ Mandatory Membership Property Owners’ Association or Homeowners’ Association
- ☐ Mandatory Age Restricted Community
 - ☐ All units are occupied by a person 62 or older.
 - ☐ At least 80% of the occupied units are occupied by at least one person who is 55 years of age or older
- ☐ Mandatory Membership Master Association
- ☐ Optional Voluntary Association
- ☐ Voluntary Transitioning to Mandatory (Buyer shall be a ☐ voluntary or ☐ mandatory member)

2. CONTACT INFORMATION FOR ASSOCIATION(S).

- a. Name of Association:** The Enclave at Briarcliff Condominium Association, Inc.
Contact Person / Title: Lateefah Stevenson - Property Manager
Association Management Company: Beacon Management Services
Telephone Number: 404-907-2112 **Email Address:** ebmgr@beaconmanagementservices.com
Mailing Address: 1 Glenlake Pkwy Suite 515, Atlanta, GA 30328 **Website:** _____
- b. Name of Master Association:** None
Contact Person / Title: _____
Association Management Company: _____
Telephone Number: _____ **Email Address:** _____
Mailing Address: _____ **Website:** _____

3. ANNUAL REGULAR ASSESSMENTS (“ASSOCIATION DUES”).

- a. The Association Dues are paid in the following installment(s):** (select the box(es) that reflect how dues are paid. Any box(es) not checked are not part of this Agreement):
- ☐ \$ _____ per year;
 - ☒ \$ 352.11 per month;
 - ☐ \$ _____ per quarter;
 - ☐ \$ _____ semi-annually;
 - ☐ If applicable, Buyer will be required to pay a mandatory Fee for _____, which is currently \$ _____ per _____. This Fee does not include Special Assessments, Transfer, Initiation, and Administrative Fees, utility expenses billed based upon usage, or move-in and move-out fees.

b. If applicable, the Association Dues for the Master Association are paid in the following installment(s): (select the box(es) that reflect how dues are paid. Any box(es) not checked are not part of this Agreement):

- ☐ \$ _____ per year;
☐ \$ _____ per month;
☐ \$ _____ per quarter;
☐ \$ _____ semi-annually;

☐ If applicable, Buyer will be required to pay a mandatory Fee for _____, which is currently \$ _____ per _____. This Fee does not include Special Assessments, Transfer, Initiation, and Administrative Fees, utility expenses billed based upon usage, or move-in and move-out fees.

4. SPECIAL ASSESSMENTS.

- a. Buyer's total portion of all Special Assessments Under Consideration is \$None _____.
- b. Buyer's total portion of all adopted Special Assessments is \$ _____.
- c. Adopted Special Assessments shall be paid as follows: (Select all that apply. The boxes not selected shall not be a part of this Agreement) ☐ Monthly ☐ Quarterly ☐ Semi-Annually ☐ Annually ☐ Other: _____

5. TRANSFER, INITIATION, AND ADMINISTRATIVE FEES.

Buyer will pay \$704.22 _____ for all Transfer, Initiation, and Administrative fees. Seller will pay any Transfer, Initiation, and Administrative Fees above this amount.

6. OTHER ASSOCIATION EXPENSES (IF APPLICABLE).

- a. **Utility Expenses.** Buyer is required to pay for utilities which are billed separately by the Association at a rate that may vary depending on usage and are in addition to any other Association Dues. The Association bills separately for:
- ☐ Electric ☒ Water/Sewer ☐ Natural Gas ☐ Cable TV ☐ Internet ☐ Other: _____

ASSESSMENTS PAY FOR FOLLOWING SERVICES, AMENITIES, AND COSTS. The following services, amenities, and costs are included in the Association annual assessment. (Select all which apply. Items not selected in subsections (a) and (b) below shall not be part of this Agreement).

a. For Property costs include the following:

- | | | | |
|---|---|---|---------------------------------------|
| ☐ Cable TV | ☐ Natural Gas | ☒ Pest Control | ☐ Other: _____ |
| ☐ Electricity | ☐ Water | ☒ Termite Control | ☐ Other: _____ |
| ☐ Heating | ☐ Hazard Insurance | ☐ Dwelling Exterior | ☐ Other: _____ |
| ☐ Internet Service | ☐ Flood Insurance | ☐ Yard Maintenance | ☐ Other: _____ |

b. Common Area / Element Maintenance costs include the following:

- | | | | |
|---|---|---|--|
| ☐ Concierge | ☒ Pool | ☐ Hazard Insurance | ☐ Road Maintenance |
| ☐ Gate Attendant | ☒ Tennis Court | ☐ Flood Insurance | ☒ Other: Clubhouse |
| ☒ All Common Area Utilities | ☐ Golf Course | ☒ Pest Control | ☒ Other: Dog Park |
| ☒ All Common Area Maintenance | ☐ Playground | ☒ Termite Control | ☐ Other: _____ |
| ☐ Internet Service | ☒ Exercise Facility | ☐ Dwelling Exterior | ☐ Other: _____ |
| | ☐ Equestrian Facility | ☐ Grounds Maintenance | ☐ Other: _____ |
| | ☐ Marina/Boat Storage | ☒ Trash Pick-Up | ☐ Other: _____ |

7. **LITIGATION.** There ☐ IS or ☒ IS NOT any threatened or existing litigation relating to alleged construction defects in the Association in which the Association is involved. If there is such threatened or existing litigation, please summarize the same below:

☐ Check if additional pages are attached.

8. **VIOLATIONS.** Seller ☐ HAS or ☒ HAS NOT received any notice or lawsuit from the Association(s) referenced herein alleging that Seller is in violation of any rule, regulation, or Covenant of the Association. If Seller has received such a notice of violation or lawsuit, summarize the same below and the steps Seller has taken to cure the violation.

☐ Check if additional pages are attached.

B. FURTHER EXPLANATIONS TO CORRESPONDING PARAGRAPHS IN SECTION A.

1. TYPE OF ASSOCIATION IN WHICH BUYER WILL OR MAY BECOME A MEMBER.

- a. Community Associations Defined:** Community Associations shall mean every type of voluntary or mandatory membership community association including, but not limited to, condominium associations, property owners' associations, homeowners associations, master associations, age restricted communities, and cooperatives. Some large or complex communities have one or more layers of associations, master associations, and sub-associations responsible for the administration of different portions of a community. While owners normally pay assessments to one association, that association may be responsible for making assessment payments to other associations. In other cases, an owner may be responsible for paying assessments directly to multiple associations.
- b. Purpose:** The primary purpose of a Community Association is to operate and administer the community, pay for common expenses, and enforce the Covenants.
- c. Disclosure and Acknowledgement Regarding Fees:** Owners of real property in communities where there is a mandatory membership Community Association are obligated to pay certain recurring dues, fees, charges, expenses, and assessments (collectively "Fee") to the Association. Fees can and do increase over time and, on occasion, there may be the need for a Special Assessment, which is a Fee levied on owners to fund specific Community Association improvements or projects ("Special Assessment"). Except as otherwise specifically stated herein, Buyer assumes the risk of and shall pay any Fees that increase or come Under Consideration (as that term is defined below) after Closing.

2. CONTACT INFORMATION FOR ASSOCIATION(S).

- a. Consent of Buyer to Reveal Information to Association(s):** Buyer hereby authorizes closing attorney to provide the Association with any contact information for the Buyer in its possession. The closing attorney may rely on this authorization.

3. ANNUAL REGULAR ASSESSMENTS.

- a. Buyer shall pay** any accurately disclosed pre-paid Association Dues (excluding Special Assessments) due at Closing for a period of time after Closing.
- b. Seller shall pay** all Fees owing on the Property which come due before the Closing so that the Property is sold free and clear of liens and monies owed to the Association and any Association Dues in excess of the sum disclosed in Section A(3) above for the remainder of the Association(s) fiscal year (which may or may not be based on a calendar year) in which this Agreement closes.

4. SPECIAL ASSESSMENTS

- a. Under Consideration:** For all purposes herein, the term "Under Consideration" with reference to a Special Assessment shall mean that a notice of a meeting at which a Special Assessment will be voted upon, has been sent to the members of the Association. If a Special Assessment(s) has been voted upon and rejected by the members of the Association, it shall not be deemed to be Under Consideration by the Association. ALL PARTIES AGREE THAT NEITHER SELLER NOR BROKER SHALL HAVE ANY OBLIGATION TO DISCLOSE ANY POSSIBLE SPECIAL ASSESSMENT IF IT IS NOT YET UNDER CONSIDERATION, AS THAT TERM IS DEFINED HEREIN.
- b. Payment of Undisclosed Special Assessments:** With respect to Special Assessments Under Consideration or approved before Binding Agreement Date that are either not disclosed or are not disclosed accurately by Seller to Buyer, Seller shall be liable for and shall reimburse Buyer for that portion of the Special Assessment(s) that was either not disclosed or was not disclosed accurately.
- c. Payment of Disclosed Special Assessments:** With respect to Special Assessments, Under Consideration or approved and accurately disclosed above, if an unpaid Special Assessment is due but may be paid in installments, it shall be deemed to be due in installments for purposes of determining whether it is to be paid by Buyer or Seller. Installment payments due prior to or on Closing shall be paid by the Seller; and installment payments due subsequent to Closing shall be paid by the Buyer. Otherwise, the Special Assessment shall be paid by the party owning the Property at the time the Special Assessment is first due.
- d. Special Assessments Arising after Binding Agreement Date and Prior to Closing:** With respect to Special Assessments that only come Under Consideration after the Binding Agreement Date and prior to Closing and are disclosed by Seller to Buyer, within seven (7) business days of the date of the notice of a meeting at which a Special Assessment will be voted upon:
 - I. If the Special Assessment(s) is adopted that portion due prior to or on Closing shall be paid by the Seller; and
 - II. Notwithstanding the above, if the Buyer's portion of any and all Special Assessment(s) that come Under Consideration after the Binding Agreement Date and prior to Closing is in excess of the sum of annual Association Dues disclosed in Section A(4) above, Buyer shall have the right, but not the obligation to terminate the Agreement upon Notice to Seller, provided that Buyer terminates the Agreement within five (5) days from being notified of the above, after which Buyer's right to terminate shall be deemed waived; and
 - III. With respect to Special Assessments that only come Under Consideration after the Binding Agreement Date and prior to Closing, Seller shall be liable for and shall reimburse Buyer for that portion of the Special Assessment(s) that was either not timely disclosed or not disclosed accurately.
- e. Special Assessments Arising After Closing:** Buyer shall pay all Special Assessments that come Under Consideration after Closing.
- f. Seller Warranty:** Seller warrants that Seller has accurately and fully disclosed all Special Assessment(s) passed or Under Consideration to Buyer and will timely notify Buyer as set forth above if a Special Assessment comes Under Consideration after the Binding Agreement Date and prior to Closing. This warranty and all payment obligations in Section 4 shall survive the Closing.

5. TRANSFER, INITIATION, AND ADMINISTRATIVE FEES.

- a. Buyer Pays:** Buyer shall pay any initiation fee, capital contribution, new member fee, transfer fee, new account set-up fee, fees similar to the above but which are referenced by a different name, one-time fees associated with closing of the transaction and fees to transfer keys, gate openers, fobs and other similar equipment (collectively, "Transfer, Initiation, and Administrative Fees") to the extent the total amount due is accurately disclosed in Section A.5 above.

b. Seller Pays: Seller shall pay Transfer, Initiation, and Administrative Fees in excess of the amount disclosed in Section A.5 above. In the event Seller fills in the above blank with "N/A", or anything other than a dollar amount, or is left empty, it shall be the same as Seller filling in the above blank with \$0.00. All Transfer, Initiation, and Administrative Fees paid by Seller pursuant to this section are considered actual Seller fees and are not a Seller concession or contribution to the Buyer's cost to close.

6. OTHER ASSOCIATION EXPENSES.

- a. **Closing Letter:** Seller shall pay the cost of any Association account statement or clearance letter ("Closing Letter") including all amounts required by the Association or management company to be pre-paid in order to obtain such Closing Letter. Seller shall not be reimbursed at Closing for any amounts prepaid in order to obtain the Closing Letter. Within two (2) days of notice from the closing attorney, Seller shall pay for the Closing Letter as instructed by the closing attorney. Seller's failure to follow the instructions of the closing attorney may cause a delay in Closing and/or result in additional fees being charged to Seller. Closing Letter fees are not Transfer, Initiation, and Administrative Fees, Association Dues, or Special Assessments and shall be paid by the Seller regardless of the amount disclosed by Seller elsewhere herein.
- b. **Move-In/Move-Out Fees:** Move-in and move-out Fees are not Transfer, Initiation, and Administrative Fees, Annual Assessments or Special Assessments and shall be paid as set forth below regardless of the amount disclosed by Seller elsewhere herein:
- I. Seller shall pay any Seller move-out Fees, foreclosure Fees or other fees specifically intended by the Association to be paid by Seller; and
 - II. Buyer shall pay any Buyer move-in Fees, including security deposits and Fees to reserve an elevator.

1 Buyer's Signature

Print or Type Name

Date

2 Buyer's Signature

Print or Type Name

Date

☐ Additional Signature Page (F267) is attached.



dotloop verified
09/12/26 1:23 PM EDT
PRUU-WQL2-9QVM-ZTRJ

1 Seller's Signature

Andrea M Gonzalez

Print or Type Name

09/12/2026

Date

2 Seller's Signature

Print or Type Name

Date

☐ Additional Signature Page (F267) is attached.

1424 WESTCHESTER RIDGE NE

Amenities can be accessed with white access card

LISTING COMPANION GUIDE

AMENITIES

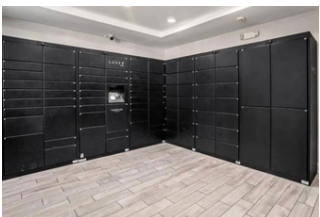
From condo take elevator to 1st Floor. Enter the double doors towards lobby. Make a left after coming through the double doors. And then an immediate right. This will lead you to the lobby. This is the main point where you can access amenities.

Outside

- Pool Area
- Park— with picnic tables and grills
 - Exit lobby out of gym and exit gate from pool area and cross road to park area
 - The property has many other walking paths and nooks with benches for people to explore
- Dog Park
 - Fenced dog park is adjacent to tennis courts
 - Another small unfenced dog area is between the garage and building on first floor.
- Tennis Courts
 - A code is needed to get inside the courts
- Dumpster & Recycling
 - Uphill heading to Cliff Valley Rd.
- Parking Garage
 - 4th floor - Spot 201
 - 3rd floor - Spot 170
 - 4th floor ramp & 5th floor - Guest Parking after 240 spot
 - 5th floor - car wash station

Inside

- All minus trash chute are by lobby area and labeled with signage
- Multipurpose Room (Party Room)
- Gym
- Theatre
- Locker Package System
- Mailboxes and Mail Output
- Trash Chute - Walk out of unit and make a left and then immediate right. Very close!



THE 411 ON 1424

Welcome home!

Moving comes with a lot of details, so I wanted to pass along a few helpful notes about the condo that may make your transition a little smoother. Think of this as the "411" on your new home.

I hope you enjoy this home as much as I have. Wishing you all the best as you settle in and make it your own.

WiFi/Cell Phone

- Cell— I now have Xfinity Mobile because my old cell company (AT&T) was not giving me good coverage (I had to step outside to chat) Now with Xfinity, I talk in the elevator, garage, and every room without a problem.
- WiFi— It is not possible to have AT&T WiFi here. I had someone come in and they drilled holes looking for the connection and it turns out a past owner or the association cut the lines and now it's not possible. I switched over to Xfinity and it works perfectly. One router for the whole property. Google Fiber is another popular option!

Paint

- Benjamin Moore - Satin - Gray Cloud
 - Kitchen + Bath
- Benjamin Moore - Eggshell - Gray Cloud
 - Office
 - Bedroom
- Benjamin Moore - Eggshell - Chantilly Lace
 - Living Space, Entrance, Hallways
- Benjamin Moore - Semi Gloss - Chantilly Lace
 - Trim (Doors, Baseboards, Crown Molding, etc.)
- Benjamin Moore - Flat - Chantilly Lace
 - Ceiling
- Sherwin Williams - Eggshell - Sleepy Blue
 - Loft

Floors

- SKU#100956861
- DuraLux Performance | Washington Park Waterproof Rigid Core Luxury Vinyl Plank - Foam Pad
- Bought at Floor & Decor

Custom Closet Installation

- May 2022 | Hired Professional Service at The Container Store with Custom Elfa Systems
- \$3,109.91 Invoice

Lighting - Light bulbs

- Entrance Chandelier: E12 Candelabra
- Kitchen spotlights: GU10 4000K
- Office lights: GU10 4000K
- Dining Room Chandelier: G9 4000K
- Living Room Chandelier: 6W Vintage Edison
- Bedroom Fan: 50Q/CL 4000K
- Bathroom Chandelier: G9 4000K
- Stairs: A19

The units bulbs are 4000K Natural Light — its not too white like office lighting 5000k and not too warm like warm yellow 3000k. All eco-efficient.

Appliances

- **Replaced HVAC System** - Whole System (Inside & Out)
 - **December 10, 2021**
 - \$5,424
 - AC Filter is 20x20x1
 - 14 seer rheem system
 - Rheem Outdoor Unit RP1418CJ1NA
 - Rheem Air Handler RF1T2421MTANJAB05 WIH 5KW
 - (Since changing the system I have saved an average of ~\$98 a month on my electric bill)
- **Maintenance HVAC**
 - 07.23.2026 | R.S. Andrews |
 - 5.5.2025 | R.S. Andrews | \$189

- **Replaced Water Heater**
 - **Aug 30, 2021**
 - \$1,500
 - Install of 40 gall Rheem water heater with Expansion valve and two water cut offs
- **Replaced Dryer**
 - **June 28, 2021**
 - \$1,067
 - SKU # 1005211999
 - LG 7.4 cu ft.
 - Home Depot
- **Replaced Refrigerator**
 - **May 24, 2023**
 - \$1,781.99
 - Item # 1281364 Costco
 - Whirlpool 20 cu ft Wide french door fridge with water dispenser, ice maker, and freezer drawer
 - Previously old school top fridge door and bottom fridge door. No water dispenser or ice maker.
- **Replaced Overhead Range Microwave**
 - **March 1, 2024**
 - \$459.99
 - GE 1.6 Cu ft
 - Item #1474438 Costco
- **Replaced Bedroom Ceiling Fan**
 - **May 10, 2026**
 - \$76.21
- **Both Smoke Detectors Replaced**
 - **May 28, 2026**
 - 10 year warranty

Contractors & Vendors

Looking to make additional upgrades? I would recommend connecting with Jeff who is part of the Building Management Team. He has vendors he recommends who have been working on units in the association for years.

Other Info

These are often the most valuable:

- The water shutoff is located in the water heater closet
- The breaker panel is located behind the bedroom door

Directions

I have fine tuned delivery/guest directions and wanted to share in hopes it helps you!

Longer version:

When approaching my address do not enter the community. Instead stay on Cliff Valley Way. You then will see a parking garage opposite a school with a lot of flags. Enter the parking garage to the right of the call box. Dial 0160. I'll open the gate. Drive up to the 4th floor and park on the uncovered ramp in the first parking spot that does not have "private parking" on it. The unit will be the first door to your right through the double doors. Unit 1424.

Shorter version:

When arriving do not enter community. Instead stay on cliff valley way and enter into parking garage opposite school with the flags. Enter 0160 at call box. Drive to 4 th floor. Leave at door. Unit 1424



RS Andrews Services, Inc

225 Scientific Drive NW
Peachtree Corners, GA 30092

770-454-1800

Invoice 1188361
Invoice Date 05/05/2025
Technician 1514

Remaining Balance

\$0.00

Invoice To

Andrea Gonzalez

1424 Westchester Ridge NE
Brookhaven, GA 30329
786-302-4968

Location Details

Andrea Gonzalez

1424 Westchester Ridge NE
Brookhaven, GA 30329
786-302-4968

Work Completed Notes

Rheem Heat Pump Maintenance

Performed 1 system heat pump inspection. Checked Thermostat. Replaced filter. Checked evaporator coil and ductwork. Checked blower motor capacitor. Checked blower motor speed. Cycled system on. Checked system operation. Checked blower motor amp draw. Checked heat strip amp draw. Checked compressor and condenser fan motor amp draw. Checked dual capacitor. Checked refrigerant levels.

Ambient Temperature

• 64

Windchill

• 63

Indoor Temperature

• 72

Blower Motor Amps

• > 2.34 Of 1.8

Blower Motor Capacitor

• / ECM

System Static Pressure

- Return Ductwork Static Pressure / .25
- Supply Ductwork Static Pressure / .2
- Total System Static Pressure 0.5 > .45

Compressor Amp Draw

• > 5.13 of 9

Condenser Fan Motor Amp Draw

• > .69 of .75

Dual Capacitor

- Herm 35
- Fan 5

Refrigerant Type

• R410a

Metering Device

1/4 Invoice 1188361

If applicable:

- Thermostat model
- Door lock model

Related Documents & Information



Alternative Heating & Air

Andrea Gonzalez
1424 Westchester Ridge Northeast
Atlanta, GA 30329

☎ (786) 302-4968
✉ Andreamongonzalez23@gmail.com

INVOICE	#6434
SERVICE DATE	Aug 30, 2021
DUE	net 30
AMOUNT DUE	\$1,500.00

CONTACT US

2133 Lawrenceville Suwanee Rd, Suite 12-326
Suwanee, GA 30024

☎ (404) 732-6500
✉ service@alternativeheatingair.com

Service completed by: Viktor Shvets

INVOICE

Services	amount
Water heater replacement	\$1,500.00
Remove and dispose of old water heater. Install new 40 gall Rheem water heater with Expansion valve and two water cut offs	
1 yr labor & 6 yr tank factory warranty	
Total	\$1,500.00

Thanks for your Home Depot order, Andrea!

The Home Depot <HomeDepot@order.homedepot.com>
To: andreamgonzalez23@gmail.com

Mon, Jun 28, 2021 at 6:35 AM



How doers
get more done.

Update on Delivery Times

Due to increased order volume, your delivery may be delayed or rescheduled.

Thanks for your order, Andrea!

Your estimated delivery date is

Friday, Jul. 2



Order Number **WD75872372**

Order Date **Jun. 28**

[Check Order Status](#)

What's Next

We'll start working on your order right away! Be on the lookout for another email with instructions on how to prepare for and track your delivery.

Delivery Details

Deliver to
Andrea Gonzalez
1424 Westchester Rdg Ne
Atlanta, GA 30329

Special Instructions
Use gate off Cliff Valley
Way leads directly to
garage. Dial 0160 at
gate.4th floor unit

Your Order

Item	Unit Price	Qty	Item Total
 LG Electronics 7.4 cu. ft. Smart White Electric Vented Dryer with Sensor Dry Store SKU # 1005211999 Internet # 312429301	\$764.00	1	\$764.00

Parts & Services

5 YR PROTECTION PLAN	\$160.00
Semi-Rigd Dryer Duct	\$24.99
Haul Away Your Old Appliance	\$25.00
Dryer Power Cord	\$27.98

[Check Order Status](#)

Subtotal	\$1,001.97
Shipping	FREE
Sales Tax	\$65.36

Order Total	\$1,067.33
-------------	------------

[Manage Your Delivery](#)



Proposed by: Justin Hancock
3981 Tradeport Boulevard
Atlanta, GA 30354
Tel : 678-663-6955
jhancock@estesair.com
www.estesair.com
Install Address: 1424
Westchester Ridge NE,
Atlanta, GA 30329, USA |
Atlanta | GA

Andrea Gonzalez
1424 Westchester Ridge NE,
Atlanta, GA 30329, USA
Atlanta, GA 30329
Tel : 786-302-4968
andreamgonzalez23@gmail.com



Turn to the experts

14 SEER RHEEM SYSTEM

Your Investment including taxes

\$5,424

MODELS

Included Deductions:
• ESTES RHEEM INSTANT DISCOUNT (\$698.78)
• ESTES RHEEM NON FINANCE DISCOUNT (\$481.19)
• SERVICE CREDIT (\$110.00)

Net Investment includes taxes
\$5,424

RHEEM OUTDOOR UNIT
RP1418CJ1NA

RHEEM AIR HANDLER
RF1T2421MTANJAB05 WIH
5KW

INCLUDED SERVICES:

- THOROUGH CLEAN-UP OF WORK AREA
- REGISTER EQUIPMENT WITH MANUFACTURER
- LAY DROP CLOTHS
- MASTIC SEAL NEW CONNECTIONS AT EQUIPMENT
- 10 YEAR COMPRESSOR WARRANTY
- REFRIGERANT LINES FLUSHED, VACUUMED, AND PRESSURE TESTED.
- ESTES 10 YEAR LABOR WARRANTY (INCLUDES 1ST YEAR'S MAINTENANCE, ONE ELECTRICAL AND ONE PLUMBING INSPECTION. MUST MAINTAIN AGREEMENT ON EQUIPMENT FOR LABOR WARRANTY TO STAY VALID. DOES NOT INCLUDE MEDIA FILTERS)
- RHEEM IF SELECTED
- ALL NEW ELECTRICAL CONNECTIONS
- REMOVE AND DISPOSE OF OLD EQUIPMENT
- REFRIGERANT RECOVERED & DISPOSED OF AS REQUIRED BY CLEAN AIR ACT
- ESTES EMPLOYEES WEAR GLOVES AND MASK
- 10 YEAR PARTS WARRANTY
- 10 YEAR EVAPORATOR COIL WARRANTY
- EXPLAIN SYSTEM OPERATION
- NEW CONDENSOR PAD
- PERMIT
- ENSURE SYSTEM IS CONNECTED AND SEALED

[To View The HVAC Opcoast website - CLICK THIS LINK!](#) 2. [To read about Estes Services- CLICK THIS LINK](#)

TERMS AND CONDITIONS:

1. This proposal may be withdrawn or amended by Estes if not accepted with 7 days.
2. By signing contract customer agrees and understands that all equipment and parts, which are sold pursuant hereto, shall not become fixtures or part of the real estate where they are placed until payment is made in full. Buyer hereby agrees that all parts and equipment may be repossessed in event of nonpayment.
3. Unless noted on this proposal, full payment is due upon completion of work.
4. Any equipment furnished containing a defect or malfunction, during the limited one year warranty will be replaced or repaired. Additional warranties may be offered by the equipment manufacturer and/or Estes' as provided on the face of this order.
5. If suggested options are not chosen by the customer and failure is experienced, Estes Services is held harmless.
6. Estes' cannot be held responsible for damages incurred by existing drain lines in concealed/unreachable areas.
7. If Estes encounters a hazardous substance; they may refuse to perform such work until customer removes hazardous substance.
8. If conditions or circumstances are encountered at the job site which are concealed physical conditions, or unknown physical conditions of unusual nature, which differs from that which is visually ascertained, Customer agrees to accept responsibility for such conditions and those circumstances outside the control of Estes Services and further agrees to pay for any labor or materials, including repair to damaged equipment and other plumbing, electric, or structures caused by such conditions and/or circumstances.
9. Estes will not be responsible for any damages caused by mold, or by some other agent including water intrusion, that may be associated with defects in construction, to include but not limited to property damage, personal injury, loss of income, emotional distress, death, loss of use.
10. Estes shall have the right to subcontract with other persons, firms, or corporations any of the services provided hereof.
11. Estes is not responsible for incoming and outgoing water from chillers when installing a water source heat pump or the main building water lines.
12. Estes is not responsible for unknown leaks in refrigerant lines if an isolation leak search is not performed on the existing refrigerant lines before the installation of new equipment.
13. It is the customer's responsibility to paint/repair screw holes in sheetrock when newly replaced thermostat is smaller than older

• TXV

Suction Pressure

• 130

Liquid Pressure

• 256

Sub Cool

• 15

Rheem air handler is operating properly at this time. The equipment is forcing air across the indoor coil at this time.

The indoor filter has been replaced today and should be changed every 60-90 days at least. Possibly sooner given pets are in the home.

Outdoor Heat Pump is properly operating.

Electronics are all testing within range at this time. The refrigerant pressures and temperatures are within range of manufacturer design.

Heat is being removed at the indoor equipment at this time.

Customer is starting a maintenance agreement today.

Item Description	Qty	Total
Deposit on Annual Perpetual Plan 1 System Start date: 05/05/2025	-	\$0.00
Subtotal:		\$189.00
Discount:		\$0.00
Tax:		\$0.00
Invoice Total:		\$189.00
Paid by CreditCard - 6802:		- \$189.00
Remaining Balance:		\$0.00

Agreement Payment

Annual Perpetual Plan 1 System

Bill Start Date 05/05/2025
Card Number XXXX XXXX XXXX 6802
Payment Amount \$189.00/payment

Mold Disclaimer

Contractor makes no representation or warranty, express, implied or otherwise regarding mold, fungi, rust, corrosion or other bacteria or organisms; contractor shall have no duty, responsibility or liability, all of which is expressly waived by you, for losses, fines, penalties, or damages (actual, consequential, punitive or otherwise) arising from any investigation, testing, analysis, monitoring, cleaning, removal, disposal, abatement, decontamination, remediation, repair, replacement, relocation, loss of use of building or building equipment and systems, or personal injury, sickness or disease associated with mold, fungi, rust, corrosion or other bacteria or organisms Any implied warranties, including an implied warranty of workmanlike construction, implied warranty of habitability, or an implied warranty of fitness for a particular use, are hereby waived and disclaimed. Customer hereby releases Contractor from all claims, losses, damages, risks and causes of action ("Claims") whether known or unknown, arising now or in the future, or arising directly or indirectly from the Services, which result in any damages, injuries or Claims either to property or persons caused by Mold and Mold related issues. Customer expressly assumes the risk of all damages, injuries, and claims to property or persons from Mold or Mold related Claims resulting from the Services This Agreement releases liability for any and all Claims of any kind whatsoever, including without limitation those at common law, in tort, contract, strict liability, or based upon statutes or rules and regulations, now existing or hereafter enacted. Customer shall indemnify, defend and hold Contractor harmless from and against any and all loss, liability, claim, demand and expense, (including reasonable

We have confirmed your drain line is free and clear as of the date of this invoice. Clogs, leaks, and water damage can occur at anytime due to reasons outside of RS Andrews control. For this reason, RS Andrews cannot be held responsible for damages beyond this date.

Customer List

By signing above, Customer expressly consents to the Contractor or representatives of the Contractor contacting Customer regarding products, services, marketing and promotions via email, fax, text message or phone call (including to a wireless phone number if provided), even if Customer is listed on any federal or state Do Not Call registry. Customer acknowledges that calls or messages may be pre-recorded messages and/or placed using automated technology. Message and data rates may apply and are the responsibility of Customer. Customer understands that it is not required to provide this consent to receive any products or services from Contractor. Customer may opt-out and withdraw this consent, and be placed on the Contractor's Do Not Call list upon request to the Contractor at 770-454-1800 or customer@rsandrews.com

Maintenance Disclaimer

The term of this agreement will be automatically renewed on qualifying plans unless canceled by either party with a 30-day written notice. Annual smiley club maintenance plans will automatically renew for additional twelve-month Annual Term(s) thereafter unless cancelled as provided below. You may cancel this Agreement at any time as described here by notifying provider at the phone number 770-454-1800 and/or contacting through the website www.rsandrews.com. Monthly billing options require 6 month paid up front at day of sign up, and enrolled with monthly billing via a credit card. In the event customer fails to schedule services under this agreement, and reasonable attempts have been made on the company's behalf to contact customer, any unused services will be lost upon the expiration date. The smiley club maintenance plan is valid for a duration of 12 months. If customer cancels Membership within the first year and has had the system maintenance completed, the customer agrees to pay the remaining amount for the year to cover services rendered. If there were any discounts provided for smiley club plan membership benefits, those would be reversed and charged for. Failure to accept recommended repairs or parts replacement at the time of the Inspection can invalidate guarantees and warranties.

Contact Disclaimer

Customer consents to RS Andrews Services Inc. and its representatives using the contact information that Customer has provided (including a wireless phone number, if provided) to contact Customer by mail, phone, fax, text, and/or email about my orders and to send Customer marketing communications, including through the use of automated telephone dialing systems and/or artificial or prerecorded voice messages. Customer understands this consent is not a condition for purchasing any property goods or services. Customer understands that message frequency varies and phone carrier message and data rates may apply. Customer understands I can opt-out of marketing communications using means provided in the communications (such as texting STOP in response to a text message) or contacting RS Andrews at 770-454-1800 or customer@rsandrews.com.

Authorization Signature

By Signing Below, I hereby authorize R.S. Andrews Services, Inc. to charge me a diagnostic / service to evaluate and quote work needed.



Payment Signature

I approve/agree to pay the previously quoted price to R.S. Andrews Inc



orderstatus May 24, 2023

[Unsubscribe](#)



to me ▾



Order Confirmation

Thank you for ordering from [Costco.com](#).

Please note, **Costco** will send multiple emails;
(1) when product(s) are ready for pickup at your
selected warehouse location or, (2) when
product(s) are shipped for delivery to your
selected address.

Barcode for Order Number 1031870862

Earliest Delivery: **Wednesday, May 31**

Delivery and Set Up: Shipping & Handling Included

To make changes to your scheduled delivery date, please [View](#)
[or Change](#) **Order**.



Whirlpool 20 cu. ft. Wide
French Door Refrigerator
with Fingerprint Resistant
Stainless Steel

Item # 1281364

\$1,649.99

Quantity 1

Subtotal	\$ 1,649.99
Shipping & Handling	\$ 0.00
Estimated Tax	\$ 132.00
Total	\$ 1,781.99

Order total during checkout reflects an estimated sales tax. Applicable state and local sales tax will be calculated when your **order** is shipped.

What is a pre-authorization hold for an online **order**?

What shipping methods are available on **Costco**.com?

From: orderstatus@costco.com
Date: March 1, 2024 at 1:58:29 PM EST
To: Jose Gonzalez <jgonzalez@become-excellent.com>
Subject: Your Costco.com Order Number 1097538710 is Confirmed.
Reply-To: orderstatus@costco.com



Order Confirmation

Thank you for ordering from [Costco.com](https://www.costco.com). Please note, Costco will send multiple emails; (1) when product(s) are ready for pickup at your selected warehouse location or, (2) when product(s) are shipped for delivery to your selected address.



(98)21000000001097538710

Shipping Address

Andrea Gonzalez

1424 WESTCHESTER RDG NE

ATLANTA, GA 30329-2484

Earliest Delivery: **Thursday, March 7**

Delivery and Set Up: Shipping & Handling Included

To make changes to your scheduled delivery date, please [View or Change Order](#).



GE 1.6 cu. ft.
Over-the-
Range
Microwave Oven
with Cooktop
Lighting and
300-CFM
Exhaust Fan

GE 1.6 Cu. Ft. Over-the-Range Microwave

Oven - Stainless

Item # 1474438

\$459.99

Quantity 1



How doers
get more done.™

2525 PIEDMONT RD NE
MARK_D_COX@HOMEDEPOT.COM

6986 00055 03321 05/10/26 02:32 PM
SALE SELF CHECKOUT

082392842413 42IN CF MBK <A> 69.98
LETTA 42IN LED CEILING FAN MBK

SUBTOTAL 69.98
SALES TAX 6.23
TOTAL \$76.21

XXXXXXXXXXXX2263 MASTERCARD USD\$ 76.21

AUTH CODE 61453P/6553032 TA

AUTH MODE - ISSUER

Contactless

AID A0000000041010 Mastercard

6986 05/10/26 02:32 PM



6986 55 03321 05/10/2026 5748

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 08/08/2026