

MISSISSIPPI REAL ESTATE COMMISSION

Property Condition Disclosure Statement (PCDS)

The following is a Property Condition Disclosure Statement (PCDS) required by §89-1-501 through §89-1-527 of the Mississippi Code, made by the SELLER(S) concerning the condition of the RESIDENTIAL PROPERTY (1 TO 4 UNITS) located at:

ADDRESS: 4260 BRUSSELS DRIVE JACKSON, MS 39211	
SELLER(S): Clay & Gail Mateer	Year Built: 1954

Note to Buyer: If the structure was built before 1978, you are encouraged to investigate the possible presence of lead-based paint.

IS A PCDS NECESSARY? – NO OCCUPANCY AND NO KNOWLEDGE

Instructions to Seller(s): If no seller has occupied (lived in) the property, AND no seller has any knowledge of the property's condition, mark the two boxes below, sign in attestation of the truth of these representations, and leave the remainder of the PCDS blank.

☐ No Seller has occupied the property, AND ☐ no Seller has any knowledge of the property's condition.

Signature(s) of Seller(s)

Date

IS A PCDS NECESSARY? – STATUTORY EXCLUSIONS

The Property Condition Disclosure statutes require the seller of residential real property to cause a PCDS or a copy thereof to be delivered to a buyer prior to the signing by the buyer of an offer to purchase or a binding contract of sale unless there is a specific statutory exclusion to the contrary for the seller. The following is a "summary" of those transfers which are EXCLUDED (in part) from the requirement to provide a fully completed PCDS. A more thorough explanation is provided in §89-01-501(2) of the Mississippi Code. (Check all that apply, sign in attestation of the truth of this representation, and leave the remainder of the PCDS blank).

Transfers pursuant to a court order, to include the following:

- ☐ Transfer by order of a probate court in the administration of an estate.
- ☐ Transfer pursuant to a writ of execution.
- ☐ Transfer by any foreclosure sale.
- ☐ Transfer by a Trustee in Bankruptcy.
- ☐ Transfer by an eminent domain proceeding.
- ☐ Transfer from a decree for specific performance.
- ☐ Transfer by a fiduciary in the administration of an estate, guardianship, conservatorship or trust.

Transfers by a Mortgagor who is in default to the Mortgagee, to include the following:

- ☐ Transfer to a beneficiary of a deed of trust.
- ☐ Transfer by a foreclosure sale after default on a mortgage.
- ☐ Transfer by a mortgagee or a beneficiary following a foreclosure.
- ☐ Transfer by a deed in lieu of foreclosure.

Other Transfers to include the following:

- ☐ Transfer of real property on which no dwelling is located.
- ☐ Transfer from one co-owner to one or more co-owners.
- ☐ Transfer to a spouse (including due to divorce/separation), or to a person in the lineal line of consanguinity.
- ☐ Transfer to or from any governmental entity.

Signature(s) of Seller(s)

Date

GENERAL INSTRUCTIONS

This document is a disclosure of the condition of residential property known by the **SELLER** on the date this statement was completed, and it is based on the seller's actual knowledge of the property. It is **NOT a warranty of any kind** by the seller or any Real Estate Licensee participating in any capacity in this transaction and this PCDS is not a substitute for any inspection(s) or test(s). The buyer is encouraged to obtain their own independent professional inspections and environmental tests and is encouraged to check public records pertaining to the property. However, the buyer may rely on the information contained herein when deciding to negotiate the terms for the purchase of this residential real estate. This statement may be made available to other parties and is to be **signed and dated by the SELLER(S)**.

Instructions to Seller(s):

- a. Complete this form yourself.
- b. Answer all questions based upon your actual (personal) knowledge of the residential property.
- c. Attach additional pages with your signature if additional space is required to describe the condition(s).
- d. If some items do not apply to your property, check "NA" (Not Applicable). If you do not know the answer to a question, you should check "UNK" (Unknown).

Note to Seller(s):

A knowingly false or incomplete statement by the seller on this form may subject the seller to claims by the buyer prior to or after the transfer of title. In the event a seller fails to perform the statutory duty to deliver a PCDS prior to the signing by the buyer of an offer to purchase or a binding contract of sale, the buyer will be allowed (upon the subsequent receipt of a PCDS or material amendment thereto) to terminate the contract (including a full return of earnest money) by delivery of a written notice of termination within three (3) days after in-person delivery of a PCDS (or material amendment thereto), or within five (5) days after delivery by deposit in the mail of a PCDS (or material amendment thereto).

Note to Buyer(s):

If the seller does not give you a completed PCDS before you make a written offer to purchase the property (or sign a contract to purchase), you may terminate any resulting contract without penalty to you as the buyer (your earnest money will be fully returned). To terminate the contract, you must deliver to the seller or the seller's agent a written notice of termination within three (3) days of your in-person receipt of a PCDS (or material amendment thereto) from the seller (or within five (5) days of the seller's depositing a PCDS (or material amendment thereto) in the mail to you).

SELLER'S STATEMENT OF PROPERTY'S CONDITION

The seller makes the representations on this PCDS based upon the seller's actual (personal) knowledge of the property for delivery to a prospective buyer of the residence. The following are representations made by the seller and are not the representations of any real estate licensee involved in the transaction.

I. GENERAL INFORMATION

1. Does the seller currently have ownership of the residence?
2. Does the seller currently occupy the residence?
3. Are there certificates of occupancy related to the property?
4. Is the residence a condominium?
5. Is the residence a modular/mobile home on a permanent foundation?
6. Was the residence built in conformity to approved building codes?
7. What dates have the seller occupied the residence?
8. What is the approximate square footage of the heated/cooled living area?
9. How or by whom was the heated/cooled square footage area determined?

<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unk	<input type="checkbox"/>	NA
<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unk	<input type="checkbox"/>	NA
<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Unk	<input type="checkbox"/>	NA
<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Unk	<input type="checkbox"/>	NA
<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unk	<input type="checkbox"/>	NA
<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unk	<input type="checkbox"/>	NA

Jan 2010 - Present

approximately 2400

original house plans

II. ROOF

- Are you aware whether all or any portion of the roof has been repaired or replaced? ☒ Yes ☐ No ☐ Unk ☐ NA
If Yes, please explain here (attach additional pages if necessary).
- To your knowledge, are there any written warranties presently in place for the roof? If Yes, please provide a copy. ☒ Yes ☐ No ☐ Unk ☐ NA
- Are you aware of any current leaks or defects with the roof such as structural issues, dry rot, water backups, moisture issues, wind damage, or hail damage? ☐ Yes ☒ No ☐ Unk ☐ NA
If Yes, please explain here (attach additional pages if necessary).
- The roof is 2 years old.

III. UTILITIES, INTERNET, AND TELEVISION SERVICES

Utilities	Service Provider (state NA if Not Applicable)	Average Monthly Bill
Electricity	ENTERGY	134. ⁰⁰
Natural Gas	ATMOS	80. ⁰⁰
Water	CITY OF JACKSON	120. ⁰⁰
Garbage Collection		
Propane	—	
Solar Panels	—	
(other)		

If applicable, Propane Tank is: ☐ Owned, ☐ Leased. If leased, the fee is \$ _____ per: Month ☐, Year ☐.

- Is your drinking water from a private well? ☐ Yes ☒ No ☐ Unk ☐ NA
a) If YES, has the water quality been tested for safety? ☐ Yes ☐ No ☐ Unk ☐ NA
If YES, please attach the Water Safety Report (if available).
- The sewage system is: ☒ Public ☐ Private ☐ Septic ☐ Cesspool ☐ Treatment ☐ Lift ☐ Other
If an individual system, provide:
Manufacturer Name: _____
Location on Property: _____
Is a sewage pump installed? ☐ Yes ☒ No ☐ Unk ☐ NA
If an individual system, has it been inspected by the proper state/county/Health Department officials? ☐ Yes ☒ No ☐ Unk ☐ NA
If an individual system, what is the date of the last servicing? _____
How many bedrooms are allowed by the individual wastewater permit? _____
- Is cable Television available at the site? ☒ Yes ☐ No ☐ Unk ☐ NA
What type of internet service is available at the site? ☐ DSL ☐ Cable ☒ Fiber Optic ☐ Satellite ☐ Unk ☐ NA
If internet service is currently available, who is the provider? ATT

IV. STRUCTURAL ITEMS & SOILS

1. Are you aware of any settlement/heaving of soils, any collapsible or expansive soils or poorly compacted fill on the Property? ☒ Yes ☐ No ☐ Unk ☐ NA
2. Are you aware of any past or present movement, shifting, deterioration or other problems with the walls (interior or exterior) or the foundation of the Property? ☒ Yes ☐ No ☐ Unk ☐ NA
3. Are you aware of any tests to determine the composition/compaction of soil or the presence of any "expandable soils" being present on the Property? ☐ Yes ☒ No ☐ Unk ☐ NA
4. Are you aware of any foundation repairs made in the past? ☒ Yes ☐ No ☐ Unk ☐ NA
 - a) If YES, is there a written report? ☐ Yes ☒ No ☐ Unk ☐ NA
 - b) If YES, is there a warranty which can be transferred to the buyer? ☐ Yes ☒ No ☐ Unk ☐ NA
5. To your knowledge, are any foundation repairs currently needed? ☒ Yes ☐ No ☐ Unk ☐ NA
6. Except for "Cosmetic Upgrades" (carpet, paint, wallpaper) have you remodeled, made any additions, structural modifications, or other alterations or improvements to the property? ☒ Yes ☐ No ☐ Unk ☐ NA
 - a) If YES, please attach a detailed description of all work completed, the name of the building contractor who completed the work and the completion date of the work.
7. Were all necessary work PERMITS and approvals secured in compliance with local, city and county building codes? ☐ Yes ☐ No ☒ Unk ☐ NA

If Yes, please explain here (attach additional pages if necessary).

8. Are you aware if there has ever been damage to any portion of the (residence) structure because of the following:

Fire	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unk <input type="checkbox"/> NA	Windstorm	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unk <input type="checkbox"/> NA
Hail	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unk <input type="checkbox"/> NA	Tornados	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unk <input type="checkbox"/> NA
Hurricane	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unk <input type="checkbox"/> NA	Other Disaster	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unk <input type="checkbox"/> NA

If Yes, please explain here (attach additional pages if necessary).

9. Are you aware of the presence of, or damage (repaired or unrepaired) caused by, termites or wood-destroying insects? ☐ Yes ☒ No ☐ Unk ☐ NA

If Yes, please explain here (attach additional pages if necessary).

10. Are you aware of the presence of animals or animal infestations on the property and/or in the residence? ☐ Yes ☒ No ☐ Unk ☐ NA

If Yes, please explain here (attach additional pages if necessary).

11. Other than routine maintenance and upkeep during your ownership, are you aware of any problems, malfunctions, or defects with any of the following?

Interior Walls	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unk	<input type="checkbox"/>	NA
Fireplace	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Unk	<input type="checkbox"/>	NA
Windows	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Unk	<input type="checkbox"/>	NA
Doors/Door Trim	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unk	<input type="checkbox"/>	NA
Ceiling	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unk	<input type="checkbox"/>	NA
Flooring	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unk	<input type="checkbox"/>	NA
Sinks/Wet Bar	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Unk	<input type="checkbox"/>	NA
Shower	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Unk	<input type="checkbox"/>	NA
Sauna	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unk	<input checked="" type="checkbox"/>	NA
Jetted Bathtubs	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unk	<input checked="" type="checkbox"/>	NA
Lighting	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Unk	<input type="checkbox"/>	NA
Ceiling Fans	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Unk	<input type="checkbox"/>	NA
Electrical Outlets	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Unk	<input type="checkbox"/>	NA
Locks	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Unk	<input type="checkbox"/>	NA
	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unk	<input type="checkbox"/>	NA

Exterior Walls	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Unk	<input type="checkbox"/>	NA
Chimney	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Unk	<input type="checkbox"/>	NA
Skylights	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Unk	<input type="checkbox"/>	NA
Rain Gutters	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unk	<input type="checkbox"/>	NA
Driveway	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unk	<input type="checkbox"/>	NA
Irrigation Sys	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unk	<input checked="" type="checkbox"/>	NA
French Drain	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unk	<input type="checkbox"/>	NA
Patio	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unk	<input type="checkbox"/>	NA
Outdoor Fireplace	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unk	<input checked="" type="checkbox"/>	NA
Outdoor Kitchen	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unk	<input checked="" type="checkbox"/>	NA
Soffit(s)/Fascia(s)	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unk	<input type="checkbox"/>	NA
Stucco/Dryvit	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unk	<input checked="" type="checkbox"/>	NA
Garage Door	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Unk	<input type="checkbox"/>	NA
	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unk	<input type="checkbox"/>	NA
	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unk	<input type="checkbox"/>	NA

If Yes, please explain here (attach additional pages if necessary).

V. LAND AND SITE DATA

1. Is there an engineer's survey of the Property available? ☐ Yes ☒ No ☐ Unk ☐ NA

If Yes, please attach a copy of the survey and indicate by whom the survey was completed and the date of the survey (attach additional pages if necessary).

2. Are you aware of the existence of any of the following? Add additional distinct issues below, use a separate page if needed:
 Property tax: ☒ Yes ☐ No ☐ Unk If Yes: \$ 1,635 /year. Homestead exemption: ☒ Yes ☐ No

Encroachments	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Unk	<input type="checkbox"/>	NA
Easements	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Unk	<input type="checkbox"/>	NA
Soil Problems	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unk	<input type="checkbox"/>	NA
Land Fill	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Unk	<input type="checkbox"/>	NA
Foreclosure	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Unk	<input type="checkbox"/>	NA
Pending Litigation	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Unk	<input type="checkbox"/>	NA
Restrictive Covenants	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Unk	<input type="checkbox"/>	NA
Mechanics Lien(s)	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Unk	<input type="checkbox"/>	NA
Materials Lien(s)	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Unk	<input type="checkbox"/>	NA
Rights of Way	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Unk	<input type="checkbox"/>	NA
CRP	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Unk	<input type="checkbox"/>	NA
16" Section land	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Unk	<input type="checkbox"/>	NA
Leasehold	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Unk	<input type="checkbox"/>	NA

Boundary Dispute	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Unk	<input type="checkbox"/>	NA
Soil Erosion	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Unk	<input type="checkbox"/>	NA
Standing Water	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Unk	<input type="checkbox"/>	NA
Drainage Problems	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unk	<input type="checkbox"/>	NA
Zoning Noncompliance	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Unk	<input type="checkbox"/>	NA
Judgments/Liens	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Unk	<input type="checkbox"/>	NA
Special Assessments	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Unk	<input type="checkbox"/>	NA
Eminent Domain	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Unk	<input type="checkbox"/>	NA
HOA/COA Dues	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Unk	<input type="checkbox"/>	NA
Historic Registry	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Unk	<input type="checkbox"/>	NA
Pearl River Valley land	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Unk	<input type="checkbox"/>	NA
PID: \$	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unk	<input type="checkbox"/>	NA
(Other)	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Unk	<input type="checkbox"/>	NA

If Yes, please explain here (attach additional pages if necessary).

3. Are you aware if any portion of the Property (including a part of the site) is currently located in a FEMA Designated Flood Hazard Zone? ☐ Yes ☒ No ☐ Unk ☐ NA
a) If Yes, what is the flood zone classification of the Flood Hazard Zone? _____
4. Has the residence ever been flooded by rising water from the outside? ☐ Yes ☒ No ☐ Unk ☐ NA
5. Is flood insurance currently required? ☐ Yes ☒ No ☐ Unk ☐ NA
a) If Yes, please indicate the premium currently being paid and the date that the premium was last adjusted. Date Paid _____ Date Last Adjusted _____
6. Are you aware if any portion of the Property (Site) is currently designated as being located within a WETLANDS area and is subject to specific restrictive uses? ☐ Yes ☒ No ☐ Unk ☐ NA
7. Are you aware of any occurrence of water penetration or damage (at any time, for any reason) to:
- | | | | | | | | | | |
|-------|---|--|------------------------------|-----------------------------|-------------|---|--|------------------------------|--|
| Walls | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Unk | <input type="checkbox"/> NA | Windows | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unk | <input type="checkbox"/> NA |
| Doors | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unk | <input type="checkbox"/> NA | Crawl Space | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Unk | <input type="checkbox"/> NA |
| Attic | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unk | <input type="checkbox"/> NA | Basement | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Unk | <input checked="" type="checkbox"/> NA |

If Yes, please explain here (attach additional pages if necessary).

8. Are you aware of water penetration or damage FOR ANY REASON, because of:

Flooding	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk	<input type="checkbox"/> NA	Lot Drainage	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk	<input type="checkbox"/> NA
Pipe Fittings	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk	<input type="checkbox"/> NA	Condensation	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk	<input type="checkbox"/> NA
Sewer Overflow	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk	<input type="checkbox"/> NA	Moisture Seep	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk	<input type="checkbox"/> NA
Sewer Backup	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk	<input type="checkbox"/> NA	Leaking Pipes	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk	<input type="checkbox"/> NA
Plumbing Fixtures	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk	<input type="checkbox"/> NA	Broken Pipes	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk	<input type="checkbox"/> NA
Leaking Appliances	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk	<input type="checkbox"/> NA	Other Causes	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unk	<input type="checkbox"/> NA

If Yes, please explain here (attach additional pages if necessary).

VI. BUILT-IN APPLIANCES, SYSTEMS AND MECHANICAL EQUIPMENT REMAINING WITH RESIDENCE

Instructions to Seller(s):

- If an item listed below does not exist or will be uninstalled and removed from the residence before closing, CROSS THROUGH the name of the item using a line or "X," so that the list below will reflect the items remaining with the residence.
- If other distinct built-in appliances, systems, or mechanical equipment exist and will remain, add them in the blanks provided below or use a separate page.
- Indicate whether the item is powered by gas or electricity, and the age in years of the item (if age not known, indicate "Unknown").
- Where a "(#)" appears in the entries below, indicate, in the blank space provided immediately thereafter, how many of the item will remain with the property.

e) Indicate in the box provided after the list below if seller knows of a problem with one or more items appearing in the list.

ITEM	GAS/ELECTRIC	AGE
Built-In Cooktop		
Built-In Oven(s)		
Built-In Dishwasher	E	2yr
Built-In Microwave		
Built-In Ice Maker		
Built-In Trash Compactor		
Built-In Range	E	15 yrs
Built-In Refrigerator		

ITEM	GAS/ELECTRIC	AGE
Garbage Disposal	E	4 yrs
Garage Door Opener(s) (#)	E	4 yrs
Central Air (#)	E	2 yrs
Central Heat (#)	E/G	7 yrs
Water Heaters (#)	G	19 yrs
Tankless Heater (#)		
Ductless HVAC		

If seller knows of a problem with one or more items listed above, explain the problem here (attach additional pages if necessary).
If no explanation(s) appear in this box or on an attached page, seller thereby indicates being unaware of any problems.

VII. CERTIFICATION

SELLER certifies that the information in this Property Condition Disclosure Statement is true and complete to the seller's actual (personal) knowledge as of the date signed by the seller. If a seller of residential real property acquires knowledge which renders materially inaccurate a Property Condition Disclosure Statement provided previously, the seller shall deliver a revised Property Condition Disclosure Statement to the buyer as soon as practicable. In no event, however, shall a seller be required to provide a revised Property Condition Disclosure Statement after the transfer of title from the seller to the buyer or occupancy by the buyer, whichever is earlier.

Seller's Signature(s)

X R. Clay Mateer

Date 5/1/2025

X Dani Mateer

Date 5-1-25

BUYER acknowledges receipt of a copy of this statement and buyer understands that this information is a statement of certain conditions and information concerning the property known to the seller. It is not a warranty of any kind by the seller and is not a substitute for any home, pest, hazardous waste, or other inspections or testing of the property or inspection(s) of the public records.

Buyer's Signature(s)

X _____

Date _____

X _____

Date _____

SELLER'S CLOSING CERTIFICATION: Seller certifies at closing that the information in this PCDS, including any amendments, remains true and complete to the seller's actual (personal) knowledge as of the date of the transaction's closing.

Seller's Signature(s) at closing

X _____

Date of closing _____

X _____

Date of closing _____

Instructions: Supplemental Materials

For your convenience, the following model forms are provided for possible use with the PCDS:

1. An "additional page," as referenced in the PCDS to be used for additional explanations, if necessary.
2. An "Amendment" to the PCDS if circumstances require seller to amend the original PCDS.

PCDS
Additional Explanation Page

Instructions to Seller(s):

The PCDS often presents boxes in which to provide explanatory details on various topics, including an instruction to "attach additional pages if necessary."

This page may be used as such an additional page. Seller should indicate in the main body of the PCDS that an additional page has been attached when such is needed.

To avoid confusion on what is being explained, identify the item for which additional explanation is being provided by providing Roman Numeral for the subject Section, and the Number for item in that Section being explained (for example, "IV. 8." would reference Section IV., "Structural Items and Soils," Item 8: (regarding damage from fire, hail, etc.)).

Write your explanation in the box below. More than one item may be discussed if space allows, or, use more pages.

MISSISSIPPI REAL ESTATE COMMISSION

**Amendment to the
Property Condition Disclosure Statement (PCDS)**

Instructions to Seller(s):

You may use this model form to Amend an existing PCDS by completing this Amendment form and attaching it to the front of the existing PCDS. Using the same process, multiple consecutive amendments may be made over time.

Note to Buyer(s) and Seller(s):

Note that Amendment of a PCDS has the effect of providing the PCDS for the first time, in that relevant timelines and legal options available to the buyer begin anew upon the seller's providing an Amendment to an existing PCDS.

Seller(s) [name(s)] _____, hereby amend the attached
PCDS previously signed and dated by the seller(s) on [date] _____, by revising said PCDS as follows:

SELLER'S CERTIFICATION

Seller certifies that the information in this Property Condition Disclosure Statement (as amended) is true and complete to the seller's actual (personal) knowledge as of the date signed by the seller. If a seller of residential real property acquires knowledge which renders materially inaccurate a Property Condition Disclosure Statement provided previously, the seller shall deliver an amended Property Condition Disclosure Statement to the buyer as soon as practicable. In no event, however, shall a seller be required to provide an amended Property Condition Disclosure Statement after the transfer of title from the seller to the buyer or occupancy by the buyer, whichever is earlier.

Seller's Signature(s)

X _____
X _____

Date _____
Date _____

BUYER'S ACKNOWLEDGMENT

Buyer acknowledges receipt of a copy of this statement and buyer understands that this information is a statement of certain conditions and information concerning the property known to the seller. It is not a warranty of any kind by the seller and is not a substitute for any home, pest, hazardous waste, or other inspections or testing of the property or inspection(s) of the public records.

Buyer's Signature(s)

X _____
X _____

Date _____
Date _____

II. ROOF

1. Hail damage and total roof replaced June 2023
2. Copy of warranty

IV. STRUCTURAL ITEMS & SOILS

1. Soil may contain Yazoo clay
2. There has been past and present movement and shifting of walls
4. Foundation repairs were made in 1967. There is no written report or warranty
5. There is foundation repair currently needed
6. 2010:

kitchen remodeled, including new flooring, new cabinets, new granite countertops, new sink, new kitchen plumbing, new lighting and new appliances.

2 bathrooms remodeled. Including new walls, rebuild cabinets and vanity, install solid shower floor, new soaking tub, install new handicap height toilets, install tile on shower walls, countertops and floors and install new lighting.

New façade on front of house. Included: brick façade over existing wood siding, extension of front porch and garage using gable overhangs, automated garage door, brick façade over front porch front concrete steps

Dining room included removing a swinging door and widening opening to kitchen, installing a new double wooden single hung windows. Original Wood floors redone.

Front Office/living room: book cases installed, rear surround sound mounted into ceiling, new lighting installed, original wood floors redone

Den: fireplace, mantle, hearth and bookcases remodeled, new gas logs installed, new wood floors installed.

Back bedroom: window removed and replaced with door leading to small deck and stairs for access to backyard.

Contractor: Robert L. Gilbert 601-956-7962 February 2010

8. Hail damage to roof, Replaced entire roof June 2023

11. **Interior walls:** cracks, shifting and buckling of paneling

Doors and Door Trim: sticking, gaps depending on seasons

Ceiling: cracks, shifting, poor job on mudding,

Flooring: ceramic tile cracks, buckling of a few wooden planks under carpet in bedroom.

Rain Gutters: a couple of gutters, installed in 2023 need adjustments

Driveway: Some cracks in driveway; have been here for decades

French Drains: Present French drains are too small, or broken and inefficient to collect rainwater and ground water

Patio: Because of the inefficacy of the French drains located adjacent to the patio, it has caused cracks

Soffits/Facias: Facia around the front porch gable shows some discoloration from a small gutter that needs to be adjusted. Corner Facia at patio needs repair due to needed gutter adjustment.

V. LAND AND SITE DATA

2. Soil problems: property could contain Yazoo Clay

Drainage Problems: See above French Drain

7. Walls: wall shifting, cracking or buckling may be caused from the inefficiency of French Drains around the perimeter of back of house, thus letting water flow under to crawl space, and the moisture effecting the interior wall.

Crawl space: The inefficiency of French Drains around the perimeter of back of house, thus letting water flow under to crawl space, has possibly caused some of the piers to be compromised

8. Other: In the past, during heavy rain or over long periods of rain, water slowly came down interior face of brick fireplace. Problem was fixed by heavily sealing brick and mortar on outside chimney above the roofline.



Enhanced Limited Warranty Registration Information

Clay Mateer
4260 Brussels Drive
Jackson, MS 39211

04/29/25

Subject: Your GAF System Plus™ Limited Warranty

Thank you for choosing GAF Roofing Products to protect your property.

Renova Roofing & Construction, a GAF Factory Certified Contractor, has registered your GAF System Plus™ Limited Warranty, and addendum(s) if applicable, on your behalf. We hope you enjoy the peace of mind that comes from protecting the roof that protects your property.

Please keep this document in a safe place, as you will need it in the unlikely event that you need to make a claim, or if you should sell your property and would like to transfer your warranty to the new owner.

As a customer who has chosen a premium product, a top contractor, and excellent protection, your opinion means a lot to us. We are constantly striving to provide you with the best product and experience. Please take a moment to leave a review by just scanning the QR Code displayed below or by clicking this link.

<https://rwr.gaf.com/410334810>

Please feel free to contact us if you have any questions. Again, thank you very much for choosing GAF, the best choice in roofing!

Sincerely
Certified Contractor Services



GAF Enhanced Limited Warranty Registration Information

Warranty: System Plus™

Installation Date: 04/30/2024

Installed: Steep Slope 43 Squares

Property: Clay Mateer

Address: 4260 Brussels Drive
Jackson, MS 39211

Contractor: Renova Roofing & Construction

Address: 710 Ridgewood Rd
Ridgeland, MS 39157

Phone: 601 540-8880

Products Installed:

Timberline HDZ®,
StainGuard Plus™,
WeatherWatch®,
Pro-Start®,
Cobra® Rigid Vent 3™,
Seal-A-Ridge®.

410334810

Warranty Registration #



GAF

System Plus Limited Warranty

GAF
SYSTEM
PLUS

The Legal Stuff

What Is Covered/Excluded. This System Plus Limited Warranty covers certain GAF roofing products installed on your roof (the "GAF Products") including GAF Asphaltic Shingles, GAF Ridge Cap Shingles, GAF Starter Strip Shingles, GAF Leak Barrier Products, GAF Roof Deck Protection Products, GAF Cobra® Attic Ventilation Products, GAF Master Flow® Attic Exhaust Ventilation Products, and GAF Master Flow™ Pivotal™ Pipe Boot Flashing in the unlikely event that they contain a manufacturing defect. Note: This limited warranty does not cover low-slope membranes, other Master Flow® Products, or GAF ThermoCal® Ventilated Nail Base Roof Insulation. Please go to gaf.com for a copy of the limited warranties covering these products.

How Long Your Warranty Lasts

GAF Shingles	Manufacturing Defect Coverage		Wind Warranty Coverage		Algae Warranty Coverage	
	Limited Warranty Term	Smart Choice® Protection Period**	Limited Warranty Term	Wind Speed Coverage (mph / km/h)	Limited Warranty Term	Smart Choice® Protection Period**
LayerLock®-labeled Timberline® Shingles	Lifetime†	50 Years	15 Years	WindProven™ Limited Wind Warranty***: No maximum wind speed. For all other installations: With Special Installation****: 130 / 209 Without Special Installation****: 110 / 175	StainGuard Plus PRO™: 30 Years StainGuard Plus™: 25 Years	StainGuard Plus PRO™ and StainGuard Plus™: 15* / 10 Years
All Other GAF Lifetime† Shingles	Lifetime†	50 Years	15 Years	With Special Installation****: 130 / 209 Without Special Installation****: 110 / 175	StainGuard Plus™: 25 Years StainGuard®: 10 Years	StainGuard Plus™: 15* / 10 Years StainGuard®: 1 Year
Marquis WeatherMax®	30 Years	20 Years	5 Years	80 / 130	No coverage	No coverage
Royal Sovereign®	25 Years	20 Years	5 Years	60 / 96	StainGuard®: 10 Years	StainGuard®: 1 Year
GAF Ridge Cap Shingles	Manufacturing Defect Coverage		Wind Warranty Coverage		Algae Warranty Coverage	
			Limited Warranty Term	Wind Speed Coverage (mph / km/h)	Limited Warranty Term	Smart Choice® Protection Period**
	Limited Warranty Term and Smart Choice® Protection Period** lasts as long as the warranty for manufacturing defects for the type of shingle installed in the field of the roof.		15 Years	With Special Installation****: 130 / 209 Without Special Installation****: 110 / 175	StainGuard Plus™: 25 Years	StainGuard Plus™: 15* / 10 Years
			5 Years	90 / 144		
TimberTex®, Ridgloss®, TimberCrest® Seal-A-Ridge®, Seal-A-Ridge® AS Z® Ridge			5 Years	With Special Installation****: 90 / 144 Without Special Installation****: 70 / 112		
GAF Starter Strip Shingles	Manufacturing Defect Coverage		Wind Warranty Coverage		Algae Warranty Coverage	
					Limited Warranty Term	Smart Choice® Protection Period**
StarterMatch®	Limited Warranty Term and Smart Choice® Protection Period** lasts as long as the warranty for manufacturing defects for the type of shingle installed in the field of the roof.		No coverage		StainGuard Plus™: 25 Years	StainGuard Plus™: 15* / 10 Years
All Other GAF Starter Strip Shingles					No coverage	No coverage
Other GAF Accessories	Manufacturing Defect Coverage		Wind Warranty Coverage		Algae Warranty Coverage	
GAF Leak Barrier Products GAF Roof Deck Protection Products GAF Cobra® Attic Ventilation Products GAF Master Flow® Non-Powered Attic Exhaust Ventilation Products	Limited Warranty Term and Smart Choice® Protection Period** lasts as long as the warranty for manufacturing defects for the type of shingle installed in the field of the roof.		No coverage		No coverage	
GAF Master Flow® Powered Attic Exhaust Ventilation Products						

† **Definition of Lifetime:** The word "Lifetime" means as long as you, the original owner(s) [or the second owner(s) if coverage was properly transferred within the first 20 years], own the property where the shingles and/or accessories are installed. The Lifetime warranty term and 50-year non-prorated period are applicable only to shingles and accessories installed on a single-family detached residence owned by individuals. For any other type of owner or building, such as a corporation, governmental entity, religious entity, condominium or homeowner association, school, apartment building, office building, or multi-use structure, the length of the warranty is 40 years and the non-prorated period is 20 years.

* **15-year Smart Choice® Protection Period** for StainGuard Plus PRO™ or StainGuard Plus™ Algae Protection Limited Warranty applies only if you install both StainGuard Plus PRO™- or StainGuard Plus™-labeled shingles and StainGuard Plus™-labeled ridge cap shingles. For all other installations, the Smart Choice® Protection Period is 10-years.

** **Smart Choice® Protection Period:** refers to the crucial period of time following installation of the GAF Products during which the coverage provided for in this limited warranty is non-prorated. After the Smart Choice® Protection Period specified above, the remedy provided for in this warranty may be different than that provided for during the Smart Choice® Protection Period, and any remedy will be reduced to reflect the use you have received from your GAF Products. The amount of use will be calculated by dividing the number of months which have elapsed since installation to the date of claim by the number of months in the warranty term. For a Lifetime warranty, GAF's contribution in years 51 and beyond is 20%. After the non-prorated period, GAF's maximum liability for any roof shall NOT exceed three times the reasonable cost of replacement GAF Products before any reduction for use.

*** **WindProven™ Limited Wind Warranty** requires installation of LayerLock®-labeled shingles using 4 nails per shingle, and at least four (4) qualifying accessories.

**** **Special Installation:** Your GAF LayerLock®-labeled shingles will be covered up to the maximum wind speed above **ONLY** if installed using **4 nails** per shingle and you have GAF Starter Strip Products installed at the eaves and rakes. Your GAF Ridge Cap Shingles will be covered up to the maximum wind speed above **ONLY** if your ridge cap shingles are installed in strict accordance with the "Maximum Wind Speed Coverage Under Limited Warranty" section of the applicable ridge cap shingle application instructions.



System Plus Limited Warranty



Who Is Covered by This Limited Warranty: Transferability

You are covered by this limited warranty if you live in the United States or Canada and are the original property owner (i.e., not a builder or installer) or the first subsequent owner if this warranty was properly transferred.

This limited warranty may be transferred **only once**. The second owner must notify GAF in writing within **one year** after the property transfer for warranty coverage to be transferred. (Other than this one transfer, this warranty may **not** be transferred or assigned, directly or indirectly.) If the transfer takes place within the first 20 years after installation, the second owner is entitled to the same coverage as the original owner. If the transfer takes place afterwards, the length of this warranty shall be reduced to the two-year period after the ownership changes. If there is a defect during this two-year period, GAF's reimbursement to the second owner will be based only on the reasonable cost of replacement GAF Products, reduced by the amount of use that has been received from the GAF Products from the date of installation through the date of claim.

Manufacturing Defects: What Is Covered/Sole and Exclusive Remedy

GAF Warranty Company, LLC, a subsidiary of GAF, warrants that your GAF Products will remain free from manufacturing defects that adversely affect their performance during the applicable warranty term listed above. **Note:** Wind Warranty and Algae Warranty are covered separately below. For coverage related to Master Flow® Powered Attic Exhaust Ventilation Products, refer to your Master Flow® Powered Attic Exhaust Ventilation Products Limited Warranty Addendum (if applicable).

(1) During the Smart Choice® Protection Period: GAF will pay you the full reasonable cost of labor to repair or re-cover any defective GAF Product(s) (excluding non-GAF accessories, metal work, or flashing) and will provide replacement GAF Products or the reasonable cost of obtaining replacement GAF Products, at GAF's option. The cost of labor to tear off some or all of your GAF Products is included if necessary to repair your roof. GAF will not pay costs to dispose of any roof products.

(2) After the Smart Choice® Protection Period: The repair or re-cover cost, replacement GAF Products, or reimbursement provided to you will be reduced to reflect the use you have received from your GAF Products. The amount of use will be calculated by dividing the number of months which have elapsed since installation to the date of claim by the number of months in the warranty term. For a Lifetime® warranty, GAF's contribution in years 51 and beyond is 20%. After the non-prorated period, GAF's maximum liability for any roof shall NOT exceed three times the reasonable cost of replacement GAF Products before any reduction for use.

WindProven™ Limited Wind Warranty: What Is Covered/Sole and Exclusive Remedy

This limited warranty is **specifically conditioned** on your meeting all eligibility requirements, including installation of **LayerLock®-labeled** shingles, GAF Ridge Cap Shingles, GAF Starter Strip Shingles, and a GAF Roof Deck Protection Product, plus your choice of either a GAF Leak Barrier Product or GAF Attic Ventilation Product, and your **LayerLock®-labeled** shingles being fastened and installed **strictly** in accordance with GAF's application instructions. For installations which do not meet these eligibility requirements, see **Wind Warranty** section below. The limited warranty applies only to your **LayerLock®-labeled** shingles and does not apply to any GAF Accessory Products. GAF warrants to you that your **LayerLock®-labeled** shingles will not fail to seal, blow off, or sustain damage from winds (including gusts) after they should have sealed but did not due to a manufacturing defect. If your **LayerLock®-labeled** shingles do fail to seal, blow off, or suffer wind damage, GAF will reimburse you for the reasonable costs of replacing the blown-off or damaged shingles and hand-sealing any unsealed shingles. Costs related to underlayment, metal work, and flashings are not included. GAF's **maximum** liability under this paragraph is to reimburse you for the cost of hand-sealing all of the **LayerLock®-labeled** shingles on your roof.

Wind Warranty: What Is Covered/Sole and Exclusive Remedy

This limited warranty is **specifically conditioned** on your shingles, ridge cap shingles, and starter strip shingles being fastened and installed **strictly** in accordance with GAF's application instructions. This limited warranty does not apply to starter strip shingles. GAF warrants to you that your GAF shingles or ridge cap shingles will not fail to seal, blow off, or sustain damage from winds (including gusts) up to the applicable wind speed listed above after they should have sealed but did not due to a manufacturing defect. If your shingles or ridge cap shingles do fail to seal, blow off, or suffer wind damage, GAF will reimburse you for the reasonable costs of replacing the blown-off or damaged shingles or ridge cap shingles and hand-sealing any unsealed shingles or ridge cap shingles. Costs related to metal work and flashings are not included. GAF's **maximum** liability under this paragraph is to reimburse you for the cost of hand-sealing all of the shingles and ridge cap shingles on your roof.

Note: All self-sealing shingles and ridge cap shingles, including GAF's, must be exposed to warm, sunny conditions for several days before they completely seal. Before sealing occurs, shingles and ridge cap shingles are vulnerable to blow-offs and wind damage. Shingles and ridge cap shingles installed in fall or winter may not seal until the following spring. Shingles or ridge cap shingles that are not exposed to direct sunlight or adequate surface temperatures or that are not fastened or installed properly may never seal. Failures to seal, blow-offs, and wind damage under these circumstances result from the nature

of self-sealing shingles and ridge cap shingles, not a manufacturing defect, and are not covered under this limited warranty.

Algae Warranty: What Is Covered/Sole and Exclusive Remedy

This limited warranty applies only to shingles, ridge cap shingles, and starter strip shingles sold in packages bearing the **StainGuard Plus PRO™**, **StainGuard Plus™**, or **StainGuard®** logos. GAF warrants to you that blue-green algae (also known as cyanobacteria) will not cause a pronounced discoloration of your **StainGuard Plus PRO™**, **StainGuard Plus™**, or **StainGuard®-labeled** shingles, ridge cap shingles, or starter strip shingles for the warranty term listed above. If your **StainGuard Plus PRO™**, **StainGuard Plus™**, or **StainGuard®-labeled** shingles, ridge cap shingles, or starter strip shingles exhibit a pronounced discoloration caused by blue-green algae during the Smart Choice® Protection Period listed above, GAF's contribution will be either the reasonable cost of commercially cleaning your shingles, ridge cap shingles, or starter strip shingles or, at GAF's sole option, replacing discolored Shingles, Ridge Cap Shingles or, Starter Strip Shingles. The **maximum** cost to GAF shall be the lesser of the original cost of the affected Shingles, Ridge Cap Shingles, or Starter Strip Shingles, or the cost to clean the affected shingles, ridge cap shingles, or starter strip shingles. During the **remainder** of the limited warranty period, GAF's contribution to you will be reduced to reflect the amount of use you have received from your shingles, ridge cap shingles, or starter strip shingles since they were installed. The amount of use will be calculated by dividing the number of months which have elapsed since installation to the date of claim by the number of months in the Algae Warranty term.

Note: Preventing pronounced algae-related discoloration of your shingles, ridge cap shingles, and starter strip shingles is achieved through formulations or through unique blends of granules.

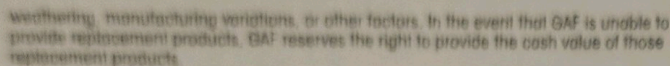
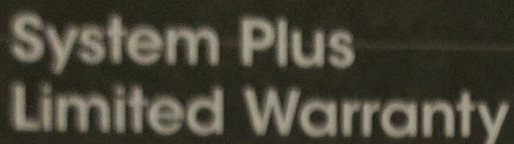
What Is Not Covered

Even if your GAF Products were not properly installed according to GAF's application instructions or to standard good roofing practices, this limited warranty remains in effect. However, GAF will **NOT** be liable for and this warranty does **NOT** apply to:

- (1) Damage resulting from anything other than an inherent manufacturing defect in the GAF Products, such as:
 - (a) improper fastening of your shingles or accessories or application not in strict accordance with GAF's printed application instructions, if the improper installation was the cause of the damage.
 - (b) settlement, movement, structural damage, or defects in the building, walls, foundation, or the roof base over which the shingles or accessories were applied.
 - (c) inadequate ventilation.
- (2) Damage resulting from causes beyond normal wear and tear, such as:
 - (a) acts of nature, such as hail, fire, or winds (including gusts) over the applicable wind speed listed above except there is no maximum wind speed restriction for shingles covered by the **WindProven™ Limited Wind Warranty**.
 - (b) impact of traffic on the roof or foreign objects, including damage caused by objects blown onto the roof by wind.
 - (c) improper storage or handling of the GAF Products.
- (3) Ice damming, except for leaks in the area of your roof covered by a GAF Leak Barrier which are caused by a manufacturing defect in your GAF Leak Barrier.
- (4) Shading or variations in the color of your GAF Products chipping, fading, or peeling paint on your Master Flow® Attic Exhaust Vent, or Master Flow™ Pivot™ Pipe Boot Flashing or discoloration or contamination caused by fungus, mold, lichen, algae (except for blue-green algae if your shingles, ridge cap shingles, or starter strip shingles labeled with the **StainGuard Plus PRO™**, **StainGuard Plus™**, or **StainGuard®** logos), or other contaminants, including that caused by organic materials on the roof.
- (5) Labor costs, except as specifically provided for above, disposal costs, and costs relating to underlayments (unless your claim involves a manufacturing defect in a GAF Underlayment), metal work, and flashings.
- (6) Damage to the interior or exterior of the building, including, but not limited to, mold growth.

Other Limitations Concerning Coverage

Decisions as to the extent of repair, re-cover, or cleaning required, and the reasonable cost of such work, will be made solely by GAF. GAF reserves the right to arrange directly for your GAF Products to be repaired, re-covered, or cleaned instead of reimbursing you for such work. The remedy under this warranty is available only for that portion of your GAF Products actually exhibiting manufacturing defects or algae discoloration at the time your claim is settled. Any replacement GAF Products will be warranted only for the remainder of the original warranty period. GAF reserves the right to discontinue or modify its shingles or accessories, including the colors available, so any replacement GAF Products may not be an exact match for the GAF Products on your roof. Even if GAF does not modify a color, replacement GAF Products may not match your original GAF Products due to normal



Choosing What You Want to Do

You must notify GAF about any claim within **30 days** after you notice a problem. You may report a claim online at gaf.com/contact, by calling GAF at 1-800-458-1860, sending an email to warrantyclaims@gaf.com, or by sending a notice in writing to: GAF, Warranty Claims Department, 1 Campus Drive, Parsippany, NJ 07054, USA. You will then be provided with complete details about submitting your claim. You may be required to send to GAF, at your expense, photographs and sample products for testing. Within a reasonable time after proper notification, GAF will evaluate your claim and resolve it in accordance with the terms of this limited warranty. If you repair or replace your GAF Products before you notify GAF about your claim or before GAF has completed its evaluation of your claim, your claim may be denied. If you need to repair or replace your GAF Products before your claim is resolved, you **MUST** provide GAF with reasonable notice. **NOTE: Notice to your contractor, dealer, or home builder is NOT notice to GAF.** You should retain this document for your records in the unlikely event that you need to file a claim.

Sole and Exclusive Warranty

THIS LIMITED WARRANTY IS EXCLUSIVE AND REPLACES ALL OTHER WARRANTIES, CONDITIONS, REPRESENTATIONS AND GUARANTEES, WHETHER EXPRESS OR IMPLIED, WHETHER BY STATUTE, AT LAW OR IN EQUITY, INCLUDING THE IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. This limited warranty is your exclusive warranty from GAF and represents the SOLE REMEDY available to any owner of GAF Products. GAF makes NO OTHER REPRESENTATIONS, CONDITIONS, GUARANTEES, OR WARRANTIES of any kind other than that stated herein. GAF WILL NOT BE LIABLE IN ANY EVENT FOR CONSEQUENTIAL, PUNITIVE, SPECIAL, INCIDENTAL, OR OTHER SIMILAR DAMAGES OF ANY KIND, including DAMAGE TO THE INTERIOR OR EXTERIOR OF ANY BUILDING, whether any claim against it is based upon breach of this warranty, negligence, strict liability in tort, or for any other cause. This limited warranty gives you specific legal rights, and you may also have other rights which vary from jurisdiction to jurisdiction. Some jurisdictions do not allow limitations on or the exclusion of incidental or consequential damages, so the above limitations or exclusions may not apply to you. New Jersey state residents are encouraged to review their rights under the agreement, as provided under the New Jersey Truth-In-Consumer Contract Warranty and Notice Act ("TCWNA").

The United Nations Convention on Contracts for the International Sale of Goods shall **NOT** apply either to the sale of the GAF Products or to this limited warranty.

Modification of Warranty

Modification of Warranty
This limited warranty may not be changed or modified except in writing, signed by an officer of GAF. No one (other than an officer of GAF) has the authority to assume any additional or other liability or responsibility for GAF in connection with your GAF Products except as described in this limited warranty.

Effectiveness

Effectiveness
This limited warranty will not take effect unless all eligibility requirements have been satisfied, this warranty is registered to you, and your roofing contractor has been paid in full.

Visit gaf.com

3 of 3

We protect what matters most.

