

24190 US HWY 98, Ste B
Fairhope, AL 36532



COLDWELL BANKER
REEHL
PROPERTIES, INC.

Ph: 251-990-6622
Fax: 251-990-6009

PLEASE READ CAREFULLY - Except in cases of "new construction" properties, Alabama is a "Caveat Emptor" ("Buyer Beware") State. If you have any questions, please seek advice of legal counsel.

SELLER'S DISCLOSURE

This Disclosure Statement is to be attached and made a part of the sales authority dated: 1/5/26

On the property located at 31287 Blakeley Ridge Ct, Spanish Fort, AL 36527

A. ARE YOU AWARE OF ANY PROBLEMS OR POTENTIAL PROBLEMS, PAST OR PRESENT, WITH ANY COMPONENT OF YOUR PROPERTY (defects, malfunctions, etc.)? YES ☒ NO ☐ If yes, check appropriate space(s) below:

☐ Interior Walls	☐ Floors	☐ Exterior Walls	☐ Insulation	☐ Windows
☐ Plumbing/Sewer/Septic	☐ Pool	☐ Slab(s)	☐ Foundation	☐ Electrical System
☐ Driveway	☐ Basement	☐ Roof(s)	☐ Walls/Fences	☐ A/C & Heating System
☐ Other (Describe) _____				

If any of above is checked, please explain. (Attach additional sheets if necessary) _____

B. ARE YOU (SELLER) AWARE OF ANY OF THE FOLLOWING:

1. Room additions, structural modifications, or other alterations, or repairs not in compliance with building codes or made without necessary permits.

2. Does the property contain:

- a. Polybutylene Plumbing
- b. EPS Stucco Application
- c. Masonite Siding

3. Has the property ever been involved with any class action lawsuits?

4. Is the property located on or near a landfill (compacted or otherwise)?

5. Is the property covered by:

- a. Termite Contract
- b. Formosan Rider

6. Damage to any part of the property (repaired or otherwise) from wood infesting insects (termites, beetles, etc.) fire, smoke, or wind?

7. Has there ever been mold?

If so, where? _____

8. Settling from any cause, structural cracks in slab or foundation, slippage, underground springs, or any other soil or structural problems?

9. Have you had any homeowner's insurance claims on this property in the last three (3) years?

10. Current homeowner's insurance annual premium _____

11. Flooding, drainage, grading, or erosion problems?

12. Does the property require flood insurance?

13. Is there an existing Survey?



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13. Does anything on your property encroach (extend onto) your neighbors' property? YES ☒ NO ☐ UNKNOWN ☐
14. Any zoning violations, non-conforming uses, violations of "setback" lines or utility easements? YES ☐ NO ☒ UNKNOWN ☐
15. Is there a homeowner's Association that has any authority over the subject property?
Monthly Fee 25.00 Annual Fee 25.00 Transfer Fee 0.00
Additional Amenity Fee 0.00 More Than 2 Pets Allowed Yes ☒ No ☐
Rental Restricted Yes ☒ No ☐ Phone: 251-691-9489
Management Company Name: ALABAMA RIDGE COASTAL SUBDIVISION
Email Address: ALABAMA RIDGE COASTAL SUBDIVISION
Special Address: ALABAMA RIDGE COASTAL SUBDIVISION (CHAS ZACHARIS R.)
16. Rights of redemption, lawsuits, liens or judgments against the seller threatening to or affecting subject property? YES ☐ NO ☒ UNKNOWN ☐
17. Property insulated with urea formaldehyde foam insulation or any asbestos materials past or present? YES ☐ NO ☒ UNKNOWN ☐
18. Is the property connected to a septic tank? YES ☒ NO ☐ UNKNOWN ☐
- a. If yes, is sewer connection available? YES ☒ NO ☐ UNKNOWN ☐
- b. Are any fees due? YES ☒ NO ☐ UNKNOWN ☐
19. Is property connected to city water? YES ☒ NO ☐ UNKNOWN ☐
20. Was any part of the dwelling built prior to 1978?
a. If so, is there any lead-based paint? YES ☐ NO ☒ UNKNOWN ☐
- b. Are there any hazards present in the dwelling? YES ☐ NO ☒ UNKNOWN ☐
21. Is this colony property? YES ☐ NO ☒ UNKNOWN ☐
22. Approximate age of roof 12 YRS YES ☐ NO ☒ UNKNOWN ☐
23. Is your roof/home fortified? Please provide certificate of proof. YES ☐ NO ☒ UNKNOWN ☐
24. Approximate age of HVAC 11 YRS How Many Units 1 YES ☐ NO ☒ UNKNOWN ☐
25. Approximate age of Water Heater 15 YRS Type: Gas ☒ Electric ☐ Tankless ☐ UNKNOWN ☐

The answer to any of these is "yes," (other than #s 5, 12, 15, 18, 21, 22, 23 and 24) please explain. (Attach additional sheets if necessary)

SELLER CERTIFIES THAT THE INFORMATION HEREIN IS TRUE AND CORRECT TO THE BEST OF THE SELLER'S KNOWLEDGE AS OF THE DATE SIGNED BY THE SELLER.

Seller: Al Baur Victoria M Baur Date: January 5, 2026
Buyer: Victoria M Baur
TERMS: AS IS
BUYER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN THE CONTRACT BETWEEN BUYER(S) AND SELLER(S) WITH RESPECT TO ANY DEFECTS/INSPECTIONS/DEFECTS. AS THE BUYER, I AM ACKNOWLEDGING THAT I HAVE READ THIS DOCUMENT IN ITS ENTIRETY AND UNDERSTAND THAT ALABAMA IS A CAVIAT EMPLOYER STATE AND IT IS MY RESPONSIBILITY TO OBTAIN A PROFESSIONAL INSPECTION/ADVICE NEEDED OR WANTED.

Buyer: Victoria M Baur Date: January 5, 2026
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