



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: 5/26/2024

On the property located at 133 Marikesh Dr

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) Driveway cracked
slab @ front door cracked + monitored by term exterminators, crack has been there
since purchase in 1998 - in split brick home was informed by previous owner

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. | ☐ YES | ☒ NO | ☐ UNKNOWN |
| 2. Does the property contain: | | | |
| a. Polybutylene Plumbing | ☐ YES | ☐ NO | ☒ UNKNOWN |
| b. EIFS Stucco Application | ☐ YES | ☒ NO | ☐ UNKNOWN |
| c. Masonite Siding | ☐ YES | ☒ NO | ☐ UNKNOWN |
| 3. Has the property ever been involved with any class action lawsuits? | ☐ YES | ☒ NO | ☐ UNKNOWN |
| 4. Is the property located on or near a landfill (compacted or otherwise)? | ☐ YES | ☒ NO | ☐ UNKNOWN |
| 5. Is the property covered by: | | | |
| a. Termite Contract | ☒ YES | ☐ NO | ☐ UNKNOWN |
| b. Formosan Rider | ☒ YES | ☐ NO | ☐ UNKNOWN |
| If so, by what company? <u>J & M exterminators</u> | | | |
| 6. Damage to any part of the property (repaired or otherwise) from wood infesting insects (termites, beetles, etc.) fire, smoke, or wind? | ☐ YES | ☒ NO | ☐ UNKNOWN |
| 7. Has there ever been mold? | ☐ YES | ☒ NO | ☐ UNKNOWN |
| If so, where? _____ | | | |
| What, if anything, was done to treat it? _____ | | | |
| 8. Settling from any cause, structural cracks in slab or foundation, slippage, underground springs, or any other soil or structural problems? | ☐ YES | ☒ NO | ☐ UNKNOWN |
| 9. Have you had any homeowner's insurance claims on this property in the last three (3) years? | ☒ YES | ☐ NO | ☐ UNKNOWN |
| Current homeowner's insurance annual premium <u>27094</u> | | | |
| 10. Flooding, drainage, grading, or erosion problems? | ☐ YES | ☒ NO | ☐ UNKNOWN |
| 11. Does the property require flood insurance? | ☐ YES | ☒ NO | ☐ UNKNOWN |
| 12. Is there an existing Survey? | ☒ YES | ☐ NO | ☐ UNKNOWN |



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? ☒ YES ☐ NO ☐ UNKNOWN
Monthly Fee 70.00 Annual Fee 840 Transfer Fee 600.00
Additional Amenity Fee _____
Rental Restricted ☐ Yes ☒ No More Than 2 Pets Allowed ☒ Yes ☐ No
Management Company Name: _____ Phone: _____
Email Address: _____
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? ☐ YES ☒ NO ☐ UNKNOWN
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 11
23. Is your roof/home fortified? Please provide certificate of proof. ☐ YES ☒ NO ☐ UNKNOWN
24. Approximate age of HVAC 44 How Many Units 2 ☐ UNKNOWN
25. Approximate age of Water Heater 9 Type: ☐ Gas ☒ Electric ☐ Tankless
How Many 1 ☐ UNKNOWN

If 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)

#19 Daphne Utilities

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: Mark Wainwright

Seller: Stephanie

Date: 5/26/2024

BUYER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN BUYER(S) AND SELLER(S) WITH RESPECT TO ANY ADVICE/INSPECTIONS/DEFECTS. AS THE BUYER, I AM ACKNOWLEDGING THAT I HAVE READ THIS DOCUMENT IN ITS ENTIRTY AND UNDERSTAND THAT ALABAMA IS A CAVEAT EMPTOR STATE AND IT IS MY RESPONSIBILITY TO OBTAIN ANY ADDITIONAL INSPECTION/ADVICE NEEDED OR WANTED.

Buyer: _____

Buyer: _____

Date: _____