

SELLER'S DISCLOSURE STATEMENT

VERY IMPORTANT DOCUMENT - PLEASE READ CAREFULLY

SELLER HAS NEVER LIVED IN THE HOME AND PASSESS ON NO WARRANTIES.

This Disclosure Statement has been completed by the Seller and not the REALTOR. Neither Broker nor Agent has verified the information contained herein nor is this information warranted to be accurate by Broker or Agent.

Date MARCH 31,2026 Property Address 11484 REDFERN ROAD, DAPHNE, AL 36525

1. ~~ARE YOU (SELLER) AWARE OF ANY PROBLEMS (PAST, PRESENT OR POTENTIAL) WITH YOUR PROPERTY OR ANY COMPONENT, APPLIANCE, EQUIPMENT SYSTEM, ETC. If yes, check appropriate space(s) below.~~

☐ Interior Walls	☐ Attic	☐ Driveways	☐ Included Appliances, built-in or otherwise	☐ Foundation
☐ Roofs	☐ Insulation	☐ Walls/Fences	☐ Sprinkler System	☐ Chimney
☐ Floors	☐ Slab(s)	☐ Pool	☐ Electrical System	☐ Plumbing/Sewer/Septic/Well
☐ Windows	☐ Basement	☐ A/C & Heating System	☐ Doorbell	☐ Other
☐ Exterior Walls	☐ Fireplace	☐ Burglar Alarm	☐ Intercom	

If any of the above are checked, please explain. (Attach additional sheets if necessary) HOME BEING SOLD IN AS IS CONDITION.

2. ~~Does the property or any of its components and/or systems violate any building codes? YES ☐ NO ☐ Year Built? _____ property use your homestead exemption? YES ☐ NO ☐ Is the present use Residential or Commercial? _____~~

3. ~~Were any room additions, structural modifications, or other alterations, or repairs made without necessary permits? YES ☐ NO ☐ Is there any living area that is not heated or cooled? YES ☐ NO ☐ If yes to either of these questions, please explain: _____~~

4. ~~Has there been settling from any cause, structural cracks, including but not limited to, siding or other exterior surfaces, the slab or foundation, slippage, underground springs, or other soil or structural problems? YES ☐ NO ☐ Age of Roof? _____ Synthetic Stucco? YES ☐ NO ☐ Masonite? Yes ☐ No ☐~~

5. ~~Has there been infestation or damage from wood infesting insects, (termites, beetles, etc.) fungus, mold or moisture related problems (old, new, repaired or otherwise)? YES ☐ NO ☐~~

6. ~~Do you have a termite contract? (Not pest control) YES ☐ NO ☐ Is it for retreatment or replacement? _____ Is it transferable? YES ☐ NO ☐ Date of expiration/renewal? _____ Name of Termite Company _____ Do you have a Formosan termite rider? YES ☐ NO ☐~~

7. ~~Has there been damage from fire, smoke, flooding, wind, water or other cause (old, new, repaired or otherwise)? YES ☐ NO ☐~~

8. ~~Has the property ever been tested for radon gas? YES ☐ NO ☐ Does the property contain Chinese dry wall, urea formaldehyde foam insulation, lead base paint, or any asbestos materials? YES ☐ NO ☐ If Yes, please explain _____~~

9. ~~Are fireplaces working? YES ☐ NO ☐ Have fireplaces ever been inspected? YES ☐ NO ☐ If yes, when? _____ Cleaned? YES ☐ NO ☐ When? _____~~

10. ~~Are any appliances, alarm systems/services or exterior lighting leased or rented? YES ☐ NO ☐ If yes, state which system and the name of lessor. _____~~

11. ~~Is the property connected to a septic tank? YES ☐ NO ☐ When was septic system last inspected? _____ Are there any past or present septic system problems? YES ☐ NO ☐ Is property connected to city sewer? YES ☐ NO ☐ Does the system have a grinder pump/lift? YES ☐ NO ☐~~

12. ~~Is property connected to city water? YES ☐ NO ☐ Is it on well water? YES ☐ NO ☐~~

13. ~~Is there a landfill (compacted or otherwise) anywhere on the property? YES ☐ NO ☐ Are there any known abandoned storage, septic tanks or wells? YES ☐ NO ☐~~

14. ~~Any existing wetlands? YES ☐ NO ☐ Have there ever been drainage problems, grading problems, or standing water problems? YES ☐ NO ☐ Has the property or dwelling ever flooded? YES ☐ NO ☐ Is property in a flood zone that may require flood insurance? YES ☐ NO ☐~~

15. ~~Are there any types of fees, leases or assessments (sewer, paving, water connection, etc.) due now or known by you to be due in the future? YES ☐ NO ☐~~

16. ~~Is there a Homeowner's Association? YES ☐ NO ☒ Homeowner's Association Fees \$ _____ Condo Fee \$ _____~~

17. ~~Are there any zoning violations, nonconforming uses, violations of "setback" lines, encroachments, or easements, other than utilities? YES ☐ NO ☐ Is there a shared driveway? YES ☐ NO ☐ Are there deed restrictions or restrictive covenants? YES ☐ NO ☐ Is the property in a Historical District? YES ☐ NO ☐~~

18. ~~Are there any zoning variances, traffic routing or street widening (existing or proposed) near to or affecting your property or any adjacent property? YES ☐ NO ☐~~

19. ~~Are there any actions, causes of actions, lawsuits, liens or judgments, right of redemption, foreclosure, either current or potential, concerning the property or bankruptcy proceedings against the Seller concerning the property? YES ☐ NO ☐~~

20. ~~Is there any condition, factor or stigma that would affect the health or safety of inhabitants? YES ☐ NO ☐ Have you received any notification under the Community Notification Act, Megans Law, etc.? YES ☐ NO ☐~~

21. ~~Has the property ever been managed as a rental property by Berkshire Hathaway HomeServices Cooper & Co. Inc., REALTORS? YES ☐ NO ☐ If yes, state the dates of the rental period _____~~

Explanations for responses or changes to 1-21 above. (Attach additional sheets if necessary)

The above information does not constitute a warranty of any items mentioned. This is not a contract. Any concerns regarding the above information should be specifically addressed in the purchase agreement or addendum thereto, for the property. Sellers acknowledge that this information will be provided to any interested party and certify that the information herein is true and correct to the best of their knowledge as of the date signed by the Sellers.

Seller _____	Date _____	Witness: _____
Seller Sherree Dees dotloop verified 03/30/26 11:14 PM CDT X60T-V2RU-3WPJ-2QAB _____	Date _____	Witness: _____
Sellers certify that as of this date there have been no changes. Buyer hereby accepts this Disclosure subject to the Seller's certifying that there have been no changes as of this date.		
Seller _____	Date _____	Buyer _____ Date _____
Seller _____	Date _____	Buyer _____ Date _____



VERY IMPORTANT DOCUMENT PLEASE READ CAREFULLY



INFORMATION AND ACKNOWLEDGMENT OF
LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS,
TOXIC MOLD/FUNGI/MOISTURE HAZARDS

Warning Statements

1. Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.
2. Every purchaser of any interest in residential real property on which a residential dwelling was built is notified that said property may or may not present exposure to Toxic Mold and or other microscopic organisms. Depending on where you live, your risk could be higher on some materials than others. Toxic Mold Poisoning or stachybotrys can cause, but is not limited to, some or all of the following: nasal and sinus congestion, cough, wheezing or other breathing difficulties, sore/hoarse throat, skin and eye irritation, upper respiratory infections including sinus. The seller of any interest in residential real property is asked to provide the buyer with any information on mold or mold hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known mold or fungi hazards or moisture problems. A risk assessment or inspection for possible hazards or moisture problems is recommend prior to purchase.

Property Address: 11485 Redfern Road, Daphne, AL 36526

Seller's Disclosure (initial a and b below)

- (a) Presence of lead based paint, mold, fungi, or moisture problems and/or known health and safety hazards: (check 1 or 2 below):

1. ☐ Known lead based paint, mold, fungi, moisture hazards or other health and safety problems are present in the housing, or on or around the above subject property: Describe
SELLER HAS NOT LIVED IN THE PROPERTY AND GIVES NOT WARRANTIES.

2. ☐ Seller has no knowledge of lead-based paint, mold, fungi or moisture hazards or other known health and safety problems, to include but not limited to prior flooding.
- (b) Records and Reports available to the seller (check 1 or 2 below):

1. ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint, mold, fungi, moisture hazards or other known health and safety problems in the housing or on or around the above subject property. List Documents:
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2. ☐ Seller has no reports or records pertaining to lead based paint, mold, fungi, moisture hazards or other known health and safety problems in the housing, or on or around the above subject property, to include but not limited to prior flooding.

Purchaser's Acknowledgment (initial e, and c and d if applicable)

- (c) Purchaser has received copies of all information listed above.
- (d) Purchaser of a house built prior to 1978 has received pamphlet Protect Your Family From Lead in Your Home.
- (e) Purchaser has (check 1 or 2 below):

1. ☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of the presence of lead-based paint, health and safety problems, mold, toxic mold, fungi, moisture hazards; or

2. ☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint, health and safety problems, mold, toxic mold, fungi or moisture hazards.

Agents Acknowledgment (initial f below)

- (f) Agent has informed the seller of the need for disclosure of known mold/fungi/moisture related information and has informed the seller of the seller's obligation, under 42 U.S.C. 4852 d, regarding lead based paint and is aware of his/her responsibility to ensure compliance.

The purpose of this document is not to just inform Purchasers, but to encourage them, to conduct their own inspections regarding health and safety problems, above, using appropriate, qualified experts of their choice. Purchaser understands and agrees that there is no additional information, including but not limited to, expressed, written, verbal or other information which will relieve the Purchaser from their obligation to have all inspections actually performed. The following parties have reviewed and understand the information above and certify, to the best of their knowledge, that the above information provided is true and accurate, and that they severely and together do hold harmless Berkshire Hathaway HomeServices Cooper & Co. Inc., REALTORS and their agents regarding lead-based paint and other health and safety issues including but not limited to mold, fungi, or moisture related problems.

REAL ESTATE AGENTS ARE NOT PROFESSIONAL INSPECTORS, AND NO VERBAL STATEMENTS OR COMMENTS SHOULD REPLACE PROFESSIONAL INSPECTOR'S OPINIONS OR REPORTS.

Seller	Sasha Zabiki dotloop verified 04/02/26 9:57 AM MST URYH-603N-CCPH-LMOV	Purchaser	
Seller		Purchaser	
Agent	Shoree Dees dotloop verified 03/07/26 10:33 PM CDT AENQ-EVHJ-TUP-TVFH	Agent	