



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: 7/3/26

On the property located at 9370 Thoroughbred Run, Fairhope, AL 36532

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.

☐ 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? Arrow Exterminates

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 _____

☐ UNKNOWN

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? - Boundary 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 _____ Annual Fee 4350 Transfer Fee _____
Additional Amenity Fee _____
Rental Restricted ☒ Yes ☐ No More Than 2 Pets Allowed ☒ Yes ☐ No
Management Company Name: Highland Bridges Phone: 251-209-4734
Email Address: Margo L. Wood @gmail.com
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 6 years
23. Is your roof/home fortified? Please provide certificate of proof. ☒ YES ☐ NO ☐ UNKNOWN
24. Approximate age of HVAC 3+4 years How Many Units 2
25. Approximate age of Water Heater 6 years + Type: ☐ Gas ☒ Electric ☐ Tankless
How Many 2 Brand New

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)

Septic pumped in 2025
Roof Reroofed Extended to 5/28/30

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: [Signature]

Seller: [Signature]

Date: 7/3/26

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: _____