



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: 8-21-26

On the property located at 25773 Canal RD Unit 42, Orange Beach, AL 36561

- 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:

- Polybutylene Plumbing
- EIFS Stucco Application
- Masonite Siding

_____ YES _____ NO _____ UNKNOWN

_____ YES _____ NO UNKNOWN

_____ YES _____ NO _____ UNKNOWN

 YES NO UNKNOWN

 YES NO UNKNOWN

5. Is the property covered by:

- Termite Contract
- Formosan Rider

 YES NO UNKNOWN

 YES NO UNKNOWN

If so, by what company?

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?

_____ YES _____ NO _____ UNKNOWN

24190 US Hwy 98, Ste B
Fairhope, AL 36532



COLDWELL BANKER
REEHL
PROPERTIES, INC.

Ph: 251-990-6622

Fax: 251-990-6009

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 _____ Transfer Fee _____
 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 _____
23. Is your roof/home fortified? Please provide certificate of proof. ☐ YES ☐ NO ☐ UNKNOWN
24. Approximate age of HVAC _____ How Many Units _____ ☐ UNKNOWN
25. Approximate age of Water Heater _____ Type: ☐ Gas ☐ Electric ☐ Tankless
 How Many _____ ☐ 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)

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:  Tabitha Doss Dean

Seller: 

Date: 8/19/2026 | 2:06 PM

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 ENTIRETY 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: _____