

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

9/24/2026

This Disclosure Statement is to be attached and made a part of the Sales Authority dated: _____

On the property located at 7200 Bradshaw Court, Mobile AL 36695.

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? Wayne's
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 2,700 State Farm _____ 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

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13. Does anything on your property encroach (extend onto) your neighbors' property? _____ YES X NO _____ UNKNOWN
14. Any zoning violations, non-conforming uses, violations of "setback" lines or utility easements? _____ YES X NO _____ UNKNOWN
15. Is there a Homeowner's Association that has any authority over the subject property? _____ YES X NO _____ UNKNOWN
 Monthly Fee _____ Annual Fee 75 Transfer Fee N/A
 Additional Amenity Fee _____
 Rental Restricted ✓ Yes ___ No ___ More Than 2 Pets Allowed ___ Yes ___ No ___
 Management Company Name: Chris Nassar Phone: 251-209-9331
 Email Address: _____
16. Rights of redemption, lawsuits, liens or judgments against the seller threatening to or affecting subject property? _____ YES X NO _____ UNKNOWN
17. Property insulated with urea formaldehyde foam insulation or any asbestos materials past or present? _____ YES X NO _____ UNKNOWN
18. Is the property connected to a septic tank? _____ YES X 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? X YES _____ NO _____ UNKNOWN
20. Was any part of the dwelling built prior to 1978? _____ YES X 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 X NO _____ UNKNOWN
22. Approximate age of roof New June 2026
23. Is your roof/home fortified? Please provide certificate of proof. X YES _____ NO _____ UNKNOWN
24. Approximate age of HVAC 2022 How Many Units _____ _____ UNKNOWN
25. Approximate age of Water Heater Unknown Type: X 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)

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: Sarah Counselman
Signed by: 099504129480431

Seller: Michael Counselman
DocuSigned by: 4EE35F9D0496411

Date: 9/24/2026

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 ENTIRITY 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: _____