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RE/MAX By The Bay

Property Disclosure Statement

VERY IMPORTANT DOCUMENT- PLEASE READ CAREFULLY

REALTOR® EQUAL HOUSING OPPORTUNITY

Property Address 23813 Dublin Drive, Daphne, AL 36526

This Disclosure Statement has been completed by **THE SELLER AND NOT THE REALTOR**. It is hereby attached and made part of the Sales Authority DATED: 11/11/2026
The Seller discloses the following information with the knowledge that even though this is not a warranty, prospective Buyers may rely on this information in deciding whether and on what terms to purchase the subject property. Seller hereby authorizes agent to provide a copy of this statement to prospective purchasers.

Answer: *Y = Yes, N = No, U = Unknown
***If yes*, use space provided for explanation. There is additional space on last page for extra information.**

1. Have there been any significant repairs or changes made to the property within the last five (5) years? No

2. Were building permits obtained? N/A

3. Are there any repairs that you are aware of that are needed now or in the near future? No

4. Have you, or anyone else, had a professional home inspection on the property? Yes
How recent? 2023 Any other inspections?

5. Have you, or anyone else, been notified by the Community Notification Act (Megan's Law) of any sex offenders within close proximity of the property?
No

6. Are there any existing or threatened legal actions, liens, judgments, rights of redemption, bankruptcy, foreclosure, proposed assessments, current or potential, against or affecting this property? No

7. Has the property been tested for radon gas? U

8. Is there damage to any part of the property (old, new repaired or otherwise) from fire, smoke, rain, wind, flood, or other cause? No

9. Are you aware of anyone, other than the owner, using or traveling over the property, using private roads and/or having a road maintenance agreement? No

10. Are there deed restrictions, easements or restrictive covenants? No

11. Are you aware of any upcoming changes to the HOA/COA Bylaws or Covenants & Restrictions? No

12. Are there any zoning variances, traffic routing or street widening (existing or proposed) near to, or affecting your property or any adjacent property? No

13. Are there any violations of local, state, or federal government laws/regulations relating to this property (zoning violations, non-conforming uses, violations of set back lines/restrictive covenants? No

14. Are there any features shared with adjoining landowners (walls, fences, driveways, etc.) whose use or maintenance may have an affect on the property? No

Seller's Initials (AG 11/11/26 1:44 PM CST dotloop verified) (PW 11/11/26 4:54 PM CST dotloop verified) Buyer's Initials ( ) ( )

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15. Are you aware of a boundary dispute affecting the property? No

16. Does the property contain any lead based paint, urea formaldehyde foam insulation, illegal or toxic substances or any asbestos materials? No

17. Has any murder, suicide, or other major crime occurred on the property? No

18. Has a water or dampness condition ever existed in your basement/crawl space/slab (such as water seepage, leakage, standing water, etc.)? No

19. Have there ever been drainage problems, grading problems, or standing water problems on this property or neighborhood properties? No

20. Has the home ever had water in it from flooding? No

21. Are you aware of any water leaks around and/or under sinks, toilets, showers, bathtubs, windows, skylights, doors, chimneys or other? No

22. Has the roof ever leaked during your ownership? No

23. Has the roof been replaced, repaired, or resurfaced during your ownership? No

24. Have their been any problems or repairs done to the plumbing/sewer/septic system? No

25. What type of plumbing pipes are there? (Fill in an "X" by all that apply) ☐ Copper ☐ Galvanized ☐ PVC ☐ Polybutylene ☐ PEX ☐ Other ?_____ ☑ Unknown

26. Are there septic tanks or wells on the property that are not currently being used? No

27. Have there been any problems/repairs done to the electrical system? No

28. Have there been any problems/repairs/replacements to the heating or cooling system? No

29. Is there any living area that is not heated or cooled? No

30. What materials are used on the Exterior construction of home **(Fill in an "X" by all that apply)** ☑ Brick ☐ Vinyl ☐ Hardboard/Presswood (Masonite) ☐ Wood ☐ Stone Stucco ☐ Synthetic Stucco/EIFS /Drivit ☐ Synthetic Stucco/Durock ☐ Traditional Stucco-Cement Based Plaster ☐ Cement Board (Hardie Board) ☐ Concrete ☐ Aluminum ☐ Asbestos ☐ Log ☐ Other?_____ ☐ Unknown

31. Are you aware of any wood-destroying insect infestation (termites, beetles, etc.), mold, mildew, fungus, etc. on the property? No

32. Is/was there damage (old, new, repaired or otherwise) from any of the above? No

33. Are there any components leased or rented that do not contractually convey with the property? (Fill in an "X" by all that apply) ☐ Security System ☐ Satellite Dish ☐ Other?_____ ☑ None

34. Any additional Home Systems / Components / Etc. that convey to a buyer? (Fill in an "X" by all that apply) ☐ Playground Equipment ☑ Rain Gutters ☐ Hurricane Protection ☐ Sound System ☑ Irrigation ☐ Other:_____

35. Is there a homestead exemption on the property? Yes

36. Is this Fairhope Single Tax Corporation property? No

Seller's Initials (AJJ 11/11/26 1:44 PM CST dotloop verified) (PW 11/11/26 4:54 PM CST dotloop verified) Buyer's Initials ( ) ( )

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Explanations (Attach additional pages 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 a separate contract for purchase of the property. Seller acknowledges this information will be provided to any interested party and certifies that the information contained herein is true and correct to the best of the Seller's knowledge as of the date signed by the Seller below.

★Seller: Amber L Jackson dotloop verified 11/11/26 1:44 PM CST FZYU-PX1S-YOPX-UY26 Date _____ Witness: _____

★Seller: Philip Wilson dotloop verified 11/11/26 4:54 PM CST YDUC-SJJL-TPYN-FAEA Date _____ Witness: _____

Seller and Buyer to sign at time purchase agreement is accepted.

Seller certifies that as of the date below, there have been no changes, or if any changes, they are as follows:

★Seller: Amber L Jackson dotloop verified 11/11/26 1:44 PM CST XT8R-UZ0D-BWMK-PQ63 Date _____ Witness: _____

★Seller: Philip Wilson dotloop verified 11/11/26 4:54 PM CST 3FNN-0USV-8CLJ-QD0N Date _____ Witness: _____

Buyer(s) are encouraged to obtain advice and/or inspections from a licensed home inspector or other professional regarding property. Buyer(s) understands that these representation are made by the Seller and not the Realtor. Buyer(s) acknowledge receipt of this information.

★Buyer: _____ Date _____ Witness: _____

★Buyer: _____ Date _____ Witness: _____