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Alabama REALTORS® 2025
Property Condition Disclosure Form

To Be Completed by Seller(s): Seller's Initials JP (DS) Seller's Initials pp (DS)

Disclaimer: Use of this Disclosure is voluntary and for those who make an independent determination as to the need for the form's use. Use of this form may impact the legal rights and responsibilities of the Seller and Buyer. ***By making this form available, Alabama Association of REALTORS® does not recommend or endorse its use or non-use. This form should be used by an agent only with the Qualifying Broker's approval.*** This Disclosure is not intended to be incorporated as part of a Purchase Agreement.

Notice to Seller: Under Alabama law, Seller is under no duty to disclose a known defect or condition unless the defect or condition poses a threat to the health and safety of inhabitants or is a latent structural defect, as defined by Alabama law. By completing this form, Seller acknowledges to Buyer that Seller knows of no defects other than those disclosed in this form, to the best of Seller's knowledge. **This is a legally binding document. If you do not understand any portion of this form, consult with an attorney prior to completing the form.**

Notice to Buyer: The declarations and information contained in this disclosure are not warranties, express or implied, and are not intended to substitute for inspections that the Buyer may wish to obtain. The disclosure is based solely on Seller's knowledge of the Property and without assistance or direction from Seller's Agent & Broker.

Seller(s) Name(s): Pinkerton, James & Pinkerton, Patti

Property Address or Description: 698 Cedar Avenue, Fairhope, AL 36532

Does Seller currently occupy the property? _X_ Yes ___ No

If no, how long has it been since Seller occupied property? _____

	Yes	No	Unknown	N/A
1. Environmental Issues				
(a) Was the house built before 1978?	X			
(b) Were urea formaldehyde, asbestos-based materials, or lead-based paint used in or on this home?			X	
(c) Has the home had any testing for radon gas? If tested, results:			X	
(d) Are there any underground storage tanks, old septic tanks, field lines, dirt pits, hazardous material dumps or abandoned wells on the property?		X		
(e) Is there any part of the property which was previously used for the manufacture of methamphetamine?		X		
2. House Systems				
Do you know of existing problems affecting:		X		
(a) Plumbing (Including Fixtures)		X		
(b) Electrical System		X		
(c) Appliances		X		
(d) Garbage Disposal		X		
(e) Floors		X		
(f) Interior Walls		X		
(g) Doors and Windows		X		
(h) Ceiling and Attic Fans		X		
(i) Security System		X		
(j) Fire/ Smoke/ Carbon Monoxide Detection System		X		
(k) Sump Pump				X
(l) Chimney, Fireplace and/or Inserts				X

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	Yes	No	Unknown	N/A
(m) Water Heater		x		
(n) Outdoor Deck/ Patio		x		
(o) Pool, Hot Tub and/or Sauna				x
(p) Sprinkler System				x
(q) Heating – Approximate Age: _____		x		
(r) Cooling/ Air Conditioning – Approximate Age _____		x		
(s) Additional Structures (e.g., storage shed)				x
(t) Other: _____				
Explain:				
3. Foundation/Structure/Basement/Exterior Finish				
(a) Any defects or problems, current or past, to the foundation or slab?		x		
(b) Any defects or problems, current or past, to the structure or exterior veneer?		x		
(c) Does the house have Exterior Finish and Insulation System (EIFS) siding?		x		
(d) Any defects or problems, current or past, to the EIFS siding?		x		
(e) Any defects or problems, current or past, to the basement, including any leaks or repairs?				x
Explain:				
4. Termites/ Wood Destroying Organisms/ Fungi/ Etc.				
(a) Any signs, active or previous, of termites, powder post, wood boring beetles, or wood decaying fungus?		x		
(b) Any damage due to wood infestation?		x		
(c) Has the house (or any improvements) been treated for wood infestation? If yes: when, by whom, and were any warranties provided?		x		
(d) Is there a current contract with a treatment company? Company name? Contract termination date? Transferable? Replacement or repair provision? (Add answer to explain section)	x			
Explain:				
5. Roof				
(a) Type of roof?				x
(b) Approximate age of roof?				x
(c) Has the roof leaked at any time since you have owned or lived in the property?		x		
Explain:				

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	Yes	No	Unknown	N/A
6. Land/Drainage				
(a) Are there any soil stability problems?		x		
(b) Has the property ever had drainage, flooding, or grading problems?		x		
(c) Is the property wholly or partially located in a floodplain, floodway, flood pool, or reservoir?		x		
(d) Is there a retention/detention basin, pond, lake, creek, spring, or water shed on or adjoining the property?		x		
(e) Has the property ever had water damage which was not due to a flood event?		x		
Explain:				
7. Boundaries				
(a) Do you have a previous survey of the property?		x		
(b) Have you made any improvements since the last survey?		x		
(c) Are there any encroachments or unrecorded easements relating to the property of which you are aware?		x		
Explain:				
8. Water Supply				
(a) Source of water supply? Public _x_ Private Well ___ Shared Well ___ Lake/Pond ___				
(b) Are there any known defects with water supply or pressure?		x		
				x
9. Sewer System				x
(a) Property is serviced by: Public Sewer _x_ Private Sewer __ Septic Tank __ None __				
(b) Does your system require a pump/lift?		x		
(c) Any known defects with the sewer system?		x		
(d) If on a septic, when was it last pumped/serviced? _____				
(e) If serviced by a public or private sewer, is there an associated maintenance fee? If so, how much? $_____		x		
Explain:				
10. Construction/Remodeling				
(a) Since you have owned the property, have there been any additions, structural modifications, or other alterations made?		x		
(b) Have you been notified of any building code violations?		x		
11. Homeowner's/Condominium Associations				
(a) Is the property subject to rules or regulations of a homeowner's or condominium association?		x		
(b) If the property is subject to a homeowner's or condominium association, what is the yearly assessment? $_____ Is the assessment mandatory ___or voluntary ___?				
(c) Are you aware of any condition that may result in an increase in taxes or assessments?		x		
Explain:				

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	Yes	No	Unknown	N/A
12. Miscellaneous				
(a) Has any part of the property undergone fire damage?		X		
(b) Is there any existing or threatened legal action affecting this property?		X		
(c) Are there any burial plots on the property?		X		
(d) Are any features of the property shared in common with adjoining landowners (e.g., walls, fences, driveways, etc.)?		X		
(e) Are there any assessments other than property assessments that apply to this property (e.g., sewer assessments, etc.)?		X		
(f) Are you aware of any other conditions or defects on the property which materially affect human health and safety?		X		
Explain:				
Additional Information:				

The information provided is true and correct to the best of my knowledge, and I give permission to my broker to share this information with prospective buyer(s).

DocuSigned by:
James Pinkerton
1086F4857B8B4C8...

11/21/2026 | 10:10 AM PST

SELLER SIGNATURE DATE

DocuSigned by:
Patti Pinkerton
172BE4316AE84A1...

11/21/2026 | 1:10 PM CST

SELLER SIGNATURE

Buyer acknowledges receipt of this form by signing below.

BUYER SIGNATURE DATE

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