

# SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

PROPERTY: 120 Millstone Lane, Madison, AL 35758  
(physical address)  
Madison Madison Alabama  
(city) (county)

LEGAL: 16-02-09-1-002-036.003.CONDO  
(Lot #) (Block) (Subdivision)

If owner has ever occupied property, list dates of occupancy? 2008/  /   to 2009/  /  .

Residential real estate consumers, both purchasers and sellers, may benefit from a mechanism maximizing their ability to obtain information concerning a home purchase and sale. This uniform disclosure statement may aid both purchasers and sellers to identify aspects of properties which may require attention: health, safety, environmental, structural, mechanical or other potential problem areas.

This disclosure form is not intended to diminish the responsibility of buyers to carefully examine the property which they intend to purchase, and, in fact, highlights the importance of professional inspections and environmental tests. This disclosure form does not limit existing responsibilities by a seller, buyer or licensee concerning the condition of the property or potential liabilities or remedies at law, statute or in equity.

This disclosure may significantly improve the transfer process and better serve the interest of all parties to a property purchase. It may increase clarity regarding the nature of the property and provide greater certainty to contracts entered into by better-informed buyers and sellers.

Under current law, the SELLER is required to disclose all known conditions that affect the health or safety of a prospective purchaser. SELLER discloses to PURCHASER that SELLER knows of no defects in the subject property, other than those deficiencies disclosed in this form.

Accordingly, SELLER(s) hereby authorize(s) licensee/broker to provide a copy of this Disclosure to any person(s) or entity(ies) in connection with any actual or anticipated sale of the property.

## PROPERTY CONDITION DISCLOSURES

*Seller's statement:* This disclosure is based solely on the seller's observation and knowledge of the property's condition and improvements and without assistance or direction from the Seller's Agent/Broker/Licensee. This document shall **not** be a warranty by the seller or seller's agent and shall not be intended as a substitute for an inspection or warranty the purchaser may wish to obtain.

*Instructions to the seller:* (1) Complete all numbered items. (2) If additional explanation is required please attach additional pages with your signature. (3) If any item does not apply to your property, check the "N/A" (not applicable) line. (4) If you do not know the answer to a question, check the "don't know" line.

|   | YES | NO | DON'T KNOW | N/A |
|---|-----|----|------------|-----|
| <b>1. ENVIRONMENTAL ISSUES</b>  |     |    |            |     |
| a. Was the house built before 1978?   |     | X  |            |     |
| b. Are you aware of the use of urea formaldehyde, asbestos materials, or lead-based paint in or on this home? |     | X  |            |     |

Seller Initials DR Date 10/4/2024 | 5:53 PM EDT  
 Seller Initials JSB Date 10/5/2024 | 12:38 AM EDT  
 Buyer Initials \_\_\_\_\_ Date \_\_\_\_\_  
 Buyer Initials \_\_\_\_\_ Date \_\_\_\_\_

|   |            |           |                   |            |
|---|------------|-----------|-------------------|------------|
| c. Are you aware of any testing for radon gas or evidence of toxic mold?<br>Results, if tested                        |            | X         |                   |            |
| d. Are you aware of any underground storage tanks, old septic tanks, field lines, or abandoned wells on the property? |            | X         |                   |            |
| <b>2. HOUSE SYSTEMS</b>   | <b>YES</b> | <b>NO</b> | <b>DON'T KNOW</b> | <b>N/A</b> |
| Do you know of existing problems affecting:   |            |           |                   |            |
| a. Plumbing   |            | X         |                   |            |
| b. Electrical System  |            | X         |                   |            |
| c. Appliances   |            | X         |                   |            |
| d. Floors and Walls   | X          |           |                   |            |
| e. Doors and Windows  |            | X         |                   |            |
| f. Ceiling and attic fans   |            | X         |                   |            |
| g. Security system  |            |           |                   | X          |
| h. Sump pump  |            |           |                   | X          |
| i. Chimneys, fireplaces and inserts   |            | X         |                   |            |
| j. Pool, hot tub, sauna   |            |           |                   | X          |
| k. Sprinkler system   |            |           |                   | X          |
| l. Heating - Age <u>15+</u>   |            | X         |                   |            |
| m. Cooling/air conditioning - Age <u>15+</u><br>Explain:  |            | X         |                   |            |
| <b>3. FOUNDATION/STRUCTURE/BASEMENT/EXTERIOR FINISH</b>   | <b>YES</b> | <b>NO</b> | <b>DON'T KNOW</b> | <b>N/A</b> |
| 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?<br>Explain:                         |            | X         |                   |            |
| c. Has the basement leaked since you owned or lived in the property?  |            |           | X                 |            |
| d. Have you ever had any repairs done to the basement?<br>Explain:  |            |           |                   | X          |
| e. Does the house have an Exterior Finish and Insulation System (EIFS) siding?  |            |           | X                 |            |
| f. Any defects or problems, current or past, to the EIFS siding?<br>Explain:  |            |           | X                 |            |

Seller Initials DR  
 Seller Initials SA SB

Date 10/4/2024 | 5:53 PM EDT  
 Date 10/5/2024 | 12:38 AM EDT

Buyer Initials \_\_\_\_\_  
 Buyer Initials \_\_\_\_\_

Date \_\_\_\_\_  
 Date \_\_\_\_\_

| <b>4. TERMITES, WOOD DESTROYING ORGANISMS, FUNGI, ETC.</b>   | <b>YES</b> | <b>NO</b> | <b>DON'T KNOW</b> | <b>N/A</b> |
|--|------------|-----------|-------------------|------------|
| a. Are you aware of any active or previous signs of subterranean or dry wood termites, powder post or wood boring beetles or wood decaying fungus?                             |            | X         |                   |            |
| b. Are you aware of any damage due to wood infestation?  |            | X         |                   |            |
| c. Have the house or other improvements ever been treated for wood infestation?<br>If yes, when, by whom, any warranties?  |            | X         |                   |            |
| <b>5. ROOF</b>   | <b>YES</b> | <b>NO</b> | <b>DON'T KNOW</b> | <b>N/A</b> |
| a. Age of the roof? 15+  |            |           |                   |            |
| b. Has the roof leaked at any time since you have owned or lived in the property?<br>Explain:  |            | X         |                   |            |
| <b>6. LAND/DRAINAGE</b>  | <b>YES</b> | <b>NO</b> | <b>DON'T KNOW</b> | <b>N/A</b> |
| a. Any soil stability problems?  |            | X         |                   |            |
| b. Has the property ever had drainage, flooding or grading problems?   |            | X         |                   |            |
| c. Is the property in a flood plain zone?  |            | X         |                   |            |
| d. Is there a retention/detention basin, pond, lake, creek, spring, or water shed on or adjoining the property?<br>Explain:  |            | X         |                   |            |
| <b>7. BOUNDARIES</b>   | <b>YES</b> | <b>NO</b> | <b>DON'T KNOW</b> | <b>N/A</b> |
| 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?<br>Explain:  |            | X         |                   |            |
| d. Are you aware of any burial plots on the property?  |            |           | X                 |            |
| <b>8. WATER</b>  | <b>YES</b> | <b>NO</b> | <b>DON'T KNOW</b> | <b>N/A</b> |
| a. Source of water supply? Public <input checked="" type="checkbox"/> Well <input type="checkbox"/> Shared well <input type="checkbox"/><br>Lake/Pond <input type="checkbox"/> |            |           |                   |            |
| b. Are you aware of below normal water supply or water pressure?   |            | X         |                   |            |

Seller Initials MSB  
 Seller Initials MSB

Date 10/4/2024 | 5:53 PM EDT  
 Date 10/5/2024 | 12:38 AM EDT

Buyer Initials \_\_\_\_\_  
 Buyer Initials \_\_\_\_\_

Date \_\_\_\_\_  
 Date \_\_\_\_\_

| <b>9. SEWER SYSTEM</b>  | <b>YES</b> | <b>NO</b> | <b>DON'T KNOW</b> | <b>N/A</b> |
|---|------------|-----------|-------------------|------------|
| a. Property is serviced by: Public sewer <input checked="" type="checkbox"/> Private sewer <input type="checkbox"/><br>Septic tank <input type="checkbox"/> none <input type="checkbox"/> |            |           |                   |            |
| b. Does your system require a pump/lift?  |            | X         |                   |            |
| c. Are you aware of any problems with the sewer system?<br>Explain:   |            | X         |                   |            |
| <b>10. CONSTRUCTION/REMODELING</b>  |            |           |                   |            |
| <b>10. CONSTRUCTION/REMODELING</b>  | <b>YES</b> | <b>NO</b> | <b>DON'T KNOW</b> | <b>N/A</b> |
| a. Since you have owned the property, have there been any additions, structural modifications, or other alterations made?<br>Explain:   |            | X         |                   |            |
| b. Have you been notified of any building code violations?  |            | X         |                   |            |
| <b>11. HOMEOWNERS/CONDO ASSOCIATION</b>   |            |           |                   |            |
| <b>11. HOMEOWNERS/CONDO ASSOCIATION</b>   | <b>YES</b> | <b>NO</b> | <b>DON'T KNOW</b> | <b>N/A</b> |
| a. Is the property/condo subject to rules or regulations of a homeowner's association?  | X          |           |                   |            |
| b. If yes, what is the yearly assessment? \$ 2592.00  |            |           |                   |            |
| c. Is the assessment voluntary <input type="checkbox"/> or required <input checked="" type="checkbox"/> ?   |            |           |                   |            |
| d. Are you aware of any condition that may result in an increase in taxes or assessments?   | X          |           |                   |            |
| e. Are any features of the property shared in common with adjoining landowners, such as walls, fences, driveways, etc.?   |            | X         |                   |            |
| <b>12. MISCELLANEOUS</b>  |            |           |                   |            |
| <b>12. MISCELLANEOUS</b>  | <b>YES</b> | <b>NO</b> | <b>DON'T KNOW</b> | <b>N/A</b> |
| a. Are you aware of any existing or threatened legal action affecting this property?  |            | X         |                   |            |
| b. Are there any assessments other than property assessments that apply to this property (i.e. sewer assessments, etc.)?  |            | X         |                   |            |
| c. Are you aware of any other conditions which are defective with regard to this property?<br><br>Explain:  |            | X         |                   |            |
| <b>ADDITIONAL INFORMATION:</b>  |            |           |                   |            |

Seller Initials DE  
 Seller Initials MSB

Date 10/4/2024 | 5:53 PM EDT  
 Date 10/5/2024 | 12:38 AM EDT

Buyer Initials \_\_\_\_\_  
 Buyer Initials \_\_\_\_\_

Date \_\_\_\_\_  
 Date \_\_\_\_\_

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 all prospective purchasers.

Signed by:  
Darrin Burnett  
FB6153D46A9F4BF...  
Seller

Signed by:  
[Signature]  
00553B3F67724EE...  
Seller

10/4/2024 | 5:53 PM EDT  
Date

10/5/2024 | 12:38 AM EDT  
Date

The Buyer acknowledges receipt of copy of this form.

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

Seller Initials DB  
Seller Initials MSB

Date 10/4/2024 | 5:53 PM EDT  
Date 10/5/2024 | 12:38 AM EDT

Buyer Initials \_\_\_\_\_  
Buyer Initials \_\_\_\_\_  
Date \_\_\_\_\_  
Date \_\_\_\_\_