

ALABAMA PROPERTY DISCLOSURE STATEMENT

Seller Name: Charles and Jaye Rutter
Property Address: 30111 River Road, Orange Beach, AL 36561

Notice to Seller: This Property Disclosure Statement ("Disclosure") allows a Seller of residential property to disclose to a potential Buyer all known facts that materially and adversely affect the value of the subject property that are not readily observable. This Disclosure is designed to assist the Seller with informing a potential Buyer in their evaluation of the property for purchase. The listing real estate agent, the selling real estate agent and their respective agents will also rely upon this information when marketing and presenting the property to prospective Buyers. Completion of this Disclosure should be done in accordance with Alabama law.

Notice to Buyer: The information provided is the representation of the Seller's best knowledge as of the date noted. Disclosure by the Seller is not a substitute for an inspection, and you may wish to contact an independent home inspection company. The information contained in this statement is not a warranty by the Seller as to the condition of the Property, of which the Seller is required to disclose any known latent (hidden, concealed, or unseen) defects to any potential Buyer.

Buyer(s)' Initials: _____ / _____

1. OWNERSHIP.

Property Type: Single (E.g., single family, condo)
Year Built: 2003
Ownership Length: 1 yr.
Accurate Survey of the Property? ☒ No | ☐ Yes | ☐ N/A
Dates Lived on the Property: 9/2/25 (mm/dd/yyyy) to 10/8/26 (mm/dd/yyyy)
Other Comments: _____

2. WATER SUPPLY.

Type: ☒ Public | ☐ Well | ☐ Other: _____
Any Issues with the Water? ☒ No | ☐ Yes, the issues are: _____
Any Water Treatment Systems? ☒ No | ☐ Yes | ☐ Unknown | ☐ N/A | ☐ Leased
Any Fire Sprinkler Systems? ☒ No | ☐ Yes | ☐ Unknown | ☐ N/A | ☐ Leased

Fire Sprinklers in Operating Condition? ☒ No | ☐ Yes | ☐ Unknown | ☐ N/A

Other Comments: _____

3. SEWAGE DISPOSAL.

Type: ☒ Public | ☐ Septic, and approved for _____ (#) of Bedrooms.

Septic Systems Functioning Properly? ☐ No | ☐ Yes | ☐ Unknown | ☒ N/A

Last Time the Septic System was Pumped? _____ (mm/dd/yyyy)

Other Comments: _____

4. HEATING.

Type: ☐ Oil | ☐ Natural Gas | ☒ Electric | ☐ Propane | ☐ Other: _____

Is Heat Supplied to All Finished Rooms? ☐ No | ☒ Yes | ☐ Unknown | ☐ N/A

Are the Systems in Operating Condition? ☐ No | ☒ Yes | ☐ Unknown | ☐ N/A

Other Comments: _____

5. AIR CONDITIONING.

Type: ☐ Oil | ☐ Natural Gas | ☒ Electric | ☐ Propane | ☐ Other: _____

Is AC Supplied to All Finished Rooms? ☐ No | ☒ Yes | ☐ Unknown | ☐ N/A

Is the AC System in Operating Condition? ☐ No | ☒ Yes | ☐ Unknown | ☐ N/A

Other Comments: _____

6. HOT WATER.

Type: ☐ Oil | ☐ Natural Gas | ☒ Electric | ☐ Propane | ☐ Other: _____

Age: 41 yrs. (E.g., 5 years old)

Other Comments: _____

7. FOUNDATION.

Any Settlement or other Problems? ☒ No | ☐ Yes | ☐ Unknown | ☐ N/A

Other Comments: _____

8. BASEMENT / CRAWLSPACE / CELLAR.

Any Leaks or Excessive Moisture? ☒ No | ☐ Yes | ☐ Unknown | ☐ N/A

Other Comments: _____

9. ROOF.

Any Leaks or Evidence of Moisture? ☒ No | ☐ Yes | ☐ Unknown | ☐ N/A

Any Existing Fire-Retardant Treated Plywood? ☐ No | ☐ Yes | ☒ Unknown | ☐ N/A

Other Comments: _____

10. PLUMBING SYSTEM.

Is the Plumbing System in Operating Condition? ☐ No | ☒ Yes | ☐ Unknown | ☐ N/A

Are there any Known Issues with the Plumbing System? ☒ No | ☐ Yes, Explain: _____

Other Comments: _____

11. ELECTRIC SYSTEMS.

Any Known Issues with the Electrical System? ☒ No | ☐ Yes | ☐ Unknown | ☐ N/A

Other Comments: _____

12. INSULATION.

In Exterior Walls? ☐ No | ☒ Yes | ☐ Unknown | ☐ N/A

In Ceiling/Attic? ☐ No | ☒ Yes | ☐ Unknown | ☐ N/A

Under the Floor? ☐ No | ☒ Yes | ☐ Unknown | ☐ N/A

In any Other Areas? ☐ No | ☒ Yes | ☐ Unknown | ☐ N/A

Other Comments: _____

13. EXTERIOR DRAINAGE.

Water Stands on the Property after a Heavy Rain? ☒ No | ☐ Yes | ☐ Unknown | ☐ N/A

Are Gutters and Downspouts in Operating Condition? ☐ No | ☒ Yes | ☐ Unknown | ☐ N/A

Other Comments: _____

14. WOOD-DESTROYING INSECTS.

Any Known Infestations and/or Prior Damage? ☒ No | ☐ Yes | ☐ Unknown | ☐ N/A

Other Comments: _____

15. CARBON MONOXIDE ALARM.

Is a Carbon Monoxide Alarm on the Property? ☒ No | ☐ Yes | ☐ Unknown | ☐ N/A

Other Comments: _____

16. HAZARDOUS OR REGULATED MATERIALS.

Are there any Hazardous or Regulated Materials located on the Property, including, but not limited to, mold, asbestos, radon gas, lead-based paint, licensed landfills, methamphetamine labs, underground storage tanks, any mining operations or other past contamination on the Property? ☒ No | ☐ Yes | ☐ Unknown | ☐ N/A

Other Comments: _____

17. FIRE.

Any Fireplaces, Wood Stoves, or Chimneys? ☐ No | ☒ Yes | ☐ Unknown | ☐ N/A

How Many (#)? 1

Are they in Working Condition? ☐ No | ☒ Yes | ☐ Unknown | ☐ N/A

Other Comments: _____

18. ZONING VIOLATIONS.

Are there any Zoning Violations, nonconforming uses, violation of building restrictions or set-back requirements or any recorded or unrecorded easement, except for utilities, on or affecting the Property? ☒ No | ☐ Yes | ☐ Unknown | ☐ N/A

Other Comments: _____

19. IMPROVEMENTS.

Have you or a Contractor made Improvements on the Property? ☐ No | ☒ Yes | ☐ Unknown | ☐ N/A

Other Comments: _____

20. FLOOD ZONE.

Is the Property located in a Flood Zone? ☒ No | ☐ Yes | ☐ Unknown | ☐ N/A

Other Comments: _____

21. RESTRICTIONS.

Are there any Restrictions on the Property? ☒ No | ☐ Yes | ☐ Unknown | ☐ N/A

Other Comments: _____

22. MINERAL RIGHTS.

Are there any Mineral Rights on the Property? ☐ No | ☐ Yes | ☒ Unknown | ☐ N/A

Do you Own the Mineral Rights? ☐ No | ☐ Yes | ☒ Unknown | ☐ N/A

Other Comments: _____

23. MURDER / SUICIDE.

To your knowledge, has there ever been a Murder or Suicide within the boundaries of the Property? ☒ No | ☐ Yes | ☐ Unknown | ☐ N/A

Other Comments: _____

24. ILLEGAL DRUG OR CRIMINAL ACTIVITY.

To your knowledge, has there ever been Illegal Drug or Criminal Activity within the boundaries of the Subject Property? ☒ No | ☐ Yes | ☐ Unknown | ☐ N/A

Other Comments: _____

25. MATERIAL DEFECTS.

Are there any Material Defects, including latent defects, affecting the physical condition of the Property? ☒ No | ☐ Yes | ☐ Unknown | ☐ N/A

Other Comments: _____

26. STRUCTURAL SYSTEMS.

Are there any defects with other Structural Systems on the Property? (E.g., exterior walls, floors, driveways, etc.) ☒ No | ☐ Yes | ☐ Unknown | ☐ N/A

Other Comments: _____

27. ADDITIONAL DISCLOSURES.

28. SIGNATURES.

Buyer's Signature: _____ Date: _____

Printed Name: _____

Buyer's Signature: _____ Date: _____

Printed Name: _____

Seller's Signature: Charles W. Rutter Date: 8/5/2024

Printed Name: CHARLES W. RUTTER

Seller's Signature: Emily Faye Allen Rutter Date: 8/5/26

Printed Name: Emily Faye Allen Rutter

Agent's Signature: _____ Date: _____

Printed Name: _____

Agent's Signature: _____ Date: _____

Printed Name: _____