

# 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: \_\_\_\_\_

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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

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Agent's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Agent's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_