

Disclosure of Property Condition

Property Address: **1331 Primrose Ln, Montgomery, AL 36111**
Owners Name(s): **Donald J. and Patricia M. Snodgrass**

Date: **January 28, 2022**

Owner has occupied the property since **July 2, 2021**

Purpose of Disclosure Form: This is a statement of the condition of the property and of information concerning the property actually known by the owner. Unless otherwise advised in writing by the owner, the owner, other than having lived at or owning the property, possesses no greater knowledge than that which could be obtained by a careful inspection of the property by a potential purchaser. Unless otherwise advised, owner has not conducted any inspection of generally inaccessible areas of the property. THIS STATEMENT IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR BY ANY AGENT OR SUBAGENT REPRESENTING THE OWNER OF THE PROPERTY. THIS STATEMENT IS NOT A SUBSTITUTE FOR ANY INSPECTIONS. POTENTIAL PURCHASERS ARE ENCOURAGED TO OBTAIN THEIR OWN PROFESSIONAL INSPECTION.

Owner's Statement: The representations contained on this form are made solely by the owner. This form and the representations contained in it are provided by the owner exclusively to potential purchasers in a transfer made by the owner and are not made to purchasers in any subsequent transfers. The information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law to be disclosed in the transfer of residential real estate.

THE FOLLOWING STATEMENTS OF THE OWNER ARE BASED ON OWNER'S ACTUAL KNOWLEDGE

A) WATER SUPPLY: The source of water supply to the property is **the City of Montgomery, AL**
Public Water Service provided by **the City of Montgomery, AL**

Do you know of any current leaks, backups or other material problems with the water supply system or quality of the water? **No**
Yes No If "Yes", please describe: **No**

Is the quantity of water sufficient for your household use? **Yes** (NOTE: water usage will vary from household to household. Summertime usage is higher due to sprinkler system usage.

If owner knows of any leaks, backups or other material problems with the water supply system or quality or quantity of the water since owning the property (but not longer than the past 5 years), please describe and indicate any repairs completed: **None**

B) SEWER SYSTEM: The nature of the sanitary sewer system servicing the property is (check appropriate boxes):
Public Sewer provided by **the City of Montgomery, AL**

If owner knows of any leaks, backups or other material problems with the sewer system since owning the property (but not longer than the past 5 years), please describe and indicate any repairs completed: **None**

C) ROOF: Age of roof: **9 years**

Do you know of any current leaks or other material problems with the roof or rain gutters? **No**
If "Yes", please describe: **None**

If owner knows of any leaks or other material problems with the roof or rain gutters since owning the property (but not longer than the past 5 years), please describe and indicate any repairs completed: **Yes, as the result of faulty installation of a new gutter leaf guard system, the gutters in front of the house were properly re-aligned to facilitate flow to their downspouts.**

D) WATER INTRUSION: Do you know of any previous or current water leakage, water accumulation, excess moisture or other defects to the property, including but not limited to any area below grade, basement or crawl space? **No**
If "Yes", please describe and indicate any repairs completed: **None**

Do you know of any water or moisture related damage to floors, walls or ceilings as a result of flooding; moisture seepage; moisture condensation; ice damming; sewer overflow/backup; or leaking pipes, plumbing fixtures, or appliances? **No**
If "Yes", please describe and indicate any repairs completed: **None**

Purchaser is advised that every home may contain some mold. Some people are more sensitive to mold than others. If concerned about this issue, purchaser is encouraged to have a mold inspection done by a qualified inspector. Have you ever had the property inspected for mold by a qualified inspector? **No**
Yes No If "Yes", please describe and indicate whether you have an inspection report and any remediation undertaken: **None**

Owner's Initials _____/_____/_____ Date _____/_____/_____

Purchaser's Initials _____/_____/_____ Date _____/_____/_____

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E) STRUCTURAL COMPONENTS (FOUNDATION, BASEMENT/CRAWL SPACE, FLOORS, INTERIOR AND EXTERIOR WALLS):

Do you know of any movement, shifting, deterioration, material cracks/settling (other than visible minor cracks or blemishes) or other material problems with the foundation, basement/crawl space, floors, or interior/exterior walls? **No**
Yes No If "Yes", please describe: **None**

If owner knows of any repairs, alterations or modifications to control the cause or effect of any problem identified above, since owning the property (but not longer than the past 5 years), please describe: **None**

Do you know of any previous or current fire or smoke damage to the property? **No**
If "Yes", please describe and indicate any repairs completed: **None**

F) MECHANICAL SYSTEMS: Do you know of any current problems or defects with the following mechanical systems? If your property does not have the mechanical system, mark N/A (Not Applicable).

- 1) Electrical **No**
- 8) Water softener **N/A**
- 2) Plumbing (pipes) **No**
 - a. Is water softener leased? **N/A**
- 3) Central heating **No**
- 9) Security System **No**
- 4) Central Air conditioning **No**
 - a. Is security system leased? **No**
- 5) Sump pump **N/A**
- 10) Central vacuum **N/A**
- 6) Fireplace/chimney **No**
- 11) Built in appliances **No**
- 7) Lawn sprinkler **N/A**
- 12) Other mechanical systems

If the answer to any of the above questions is "Yes", please describe and indicate any repairs to the mechanical system since owning the property (but not longer than the past 5 years). **None**

G) WOOD BORING INSECTS/TERMITES: Do you know of the presence of any wood boring insects/termites in or on the property or any existing damage to the property caused by wood boring insects/termites? **NO**

If "Yes", please describe:

If owner knows of any inspection or treatment for wood boring insects/termites, since owning the property (but not longer than the past 5 years), please describe: **None. Owner recommends that the new owners continue with this same "transferable" plan currently applicable to this property.**

H) PRESENCE OF HAZARDOUS MATERIALS: Do you know of the previous or current presence of any of the below identified hazardous materials on the property?

- 1) Lead-Based Paint **No**
- 2) Asbestos **No**
- 3) Urea-Formaldehyde Foam Insulation **No**
- 4) Radon Gas **No**
 - a. If "Yes", indicate level of gas if known **None**
- 5) Other toxic or hazardous substances

If the answer to any of the above questions is "Yes", please describe and indicate any repairs, remediation or mitigation to the property: **None**

FLOOD PLAIN

Is the property located in a designated flood plain? **No**

J) DRAINAGE/EROSION: Do you know of any current flooding, drainage, settling or grading or erosion problems affecting the property? **No**

If "Yes", please describe: **None**

If owner knows of any repairs, modifications or alterations to the property or other attempts to control any flooding, drainage, settling, grading or erosion problems since owning the property (but not longer than the past 5 years), please describe: **None**

Owner's Initials _____/_____/_____ Date _____/_____/_____

Purchaser's Initials _____/_____/_____ Date _____/_____/_____

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K) ZONING/CODE VIOLATIONS/ASSESSMENTS/HOMEOWNERSASSOCIATION: Do you know of any violations of building or housing codes, zoning ordinances affecting the property or any nonconforming uses of the property? **No**

If "Yes", please describe: **None**

Is the structure on the property designated by any governmental authority as a historic building or as being located in an historic district? (NOTE: such designation may limit changes or improvements that may be made to the property). **No**

If "Yes", please describe: **None**

Do you know of any recent or proposed assessments, which could affect the property? **No**

If "Yes", please describe: **None**

Is the property subject to any rules or regulations of, or the payment of any fees or charges to, a Homeowners Association, Condominium Association or any other Community Association? **No**

Do you know of any conditions affecting the property? **No**

If "Yes", please describe: **None**

M) UNDERGROUND STORAGE TANKS/WELLS: Do you know of any underground storage tanks (existing or removed), oil or natural gas wells (plugged or unplugged), or abandoned water wells on the property? **No**

If "Yes", please describe: **None**

N) OTHER KNOWN MATERIAL DEFECTS: The following are other known material defects in or on the property: **None**

For purposes of this section, material defects would include any non-observable physical condition existing on the property that could be dangerous to anyone occupying the property or any non-observable physical condition that could inhibit a person's use of the property.

Special provisions:

1. Limited home equipment warranty with Amazon effective until 06/2023
2. House was fully remodeled in 2001
3. House has a transferable termite warranty
4. Numerus repairs and improvements were made to the house during 2019 – 2020 including:
 - a. New hardwood floors in both upstairs bedrooms
 - b. Refinished all main level floors
 - c. Installed new cooktop
 - d. Cleaned the gas log fireplace and made any necessary repairs
 - e. Installed new toilet in master bathroom
 - f. Replaced large window in the master bedroom
 - g. Installed leaf guard filters on all roof gutters
 - h. Inspected and repaired both air conditioners
 - i. Installed a whole house security camera system (not currently active)
5. Numerus repairs and improvements were made to the house during the 2021 – 2022 including:
 - a. **Pruned all trees and bushes**
 - b. **Removed tall evergreen tree in the front yard**
 - c. **Painted the back yard fence**
 - d. **Painted the stucco exterior of the house and brick wall adjacent to the driveway**
 - e. **Installed in drapery in the dining room and living room**
 - f. **Installed new plantation shutters in the master bedroom**
 - g. **Repaired the existing "leaf filter" gutter protection system in front of the house as well as a three foot section of the adjacent fascia**

O) Items conveyed with the property:

- All window treatments
- All attached light fixtures
- All attached ceiling fans
- Kitchen cooktop, double ovens, microwave, refrigerator, and dishwasher
- All attached exterior light fixtures
- Alarm system
- All bathroom mirrors, and towel bars
- All shelving, excess paint, and other materials left behind in the garage and behind the house
- Small storage cabinet and table in the garage
- Power washer in the garage

Notes: Purchase of other items is negotiable (including the washer, dryer, and refrigerator in the laundry room). Home furnishings can also be separately negotiated. It is possible that the house can be purchased fully furnished (except for personal items). The seller will draft a written bill of sale accordingly.

Owner's Initials ____/____/____ Date ____/____/____

Purchaser's Initials ____/____/____ Date ____/____/____

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Owners represents that the statements contained in this form are made in good faith based on his/her actual knowledge as of the date signed by the Owner. Owner is advised that the information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law or that may exist to preclude fraud, either by misrepresentation, concealment or nondisclosure in a transaction involving the transfer of residential real estate.

OWNER: _____
DATE: _____

OWNER: _____
DATE: _____

RECEIPT AND ACKNOWLEDGEMENT OF POTENTIAL PURCHASERS

if this form is not provided to you prior to the time you enter into a purchase contract for the property, you may rescind the purchase contract by delivering a signed and dated document of rescission to Owner or Owner's agent, provided the document of rescission is delivered prior to all three of the following dates: 1) the date of closing; 2) 30 days after the Owner accepted your offer; and 3) within 3 business days following your receipt or your agent's receipt of this form or an amendment of this form. I/WE ACKNOWLEDGE RECEIPT OF THIS DISCLOSURE FORM AND UNDERSTAND THAT THE STATEMENTS ARE MADE BASED ON THE OWNERS ACTUAL KNOWLEDGE AS OF THE DATE SIGNED BY THE OWNER.

Owner makes no representations with respect to any offsite conditions. Purchaser should exercise whatever due diligence purchaser deems necessary with respect to offsite issues that may affect purchaser's decision to purchase the property. Purchaser should exercise whatever due diligence purchaser deems necessary.

My/Our Signature below does not constitute approval of any disclosed condition as represented herein by the owner.

PURCHASER: _____ DATE: _____

PURCHASER: _____ DATE: _____

Property description:

Lot 17 of the Baywood Cove subdivision in Hattiesburg, MS 39402

Owner's Initials ____/____ Date ____/____

Purchaser's Initials ____/____ Date ____/____

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