



PROPERTY REPORT

Carriagewood Dr, #3, Gulfport, MS 39503



Owen & Co., LLC
REAL ESTATE
SHERRY L. OWEN

Work: (228) 822-9870 | Fax: (228) 822-2818

Office: www.owenandco.com

Owen & Co., LLC Real Estate

2208 18th Street
Suite B
Gulfport, MS 39501

347574

0 Carriagewood Dr Lot #3, Gulfport, MS 39503
Single Family Active

List Price:	\$599,000	Sub-Type:	Single Family Residence
Bedrooms:	6	Parcel #:	1009m-03-007.003
Full Baths:	4	Lot Dimensions:	100x142
Half Baths:	0	Subdivision:	Carriagewood Estates
Apx H/C SqFt:	3,350 (Builder Plans)	County:	Harrison
List Price Sqft:	\$178.81	Zoning:	Single Family Residential
Year Built:	2019 (Builder)	N or S of CSX RR:	N
Manuf./Mobile:	No	N or S of I-10:	South
Modular:	No		

Legal: LOT 3 CARRIAGEWOOD SUBD SEC 19-7-10**Directions to Property:** Cowan Road to Hillcrest. West to Carriagewood - South into the community.

Homestead Y/N:	Potential Short Sale:	No	Annual Home Ins:	
Condo/HO Fees:	3rd Party/Bank Owned:	No	Flood Insurance Required?:	No
Other Condo/HO Fees:			Annual Flood Ins:	
			Estimated Annual Taxes:	\$649

School District:	Gulfport	Junior/Middle School:	Bayou View JH
Elementary School:	Bayou View	Senior High School:	Gulfport

Public Remarks: Desirable new subdivision on The Island, new construction single family home in the Bayou View School District. Drive your golf cart to the Tennis Club! This home is currently under construction and will be available soon. Split floor plan with exquisite Master Suite and bath. 3 additional BRs on lower level and 3 baths, 2 BRs upstairs with 1 additional bath. Large screened porch off the great room that has a fireplace. Formal dining room, large kitchen with breakfast room, study. Custom Home with detail mill work through out true quality construction. Fortified Built Home Rare find!

Showing: Call LO for Appt.; Electronic Keybox**Type:** House**Levels:** Two**Walls:** Sheet Rock**Flooring:** Carpet; Other - See Remarks; Ceramic Tile**Cooling System:** Central Electric**Heat System:** Cent/Elec Heat Pump**Heat Fuel:** Natural Gas**Water Heater:** Over 40 Gallons**Water:** City Water**Sewer:** City Sewer**Restrictions:** Architectural Review Committee; Homeowner Association

Rooms: Bedroom; Bedroom Level: Main; Dining Room; Dining Room Level: Main; Entry Foyer; Entry Foyer Level: Main; Great Room; Great Room Level: Main; Master Bedroom; Master Bedroom Level: Main; Utility Room; Utility Room Level

Interior Features: Attic Storage; Ceiling Fan; Fireplace; French Doors; High Ceilings; Natural Stone Counter Tops; Walk-in Closets; Whirlpool Tub

Exterior Features: Curbs; Patio**Equipment/Appliances:** Dishwasher; Disposal; Garage Door Opener; Microwave; Range/Oven

Owen & Co., LLC

2208 18th Street, Ste D

Gulfport, MS 39501

228-822-9870

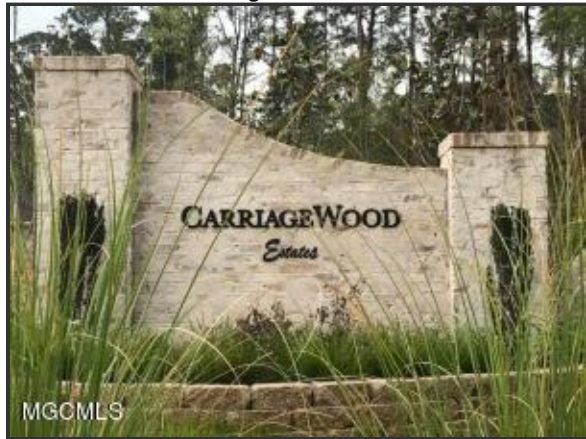
228-822-9870

<http://www.owenandco.com>**Exterior:** Brick Veneer; Concrete**Parking:** Garage Double**Foundation:** Chainwall**Recreation/Amenities:** Clubhouse; Near Entertainment; Swimming**Handicap:****Approx Age Code:** Construction-New**Occupancy:** Vacant**Possession:** At Closing**Acceptable Financing:** Conventional

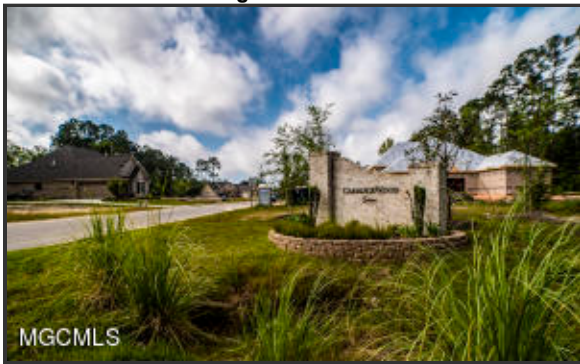
Lot 3 Carriagewood Estates



Carriagewood Estates



carriagewood entrance



lot 3 (3 of 4)



lot 3 (2 of 4)



lot 3 (4 of 4)



Floor Plan



Rendering



carriagewood-4



Carriagewood Lot Map



lucius-15



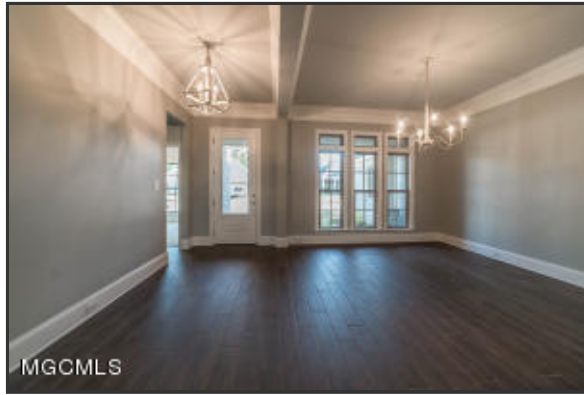
Example of quality of construction by McGuire Design & Construction

lucius-11



Example of quality of construction by McGuire Design & Construction

lucius-14



lucius-9



Example of quality of construction by McGuire Design & Construction

Example of quality of construction by McGuire Design & Construction



What is FORTIFIED?

PROTECT WHAT'S PRICELESS

After a disaster, insurance can help put the building back together and help homeowners get back to a normal life. But there is much more that makes a house a home and a family part of a community. FORTIFIED Home™ upgrades will help the homeowner:

- Reduce potential for property damage from natural disasters.
- Protect items in the house that make it a home such as the building itself and personal property like furniture, artwork, clothing and photographs.
- Lower ownership costs.
- Minimize their environmental footprint by limiting the amount of destroyed building materials that end up in landfills post-disaster.
- Safeguard investments made to make a home more sustainable and energy efficient.
- Increase the chances of quickly returning home after an event and resuming daily life.
- Increase the likelihood of staying in the community as it recovers, and lower the overall cost of their community's recovery. Studies show every \$1 spent on disaster mitigation saves \$4 in community disaster recovery expenses.
- Improve the marketability of your home with a transferable FORTIFIED Home™ designation.

For builders, there are benefits of building FORTIFIED homes pre- and post-closing:

- Increase sales by promoting the independent, third-party designation of the homes by a nationally recognized building science organization.
- Gain peace of mind through additional verification that project management staff and trades are properly adhering to plans and specifications.
- Attract buyers through potentially lower homeownership costs. These lower costs may make it easier for prospective buyers to qualify for financing.
- Increase margins by including upgrades as standard features or offer to homeowners as options.
- Lower costs - certain FORTIFIED Home™ requirements may lower post-closing warranty costs.

FORTIFIED HOME™ MEANS RESILIENCE

During the last decade, storms like Katrina, Sandy, Ike, and Irene have demonstrated the critical need to build more resilient homes and businesses. In 2010, the Insurance Institute for Business & Home Safety's FORTIFIED Home™ program made engineering and building standards – developed using more than 20 years of storm damage investigations – available to anyone seeking to build a more resilient new, single-family residence.

With its unique systems-based, holistic focus, FORTIFIED Home™ is affordable at any price point. The program employs an incremental approach toward making new homes more resistant to damage from hurricanes, tropical storms, hailstorms, high winds and wind-driven rain associated with thunderstorms. With three levels of FORTIFIED Home™ designation available – Bronze, Silver and Gold – builders can work with homeowners to choose a desired level of protection that best suits their budgets and resilience goals.

FORTIFIED HOME™ AND BUILDING CODES

The intent of modern residential building codes is primarily life safety protection, not to ensure that the home is habitable after a catastrophic event or to protect the other property contained in the home.

By definition, building codes are and should be a minimum requirement. However, not every state has a mandatory code. Even where codes are adopted, the language in the codes themselves and the quality of enforcement can vary significantly. In some states, code enforcement may even be optional.

The FORTIFIED Home™ program works differently. It is a uniform, voluntary, superior, hazard-specific standard that adds key property protection upgrades to minimum code requirements. Every new home built to the FORTIFIED Home™ standards is audited by a certified FORTIFIED Home™ evaluator, and those inspections are reviewed by an independent FORTIFIED Home™ administrator. A final report will be provided to the builder and – when identified – the homeowner. The report will include information detailing how specific systems in the home were constructed. This third-party validation of the home's resilience gives builders credible documentation that the home includes the key hazard protection features associated with the chosen level of protection.



What is FORTIFIED?

SIX SIMPLE STEPS TO A FORTIFIED HOME™

1 STEP 1. APPLY

Complete a free online application at <http://disastersafety.org/disastersafety/fortified-home-evaluation-application>. It takes less than five minutes.

2 STEP 2. CHOOSE A FORTIFIED EVALUATOR

Once an application is received and processed, the applicant will be directed to a list of IBHS Certified FORTIFIED Home™ evaluators working in the area. The applicant then schedules a fee-based evaluation of the home. The applicant has the option to interview any evaluator listed, discuss their fees and negotiate accordingly. IBHS certifies only those evaluators who have completed a comprehensive training program, passed an exam, and who meet IBHS' rigorous professional requirements.

3 STEP 3. SELECT A TARGET DESIGNATION LEVEL

Working with the evaluator, the builder – or potential homeowner, if one is involved – selects the level of designation desired (Bronze, Silver or Gold) and identifies all the elements that must be included to achieve that designation. At the scheduled time, the evaluator will visit the home and conduct a FORTIFIED Home™ evaluation. The evaluator will collect information about the home and complete a comprehensive checklist provided by IBHS. At the conclusion of the evaluation, the information is given to IBHS for analysis and processing.

4 STEP 4. DOCUMENT CONSTRUCTION OF ANY HIDDEN FEATURES

Depending on the designation level selected, there may be one or more construction features that are critical to a designation that will be hidden when the home is completed. The builder or potential homeowner can work with the selected FORTIFIED Home™ evaluator to verify how those critical systems were installed.

5 STEP 5. COMPLETE FINAL INSPECTION

The builder or potential homeowner works with the evaluator to have a final inspection completed once the home receives a certificate of occupancy. This final stage of the evaluation process includes providing any remaining documentation and in-process photographs of the FORTIFIED Home™ upgrades, installation and materials.

6 STEP 6. GET DESIGNATED

Once the FORTIFIED Home™ evaluator submits all required paperwork, an independent auditor will verify that all systems meet the requirements for designation. Once verified, a FORTIFIED Home™ designation is awarded. The FORTIFIED Designation Certificate is proof of compliance and can be submitted to the homeowner's property insurance provider to take advantage of discounts or credits where available. Homeowners should check with their insurance carrier for more details about FORTIFIED Home™ incentives.

Once awarded, a FORTIFIED Home™ Designation lasts for five years. At the end of that term, a re-designation audit is required and will focus on the condition of the roof covering. If major structural changes have been completed or if systems covered by FORTIFIED Home™ requirements have been damaged or upgraded since the original designation was awarded, a more extensive audit may be required.



FORTIFIED Home™ is a program of the Insurance Institute for Business & Home Safety

Find additional information at DisasterSafety.org/fortified/home
OR visit facebook.com/buildfortified



Prepared for:

Owen and Co. Realty

9447 Carriagewood Drive, Gulfport, MS, Harrison, 39503

Betsy Taylor Insurance, LLC
2436 D Pass Road
Biloxi, Ms 39531
228-207-5678

Quote #	0000117614
Version #	1
Proposed Effective Date	05/08/2019 - 05/08/2020

Prepared on: 5/10/2019

Insurance Company



Total Due	\$2,577.22
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Policy Form HO3

Base Coverages

Coverage A Dwelling	\$650,000.00
Coverage B Other Structures	\$5,000.00
Coverage C Personal Property	\$100,000.00
Coverage D Loss of Use	\$30,000.00
Coverage E Personal Liability	\$300,000.00
Coverage F Medical Payments	\$1,000.00

Deductibles

All Other Perils	\$1,000
Named Storm Deductible	2%

Premiums and Other Charges

Base Premium	\$2,010.00
Optional Coverage Premium	\$34.00
Equipment Breakdown	\$74.00
Inspection Fee	\$250.00
Policy Fee	\$35.00
State Tax	\$96.12
Stamping Fee	\$6.01
MWUA Fee	\$72.09

Total Due*	\$2,577.22
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*25% Minimum earned premium applies. Fees are fully earned and non-refundable.



Location Details

Type of Dwelling	Single Family
Occupancy	Primary
Year Built	2019
Construction	Brick Veneer
# of Stories	1
Square Feet	4,202
Roof Year	2019
Roof Geometry	Hip
Roof Material	Shingle
Windstorm Mitigation	Unknown
Roof Connection	Clips
Protection Class	2
Burglar Alarm	Central
Fire Alarm	Central
Foundation Type	Concrete Slab
Distance to Ocean/Bay/Gulf	3-5 miles

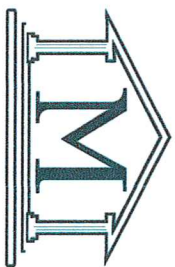
Optional Coverages

Extended Replacement Value	N/A
All Risk Coverage A	N/A
Ordinance or Law	10%
Equipment Breakdown	Yes
Loss Assessment	\$1,000.00
Mold - Property/Liability	\$5,000.00
Water Backup	\$5,000.00
Identity Fraud	N/A
Personal Injury	N/A
Increased Special Limits of Liability	N/A
Extended Liability for Non Rental Property	0
Replacement Cost – Cov A, B, C	Yes
Broadened Home Share Coverage	No
Earthquake Coverage	N/A

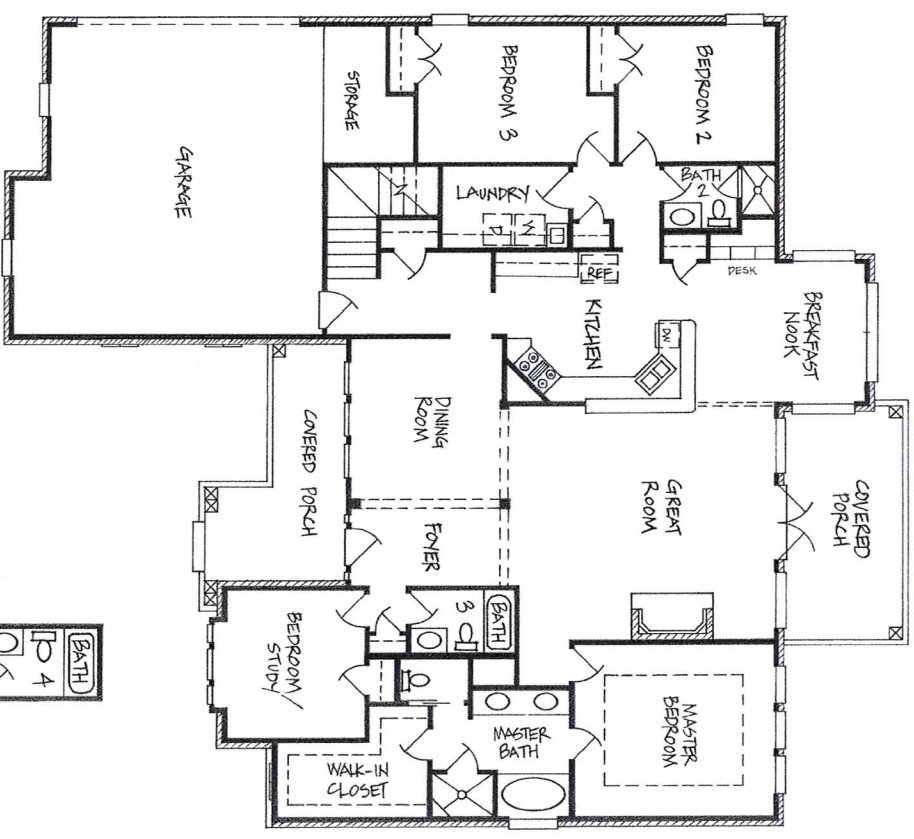


CARRIAGEWOOD

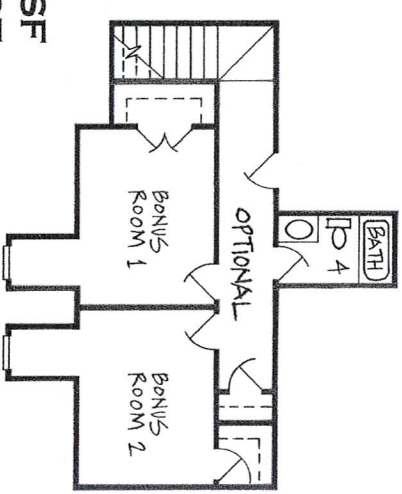
Estates



McGUIRE
Design & Construction, Inc.



LOT 3



LIVING AREA 2592 SF
BONUS ROOM 535 SF
(OPTIONAL)
TOTAL AREA 4202 SF



INFORMATIONAL STATEMENT FOR MISSISSIPPI PROPERTY CONDITION

DISCLOSURE STATEMENT (PCDS)

In accordance with Sections 89-1-501 through 89-1-527 of the Mississippi Code of 1954, as amended, A TRANSFEROR/SELLER of real property consisting of not less than one (1) nor more than four (4) dwelling units shall provide a Property Condition Disclosure Statement when the transfer is by, or with the aid of, a duly licensed real estate broker or salesperson. The required Property Condition Disclosure Statement shall be in the form promulgated by the Mississippi Real Estate Commission (MREC) or on another form that contains the identical information. The Property Condition Disclosure Statement may not be personalized in any fashion. All "Forms" which have been promulgated and approved by the Real Estate Commission for use by licensees in real estate transactions may be found at www.mrec.ms.gov.

PURCHASER RIGHTS & CONSEQUENCES OF FAILURE TO DISCLOSE:

If the PCDS is delivered after the Transferee/Buyer has made an offer, the transferee may terminate any resulting real estate contract or withdraw any offer for a time period of three (3) days after the delivery in person or five (5) days after the delivery by deposit in mail. This termination or withdrawal will always be without penalty to the Transferee and any deposit or earnest money must be promptly returned to the prospective purchaser (despite any agreement to the contrary).

LICENSEE DUTIES & CONSEQUENCES OF FAILURE TO FULFILL DUTIES:

The Mississippi Statute requires real estate licensees to inform their clients of those clients' duties and rights in association with the completion of the Property Condition Disclosure Statement. The failure of any licensee to inform their client of the clients' responsibilities could subject the licensee (salesperson and broker) to censure, suspension, or revocation of their respective real estate licenses. The licensee is not liable for any error, inaccuracy or omission in a Property Condition Disclosure Statement UNLESS the licensee has actual knowledge of the error, inaccuracy or omission by the Transferor/Seller.

IMPORTANT PROVISIONS OF THE LAW:

- ** The PCDS shall not be considered as a warranty by the Transferor/Seller.
- ** The PCDS is for "disclosure" purposes only and should NOT be included or become a part of any contract between the Transferor/Seller and the Transferee/Buyer.
- ** The PCDS may not be used as a substitute for a home inspection by a Mississippi Licensed Home Inspector or for the issuance of any Home Warranty Policy that the Transferor/Seller or Transferee/Buyer may obtain.

**** The purchase or sale of any Appliances or items considered Personal Property should be negotiated by the Parties as part of the Contract of Sale and the ownership interest(s) should be transferred by a Bill of Sale.**

LIMITATION TO EXCLUSIONS/EXEMPTIONS:

If, during the period of ownership, the Transferor/Seller has requested or authorized any repairs, has replaced or repaired any of the mechanical equipment, has initiated any action or activity which could be documented on the PCDS or has actual knowledge of information which might impact a transferee's/buyer's decision to purchase the residence, Transferors/Sellers are obligated to complete those specific portions of the PCDS which are applicable to that information.

A known (material) defect is a condition found within the property that was known by the Transferor/Seller at the time of the listing or was discovered prior to a transaction being finalized and the defect results in one of the following:

- (a) The defect has an adverse effect on the market value or marketability of the residence.
- (b) The defect significantly impairs the health or safety of future occupants of the residence.
- (c) If not repaired/removed/replaced, the defect shortens the expected normal life of the residence.

The Transferor/Seller is **REQUIRED** to sign the Property Condition Disclosure Statement when the transaction is finalized in order to verify and confirm that there have been no material changes to the residence since the original Disclosure Statement was executed by the seller(s).

CONFIRMATION OF UNDERSTANDING:

DocuSigned by: <u>Dalton McGuire, Jr.</u> 4/29/2019			
SELLER (UPON LISTING)	DATE	BUYER (BEFORE OFFER)	DATE
Dalton McGuire, Jr.			

SELLER (UPON LISTING)	DATE	BUYER (BEFORE OFFER)	DATE
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Owen and Company, LLC Sherry L. Owen
REPRESENTING THE SELLER(S)

REPRESENTING THE BUYER(S)

DocuSigned by:
Sherry L. Owen
F8C166A3BF924F2...



PROPERTY CONDITION DISCLOSURE STATEMENT (PCDS)

**THIS FORM MAY BE DUPLICATED BUT IT MAY NOT BE ALTERED OR PERSONALIZED
BY THE SELLER(S), ANY BROKERAGE FIRM OR LICENSEE.**

The following is a Property Condition Disclosure Statement (PCDS) required by §89-1-507 through §89-1-527 of the Mississippi Real Estate Brokers Act of 1954, as Amended, and made by the SELLER(S) concerning the condition of the **RESIDENTIAL PROPERTY (1 TO 4 UNITS)** located at: Lot 3 (CW) Carriage Wood Estates 9447 Carriagewood Dr.

SELLER(S): McGuire Design & Construction, Inc. Approximate Age of the Residence 0

This document is a disclosure of the condition of real property known by the SELLER on the date that this statement is signed and it is based on their actual knowledge of the property. It is **NOT a warranty of any kind** by the Seller or any Real Estate Licensee representing a principal in this transaction and this PCDS is not a substitute for any home inspection(s) or warranties the purchaser(s) may wish to obtain. However, the purchaser(s) may rely on the information contained herein when deciding to negotiate the terms for the purchase of the residential real property. This statement may be made available to other parties and **is to be attached to the Listing Agreement and signed by the SELLER(S)**. This statement is **NOT** intended to be part of any contract between the seller and the purchaser.

IF THE RESIDENCE IS NEW (NEVER OCCUPIED) OR PROPOSED RESIDENTIAL CONSTRUCTION and a real estate licensee is involved in the transaction, the **BUILDER/OWNER/SELLER** must complete the PCDS in its entirety and should reference specific plans/specifications, building material lists and/or change orders.

DO NOT LEAVE ANY QUESTIONS UNANSWERED AND DO NOT LEAVE BLANK SPACES. THE SELLER(S) MAY ATTACH ADDITIONAL PAGES IF NECESSARY TO FULLY EXPLAIN A PROPERTY'S CONDITION. THE ACRONYM "N/A" MAY BE USED FOR "NOT APPLICABLE" AND "UNK" MAY BE USED FOR "UNKNOWN".

A. GENERAL INFORMATION:

1. Does the Transferor/Seller currently have a deeded title to the residence? Yes ☒ No ☐ . If "YES", when did the current Seller receive the title to the property? _____ .
2. Does the Transferor/Seller currently occupy the residence? Yes ☐ No ☒ . If "NO", has the current seller ever occupied the residence? Yes ☐ No ☐ . If "YES", what were the dates of Occupancy? _____ .
3. Is the site improved with a Factory Built (Manufactured Housing Unit) or a Modular Home constructed on a permanent foundation? Yes ☐ No ☒ . If "YES", indicate the Home Identification number on the Data Plate _____ .
4. Was the residence built in conformity with an approved building code? Yes ☒ No ☐ Unknown ☐ If "YES", was a PERMIT secured from the City/County Building Authority? Yes ☒ No ☐ Unknown ☐ .
5. Do you have a Home Inspection Report which was completed for you? Yes ☐ No ☒ N/A . If "YES", is the report available for review by a prospective purchaser? Yes ☐ No ☐ .

B. STRUCTURAL ITEMS & SOILS:

1. Are you aware of any settlement/heaving of soils, any collapsible or expansive soils or poorly compacted fill on the Property? Yes _____ No ☒ Unknown _____. If "YES", please describe, to your knowledge, the nature and location of any settlement or heaving _____.
2. Are you aware of any past or present movement, shifting, deterioration or other problems with the walls (interior or exterior) or the foundation of the Property? Yes _____ No ☒ Unknown _____. If "YES", please describe, to your knowledge, the nature and location of any such problems _____.
3. Are you aware of any tests to determine the composition/compaction of the soil or the presence of any "expandable soils" being present on the Property? Yes _____ No _____. If "YES", please provide copies of the results if they are available.
4. Are you aware of any foundation repairs made in the past? Yes _____ No ☒. If "Yes", is there a written report which will indicate the foundation repairs? Explain _____.
5. If foundation repairs were completed is there a Warranty which can be transferred to a new owner? Yes _____ No N/A.
6. To your knowledge, are any foundation repairs currently needed? Yes _____ No ☒ Unknown _____. If "YES", please explain in detail _____.
7. Except for "Cosmetic Upgrades" (carpet, paint, wallpaper, etc) have you remodeled, made any room additions, made structural modifications or other alterations or improvements to the Property? If "YES", please describe, to your knowledge, the nature of all such remodels/alterations N/A.
8. To your knowledge, were all necessary work PERMITS and approvals secured in compliance with local/city/county building codes? Yes ☒ No _____ Unknown _____. If "YES", please indicate the name of the Licensed Contractor who completed the work and the dates of the work _____.

C. ROOF:

1. Has all or any portion of the roof been repaired or replaced during your ownership? Yes _____ No N/A. If "YES", please indicate the dates of the roof work (if known) and describe, to the best of your knowledge, the nature of any roof repairs or replacements. _____.
2. To your knowledge, are there any written warranties presently in place for the roof? Yes ☒ No _____. If "YES", please attach copies of any warranties in your possession.
3. Are you aware of any current leaks or defects with the roof such as structural issues, dry rot, water backups, moisture issues, wind damage or hail damage? Yes _____ No ☒. If "YES", please describe, to your knowledge, the nature of the defects and their location _____.
4. How long have you known about the current problems with the roof? N/A.
5. The roof is 0 years old.

D. HISTORY OF INFESTATION: TERMITES, CARPENTER ANTS, ETC:

1. Are you aware of any ongoing, recurring or habitual problems with termites, dry rot, mildew, vermin, rodents or other pests which affect the Property? Yes _____ No ☒. If "YES", please describe, to your knowledge, the nature of the problem and the location of the problem _____.
2. Are you aware of any DAMAGE to the Property which was caused by termites, dry rot, mildew, vermin, rodents or other pests? Yes _____ No ☒. If "YES", please describe, to your knowledge, the location of such damage and what efforts were taken to mitigate and/or repair the damage _____.
3. If a Wood Destroying Insect Treatment was required for the residence, which Pest Control Company treated the Property for the problem? N/A.
4. If DAMAGE to the residence was actually mitigated/repaired, who was the contractor who repaired the DAMAGE to the Property? N/A.
5. To your knowledge, are there any written warranties or other termite or pest control coverage(s) presently in place for the Property? Yes ☒ No _____. If "YES", please attach copies of such warranties in your possession.

E. STRUCTURE/FLOOR/WALLS/CEILINGS/WINDOWS/FEATURES:

1. During your ownership, has there been DAMAGE to any portion of the physical structure resulting from fire, windstorm, hail, tornados, hurricane or any other natural disaster? Yes _____ No ☒. If "YES", please describe, to your best knowledge, the cause of the damage, in detail, and supply the dates of the losses _____.

2. Are you aware of any past or present problems, malfunctions or defects with the windows (including storm windows and screens), the flooring (hardwood, marble, stone, tile or carpeting), fireplace/chimneys, ceilings, walls (interior), jetted bathtub, hot tub, sauna, skylights, shower or wet bar; including any modifications to them? Yes _____ No ☒ . If "YES", please describe, to your knowledge, the nature of any such problem; for example, the skylight leaked or the motor which operates the jetted bathtub had to be replaced, etc. _____
3. Are you aware of any past or present problems, malfunctions or defects with the lawn sprinkler system, swimming pool, hot tub, rain gutters, tile drains (French drains), driveway, patio, storage building, gazebo, outdoor fireplace, or outdoor kitchen appliances (which are remaining with the property)? Yes _____ No ☒ . If "YES", please describe, to your knowledge, the nature of such problems; for example, the French drains are clogged and do not remove rain water or the timer for the sprinkler system is not functioning properly, etc. _____
4. During your ownership, have there been any notices concerning safety issues with a swimming pool or other improvements to the property? Yes _____ No ☒ . If "YES". Please describe, to the best of your knowledge, those safety issue in detail. _____
5. Except for regular maintenance of the exterior surfaces of the Property (painting, staining, etc) are you aware of any past or present problems, malfunctions or defects with any portion of the exterior walls, fascias, soffits, stucco, windows, doors or trim? Yes _____ No ☒ . If "YES", please describe, to your knowledge, the nature of the problems. (for example, there is moisture damage behind the stucco) _____

F. LAND AND SITE DATA:

1. Is there an engineer's survey or a recorded plat of the Property available? Yes ☒ No _____ . If "YES", please attach a copy of the survey (if available). If "YES", please indicate by whom the survey was completed _____ and the Date the survey was completed _____
2. Are you aware of the existence of any of the following, to wit:
- | | | | | | | | |
|----------------|---|--|---------------|--------------------|-----------|--|---------------|
| Encroachments: | Yes _____ | No <input checked="" type="checkbox"/> | Unknown _____ | Boundary Dispute: | Yes _____ | No <input checked="" type="checkbox"/> | Unknown _____ |
| Easements: | Yes <input checked="" type="checkbox"/> | No _____ | Unknown _____ | Soil/Erosion: | Yes _____ | No <input checked="" type="checkbox"/> | Unknown _____ |
| Soil Problems: | Yes _____ | No <input checked="" type="checkbox"/> | Unknown _____ | Standing Water: | Yes _____ | No <input checked="" type="checkbox"/> | Unknown _____ |
| Land Fill: | Yes _____ | No <input checked="" type="checkbox"/> | Unknown _____ | Drainage Problems: | Yes _____ | No <input checked="" type="checkbox"/> | Unknown _____ |
3. Are you aware of any current pending litigation, foreclosure, zoning regulations, restrictive covenants, building code violations, mechanics liens, judgments, special assessments or any other type of restriction which could negatively affect your Property? Yes _____ No ☒ If "YES", please explain _____
4. Other than the utility easements, are you aware of any easement which impacts the residence? Yes _____ No ☒
5. Are there any rights-of-way, easements, eminent domain proceedings or similar matters which may negatively impact your ownership interest in the Property? Yes _____ No _____ If "YES", please explain _____
6. Are you aware if any portion of the Property (including a part of the site) is currently located in or near a FEMA Designated Flood Hazard Zone? Yes _____ No ☒ Unknown _____ . If "YES", please indicate the source of your information and the current Map Number used to determine the Flood Zone _____
7. Is Flood Insurance currently required on the Property? Yes _____ No ☒ . If "YES", please indicate the amount of the premium currently being paid and when the premium was last adjusted _____
8. Are you aware if any portion of the Property (Site) is currently designated as being located within a WETLANDS area and is subject to specific restrictive uses? Yes _____ No ☒ . If "YES", please explain in detail _____
9. Are you aware if the Property has ever had standing water in the front, rear or side yards for more than forty-eight (48) hours following a heavy rain? Yes _____ No ☒ . If "YES", please describe, to your knowledge, any unusual circumstances causing the problem _____
10. Are you aware, **FOR ANY REASON**, in the past or present of water penetration problems in the walls, windows, doors, crawl space, basement or attic? Yes _____ No ☒ . If "YES", please describe, to your knowledge, the nature of the problem and what steps were taken to remedy the problem _____
11. **FOR ANY REASON**, past or present, has any portion of the interior of the Property ever suffered water damage or moisture related damage which was caused by flooding, lot drainage, moisture seepage, condensation, sewer overflow, sewer backup, leaking or broken water pipes (during or after construction) pipe fittings, plumbing fixtures, leaking appliances, fixtures or equipment? Yes _____ No ☒ . If "YES", please describe, to your knowledge, the nature of the problems and what steps were taken to remedy the problems _____
12. Are you aware, **FOR ANY REASON**, of any leaks, back-ups, or other problems relating to any of the plumbing, water, sewage, or related items during your ownership? Yes _____ No ☒ . If "YES", please describe, to your best knowledge, the problem you experienced and how it as mitigated _____

G. APPLIANCES/MECHANICAL EQUIPMENT:

Following is a list of appliances and mechanical systems which may or may not be present in the residence. Please complete the information to the best of your knowledge. You may use the "Item Blanks" at the bottom of the page for additional items.

APPLIANCES/ITEMS/SYSTEMS REMAINING WITH THE PROPERTY:

ITEMS	YES/ #ITEMS	NO N/A	GAS/ ELECTRIC	REPAIRS COMPLETED IN LAST TWO YEARS	AGE
BUILT-IN COOKTOP				—	0
BUILT-IN OVEN(S)			Gas elect	—	0
BUILT-IN DISHWASHER			elect	—	0
GARBAGE DISPOSAL			elect	—	0
ICE-MAKER (STAND ALONE)				—	0
MICROWAVE OVEN			elect	—	0
TRASH COMPACTOR			y/A	—	0
KITCHEN VENT FAN(S)				—	0
CENTRAL AIR SYSTEM(S)			(3)	—	0
CENTRAL HEATING SYSTEM(S)			(3)	—	0
HUMIDIFIERS OR EVAPORATORS			—	—	0
AIR PURIFIERS			—	—	0
WATER HEATER(S)			Gas elect	—	0
TANKLESS WATER HEATER(S)			yes	—	0
CEILING FAN(S)			yes	—	0
ATTIC FANS			no	—	0
BATHROOM VENT FAN(S)			yes	—	0
GARAGE DOOR OPENER(S)			yes	—	0
SMOKE/MONOXIDE DETECTORS			yes	—	0
SECURITY SYSTEM			no	—	0
INTERCOM/SOUND SYSTEM			no	—	0
REFRIGERATOR			no	—	0
FREE STANDING STOVE			no	—	0

H. OTHER:

1. Are you aware of any past or present hazardous conditions, substances or materials on the Property such as asbestos or asbestos components, lead-based paint, urea-formaldehyde insulation, the presence of Chinese dry-wall, methane gas, radon gas, underground storage tanks and lines or any past industrial uses occurring on the premises? Yes _____ No ☒ If "YES", please describe, to your best knowledge, the nature of any such hazardous conditions and any attempts to mitigate any such hazardous condition(s) _____.
2. Are you aware of any past or present contaminations which have resulted from the storing or the manufacturing of methamphetamines? Yes _____ No ☒ If "YES", please describe _____.
3. Are you aware if there are currently, or have previously been, any inspections by qualified experts or orders issued on the property by any governmental authority requiring the remediation of MOLD or any other public health nuisance on the Property? Yes _____ No ☒ If "YES", please describe, to your best knowledge, any attempts to mitigate such condition(s) _____.
4. Are you aware of any problems or conditions that affect the desirability or functionality of the Heating, Cooling, Electrical, Plumbing, or Mechanical Systems? Yes _____ No ☒ If "YES", please described, to your best knowledge, all known problems in complete detail _____.
5. The water supply is: Public ☒ Private _____ On-site Well _____ Neighbor's Well _____ Community _____
6. If your drinking water is from a well, when was the water quality last checked for safety, what were the results of the test and who was the qualified entity who conducted the test? _____.
7. Is the water supply equipped with a water softener? Yes _____ No ☒ Unknown _____
8. The Sewage System is: Public ☒ Private _____ Septic _____ Cesspool _____ Treatment Plant _____ Other _____
9. If the sewer service is by an individual system, has it been inspected by the proper state/county Health Department officials? Yes _____ No ☒ If "YES", please give complete details _____.
10. How many bedrooms are allowed by the Individual Waste Water Permit? all of them!
11. Is there a sewage pump installed? Yes _____ No ☒ Date of the last Septic Inspection _____.

I. MISCELLANEOUS:

1. Is the residence situated on Leasehold or Sixteenth Section land? Yes _____ No ☒ Unknown _____ If "YES", please indicate the terms of the lease including payments and expiration date _____.
2. Are you aware of any hidden defects or needed repairs about which the purchaser should be informed **PRIOR** to their purchase? Yes _____ No ☒ If "YES", please describe, to your best knowledge, the problem(s) which need to be disclosed _____.
3. What is the **APPROXIMATE SQUARE FOOTAGE** of the Heated and Cooled Living Area? 3121 13319
4. How was the approximation of the Gross Living Area (square footage) determined? plans
5. Are there any finished hardwood floors beneath the floor coverings? Yes _____ No ☒ Unknown _____ If "YES", please indicate, to your best knowledge, the condition and the location of the hardwood floors _____.
6. Are there Homeowner's Association Fees associated with ownership? Yes _____ No ☒ Amount _____ (Yr/Mth/Quarter)
7. Does the HOA levy dues or assessments for maintenance of common areas and/or other common expenses? N/A
8. Are you aware of any HOA, Public (municipal) special improvement district (**PID**) or other assessments that are presently owing or that have been approved but not yet levied against the Property? Yes _____ No ☒ If "YES", please indicate the tax (assessing) entity and the amount of the taxes/assessments _____.
9. Please indicate the contact information for the HOA _____.
10. What is the **YEARLY** Real Estate Tax Bill? County Taxes _____ City Taxes don't know Special District Taxes _____.
11. Has Homestead Exemption been filed for the current year? Yes _____ No ☒ Unknown _____
12. Are you aware of any additional tax exemptions which accrue to the Property? Yes _____ No ☒ Unknown _____ If "YES", please describe the exemptions and the amount of the tax _____.
13. What is the average **YEARLY** Electric Bill? \$ N/A . What is the average **YEARLY** Gas Bill? \$ _____.
14. Is the residence serviced by Propane (LP) Gas? If "YES", what is the average **YEARLY** Propane Bill? \$ _____.
15. The Propane Tank is: Owned _____ Leased ☒ If Leased, how much is the lease payment? \$?
16. Is Cable Television Service available at the site? Yes ☒ No _____ Service Provider _____.
17. Is Fiber Optic Cable (Internet) available at the site? Yes ☒ No _____ Service Provider _____.
18. List any item remaining with the Property which is financed separately from the mortgages N/A

MECHANICAL EQUIPMENT WHICH IS CONSIDERED PERSONAL PROPERTY AND IS NOT CONVEYED BY DEED AS PART OF THE REAL PROPERTY SHOULD BE NEGOTIATED IN THE CONTRACT OF SALE OR OTHER SUCH INSTRUMENT IF THE ITEMS ARE TO REMAIN WITH THE RESIDENCE.

To the extent of the Seller's knowledge as a property owner, the Seller(s) acknowledges that the information contained above is true and accurate for those areas of the property listed. The owner(s) agree to save and hold the Broker harmless from all claims, disputes, litigation and/or judgments arising from any incorrect information supplied by the owner(s) or from any material fact known by the owner(s) which owner(s) fail to disclose except the Broker is not held harmless to the owner(s) in claims, disputes, litigation, or judgments arising from conditions of which the Broker had actual knowledge.


SELLER (UPON LISTING)4/30/19
DATE

SELLER (UPON LISTING)

DATE

SELLER (AT CLOSING)

DATE

SELLER (AT CLOSING)

DATE

PROSPECTIVE PURCHASER'S SIGNATURE

PURCHASER(S) ACKNOWLEDGE RECEIPT OF REPORT

DATE



Home Facts

Public Remarks

Desirable new subdivision on The Island, new construction single family home in the Bayou View School District. Drive your golf cart to the Tennis Club! This home is currently under construction and will be available soon. Split floor plan with exquisite Master Suite and bath. 3 additional BRs on lower level and 3 baths, 2 BRs upstairs with 1 additional bath. Large screened porch off the great room that has a fireplace. Formal dining room, large kitchen with breakfast room, study. Custom Home with detail mill work through out true quality construction Rare find!

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	—	Single Family Residence	—
Property Subtype	—	Single Family Residence	—
Bedrooms	—	6	—
Total Baths	—	4	—
Full Baths	—	4	—
Partial Baths	—	—	—
Living Area (sq ft)	—	3,350	—
Lot Size	—	—	—
Lot Dimensions	—	100x142	—
Year Built	—	2019	—
Heating	—	Electric Heat Pump	—
Cooling	—	Central Electric	—
Foundation	—	Chain	—
Exterior Walls	—	Brick Veneer, Concrete	—



School: Bayou View Elementary School

School Details

Name
Bayou View Elementary School

Level
Elementary

Type
Public

Grades Served
K-5

School District
Gulfport School District

Address
4898 Washington Ave,
Gulfport, MS 39507

Phone
(228) 865-4625

School Facts

Bayou View Elementary School

Gulfport School District

Overall Grade

A

A-

Total Enrollment

615

6,263

Students per Teacher

17:1

16:1

Students in Free Lunch Program

33%

68%

Academic Grade

A

B

Average GPA

—

3.41 (out of 721 responses)

Math Proficiency

81%

51%

Reading Proficiency

81%

45%

Gifted Students

13%

—

AP Enrollments

—

—

Graduation Rate

—

88%

Average ACT Score

—

24 (out of 312 responses)

Average SAT Score

—

1,240 (out of 18 responses)

Teacher Grade

A+

A

Average Teacher Salary

\$46,690

\$46,690

Teachers in 1st or 2nd Year

15%

6%

About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.

Source: Niche Update Frequency: Quarterly

School: Bayou View Jh

School Details

Name
Bayou View Jh

Level
Middle

Type
Public

Grades Served
—

School District
Gulfport

Address
Address not available

Phone

School Facts

Bayou View Jh

—

Overall Grade

Total Enrollment

—

—

Students per Teacher

Students in Free Lunch Program

—

—

Academic Grade

Average GPA

—

—

Math Proficiency

—

—

Reading Proficiency

—

—

Gifted Students

—

—

AP Enrollments

—

—

Graduation Rate

—

—

Average ACT Score

—

—

Average SAT Score

—

—

Teacher Grade

Average Teacher Salary

—

—

Teachers in 1st or 2nd Year

—

—

About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.

Source: Niche Update Frequency: Quarterly

School: Gulfport High School

School Details

Name
Gulfport High School

Level
High

Type
Public

Grades Served
9-12

School District
Gulfport School District

Address
100 Perry St, Gulfport, MS 39507

Phone
(228) 896-1750

School Facts

Gulfport High School

Gulfport School District

Overall Grade

A

A-

Total Enrollment

1,535

6,263

Students per Teacher

18:1

16:1

Students in Free Lunch Program

55%

68%

Academic Grade

A-

B

Average GPA

3.41 (out of 719 responses)

3.41 (out of 721 responses)

Math Proficiency

52%

51%

Reading Proficiency

57%

45%

Gifted Students

—

—

AP Enrollments

255

—

Graduation Rate

87%

88%

Average ACT Score

25 (out of 311 responses)

24 (out of 312 responses)

Average SAT Score

1,240 (out of 18 responses)

1,240 (out of 18 responses)

Teacher Grade

A

A

Average Teacher Salary

\$46,690

\$46,690

Teachers in 1st or 2nd Year

8%

6%

About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.

Source: Niche Update Frequency: Quarterly

School: Harrison Central High School

School Details

Name
Harrison Central High School

Level
High

Type
Public

Grades Served
9-12

School District
Harrison County School District

Address
15600 School Road,
Gulfport, MS 39503

Phone
(228) 832-2610

School Facts

Harrison Central High School

Harrison County School District

Overall Grade

C+

C+

Total Enrollment

1,661

14,689

Students per Teacher

19:1

16:1

Students in Free Lunch Program

68%

72%

Academic Grade

C+

C+

Average GPA

3.34 (out of 522 responses)

3.38 (out of 1413 responses)

Math Proficiency

27%

45%

Reading Proficiency

40%

42%

Gifted Students

—

—

AP Enrollments

71

—

Graduation Rate

85%

85%

Average ACT Score

23 (out of 184 responses)

24 (out of 489 responses)

Average SAT Score

1,300 (out of 8 responses)

1,290 (out of 17 responses)

Teacher Grade

B-

B-

Average Teacher Salary

\$46,823

\$46,823

Teachers in 1st or 2nd Year

2%

9%

About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.

Source: Niche Update Frequency: Quarterly