



# SELLER'S DISCLOSURE STATEMENT (RESIDENTIAL IMPROVED PROPERTY)



Property: 1690 Dawson St, North Port, FL 34288

Seller is obligated by Florida law to disclose to a buyer all known facts or conditions that materially affect the value of the Property which are not readily observable by a buyer. This disclosure statement is designed to facilitate Seller's compliance with Florida law and to assist a buyer in evaluation of the condition and desirability of the Property. This statement and the information contained herein do not constitute a warranty to a buyer by the Seller or any licensee involved in the sale of the Property, nor should buyer consider the information contained herein a substitute for any physical inspections of the Property. The following information is provided by the Seller and not by any licensee involved in the sale of the Property to a buyer.

**NOTE TO BUYER: UNLESS OTHERWISE AGREED TO BY SELLER IN ANY SALES CONTRACT ENTERED INTO BY SELLER AND A BUYER, SELLER SHALL NOT BE REQUIRED TO TAKE REMEDIAL ACTION OR PROVIDE A CREDIT IN LIEU OF ANY REMEDIAL ACTION WITH REGARD TO ANY DEFECTIVE INSPECTION ITEM DISCLOSED HEREIN.**

	<u>YES</u>	<u>NO</u>	<u>DON'T KNOW</u>
<b>ITEMS</b>			
<b><u>SELLER MAY PROVIDE ADDITIONAL COMMENTS IN PARAGRAPH 17</u></b>			
1. OCCUPANCY:			
(a) Property is <input type="checkbox"/> owner occupied <input type="checkbox"/> tenant occupied <input type="checkbox"/> unoccupied			
(b) How long has it been since Seller occupied Property? _____			
(c) Current lease, written or verbal, on the Property, or any portion thereof? If written lease, please attach copy.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. SOIL, TOPOGRAPHY, LANDSCAPE AND BOUNDARIES:			
(a) Was any portion of the Property filled or used as a landfill?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Sliding, earth movement, sinkholes, upheaval, or earth stability/ expansion soil problems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Any drainage, water infiltration, flooding or grading problems on the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Do you know in which FEMA-designated flood zone the Property is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Presence on the Property of any Prohibited Exotic Plant Species?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Any encroachments of neighboring property improvements, unrecorded easements, or boundary line disputes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) If the answer to any of the above is Yes, describe or specify: <u>lot filled at time of construction to meet minimum Mean Sea Level height requirements</u>			
3. ROOF:			
(a) Approximate age: <u>3 1/2</u> years.			
(b) All or any part been repaired or replaced? If yes, describe: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Current roof leaks or problems with the roof, gutters or downspouts? If yes, describe nature and location: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



**ITEMS**

**SELLER MAY PROVIDE ADDITIONAL COMMENTS IN PARAGRAPH 17**

**YES NO DON'T KNOW**

**4. TERMITES, WOOD ROT, PESTS, WOOD-DESTROYING ORGANISMS:**

(a) Infestation or damage? If yes, describe type and location: \_\_\_\_\_

(b) Property currently under service contract, warranty or other coverage?

Name of Company: \_\_\_\_\_

Type of coverage  re-treatment and repair or  re-treatment only or  preventative maintenance contract

Is service contract, warranty or other coverage transferable?

**5. STRUCTURAL, FOUNDATION, ADDITIONS AND ALTERATIONS:**

(a) Movement, shifting, cracking, deterioration, or other structural problems with any dwelling or garage? If yes, describe: \_\_\_\_\_

(b) Structural problems with driveways, walkways, patios, or retaining walls? If yes, describe: \_\_\_\_\_

(c) Material additions, structural changes, or any other major alterations to original improvements? If yes, describe: \_\_\_\_\_

If yes, were permits and/or approvals obtained?

(d) Any work done not in compliance with prevailing building codes or zoning regulations? If yes, describe: \_\_\_\_\_

**6. DRAINAGE, FLOODING AND MOISTURE:**

(a) Water leakage, accumulation, dampness or damage within improvements? If yes, describe nature and location: \_\_\_\_\_

(b) Drainage problems or flooding? If yes, describe nature and location: \_\_\_\_\_

(c) Problems with siding or exterior cladding retaining moisture, swelling, chipping or delaminating? If yes, describe nature and location: \_\_\_\_\_

**7. PLUMBING AND IRRIGATION SYSTEMS AND EQUIPMENT:**

(a) Drinking water source:  Public  Private  Well

(b) Problems with quality, supply or flow of potable water? If yes, describe: \_\_\_\_\_

(c) Water softener, filter or purifier  Leased  Owned. If leased, Company Name: \_\_\_\_\_

Service Contract  Yes  No

(d) Sewage system:  Public  Private  Septic

(e) Leaks, backups, or similar problems relating to plumbing, water and/or sewage-related items? If yes, describe nature and location: \_\_\_\_\_

(f) Polybutylene plumbing, other than primary service line, on the Property?

(g) Irrigation system:  Public  Private Source: \_\_\_\_\_



**ITEMS**  
**SELLER MAY PROVIDE ADDITIONAL COMMENTS IN PARAGRAPH 17**

**YES    NO    DON'T KNOW**

**8. HEATING AND AIR CONDITIONING SYSTEMS AND EQUIPMENT:**

- (a) Heating system(s)?  electric  gas  solar Age: \_\_\_\_\_ years
- (b) Water heated by  electric  gas  solar  heat recovery Age: 32 years
- (c) Air conditioning system(s)  central  window/wall unit Age: 32 years
- (d) All enclosed living areas connected to heating/air conditioning system?  YES  NO  DON'T KNOW  
 If no, describe location: \_\_\_\_\_

**9. ELECTRICAL SYSTEMS AND EQUIPMENT:**

- Any damaged or malfunctioning switches, receptacles or wiring? If yes, describe nature and location: \_\_\_\_\_  YES  NO  DON'T KNOW

**10. TOXIC AND HAZARDOUS SUBSTANCES AND WASTE:**

- (a) Any underground tanks or toxic or hazardous substances (structure or soil) such as asbestos, polychlorinated biphenyls (PCBs), methane gas, radon, benzene, lead-based paint, toxic mold or others? If yes, describe nature and location: \_\_\_\_\_  YES  NO  DON'T KNOW
- (b) Any radon mitigation performed on the Property? \_\_\_\_\_  YES  NO  DON'T KNOW  
 When? \_\_\_\_\_ By Whom? \_\_\_\_\_
- (c) Any mold remediated from the Property? \_\_\_\_\_  YES  NO  DON'T KNOW  
 When? \_\_\_\_\_ By Whom? \_\_\_\_\_
- (d) Any prior use of the Property for agriculture, storage of vehicles or equipment, or commercial uses? If yes, describe nature and location: \_\_\_\_\_  YES  NO  DON'T KNOW  
Seriously doubt it.

**11. SWIMMING POOL AND SPA:**

- (a) Spa? If Yes, Source of heat:  electrical  solar  gas  other. If other, type: \_\_\_\_\_  YES  NO  DON'T KNOW
- (b) Swimming pool heated? If Yes, Source of heat:  electrical  solar  gas  other. other, type: \_\_\_\_\_  YES  NO  DON'T KNOW
- (c) Current leaks/unusual loss of water? If yes, describe nature and location: \_\_\_\_\_  YES  NO  DON'T KNOW
- (d) Problems with pool or spa filtration systems? If yes, describe: \_\_\_\_\_  YES  NO  DON'T KNOW
- (e) Any non-functioning or malfunctioning pool or spa equipment? If yes, describe: \_\_\_\_\_  YES  NO  DON'T KNOW
- (f) Pool or spa issued a certification of substantial completion after October 1, 2000?  YES  NO  DON'T KNOW  
 If yes, check those that apply:  enclosure that meets pool barrier requirements  
 required door locks  required door and window exit alarms  
 approved pool safety cover
- (g) Pool/spa professionally serviced? Company Name: \_\_\_\_\_  YES  NO  DON'T KNOW



**ITEMS**  
**SELLER MAY PROVIDE ADDITIONAL COMMENTS IN PARAGRAPH 17**

**YES    NO    DON'T  
KNOW**

**12. APPLIANCES AND EQUIPMENT**

- (a) Are all appliances and equipment in working condition? If no, identify items not working:  YES  NO  DON'T KNOW  
 \_\_\_\_\_
- (b) Are any appliances or equipment leased? If yes, Company Name: \_\_\_\_\_  YES  NO  DON'T KNOW  
 \_\_\_\_\_
- (c) Security system?  YES  NO  DON'T KNOW  
 If yes, is system currently operational?  YES  NO  DON'T KNOW

**13. WETLANDS AND ENVIRONMENTALLY SENSITIVE AREAS:**

- (a) Any wetlands located on the Property?  YES  NO  DON'T KNOW
- (b) Any wetlands determination report or application for environmental resource permit ever been filed or received as to the Property?  YES  NO  DON'T KNOW  
 If your answer to (b) above is Yes, if the report or permit is available to you, attach a copy.
- (c) Any mangroves, archeological sites, protected species or other environmentally sensitive areas located on the Property?  YES  NO  DON'T KNOW
- (d) If located near the coast, does the Coastal Construction Control Line touch the Property?  YES  NO  DON'T KNOW
- (e) If the answer to any of the above is Yes, describe: \_\_\_\_\_  
 \_\_\_\_\_

**14. SURVEY OF PROPERTY:**

- (a) Has the Property previously been surveyed?  YES  NO  DON'T KNOW
- (b) If the answer to (a) above is Yes, can you provide a copy of the survey?  YES  NO  DON'T KNOW
- (c) Has the Property ever previously been improved with a home or other building(s) that has since been demolished or removed?  YES  NO  DON'T KNOW  
 If the answer to (c) above is Yes, describe: \_\_\_\_\_  
 \_\_\_\_\_

**15. INSURANCE:**

- (a) Are you aware of any insurance claims made for damage to or upon the Property?  YES  NO  DON'T KNOW
- (b) If Yes, the claim was for:  Water Damage/Flood  Fire  Wind  Theft  Injury  
 Sinkhole Damage  Other
- (c) Explain any insurance claim(s) shown in (b) above: \_\_\_\_\_  
 \_\_\_\_\_
- (d) If any insurance claim was made for sinkhole damage, was the claim paid?  YES  NO  DON'T KNOW  
*Note: Florida law requires a seller disclosure to prospective buyers: If the seller has ever made an insurance claim related to sinkhole damage, the seller must disclose whether the claim was paid and whether or not the full amount paid was used to repair the sinkhole damage.*
- (e) If any sinkhole claim was paid, were all the proceeds used to repair the damage?  YES  NO  DON'T KNOW



