



SELLER'S DISCLOSURE STATEMENT (RESIDENTIAL IMPROVED PROPERTY)



Property: 2395 39th Ave NE Naples, FL 34120

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>
ITEMS				
<u>SELLER MAY PROVIDE ADDITIONAL COMMENTS IN PARAGRAPH 17</u>				
1. OCCUPANCY:				
(a) Property is <input checked="" type="checkbox"/> owner occupied <input type="checkbox"/> tenant occupied <input type="checkbox"/> unoccupied				
(b) How long has it been since Seller occupied Property? <u>Current</u>				
(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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>		<input type="checkbox"/>
(g) If the answer to any of the above is Yes, describe or specify: _____				

3. ROOF:				
(a) Approximate age: <u>11</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"/>



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YES NO DON'T KNOW

4. TERMITES, WOOD ROT, PESTS, WOOD-DESTROYING ORGANISMS:
- (a) Infestation or damage? If yes, describe type and location: _____ YES NO DON'T KNOW
- (b) Property currently under service contract, warranty or other coverage? YES NO DON'T KNOW
- 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? YES NO DON'T KNOW
5. STRUCTURAL, FOUNDATION, ADDITIONS AND ALTERATIONS:
- (a) Movement, shifting, cracking, deterioration, or other structural problems with any dwelling or garage? If yes, describe: _____ YES NO DON'T KNOW
- (b) Structural problems with driveways, walkways, patios, or retaining walls? If yes, describe: _____ YES NO DON'T KNOW
- (c) Material additions, structural changes, or any other major alterations to original improvements? If yes, describe: _____ YES NO DON'T KNOW
- If yes, were permits and/or approvals obtained? YES NO DON'T KNOW
- (d) Any work done not in compliance with prevailing building codes or zoning regulations? If yes, describe: _____ YES NO DON'T KNOW
6. DRAINAGE, FLOODING AND MOISTURE:
- (a) Water leakage, accumulation, dampness or damage within improvements? If yes, describe nature and location: _____ YES NO DON'T KNOW
- (b) Drainage problems or flooding? If yes, describe nature and location: _____ YES NO DON'T KNOW
- (c) Problems with siding or exterior cladding retaining moisture, swelling, chipping or delaminating? If yes, describe nature and location: _____ YES NO DON'T KNOW
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: _____ YES NO DON'T KNOW
- (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: _____ YES NO DON'T KNOW
- (f) Polybutylene plumbing, other than primary service line, on the Property? YES NO DON'T KNOW
- (g) Irrigation system: Public Private Source: _____



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**YES NO DON'T
KNOW**

8. HEATING AND AIR CONDITIONING SYSTEMS AND EQUIPMENT:

- (a) Heating system(s)? electric gas solar Age: 11 years
- (b) Water heated by electric gas solar heat recovery Age: 11 years
- (c) Air conditioning system(s) central window/wall unit Age: 3 years
- (d) All enclosed living areas connected to heating/air conditioning system?
 If no, describe location: _____

9. ELECTRICAL SYSTEMS AND EQUIPMENT:

Any damaged or malfunctioning switches, receptacles or wiring? If yes, describe nature and location: _____

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: _____
- (b) Any radon mitigation performed on the Property? _____
 When? _____ By Whom? _____
- (c) Any mold remediated from the Property? _____
 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: _____

11. SWIMMING POOL AND SPA:

- (a) Spa? If Yes, Source of heat: electrical solar gas other: If other, type: _____
- (b) Swimming pool heated? If Yes, Source of heat: electrical solar gas other: If other, type: _____
- (c) Current leaks/unusual loss of water? If yes, describe nature and location: _____
- (d) Problems with pool or spa filtration systems? If yes, describe: _____
- (e) Any non-functioning or malfunctioning pool or spa equipment?
 If yes, describe: _____
- (f) Pool or spa issued a certification of substantial completion after October 1, 2000?
 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: _____

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**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



