



# SELLER'S PROPERTY DISCLOSURE

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NORTHEAST FLORIDA ASSOCIATION OF REALTORS®, INC.



### NOTICE TO SELLER

In Florida a seller of residential property is obligated to disclose to a buyer all facts known to a seller that materially and adversely affect the value of the Property being sold which are not readily observable by a buyer. This Disclosure is designed to assist a seller in complying with the disclosure requirements under Florida law and to assist a buyer in evaluating the Property described below ("the Property"). All parties, including the listing real estate Broker(s) and cooperating Broker(s), may wish to refer to this information when they evaluate, market or present the Property to prospective buyers.

### NOTICE TO BUYER

This Disclosure is not a warranty by SELLER or a representation of any kind by any REALTOR to this transaction and is not considered a substitute for inspections or warranties a buyer may wish to obtain. This Disclosure is based only upon SELLER's knowledge of the Property's condition as of the date signed by SELLER.

SELLER Mark A and Joan M Refosco

Street Address 355 S Roscoe Blvd

City Ponte Vedra Beach

State FL

Zip 32082

Year Built: 2015 Date SELLER purchased Property: 2015

Is each individual named above a U.S. Citizen or resident alien?  Yes  No

Do you currently occupy the Property?  Yes  No

If not, when did you vacate the Property? \_\_\_\_\_

Is the Property tenant occupied?  Yes  No

If yes, is there a written lease?  Yes  No

Date lease began \_\_\_\_\_ Deposit amount \$ \_\_\_\_\_ Date lease ends \_\_\_\_\_

Monthly payment due under lease \$ \_\_\_\_\_ Date payable \_\_\_\_\_

1. **PROPERTY INFORMATION:** The Property has the items checked below, which are installed and, to SELLER's actual knowledge, are in working condition unless otherwise indicated:

- Range Brand: THERMADOR
- Oven Brand: " "
- Dishwasher Brand: " "
- Disposal Brand: " "
- Trash Compactor Brand: \_\_\_\_\_
- Ceiling Fans - Number of fans: 12 (TWELVE)
- Intercom
- Audio Visual System Wiring
- Light Fixtures
- Bathroom Mirrors
- Drapery Hardware
- All Window Treatments
- Garage Door Opener(s) and Number of Control(s): 4
- Security Gate and other Access Devices
- Pool Heater
- Storage Shed
- Mounted/Installed Speakers
- TV Antennae/Satellite Dish  Owned  Leased
- Water Softener/Treatment System  Owned  Leased
- Storm Shutters and Panels
- Spa or Hot Tub with Heater
- Sauna
- Built In Grill  Gas Supply:  Utility  Bottled/Tank
- Irrigation System  Full  Partial
- Water Heater:  Electric  Gas  Solar Brand: RONA, TANKLESS(2)

- Refrigerator Brand: THERMADOR
- Microwave Oven Brand: " "
- Washer Brand: MAYTAG
- Dryer Brand: " "
- Fireplace  Gas Logs  Wood burning  Electric
- Smoke Detectors
- Security System  Owned  Leased
- Window/Wall a/c(s) - Number of units: \_\_\_\_\_
- Built In Generator
- Wine Cooler  Built-in  Free Standing
- In-ground Pool
- Above Ground Pool
- Pool Fence/Barrier
- Pool Sweep
- Solar Panels
- Individual Mail Box
- Cluster Mail Box and Key - Box Number \_\_\_\_\_
- Smart Home System(s) consisting of: CONTROL 4

**2. CLAIMS AND ASSESSMENTS:**

- a. Are you aware of any existing, pending or proposed legal or administrative action affecting the Property?  Yes  No
- b. Are you aware of any existing or proposed municipal or county special assessments affecting the Property?  Yes  No
- c. Have any local, state or federal authorities notified you that repairs, alterations or corrections to the Property are required?  Yes  No
- d. Are you aware of any existing, pending or proposed legal action or administrative action affecting homeowners'/condominium association common areas (such as clubhouse, pools, tennis courts, walkways or other areas)?  Yes  No

If yes to any of these items, please explain: \_\_\_\_\_

**3. DEED/HOMEOWNERS'/CONDOMINIUM ASSOCIATION RESTRICTIONS:**

- a. Are there any deed, homeowners' or condominium restrictions?  Yes  No
- b. Are there any mandatory homeowners' or condominium associations?  Yes  No

If yes, how many? \_\_\_\_\_

If yes, please see Homeowners' Association/Community Disclosure Addendum or Condominium Rider

Fees are payable to: \_\_\_\_\_

Payee's address: \_\_\_\_\_

Payee's phone number: \_\_\_\_\_

- Homeowners' Association fees and assessments are payable in the amount of \$ n/a per \_\_\_\_\_
- Master Association fees and assessments are payable in the amount of \$ \_\_\_\_\_ per \_\_\_\_\_
- Condominium Association maintenance fees are payable in the amount of \$ \_\_\_\_\_ per \_\_\_\_\_
- Condominium Association special assessment fees are payable in the amount of \$ \_\_\_\_\_ per \_\_\_\_\_
- \_\_\_\_\_ fees or assessments are payable in the amount of \$ \_\_\_\_\_ per \_\_\_\_\_
- \_\_\_\_\_ fees or assessments are payable in the amount of \$ \_\_\_\_\_ per \_\_\_\_\_
- \_\_\_\_\_ Association transfer/access fees payable by BUYER \$ \_\_\_\_\_
- \_\_\_\_\_ Association Capital Contribution fee payable by BUYER \$ \_\_\_\_\_

- c. Are you aware of any pending special assessment(s)? If yes please explain:  Yes  No

- d. Are any of your Association fees delinquent?  Yes  No
- e. Are you aware of any proposed changes to any of the restrictions?  Yes  No
- f. Are there any resale restrictions?  Yes  No
- g. Are there any restrictions to leasing the Property?  Yes  No
- h. Are you aware of any violations of the restrictive covenants affecting the Property including failure to obtain Association approval for improvements or changes to the Property?  Yes  No
- i. Is the Property part of a Community Development District (CDD)?  Yes  No

If yes, please see Community Development District Acknowledgment.

**4. ENVIRONMENT:**

- a. Was the Property built before 1978?  Yes  No  
If yes, complete the Lead-Based Paint Disclosure.
- b. Are there or have there been any substances, materials or products which may be an environmental hazard such as, but not limited to, asbestos, urea formaldehyde, methamphetamine, radon gas, mold, lead-based paint, defective drywall, defective flooring, fuel oil, propane or chemical storage tanks (active or abandoned), or contaminated soil or water on the Property?  Yes  No  Unknown
- c. Has there been any clean up, repair or remediation of the Property due to any of the substances, materials or products listed in subsection (b) above?  Yes  No  Unknown
- d. Are there any wetlands, conservation easements/buffers, archeological sites or other environmentally sensitive areas located on the Property active or abandoned?  Yes  No  Unknown

If yes to any of these items, please explain: \_\_\_\_\_

**5. ROADS/LAND USE**

- a. Are access roads  Public  Private? If private, is there a recorded road maintenance agreement?  Yes  No  Unknown
- b. Is the Property zoned for its current use?  Yes  No  Unknown
- c. Are there any restrictions governing reconstruction of the Property following casualty loss or damage (e.g. for oceanfront or historic district properties)?  Yes  No  Unknown

If yes to any of these items, please explain: \_\_\_\_\_

**6. ADDITIONS/REMODELING/INSURANCE CLAIMS**

- a. Has there been any structural damage or damage to personal property which may have resulted from casualties including, but not limited to, fire, wind, water, flood, hail or sinkholes?  Yes  No  Unknown
- b. If yes, are you aware if any insurance claims were filed?  Yes  No
- c. Have you made any additions, structural changes or other alterations to the Property?  Yes  No  
 If yes, did you obtain all necessary permits?  Yes  No  
 Was/Were the permit(s) closed out (finalized)?  Yes  No  Unknown
- d. Was any of the work in violation of any building codes?  Yes  No
- e. Were there any additions, structural changes or other alterations made to the Property by any previous owner?  Yes  No  Unknown
- f. Please provide the name of any contractor or individual who constructed any addition or made any structural change to the Property. \_\_\_\_\_
- g. Are you aware of any active or open permits on the Property which have not been closed by a final inspection?  Yes  No

If yes to any of these items, please explain: \_\_\_\_\_

**7. ROOF-RELATED ITEMS**

- a. What is the approximate age of the roof? 3.5 yrs  Unknown
- b. Has the roof leaked during your ownership of the Property?  Yes  No  
 If yes, what was done to correct the leak(s)? \_\_\_\_\_
- c. Has the roof been replaced or repaired during your ownership of the Property?  Yes  No  
 If replaced or repaired, please provide the date and name of contractor \_\_\_\_\_  
 is there a transferable warranty?  Yes  No

If yes, please provide a copy of the warranty. \_\_\_\_\_

**8. POOL/SPA OR HOT TUB**

- a. Does the Property have any of the following?  
 Pool/Spa Heater  Yes  No Type:  Gas  Electric  Solar  
 Pool Sweep  Yes  No  
 Spa/Hot Tub  Yes  No Type:  Gas  Electric  
 What is the approximate age of the Pool 3.5 Spa 3.5 Hot Tub \_\_\_\_\_?
- b. Have repairs/replacements ever been made to any item mentioned above?  Yes  No  Unknown  
 If yes, please explain: \_\_\_\_\_
- c. What type of pool/spa or hot tub chlorination system do you have? (salt or chlorine) SALT
- d. The pool/spa has the following safety features (as defined by Section 515, Florida Statutes):  
 Enclosure that meets the pool barrier requirements  Approved safety pool cover  
 Required door and window exit alarms  Required door locks

**9. HEATING AND AIR CONDITIONING**

Please indicate existing equipment:

- a. Air Conditioning:  Central  Electric Brand Name: CARRIER Age 3.5
- b. Heating:  Central  Electric  Gas  Fuel Oil Brand Name: CARRIER Age 3.5
- c. If heat pump, type: \_\_\_\_\_
- d. Air condenser age 3.5 Air handler age 3.5
- e. Window/Wall Unit (s) \_\_\_\_\_ Number and location of units included in sale: \_\_\_\_\_
- f. Solar Heating:  Owned  Leased
- g. Do you have any fuel storage tanks?  Yes  No  
 If yes,  Underground  Above ground  Both
- h. Are you aware of any malfunction, condensation problem or defect regarding these items or ductwork since you have owned the Property?  Yes  No  
 If yes, explain: \_\_\_\_\_

**10. WATER INTRUSION**

- a. Are you aware of any past or present water intrusion, accumulation of water or dampness affecting the Property, including any crawl spaces?  Yes  No  
 If yes, please explain \_\_\_\_\_
- b. Are you aware of any attempts to control any water or dampness problems, including in any crawl spaces?  Yes  No

- c. Are you aware of any insurance claims filed for water intrusion?  Yes  No  
 If yes, please indicate when \_\_\_\_\_  
 If yes, has the claim been completely settled with your insurance company?  Yes  No  
 If yes, was the full amount of the claim proceeds used to repair the water intrusion?  Yes  No

**11. SINKHOLES, SETTLING AND SOIL MOVEMENT**

- a. Are you aware of any past or present settling, soil movement or sinkhole(s) affecting the Property?  Yes  No  
 If yes, please explain: \_\_\_\_\_  
 b. Are you aware of any insurance claims filed for a sinkhole with an insurance company?  Yes  No  
 If yes, has the claim has been completely settled with your homeowner's insurance company?  Yes  No  
 If yes, was the full amount of the claim proceeds used to repair the sinkhole damage?  Yes  No

**12. WINDOWS/DOORS/LOCKS**

- a. Are the windows insulated glass?  Yes  No  Unknown  
 b. Are any windows low "e" filtered windows?  Yes  No  Unknown  
 c. Are there any fogged windows?  Yes  No  
 d. Are any windows broken or cracked?  Yes  No  
 e. Do all operable windows open, stay open, close and lock properly?  Yes  No  
 f. Are any screens missing or damaged?  Yes  No  
 g. Do all doors operate properly?  Yes  No

**13. PLUMBING**

- a. Are you aware of any problems with the plumbing system/fixtures?  Yes  No  
 b. Are you aware of any polybutylene pipes on the Property?  Yes  No  
 c. Are you aware of any leaks, back-ups, water or sewer/septic tank problems?  Yes  No  
 d. What is your drinking water supply source?  Public  Private  Well on Property  Shared well  
 e. If your water is from a well, have there ever been repairs/replacements to the well or pump?  Yes  No  Unknown  
 f. Has the well water ever been tested?  Yes  No  Unknown  
 g. Do you have a separate water supply source for irrigation?  
 h. If yes,  Irrigation Meter  Shallow Well DEEP/ARTESIAN  
 i. What type of sewage system do you have?  Public  Private  Septic Tank(s)  
 If septic, how many? ONE Locations: FRONT  
 When was septic tank last pumped? n/a Age of septic tank if known: 3.5  
 Age of drain field if known: \_\_\_\_\_  
 j. Number of water heaters? 2  Electric  Gas  Solar  Tankless  
 If yes to any of these items, please explain: \_\_\_\_\_

**14. ELECTRICAL SYSTEM**

- a. Are you aware of any damaged or malfunctioning switches, receptacles, wiring or any problem with the electrical system/fixtures?  Yes  No  
 If yes, please explain: \_\_\_\_\_  
 b. Does the Property have any aluminum wiring?  Yes  No  Unknown

**15. EXCLUSIONS/LEASED SYSTEMS**

- a. Are there any items that are affixed to the Property that are excluded from the sale?  Yes  No  
 If yes, please itemize: TV'S C. MASTER & GREAT ROOM  
 b. Is there any leased equipment included in the sale?  Yes  No  
 If yes, please itemize: \_\_\_\_\_

**16. WOOD-DESTROYING ORGANISMS**

- a. Are you aware of any past or present infestation or damage to the Property caused by any wood-destroying organisms, including fungi?  Yes  No  
 If yes, please explain: \_\_\_\_\_  
 b. Is the Property currently under service agreement or bond for wood-destroying organisms with a licensed pest control company?  Yes  No  
 If yes, with what company and renewal date? Telange Pest Control  
 Is the service agreement or bond transferable?  Yes  No  
 If yes, please attach a copy of the service agreement or bond.  
 c. Do you know of any wood-destroying organism reports on the Property issued in the past five years?  Yes  No  
 If yes, please explain and attached a copy if available: \_\_\_\_\_

**17. FLOOD ZONE/DRAINAGE/BOUNDARIES**

- a. Is any portion of the Property in a special flood hazard area for which a lender may require flood insurance?  Yes  No  
 If yes, please attach a copy of the flood elevation certificate if available.
- b. Are you aware of any past or present drainage/flood problems affecting the Property?  Yes  No
- c. Are you aware of any encroachments or boundary line disputes affecting the Property?  Yes  No
- d. Are you aware of any shared access/driveway, dock, well or other joint use agreements?  Yes  No  
 If yes,  oral  written. If written, please attach a copy.
- e. Are you aware of any easements affecting the Property other than utility easements?  Yes  No  
 If yes, please explain: \_\_\_\_\_
- f. Do you have a survey map of the Property?  Yes  No  
 If yes, please attach a copy.

**18. OTHER MATTERS**

- a. Does anyone, including any owner's association, have a right of first refusal or an option to buy the Property?  Yes  No
- b. Are you aware of any existing or threatened legal action affecting you or the Property?  Yes  No
- c. Does the Property have homestead tax exemption for the current year?  Yes  No
- d. Water/Sewer Provider: TEA  
 Garbage Pick-up Provider: COUNTY Gas/Fuel oil Provider: GREENS GAS  
 Electricity Provider: BEACHES
- e. Is there anything else you feel you should disclose to a prospective buyer that may materially adversely affect the value or desirability of the Property?  Yes  No  
 If yes to any of these items, please explain: \_\_\_\_\_

SELLER represents that the information set forth in this Property Disclosure is accurate and complete to the best of SELLER's knowledge. SELLER does not intend this Disclosure to be a warranty or guaranty of any kind. SELLER hereby authorizes the listing Broker to provide a copy of this Disclosure to prospective buyers of the Property and to real estate brokers and licensees. SELLER shall notify the listing Broker in writing immediately if any information set forth in this Disclosure becomes inaccurate or incorrect.

[Signature] 8.24.18 SELLER DATE  
 \_\_\_\_\_ SELLER DATE  
[Signature] 8.24.18 SELLER DATE  
 \_\_\_\_\_ SELLER DATE

**RECEIPT AND ACKNOWLEDGMENT BY BUYER**

BUYER hereby acknowledges receipt of a copy of this Property Disclosure. BUYER is strongly advised to obtain Property inspection(s) as provided for in the Purchase and Sale Agreement. BUYER should select professionals with appropriate qualifications to conduct inspections. BUYER acknowledges that this Property Disclosure is not intended as a warranty or guaranty of any kind by SELLER.

BUYER hereby acknowledges that SELLER's representations are made to BUYER based on SELLER's knowledge and, further, that it is BUYER's responsibility to have the Property inspected. The statements in this Disclosure are those of SELLER only. The Brokers and their licensees do not warrant or guarantee the statements contained in this Property Disclosure or the condition of the Property and are not responsible for the condition of the Property. BUYER understands that the Property is being sold in its present condition unless otherwise agreed upon in the Purchase and Sale Agreement and Deposit Receipt.

\_\_\_\_\_  
 BUYER DATE BUYER DATE  
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 BUYER DATE BUYER DATE  
 SPD