



TALLAHASSEE BOARD OF REALTORS®, INC. SELLER'S PROPERTY DISCLOSURE STATEMENT



(REVISED JULY 2017)
(IT IS SUGGESTED THAT COPIES OF THIS DISCLOSURE BE AVAILABLE AT THE PROPERTY)

SELLER: _____ Jeremy S. & Carol S. Roland, a married couple

Property Address: _____ 815 Peggy Drive, Tallahassee, FL 32305

Date Property Purchased 03-04-1997 Year Built 1973

NOTICE TO SELLER: Every SELLER is obligated to disclose to a BUYER all known facts, which are not readily observable to a BUYER that materially and/or adversely affect the value of the property being sold. This disclosure statement is intended to assist SELLER in complying with disclosure requirements and to provide helpful information to a BUYER. The Listing Broker, the Selling Broker and their respective Salespersons will also rely upon this information when they evaluate, market and present SELLER'S property to prospective BUYERS.

- IF THIS PROPERTY IS UNIMPROVED, COMPLETE SECTIONS 14-17 ONLY.
- When explanations are needed please give details such as location, extent, date, and name of repair persons. Use extra sheets if necessary.

NOTICE TO BUYER: This is a disclosure of SELLER'S knowledge as of the date signed by the SELLER of the condition of the property and is not a substitute for BUYER'S due diligence. It is not a warranty of any kind by SELLER or a warranty or representation by the Listing Broker, the Selling Broker, or their Salespersons.

1. OCCUPANCY

- (a) If property is vacant, provide date it was vacated. _____
- (b) Is the property occupied by Seller Tenant
- (c) If Tenant occupied, provide the following information:
1. Is there a written lease? Yes No If yes, expiration date _____
 2. Monthly rental amount _____ Security Deposit amount _____
 3. Management Company, if any _____

2. EQUIPMENT AND APPLIANCES INCLUDED IN SALE (Subject to final negotiated contract)

Mark the items included in the sale of your property:

- | | | | |
|--|--|---|--|
| <input type="checkbox"/> Above Ground Pool | <input type="checkbox"/> Generator | <input checked="" type="checkbox"/> Range/Oven | <input type="checkbox"/> Washer |
| <input checked="" type="checkbox"/> Ceiling Fans—all | <input type="checkbox"/> Ice Maker—Stand Alone | <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> with Ice Maker | <input type="checkbox"/> Water Softener/Purifier |
| <input type="checkbox"/> Central Vacuum and Attachments | <input type="checkbox"/> Intercom | <input type="checkbox"/> Satellite System | <input type="checkbox"/> Window Treatments—all |
| <input type="checkbox"/> Dishwasher | <input type="checkbox"/> Irrigation System | <input checked="" type="checkbox"/> Security System – (see below) | <input type="checkbox"/> Window/Wall AC |
| <input type="checkbox"/> Disposal | <input checked="" type="checkbox"/> Light Fixtures—all | <input type="checkbox"/> Spa or Hot Tub with Heater | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Dryer | <input checked="" type="checkbox"/> Microwave Oven | <input checked="" type="checkbox"/> Storage Shed | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Garage Door Opener and Transmitter(s) | <input type="checkbox"/> Pool Equipment | <input type="checkbox"/> Surveillance Equipment | <input type="checkbox"/> _____ |
| | <input type="checkbox"/> Pool Heater | <input type="checkbox"/> Trash Compactor | <input type="checkbox"/> _____ |
- Oil/Propane Tanks Owned Leased, If leased, from whom _____ Cost _____
- Security System Owned Leased, If leased, from whom _____ Cost _____

Any other leased systems: _____

If any of these items have been replaced during your ownership, which items and what year: _____

If any of these items have any defects, explain: _____

Are there any fixtures, appliances, or systems on or about the property excluded from the sale? Yes No

If yes, explain: the lift and the shed behind the lift

BUYERS Initials: _____

SELLERS Initials: JSR CSR

3. STRUCTURAL ITEMS

- (a) Name of Contractor or Builder who built home, if known _____
- (b) Has there been any past or present movement, shifting, cracks, deterioration, structural damage or other problems with walls, ceilings, or foundations? Yes No Unknown
- (c) Has there been any past or present water leakage or intrusion in the structure(s)? Yes No Unknown
- (d) Have there been any past or present problems with driveways, walkways, patios, or retaining walls? Yes No Unknown
- (e) Have there been any repairs or other efforts to control the cause or effect of any problem(s) described in this section?
 Yes No Unknown
- (f) Has there ever been a fire in this property? Yes No Unknown
- (g) Have there been any problems with the fireplace? Yes No Unknown
- If any answers are yes, explain: drive way has some cracks one broken spot

4. ADDITIONS / ALTERATIONS & REMODELING

- (a) Have you made any additions, structural changes, or other alterations to the property? Yes No
If yes, explain: roof,windows,floors,siding,title work
- If yes, did you obtain and close out all necessary permits? Yes No Unknown
- (b) Provide the name of any Contractor or individual who did any additions, structural changes, or other alterations to the property, if known: roof bob mckelthen and sons,flooring nolan flooring,windows window world,tile work benny the tile guy,siding flawless souldions

5. ROOF

- (a) Year current roof put on 2016
- (b) Has the roof ever leaked during your ownership? Yes No
- (c) Has the roof been replaced or repaired during your ownership? Yes No
If yes, provide name of Contractor or individual who did the work and details of replacement/repair bob mckeithen and sons
- (d) Do you know of any other problems with the roof or gutters? Yes No
If any answers are yes, explain: _____

6. SIDING

- (a) Exterior siding material(s): Brick Wood Vinyl Stucco Synthetic Stucco
 Manufactured Siding Fiber Cement Other _____ Unknown
- (b) If manufactured siding, provide name of manufacturer, if known royal building products
- (c) If stucco, have there been any inspection reports on the stucco in the last 5 years? Yes No
- (d) Do you know of any problems/defects with the siding? Yes No
- (e) Have you filed any claims with manufacturers in regard to the siding? Yes No
If any answers are yes, explain: _____

7. WINDOWS/DOORS/LOCKS

- (a) Are the windows insulated glass? Yes No
- (b) Are there any fogged, broken, or cracked windows? Yes No Unknown
If yes, which ones _____
- (c) Do all operable windows open, stay open, close and lock properly? Yes No Unknown
If no, which ones _____
- (d) Are any screens missing or damaged? Yes No Unknown
If yes, which ones _____
- (e) Do all doors operate properly? Yes No
If no, explain: _____
- (f) Do you have keys to all door locks? Yes No
If no, explain: _____

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SELLERS Initials: JSR CSR

8. HEATING AND AIR CONDITIONING

- (a) Air Conditioning: Central Electric Natural Gas Window Units, # of units included in sale _____
 Mini-split, # of units _____ Provide age if known 10 years
 - (b) Heating: Central Electric Central Electric Heat Pump Fuel Oil Natural Gas Other _____
Provide age if known 10 years
 - (c) Have there been any problems regarding these items? Yes No
 - (d) Have there been any repairs/replacements of these units during your ownership? Yes No
- If yes, explain: _____

9. ELECTRICAL SYSTEM

- (a) Have there been any problems with the electrical system? Yes No
 - (b) Who supplies electrical service? City of Tallahassee Talquin Other _____
 - (c) Average utility bill? \$ 280.00 month
Number of people living in property 3
- Comments: _____

10. PLUMBING

- (a) Have there been any problems with the plumbing system? Yes No Unknown
 - (b) Do you have polybutelene pipes? Yes No Unknown
 - (c) Have there been any leaks, back-ups, water, and/or sewer/septic tank problems? Yes No Unknown
 - (d) What type of sewage system do you have? Public Community Sewer Septic Tank(s) How Many 1
Location(s) behind the house to the left of the pad come out of the back french doors
When was septic tank last pumped? 1 year ago
 - (e) During your ownership have there been any septic system problems? Yes No
 - (f) If on a septic tank, is sewer service available to your property? Yes No Unknown
- If yes, it is the responsibility of the BUYER to contact the local Health Department regarding continued use of a septic system.**
- (g) Does your utility bill contain a fee for sewer? Yes No
- If yes, it is the responsibility of the BUYER to contact the utility department to determine if a sewer is currently in use or if the sewer fee is for availability of sewer for future usage.**
- (h) Is there a pump associated with your sewage system? Yes No
 - (i) What is your water supply source: Public Community Well Well on Property
 - (j) If your water is from a well, have there ever been repairs/replacements to the well or pump? Yes No Unknown
 - (k) Has the well water ever been tested? Yes No Unknown
Date and Test Results: _____
 - (l) Do you have a water conditioning system? Yes No
If yes, is the system Owned Leased
 - (m) Type of water heater(s)? Gas Electric Solar
On timer(s)? Yes No
Number of Water Heaters? 1 Age of water heater(s) 10 years
Number of gallons? 60 or Tankless
- If any answers are yes, explain: _____

BUYERS Initials: _____

SELLERS Initials: JSR CSR

11. POOL / SPA / HOT TUB (Complete if applicable)

- (a) POOL year installed _____ Salt Chlorine
 In ground: Gunitite Fiberglass Vinyl Age of liner _____ Above ground
 - (b) Has the pool been resurfaced? Yes No Unknown Date _____
 - (c) Pool heater: None Gas Electric Solar
 - (d) Pool pump: Year installed _____
 - (e) Filter type: _____ Year installed _____
 - (f) Is pool equipment included? Yes No
 If yes, itemize: _____
 - (g) Is there an automatic pool cleaner? Yes No If yes, manufacturer name _____
 - (h) SPA/HOT TUB Year installed _____
 - (i) Spa heater: None Gas Electric Solar
- If there are any problems with any of the items above, explain: _____

12. CRAWL SPACES AND BASEMENTS (Complete if applicable)

- (a) Has there ever been any water leakage, accumulation of water or dampness in the basement or crawl space? Yes No Unknown
 - (b) Do you have a sump pump? Yes No
 - (c) Have there been any repairs or other attempts to control any water or dampness problems in the basement or crawlspace? Yes No
- If any answers are yes, explain: _____

13. WOOD DESTROYING ORGANISMS

- (a) Have termites or any wood destroying insects affected the property during your ownership? Yes No Unknown
 - (b) Has there ever been any damage to the property caused by termites or wood destroying insects during your ownership?
 Yes No Unknown
 - (c) Has there ever been any damage to the property caused by wood rot during your ownership? Yes No Unknown
 - (d) Is the property currently under bond for wood destroying insects from a licensed pest control company? Yes No
 What company? _____ Expiration date: _____
 - (e) Do you know of any wood destroying organisms reports on the property in the last five years? Yes No
- If any answers are yes, explain: _____

14. SOIL / DRAINAGE / BOUNDARIES

- (a) Is there any fill or pipe clay on the property? Yes No Unknown
 - (b) Has there been any settling or earth movement on the property? Yes No Unknown
 - (c) Has there been any settling or earth movement in the immediate neighborhood? Yes No Unknown
 - (d) Is any portion of the property located in a flood hazard area? Yes No Unknown Flood zone, if known _____
 - (e) Is flood insurance required by your lender? Yes No
 - (f) Have there been any past or present drainage or flood problems affecting the property? Yes No Unknown
 - (g) Have there been any past or present drainage or flood problems affecting adjacent properties? Yes No Unknown
 - (h) Are there any encroachments, boundary line disputes, or easements affecting the property? Yes No Unknown
 - (i) Are there any conservation easements or environmental restrictions? Yes No Unknown
 - (j) Are there any shared driveways, fences or joint use agreements? Yes No
- If any answers are yes, explain: _____

(k) Who owns any fences? i own all privacy wood fence all four sides

BUYERS Initials: _____

SELLERS Initials: JSK CSR

15. TOXIC SUBSTANCES

(a) Are you aware of any hazardous materials in, on or about the property? (Hazardous Materials may include but are limited to: lead-based paint, asbestos materials, asbestos siding, radon, mold, and buried oil, fuel or other storage tanks.)

Yes No Unknown

(b) Has the property ever been tested for radon, mold, lead-based paint, or any other toxic substances? Yes No Unknown

If any answers are yes, explain: _____

16. NEIGHBORHOOD/HOA FEES AND RESTRICTIONS

(a) Have there been any proposed changes or conditions in your neighborhood that could affect the value or desirability of the property?

Yes No Unknown

If yes, explain: _____

(b) Is this property located within a geographical area which has been designated, or is being considered for designation, as a Historic Preservation Overlay District: Yes No Unknown

(c) Is the property located in the City limits? Yes No

Note: If there is a mandatory Homeowners' Association, including active covenants and periodic dues, you must complete the separate HOMEOWNERS' ASSOCIATION / COMMUNITY DISCLOSURE

(d) Who maintains your road? Gov't Private

If private, is it maintained by: HOA Road Maintenance Agreement Other

(e) What is the annual fee? \$ _____

How is it paid? Monthly Yearly Other _____

(f) What does the fee cover? _____

(g) Are fees current? Yes No

(h) Who is the contact person for the association? _____

Phone # / Email _____

(i) Are there any defects, damages, legal actions, conditions or assessments that may affect the association or its fees? Yes No

(j) Does the property violate the restrictive covenants? Yes No Unknown

If yes, explain: _____

(k) Are there any transfer fees? Yes No Unknown

If yes, to whom _____

(l) Is there an enhancement fee or any other type of fee upon resale? Yes No Unknown

If yes, what kind of fee _____

To whom _____

(m) Is there a CDD (Community Development District) fee attached to your property? Yes No Unknown

If yes, amount \$ _____ How is it paid? _____

(n) Is your Leon County Fire Tax Assesment Paid separately Included in tax bill Unknown N/A

Amount, if any: \$ _____

(o) Are there any special assessments or any other fees of any type? Yes No

If yes, explain nature of assessment/fee and amount: _____

BUYERS Initials: _____

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17. OTHER MATTERS

- (a) Are there any concealed cosmetic defects? Yes No Unknown
- (b) Does anyone have a first right of refusal or an option to buy to this property? Yes No
- (c) Is there any existing or threatened legal action affecting the property? Yes No
- (d) Has an insurance claim been filed on this property during your ownership? Yes No
- (e) Is the property registered as a rooming house under the Rooming House Ordinance? Yes No Unknown
- (f) Are there any zoning violations, non-conforming uses, set back violations, or proposed zoning or road changes? Yes No Unknown
- (g) Are there any violations of local, state, or federal laws or regulations relating to this property? Yes No Unknown
- (h) Anything else you feel you should disclose to a prospective buyer that may materially and/or adversely affect the value or desirability of the property: _____

The undersigned SELLER represents that the information set forth in the foregoing property disclosure statement is accurate and complete to the best of the SELLER'S knowledge on the date signed below. SELLER does not intend this property disclosure statement to be a warranty or guaranty of any kind. SELLER hereby authorizes Listing Broker to provide this information to prospective BUYERS and to other Real Estate Brokers and other Salespersons.

SELLER understands and agrees that SELLER will immediately notify Listing Broker in writing if any information set forth in this property disclosure changes.

Seller: Jeremy S. Roland Date: 12/12/2019

Seller: Carol S. Roland Date: 12/12/2019

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 Contract for Sale and Purchase. BUYER should select professionals with appropriate qualifications to conduct inspections. BUYER is aware that this property disclosure is not intended as a warranty or guaranty of any kind by SELLER. The Brokers and their Salespersons do not warrant or guarantee the condition of the property and are in no way 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 Contract for Sale and Purchase.

Buyer: _____ Date: _____

Buyer: _____ Date: _____