



SELLER'S PROPERTY DISCLOSURE



COPYRIGHTED AND SUGGESTED FOR USE BY THE MEMBERS OF THE
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 Nawwar Kabbani

Street Address 4059 San Bernado Dr.

City Jacksonville

State FL

Zip 32217

Year Built: 1974

Date SELLER purchased Property: 5/12/2017

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? 10/2021

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:

- Dishwasher Brand: LG
- Disposal Brand: _____
- Dryer Brand: SAMSUNG
- Microwave Oven Brand: SHARP
- Oven Brand: DCS FISHER & PAYKEL
- Range Brand: FRIGIDAIRE
- Refrigerator Brand: SAMSUNG
- Trash Compactor Brand: _____
- Washer Brand: SAMSUNG
- Ceiling Fans - Number of fans: 4
- Light Fixtures
- Bathroom Mirrors
- Drapery Hardware
- All Window Treatments
- Garage Door Opener(s) and Number of Control(s): _____
- Security Gate and other Access Devices
- Storage Shed
- Audio Visual System Wiring
- Mounted/Installed Speakers
- Satellite Dish Owned Leased
- Water Softener/Treatment System Owned Leased
- Storm Shutters and Panels
- Built-In Grill Gas Supply: Utility Bottled/Tank
- Irrigation System Full Partial
- Water Heater: Electric Gas Solar Brand: _____

- Fireplace Gas Logs Wood burning Electric
- Smoke Detectors
- Security Cameras/System Owned Leased
- Surveillance 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 Heater
- Pool Fence/Barrier
- Pool Sweep
- Spa or Hot Tub with Heater
- Sauna
- Solar Panels
- Individual Mailbox
- Cluster Mailbox and Key-Box Number _____
- Smart Home Devices (specify):

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 or Property Assessed Clean Energy Financing ("PACE") 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 \$ _____ 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 any of your Association fees delinquent? Yes No
- d. Are you aware of any pending Association special assessment(s)? 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

If yes to d, e, f, g, or h please explain: _____

- i. Is the Property part of a Community Development District (CDD)? Yes No

If yes, please see Community Development District Disclosure.

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
 - d. If the property is in Jacksonville, Florida is it in an Airport Noise Zone as defined in ordinance code section 656.1010 For information you may contact the Jacksonville Planning Department Yes No Unknown
 - e. Does anyone other than SELLER have any mineral rights in the property? Yes No
- 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? New 2021 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 or reroofed over existing shingles during your ownership of the Property? Yes No
- If yes to any of these items, please explain, please provide the date and name of contractor**
May 2021, Best Choice Roofing 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 Solar
 What is the approximate age of the Pool _____ Spa _____ 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 filtration system do you have? (salt or chlorine) _____
 - 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: Bryant, Trane Age 8,11y
 - b. Heating: Central Electric Gas Fuel Oil Brand Name: _____ Age _____
 - c. If heat pump, type: _____
 - d. Air condenser age _____ Air handler age _____
 - e. Window/Wall Unit (s) _____ Number and location of units included in sale: _____
 - f. Do you have any fuel storage tanks? Yes No
- If yes,** Underground Above ground Both
- g. 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 interior or exterior of any part of the improvements or the land, including any crawl spaces? Yes No
- b. Are you aware of any attempts to control any water or dampness problems, including in any crawl spaces? Yes No
If yes, to either of these, please explain _____
- 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 Unknown
- d. Are any windows broken or cracked? Yes No Unknown
- e. Do all operable windows open, stay open, close and lock properly? Yes No Unknown
- f. Are any screens missing or damaged? Yes No Unknown
- g. Do all doors operate properly? Yes No Unknown

13. PLUMBING

- a. Have you updated any portion of the plumbing system? Yes No
If yes, please explain: repiped bathrooms and kitchen. _____
- b. Are you aware of any problems with the plumbing system/fixtures? Yes No
- c. Are you aware of any polybutylene pipes on the Property? Yes No
- d. Are you aware of any leaks, back-ups, water or sewer/septic tank problems? Yes No
- e. What is your drinking water supply source? Public Private Well on Property Shared well
- f. If your water is from a well, have there ever been repairs/replacements to the well or pump? Yes No Unknown
- g. Has the well water ever been tested? Yes No Unknown
- h. Do you have a separate water supply source for irrigation? Yes No
- i. **If yes,** Irrigation Meter Shallow Well
- j. What type of sewage system do you have? Public Private Septic Tank(s)
 If septic, how many? _____ Locations: _____
 When was septic tank last pumped? _____ Age of septic tank if known: _____
 Age of drain field if known: _____
- k. Number of water heaters? ¹ _____ Electric Gas Solar Tankless Age of water heater if known: _____
If yes to any of these items, please explain: _____

14. ELECTRICAL/ENERGY SYSTEM

- a. Have you updated any portion of the electrical system? Yes No
If yes, please explain Prior owner installed mitigation for Aluminum wiring; upgraded switches and receptacles. _____
- b. Are you aware of any damaged or malfunctioning switches, receptacles, wiring or any problem with the electrical system/fixtures? Yes No
- c. Does the Property have any aluminum, knob-and-tube or cloth wiring? Yes No Unknown
- d. Is any part of the Property powered by Solar? Yes No
If yes to any of these items, please explain: _____

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: _____

b. Is there any leased equipment included in the sale? Yes No
If yes, please itemize: Propane Tank

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? Trad's Pest Control. Monthly payment.

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 showing all improvements 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: JEA

Garbage Pick-up Provider: City of Jacksonville Gas/Fuel Oil Provider: _____

Electricity Provider: JEA

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.**

Nawwar Kabbani
SELLER SIGNATURE DATE

dotloop verified
01/13/22 10:09 PM EST
B3HL-3CON-WPVH-XQNA

SELLER SIGNATURE DATE

SELLER SIGNATURE DATE

SELLER SIGNATURE DATE

