

- | | | | | |
|-----|--|--------------------------|-------------------------------------|--------------------------|
| (f) | Are there any zoning violations or nonconforming uses? | ☐ | ☒ | ☐ |
| (g) | Are there any zoning restrictions affecting improvements or replacement of the Property? | ☐ | ☒ | ☐ |
| (h) | Do any zoning, land use or administrative regulations conflict with the existing use of the Property? | ☐ | ☒ | ☐ |
| (i) | Do any restrictions, other than association or flood area requirements, affect improvements or replacement of the Property? | ☐ | ☒ | ☐ |
| (j) | Are any improvements located below the base flood elevation? | ☐ | ☒ | ☐ |
| (k) | Have any improvements been constructed in violation of applicable local flood guidelines? | ☐ | ☒ | ☐ |
| (l) | Have any improvements to the Property, whether by your or by others, been constructed in violation of building codes or without necessary permits? | ☐ | ☒ | ☐ |
| (m) | Are there any active permits on the Property that have not been closed by a final inspection? | ☐ | ☒ | ☐ |
| (n) | Is there any violation or non-compliance regarding any unrecorded liens; code enforcement violations; or governmental, building, environmental and safety codes, restrictions or requirements? | ☐ | ☒ | ☐ |
| (o) | If any answer to questions 10(a) - 10(n) is yes, please explain: _____ | ☐ | ☒ | ☐ |

11. Foreign Investment in Real Property Tax Act ("FIRPTA")

- (a) Is the Seller subject to FIRPTA withholding per Section 1445 of the Internal Revenue Code? ☐ ☒ ☐
If yes, Buyer and Seller should seek legal and tax advice regarding compliance.

12. ☐ (If checked) **Other Matters; Additional Comments:** The attached addendum contains additional information, explanation, or comments.

Seller represents that the information provided on this form and any attachments is accurate and complete to the best of **Seller's** knowledge on the date signed by **Seller**. **Seller** authorizes listing broker to provide this disclosure statement to real estate licensees and prospective buyers of the Property. **Seller** understands and agrees that **Seller** will promptly notify **Buyer** in writing if any information set forth in this disclosure statement becomes inaccurate or incorrect.

Seller: Megan Achgill / Megan Achgill Date: 7/6/25
(signature) (print)

Seller: _____ / _____ Date: _____
(signature) (print)

Buyer acknowledges that **Buyer** has read, understands, and has received a copy of this disclosure statement.

Buyer: _____ / _____ Date: _____
 (signature) (print)

Buyer: _____ / _____ Date: _____
 (signature) (print)

	<u>Yes</u>	<u>No</u>	<u>Don't Know</u>
8. Homeowners' Association Restrictions; Boundaries; Access Roads			
(a) Is membership in a homeowner's association mandatory or do any covenants, conditions or restrictions (CCRs) affect the Property? (CCRs include deed restrictions, restrictive covenants and declaration of covenants.) Notice to Buyer: If yes, you should read the association's official records and/or the CCRs before making an offer to purchase. These documents contain information on significant matters, such as recurring dues or fees; special assessments; capital contributions, penalties; and architectural, building, landscaping, leasing, parking, pet, resale, vehicle and other types of restrictions.	☐	☒	☐
(b) Are there any proposed changes to any of the restrictions?	☐	☐	☐
(c) Are any driveways, walls, fences, or other features shared with adjoining landowners?	☐	☐	☐
(d) Are there any encroachments on the Property or any encroachments by the Property's improvements on other lands?	☐	☐	☐
(e) Are there boundary line disputes or easements affecting the Property?	☐	☐	☐
(f) Are you aware of any existing, pending or proposed legal or administrative action affecting homeowner's association common areas (such as clubhouse, pools, tennis courts or other areas)?	☐	☐	☐
(g) Have any subsurface rights, as defined by Section 689.29(3)(b), Florida Statutes, been severed from the Property? If yes, is there a right of entry? ☐ yes ☐ no	☐	☐	☐
(h) Are access roads ☐ private ☐ public? If private, describe the terms and conditions of the maintenance agreement: _____			
(i) If any answer to questions 8(a) - 8(g) is yes, please explain: _____			
9. Environmental			
(a) Was the Property built before 1978? If yes, please see Lead-Based Paint Disclosure.	☐	☒	☐
(b) Does anything exist on the Property that may be considered an environmental hazard, including but not limited to, lead-based paint; asbestos; mold; urea formaldehyde; radon gas; methamphetamine contamination; defective drywall; fuel, propane, or chemical storage tanks (active or abandoned); or contaminated soil or water?	☐	☒	☐
(c) Has there been any damage, clean up, or repair to the Property due to any of the substances or materials listed in subsection (b) above?	☐	☒	☐
(d) Are any mangroves, archeological sites, or other environmentally sensitive areas located on the Property?	☐	☒	☐
(e) If any answer to questions 9(b) - 9(d) is yes, please explain: _____			
10. Governmental, Claims and Litigation			
(a) Are there any existing, pending or proposed legal or administrative claims affecting the Property?	☐	☒	☐
(b) Are you aware of any existing or proposed municipal or county special assessments affecting the Property?	☐	☒	☐
(c) Is the Property subject to any Property Assessed Clean Energy (PACE) assessment per Section 163.08, Florida Statutes?	☐	☒	☐
(d) Are you aware of the Property ever having been, or is it currently, subject to litigation or claim, including but not limited to, defective building products, construction defects and/or title problems?	☐	☒	☐
(e) Have you ever had any claims filed against your homeowner's Insurance policy?	☐	☒	☐

	<u>Yes</u>	<u>No</u>	<u>Don't Know</u>
4. Plumbing			
(a) What is your drinking water source? ☒ public ☐ private ☐ well ☐ other			
(b) Have you ever had a problem with the quality, supply, or flow of potable water?	☐	☒	☐
(c) Do you have a water treatment system? If yes, is it ☐ owned ☐ leased?	☐	☒	☐
(d) Do you have a ☐ sewer or ☒ septic system? If septic system, describe the location of each system: <u>Front Yard</u>			
(e) Are any septic tanks, drain fields, or wells that are not currently being used located on the Property?	☐	☒	☐
(f) Are there or have there been any defects to the water system, septic system, drain fields or wells?	☐	☒	☐
(g) Have there been any plumbing leaks since you have owned the Property?	☐	☒	☐
(h) Are any polybutylene pipes on the Property?	☐	☐	☐
(i) If any answer to questions 4(b), 4(c), and 4(e) - 4(h) is yes, please explain: _____			
5. Roof and Roof-Related Items			
(a) To your knowledge, is the roof structurally sound and free of leaks?	☒	☐	☐
(b) The age of the roof is <u>8</u> years OR date installed _____			
(c) Has the roof ever leaked during your ownership?	☐	☒	☐
(d) To your knowledge, has there been any repair, restoration, replacement (indicate full or partial) or other work undertaken on the roof? If yes, please explain: _____	☐	☒	☐
(e) Are you aware of any defects to the roof, fascia, soffits, flashings or any other component of the roof system? If yes, please explain: _____	☐	☒	☐
6. Pools; Hot Tubs; Spas			
Note: Florida law requires swimming pools, hot tubs, and spas that received a certificate of completion on or after October 1, 2000, to have at least one safety feature as specified by Section 515.27, Florida Statutes.			
(a) If the Property has a swimming pool, hot tub, or spa that received a certificate of completion on or after October 1, 2000, indicate the existing safety feature(s): ☐ enclosure that meets the pool barrier requirements ☐ approved safety pool cover ☐ required door and window exit alarms ☐ required door locks ☐ none			
(b) Has an in-ground pool on the Property been demolished and/or filled?	☐	☐	☐
7. Sinkholes			
Note: When an insurance claim for sinkhole damage has been made by the seller and paid by the insurer, Section 627.7073(2)(c), Florida Statutes, requires the seller to disclose to the buyer that a claim was paid and whether or not the full amount paid was used to repair the sinkhole damage.			
(a) Does past or present settling, soil movement, or sinkhole(s) affect the Property or adjacent properties?	☐	☒	☐
(b) Has any insurance claim for sinkhole damage been made? If yes, was the claim paid? ☐ yes ☐ no If the claim was paid, were all the proceeds used to repair the damage? ☐ yes ☐ no	☐	☒	☐
(c) If any answer to questions 7(a) - 7(b) is yes, please explain: _____			

Seller's Property Disclosure – Residential

Notice to Licensee and Seller: Only the Seller should fill out this form.

Notice to Seller: Florida law¹ requires a **Seller** of a home to disclose to the **Buyer** all known facts that materially affect the value of the property being sold and that are not readily observable or known by the **Buyer**. This disclosure form is designed to help you comply with the law. However, this disclosure form may not address every significant issue that is unique to the Property. You should think about what you would want to know if you were buying the Property today; and if you need more space for additional information, comments, or explanations, check the Paragraph 12 checkbox and attach an addendum.

Notice to Buyer: The following representations are made by **Seller** and **not** by any real estate licensee. This disclosure is not a guaranty or warranty of any kind. It is not a substitute for any inspections, warranties, or professional advice you may wish to obtain. It is not a substitute for your own personal judgment and common sense. The following information is based only upon **Seller's** actual knowledge of the Property's condition. **Sellers** can disclose only what they actually know. **Seller** may not know about all material or significant items. You should have an independent, professional home inspection to verify the condition of the Property and determine the cost of repairs, if any. This disclosure is not a contract and is not intended to be a part of any contract for sale and purchase.

Seller makes the following disclosure regarding the property described as: _____ (the "Property")

The Property is ☐ owner occupied ☐ tenant occupied ☒ unoccupied (If unoccupied, how long has it been since **Seller** occupied the Property? 2 weeks)

	<u>Yes</u>	<u>No</u>	<u>Don't Know</u>
1. Structures; Systems; Appliances			
(a) Are the structures including roofs; ceilings; walls; doors; windows; foundation; and pool, hot tub, and spa, if any, structurally sound and free of leaks?	☒	☐	☐
(b) Is seawall, if any, and dockage, if any, structurally sound?	☐	☐	☐
(c) Are existing major appliances and heating, cooling, mechanical, electrical, security, and sprinkler systems, in working condition, i.e., operating in the manner in which the item was designed to operate?	☒	☐	☐
(d) Does the Property have aluminum wiring other than the primary service line?	☐	☐	☐
(e) Are any of the appliances leased? If yes, which ones: _____	☐	☐	☐
(f) If any answer to questions 1(a) – 1(c) is no, please explain: _____			
2. Termites; Other Wood-Destroying Organisms; Pests			
(a) Are termites; other wood-destroying organisms, including fungi; or pests present on the Property or has the Property had any structural damage by them?	☐	☒	☐
(b) Has the Property been treated for termites; other wood-destroying organisms, including fungi; or pests?	☐	☒	☐
(c) If any answer to questions 2(a) - 2(b) is yes, please explain: _____			
3. Water Intrusion; Drainage; Flooding			
(a) Has past or present water intrusion affected the Property?	☐	☒	☐
(b) Have past or present drainage or flooding problems affected the Property?	☐	☒	☐
(c) Is any of the Property located in a special flood hazard area?	☐	☒	☐
(d) Is any of the Property located seaward of the coastal construction control line?	☐	☒	☐
(e) Does your lender require flood insurance?	☐	☒	☐
(f) Do you have an elevation certificate? If yes, please attach a copy.	☐	☐	☐
(g) If any answer to questions 3(a) - 3(d) is yes, please explain: _____			

¹ Johnson v. Davis, 480 So.2d 625 (Fla. 1985).



PERSONAL PROPERTY/PERTINENT DATA

Address: 2957 Denver Ave PB Fl 32905

Owner: David + Megan Achgill

1 Deed Restrictions Recorded in Official Record Book _____ Pages _____ are applicable.

2 Sellers consider the following items normal "wear and tear" and they will not be corrected:

3 HOA or Condo Association? ☐ Yes ☒ No Maintenance: \$ _____ Per _____

4 Source of WATER: ☐ County ☒ City ☐ Well Other: _____

5 Source of IRRIGATION: ☐ County ☐ City ☐ Well Other: N/A

6 Source of SEWER: ☐ County ☐ City ☐ Well Other: Septic

7 Is CABLE TV available at this location?: ☒ Yes ☐ No

8 The personal property listed below now located on/in the property is included in the listed price and will be the same as shown to prospects during the term of this listing, normal wear & tear excepted, and will be included in the contract for sale.

YES	NO	AS-IS	Item	YES	NO	AS-IS	Item
			Range				Central Vac System
			Refrigerator				TV Antenna
☒			Dishwasher				Satellite Dish
			Disposal				Sprinkler System
			Compactor				(auto or manual)
☒			Wall Oven				Security System
			Microwave				Wells/Pumps
☒			Washer				Water Softener
☒			Dryer	☒			Garage Opener(s)
			Freezer	☒			Fence
			Window A/C	☒			Mailbox
☒			Draperies & Rods				Barbeque
			Shades/Blinds				Awnings
☒			Installed Carpet				Pool Equipment
			Area Rugs/Throw Rugs				Boat Davit
☒			Hanging Lamps				Separate Ice Maker
☒			Chandelier # <u>1</u>				Energy Saving Equipment
			Shower Curtains & Rods #	☒			Hurricane Shutters/Panels
☒			Central A/C (# of units)				Furniture (see attached)
☒			Water Heater # of				Ornamental Trees
			Intercom System				Ornamental Shrubs
☒			Smoke Detector #				Ornamental Plants
			Fireplace Equipment				Lawn Furniture
☒			Ceiling Fans #				Lawn Equipment

Seller: Megan Achgill Date: 7/6/26 Buyer: _____ Date: _____

Seller: _____ Date: _____ Buyer: _____ Date: _____

Common Questions Asked About Your Property

Property Address 2957 Denver Ave

How long have you lived in the property? 8 yrs

Will you hold financing? _____ Terms/Rate/Years _____

Security System? _____ System _____ Is it Monitored? _____

Current Contract Terms for Security System _____

Approximate Monthly cost of utilities: Electric \$ 165 Gas \$ N/A Water/Sewer \$ 90

Approximate cost of your home owners insurance \$ 2600

Primary Residence/Rental/2nd Home? Primary

Ages: Roof 8 A/C 8 Outside Unit 8 Hot water heater 8

Refrigerator 2 Dishwasher 28 Range 8 Washer/Dryer (if staying) 2

Other important ages : _____

Lawn Service used? _____ Monthly cost for lawn service _____

Is Fencing allowed? yes R/V-Boat trailer allowed? yes

Any Pet regulations? No If yes Size/Number Pets Allowed _____

Is Pool service used? N/A Monthly Cost for Pool Service N/A

Does Pool have a heater? N/A Salt/Chlorine? N/A Can Pool be put in? yes

Septic/City Sewer? Septic Last septic pump out 2 yrs Location of Septic front

Well/City Water? City If well, where is well located? _____

Last Termite Inspection? _____ Do you have a termite bond? _____

Termite Inspection Company _____ Is Termite Bond transferable? _____

Is there an HOA? N/A HOA Fee(s) Monthly/Quarterly/Yearly? \$ _____

Items HOA Covers? List please: _____

Contact Number/Person for HOA _____