

**ty Disclosure Statement**

ty Address: 811 Irene Dr, Auburndale, FL 33823

Sellers Name John A Smith

The following is a disclosure and evaluation of the above property. However, it does not warrant or guarantee as to the condition of the said property.

**Title and Access:**

1. Did you have or purchase title insurance on the property when you bought?  Yes  No. If yes, do you have the policy?  Yes  No. unknown
2. Do you have a mortgage on the property?  Yes  No. Who with? \_\_\_\_\_
3. Do you know of existing, pending or potential legal actions and/or liens concerning the property?  Yes  No. If so, explain. \_\_\_\_\_
4. do you know of any encroachments, boundary disputes or third party claims affecting the property?  Yes  No. If so, explain. \_\_\_\_\_
5. Are you aware of any condition that could affect the value or desirability of the property?  Yes  No. If so, explain. \_\_\_\_\_

**Land:**

1. Do you have a survey of the property?  Yes  No.
2. Do you know of any past or present settling or soil movement problems on the property or on adjacent properties?  Yes  No. If so, explain. \_\_\_\_\_
3. Do you know of any past or present drainage or flood problems on the property or adjacent properties?  Yes  No. If so, explain. see attached addendum
4. Are you aware of any past or present problems with driveways, walkways, patio, seawalls, retaining walls, on you property or adjacent properties due to drainage, flooding or soil movements?  Yes  No. If so, explain. \_\_\_\_\_
5. Is the property in a designated flood zone?  Yes  No.
6. Are you aware of the past or present use of any underground storage tanks for petroleum or other products, or spills of petroleum products or other toxic chemical on the property?  Yes  No. If so, explain. \_\_\_\_\_

**Structural Disclosures:**

1.  Are you aware of any structural condition that could affect the value or desirability of the property?  Yes  No. If so, explain. \_\_\_\_\_

**Roof, Gutters, Downspouts:**

1. Has the roof ever leaked since you owned the property?  Yes  No. If so, what has been done to correct the problem? \_\_\_\_\_
2. How old is the present roof? 8 yrs old Has the roof been replaced? Total Roof OVER If so, does it have a warranty? NO Is the warranty transferable? \_\_\_\_\_
3. Are you aware of any other roof defects?  Yes  No. If so, explain. \_\_\_\_\_

**Property Disclosure Statement**

**Plumbing System:**

1. Source of water supply: \_\_\_\_\_ City, \_\_\_\_\_ County,  Private well, \_\_\_\_\_ Other. If well water, when was water sample last checked for safety: 10/4/85. Results of test OK.
2. \_\_\_\_\_ Sewer or  Septic system. If septic, have you had or know of any problems?  
NO
3. Are there any plumbing leaks around and under sinks, toilets, showers, bathtubs, and lavatories? \_\_\_\_\_ Yes  
 No. If so, explain. \_\_\_\_\_

**Pools, Etc.**

1. When was the pool installed? None
2. Is the pool \_\_\_\_\_ Marcited, \_\_\_\_\_ Painted, \_\_\_\_\_ Vinyl?
3. \_\_\_\_\_ above ground, \_\_\_\_\_ in the ground?
4. Age of the pump? \_\_\_\_\_
5. Pool Heater? \_\_\_\_\_ Type: \_\_\_\_\_
6. Pool sweep: \_\_\_\_\_ yes, \_\_\_\_\_ no. Hot tub: \_\_\_\_\_ yes, \_\_\_\_\_ no. \_\_\_\_\_ gas \_\_\_\_\_ electric?

**Electrical system:**

1. \_\_\_\_\_ Electric Heating  heat pump, \_\_\_\_\_ fuel oil, \_\_\_\_\_ gas
2. Other: \_\_\_\_\_
3. Water Heater:  electric, \_\_\_\_\_ gas, \_\_\_\_\_ solar, \_\_\_\_\_ leased or rented? NEW 2 mos ago
4. Electric garage door opener? NA yes, \_\_\_\_\_ no, \_\_\_\_\_ number of transmitters?
5. Burglar alarm system NA owned, \_\_\_\_\_ leased. Name of security company \_\_\_\_\_
6. Smoke detectors:  yes, \_\_\_\_\_ no. How many? 2 In good working condition?
7. Lawn sprinklers:  yes, \_\_\_\_\_ no, Automatic timer? yes Separate irrigation well or meter?  yes, \_\_\_\_\_ no.
8. Water filters and soften system? YES, Is it working properly?  yes, \_\_\_\_\_ no, \_\_\_\_\_ rented,  owned? What company services it? AMERICAN WATER
9. Are you aware of any heating, air conditioning or other equipment conditions that could affect the value or desirability of the property: \_\_\_\_\_ Yes  No. If so, explain. Self contained 5 Ton byrs old

**Built in Appliances:**

1. Are you aware of any built in appliances that are in need of repair or replacement? \_\_\_\_\_ Yes  No. If so, explain. \_\_\_\_\_

**Property Disclosure Statement**

2. Other appliances to be included with real estate: \_\_\_\_\_ refrigerator \_\_\_\_\_ free standing oven/range, \_\_\_\_\_ washer, \_\_\_\_\_ dryer. \_\_\_\_\_ TV antenna,  satellite dish, *Not connected* other. \_\_\_\_\_

**Ownership:**

- 1. Are you a builder, developer or licensed real estate agent? \_\_\_ Yes  No. If so, explain. \_\_\_\_\_
- 2. Have all of the persons on the title signed the listing agreement?  yea, \_\_\_\_\_ no
- 3. Please list all persons on the title who are not U.S. citizens.  
\_\_\_\_\_
- 4. Are you relocating to another city or state?  yes, \_\_\_\_\_ no.
- 5. Is there a homeowners association? \_\_\_ yes,  no. Do you have a copy of the documents? \_\_\_\_\_ yes, \_\_\_\_\_ no, What are the annual dues? \_\_\_\_\_
- 6. Are you aware of anything else that you should disclose to a prospective purchaser? \_\_\_ Yes \_\_\_ No. If so, explain. \_\_\_\_\_

The foregoing answers and explanations are true and complete to the best of my/our knowledge. This statement has been prepared to assist prospective purchasers to evaluate the property. This statement is not meant to be warranty or guaranty as to the condition of the property. I/we hereby authorize the listing broker in this transaction to disclose the information in this statement to other brokers, agents, and prospective purchasers of the property. If any condition contained in this statement changes from this date, I/we will notify the listing broker.

Seller: *X John Smith*  
Seller: \_\_\_\_\_

Date: *11/9/19*  
Listing Agent: *[Signature]*

I/we acknowledge receipt of this property disclosure statement, including additional explanation, if any attached hereto. I/we acknowledge that this property condition disclosure reflects the present knowledge and belief of the seller(s) with respect to the physical condition of the premises. The following are representations made by the seller(s) and are NOT the representations of the agent(s). This statement is not intended to be a warranty or guaranty of the physical condition of the premises. I/we acknowledge that we have been advised by the real estate agent/broker that I may obtain an independent professional inspection to verify the condition of the property, any problems or potential problems that may exist with respect thereto and estimated cost of curing them. (Said inspection must be performed prior to any public auction of the property.)

Purchaser: \_\_\_\_\_  
Purchaser: \_\_\_\_\_

Date: \_\_\_\_\_  
Selling Agent: \_\_\_\_\_

Additional comments:

# Addendum to Property Disclosure Statement

811 Irene Drive, Auburndale, FL 33801

Question 3 full answer

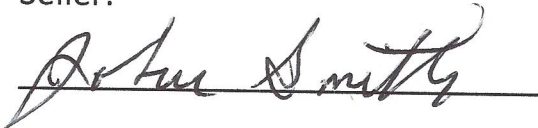
In the past there has been occasional flooding in the rear yard from water sheeting off the neighbor to the West yard.

The neighbor rectified the problem with a dirt berm that rerouted the water draining onto his property.

During periods of heavy rains, water will stand for 24 hours in the rear NW corner of the back yard.

The house and entrance driveway have never been flooded and the septic tank has never been affected by flooding or failed to work for any reason.

Seller:

A handwritten signature in cursive script, appearing to read "Arthur Smith", is written over a horizontal line.