



# SELLER'S PROPERTY DISCLOSURE STATEMENT

**THIS DISCLOSURE** is being made by : William Cook (Seller)  
Printed Name

for property at: 2519 Davis Road, Jax, FL 32218  
Address City ST Zip

**IN ACCORDANCE WITH OUR PLEDGE** to serve our customers honestly and fairly, Keller Williams Realty® Atlantic Partners has prepared this disclosure to inform prospective Buyers of the following items:

**NOTICE TO SELLER:** In the State of Florida, each Seller is obligated to disclose to prospective Buyers all facts known to Seller that materially and adversely affect the value of the property being sold that are not readily observable by the Buyer. This disclosure statement is designed to assist you in complying with State of Florida regulations and to assist the Buyer in evaluating the property. The Listing Broker and Cooperating Broker (if any) will also rely on this information when they evaluate, market and present your property to prospective Buyers. If this property is unimproved (vacant land/lot)-complete 15 through 19 only.

When explanations are needed give as much detail as possible; date, location, name of repair company, etc. Please fill in as accurately as possible.

**NOTICE TO BUYER:** This disclosure is intended to represent Seller's knowledge of conditions concerning th property as of the date signed. It is not a substitute for a Professional Home Inspection or any other inspection Buyer wishes to obtain. This disclosure is not a warranty of any kind by Seller or a warranty or representation by the Keller Williams Jacksonville Realty or their sales associates.

### OCCUPANCY

Seller currently occupies the property?  Yes  No  
Is the property tenant occupied?  Yes  No  
Beginning date of lease period 2/14/08 - 2/29/09  
Are lease payments current?  Yes  No

When did Seller vacate the property? N/A  
Is the lease month-to-month?  Yes  No  
End date of lease period 2-29-09  
Months in arrears 4/5

### STRUCTURAL ITEMS

Name of Builder who built your home, if known N/A  
Are you aware of any movement, shifting, structural damage, or other problems with walls or foundations?  Yes  No  
Are you aware of any water leakage or water intrusion on the property?  Yes  No  
Are you aware of problems with driveways, sidewalks, patios or retaining walls settling?  Yes  No  
Have there ever been repairs or efforts to control the cause or effect of any problem described above?  Yes  No  
Does the home have a fireplace?  Yes  No  
Has ther ever been a fire in the house?  Yes  No  
Have there been any problems with it?  Yes  No

### ADDITIONS or REMODELING

Have you made any additions, structural changes, or alterations to the property?  Yes  No  
If Yes, explain: Remodeled house in 2002/2003  
Did you obtain all necessary permits?  Yes  No  
To your knowledge, did previous owner make any changes mentioned above?  Yes  No  
Did work comply with building codes?  Yes  No

### ROOF

Year roof was installed if you know? 2002/2003  
Do you know of any problems with roof?  Yes  No  
Contractor who repaired or replaced roof Bobby Thomas  
Are you aware of any roof leaks?  Yes  No  
Do you know of any gutter problems?  Yes  No

### SIDING

Exterior siding material (s):  Brick  Wood  Vinyl  Stucco  Synthetic Stucco  Concrete siding  Other  
Are you aware of any problems with siding material? ND  Yes  No  
Name of Manufacturer if known ?  
*Seller further discloses that to their knowledge:*  
No previous claims have been filed against a siding manufacturer?  Yes  No  
A claim was filed and pending against siding manufacturer?  Yes  No  
Previous claims have been filed and settled with siding manufacturer?  Yes  No

### WINDOWS

Are windows thermo-pane (insulating)?  Yes  No  
If Yes, how many? \_\_\_\_\_  
Do all windows open, stay open, close and lock properly?  Yes  No  
Are any windows fogged?  Yes  No  
Are any windows cracked/broken?  Yes  No

Are any screens missing or damaged?  Yes  No If Yes, how many? ALL

**HEAT and AIR CONDITIONING**

Air conditioning: Central  Yes  No Type: Electric  Natural gas  Window units

Heat: Central  Yes  No Type: Electric  Natural gas  Other

Are you aware of any problems regarding central air/heating units? NONE  Yes  No

If Yes, explain: \_\_\_\_\_

**ELECTRICAL SYSTEM**

Electric service by:  Jacksonville Electric Authority  Clay County Electric Coop  Other \_\_\_\_\_

Are you aware of any problems with electrical system: \_\_\_\_\_  Yes  No

Number of people living in home? 5 Average monthly electric bill \$ ?

**PLUMBING SYSTEM**

Are you aware of any problems with the plumbing system? \_\_\_\_\_  Yes  No

Any leaks? \_\_\_\_\_  Yes  No Any low pressure problems? \_\_\_\_\_  Yes  No

Water supply provider: \_\_\_\_\_  Private well  Shared well  Public supply  Other \_\_\_\_\_

If private well, any repairs to the NONE  well head,  pump,  well casing  filtration system Type: \_\_\_\_\_

Has well water ever been tested? \_\_\_\_\_  Yes  No Test results: \_\_\_\_\_

Do you have a water softener? \_\_\_\_\_  Yes  No Is the softner system \_\_\_\_\_  Leased  Owned

Sewage system: Public \_\_\_\_\_  Yes  No Septic system \_\_\_\_\_  Yes  No

Number of septic tanks 1 Are locations on survey? Not Sure  Yes  No

Any Septic system overflow? \_\_\_\_\_  Yes  No Drain field problems? \_\_\_\_\_  Yes  No

Date septic tank (s) last pumped? not sure Cleaning company: ?

Water heater  Electric  Natural Gas  Propane  Solar Size in gallons 30 Age 5

Energy efficient timer \_\_\_\_\_  Yes  No If gas-who is supplier \_\_\_\_\_

Water supply for water heater-Public \_\_\_\_\_  Yes  No Private well \_\_\_\_\_  Yes  No

**ITEMS THAT CONVEY WITH SALE**

Refrigerator \_\_\_\_\_  Yes  No Washer & Dryer \_\_\_\_\_  Yes  No

Microwave oven \_\_\_\_\_  Yes  No Dishwasher \_\_\_\_\_  Yes  No

Trash compacter \_\_\_\_\_  Yes  No Intercom system \_\_\_\_\_  Yes  No

Lawn sprinkler system \_\_\_\_\_  Yes  No Garage door opener \_\_\_\_\_  Yes  No

Transmitter (s) ? \_\_\_\_\_  (1)  (2) Number of ceiling fans  (1)  (2)  (3)  (4)  (5)  (6)

Smoke detectors \_\_\_\_\_  Yes  No Number of smoke detectors \_\_\_\_\_  (1)  (2)  (3)  (4)

Fuel oil tank (s) \_\_\_\_\_  Yes  No Number of tanks \_\_\_\_\_ Buried \_\_\_\_\_  Yes  No

Propane tank \_\_\_\_\_  Yes  No Buried \_\_\_\_\_  Yes  No Leased \_\_\_\_\_  Yes  No

Leasing company: \_\_\_\_\_ Phone: \_\_\_\_\_

Security system \_\_\_\_\_  Yes  No Leased \_\_\_\_\_  Yes  No Monthly Cost \$ \_\_\_\_\_

Security system service provider \_\_\_\_\_ Phone \_\_\_\_\_

Do any of these items have defects? \_\_\_\_\_  Yes  No If YES explain: \_\_\_\_\_

**POOL/SPA/HOT TUB**

Pool type: \_\_\_\_\_ In Ground  Yes  No Gunnite  Yes  No Fiberglass  Yes  No Vinyl liner  Yes  No

Pool heater: \_\_\_\_\_ None  Yes  No Electric  Yes  No Gas  Yes  No Solar  Yes  No

Pool pump: \_\_\_\_\_ Year installed \_\_\_\_\_ Filter type: \_\_\_\_\_ Year installed: \_\_\_\_\_

List pool equipment that conveys: \_\_\_\_\_

Are there any problems with any items? \_\_\_\_\_  Yes  No If YES Explain: \_\_\_\_\_

**CRAWL SPACE**

Has there been any accumulation of water in the crawl space? \_\_\_\_\_  Yes  No

Have there been any repairs or other attempts to control any water or dampness in the crawl space? \_\_\_\_\_  Yes  No

If Yes, explain: \_\_\_\_\_

**WOOD DESTROYING ORGANISMS**

Have wood destroying organisms or wood rot affected the property during your ownership? \_\_\_\_\_  Yes  No

Do you have any Wood Destroying Organism reports on the property?  Yes  No

If YES explain: \_\_\_\_\_

Is the property under bond for wood destroying insects from a licensed pest control company?  Yes  No

Type of bond: \_\_\_\_\_ Repair  Yes  No Treatment  Yes  No

Is the bond transferable?  Yes  No Is there a transfer fee?  Yes  No

Does bond renewal cost escalate?  Yes  No

**SOIL/DRAINAGE/BOUNDARIES**

Is there any fill on the property?  Yes  No Any settlement of earth on the property?  Yes  No

Is the property in a flood zone?  Yes  No Does your lender require flood insurance?  Yes  No

Have there been drainage problems?  Yes  No Have there been any flooding problems?  Yes  No

Are there any encroachments, encroachments, boundry disputes or easements affecting the property?  Yes  No

If YES explain: \_\_\_\_\_

**TOXIC SUBSTANCES**

Are you aware of any hazardous materials in, on, or about the property?  Yes  No

(Hazardous materials may include but shall not be limited to: lead-based paint, asbestos materials & siding, buried fuel tanks)

**NEIGHBORHOOD**

Are you aware of any change in your neighborhood that could affect value or desirability of the property?  Yes  No

**HOMEOWNER'S ASSOCIATION**

Is the property part of a Homeowner's Association?  Yes  No

Is the property part of a Condominium Association?  Yes  No

Is the property subject to covenants, conditions, restrictions of the association?  Yes  No

What is the annual association fee? \$ N/A How is it paid?  Monthly  Quarterly  Annually

Are fees current? N/A  Yes  No Are there any legal actions against the association?  Yes  No

Does the property have any violations of the restricitave covenants?  Yes  No

Are there any future assessments that you are aware of?  Yes  No

If YES explain: \_\_\_\_\_

Can the covenants and restrictions be changed without a majority vote of the homeowners?  Yes  No

**OWNERSHIP**

Does anyone have a first right of refusal to buy your property?  Yes  No

Are there any legal actions against the property?  Yes  No

Are you aware of any violations of local, state, or federal laws or regulations relating to this property?  Yes  No

**THE UNDERSIGNED** Seller(s) represents that the information set forth in the foregoing Property Disclosure statement is accurate and complete to the best of my/our knowledge. This disclosure is not intended to be a warranty or guaranty of any kind. Seller (s) authorize Listing Broker to provide this information to any and all prospective Buyers and cooperating Brokers (if any) and their sales associates.

[Signature] 9/22/08 Seller Signature Date Seller Signature Date

**THE UNDERSIGNED** Buyer(s) acknowledge receipt of a copy of this Property Disclosure and attest to the fact they have been in and upon the above Property. Buyer is strongly advised to acquire a Professional Property Inspection as suggested in the Purchase and Sale Agreement and Deposit Receipt. The Listing Broker and cooperating Broker (if any) and their respective sales associates do not warrant or guarantee of any kind for Seller. Buyer acknowledges that no representations were made by the Listing Broker and cooperating Broker (if any) as to the condition of the property or any of the operating systems that would influence the Buyer's decision to purchase the above property.

\_\_\_\_\_  
Buyer Signature Date Buyer Signature Date

Rental fact sheet for property address:  
2519 Davis Road, Jacksonville, FL 32250  
MLS # 452638

Single family home

Lease terms: Feb. 4, 2008 – Feb. 29, 2009  
Rate of \$900 per month  
Due on the 1<sup>st</sup> of the month.

Double wide mobile home

Currently VACANT  
Rate of \$800 per month  
Due on the 1<sup>st</sup> of the month.

Single mobile home

Lease terms: Month to month  
Rate of \$500 per month  
Due on the 1<sup>st</sup> of the month.