

# Seller's Property Disclosure – Residential



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

**Notice to Seller:** Florida law<sup>1</sup> 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:  
312 McGregor St Punta Gorda FL 33950-4846 (the "Property")

The Property is  Owner occupied  tenant occupied  unoccupied (If unoccupied, how long has it been since **Seller** occupied the Property? \_\_\_\_\_)

	<u>Yes</u>	<u>No</u>	<u>Don't Know</u>
<b>1. Structures; Systems; Appliances</b>			
(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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Is seawall, if any, and dockage, if any, structurally sound? <i>NA</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Does the Property have aluminum wiring other than the primary service line?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Are any of the appliances leased? If yes, which ones: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) If any answer to questions 1(a) – 1(c) is no, please explain: _____			
<b>2. Termites; Other Wood-Destroying Organisms; Pests</b>			
(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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Has the Property been treated for termites; other wood-destroying organisms, including fungi; or pests?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) If any answer to questions 2(a) - 2(b) is yes, please explain: <i>had property tested &amp; treated prior to purchase 4/23</i>			
<b>3. Water Intrusion; Drainage; Flooding</b>			
(a) Has past or present water intrusion affected the Property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Have past or present drainage or flooding problems affected the Property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Is any of the Property located in a special flood hazard area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Is any of the Property located seaward of the coastal construction control line?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Does your lender require flood insurance? <i>no lender</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) Do you have an elevation certificate? If yes, please attach a copy.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) If any answer to questions 3(a) - 3(d) is yes, please explain: <i>property flooded during hurricanes Helene &amp; Milton</i>			

<sup>1</sup> Johnson v. Davis, 480 So.2d 625 (Fla. 1985).

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 SPDR-4x Rev 3/25

**Yes**      **No**      **Don't Know**

**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?       Yes       No       Don't Know
- (c) Do you have a water treatment system?       Yes       No       Don't Know  
If yes, is it  owned    leased?
- (d) Do you have a  sewer or  septic system? If septic system, describe the location of each system: \_\_\_\_\_
- (e) Are any septic tanks, drain fields, or wells that are not currently being used located on the Property?       Yes       No       Don't Know
- (f) Are there or have there been any defects to the water system, septic system, drain fields or wells?       Yes       No       Don't Know
- (g) Have there been any plumbing leaks since you have owned the Property?       Yes       No       Don't Know
- (h) Are any polybutylene pipes on the Property?       Yes       No       Don't Know
- (i) If any answer to questions 4(b), 4(c), and 4(e) - 4(h) is yes, please explain:  
Water treatment system installed - Aqua Pure - Not working since hurricanes

**5. Roof and Roof-Related Items**

- (a) To your knowledge, is the roof <sup>approximately</sup> structurally sound and free of leaks?       Yes       No       Don't Know
- (b) The age of the roof is 13 yrs years OR date installed \_\_\_\_\_
- (c) Has the roof ever leaked during your ownership?       Yes       No       Don't Know
- (d) To your knowledge, has there been any repair, restoration, replacement (indicate full or partial) or other work undertaken on the roof?       Yes       No       Don't Know  
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?       Yes       No       Don't Know  
If yes, please explain: Couple shingles missing since hurricane Helene + Milton

**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?       Yes       No       Don't Know      *NA*

**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?       Yes       No       Don't Know
  - (b) Has any insurance claim for sinkhole damage been made?       Yes       No       Don't Know  
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 [Signature] and Buyer \_\_\_\_\_ acknowledge receipt of a copy of this page, which is Page 2 of 4  
SPDR-4X Rev 3/25

**Yes**      **No**      **Don't Know**

**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.)  Yes     No     Don't Know  
**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?  Yes     No     Don't Know *NA*
- (c) Are any driveways, walls, fences, or other features shared with adjoining landowners?  Yes     No     Don't Know
- (d) Are there any encroachments on the Property or any encroachments by the Property's improvements on other lands?  Yes     No     Don't Know
- (e) Are there boundary line disputes or easements affecting the Property?  Yes     No     Don't Know
- (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)?  Yes     No     Don't Know *NA*
- (g) Have any subsurface rights, as defined by Section 689.29(3)(b), Florida Statutes, been severed from the Property?  Yes     No     Don't Know  
 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?  Yes     No     Don't Know  
 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?  Yes     No     Don't Know
- (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?  Yes     No     Don't Know
- (d) Are any mangroves, archeological sites, or other environmentally sensitive areas located on the Property?  Yes     No     Don't Know
- (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?  Yes     No     Don't Know
- (b) Are you aware of any existing or proposed municipal or county special assessments affecting the Property?  Yes     No     Don't Know
- (c) Is the Property subject to any Qualifying Improvements assessment per Section 163.081, Florida Statutes?  Yes     No     Don't Know
- (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?  Yes     No     Don't Know
- (e) Have you ever had any claims filed against your homeowner's Insurance policy?  Yes     No     Don't Know

Seller  (\_\_\_\_\_) and Buyer (\_\_\_\_\_) (\_\_\_\_\_) acknowledge receipt of a copy of this page, which is Page 3 of 4  
 SPDR-4X (Rev 3/25)

- (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: \_\_\_\_\_  
\_\_\_\_\_
- (p) Is the Property located in a historic district?
- (q) Is the Seller aware of any restrictions as a result of being located in a historic district?
- (r) Are there any active or pending applications or permits with a governing body over the historic district?
- (s) Are there any violations of the rules applying to properties in a historic district?
- (t) If the answer to 10(q) – 10(s) is yes, please explain: \_\_\_\_\_  
\_\_\_\_\_

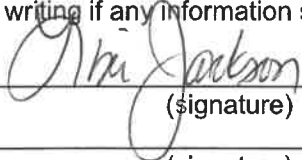
**11. Foreign Investment in Real Property Tax Act ("FIRPTA")**

- (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:  / Lisa Dawn Jackson Date: 4-4-26  
 (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)



## Frequently Asked Questions

Property Address: 312 McGregor Street, Punta Gorda, FL 33950

### Home Costs

Average Water Bill: \$ 90 Average Electric Bill: \$ 100

Hazard Insurance Cost & Carrier: NA

Flood Insurance Cost & Carrier: NA

Do you have a pest control contract?  YES / NO If yes, what company? Hughes (Rodent boxes only)

### Mechanicals

Roof Age \_\_\_\_\_ Pool Age NA Pool Pump Age NA Pool Heater Age NA

What is the Pool Depth? NA Electric or Solar Pool Heater? NA

Has the pool been resurfaced? YES / NO If yes, when? NA

Please list the **age and brand** of the following appliances:

Refrigerator Vissani 1/26

Range GE ?

Microwave Whirlpool 2023

Disposal Garrison 2023

Dishwasher GE ?

Washer GE ?

Dryer Mantag ?

Sprinkler NA

Air Conditioner Ruud/Rheem 2023

Water Heater Stiebel Eltron 2023

### Homeowners Association and Condo

Is there an HOA Fee? YES /  NO

If yes, what is the cost? \_\_\_\_\_ per MONTH / QUARTER / YEAR

What does the fee cover? \_\_\_\_\_

Is there a condo association Fee? YES / NO

If yes, what is the cost? \_\_\_\_\_ per MONTH / QUARTER / YEAR

What does the fee cover? \_\_\_\_\_

Are there any special assessments? \_\_\_\_\_

HOA Management Company \_\_\_\_\_

Condo Association Management Company \_\_\_\_\_

Are there pet restrictions? NA Rental restrictions? NA

**General**

Year Built: 1956 Name of Home Builder: \_\_\_\_\_

What type of piping is in the home? Pex piping used - re-piped whole house replaced main water line from meter to home

Who is your internet / cable carrier? AT&T

Electric Meter Number (for Lee County residences only): \_\_\_\_\_

Does the home have Hurricane Protection? YES / ~~NO~~ impact windows

If yes, please specify: \_\_\_\_\_

What other updates have been made to the home since you have owned it?

- 1 fenced back yard
- 2 home painted - outside
- 3 landscaped front @ curbing + stone
- 4 tree removal
- 5 new windows thru out home, new entry doors
- 6 electrical updated
- 7 new toilets, vanities, kitchen sink
- 8 tile flooring thru out
- 9 Both showers re-tiled

If selling furnished/ turnkey, please list any exclusions OR attach a list:  
hot tub ?

What day is trash collected? Wed, Sat

Please provide any of the following documentation that you are in possession of:

- Survey
- Elevation certificate
- Wind mitigation certificate
- Floorplan
- HOA/ Condo financial statements
- Exclusion list

Seller: [Signature] Buyer: \_\_\_\_\_  
Seller: \_\_\_\_\_ Buyer: \_\_\_\_\_