



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 Steven and Maryann Griffin

Street Address 222 Arabian Court

City St Augustine State FL Zip 32095

Year Built: 2010 Date SELLER purchased Property: 09/19/2021

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? _____

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: InSink
- Dryer Brand: Samsung
- Microwave Oven Brand: Samsung
- Oven Brand: Whirlpool
- Range Brand: Whirlpool
- Refrigerator Brand: LG
- Trash Compactor Brand: N/A
- Washer Brand: Samsung
- Ceiling Fans - Number of fans: 8 inside, 3 outside
- Light Fixtures
- Bathroom Mirrors
- Drapery Hardware
- All Window Treatments
- Garage Door Opener(s) and Number of Control(s): 2
- Security Gate and other Access Devices Individual Mailbox N/A
- Storage Shed Cluster Mailbox and Key-Box Number N/A
- Audio Visual System Wiring Smart Home Devices (specify): N/A
- Mounted/Installed Speakers N/A
- Satellite Dish Owned Leased N/A
- Water Softener/Treatment System Owned Leased Owned
- Storm Shutters and Panels Yes
- Built-In Grill Gas Supply: Utility Bottled/Tank N/A
- Irrigation System **Full** Partial
- Water Heater: **Electric** Gas Solar Brand: Tankless Rheem

- Fireplace Gas Logs Wood burning Electric N/A
- Smoke Detectors Yes
- Security Cameras/System Owned Leased Surveillance
- System Owned Leased Window/Wall A/C(s) - Number of units: N/A
- Built-In Generator N/A
- Wine Cooler Built-In Free Standing N/A
- In-ground Pool N/A
- Above Ground Pool N/A
- Pool Heater N/A
- Pool Fence/Barrier N/A
- Pool Sweep N/A
- Spa or Hot Tub with Heater N/A
- Sauna N/A
- Solar Panels N/A

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? _2_(HOA and Amenity)** _____

If yes, please see Homeowners' Association/Community Disclosure Addendum or Condominium Rider

Fees are payable to: Sovereign & Jacobs

Payee's address: 120 Sea Grove Main Street, St. Augustine, FL 32080

Payee's phone number: (904) 461-5556

Homeowners' Association fees and assessments are payable in the amount of \$ 210 & 570 per year

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:** Conservation easement of 15 feet at rear of property

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**

SPD Page 2 of 6 04/20

- 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? 2 years _____ 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 SEC Roofing, 03/24/2024 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: American Standard Age 2.5 years

b. Heating: **Central Electric** Gas Fuel Oil
Brand Name: American Standard Age 2.5 years

c. If heat pump, type: 3.5 ton

d. Air condenser age 2.5 years Air handler age 2.5 years

e. Window/Wall Unit (s) N/A 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: _____

SPD Page 3 of 6 04/20

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 Yes **No** spaces?

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: _____

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: 4.5 years _____

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: _____

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: _____

SPD Page 4 of 6 04/20

b. Is there any leased equipment included in the sale? Yes **No**

If yes, please itemize: _____

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? Yes, McCall Pest, November 2026 _____
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: Conservation easement at rear of property bordering preserved land _____

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: St Johns County _____

Garbage Pick-up Provider: St Johns County _____

Gas/Fuel Oil Provider: N/A _____

Electricity Provider: FPL _____

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.



SELLER SIGNATURE DATE

03/22/2026

SELLER SIGNATURE DATE



SELLER SIGNATURE DATE

03/22/2026

SELLER SIGNATURE DATE

RECEIPT AND ACKNOWLEDGMENT BY BUYER

BUYER hereby acknowledges receipt of a copy of this Property Disclosure. BUYER is strongly advised to obtain Property inspection(s) as provided for in the Purchase and Sale Agreement. BUYER should select professionals with appropriate qualifications to conduct inspections. BUYER acknowledges that this Property Disclosure is not intended as a warranty or guaranty of any kind by SELLER.

BUYER hereby acknowledges that SELLER's representations are made to BUYER based on SELLER's knowledge and, further, that it is BUYER's responsibility to have the Property inspected. The statements in this Disclosure are those of SELLER only. The Brokers

and their licensees do not warrant or guarantee the statements contained in this Property Disclosure or the condition of the Property and are not responsible for the condition of the Property. BUYER understands that the Property is being sold in its present condition unless otherwise agreed upon in the Purchase and Sale Agreement.

SIGNATURE DATE BUYER SIGNATURE DATE BUYER

SIGNATURE DATE BUYER SIGNATURE DATE BUYER