





explain: Ice Maker and Disposal are currently not functioning

	Yes	No	Don't Know
<b>2. Termites; Other Wood Destroying Organisms; Pests</b>			
(a) Are termites; other wood-destroying organisms, including fungi; or pests present in the Unit or has the Unit had any structural damage by them?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Has the Unit been treated for termites; other wood-destroying organisms, including fungi; or pests?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) If any answer to questions 2(a)-2(b) is yes, please explain: _____ Units are inspected semi-annually for pests			
<b>3. Water Intrusion; Plumbing; Flood Insurance</b>			
(a) Has past or present water intrusion or flooding affected the Unit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Are polybutylene pipes present in the Unit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Have past or present plumbing leaks or backups affected the Unit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Have there been any leaks or water intrusion from units above or adjacent to your Unit or leaks or water intrusion from your Unit to units below or adjacent to it?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Does your lender require flood insurance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) If any answer to questions 3(a)-3(d) is yes, please explain: _____ I don't have a mortgage but I personally do carry flood insurance			
<b>4. Fire Protection; Improvements; Alterations</b>			
(a) Does the Unit have sprinklers for fire protection? If no, has the Association voted to forego retrofitting each unit with a fire sprinkler system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Have any improvements or alterations to the Unit, whether by you or by others, been made without obtaining required Association approval?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Have any improvements or alterations to the Unit, whether by you or by others, been made in violation of building codes or zoning restrictions or without necessary permits?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Are any improvements located below the base flood elevation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Have any improvements been constructed in violation of applicable local flood guidelines?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Are there any open permits on the Unit that have not been closed by a final inspection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) If any answer to questions 4(b)-4(f) is yes, please explain: _____			
<b>5. Hazardous Substances</b>			
(a) Was the Property built before 1978? If yes, please see Lead-Based Paint Disclosure.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Does anything exist in the Unit that may be considered a hazardous substance, including, but not limited to, lead-based paint; asbestos; mold; radon gas; urea formaldehyde; methamphetamine contamination; or defective drywall?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Has there been any damage, clean up or repair to the Unit due to any of the substances or materials listed in subparagraph (b) above? If any answer to questions 5(b)-5(c) is yes, please explain: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>6. Limited Common Elements</b>			
(a) Are there any amenities outside the Unit, such as designated parking space(s), storage closet(s), boat slip(s), cabana(s), garage(s), carport(s), etc. that are for your exclusive use? If yes, please identify the amenity and whether a separate deed or other legal document grants the exclusive right to use: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Seller  and Buyer  acknowledge receipt of a copy of this page, which is Page 2 of 4 Pages.

[Redacted]

7. **The Association**

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

- (a) Is there any proposed change to the Association's governing documents?  Yes  No  Don't Know
- (b) Is there any proposed plan to materially alter the common elements?  Yes  No  Don't Know
- (c) Is there any existing or threatened legal action by or against the Association?  Yes  No  Don't Know
- (d) Has the Association ever been, or is it currently, involved in litigation or a claim over construction defects or defective building products?  Yes  No  Don't Know
- (e) To your knowledge, is there any discussion of a conversion of the Condominium to something else?  Yes  No  Don't Know
- (f) To your knowledge, is there any effort by an investor or investor group to purchase units in the complex?  Yes  No  Don't Know
- (g) Has an increase in fees or assessments been approved but not yet Implemented?  Yes  No  Don't Know
- (h) Is any portion of the Association's property located in a special flood hazard area?  Yes  No  Don't Know
- (i) Is any portion of the Association's property located seaward of the coastal construction control line?  Yes  No  Don't Know
- (j) Does any past or present settling, soil movement, or sinkhole(s) affect any portion of the Association's property?  Yes  No  Don't Know
- (k) Has there been any structural damage to any portion of the Association's Property?  Yes  No  Don't Know
- (l) Has any additional structural reinforcement been added to any portion of the Associations' property?  Yes  No  Don't Know
- (m) Are there any rental restrictions by the Association?  Yes  No  Don't Know
- (n) Are there any pet restrictions by the Association?  Yes  No  Don't Know
- (o) If any answer to questions 7(a)-7(n) is yes, please explain: \_\_\_\_\_

See Vista Cove Rules & Regulations for specifics

8. **Milestone Inspection & Structural Integrity Reserve Study (F.S. 553.899)**

- (a) Has anything appeared in the Association Agendas and or the Minutes regarding Milestone Inspection & Structural Integrity Reserve Study for your complex?  Yes  No  Don't Know
- (b) Has the Association budgeted for the cost of hiring an engineer to complete the Milestone Inspection & Structural Integrity Reserve Study?  Yes  No  Don't Know
- (c) Has the Association hired an engineer to complete the Milestone Inspection & Structural Integrity Reserve Study yet?  Yes  No  Don't Know  
If yes, what is the expected completion date for them? \_\_\_\_\_
- (d) Has the Association passed or discussed raising fees or doing a Special Assessment to pay for costs associated with complying with the Milestone Inspection and/or Structural Integrity Reserve Study?  Yes  No  Don't Know  
If yes, explain \_\_\_\_\_

[Redacted]



(Note: Further information may be disclosed by using the Milestone Inspection and Structural Integrity Reserve Study Disclosure)

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

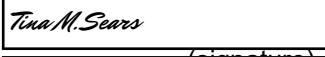
- (a) Is the Seller subject to FIRPTA withholding per Section 1445 of the Internal Revenue Code?  Yes  No  Don't Know

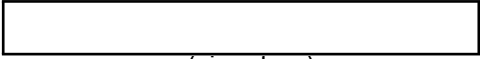
**If yes, Buyer and Seller should seek legal and tax advice regarding compliance.**

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

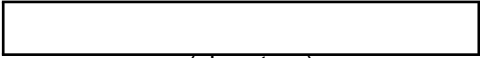
Seller  and Buyer  acknowledge receipt of a copy of this page, which is Page 3 of 4 Pages.

**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:**  dotloop verified  
03/19/26 3:04 PM EDT  
OMAR-ZTEQ-6XSU-B3SC / Tina M. Sears \_\_\_\_\_ Date: 03/19/2026  
(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)

Seller  and Buyer   acknowledge receipt of a copy of this page, which is Page 4 of 4 Pages.