

GAINESVILLE-ALACHUA COUNTY ASSOCIATION OF REALTORS®, INC**Seller's Real Property Disclosure**Seller's Name: ERNEST GENE BERGER ERIKA DIANNE BERGERProperty Address: 22513 NW 176TH AVE HIGH SPRINGS FL 32643

Notice to Buyer and Seller: In Florida, a Seller is obligated to disclose to a Buyer all known facts that materially affect the value of the property being sold and that are not readily observable. This disclosure statement is designed to assist the Seller in complying with the disclosure requirements under Florida law and to assist the Buyer in evaluating the property being considered. This disclosure statement concerns the condition of the real property located at the above address. It is not a warranty of any kind by the Seller or any Licensee in this transaction. It is not a substitute for any inspections or warranties the parties may wish to obtain. It is based only upon the Seller's knowledge of the property condition. This disclosure is not intended to be a part of any contract for sale and purchase. All parties may refer to this information when they evaluate, market or present Seller's property to prospective Buyers. **THE FOLLOWING DISCLOSURES ARE MADE BY THE SELLER(S), based upon the Seller's personal knowledge of the property, AND ARE NOT THE DISCLOSURES OF ANY REAL ESTATE LICENSEES.**

1. Occupancy

- a. Seller has ☒ has not ☐ occupied the property.
b. Is the property currently leased? No ☒ Yes ☐ If No, proceed to #2
c. If the property is leased, is it under contract with a property management firm? No ☐ Yes ☐ Unknown ☐
d. What is the name of the property management firm? _____
e. When does the management agreement expire? _____

2. Claims / Assessments / Insurance

- a. Are there any existing, pending, or proposed legal actions, claims, special assessments, municipal service taxing or benefit unit charges or unpaid assessments (including homeowner's association maintenance fees or proposed increases in assessments and/or maintenance fees) affecting the property? No ☒ Yes ☐ Unknown ☐
If yes, explain: _____
b. Have any local, state or federal authorities notified you that repairs, alterations or corrections of the property are required? No ☒ Yes ☐ If yes, explain: _____
c. Have you had any claims filed against your homeowner's insurance policy? No ☒ Yes ☐ If yes, explain: _____
d. Have you ever filed a claim with your insurance company due to sinkhole damage? No ☒ Yes ☐
e. Did your insurance company pay your sinkhole claim? No ☐ Yes ☐
f. Was the full amount of the insurance proceeds received used to repair the sinkhole damage? No ☐ Yes ☐

3. Deed/Homeowner's Association/Condominium Association Restrictions: Are you aware:

- a. Of any deed, homeowner's or condominium association restrictions? No ☒ Yes ☐ If yes, do you have any copies of such restrictions? No ☐ Yes ☐
b. Of any proposed changes to any of the restrictions? No ☒ Yes ☐ If yes, explain: _____
c. Of any resale restrictions? No ☒ Yes ☐ If yes, explain: _____
d. Of any restrictions on leasing the property? No ☒ Yes ☐ If yes, explain: _____
e. Are access roads private ☐ public ☒? If private, describe the terms and conditions of the maintenance agreement, including the amount and due date of any fees or assessments. _____
f. If the answer to 3(e) is private, do you have copies of the road maintenance agreement? No ☐ Yes ☐
g. Of any violations of the restrictions that have not been remedied? No ☒ Yes ☐ If yes, explain: _____

4. Property Related Items: Are you aware:

- a. If you have ever had the property surveyed? No ☐ Yes ☒ Do you have a certified copy of the survey? No ☐ Yes ☒
b. Of any encroachments, boundary line disputes, setback violations, or easements affecting the property? No ☒ Yes ☐ If yes, explain: _____
c. Of any mineral rights reservations in connection with the property? No ☒ Yes ☐
d. Location of mailbox: In front of house Box# _____ # of Keys _____

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- e. Of any condition or proposed change in the vicinity of the property such as, but not limited to, proposed development, zoning changes or proposed roadways? No ☒ Yes ☐ If yes, explain: _____

5. **Land:** Are you aware:

- a. Of any past or present settling or soil movement? No ☒ Yes ☐ If yes, explain: _____
b. Of any sinkholes on the property? No ☒ Yes ☐ Unknown ☐ If yes, explain: _____
c. Of any past or present drainage or flood problems affecting the property? No ☒ Yes ☐ If yes, explain: _____
d. Of any past or present problems with driveways, walkways, patios, or retaining walls on the property due to drainage, flooding or soil movements? No ☒ Yes ☐ If yes, explain: _____

6. **Environment:**

- a. Were the improvements on the property built before 1978? No ☒ Yes ☐
b. Are you aware:
i. of any substances, materials or products which may be an environmental hazard, such as, but not limited to, asbestos, Chinese drywall, urea formaldehyde, radon gas, mold, lead-based paint, fuel, propane or chemical storage tanks (active or abandoned), or contaminated soil or water on the property? No ☒ Yes ☐ If yes, explain: _____
ii. of any damage to the structures located on the property due to any of the substances, materials or products listed in subsection (i) above? No ☒ Yes ☐ If yes, explain: _____
iii. of any corrosion to air conditioner or refrigerator coils, copper tubing, electrical wiring, computer wiring or other household items that have been damaged by sulfur or methane gas emitted from Chinese/defective drywall? No ☒ Yes ☐ If yes, explain: _____
iv. of any cleanup, repairs, or remediation of the property undertaken prior to the date of this disclosure or that may be required due to any of the substances, materials or products listed in subsection (i) above? No ☒ Yes ☐ If yes, explain: _____
c. Has your home been tested for radon gas? No ☒ Yes ☐ Unknown ☐ If yes, what were the results? _____
d. Has any radon gas mitigation system been installed in your home? No ☒ Yes ☐
e. Is your property affected by any on-site or off-site contaminated soil, water or other environmental condition? No ☐ Yes ☐ Unknown ☐ If yes, explain: _____

7. **Zoning** Are you aware:

- a. of the zoning classification of the property? No ☐ Yes ☒ If yes, identify the zoning classification Residential
b. of any zoning violation or nonconforming uses? No ☒ Yes ☐
c. of whether the property is zoned for its current use? No ☒ Yes ☐
d. of any zoning restrictions affecting additions, improvements or replacements on the property? No ☒ Yes ☐
e. of whether there are any zoning, land use or administrative regulations which are in conflict with the existing or intended use of the property? No ☒ Yes ☐
f. of any restrictions other than Association and flood area requirements affecting improvements or replacement of improvements on the property? No ☒ Yes ☐
If any answer to questions 7a-7f is yes, please explain: _____

8. **Flood**

- a. Is any portion of the property located in an area designated by FEMA flood maps or elevation surveys which carries a greater risk of flooding than as defined by Flood Zone "C"? No ☒ Yes ☐ Unknown ☐ If yes, explain: _____
b. Does the property currently require flood insurance? No ☒ Yes ☐ Unknown ☐ If yes, what company do you have insurance through? _____
c. Have you filed any claims against your flood insurance company? No ☒ Yes ☐ If yes, explain: _____

9. **Termites, Dry Rot, and Other Wood Destroying Organisms:**

- a. Do you have any knowledge of termites, dry rot, pests or wood destroying organisms affecting any improvements located on the property? No ☒ Yes ☐ Unknown ☐ If yes, explain: _____

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- b. Other than for preventative maintenance, has the property been treated for termites, dry rot, pests or wood destroying organisms? No ☒ Yes ☐ Unknown ☐ If yes, date and type of treatment _____
Company name: _____
- c. Is your property currently under a termite, dry rot or other wood destroying organisms warranty by a licensed pest control company? No ☒ Yes ☐ Unknown ☐ If yes, what company? _____

10. Structure-Related Items: Are you aware:

- a. Of any structural damage which may have resulted from events including, but not limited to, fire, wind, flood, hail, landslide, or blasting and which may materially affect the value of the property? No ☒ Yes ☐ If yes, explain: _____
- b. Of any structural condition or, in the case of a condominium/homeowner's association, any condition in the common elements that may materially affect the value of the property? No ☒ Yes ☐ If yes, explain: _____
- c. Of any past or present movement, shifting, deterioration, or other problems with walls or foundations? No ☒ Yes ☐ If yes, explain: _____
- d. Of any past or present cracks or flaws in the walls or foundations? No ☒ Yes ☐ If yes, explain: _____
- e. Of any past or present problems with driveways, walkways, patios, or retaining walls on the property? No ☒ Yes ☐ If yes, explain: _____
- f. Of any repairs or other attempts to control the cause or effect of any problem described above? No ☒ Yes ☐ If yes, explain: _____

11. Roof-Related Items: Are you aware:

- a. Of the age of the roof? No ☐ Yes ☒ If yes, how old is the roof? 2 years
- b. Of any roof or overhang defects? No ☒ Yes ☐ If yes, explain: _____
- c. If the roof has leaked since you owned the property? No ☒ Yes ☐ If yes, explain: _____
- d. If anything was done to correct the leaks? No ☒ Yes ☐ If yes, explain: _____

12. Siding:

- a. Are you aware of any problems/defects with the exterior finish, including but not limited to, siding, synthetic stucco, wood siding or asbestos? No ☒ Yes ☐ If yes, explain: _____

13. Windows: Are you aware:

- a. Of any fogged windows? No ☒ Yes ☐ If yes, where? _____
- b. If any screens are missing or damaged? No ☒ Yes ☐ If yes, explain: _____
- c. Of any other problems/defects with the windows? No ☒ Yes ☐ If yes, explain: _____

14. Permitting/Code Compliance:

- a. Are you aware of any additions, alterations or structural changes made to the improvements on the property? No ☒ Yes ☐ If yes, explain: _____
- b. If any additions, alterations or structural changes were made to the improvements on the property were all necessary permits obtained with regard to such improvements, additions, alterations or structural changes? No ☒ Yes ☐ Unknown ☐ N/A ☐ If no, explain: _____
- c. Are you aware of any active permits related to the property which have not been closed by a final inspection? No ☒ Yes ☐ If yes, explain: _____

15. Plumbing-Related Items

- a. What is the source of your drinking water? Public ☒ Private Well ☐ Other Source ☐ Unknown ☐ If your drinking water is from a well or other source, when was your water last checked for safety and what was the result of the test? _____
- b. The property is served by: Public Sewer ☐ Septic Tank ☒
- c. If the property is served by a septic tank, have you had any problems with the septic tank? No ☒ Yes ☐ If yes, explain: _____
- d. Are you aware of any plumbing leaks, back-ups or other problems relating to any of the plumbing (example: hot water heater, tub/jetted tub, faucets, sinks and toilets), water, septic or sewer related items? No ☒ Yes ☐ If yes, explain: _____
- e. Are you aware of any conditions that may materially affect the value of the property relating to the septic tank/drain field, sewer lines, or any other plumbing related items? No ☒ Yes ☐ If yes, explain: _____
- f. Are you aware of any septic tanks or wells on the property which are not currently being used? No ☒ Yes ☐ If yes, explain: _____

16. Electrical System: Are you aware:

- a. Of any damaged or malfunctioning switches, receptacles or wiring? No ☒ Yes ☐ If yes explain: _____

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- b. Of any conditions that may materially affect the value or operating capacity of the electrical system? No ☒ Yes ☐
If yes, explain: _____

17. Heating and Air Conditioning: Are you aware

- a. Of any defects, malfunctioning or condensation problems regarding the HVAC system since you have owned the property? No ☒ Yes ☐ If yes, explain: _____
b. Of the age of the air conditioning system? No ☐ Yes ☒ If yes, how old is the AC? 2 years
c. Of the age of the furnace? No ☒ Yes ☐ If yes, how old is the furnace? _____
d. Of the age of the heat pump? No ☒ Yes ☐ If yes, how old is the heat pump? _____

18. Moisture/Water Intrusion Incidents/Mold: Are you aware:

- a. Of any instances where moisture or water intruded into the structures located on the property as the result of rain, flood, plumbing leak, appliance leak, roof, window or wall leak or any other type of leak or event? No ☒ Yes ☐
If yes, please explain: _____
b. Of any damage to the structures located on the property that resulted from any type of moisture or water intrusion or leak? No ☒ Yes ☐ If yes, explain: _____
c. Of any clean up, repairs, or remediation of the property including clean up of toxic mold because of moisture or water intrusion? No ☒ Yes ☐ If yes, explain: _____
d. If your home has been tested for toxic mold? No ☒ Yes ☐ If yes, what were the results? _____

19. Pools/Hot Tubs/Spas

- a. Does your pool, hot tub and/or spa have the following safety features (check all that apply):
Enclosure that meets the pool barrier requirements Safety pool cover ☐ Door and window exit alarms ☐
Door locks ☐ None ☐ Unknown ☐ Other ☐
b. Are you aware of any problems with the pool/spa/hot tub/pump/heating system or other pool related equipment? No ☒ Yes ☐
If yes, explain: _____

20. Major Appliances

- a. Indicate which appliances are staying with the property.
The Contract for Sale and Purchase will determine final distribution of property and major appliances.
☒ Range # of _____ ☒ Oven # of _____
☒ Microwave # of _____ ☒ Dishwasher # of _____
☐ Trash Compactor # of _____ ☒ Washer # of _____
☒ Dryer # of _____ ☐ Freezer # of _____
☒ Refrigerator # of _____ Does the refrigerator have an ice-maker? No ☐ Yes ☒
☐ Garbage Disposal # of _____
☐ Other _____
b. Are you aware of any problems with the appliances, including whether any of the appliances have leaked or overflowed, since you have owned the property? No ☒ Yes ☐ If yes, explain: _____

21. Other Equipment

- a. Indicate existing equipment
Security System: No ☒ Yes ☐ Leased ☐ Owned ☐ Connected to Central Monitor ☐ Monthly fee \$ _____
Smoke Detectors: No ☐ Yes ☒ Number of smoke detectors: 5
Power source: Battery Powered ☐ Hard-wired ☐ Both ☐ Unknown ☐
Irrigation system: No ☒ Yes ☐
Water softener: No ☒ Yes ☐ Leased ☐ Owned ☐
LPG Tank: No ☒ Yes ☐ Leased ☐ Owned ☐
Central Vacuum: No ☒ Yes ☐ If yes, will the attachments remain with the property? No ☐ Yes ☐
Garage Door Openers: No ☒ Yes ☐ Number of transmitters: _____
Vent fans: No ☐ Yes ☒
Ceiling fans: No ☒ Yes ☐ If yes, number of ceiling fans: _____ How many will remain? _____
Location of fans that will remain with the property: BOTH ROOMS
Humidistat: No ☒ Yes ☐ Unknown ☐
Humidifier: No ☒ Yes ☐ Unknown ☐
Electric air filters: No ☒ Yes ☐ Unknown ☐
Other equipment: _____

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b. Are you aware of any problems with the equipment? No ☒ Yes ☐ If yes, explain: _____

22. Other Matters

a. Is there anything else that may materially affect the value of the property? No ☐ Yes ☒ If yes, explain:

New PVC Fencing, FL Fence Company \$7,500.00
New Steel 6' x 10' with Electric Hook up \$2,200.00

If your answers exceed the space given, please attach additional pages to this form.

Acknowledgement by Seller

The undersigned Seller represents that the information set forth in the above disclosure statement is accurate and complete to the best of the Seller's knowledge on the date signed below. Seller does not intend for this disclosure statement to be a warranty or guaranty of any kind. Seller hereby authorizes disclosure of the information contained in this disclosure statement to prospective Buyers of the property. Seller remains responsible for disclosure of any additional information or changes affecting the condition of the property arising subsequent to the date of the Seller's Real Property Disclosure and up until closing.

Seller: [Signature] ERNEST GENE BERGER 2/22/25
Signature Print Date

Seller: [Signature] ERIKA DIANNE BERGER 2/27/25
Signature Print Date

Seller: _____
Signature Print Date

Receipt and Acknowledgement by Buyer

Seller is using this form to disclose Seller's knowledge of the condition of the real property and improvements located on the property as of the date signed by the Seller. This disclosure form is not a warranty of any kind. The information contained in the disclosure is limited to information to which the Seller has knowledge. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent professional inspection is encouraged and may be helpful to verify the condition of the property and to determine the cost of repairs, if any. Buyer understands these representations are not made by any real estate licensee. Buyer hereby acknowledges having received a copy of this disclosure statement.

Buyer: _____
Signature Print Date

Buyer: _____
Signature Print Date

Buyer: _____
Signature Print Date

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