



Tallahassee BOARD OF REALTORS® SELLER'S PROPERTY DISCLOSURE STATEMENT



(Revised March 2024)

(It is suggested that copies of this disclosure be available at the property)

1 SELLER: Lee's Place, Inc.

2 Property Address: 216 Lake Ella Drive, Tallahassee, FL 32303

3 Date Property Purchased: 3/26/01 Year Built 1938

4 * If built before 1978 seller must provide the Lead Based Paint Disclosure Form

NOTICE TO SELLER AND BUYER:

5
6 THIS FORM IS INTENDED TO BE TO THE BENEFIT/INFORMATION FOR THE BUYER. THIS FORM
7 IS TO BE FILLED OUT TO THE BEST OF THE SELLER'S KNOWLEDGE, DISCLOSING INFORMATION
8 PROVIDED TO THEM UPON THEIR PURCHASE, AND/OR DISCLOSURES THAT HAVE OCCURED
9 DURING THEIR OWNERSHIP.

NOTICE TO SELLER AND BUYER:

- 10
- 11 • Every SELLER is legally obligated to disclose to a buyer all known facts, which are not readily
 - 12 discoverable to a BUYER that materially and/or adversely affect the value of the property being
 - 13 sold.
 - 14 • This disclosure statement is intended to assist the SELLER in complying with disclosure
 - 15 requirements and to provide helpful information to a BUYER.
 - 16 • The Listing Broker, the Selling Broker and their respective Salespersons will also rely upon this
 - 17 information when they evaluate, market, and present SELLER'S property to prospective BUYERS.
 - 18 • NON-OCCUPANT SELLERS (ie Trusts/Probate, Rentals, Investment/Flip) still have a liability to
 - 19 disclose repair history as paid through a third party (for example: Attorney, Property Manager,
 - 20 Project Manager, etc.)

NOTICE TO BUYER:

21 This is a disclosure of SELLER'S knowledge as of the date signed by the SELLER of the condition of the

22 property and is not a substitute for BUYER'S due diligence. It is not a warranty of any kind by SELLER or

23 a warranty or representation by the Listing Broker, the Selling Broker, or their Salespersons.

24

25 1. OCCUPANCY

- 26 (a) The property is occupied by Seller Tenant Other
- 27 (b) If property is vacant, provide date it was vacated. _____
- 28 (c) If Tenant occupied, provide the following information:
- 29 1. Is there a written lease? Yes No If yes, expiration date _____
- 30 2. Is there a moveout/cancelation clause in the lease? Yes No Notice Required _____
- 31 _____
- 32 3. Monthly rental amount _____ Security Deposit amount _____
- 33 4. Management Company, if any _____

BUYERS Initials: _____

SELLERS Initials: ^{Initial}
BR

34 For the remaining sections please be prepared to provide any additional information such as warranties
35 supporting documentation and or reports

36 **2. EQUIPMENT AND APPLIANCES INCLUDED IN SALE (Subject to final negotiated contract)**

37 Unless otherwise stated, all fixtures and the following items are assumed to remain (including
38 but not limited to): doorbells, smoke/CO2 detectors, thermostat(s), light bulbs, bathroom mirrors,
39 blinds and shutters.

40 Mark the additional items included in the sale of your property:

- 41 Above Ground Pool Intercom Storage Shed
- 42 Ceiling Fans—all Irrigation System Surveillance Equipment
- 43 Central Vacuum and Attachments Light Fixtures—all Trash Compactor
- 44 Curtain Rods Microwave Oven Washer
- 45 Curtains/Drapes Pool Equipment Water Softener/Purifier
- 46 Dishwasher Pool Heater Window/Wall AC
- 47 Disposal Range/Oven _____
- 48 Dryer Refrigerator with Ice Maker _____
- 49 Garage Door Opener Satellite System _____
- 50 Generator Security System – (see below) _____
- 51 Ice Maker Spa or Hot Tub with Heater _____

52 Oil/Propane Tanks Owned Leased (If any of the above are leased fill out clause 18)

53 Security System Leased

54 (a) Are there any fixtures, appliances, or systems on or about the property excluded from the sale?
55 (ex. Smart home devices, etc)
56 printer and water cooler

57 (b) If any of these items have been replaced during your ownership, which items and what year:
58 _____
59 _____

60 (c) Any other leased systems: (ex. Solar panels, water softeners, etc) _____

61 (d) Do any items with the sale have any defects? Explain
62 not to my knowledge
63 _____

64 (f) Please list any appliances or equipment that are gas powered: _____

65 **3. STRUCTURAL ITEMS**

66 (a) Name of Contractor or Builder who built home, if known unknown

67 (b) Have there been any past or present movement, shifting, cracks, deterioration, structural damage or
68 other problems with walls, ceilings, or foundations? Yes No Unknown

69 (c) Has there been any past or present water leakage or intrusion into the structure(s)?
70 Yes No Unknown

71 (d) Have there been any past or present problems with driveways, walkways, patios, or retaining walls?
72 Yes No Unknown

73 (e) Is the fireplace functioning properly? Yes No Explain: built to 1930's code- have not
used since ownership

BUYERS Initials: _____

SELLERS Initials: BR

74 (f) Have there been any problems with the chimney or flue? Yes No Unknown
75 (g) Have there been any repairs or other effects to control the cause or effects of any problem(s)
76 Describe in this section Yes No Unknown
77 If any answers are yes, explain: _____
78 _____

79 **4. ADDITIONS / ALTERATIONS & REMODELING**

80 (a) Have you made any additions, structural changes, or other alterations to the property? Yes No
81 Date 2008 If yes, explain: Enclosed the garage to make an office. The boiler in the
82 garage was removed.
83 (b) Provide the name of any Contractor or individual who did any additions, structural changes, or other
84 alterations to the property, if known: Riley Palmer Construction
85 (c) Were the necessary permits pulled and closed out Yes No Unknown

86 **5. ROOF**

87 (a) Has the roof been replaced during your ownership. Yes No Year current roof put on 1938
88 (b) Roofing material Arch shingle 3 tab shingle Metal Other asbestos
89 (c) Has the roof ever leaked during your ownership? Yes No
90 (d) Has the roof been repaired during your ownership? Yes No Repair date 2015
91 If yes, provide name of Contractor or individual who did the work and details of replacement/repair
92 Billy Owens repaired a leak in a valley around 2015. Florida Roofing replaced shingles on the back
93 of the house around 2018 and repaired a small hole in the roof when a tree fell on the house
around 2017.
94 (e) If roof replaced, is it under warranty? Yes No Is the warranty transferable? Yes No
95 (f) Please provide roof age on any additional structures: _____
96 (g) Do you know of any other problems with the roof or gutters? Yes No
97 If any answers are yes, explain: _____
98 _____

99 **6. SIDING**

100 (a) Exterior siding material(s): Asbestos Brick Concrete Block Stone Fiber Cement
101 Manufactured Siding (LP/GP) Stucco Synthetic Stucco Unknown Wood
102 Vinyl Other _____
103 (b) If manufactured siding, provide name of manufacturer, if known _____
104 (c) If stucco, have there been any inspection reports on the stucco? Yes No
105 (d) Do you know of any problems/defects with the siding? Yes No
106 (e) Have you filed any claims with manufacturers in regard to the siding? Yes No
107 If any answers are yes, explain: _____
108 _____
109 _____

BUYERS Initials: _____

SELLERS Initials: Initial
BR _____

110 **7. WINDOWS/DOORS/LOCKS**

- 111 (a) Are the windows insulated glass? Yes No Unknown
- 112 (b) Are there any fogged, broken, or cracked windows? Yes No Unknown
- 113 If yes, which ones 1st floor office
- 114 (c) Do all operable windows open, stay open, close and lock properly? Yes No Unknown
- 115 If yes, which ones ? various windows
- 116 (d) Are any screens missing or damaged? Yes No Unknown
- 117 If yes, which ones _____
- 118 (e) Do all doors operate properly? Yes No Unknown
- 119 If no, explain: _____
- 120 (f) Are smart locks present? Yes No If yes, does the smart lock have a key? Yes No
- 121 (g) Do you have keys/codes to all door locks? Yes No
- 122 If no, explain: _____

123 **8. HEATING AND AIR CONDITIONING**

- 124 (a) Air Conditioning:
- 125 Central Electric Natural Gas Other Window Units, # of units _____
- 126 Provide age if known 2019 and 2023
- 127 Mini-split, # of units 1 Other Provide age if known 10 yrs
- 128 (b) Heating:
- 129 Central Electric Central Electric Heat Pump Fuel Oil Natural Gas Other _____
- 130 (c) Is there a fireplace? Yes No Heat Source: Wood Natural Gas Propane Electric
- 131 (d) Have there been any problems regarding these items? Yes No
- 132 (e) Have there been any repairs/replacements of these units during your ownership? Yes No
- 133 If yes explain: We have replaced both units.
- 134 _____

135 **9. ELECTRICAL SYSTEM**

- 136 (a) Have there been any problems with the electrical system? Yes No
- 137 (b) Has the panel been updated since the home was built Yes No Unknown
- 138 Provide date if known unknown
- 139 (c) Is there a generator installed? Yes No If yes provide type _____
- 140 Year installed _____ installed by _____
- 141 If yes explain: _____
- 142 _____

BUYERS Initials: _____

SELLERS Initials: Initial
BR _____

143 **10. PLUMBING**

144 (a) Have there been any problems with the plumbing system? Yes No

145 (b) Have there been any updates to the plumbing system? Yes No Unknown

146 (c) What is your water supply source: Public Community Well

147 Well on property location: _____

148 (d) Do you have polybutelene pipes? Yes No Unknown Pex pipes Yes No
149 Unknown Year Installed _____

150 (e) Have there been any leaks, back-ups, water, and/or sewer/septic tank or drain field problems?
151 Yes No Unknown

152 If yes explain: toilet upstairs leaked Repaired, no problem since.

153 (f) What type of sewage system do you have? Public Community Sewer Septic Tank(s)

154 If septic how Many _____ Location(s) _____

155 (g) When was septic tank last pumped and by who? _____

156 (h) If community sewer/septic and or well who maintains these functions and how many residences does
157 it serve? _____

158 (i) If on a septic tank, is sewer service available to your property? Yes No Unknown

159 **If yes, it is the responsibility of the BUYER to contact the local Health Department regarding**
160 **continued use of a septic system.**

161 (j) Does your utility bill contain a fee for sewer? Yes No

162 **If yes, it is the responsibility of the BUYER to contact the utility department to determine if a sewer**
163 **is currently in use or if the sewer fee is for availability of sewer for future usage.**

164 (k) Is there a pump associated with your sewage system? Yes No

165 (l) If your water is from a well, have there ever been repairs/replacements to the well or pump?
166 Yes No Unknown

167 (m) Has the well water ever been tested? Yes No Unknown

168 Date and Test Results: _____

169 (n) Do you have a water conditioning system? Yes No

170 If yes, is the system Owned Leased

171 (o) Type of water heater(s)? Gas Electric Solar

172 On timer(s)? Yes No

173 Number of Water Heaters? 1 Age of water heater(s) 15 yrs

174 location: breakfast room

175 Number of gallons? _____ or Tankless

176 If any answers are yes, explain: _____

177 _____

178 _____

BUYERS Initials: _____

SELLERS Initials: Initial
BR _____

179 **11. UTILITIES**

- 180 (a) Who supplies electrical service? City of Tallahassee Talquin Duke Other
- 181 (b) If Talquin please provide meter number _____
- 182 (c) Average utility bill? \$ 325 Number of people living in property 0
- 183 (d) Who supplies water service? City of Tallahassee Talquin Duke Other
- 184 (e) Who supplies gas service? City of Tallahassee Other _____
- 185 Tank buried? Yes No
- 186 (f) If gas/propane service is leased, will provider allow for it to be transferred to the new owner?
- 187 Yes No
- 188 (g) Are solar panels present? Yes No Location: _____
- 189 (h) If solar panels are present are they Leased Owned Financed If Financed are terms
- 190 assumable? Yes No
- 191 (i) Who are the cable/internet provider in your area: _____
- 192 (j) Who provides Garbage Collection? City of Tallahassee Private Waste Pro (non city)
- 193 Other/None

194 **12. POOL / SPA / HOT TUB (Complete if applicable)**

- 195 (a) **POOL** year installed _____ Salt Chlorine
- 196 In ground: Gunnite Fiberglass Vinyl Age of liner _____ Above ground
- 197 (b) Has the pool been resurfaced? Yes No Unknown Date _____
- 198 (c) Pool heater: None Gas Electric Solar Age if known _____
- 199 (d) Pool pump: Year installed _____
- 200 (e) Filter type: _____ Year installed _____
- 201 (f) Is pool equipment included? Yes No
- 202 If yes, itemize: _____
- 203 (g) Is there an automatic pool cleaner? Yes No If yes, manufacturer name _____
- 204 Age if known _____
- 205 (h) **SPA/HOT TUB** Year installed _____
- 206 (i) Spa heater: None Gas Electric Solar
- 207 (j) Do you use a pool service company Yes No If yes, please provide details such as
- 208 company/cost/treatment _____
- 209 If there have been any problems with any of the items above, explain: _____
- 210 _____
- 211 _____

212 **13. CRAWL SPACES AND BASEMENTS (Complete if applicable)**

- 213 For the information below, provide the name of any contractor or individual who did any of the following
- 214 work/repair/improvements to the basement or crawl space. _____
- 215 (a) Has there ever been any water leakage, accumulation of water or dampness in the basement or crawl
- 216 space? Yes No Unknown
- 217 (b) Is a sump pump in use Yes No Unknown How many _____ Age _____

BUYERS Initials: _____

SELLERS Initials: Initial
BR _____

218 (c) Is a dehumidifier in use Yes No Unknown How many _____ Age _____

219 (d) Is the crawl space encapsulated? Yes No Unknown Year installed _____

220 (e) Is a vapor barrier installed Yes No Unknown

221 (f) Have there been any repairs or other attempts to control any water or dampness problems in the basement or
222 crawlspace? Yes No Unknown

223 If any answers are yes, explain: _____

224 _____

225 _____

226 **14. WOOD DESTROYING ORGANISMS**

227 (a) Has there been damage to the property caused by wood rot? Yes No Unknown

228 (b) Have termites or any wood destroying insects affected the property? Yes No Unknown

229 (c) Has there ever been any damage to the property caused by termites or wood destroying insects
230 during your ownership?

231 Yes No Unknown

232 (d) Is the property currently under bond for wood destroying insects from a licensed pest control
233 company? Yes No

234 What company? _____ Renewal Fee _____

235 Expiration date: _____

236 If any answers are yes, explain: _____

237 _____

238 _____

239 **15. SOIL / DRAINAGE / BOUNDARIES**

240 (a) Is any portion of the property located in a flood hazard area? Yes No Unknown

241 Flood zone type, if known? _____

242 (b) Is flood insurance required by your lender? Yes No Unknown

243 If yes provide the insurer information and annual cost: _____

244 (c) Have there been any past or present drainage or flood problems affecting the property?

245 Yes No Unknown

246 (d) Have there been any past or present drainage or flood problems affecting adjacent properties?

247 Yes No Unknown

248 (e) Is there any fill or pipe clay on the property? Yes No Unknown

249 (f) Has there been any settling or earth movement on the property?

250 Yes No Unknown

251 (g) Has there been any settling or earth movement in the immediate neighborhood?

252 Yes No Unknown

253 (h) Who owns any fences? _____

254 (i) Are there any encroachments, boundary line disputes, or easements affecting the property?

255 Yes No Unknown

256 (j) Are there any conservation easements or environmental restrictions? Yes No

BUYERS Initials: _____

SELLERS Initials: Initial
BR _____

257 (k) Are there any conservation easements or environmental restrictions? Yes No
258 If any answers are yes, explain: _____
259 _____
260 _____

261 **16. TOXIC SUBSTANCES**

262 (a) Are you aware of any hazardous materials in, on or about the property? (Hazardous Materials may
263 include but are not limited to: lead-based paint, asbestos materials, asbestos siding, mold, and buried
264 oil, fuel or other storage tanks.) Yes No Unknown
265 Location of tanks if buried: Northwest corner of the house. This was emptied and filled w/ sand
when the garage was enclosed.

266 (b) Has the property been tested for mold, lead-based paint, or any other toxic substances?
267 Yes No Unknown

268 (c) Has the property been tested for Radon? Yes No Unknown If yes was the reported
269 radon levels above the EPA recommended level? Yes No Unknown

270 (d) Is a Radon Mitigation system installed? Yes No Number _____
271 Location(s) _____ Installer _____

272 If any answers are yes, explain: _____
273 _____
274 _____

275 **17. ROAD MAINTENANCE AND NEIGHBORHOOD/HOA INFORMATION**

276 **Note: If there is a mandatory Homeowners' Association, including active covenants and periodic**
277 **dues, you must complete the separate HOMEOWNERS' ASSOCIATION/ COMMUNITY DISCLOSURE**

278 (a) Is the property located in the City limits? Yes No

279 (b) Who maintains your road? Gov't Private
280 If private, is it maintained by: HOA Road Maintenance Agreement Other (ex. Easement)

281 (c) If a road maintenance agreement exists, please provide terms and/or contact person for details: _____
282 _____

283 (d) What is the annual fee? \$ _____ How is it paid? Monthly Yearly Other

284 (e) Are fees current? Yes No

285 (f) What does the fee cover? _____

286 (g) Who is the contact person for the association? _____
287 Phone # _____ Email _____
288 website _____

289 (h) Are there any transfer fees? Yes No Unknown

290 Amount \$ _____
291 If yes, to whom: _____

292 (i) Is there an enhancement fee or any other type of fee upon resale? Yes No Unknown
293 Amount \$ _____ If yes, what kind of fee and to whom _____

BUYERS Initials: _____

SELLERS Initials: Initial
BR _____

- 294 (j) Are there any special assessments or any other fees of any type? Yes No Unknown
 295 If yes, explain nature of assessment/fee imposed by whom and amount: _____
 296 _____
- 297 (k) Is there a CDD (Community Development District) fee attached to your property?
 298 Yes No Unknown If yes, amount \$ _____
 299 How is it paid? _____
- 300 (l) Are there any defects, damages, legal actions, conditions or assessments that may affect the
 301 association or its fees? Yes No
- 302 (m) Have there been any proposed changes or conditions in your neighborhood that could affect the
 303 value or desirability of the property? Yes No Unknown
 304 If yes, explain: _____
- 305 (n) Does the property violate the restrictive covenants? Yes No Unknown

306 **18. LEASED OR FINANCED SYSTEMS/EQUIPMENT**

- 307 (a) If the seller has leased or financed systems, will the seller be paying off the lease or loan of the system
 308 prior to closing? Yes No
- 309 (b) Are there any leased/financed systems that are not included in the sale? Yes No
- 310 (c) Are solar panels installed? Yes No Owned Financed
 311 If financed, are terms assumable? Yes No
- 312 (d) Is there security system equipment included? Yes No Owned Leased Financed
 313 if financed, are terms assumable? Yes No
- 314 (e) Is there a water softener/purifier system installed? Yes No Owned Leased Financed
 315 If financed, are the terms assumable? Yes No
- 316 (f) List item(s) and details of any other leased/financed systems that are incorporated into the property:
 317 _____

318 **19. OTHER MATTERS**

- 319 (a) Has an insurance claim been filed on this property during your ownership? Yes No
 320 How many 1 Please provide additional details such as when filed, if paid out,
 321 amount, if claim has been closed, and who current provider is: zurich
 322 During hurricane Hermaine, tree fell on the the house. All has been remediated.
- 323 (b) Does anyone have a first right of refusal or an option to buy this property? Yes No
- 324 (c) Is there any existing or threatened legal action affecting the property? Yes No
- 325 (d) Is this property located within a geographical area which has been designated, or is being considered
 326 for designation, as a Historic Preservation Overlay District? Yes No Unknown
- 327 (e) Is the property registered as a rooming house under the Rooming House Ordinance?
 328 Yes No Unknown
- 329 (f) Are there any zoning violations, non-conforming uses, set back violations, or proposed zoning or road
 330 changes? Yes No Unknown
- 331 (g) Are there any violations of local, state, or federal laws or regulations relating to this property?
 332 Yes No Unknown
- 333 If any above are yes, explain: _____

BUYERS Initials: _____

SELLERS Initials: BR _____

334 (h) Is your Leon County Fire Tax Assesment Paid separately Included in tax bill Unknown
335 N/A Amount, if any: \$ _____ Included in utility bill

336 (i) Are there any concealed cosmetic defects? Yes No Unknown

337 If Yes, please explain: _____
338 _____

339 (j) Anything else you feel you should disclose to a prospective buyer that may materially and/or adversely
340 affect the value or desirability of the property _____
341 _____

342 The undersigned SELLER represents that the information set forth in the foregoing property disclosure
343 statement is accurate and complete to the best of the SELLER'S knowledge on the date signed below.
344 SELLER does not intend this property disclosure statement to be a warranty or guaranty of any kind. SELLER
345 hereby authorizes Listing Broker to provide this information to prospective BUYERS and to other Real Estate
346 Brokers and other Salespersons.
347 **SELLER understands and agrees that SELLER will immediately notify Listing Broker in writing if any**
348 **information set forth in this property disclosure changes.**

349 Seller: Signed by:
Brenda Rabalais
D42142E4FCD04F5... _____ Date: 11/20/2024

350 Seller: _____ Date: _____

351 **RECEIPT AND ACKNOWLEDGMENT BY BUYER**

352 BUYER hereby acknowledges receipt of a copy of this property disclosure. BUYER is strongly advised to obtain
353 property inspection(s) as provided for in the Contract for Sale and Purchase. BUYER should select professionals
354 with appropriate qualifications to conduct inspections. BUYER is aware that this property disclosure is not
355 intended as a warranty or guaranty of any kind by SELLER. The Brokers and their Salespersons do not warrant
356 or guarantee the condition of the property and are in no way responsible for the condition of the property.
357 BUYER understands that the property is being sold in its present condition unless otherwise agreed upon in
358 the Contract for Sale and Purchase.

359 Buyer: _____ Date: _____

360 Buyer: _____ Date: _____