



FLORIDA EXECUTIVE REALTY

SELLER'S PROPERTY DISCLOSURE - RESIDENTIAL

SELLER(S) Blake Curran + Mariahuia Curran

PROPERTY ADDRESS 26 Camber St. Clearwater, FL 33767

Notice to Seller: Florida law requires a **Seller** of real property to disclose to a **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. If you need more space for additional information, comments, or explanations, go to Paragraph 17 and explain.

Notice to Buyer: The following representations are made by the **Seller** and **not** by the real estate licensee(s). 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 judgement 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 latent defects. It is strongly recommended you 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 part of any contract for sale and purchase.

Is each individual seller a U.S. Citizen or resident alien?.....

YES	NO	NOT KNOWN
☒	☐	☐

1. OCCUPANCY

- a. Does Seller currently occupy this Property?.....

☐	☒	☐
--------------------------	-------------------------------------	--------------------------
- b. How long has it been since the Seller occupied the Property? N/A
- c. If vacant, since what month/year? Oct. 2022
- d. Does the Property currently have homestead exemption?.....

☐	☒	☐
--------------------------	-------------------------------------	--------------------------
- e. Do tenants currently occupy the Property?.....

☐	☒	☐
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- f. If YES, when does the lease expire? N/A

2. HOMEOWNER'S ASSOCIATION AND DEED RESTRICTIONS

- a. Is the Property subject to any mandatory association(s) membership(s)?.....

☐	☒	☐
--------------------------	-------------------------------------	--------------------------
- b. Are there any pending or proposed special assessments?

☐	☒	☐
--------------------------	-------------------------------------	--------------------------
- c. Is the Property currently in violation of any deed restrictions?.....

☐	☒	☐
--------------------------	-------------------------------------	--------------------------
- d. Are there any restrictions related to renting the Property?.....

☐	☒	☐
--------------------------	-------------------------------------	--------------------------
- e. Are you aware of any existing, pending and/or proposed legal actions, claims, or proposed changes in assessments and/or maintenance fees?.....

☐	☒	☐
--------------------------	-------------------------------------	--------------------------
- f. Are you aware of any proposed changes to the Deed Restrictions?.....

☐	☒	☐
--------------------------	-------------------------------------	--------------------------
- g. If you answered YES to any of the above, please explain. N/A
- h. Are the community roads private?.....

☐	☒	☐
--------------------------	-------------------------------------	--------------------------
- i. Is the direct ingress/egress to the property private?.....

☐	☒	☐
--------------------------	-------------------------------------	--------------------------
- j. If you answered YES to h. or i., is there a written maintenance agreement?...

☐	☒	☐
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N/A

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Revised: 05/2020

1 of 7

BUYER _____

3. LAND, SOIL, BOUNDARIES AND ZONING

- | | YES | NO | NOT KNOWN |
|--|-------------------------------------|-------------------------------------|-------------------------------------|
| a. Do you know of any sliding, earth movement, upheaval or earth stability problems that have occurred on the Property or on adjacent properties?..... | ☐ | ☐ | ☒ |
| b. Are you aware of any sinkholes on this Property or adjacent properties?..... | ☐ | ☒ | ☐ |
| c. Do you know of any encroachments, boundary line disputes, or easements affecting the Property?..... | ☐ | ☒ | ☐ |
| d. Are you aware of any condition or proposed change in the vicinity of the Property that does or will materially affect the value of the Property?..... | ☐ | ☒ | ☐ |
| e. Do you have a copy of your survey?..... | ☐ | ☒ | ☐ |
| f. Do you have a copy of the elevation certificate for the Property?..... | ☐ | ☒ | ☐ |
| g. Is the property zoned for its current use?..... | ☒ | ☐ | ☐ |
| h. Is the property in an Historic District?..... | ☐ | ☒ | ☐ |
| i. Is the property in an Overlay District?..... | ☐ | ☐ | ☒ |
| j. If you answered YES to any of the above, please explain. _____ | | | |
| <u>House is Zoned for Tourist (T) District. To Accommodate tourism-oriented uses.</u> | | | |

4. ROOF AND ROOF-RELATED ITEMS

- | | | | |
|---|-------------------------------------|-------------------------------------|-------------------------------------|
| a. The age of the roof is? <u>Roof Replaced on Oct. 2022 ~ 3 1/2 years old</u> | | | |
| b. Is the roof structurally sound and free of leaks?..... | ☒ | ☐ | ☐ |
| c. Has the roof leaked during your ownership?..... | ☐ | ☒ | ☐ |
| d. Has there been work on the roof, gutters or fascia boards?..... | ☐ | ☒ | ☐ |
| e. Are you aware of any defects to the roof, soffits, fascia, flashing or other components of the roof system?..... | ☐ | ☐ | ☒ |
| f. Have you ever filed any insurance claim(s) regarding any of the above?..... | ☐ | ☒ | ☐ |
| g. If you answered YES to any of the above, please explain. _____ | | | |
| <u>Roof is free of leaks</u> | | | |

5. TERMITE, OTHER WOOD-DESTROYING ORGANISMS (WDOs), PESTS

- | | | | |
|--|-------------------------------------|-------------------------------------|-------------------------------------|
| a. Do you have any knowledge of termites, dry-rot, fungi, or pests present on the Property or affecting the Property?..... | ☐ | ☒ | ☐ |
| b. Do you have any knowledge of any damage to the Property caused by wood destroying organisms, dry-rot and/or pests?..... | ☐ | ☐ | ☒ |
| c. Is your Property currently under a termite warranty bond covered by a licensed pest control company?..... | ☒ | ☐ | ☐ |
| d. If yes, is the warranty transferable and is there a transfer fee?..... | ☐ | ☐ | ☒ |
| e. If you answered YES to any of the above, please explain. _____ | | | |
| <u>House was tented for termites on Aug. 2025</u> | | | |

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Revised: 05/2020

2 of 7

BUYER _____

6. STRUCTURALYES NO NOT
KNOWN

- a. Are you aware of any past or present movement, shifting, deterioration, or other construction problems with the foundation?.....☐ ☐ ☒
- b. Have you ever filed an insurance or manufacturer's claim for defective or damaged materials?.....☐ ☒ ☐
- c. Are structures including roof, ceilings, walls, doors, windows structurally sound?.....☒ ☐ ☐
- d. Are you aware of any past or present water leakage, accumulation, or dampness within the Property, basement or crawl space?.....☐ ☒ ☐
- e. Are you aware of any past or present problems with driveways, walkways, patios, retaining walls or seawalls?.....☐ ☒ ☐
- f. If you answered YES to any of the above, please explain. _____

7. ADDITIONS / REMODELS / IMPROVEMENTS

- a. Have you made any improvements, additions, structural changes or other alterations to the Property?.....☐ ☒ ☐
- b. If YES, did you obtain all necessary permits and final approvals required from the HOA and/or governmental bodies?☐ *N/A* ☐ ☐
- c. Did any former owners of the Property make additions, structural changes or alterations to the Property?.....☐ ☐ ☒
- d. If you answered YES to any of the above, please explain. _____

*N/A***8. MOISTURE / WATER INTRUSION / MOLD**

- a. Are you aware of any instances where moisture/water/condensation or humidity intruded into the structures located on the Property as the result of rain, flood, plumbing leak, appliance, roof, window, wall leak or any other type of leak event?.....☐ ☒ ☐
- b. Are you aware of any clean up, repairs, or remediation of the Property including cleanup of mold because of moisture or water intrusion or condensation?.....☐ ☒ ☐
- c. Are you aware of any other problem resulting from moisture/water intrusion/condensation or humidity?.....☐ ☒ ☐
- d. Have you ever filed any insurance claims regarding any of the above?.....☐ ☒ ☐
- e. If you answered YES to any of the above, please explain. _____

*N/A*SELLER *BC* *MC*
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3 of 7

BUYER _____

9. ENVIRONMENT

YES NO NOT KNOWN

- a. Was the Property built before 1978?..... ☒ ☐ ☐
- b. Are you aware of any substances, materials or products which may be an environmental hazard, such as but not limited to asbestos, radon gas, fuel urea formaldehyde, mold, lead-based paint, defective drywall, propane, or chemical storage tanks (active or abandoned), or contaminated soil or water on the Property?..... ☐ ☐ ☒
- c. Are any mangroves, archeological sites or other environmentally sensitive areas located on the Property?..... ☐ ☒ ☐
- d. Are you aware of any clean up, repairs, or remediation of the Property due to any of the substances, materials, or products listed in the subsection above?..... ☐ ☐ ☒
- e. If you answered YES to any of the above, please explain. _____
House was ~~built~~ built 1925

10. FLOOD

- a. Is any portion of the Property in a special flood hazard area?..... ☒ ☐ ☐
- b. Are there any improvements, including additions, that are located below the base flood elevation?..... ☐ ☐ ☒
- c. Does the Property require flood insurance?..... ☒ ☐ ☐
- d. Is any portion of the Property seaward of the Coastal Construction Control Line?..... ☐ ☒ ☐
- e. Do you currently have flood insurance?..... ☒ ☐ ☐
- f. Do you know of any past or present drainage or flood problems affecting the Property or adjacent properties?..... ☐ ☐ ☒
- g. Have you ever filed any insurance claim(s) regarding any of the above?..... ☐ ☒ ☐
- h. If you answered YES to any of the above, please explain. _____
Property does require flood insurance due to the proximity of the water.

11. ELECTRICAL SYSTEM

- a. Are you aware of any damaged or malfunctioning switches, receptacles, or wiring?..... ☒ ☐ ☐
- b. Are you aware of any conditions that materially affect the safety or operating capacity of the electrical system?..... ☐ ☐ ☒
- c. Does the property have aluminum wiring?..... ☐ ☐ ☒
- d. If you answered YES to any of the above, please explain. _____
Some of the wiring needs to be replaced under the house

12. HEATING AND A/C SYSTEMS

YES NO NOT KNOWN

- a. Air Conditioning..... ☒ Central ☐ Mini-Split ☐ Window
- b. Number of Units 1 Age in years of Unit 1 x Unit 2 Unit 3
- c. Heating: ☐ Fuel ☒ Electric ☐ Natural Gas ☐ Propane ☐ Other
- d. Fireplace: ☒ Wood Burning ☐ Natural Gas ☐ Propane ☐ Other
- e. Are there any defects regarding these items?..... ☐ ☒ ☐
- f. If you answered YES to any of the above, please explain. Fireplace has cover on ~~outside~~ chimney ~~very~~ water + animals to get inside fireplace
(outside) to prevent

13. PLUMBING SYSTEM

- a. What is your drinking water source? ☒ Public ☐ Private ☐ Well on Property
- b. If your drinking water is from a well, when was the water last checked for safety? N/A
- c. Was there a problem indicated as a result of the water test?..... ☐ N/A ☐ ☐
- d. What is the irrigation system water source?
☐ Public ☒ Reclaimed ☐ Other
- e. What is the type of sewage system?
☒ Public ☐ Private ☐ Septic ☐ Other
- f. Are there Polybutylene Pipes on the Property?..... ☐ ☐ ☒
- g. Are there any septic tanks or wells on the Property currently not in use?..... ☐ ☐ ☒
- h. If there is a Septic Tank, when was it last serviced? N/A
- i. Do you know of any leaks, backups, or other problems relating to plumbing, water or sewage related items?..... ☐ ☒ ☐
- j. Have you ever filed any insurance claim(s) regarding any of the above?..... ☐ ☒ ☐
- k. If you answered YES to any of the above, please explain. N/A

14. OTHER EQUIPMENT AND APPLIANCES

- Range: ☐ Gas ☒ Electric ☐ Other
- Water Heater: (2 qty.) ☒ Gas ☒ Electric ☐ Other
- Dryer Hook-up: ☐ Gas ☒ Electric ☐ Other
- Water Softener: N/A ☐ Leased ☐ Owned
- Water Heater: ☐ Leased ☒ Owned
- Solar Panels: N/A ☐ Leased ☐ Owned

- a. Are any of these items in need of repairs or replacement?..... ☐ ☒ ☐
- b. If you answered YES to any of the above, please explain. N/A

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5 of 7

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15. ELECTRONIC SURVEILLANCE DEVICES

YES NO NOT KNOWN

- a. Are there any interior and/or exterior cameras on the Property being monitored and/or recorded during showings?..... ☐ ☒ ☐
- b. Are there any interior listening devices being monitored and/or recorded during showings?..... ☐ ☒ ☐
- c. Is the Security System (including cameras): ☐ Leased ☐ Owned ☐ Other *N/A*
- d. Please confirm what conveys. N/A

16. POOL / HOT TUB / SPA

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. Check all the pool safety features (As defined by Section 515.27, Florida Statutes). Your swimming pool, hot tub, or spa has:
- ☐ Enclosures that meet the pool barrier requirements
- ☐ Required door locks ☐ Required door & window exit alarms
- ☐ Approved safety pool cover ☒ None
- b. Is there a pool heater?..... ☒ ☐ ☐
- c. Is the pool heater in working condition?..... ☒ ☐ ☐
- d. Is there a spa heater?..... ☒ ☐ ☐
- e. Is the spa heater in working condition?..... ☒ ☐ ☐
- f. Is there a saltwater pool system?..... ☐ ☒ ☐
- g. Is the saltwater pool system: *N/A* ☐ Owned ☐ Leased
- h. Has an in-ground pool on the Property been demolished and/or filled?..... ☐ ☐ ☒
- i. Are you aware of any conditions regarding these items that materially affect the value of the Property?..... ☐ ☐ ☒
- j. If you answered YES to h. and/or i., please explain. N/A

17. OTHER MATTERS

- a. If there is anything else that may materially affect the value of the Property that is not readily observable, please explain.

The outside laundry shed was flooded
during 2024 Hurricane Season. Flooring & washer machines
& lower parts of dry wall ~~were~~ replaced.

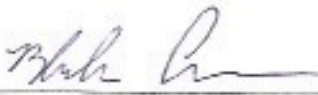
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 Revised: 05/2020

6 of 7

BUYER _____

ACKNOWLEDGEMENT OF SELLER

The **Seller** represents that the information set forth in this 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** understands and agrees that **Seller** will notify the **Buyer** and Broker in writing within 5 business days after **Seller** becomes aware that any information set forth in this document has become inaccurate in any way during the term of the listing or a pending purchase by a buyer.

SELLER: 

Date: 2/26/2026

SELLER: 

Date: 2/26/2026

RECEIPT AND ACKNOWLEDGEMENT OF BUYER

Seller is using this form to disclose **Seller's** knowledge of the condition of the real property 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 this disclosure is limited to information 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 strongly encouraged and may be helpful to verify the condition of the property and to determine the cost of repairs, if any. **Buyer** acknowledges and agrees that these representations are not made by any real estate licensee(s).

BUYER: _____

Date: _____

BUYER: _____

Date: _____

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