



SELLER'S PROPERTY DISCLOSURE

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NORTHEAST FLORIDA ASSOCIATION OF REALTORS®, INC.



NOTICE TO SELLER

In Florida the seller of residential property is obligated to disclose to a buyer all facts known to the 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 Brokers and cooperating Brokers, 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 solely upon SELLER's knowledge of the Property's condition as of the date signed by SELLER.

SELLER CAROLE MEHLOFF

Street Address 45740 PICKETT ST

City CALLAHAN State FL Zip 32011

Year Built: 1940 Date SELLER purchased Property: 5/18/2015

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? MARCH 2024

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: <u>KITCHEN AID</u> | ☒ Fireplace | ☐ Gas Logs | ☒ Wood burning | ☐ Electric |
| ☒ Disposal | Brand: <u>UNKNOWN</u> | ☐ Smoke Detectors | | | |
| ☒ Dryer | Brand: <u>UNKNOWN</u> | ☐ Window/Wall A/C(s) - Number of units: _____ | | | |
| ☒ Microwave Oven | Brand: <u>SHARP</u> | ☐ Built In Generator | | | |
| ☒ Cooktop | Brand: <u>UNKNOWN</u> | ☐ Wine Cooler | ☐ Built-in | ☐ Free Standing | |
| ☒ Range/Oven | Brand: <u>KITCHENAID</u> | ☐ In-ground Pool | | | |
| ☐ Refrigerator(s) | Brand: _____ | ☐ Above Ground Pool | | | |
| ☐ Trash Compactor | Brand: _____ | ☐ Pool Heater | | | |
| ☒ Washer | Brand: <u>UNKNOWN</u> | ☐ Pool Fence/Barrier | | | |
| ☒ Ceiling Fans - Number of Fans: <u>1</u> | | ☐ Pool Sweep | | | |
| ☒ Light Fixtures | | ☐ Spa or Hot Tub with Heater | | | |
| ☒ Bathroom Mirrors | | ☐ Sauna | | | |
| ☐ Drapery Hardware | | ☐ Solar Equipment | | | |
| ☐ Window Treatments/Coverings | | ☒ Individual Mailbox | | | |
| ☐ Garage Door Opener(s) and Number of Control(s): _____ | | ☐ Cluster MailBox and Key - Box Number: _____ | | | |
| ☐ Security Gate and other Access Devices | | ☐ Smart Home and Security Devices (specify): _____ | | | |
| ☒ Storage Shed | | | | | |
| ☐ Audio/Visual System Wiring | | | | | |
| ☐ Mounted/Installed Speakers | | | | | |
| ☐ Television Wall Mounts and Mounting Hardware | | | | | |
| ☐ Satellite Dish | ☐ Owned ☐ Leased | | | | |
| ☐ Water Softener/Treatment System | ☐ Owned ☐ Leased | | | | |
| ☐ Storm Shutters and Panels | | | | | |
| ☐ Built In Grill | ☐ Gas Supply: ☐ Utility ☐ Bottled/Tank | | | | |

SPD

Serial#: 091804-300174-1985788

Prepared by: Ralph Bennett | Pristine Properties of Florida | ralph@pristinepropertiesland.com |

☐ Irrigation System ☐ Full ☐ Partial
☒ Water Heater: ☒ Electric ☐ Gas ☐ Solar Brand: _____

2. CLAIMS AND ASSESSMENTS:

- a. Are you aware of any existing, pending or proposed legal or administrative action affecting you or the Property? ☐ Yes ☒ No
- b. Are you aware of any existing or proposed municipal or county special assessments or Property Assessed Clean Energy ("PACE") financing 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:

- 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? _____

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

Fees are payable by: _____

Payee's address: _____

Payee's phone number: _____

- ☐ Homeowners' Association fees and assessments are payable in the amount of \$ _____ per _____
- ☐ 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 special or other assessment that has been levied by the Association, or that has been an item on the agenda, or reported in the minutes, of the Association within six months prior to the date of this Disclosure? ☐ 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 c, d, e, f, g, or h please explain: _____

- i. Is the Property part of a Community Development District (CDD)? ☐ Yes ☒ No
- If yes, please complete Community Development District Disclosure.

N/A

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: 4b. - Master Bedroom floor rotten at door threshold - This is being Fixed Before Sale of Home

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

c. Are there any restrictions governing reconstruction of the Property following casualty loss or damage (e.g. for oceanfront or historic district properties)? If yes, complete the CCCL Disclosure Addendum for Oceanfront Property.

☐ 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

If yes, please indicate when _____

If yes, has the claim been completely settled with the insurance company?

☐ Yes ☐ No

If yes, was the full amount of the claim proceeds used to repair?

☐ Yes ☐ No

c. Has an insurance policy been denied or canceled by any insurer?

☐ Yes ☒ No

d. 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

e. Was any of the work in violation of any building codes?

☐ Yes ☒ No

f. Were there any additions, structural changes or other alterations made to the Property by any previous owner?

☐ Yes ☐ No ☒ Unknown

g. Please provide the name of any contractor or individual who constructed any addition or made any

structural change to the Property. DON'T RECALL - WILL LOOK & ADD WHEN I FIND

h. Are you aware of any active, open or expired 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? APPROXIMATELY 8 YEARS OLD ☐ Unknown
 b. Has the roof or roofing system leaked during your ownership of the Property? ☐ Yes ☒ No

If yes, what was done to correct the leak(s)? _____

- c. Has the roof or roofing system been replaced or repaired or re-roofed over existing shingles during your ownership of the Property? ☒ Yes ☐ No

If yes to any of these items, please explain and provide the date and name of all contractors

ROOF WAS REPLACED AROUND 2017

- d. Is there a transferable workmanship and or roofing material warranty? ☐ Yes ☒ No

If yes, to either, please provide a copy of the warranty.

8. POOL AND/OR SPA/HOT TUB:

- a. Does the Property have any of the following?

Pool/Spa Heater ☐ Yes ☒ No Type: ☐ Gas ☐ Electric ☐ SolarPool Sweep ☐ Yes ☒ NoSpa/Hot Tub ☐ Yes ☒ No Type: ☐ Gas ☐ Electric ☐ Solar

What is the approximate age of the Pool _____ Spa _____ Hot Tub _____?

- b. Has any pool, spa/hot tub been and/or filled in? ☐ Yes ☒ No
 c. Have repairs/replacements ever been made to any item mentioned above? ☐ Yes ☒ No ☐ Unknown
 d. What type of pool, spa/hot tub filtration system do you have (salt or chlorine)? _____
 e. The pool, spa/hot tub 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

If yes to any of these items, please explain _____

9. HEATING AND AIR CONDITIONING:

Please indicate existing equipment:

- a. Air Conditioning: ☒ Central ☐ Electric Brand Name: UNKNOWN Age: 2-3 YEARS
 b. Heating: ☒ Central ☐ Electric ☐ Gas ☐ Fuel Oil Brand Name: UNKNOWN Age: 2-3 YEARS
 c. If heat pump, type: _____
 d. Air condenser age _____ Air handler age _____
 e. Window/Wall Unit (s) 0 Number and location of units included in sale: _____
 f. 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: _____

- g. Do you have any fuel storage tanks? ☐ Yes ☒ No
 If yes, ☐ Underground ☐ Above ground ☐ Both

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 spaces? ☒ Yes ☐ No

If yes, to either of these, please explain AC LEAKED + REPAIRED / REPLACED / BEING REPAIRED

- c. Are you aware of any insurance claims filed specifically for water intrusion? ☐ Yes ☒ No

If yes, please indicate when _____

If yes, has the claim been completely settled with the insurance company?

If yes, was the full amount of the claim proceeds used to repair the water intrusion?

☐ Yes ☐ No☐ 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 specifically for a sinkhole with an insurance company? ☐ Yes ☒ No

If yes, has the claim been completely settled with 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 windows intended to be operable 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 and lock properly? ☒ Yes ☐ No ☐ Unknown

ALL NEW WINDOWS
PUT IN 2016-2017

13. PLUMBING (WATER ONLY):

- a. Have you updated any portion of the plumbing system? ☒ Yes ☐ No

If yes, please explain: ALL NEW PIPES & PLUMBING 2016-2017

- 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 or other water 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

If yes, ☐ Irrigation Meter ☐ Well

- i. What type of sewage system do you have? ☐ Public ☐ Private ☒ Septic Tank(s)

If septic, how many? 1 Locations: _____

When was the septic tank last pumped? 2017 Age of septic tank if known: Approx 8 years

Age of drain field if known: 8 years

- j. Number of water heaters? 1 ☒ Electric ☐ Gas (☐ natural or ☐ propane) ☐ Solar
 Is any water heater tankless? ☐ Yes ☒ No

Age of water heater(s) if known: Approx 8 years old

If yes to any of these items, please explain: _____

14. SEWER/SEPTIC (including drain field):

- a. What type of sewage system do you have? ☐ Public ☐ Private ☒ Septic Tank(s)

If septic, how many? 1 Locations: _____

When was septic tank last pumped? 2017 Age of septic tank if known: Approx 8 years

Age of drain field if known: 8 years

- b. Have you updated any portion of the sewer/septic or drain field system? ☒ Yes ☐ No

If yes, please explain: Repaired 2017

- c. Are you aware of any problems with the sewer/septic or drain field system? ☐ Yes ☒ No
 d. Do any buildings/improvements cover any part of a drain field or septic tank? ☐ Yes ☒ No
 e. Is there an abandoned septic tank and/or drain field on the Property? ☐ Yes ☒ No

If so, where is it located? _____

If yes to any of these items, please explain: _____

15. ELECTRICAL/ENERGY SYSTEM:

- a. Have you updated any portion of the electrical system? ☒ Yes ☐ No
If yes, please explain: Updated 2016-2017
- 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:

16. 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: _____
- b. Is there any leased equipment included in the sale? ☐ Yes ☒ No
If yes, please itemize: _____

17. 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: FEW TERMITES - HOME WAS TENTED IN 2025
- 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? SOUTHERN FUMIGATION & PEST CONTROL / FEB 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: _____

18. 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 and all current flood insurance policies.
- 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 easements affecting the Property other than utility easements? ☐ Yes ☒ No
If yes to any of these items, please explain: _____
- e. 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.
- f. Do you have a survey map showing all improvements of the Property?
☐ Yes ☒ No **If yes, please attach a copy.**

19. 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 currently have homestead tax exemption for the current year? ☒ Yes ☐ No

d. Water/Sewer Provider: WELL

Garbage Pick-up Provider: Waste Management Gas/Fuel oil Provider: _____

Electricity Provider: FPL (For Garage & House)

- e. Is there anything else 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.**

CAROL D. MEHLHOFF dotloop verified
04/01/25 3:01 PM EDT
XVCF-9QDY-692E-Y4Q1

SELLER SIGNATURE _____ DATE _____ SELLER SIGNATURE _____ DATE _____

SELLER SIGNATURE _____ DATE _____ 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 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 "as is" condition unless otherwise agreed in the Purchase and Sale Agreement.

BUYER SIGNATURE _____ DATE _____ BUYER SIGNATURE _____ DATE _____

BUYER SIGNATURE _____ DATE _____ BUYER SIGNATURE _____ DATE _____



522 E Macclenny Ave, MACCLENNY, FL 32063 Office: (904) 259-9811

DRYWOOD TERMITE SERVICE CONTRACT **- RETREATMENT ONLY -**

DATE OF TREATMENT February 24, 2025	☒ RESIDENTAL ☐ COMMERCIAL
PURCHASER	DESCRIBED PROPERTY
NAME CAROL MEHLHOFF	NAME (If different from Purchaser) CAROL MEHLHOFF
MAILING ADDRESS (If different from service address) 45740 Pickett Street	SERVICE ADDRESS 45740 Pickett Street
CITY, STATE, ZIP CODE Callahan FL 32011	CITY, STATE, ZIP CODE Callahan FL 32011
PHONE (HOME) (904) 545-7994	4TYPE OF STRUCTURE(S) RESIDENTIAL
LOCATION OF NOTICE WATER HEATER.	

This is a Drywood Termite Service Contract ("Contract") between Southern Fumigation & Pest Control, Inc. ("Pest Control Company") **CAROL MEHLHOFF** ("Customer"). This Contract only covers the structure(s) specifically listed and identified above ("Structure(s)"). This Contract does not cover detached garages, out buildings, fences, decks or other buildings, construction or improvements to the property located at the service address of Structure(s), unless specified in writing on this Contract. This Contract is void and of no legal effect unless approved by the management of Pest Control Company.

In consideration for the sum of **\$ 3650.00**, and subject to the general terms, limitations, exclusions, disclaimers and conditions provided within this Contract and the Interior and Exterior Customer Preparation Procedures for Vikane Tent Fumigation lists, which are incorporated herein by reference, that affect Pest Control Company's obligation to service and retreat the Structure(s), Pest Control Company will provide fumigation and/or other service(s) to Structure(s) for a period of one (1) year for to control or protect against drywood termites (*Kaloterms spp.*, *Incisitermes spp.*, *Cryptoterms spp.*). The payment of this fee shall be made as follows:

Retreatments may be necessary during the period of this Contract and will be provided at no additional cost to the Customer if a reinfestation of Drywood Termites occurs. Customer is responsible for notifying Pest Control Company, in writing, of signs of termite activity or anything unusual between reinspection periods or during the course of the Contract so action may be taken to prevent future infestations.

The initial treatment provided under this Contract is intended to:

- ☐ Prevent an infestation of Drywood Termites. ☒ Correct an existing infestation of Drywood Termites.

Pest Control Company will perform a visual inspection of the Structure(s) on an annual basis. The inspection will be of readily accessible areas only. The inspection will not cover areas that are enclosed, inaccessible or concealed by wall coverings, floor coverings, furniture, equipment, stored articles, nor any portion of the Structure(s) in which the inspection would necessitate removing or defacing any part of Structure(s). Pest Control Company will not open any walls, remove any floor coverings or move any furniture, equipment or other obstructions during the inspection to access or inspect any portion of the Structure(s). Customer acknowledges and accepts that this visual inspection of the readily accessible areas of the Structure(s) is a reasonable inspection for the purposes of this Contract. **Customer understands and agrees that any inspection of Structure(s) undertaken by Pest Control Company and any representations, statements or reports made by the inspector or Pest Control Company about the inspection or Structure(s) should not be construed as an opinion, guaranty, warranty or promise regarding the structural integrity or soundness of the Structure(s) nor as an opinion, guaranty, warranty or promise of the presence or absence of Drywood Termites or other wood destroying organisms or damage to any portion of the Structure(s).**

Customer may renew this Contract for four (4) additional years by paying a renewal fee of **\$ 365.00**, on or before the anniversary date of this Contract. For purposes of this Contract, the parties agree that "anniversary date" is defined as that day that falls exactly one year from the day that this Contract is executed by Pest Control Company. Customer's failure to pay the renewal fee in accordance with this Contract will render this Contract void but shall not relieve Customer from the obligation and requirement to provide payment for all amounts due and owing pursuant to this Contract. Pest Control Company reserves the right to adjust the renewal fee upon written notice given to Customer within thirty (30) days prior to the anniversary date of this Contract. Customer has the right to terminate this Contract upon receipt of Pest Control Company's written notice of an increase in the annual renewal fee. Such notice of termination must be made in writing and provided to Pest Control Company no later than ten (10) days before the anniversary date of this Contract.

By signing this Contract, Customer certifies that Customer has read and fully understands all disclaimers, limitations, conditions and exclusions contained on the front and back of this Contract that affect Pest Control Company's obligation to re-treat the Structure(s). Customer specifically understands that Pest Control Company and Customer are bound only by the terms of this Contract and not by any other representation(s) oral, written or otherwise.

Notice to Customer

If this is a home solicitation sale and Customer does not want the goods or services, Customer may cancel this Contract by giving written notice of cancellation to Pest Control Company before midnight of the third business day after the day Customer signed this Contract.

February 20, 2025
Date

CAROL MEHLHOFF
Customer (Property Owner or Agent)

Customer's Signature

Date

By **Kimberly Speegle**
Southern Fumigation & Pest Control, Inc.

Technician's Signature

PEST CONTROL COMPANY AND CUSTOMER AGREE TO THE FOLLOWING TERMS AND CONDITIONS:

1. CUSTOMER'S ACKNOWLEDGEMENT OF PEST CONTROL COMPANY'S RETREATMENT ONLY OBLIGATION

Customer acknowledges and agrees that Pest Control Company's obligation under this Contract is limited to retreatment of the Structure(s) in the event of a Drywood Termite reinfestation and that under no circumstances will Customer hold Pest Control Company responsible or liable for any damage to Structure(s) caused by Drywood Termites.

2. SPECIFIC EXCLUSIONS

Customer agrees that this Contract does not cover and Pest Control Company shall not be responsible or liable for any of the following:

- a. Damage of any nature to the Structure(s) or its contents resulting from any insect, pest, or wood-decaying organism, including, but not limited to Formosan termites, subterranean termites, dampwood termites, beetles, carpenter ants or fungi.
- b. Retreatment resulting from infested wood and/or furniture introduced into Structure(s) after initial treatment.
- c. Damage or bodily injury caused by Customer's failure to follow the directions set forth in the Interior and Exterior Customer Preparation Procedures for Vikane Tent Fumigation lists.
- d. Damage or bodily injury of any nature resulting from moisture conditions, including but not limited to wood-decaying fungi, fungus or mold, whether visible or not.
- e. Damage from vandalism, theft, breaking and entering or trespass by third or unknown parties at the Structure(s) that occurs during the fumigation procedure and aeration period. Customer agrees to hold Pest Control Company harmless and indemnify it for all claims or action brought against Pest Control Company in connection with such illegal activities at the Structure(s). Customer acknowledges Pest Control Company's recommendation that Customer obtain a watchman or guard during the fumigation procedure and aeration period.
- f. Personal expenses, such as lodging, meals, transportation, etc., or reimbursement for loss of quiet enjoyment, loss of use or diminution in value of the Structure(s) that arose as a result of any treatment, retreatment and/or damage repair.
- g. All economic damages, such as lodging, meals, transportation, etc., or reimbursement for loss of quiet enjoyment, loss of use or diminution in value of the Structure(s) that arose as a result of any treatment, retreatment and/or damage repair.
- h. Damage caused by Pest Control Company to trees, shrubs, flowers, sprinkler systems or portions of Structure(s) that interfere with the completion of any work under this Contract.
- i. Damage caused by Pest Control Company to roofs (including cracked or broken tiles and shingles), awnings, skylights, gutters, antennas and satellite dishes (including realignment of same) or solar panels or heaters, the lifting of paint that may occur to walls or wood work when tape is used to seal tarps, or for carports, screen enclosures, or metal overhangs that are damaged as a result of the weight of the tarps or by rain and wind conditions.

These specific exclusions are in addition to any and all other exclusions, disclaimers, limitations, or conditions contained within this Contract.

3. WATER LEAKAGE

3. **WATER LEAKAGE**
Customer agrees to cooperate with Pest Control Company during the term of this Contract by avoiding and eliminating water leakage in treated areas, in interior areas or through the roof or exterior walls of Structure(s) that may destroy the effectiveness of treatment or contribute to a new infestation. Customer is responsible for making timely repairs as necessary to stop such leakage. Upon completion of repairs by Customer, Pest Control Company will provide additional treatment to control infestation at Customer's expense.

4. MODIFICATIONS OR ALTERATIONS TO STRUCTURE(S)

4. MODIFICATIONS OR ALTERATIONS TO STRUCTURE(S). This Contract only covers the Structure(s) identified above as of the date of this Contract. The Customer shall provide notification to Pest Control Company, in writing, prior to any alteration, addition, modification or change to the Structure(s) or any disruption of the termite/die treatment. The Pest Control Company shall have the right to terminate this Contract if Customer fails to provide written notice of any alteration, addition, modification or change to the Structure(s). Any additional treatment required because of any alteration, addition, modification or change to the Structure(s) or any disruption of the termite/die treatment will be provided by Pest Control Company at Customer's expense. Customer agrees that Pest Control Company shall have the right to charge an additional fee or increase the renewal fee stated on the front page of this Contract, or both, as a result of such alteration, addition, modification or change to the Structure(s) that occurs during the initial year or the renewal period(s) of this Contract.

5. CHANGE IN LAW

3. **CHANGE IN LAW.** This Contract shall be interpreted, regulated and adjudicated in accordance with applicable federal, state and local laws and regulations, as they existed at the time this Contract is executed. Should any federal, state or local law or regulation change regarding the Pest Control Company's services or treatment, the Pest Control Company is authorized to take whatever steps are necessary to be in compliance with said laws. If Pest Control Company cannot modify its services or treatment to comply with such a change in the law, then Pest Control Company reserves the right to immediately terminate this Contract.

6. CHEMICAL SENSITIVITY

6. **CHEMICAL SENSITIVITY**
If Customer, or other occupants (including invitees and licensees) of the Structure(s), believe he/she may be sensitive to pesticides, Customer must immediately notify Pest Control Company in writing and in advance of Pest Control Company's treatment or retreatment, including whether Customer or occupants have consulted with a medical doctor regarding such

sensitivity. Customer agrees to inform all occupants that Pest Control Company will apply pesticides in conjunction with its treatment of the Structure(s). Pest Control Company reserves the right, upon receipt of such notification, to deny or terminate service. Failure to provide this notification represents Customer and occupants' assumption of the risk and waiver of any claims against Pest Control Company in connection with such sensitivity. Customer further agrees to indemnify, protect and hold harmless Pest Control Company from any and all chemical sensitivity claims, causes, actions, judgments, costs, attorney's fees, expenses and losses of every kind and character, whether direct or indirect, brought by Customer or other occupants (including invitees and licensees) to the Property, if Customer fails to provide the above written notice.

7. BINDING ARBITRATION

Customer and Pest Control Company agree that any and all controversies or claims between them, their principals, agents, representatives, successors, or assigns, arising in any way out of, or relating to, this Contract and/or the subject property shall be settled solely and exclusively by arbitration. Such arbitration shall be conducted in the Florida County where Pest Control Company's servicing office for this Contract is located, using the substantive law of Florida, and in accordance with the Commercial Arbitration Rules then in force of the American Arbitration Association. The arbitrator shall be independent, mutually agreed upon, and to the greatest extent possible, be qualified in pest control by education, experience, licensing and training to deal with the issues. The decision of the arbitrator shall be a final and binding resolution of the disagreement, which may be entered as a judgment by any court of Competent jurisdiction. Neither party shall sue the other where the basis of the suit is or arises out of this Contract, other than for (1) enforcement of the arbitrator's decision, or (2) appointment of an arbitrator if one cannot be mutually agreed upon. The parties specifically agree that the sole and exclusive venue of any suit shall be Orange County, Florida. **All costs, expenses, and fees of arbitration and settling a controversy shall be borne equally by the parties.** This arbitration provision shall survive cancellation, expiration, or termination of this contract.

8. RETREATMENT OBLIGATIONS

8. RETREATMENT OBLIGATIONS
Within thirty (30) days written notice by Customer of a potential infestation, Pest Control Company will inspect the property. If an infestation subject to the retreatment obligations of this Contract is found, Pest Control Company will retreat the property within ninety (90) days from the date of discovery of the infestation.

9. OTHER CONTRACTS

9. OTHER CONTRACTS
Customer warrants that this Contract is the only contract currently in effect for the treatment of wood-destroying organisms at the Structure(s) and agrees that he/she will not contract for similar treatment services with another company during the term of this Contract without first contacting Pest Control Company.

10. TRANSFERABILITY

10. TRANSFERABILITY
This Contract is transferable to a new owner of Structure(s) upon written notice to Pest Control Company; however, Pest Control Company reserves the right to charge a transfer fee and adjust the annual renewal fee upon transfer of ownership. In the event the new owner fails to request continued coverage under this Contract prior to obtaining ownership of the Structure(s), or does not agree to pay the transfer fee or the adjusted renewal fee, Pest Control Company's responsibilities, duties, obligations, and any liability under this Contract shall be terminated.

11. TERMINATION

11. **TERMINATION**
Pest Control Company's responsibilities, duties, obligations, and any liabilities under this Contract shall be terminated if Pest Control Company is prevented or delayed from fulfilling any of its duties, obligations or responsibilities under the terms of this Contract by reasons or circumstances beyond its control or by the Customer's interference or refusal to provide Pest Control Company with access to the Structure(s).

12. ENTIRE AGREEMENT AND SEVERABILITY

12. ENTIRE AGREEMENT AND SEVERABILITY

This Contract and the Interior and Exterior Customer Preparation Procedures for Vikane Tent Fumigation lists, which are incorporated by reference, constitute the entire agreement between the parties and no other representations or statement will be binding upon the parties. Customer further agrees that if any part of this Contract or the Interior and Exterior Customer Preparation Procedures for Vikane Tent Fumigation lists are held to be invalid or unenforceable for any reason, the remaining terms and conditions of this Contract and the Property Owner and Interior and Exterior Customer Preparation Procedures for Vikane Tent Fumigation lists shall remain in full force and effect.

13. NON-PAYMENT, DEFAULT

13. NON-PAYMENT, DEFAULT
In the event that Customer fails to pay any sum due and owed under the terms of this Contract, Pest Control Company has the right to terminate this Contract. In the event a collection service is utilized or legal action becomes necessary to recover all unpaid balances, Customer will be responsible to pay all costs associated with said collection, including attorney's fees.

14. CUSTOMER ACKNOWLEDGEMENT

14. CUSTOMER ACKNOWLEDGEMENT
I acknowledge that I have read this Contract in its entirety and that I fully understand its content, including the General Terms and Conditions, and any exclusions, disclaimers, limitations, or conditions contained within this Contract.

February 20, 2025
Date

CAROL MEHLHOFF
Customer (Property Owner or Agent)



INVOICE

DATE:
INVOICE #
FOR:

April 11, 2017
1
Roof

Bill To:

Brett Milhoff
45740 Pickett Rd.
Callahan Florida 32011

DESCRIPTION	AMOUNT
Prep existing roof and provide roofing permit.	
Install all new eaves drip, valley, rake, sidewall, headwall, chimney, ridgecap	
Install 29G Galvalume 3' ribbed panel.	
Install one new gooseneck vent, One neoprene plumbing boot and zipper boot.	
Install ZAC warranty fasteners.	
Tear off modified roof at mud room.	
Nail off existing deck.	
Install new flashing.	
Install fiberglass base sheet and white torch cap sheet.	
Install new seamless gutters (approx. 50')	
Demo existing siding at both gables and replace w nichia lap.	
Repair gable at southside of home. Add lookouts, new fascia and furr strip.	17,500.00
Round gable vent.	80.00
Dumpster	175.00
Sheet front gable and dry in front and back gable (material and labor)	400.00
Frame out, sheet and install gable vent at back gable.	200.00
Remove existing window at front gable. Frame new opening, install window and tape.	300.00
TOTAL	\$ 18,655.00

Make all checks payable to BHC Construction, LLC.

If you have any questions concerning this invoice, contact Brandon Tripp, (904) 508-4821, BHCConstruction1@gmail.com

THANK YOU FOR YOUR BUSINESS!