

PROPERTY ADDRESS

SELLER(S) _____

YEAR BUILT _____ PARCEL ID _____

BUYER(S) _____

OCCUPIED BY ☐Owner ☐Tenant ☐Vacant

PREPARED BY / LISTING AGENT _____

LICENSE # _____ DATE _____

How to fill this out: Check Y (yes), N (no) or N/A (doesn't apply) on every line. Fill in the years, brands and dates where asked. If you don't know, write UNK — don't leave it blank. This form becomes part of the purchase contract: everything listed stays with the house and can't be swapped out unless both sides agree in writing. Seller answers to the best of their knowledge; this does not replace the buyer's own inspections.

CRITICAL SYSTEMS — AGE, SERVICE & WARRANTY

Fill in every row — ages and brands are recorded here and nowhere else

SYSTEM	YEAR INSTALLED	BRAND / MODEL	LAST SERVICED	PERMIT PULLED?	WARRANTY UNTIL	NOTES / YEARS LEFT
Roof						
A/C + Air Handler #1						
A/C + Air Handler #2						
Furnace / Heat Source						
Water Heater #1						
Water Heater #2						
Windows / Sliders						
Exterior Doors (entry)						
Electrical Panel						
Plumbing / Re-pipe						
Septic or Sewer Lateral						
Well & Pump						
Pool Equipment						
Generator						
Solar / Battery						
Kitchen Appliances (oldest)						

How long these usually last in Florida: shingle roof 15–20 years · tile roof 25–40 · A/C 12–15 · water heater 8–12 · modern pipes 40+. The rest of the form asks *what type and what condition* — years only go here.

KITCHEN

Y N N/A

Range / Oven ☐ Electric ☐ Gas ☐ Dual-fuel	☐ ☐ ☐	Microwave ☐ Built-in ☐ Countertop	☐ ☐ ☐
Separate cooktop ☐ Elec ☐ Gas · Hood vents outside	☐ ☐ ☐	Water softener ☐ Owned ☐ Leased · Stays	☐ ☐ ☐
Wall oven(s) # _____ · Warming drawer	☐ ☐ ☐	Drinking-water filter at sink · Instant hot tap	☐ ☐ ☐
Refrigerator with freezer ☐ Ice/water line	☐ ☐ ☐	Wine chiller / bar fridge / ice maker	☐ ☐ ☐
Extra fridge and/or freezer · Location _____	☐ ☐ ☐	Barstools, island lights, pot rack that stay	☐ ☐ ☐
Dishwasher	☐ ☐ ☐	Countertop _____ · Any chips or cracks	☐ ☐ ☐
Sink disposal	☐ ☐ ☐	Leak under the sink or water damage in cabinets	☐ ☐ ☐

LAUNDRY

Y N N/A

Clothes washer Year _____	☐ ☐ ☐	Utility sink / cabinetry / folding counter	☐ ☐ ☐
Clothes dryer ☐ Electric ☐ Gas Year _____	☐ ☐ ☐	Dryer vent last cleaned _____	☐ ☐ ☐

Interior, Windows & Structure

PAGE 2 – INSIDE THE HOME, WINDOWS, ROOF AND GARAGE

MAXLIFE REALTY

Property: _____

INTERIOR		Y	N	N/A
Chandeliers / hanging lights – which ones stay _____	☐ ☐ ☐	Media / theatre room ☐ Chairs ☐ Electronics ☐ Screen	☐ ☐ ☐	
Ceiling fans # _____ – which ones stay	☐ ☐ ☐	Curtains and rods – which ones stay _____	☐ ☐ ☐	
Fireplace # _____ ☐ Wood ☐ Gas ☐ Decorative · Pro installed	☐ ☐ ☐	Window treatments – shutters / blinds / shades	☐ ☐ ☐	
Chimney last cleaned / checked _____	☐ ☐ ☐	Built-in shelves, safe, closet systems, murphy bed	☐ ☐ ☐	
Alarm system ☐ Owned ☐ Leased · Company _____	☐ ☐ ☐	Attic access ☐ Pull-down ☐ Stairs · Insulation year _____ Yr _____	☐ ☐ ☐	
Cameras # _____ · Doorbell ☐ Wi-Fi ☐ Standard	☐ ☐ ☐	Flooring replaced Yr _____ Type _____	☐ ☐ ☐	
Built-in speakers # _____ · Receiver stays	☐ ☐ ☐	Smoke / CO detectors ☐ Hardwired ☐ Battery · Yr _____	☐ ☐ ☐	
Wall TVs # _____ ☐ TVs stay ☐ Mounts only	☐ ☐ ☐	Water leaks inside, ceiling/wall stains or past mold	☐ ☐ ☐	

WINDOWS, SLIDERS & EXTERIOR DOORS		Y	N	N/A
All windows the same age · If not, which were replaced _____	☐ ☐ ☐	Screens all there and not torn · Tint or film on the glass	☐ ☐ ☐	
Glass ☐ Single pane ☐ Double pane ☐ Low-E (energy)	☐ ☐ ☐	All windows open, lock and stay up	☐ ☐ ☐	
Hurricane impact glass ☐ All ☐ Some – how many _____)	☐ ☐ ☐	Sliding glass doors # _____ · Slide easily · Hurricane rated	☐ ☐ ☐	
Hurricane-rating paperwork on file	☐ ☐ ☐	Front / back doors ☐ Hurricane rated ☐ Fiberglass	☐ ☐ ☐	
Frame ☐ Vinyl ☐ Aluminum ☐ Wood ☐ Fiberglass	☐ ☐ ☐	Skylights # _____ Yr _____ · Ever leaked	☐ ☐ ☐	
Style ☐ Single-hung ☐ Casement ☐ Slider ☐ Fixed	☐ ☐ ☐	Storm shutters ☐ Accordion ☐ Panel ☐ Roll-down	☐ ☐ ☐	
Any foggy windows (broken seal) – how many _____)	☐ ☐ ☐	All shutter panels and bolts there · Stored where _____	☐ ☐ ☐	

INSURANCE NOTE – Hurricane protection and window age are what lower the wind part of the premium. Put the **wind mitigation report** date on page 5 and attach a copy.

ROOF & STRUCTURE		Y	N	N/A
Roof material ☐ Shingle ☐ Tile ☐ Metal ☐ Flat/TPO	☐ ☐ ☐	Roof edges, gutters and downspouts in good shape	☐ ☐ ☐	
Roofing company _____ · Life left _____ yrs	☐ ☐ ☐	Construction ☐ Block ☐ Frame ☐ Combination	☐ ☐ ☐	
☐ Whole roof ☐ Part replaced – % _____ · Last roof permit _____	☐ ☐ ☐	Exterior painted Yr _____ · Stucco cracks / repairs	☐ ☐ ☐	
Peel-and-stick waterproof layer under the shingles	☐ ☐ ☐	Foundation cracks, settling or past foundation repair	☐ ☐ ☐	
Prior roof leak or repair (date _____)	☐ ☐ ☐	Sinkhole activity, claim or repair here or nearby	☐ ☐ ☐	
Second roof (flat/porch) – type _____ · Age _____ · Life left _____	☐ ☐ ☐	Termite contract in place · Company _____ Exp _____	☐ ☐ ☐	
Damage: ☐ Cracked ☐ Curling ☐ Granule loss ☐ Bare spots ☐ Missing shingles/tiles ☐ Soft spots ☐ Hail	☐ ☐ ☐	Past termite treatment or damage repair (date _____)	☐ ☐ ☐	
Signs of leaks in the attic or on the ceilings inside	☐ ☐ ☐	Ground slopes away from the house · Puddles that sit after rain	☐ ☐ ☐	

GARAGE & PARKING		Y	N	N/A
Garage spaces # _____ ☐ Attached ☐ Detached	☐ ☐ ☐	EV charger ☐ Level 2 · Amps _____ · Stays	☐ ☐ ☐	
Garage doors # _____ Yr _____ ☐ Hurricane rated	☐ ☐ ☐	RV / boat / golf cart parking · Pad ☐ Concrete ☐ Gravel	☐ ☐ ☐	
Openers # _____ · Remotes # _____ · Codes given	☐ ☐ ☐	RV hookups ☐ Electric ☐ Water ☐ Sewer ☐ 50A ☐ 30A	☐ ☐ ☐	
Overhead storage racks / cabinets / workbench stay	☐ ☐ ☐	HOA rules limit RV, boat or work-truck parking	☐ ☐ ☐	
Epoxy / finished floor Yr _____ · Utility sink	☐ ☐ ☐			

Heating, Cooling & Water

PAGE 3 – A/C, PLUMBING, SEPTIC OR SEWER, AND WATERFRONT

MAXLIFE REALTY

Property: _____

HVAC		Y	N	N/A
Number of A/C systems # _____ · Zones # _____ ·	☐ ☐ ☐			
Total tons _____				
Central air conditioning	☐ ☐ ☐			
Central heat	☐ ☐ ☐			
Unit 1 – tons _____ · SEER _____ · Air handler yr if different _____	☐ ☐ ☐			
Unit 2 – tons _____ · SEER _____ · Air handler yr if different _____	☐ ☐ ☐			
Space heaters used for main or extra heat · ☐ Portable	☐ ☐ ☐			
Heat ☐ Gas ☐ Electric strip ☐ Heat pump · If not central, what kind _____	☐ ☐ ☐			
Mini-splits # _____ · Location _____ · Yr _____	☐ ☐ ☐			
A/C service company _____	☐ ☐ ☐			
Service plan in place · Transfers to buyer	☐ ☐ ☐			
Warranty registered in owner's name · Transfers	☐ ☐ ☐			
Ducts installed yr _____ · Last cleaned _____ · Replaced with A/C	☐ ☐ ☐			
UV light, air filter, dehumidifier or humidifier	☐ ☐ ☐			
Thermostat ☐ Wi-Fi ☐ Standard · Stays	☐ ☐ ☐			
A/C drain line and pan clear – no clogs or leaks	☐ ☐ ☐			
Refrigerant type (on outdoor unit) _____ · Any leak	☐ ☐ ☐			
Attic or whole-house fan · Ridge or solar roof vents	☐ ☐ ☐			

PLUMBING & WATER		Y	N	N/A
Water pipes ☐ Copper ☐ CPVC ☐ PEX ☐ Polybutylene (gray plastic) ☐ Galvanized	☐ ☐ ☐			
Pipe age ☐ Original to the house ☐ All replaced ☐ Some replaced (_____)	☐ ☐ ☐			
Drain pipes ☐ PVC ☐ ABS ☐ Cast iron ☐ Galvanized · ☐ Original ☐ All replaced ☐ Some replaced	☐ ☐ ☐			
Main water shut-off is located _____	☐ ☐ ☐			
Water source ☐ City ☐ Well	☐ ☐ ☐			
Water heater #1 – gallons _____ · Location _____	☐ ☐ ☐			
WH #1 ☐ Gas ☐ Electric ☐ Tankless ☐ Hybrid · Relief valve piped to the floor	☐ ☐ ☐			
Water heater #2 – gallons _____ · Loc _____ · ☐ Gas ☐ Electric ☐ Tankless	☐ ☐ ☐			
Drain pan and expansion tank on the water heater	☐ ☐ ☐			
Hot-water recirculating pump · Solar pre-heat	☐ ☐ ☐			
Automatic water shut-off / leak detector · Brand _____	☐ ☐ ☐			
Leak now · Past leak, slab leak or water damage (date _____)	☐ ☐ ☐			
Water pressure _____ psi · Pressure regulator installed	☐ ☐ ☐			
Sump pump / French drain · Yr _____	☐ ☐ ☐			
All fixtures work with no leaks – dishwasher, washer, tubs, toilets, sinks	☐ ☐ ☐			

WASTE SYSTEM – SEWER, SEPTIC & WELL		Y	N	N/A
WHICH DOES THIS HOME HAVE? ☐ SEWER ☐ SEPTIC				
SEWER – Pipe material _____ · Camera inspection year _____ · Ever backed up	☐ ☐ ☐			
SEPTIC – LAST CLEANOUT / PUMP-OUT DATE _____ Company _____	☐ ☐ ☐			
SEPTIC – LAST INSPECTION DATE _____ Inspector / report on file _____	☐ ☐ ☐			
Tank size _____ gal · Material ☐ Concrete ☐ Fiberglass ☐ Steel	☐ ☐ ☐			
Tank & drainfield located / sketch attached · Lids at ground level	☐ ☐ ☐			
Drainfield year _____ · Ever replaced or repaired · Has a pump	☐ ☐ ☐			
County septic permit and drawing on file · # _____	☐ ☐ ☐			
Backup, wet spots, slow drains or smell in the last 2 years	☐ ☐ ☐			
City sewer at the street · Required to hook up / fee coming	☐ ☐ ☐			
WELL – Depth _____ ft · Gallons per minute _____ · Pressure tank Yr _____	☐ ☐ ☐			
Well water last tested _____ · Passed bacteria and nitrate test · Iron/sulfur treatment year _____	☐ ☐ ☐			

DOCK & WATERFRONT		Y	N	N/A
Dock · ☐ Electric ☐ Water · Yr built _____	☐ ☐ ☐			
Waterfront footage _____ · Water body _____	☐ ☐ ☐			
Boat lift · Capacity _____ lbs ☐ Electric ☐ Manual · Yr _____	☐ ☐ ☐			
Lift serviced / cables checked _____	☐ ☐ ☐			
Sea wall · Yr _____ · Cracking, bowing or prior repair	☐ ☐ ☐			
Dock/seawall permitted · Agency _____	☐ ☐ ☐			
Can boat out to _____ · Any low bridges or locks in the way	☐ ☐ ☐			
Lease for the land under the dock · Yearly fee _____	☐ ☐ ☐			

Electrical, Grounds, Pool & Insurance

MAXLIFE REALTY

PAGE 4 — POWER, YARD, POOL AND THE INSURANCE PICTURE

Property: _____

ELECTRICAL	Y	N	N/A
Main panel ☐ Breakers ☐ Fuses · Total amps _____ · ☐ ☐ ☐			
Enough power for the house			
Panel is FPE, Zinsco, Challenger or Sylvania — often uninsurable ☐ ☐ ☐			
Second panel — amps _____ · Brand _____ · ☐ ☐ ☐			
Location _____			
Aluminum wiring in the walls · Pro repaired ☐ ☐ ☐			
COPALUM ☐ AlumiConn — letter on file			
Old wiring anywhere — cloth, knob-and-tube or rubber coated ☐ ☐ ☐			
Panel problems: ☐ Two wires on one breaker ☐ Loose or exposed wire ☐ Wrong size breaker ☐ Rust ☐ Burn marks ☐ Bad ground ☐ ☐ ☐			
GFCI outlets (test/reset buttons) in kitchen, baths, garage, outside ☐ ☐ ☐			
Whole-house surge protector · Yr _____ ☐ ☐ ☐			
Generator — Fuel _____ KW _____ ☐ Auto-start (transfer switch) ☐ ☐ ☐			
Generator stays · Has a service plan ☐ ☐ ☐			
Solar — kW _____ ☐ Owned ☐ Leased ☐ PPA ☐ Loan ☐ ☐ ☐			
Battery storage · Brand _____ · kWh _____ ☐ ☐ ☐			
Dead outlets, flickering lights or a breaker that keeps tripping ☐ ☐ ☐			

OUTSIDE & YARD	Y	N	N/A
Potted plants / yard statues that stay ☐ ☐ ☐			
Sprinklers · Zones # _____ · Source ☐ City ☐ Well ☐ Reclaimed ☐ ☐ ☐			
Sprinkler timer ☐ Wi-Fi · All zones work ☐ ☐ ☐			
Balcony / lanai · Screened porch ☐ ☐ ☐			
Outdoor kitchen / grill ☐ Built-in ☐ Stays ☐ ☐ ☐			
Awnings ☐ Electric ☐ Manual · Pergola / gazebo ☐ ☐ ☐			
Fence ☐ Vinyl ☐ Wood ☐ Aluminum · Yr _____ · Sits on the property line ☐ ☐ ☐			
Shed / outbuilding ☐ Permitted · Stays ☐ ☐ ☐			
Mailbox · Exterior lighting · Landscape lighting ☐ ☐ ☐			
Propane / gas tank ☐ Leased ☐ Owned ☐ Natural gas · Loc _____ ☐ ☐ ☐			
Driveway & walkway condition · Pavers sealed Yr _____ ☐ ☐ ☐			
Trees needing trimming or hanging over the roof ☐ ☐ ☐			

POOL / SPA	Y	N	N/A
Pool ☐ In-ground ☐ Above · Built Yr _____ · Gallons _____ ☐ ☐ ☐			
Surface ☐ Marcite ☐ Pebble ☐ Tile · Resurfaced Yr _____ ☐ ☐ ☐			
Heater ☐ Gas ☐ Electric/heat pump ☐ Solar ☐ ☐ ☐			
Pump ☐ Variable ☐ Standard · Yr _____ · Filter Yr _____ ☐ ☐ ☐			
Chlorine ☐ Salt system (cell year _____) ☐ ☐ ☐			
App or automation control · Stays ☐ ☐ ☐			
Spa / hot tub ☐ Attached ☐ Standalone · Yr _____ · Stays ☐ ☐ ☐			
Cleaning equipment, robot and poles stay ☐ ☐ ☐			
Safety barrier ☐ Fence ☐ Cage ☐ Cover ☐ Door alarms (Florida law) ☐ ☐ ☐			
Pool service company _____ · \$ _____ /mo · Last service _____ ☐ ☐ ☐			
Any leak, cracked tile or repair still needed ☐ ☐ ☐			
Screen cage re-screened year _____ · Anchors and hardware solid ☐ ☐ ☐			

INSURANCE & RISK	Y	N	N/A
Current insurance company _____ ☐ ☐ ☐			
Yearly premium \$ _____ · Deductible \$ _____ ☐ ☐ ☐			
· Hurricane deductible _____ % ☐ ☐ ☐			
4-Point inspection on file · Date _____ · Inspector license # _____ ☐ ☐ ☐			
4-Point photos included — all sides, roof slopes, water heater, plumbing, open panel ☐ ☐ ☐			
Roof, electrical, plumbing and A/C all in good working order ☐ ☐ ☐			
Wind mitigation report on file · Date _____ ☐ ☐ ☐			
Flood zone _____ · Flood policy in force · Premium \$ _____ ☐ ☐ ☐			
Buyer can take over flood policy · Elevation certificate on file ☐ ☐ ☐			
Ever flooded or taken on water (date/source _____) ☐ ☐ ☐			
Insurance claims in last 5 years — list type/date/amount below ☐ ☐ ☐			
Any open claim, or repairs paid for but not finished ☐ ☐ ☐			
Ever dropped, cancelled or refused coverage ☐ ☐ ☐			
Home warranty in force · Company _____ · Transfers ☐ ☐ ☐			
Hurricane-protection discounts already on the policy ☐ ☐ ☐			

PAGE 5 – HOA/CDD, DISCLOSURES, UTILITIES AND SIGNATURES

Property: _____

[illegible]

SELLER SIGNATURE _____ DATE _____ BUYER SIGNATURE _____ DATE _____