



SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address:

Date: 15 March 2026

3910 Wateroak Way, Titusville, FL. 32796

Date Purchased: 31 July 2023

NOTICE TO BUYER AND SELLER: This disclosure statement is designed to assist Seller in disclosing to a buyer all known materials or adverse facts relating to the physical condition of the property that are not readily observable. All questions must be answered to the best of the Sellers knowledge.

Does the Seller currently occupy the property?

YES NO EXPLAIN

☒
☐

Is the property homesteaded?

☒
☐

Is any part of the property leased?

☐
☒

Electrical wiring? ☒ Copper ☐ Aluminum ☐ Other

YES NO EXPLAIN

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Generator ☒ ☐ Generator Hook-Up ☐ ☐

☐
☐

SEWAGE / PLUMBING

YES NO EXPLAIN

Plumbing? ☒ Copper ☒ PVC ☐ Poly ☐ Other

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☐

Is the property connected to the public sewer system?

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☒

septic tank

Is there a septic tank / aerobic / cesspool system?

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Where is the tank & drain-field located? Left side of House — Yard

Date last drained: 19 July 2023

Service Company:

Space Coast Septic

Are you aware of any past or present leaks, backups, etc relating to or affecting water and / or sewer?

☐
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Buyer Initial(s) _____

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Seller Initial(s) STC

AIR CONDITIONING / HEATING

	<u>1st</u>	<u>2nd</u>	<u>YES</u>	<u>NO</u>	<u>EXPLAIN</u>
Does the house have A/C &/or heating? Age <u>1 year</u>			☒	☐	
☐ Window Units ☐ Central ☐ Space Heaters ☒ Gas Heat ☐ Electric Heat ☒ Heat Pump					
Have you updated ducts? Date _____			☐	☒	<u>CLEANED 2025</u>

DRAINAGE/WATER

	<u>YES</u>	<u>NO</u>	<u>EXPLAIN</u>
Is this property in a flood zone?	☐	☒	
Has the property ever had a drainage or flooding problem?	☐	☒	
Are you aware of any problems affecting drainage / flooding?	☐	☒	

ROOF / STORM SHUTTERS

	<u>YES</u>	<u>NO</u>	<u>EXPLAIN</u>
Roof ☒ Shingle ☐ Metal ☐ Tile ☐ Rolled	☒	☐	
Roof Age <u>7 YR</u>			
Porch Roof Age _____	☐	☐	
Has the roof ever leaked?	☐	☒	
Has the roof ever been repaired?	☐	☒	
Are you aware of any problems affecting the roof?	☐	☒	
Do you have storm shutters / panels?	☐	☒	
If yes, on ☐ Windows ☐ Doors			
What materials are the shutters made of?	☐	☒	
☐ Metal ☐ Wood ☐ Vinyl ☐ Other			
Are the storm shutters ☐ Manual ☐ Electrical	☐	☒	
Do you have impact windows?	☐	☒	
Solar Panels?	☐	☒	
☐ Leased ☐ Owned Balance Due _____			

HOMEOWNERS ASSOCIATION

	<u>YES</u>	<u>NO</u>	<u>EXPLAIN</u>
Is this property subject to rules or regulations of any HOA?	☐	☒	
Amount: _____ Frequency: _____			
Contact Name & Phone Number: _____			
Website: _____			

BOUNDARIES

	<u>YES</u>	<u>NO</u>	<u>EXPLAIN</u>
Have you ever had a survey of your property done?	☐	☒	
If yes, do you have a copy?	☐	☒	
Are you aware of any encroachment or unrecorded easements relating to or affecting this property?	☐	☒	

ADDITIONAL / REMODELS / MISC

	<u>YES</u>	<u>NO</u>	<u>EXPLAIN</u>
Were any additions or changes made to your property?	☒	☐	Installed Generator OCT 2024
Were all the necessary permits & government approvals obtained for additions or changes made by you?	☒	☐	
Has there ever been a fire in the house?	☐	☒	

TERMITE

	<u>YES</u>	<u>NO</u>	<u>EXPLAIN</u>
Has there been any damages or repairs from termite / pest control in the last 5 years on the house or structures on property?	☐	☒	
Type of damage: _____			
Do you have a Termite Bond policy in force?	☒	☐	
Company Name: <u>ORKIN</u> Yearly Amount: _____ Transfer Fee: _____			
Monthly / <u>Quarterly</u> Pest Prevention?	☐	☐	
Company Name: <u>ORKIN</u> Cost: <u>\$60.00</u>			

Buyer Initial(s) _____

Seller Initial(s) SR

MISCELLANEOUS ITEMS

What's Included

	YES	NO	ANY PROBLEMS? EXPLAIN
Sprinkler System: ☒ Well ☐ City ☐ Gray Water	☒	☐	
Security / Alarm System: ☒ Owned ☐ Rented	☒	☐	
Company Name <u>RING</u>			
Fireplace: ☐ Wood ☒ Gas ☐ Other	☒	☐	
Intercom System:	☐	☒	
Garage Door Opener: Number of remotes <u>2</u>	☒	☐	
Water Treatment System: Type? <u>ISRING WATER SYSTEM</u>	☒	☐	
Central Vacuum System:	☐	☒	
Pool: Age _____ ☒ Chlorine ☐ Salt	☐	☐	
Tub / Spa: Age _____ ☒ Chlorine ☐ Salt	☐	☐	
Pool Pump: Age <u>1yr</u>	☒	☐	
Refrigerator: Age <u>1yr</u> Ice Maker: Age _____	☒	☐	
Dishwasher: Age <u>1yr</u>	☒	☐	
Range / Oven: Age _____ ☒ Gas ☐ Electric	☐	☐	
Cook Top Age _____ ☒ Gas ☐ Electric	☒	☐	
Wall Oven(s) Age _____ ☐ Gas ☐ Electric	☐	☒	
Garbage Disposal: Age _____	☒	☐	
Trash Compactor: Age _____	☐	☒	

What's Included:

Microwave: Age _____

Water Heater: ☐ Electric ☒ Gas ☐ Solar ☐ Rented

Washer: Age 2yr ☐ Gas ☒ Electric

Dryer: Age 2yr ☐ Electric ☒ Gas ☐ Rented

Security System: ☒ Owned ☐ Rented

☐ Monitored Monthly Cost _____

Central Vac System:

Window Blinds: ☒ All Existing Quantity _____

Draperies:

All Lighting Fixtures Specifically Excluded _____

Ceiling Fans: Number of Fans 6

Smoke Detectors: Quantity 9

Shed:

Fence: ☒ Wood ☐ Vinyl ☐ Other

☐ Full ☐ Partial

YES

NO

ANY PROBLEMS? EXPLAIN

☐ ☒

☒ ☐

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SR
~~10/1/16~~

Buyer Initial(s) _____

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Seller Initial(s) *SR*

Things to Know:

Homeowners Insurance Carrier: _____ Yearly Premium: _____

Flood Insurance Carrier: _____ Required: _____ Cost: _____

Ceiling Height ☐ 8FT ☒ 9FT ☐ 10FT ☐ 12FT ☐ 14FT ☐ Other ☐ Vault main areas

Average Electric Bill \$200.00 Average Water Bill \$25.00

Pool Service Company _____ Cost _____ Gas / Propane _____

Lawn Service Company Coastal Lawn Guard Cost \$150 per month

HOA ☒ None ☐ Mandatory ☐ Voluntary

HOA Amount _____ ☐ Monthly ☐ Quarterly ☐ Yearly

Contact Person _____ Website _____

Internet Provider ATT Cost MONTHLY \$50
Monday

Trash Days Wednesday / Saturday Recycling Days _____

List of Recent Improvements

Things We Like About Living Here:

Buyer Initial(s) _____

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Seller Initial(s) Sre _____

MISCELLANEOUS

Are there currently any open permits or any unpermitted work being done to the home?

YES **NO** **EXPLAIN**

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☒

Are you aware of any hazards (ex. Sliding, settling, movement, upheaval or earth stability problems) that have occurred on the property or in the immediate neighborhood?

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To your knowledge, did the property have any Urea-Formaldehyde or asbestos materials used in construction?

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Do you know of any violation of local, state, or federal Government laws or regulations relating to this property?

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Are you aware of any problems with the driveways, walkways, patio, retaining walls, or party walls?

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☒

Are you aware of any other facts, conditions, or circumstances which may affect the value, beneficial use or desirability of this property?

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☒

Any unusual bonds / assessments that apply to this property?

☐
☒

Amount: _____

Have you filed an insurance claim on the property in the last 7 years? If yes, explain.

☐
☒

REPORTS

Are there any repairs, remodels, issues with the home that were not mentioned in the previous pages? If so, please list below with corresponding dates.

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STC
Seller Initial(s) _____

INSTRUCTIONS TO SELLER: If the information set forth in this disclosure statement becomes inaccurate or incorrect, you must promptly notify Buyer. Please review the questions and your answers. Use the space below to make corrections and provide additional information, if necessary. Then acknowledge that the information is accurate as of the date signed below.

REPORTS

Please attach copies of all existing reports. (Such as termite inspection, surveys, appraisals, termite bond information, homeowners / condo restrictions or documents, etc.)

THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND EXCEPT AS SET FORTH HEREIN, NO MATERIAL PROBLEMS EXIST WITH RESPECT TO THE PROPERTY AS OF THE DATE SET FORTH ABOUT. COASTAL LIFE PROPERTIES IS HEREBY AUTHORIZED TO FURNISH THE FOREGOING INFORMATION TO ANY MULTIPLE LISTING SERVICE OF WHICH COASTAL LIFE PROPERTIES IS A MEMBER OF AND TO ANY PROSPECTIVE PURCHASER.

Seller represents that the information provided on this form and any attachments is accurate and complete to the best of Sellers knowledge on the date signed by Seller below.

Seller:  / SHAWN T. CRAIG Date: 15 MARCH 2026
SIGNATURE PRINT

Seller: _____ / _____ Date: _____
SIGNATURE PRINT

Buyer acknowledges that Buyer has read, understands, and has received a copy of this disclosure statement.

Buyer: _____ / _____ Date: _____
SIGNATURE PRINT

Buyer: _____ / _____ Date: _____
SIGNATURE PRINT