

EXHIBIT "A" PROPERTY DETAILS SUPPLEMENT



PROPERTY ADDRESS: 125 West Gadsden Lane, Cocoa Beach, FL 32931
SELLER: Matthew Hoggatt

Under the Residential Contract for Sale and Purchase, all items "fixed" to the house - meaning anything "glued or screwed" to the home stays UNLESS SPECIFICALLY EXCLUDED IN WRITING. All appliances are presumed to be INCLUDED in the sale, except movable refrigerators and washers/dryers, which are generally negotiable. Thermostats, TV wall mounts, and doorbells STAY with the home.

ITEM / FIXTURE	STAYS	NEG	GOES	N/A	ITEM / FIXTURE	STAYS	NEG	GOES	N/A
Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fountain	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Washer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Garage or Closet Shelving	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dryer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	In-Ground Basketball Hoop	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ceiling Fans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Dining Room Chandelier	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Foyer Chandelier	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
Bath Chandelier	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
Framed Bath Mirrors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
Curtains	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
Curtain Rods	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
Valances	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Blinds	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
Theater Seating	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Theater Equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Surround Speakers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Surround Sound Equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Security Cameras	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Security System DVR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Security System Monitors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Ring-Style Doorbell	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Keypad Entry	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Beverage Cooler (Indoor)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Beverage Cooler (Outdoor)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Outdoor Grill or Smoker	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Outdoor Fireplace / Fire Pit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Thermostat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
Outdoor Lighting	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
Shed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
Planters on Porches	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
Mailbox	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					

TELEVISIONS				
	STAYS	NEG	GOES	N/A
Family Room TV	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Family Room TV Mount	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Master Bed TV	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Master Bed TV Mount	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Media Room TV	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Media Room TV Mount	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Patio TV	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Patio TV Mount	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

OTHER NOTES:

ROOF

Is the roof original? No
Replacement date: 12/5/2017
Are there any active leaks? No

HVAC

How many units? 1
Ages of units: 5 years
Is there a service contract? No
When was it last serviced? 2026

ELECTRICAL

What kind/brand of panel? General Electric
Age of panel: 2021
Average power bill in summer? ²³⁰ Average power bill in winter? 130

PLUMBING

What type of pipes? PVC Copper PEX Lead Unknown
Age of pipes: 2021
Sewer or septic waste? Sewer Septic
For septic, list tanks and location: _____
Last time tank(s) were pumped: _____
What type of waste lines? PVC Cast Iron Unknown
Age of sewer lines: 2021
Water heater type: Tank Tankless Electric Gas Unknown
Potable water: Public Well Location: _____
Irrigation: Public Well Location: _____

GAS

Natural gas piped to house? No
Service provider & monthly bill: _____
Do you have propane (tank)? ^{No} Location: _____
Service provider & monthly bill: _____

SOLAR

Do you have solar panels? ^{No} Power Pool Other: _____
How many panels? _____
Are the panels owned or leased? _____
What is the monthly payment? _____
What is the payoff amount? _____
Service provider & account #: _____

POOL/SPA

Do you have a pool? ^{No} _____ Saltwater Chlorine

What is the approximate age? _____ In-ground Above-ground

What equipment is included? _____ Heater Chiller

Who maintains the pool? _____

What is the monthly cost? _____

Is there a spa? Yes

Has the pool been resurfaced? Yes Year/Info _____

Has the pump been replaced? Yes Year/Info _____

YARD

Do you have a mowing service? Yes No Contact/\$: _____

Do you have lawn fertilization? Yes No Contact/\$: _____

Do you have yard pest control? Yes No Contact/\$: _____

Has landscaping been updated? Yes Year/Info 2022 _____

Is your property fenced? Own all Own part Own none Ownership Unknown

PEST CONTROL

Do you have interior pest service? Ant Roach Rodent Other _____

Do you have a termite bond? Yes No

Is it transferrable? _____

What's the monthly cost? _____

List the service providers: _____


OTHER

Is any equipment on the property leased? ^{No}

Please list and provide terms/contacts: _____

SECURITY & SURVEILLANCE

I acknowledge that under Florida law, any surveillance devices in the home or on property must be video only (no audio) unless I have consent from all parties, including: potential buyers, visitors, and cooperating brokers that audio will be recorded. I have been advised that all devices must be clearly visible and obvious to anyone, and if not, provide conspicuous postings that there is video surveillance in the house. 810.145(5)(b) and (c), Florida Statutes.

Seller Acknowledgement:  Matthew Hoggatt 04/19/26 _____

Is there a Ring-type doorbell on the property? Yes No

Are there video cameras in use OUTSIDE? Yes No

Are there video cameras in use INSIDE? Yes No

Are you RECORDING audio INSIDE the home? Yes No

Do you have a security system? Yes No

Is there a monitoring contract in place? Yes No

Company: _____ Phone: _____ Cost: _____

PAINT

Recent exterior paint update Yes Year/Info 2021
Recent interior paint update Yes Year/Info 2021

FLOORING

Recent flooring update Yes Year/Info 2021
Types of flooring in the home Carpet Tile LVP Marble Travertine
 Engineered Wood Natural Hardwood _____

If you have manufacturer/color specs, please list here: _____

KITCHEN

Recent kitchen update Yes Year/Info 2021
Appliances replaced Yes Year/Info 2021
Notes _____

BATHROOMS

Recent bathroom 1 update Yes Year/Info 2022
Recent bathroom 2 update Yes Year/Info 2023
Recent bathroom 3 update Yes Year/Info 2023
Recent bathroom 4 update Yes Year/Info _____
Recent bathroom 5 update Yes Year/Info _____
Recent bathroom 6 update Yes Year/Info _____

SURVEY OR FLOORPLAN

Do you have a recent survey of the property? Yes No
Are you aware of any boundary disputes or encroachments? Yes No
Do you have a floorplan of the home? Yes No

INSURANCE

Who is your homeowners insurance policy through? Homeowners Choice
Contact information: PO Box 23177 Tampa, FL 33623
Have you made any insurance claims on the home? Yes No
If so, please list here: _____

Please indicate all of the utility providers connected with the house

- | | | | |
|---|--------------|---|--------------|
| <input type="checkbox"/> Altamonte Springs Water | 407-571-8044 | <input type="checkbox"/> Melbourne Water | 321-953-6390 |
| <input type="checkbox"/> AmeriGas | 407-851-2793 | <input type="checkbox"/> Mount Dora Utilities | 352-735-7105 |
| <input type="checkbox"/> Barefoot Bay Water & Sewer | 772-664-5916 | <input type="checkbox"/> Ocoee Water | 407-905-3191 |
| <input type="checkbox"/> Brevard County Utilities | 321-264-5130 | <input type="checkbox"/> Orange County Utilities | 407-836-5515 |
| <input type="checkbox"/> Casselberry Water | 407-262-7613 | <input type="checkbox"/> Orlando Utilities Commission (OUC) | 407-423-9018 |
| <input type="checkbox"/> City of Davenport | 863-419-3300 | <input type="checkbox"/> Oviedo Utility Services | 407-971-5535 |
| <input type="checkbox"/> City of Titusville Water | 321-383-5791 | <input type="checkbox"/> Seminole County Water | 407-665-2110 |
| <input type="checkbox"/> Clermont Utilities | 352-241-7320 | <input type="checkbox"/> Southlake Utilities | 352-394-8898 |
| <input checked="" type="checkbox"/> Cocoa Utilities | 321-433-8400 | <input type="checkbox"/> Sunshine Water Services | 866-842-8432 |
| <input type="checkbox"/> Duke Energy | 800-653-5307 | <input type="checkbox"/> Tavares Utility Billing | 352-742-6400 |
| <input type="checkbox"/> Florida City Gas Company | 321-636-4644 | <input type="checkbox"/> TECO People's Gas | 407-425-4662 |
| <input checked="" type="checkbox"/> Florida Power & Light (FPL) | 800-226-3545 | <input type="checkbox"/> Toho Water Authority | 407-944-5000 |
| <input type="checkbox"/> Florida Public Utilities | 800-427-7712 | <input type="checkbox"/> Winter Garden Water | 407-656-4100 |
| <input type="checkbox"/> Kissimmee Utility Authority (KUA) | 407-933-7777 | <input type="checkbox"/> Winter Park Utility Services | 407-599-3220 |
| <input type="checkbox"/> Lake Apopka Natural Gas | 407-656-2734 | <input type="checkbox"/> Winter Springs Utility Billing | 407-327-5996 |
| <input type="checkbox"/> Lake Mary Utility | 407-585-1448 | <input type="checkbox"/> _____ | _____ |
| <input type="checkbox"/> Leesburg Utilities | 352-728-9800 | <input type="checkbox"/> _____ | _____ |
| <input type="checkbox"/> Longwood Utility Services | 407-260-3470 | <input type="checkbox"/> _____ | _____ |

Tuesday, Friday

Tuesdays

Trash and Recycling:

Yes

Trash Days: _____ Recycle Days: _____

Cable or Satellite:

n/a

Internet:

ATT fiber optic

OTHER NOTES:

DATE 04/19/26



SELLER INITIALS _____