

REAL PROPERTY CONDITION DISCLOSURE

This disclosure statement concerns the condition of the real property located at 1819 SEAGRAPE ST. N.E. PALM BOY FL
Brevard County, Florida. It is not a warranty of any kind by the Owner(s) or any Agent(s) in this transaction, and is not a substitute
for any inspections or warranties the parties may wish to obtain. This disclosure is made pursuant to Section 689.61, Florida Statutes.

The following are representations made by the Owner(s) and not the Representations of the Agent(s), if any. This information is not intended to be a part of any contract between the Owner(s) and the Purchaser(s).

Owner is is not occupying the property. Owner has never occupied the property.

Is Owner/ Seller a U.S. citizen? Yes No | If no, Does Owner/Seller have a green card? _____

Are all property taxes due paid in full? Yes No

A. Items checked below are components of the referenced property:

- | | | | |
|--|--|---|----------------------------------|
| <input checked="" type="checkbox"/> Range | <input checked="" type="checkbox"/> Rain Gutters | <input checked="" type="checkbox"/> Washer/Dryer | <input type="checkbox"/> Hookups |
| <input checked="" type="checkbox"/> Oven | <input type="checkbox"/> Irrigation System | <input checked="" type="checkbox"/> Window Screens | |
| <input checked="" type="checkbox"/> Microwave | <input type="checkbox"/> TV Antenna | <input type="checkbox"/> Door Screens | |
| <input checked="" type="checkbox"/> Dishwasher | <input type="checkbox"/> Satellite Dish | <input type="checkbox"/> Ceiling Fans # <u>5</u> | |
| <input checked="" type="checkbox"/> Refrigerator | <input type="checkbox"/> Camera Doorbell | <input type="checkbox"/> Custom Thermostat | |
| <input type="checkbox"/> Second Fridge/Freezer | <input type="checkbox"/> Hurricane Shutters | <input type="checkbox"/> Attic Fans # _____ | |
| <input type="checkbox"/> Ice Maker | <input type="checkbox"/> Septic Tank/Drain Field | <input type="checkbox"/> Garage <input checked="" type="checkbox"/> Carport | |
| <input type="checkbox"/> Trash Compactor | <input checked="" type="checkbox"/> Public Sewer System | <input type="checkbox"/> Electric Garage Door Controls # _____ | |
| <input type="checkbox"/> Garbage Disposal | <input type="checkbox"/> Sump Pump | <input checked="" type="checkbox"/> Patio <input type="checkbox"/> Deck | |
| <input type="checkbox"/> Water Softener/Purifier | <input type="checkbox"/> Security Gate | <input type="checkbox"/> Spa <input type="checkbox"/> Hot Tub | |
| <input type="checkbox"/> Central Vacuum System | <input type="checkbox"/> Built-in Grill <input type="checkbox"/> Gas | <input type="checkbox"/> Dock <input type="checkbox"/> with Side Walls | |
| <input type="checkbox"/> Intercom | <input checked="" type="checkbox"/> Smoke Detector(s) | <input type="checkbox"/> Boat House | |
- Air Conditioning: Central Window/Wall
Heating: Electric Fuel Oil
Security System: Yes Owned
Pool/Spa/Hot Tub Heater: Gas Solar
Water Heater Gas Solar
Fireplace(s) in _____
Roof(s): Type METAL
Other: _____
- Number of Systems/Units _____
 Gas Other _____
 Leased Fee _____ No
 Electric
 Electric Leased Owned
 Gas Starter
Approximate Age: _____

To the best of your (Owner's) knowledge, are all of the above in good, working condition? Yes No
If No, then explain (attach additional sheets, if necessary): _____

B. Regarding the following items, are you (Owner) aware of any facts which might materially affect the value of the property which are not readily observable and are not known to the Transferee/Purchaser?

- Yes No If Yes, check appropriate items below:
- | | | |
|------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> Ceiling | <input type="checkbox"/> Roof | <input type="checkbox"/> Exterior/Interior Walls |
| <input type="checkbox"/> Floors | <input type="checkbox"/> Insulation | <input type="checkbox"/> Windows |
| <input type="checkbox"/> Doors | <input type="checkbox"/> Foundation | <input type="checkbox"/> Slabs |
| <input type="checkbox"/> Driveways | <input type="checkbox"/> Pool | <input type="checkbox"/> Fences/Walls |

Electrical System Seawall or Equivalent Plumbing/Sewer/Septic System

If any of the above are checked, explain (attach additional sheets, if necessary):

C. Do any of the following affect the property?

- 1. Substances, materials, or products which may be an environmental hazard, such as, but not limited to, asbestos, formaldehyde, radon gas, lead-based paint, fuel or chemical storage tanks, and contaminated soil or water on the property Yes No Unknown
- 2. Features (improvements) of the property shared in common with adjoining landowners, such as walls, well pumps, fences and driveways, whose use or responsibility for maintenance may have an effect on the property..... Yes No Unknown
- 3. Encroachments, easements or similar matters that may affect your interest in the property Yes No Unknown
- 4. Any discrepancy in legal description or lot lines(attach survey if available) Yes No Unknown
- 5. Room additions, structural modifications, or other alterations, improvements or repairs not in compliance with applicable building codes Yes No Unknown
- 6. Notices of violations or citations lodged against the property Yes No Unknown
- 7. Landfill (compacted or otherwise) on the property or any portion thereof .. Yes No Unknown
- 8. Settling from any cause, or slippage, sliding, or other soil problems Yes No Unknown
- 9. Flooding, drainage or grading problems Yes No Unknown
- 10. Damage to the property or any of the structures or improvements located thereon from fire, hurricane, floods, or sinkholes Yes No Unknown
- 11. Zoning violations, non-conforming uses, violations of "setback" requirements or other deed restrictions Yes No Unknown
- 12. Conditions or proposed changes in the vicinity of the property that could affect the value of the property, such as noise, odors, proposed zoning changes, or proposed development and/or roadways Yes No Unknown
- 13. Covenants or other deed restrictions or obligations Yes No Unknown
- 14. a. Homeowner's Association which has any authority over the property..... ? Yes No Unknown
 - b. Is membership a prerequisite to ownership Yes No Unknown
 - c. Does Association require approval for new owner or tenants Yes No Unknown
 - d. Is there an application fee Yes No Unknown
 - e. Are there any "common areas," recreational or other facilities available for use Yes No Unknown
 - f. Are there any charges for use or maintenance of these areas Yes No Unknown
- 15. Lawsuits against the Owner(s) threatening to or affecting this property Yes No Unknown
- 16. a. Termites, dry rot, or pests on or affecting any improvements located on the property..... Yes No Unknown
 - b. Has the property or any improvements located thereon been treated or repaired in the last 5 years as a result of the presence of termites, dry rot, or pests Yes No Unknown
- 17. Property or improvements located thereon, located partially or totally Seaward or the coastal construction control line Yes No Unknown
- 18. Governmental action or proceeding, whether threatened, pending, or otherwise, which involves the "taking" (condemnation or eminent domain) of any portion of the property Yes No Unknown

If the answer to any of these is yes, explain (attach additional sheets, if necessary):

Owner acknowledges that even though this is not a warranty, prospective transferees/purchasers may refer to the above information in deciding whether and on what terms to purchase or otherwise transfer the property. Owner authorizes any agent(s) involved in this transaction to provide a copy of this disclosure to any person or entity in connection with the actual or anticipated sale or lease of the property. Owner represents that the information contained herein is true and correct to the best of the Owner's knowledge and belief as of the date signed by the Owner. In the event that **Waterman Real Estate, Inc.** shall ever be named a party in litigation arising out of the facts which are undisclosed by the Owner and which materially affect the value or desirability of the property, then and in the event, the undersigned so hereby indemnify **Waterman Real Estate, Inc.** and its Sales Associates for all costs, expenses, including attorney's fees which may be incurred by **Waterman Real Estate, Inc.** to defend said claim.

Thomas B. Karny

Owner

5-18-26

Date

Wendy L. Page Karns

Owner

5-18-26

Date

TRANSFEREE(S) and OWNER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT FOR SALE AND PURCHASE OR OTHER AGREEMENT BETWEEN TRANSFEREE(S) AND OWNERS(S) WITH RESPECT TO ANY ADVICE, INSPECTIONS, OR DEFECTS. A REAL ESTATE BROKER IS QUALIFIED TO ADVISE ON REAL ESTATE. IF YOU DESIRE LEGAL ADVICE, CONSULT YOUR ATTORNEY. BUYER RELEASES SELLER FROM ANY LIABILITY FOR THE CONDITION OF ANY OF THE ABOVE.

I/WE ACKNOWLEDGE HAVING RECEIVED A COPY OF THIS DISCLOSURE STATEMENT PRIOR TO EFFECTIVE DATE OF CONTRACT TO PURCHASE PROPERTY OR OTHER CONTRACTUAL AGREEMENT.

Purchaser

Date

Purchaser

Date