# SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address: 1964 W. Shores Rd, Melbourne, FL, 32935

Date: 6/3/26

Date Purchased: 10/17

**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.

| | YES | NO | EXPLAIN |
|---|---|---|---|
| Does the Seller currently occupy the property? | ✔ | | |
| Is the property homesteaded? | ✔ | | |
| Is any part of the property leased? | | ✔ | |

| | YES | NO | EXPLAIN |
|---|---|---|---|
| Electrical wiring? ■ Copper ☐ Aluminum ☐ Other | ✔ | | |
| Generator ☐ ☐ Generator Hook-Up ☐ ☐ | | ✔ | No outlet but the wiring is there |

**SEWAGE / PLUMBING**

| | YES | NO | EXPLAIN |
|---|---|---|---|
| Plumbing? ☐ Copper ■ PVC ☐ Poly ☐ Other | ✔ | | PVC |
| Is the property connected to the public sewer system? | ✔ | | City Sewer |
| Is there a septic tank / aerobic / cesspool system? | | ✔ | City Sewer |

Where is the tank & drain-field located? N/A

Date last drained: N/A Service Company: N/A

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

Buyer Initial(s) _____ _____



Seller Initial(s) MPC _____

## AIR CONDITIONING / HEATING

| | 1st | 2nd | YES | NO | EXPLAIN |
|---|---|---|---|---|---|
| Does the house have A/C &/or heating? Age | 4 | | ✔ | | AC and Heat Pump |

☐ Window Units ■ Central ☐ Space Heaters ☐ Gas Heat ☐ Electric Heat ■ Heat Pump

| | YES | NO | EXPLAIN |
|---|---|---|---|
| Have you updated ducts? Date Yes | ✔ | | |

## DRAINAGE/WATER

| | YES | NO | EXPLAIN |
|---|---|---|---|
| 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

| | YES | NO | EXPLAIN |
|---|---|---|---|
| Roof ■ Shingle ☐ Metal ☐ Tile ☐ Rolled | ✔ | | |
| Roof Age 9 years | | | |
| Porch Roof Age 9 years | | | |
| 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? | ✔ | | Overlapping panels |
| If yes, on ■ Windows ■ Doors | | | |
| What materials are the shutters made of? | | | Metal |
| ■ Metal ☐ Wood ☐ Vinyl ☐ Other | | | |
| Are the storm shutters ■ Manual ☐ Electrical | | | |
| Do you have impact windows? | | ✔ | Double paned |
| Solar Panels? | | ✔ | |

☐ Leased ☐ Owned Balance Due _____

## HOMEOWNERS ASSOCIATION

| | YES | NO | EXPLAIN |
|---|---|---|---|
| Is this property subject to rules or regulations of any HOA? | ✔ | | Very minimal HOA rules |

Amount: 125 Frequency: Year

Contact Name & Phone Number: _____

Website: https://crotonpark.com/

## BOUNDARIES

| | YES | NO | EXPLAIN |
|---|---|---|---|
| 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

| | YES | NO | EXPLAIN |
|---|---|---|---|
| Were any additions or changes made to your property? | ✔ | | Listed Below |
| 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

| | YES | NO | EXPLAIN |
|---|---|---|---|
| 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: _____ Yearly Amount: _____ Transfer Fee: _____

| | | | |
|---|---|---|---|
| Monthly / Quarterly Pest Prevention? | | | |

Company Name: _____ Cost: _____

## MISCELLANEOUS ITEMS

| What's Included | YES | NO | ANY PROBLEMS? EXPLAIN |
|---|---|---|---|
| Sprinkler System: ☐ Well ☐ City ☐ Gray Water | ☐ | ✔ | |
| Security / Alarm System: ☐ Owned ☐ Rented | ☐ | ✔ | |
| Company Name _____ | | | |
| Fireplace: ☐ Wood ☐ Gas ☐ Other | ☐ | ✔ | |
| Intercom System: | ☐ | ✔ | |
| Garage Door Opener: Number of remotes____ | ☐ | ✔ | |
| Water Treatment System: Type? _____ | ☐ | ✔ | |
| Central Vacuum System: | ☐ | ✔ | |
| Pool: Age____ ☐ Chlorine ☐ Salt | ☐ | ✔ | |
| Tub / Spa: Age____ ☐ Chlorine ☐ Salt | ☐ | ✔ | |
| Pool Pump: Age____ | ☐ | ✔ | |
| Refrigerator: Age9____ Ice Maker: Age___ | ✔ | ☐ | |
| Dishwasher: Age9____ | ✔ | ☐ | |
| Range / Oven: Age5____ ☐ Gas ☐ Electric | ✔ | ☐ | |
| Cook Top Age9____ ☐ Gas ☐ Electric | ✔ | ☐ | |
| Wall Oven(s) Age____ ☐ Gas ☐ Electric | ☐ | ✔ | |
| Garbage Disposal: Age9____ | ✔ | ☐ | |
| Trash Compactor: Age____ | ☐ | ✔ | |

| What's Included: | YES | NO | ANY PROBLEMS? EXPLAIN |
|---|---|---|---|
| Microwave: Age 9 | ✔ | | |
| Water Heater: ■ Electric ☐ Gas ☐ Solar ☐ Rented | ✔ | | |
| Washer: Age 9 ☐ Gas ☐ Electric | ✔ | | |
| Dryer: Age 9 ☐ 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 4 | ✔ | | |
| Smoke Detectors: Quantity 2 | ✔ | | |
| Shed: | | ✔ | |
| Fence: ■ Wood ☐ Vinyl ■ Other | ✔ | | |
| ■ Full ☐ Partial | | | |

The Back yard is fenced in but the neighboors own 2 of the 3 sides

**Things to Know:**

Homeowners Insurance Carrier: Universal Property & Casualty Yearly Premium: $3,928.63

Flood Insurance Carrier: N/A Required: no Cost: N/A

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

Average Electric Bill 115 Average Water Bill 100

Pool Service Company N/A Cost N/A Gas / Propane N/A

Lawn Service Company Blag Dog Lawn Cost 120

HOA ☐ None ■ Mandatory ☐ Voluntary

HOA Amount 125 ☐ Monthly ☐ Quarterly ■ Yearly

Contact Person _____ Website _____

Internet Provider Spectrum Cost 100

Trash Days Mon/Fri Recycling Days Wed

List of Recent Improvements

New Windows and Doors (8/20/2021)
New Water Heater (9/1/2020)
New AC indoor and outdoor unit (1/20/2022)
New paint and Floor boards (10/18/2022)
Hurricane Shutters 1/19/2018)
Gutters (9/04/2020)
Replaced the HVAC

Things We Like About Living Here:

This neighboorhood is great and peacful, I am friends with a lot of my neighbors.
There is a mixture of ffamilies nad retirees here.
The HOA is cheap.
You are in a central location for alot of good shopping and restraunts.
The beach is about 15 mins away
95 is very accesible going both north and south

## MISCELLANEOUS

| | YES | NO | EXPLAIN |
|---|---|---|---|
| Are there currently any open permits or any unpermitted work being done to the home? | ☐ | ☑ | |
| 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? | ☐ | ☑ | |
| To your knowledge, did the property have any Urea-Formaldehyde or asbestos materials used in construction? | ☐ | ☑ | |
| Do you know of any violation of local, state, or federal Government laws or regulations relating to this property? | ☐ | ☑ | |
| Are you aware of any problems with the driveways, walkways, patio, retaining walls, or party walls? | ☐ | ☑ | |
| Are you aware of any other facts, conditions, or circumstances which may affect the value, beneficial use or desirability of this property? | ☐ | ☑ | |
| 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.

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: Michael P. Corbett / Micahel P Corbet Date: 6/3/26
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