

Seller's Real Property Disclosure Statement



SELLER(S) NAME(S): Kelly fox ("Seller" or "you")

Property Address: 485 Poinciana Dr, Melbourne, FL 32935 ("Property")

IMPORTANT NOTICE TO SELLER AND BUYER

Florida law requires sellers of residential real estate to disclose to a buyer all known facts that materially affect the value or desirability of the property being sold that are not readily observable by, or known to, the buyer. This Disclosure Statement is designed to assist you in complying with those disclosure requirements and to assist the buyer in evaluating the Property. The listing and selling real estate brokers and their respective representatives (collectively, "Brokers") will also rely upon this information when they market and present the Property to prospective buyers.

This is a disclosure of Seller's knowledge of the conditions below as of the date signed by Seller and is not a substitute for any inspections or warranties that buyer may wish to obtain. Buyer agrees that the information contained below is not a warranty or representation of any kind by the Brokers (none of whom has made any independent verification of the information contained herein) and buyer agrees not to rely on it as such. By signing below, Buyer agrees to hold Brokers harmless from any non-disclosure, omission, or misrepresentation of seller or any other party.

	YES	NO	UNKNOWN
1. OCCUPANCY			
(a) Do you reside in the Property? If not, when did you last? _____	☐	☒	
(b) Is the Property currently leased? If YES, when does the lease expire? _____	☐	☒	
(c) If your answers to (a) and (b) are NO, is the Property vacant? _____	☐	☒	
2. LIVING AREA / SQUARE FOOTAGE			
(a) # of Bedrooms: <u>3</u> # of Bathrooms: <u>2</u>			
(b) Total livable square footage of Property that is under air: <u>1559</u>			
(c) Source of the information provided in (b) above: <u>tax records</u>	☐	☒	
(d) Are you aware of any discrepancy between the information provided in (a) or (b) above and the public records (e.g., property appraiser website, building department)? If YES, explain: _____			

Notice to Buyer: The information provided above may be different from the information shown in the MLS or public records, and it may not reflect the actual number of rooms or square footage. If this information is important or material to your decision to purchase or value the Property, you agree to (a) review the property information that is available on the County's Property Appraiser's website, (b) personally verify the information and resolve any discrepancies by having the Property measured by an appraiser or other qualified professional (Brokers have not measured the Property), and (c) not rely on any information provided by Brokers regarding the square footage, including the information in the MLS.

3. LAND CONDITIONS			
(a) Are you aware of any fill or expansive soil on the Property?	☐	☒	
(b) Are you aware of any existing or prior sinkholes, sliding, settling, earth movement, or earth stability problems on the Property or adjoining properties?	☐	☒	
(c) Has any insurance company paid any amounts on a claim relating to a sinkhole affecting the Property?	☐	☒	☐
(d) If your answer to (c) is YES, were the full amounts of the proceeds utilized to repair the sinkhole damage? (Seller responses to (c) and (d) required by §627.7073(c), Florida Statutes).	☐	☐	☒
(e) Is the Property (or any part thereof) located in a flood zone or wetlands area?	☐	☒	☐
(f) Are you aware of any existing or prior drainage or flood problems or damage affecting the Property or adjoining properties?	☐	☒	
(g) Have you ever filed a claim with an insurance provider or received federal assistance for flood damage to the Property?	☐	☒	
(h) If any answer in (a) – (g) above is YES, explain: _____			
(i) Is the Property partially or totally seaward of the Coastal Construction Control Line?	☐	☒	☐
(j) Does your lender require you to maintain flood insurance?	☐	☒	
4. DEED RESTRICTIONS / SUBSURFACE RIGHTS / BOUNDARIES			
(a) Are there any deed restrictions, covenants, or declarations (including, but not limited to, rental or pet restrictions) affecting the Property?	☐	☒	☐
(b) Are any driveways, walls, fences, or other features shared with adjoining property owners?	☐	☒	☐
(c) Have any subsurface rights (as defined by section 689.29(3)(b), Florida Statutes), or rights of entry been severed or retained by a third party or prior owner/developer?	☐	☒	☐

	YES	NO	UNKNOWN
(d) Are you aware of any encroachments, boundary disputes, or easements on or affecting the Property?	☐	☒	
(e) If any answer in (a) – (d) above is YES, explain: _____			
5. STRUCTURAL ITEMS			
(a) Are you aware of any past or present movement, shifting, deterioration or other problems with the walls or foundations?	☐	☒	
(b) Have you ever filed an insurance or manufacturer's claim for defective or damaged construction or materials?	☐	☒	
(c) Are you aware of any past or present structural cracks or flaws in the walls, floors, or foundations?	☐	☒	
(d) Are you aware of any defects or problems with driveways, walkways, patios, or retaining walls?	☐	☒	
(e) If any answer in (a) – (d) above is YES, explain: _____			
6. ADDITIONS / REMODELS / WINDOWS / DOORS			
(a) Have there been any additions, structural changes, or other alterations made to the Property?	☐	☒	☐
(b) If your answer to (a) is YES, were all necessary permits / approvals obtained and was all work done in compliance with the applicable zoning and building codes? If NO, explain: _____	☐	☐	☐
(c) Does the Property have hurricane or impact windows and doors? If YES, if there are any windows or doors that are not, identify which are not: _____	☐	☐	☒
(d) Are any improvements built below the base flood elevation level?	☐	☒	☐
(e) Do any improvements violate applicable local, state, or federal flood regulations or guidelines?	☐	☒	☐
(f) If your answer to (d) or (e) is YES, explain: _____			
7. ELECTRICAL SYSTEMS			
(a) Are you aware of any knob and tube wiring on the Property?	☐	☒	
(b) Are you aware of any aluminum wiring on the Property other than the primary service line?	☐	☒	
(c) Are you aware of any problems or conditions that affect the operation, safety, or desirability of the electrical wiring or systems? If YES, explain: _____	☐	☒	
8. HEATING AND AIR CONDITIONING (Check all that apply)			
(a) Air Conditioning: ☒ Central Electric ☐ Central Gas ☐ Window Approximate Age: _____			
(b) Heating: ☐ Electric ☒ Fuel Oil ☐ Natural Gas ☐ Other _____			
(c) Water Heating: ☒ Electric ☐ Gas ☐ Solar ☐ Other _____			
(d) Is each item checked above in good working order (i.e., operating in the manner that it was intended to operate)? If NO, explain: _____	☒	☐	☐
9. APPLIANCES			
(a) Is each appliance that is being sold with the Property in working condition (i.e., operating in the manner that it was intended to operate)? If NO, explain: _____	☒	☐	☐
(b) Are any of the appliances leased? If YES, which: _____	☐	☒	☐
10. PLUMBING RELATED ITEMS			
(a) Drinking water source? ☒ Public ☐ Private System ☐ Well			
(b) If your drinking water is from a well, when was the last water safety check and what was the result of the test? _____			
(c) Do you have a water softener? If YES, is it: ☐ leased OR ☐ owned	☐	☒	☐
(d) Are you aware of any polybutylene or cast-iron pipes on the Property?	☒	☐	
(e) Water source for your sprinkler system, if applicable? _____			
(f) Type of sewage system: ☒ Public ☐ Private ☐ Septic Tank ☐ Cesspool			
(g) If septic tank, when was it last serviced? _____			
(h) Is there a sewage or sump pump? _____	☐	☒	☐
11. ROOF / SOLAR PANELS			
(a) Approximate roof age: 12 (flat roof-2025) _____ years			
(b) Are there any leased or financed solar panels on the Property? If YES, explain: _____	☐	☒	
(c) Has the roof ever leaked or been damaged?	☒	☐	☐

	YES	NO	UNKNOWN
(d) Has the roof (or solar panels, if any) been replaced or repaired during your ownership?	☐	☒	
(e) Have you ever filed an insurance or manufacturer's claim for roof or solar panel defects/damage?	☐	☒	
(f) Are there any existing problems or defects with the roof, solar panels, fascia, soffits, flashings, or rain gutters?	☐	☒	☐
(g) If any answer in (c) – (f) above is YES, explain: <u>leak over carport-carport roof repaired 2025</u>			

12. TERMITES, WOOD DESTROYING ORGANISMS ("WDO"), RODENTS, PESTS

(a) Are there termites or other WDO's (e.g., powder-posts beetles, old house borers, wood decaying fungi), rodents, or pest infestations on or affecting the Property?	☐	☒	☐
(b) If your answer to (a) is YES, is there any existing damage to the Property?	☐	☐	☐
(c) Do you know of any termite, WDO or pest control reports or treatments for the Property in the last 5 years?	☐	☒	
(d) If any answer in (a) – (c) above is YES, explain: _____			
(e) Is the Property currently under warranty or other coverage by a licensed pest control company? If YES, state the name of the company: _____	☐	☒	☐
(f) Does the warranty cover (check all that apply): ☐ repairs ☐ treatment ☐ regular pest control			
(g) Is the warranty transferable to the Buyer? If YES, Buyer should check for transfer procedures and costs, if any.	☐	☒	☐

13. DOCKS, DAVITS, PIERS AND SEAWALLS

(a) Approximate size of seawall / waterfront: _____ linear feet			
(b) Is the Property owner responsible for maintenance and/or repair of the seawall?	☐	☒	☐
(c) Are you aware of any repairs or renovations to the seawall in the last 5 years? If YES, explain: _____	☐	☒	
(d) Is there a boat lift on the Property?	☐	☒	☐
(e) Boat lift capacity: _____ lbs. _____ feet			
(f) Is the boat lift and its systems in good working order?	☐	☒	☐
(g) If your answer to (f) is NO, explain: _____			
(h) Maximum size boat that can be legally docked at the Property: _____			
(i) Are there any conditions, such as low tides, that may interfere with the ability to navigate to and from the dock or to access or utilize the boat lift? IF YES, explain: _____	☐	☒	☐
(j) Are there any restrictions to accessing (ingress and egress) the body of adjoining water, if any?	☐	☒	☐
(k) Are there any conditions that may affect the desirability, use, or function of any dock, boat lift, davits, pier, or seawall? If YES, explain: _____	☐	☒	☐
(l) Were all permits required for the construction or maintenance of the dock, boat lift, davits, pier, or seawall obtained?	☐	☒	☐
(m) If your answer to (l) is No, explain: _____	☐	☒	☐

14. MOLD, ENVIRONMENTAL, AND LEAD BASED PAINT

(a) Is there now, or has there been in the past, any:			
(i) water leakage, intrusion, accumulation, or dampness in or affecting the Property?	☐	☒	☐
(ii) instances of mold, moisture, or dampness in or affecting the Property?	☒	☐	☐
(iii) damage to the Property that resulted from any of the conditions in (i) or (ii) above?	☐	☐	☒
(b) If any answer to (i), (ii) or (iii) above is YES, explain: _____			
mold detected near vents in 2025. All ductwork was replaced and area around duct sealed and painted			
(c) Was the Property built before 1978? If YES, Seller must provide buyer with a Lead Based Paint Disclosure Statement prior to being bound by a sales contract in compliance with federal law.	☒	☐	☐
(d) Are there any environmental hazards or contaminants on or affecting the Property including, but not limited to: lead based paint, formaldehyde, asbestos, radon gas, PCB's, methamphetamine contamination, defective or contaminated drywall, contaminated soil or water, active or abandoned storage tanks (fuel, propane or chemical)?	☐	☒	☐
(e) Has the Property been tested for any of the items listed in (d) above? If YES, explain: _____	☐	☐	☒
(f) Are there archeological sites, mangroves, or other environmentally sensitive or protected areas located on the Property? If YES, explain: _____	☐	☒	☐

15. POOLS; HOT TUBS; SPAS

Notice to Buyer: The Florida Residential Swimming Pool Safety Act ("Act") requires a "swimming pool" with a certificate of completion on or after October 1, 2000, to have at least one safety feature specified in §515.27(1) of the Act. The Act defines a "swimming pool" as "any structure, located in a residential area, that is intended for swimming or recreational bathing and contains water over 24" deep including, but not limited to, in-ground, aboveground, and on-ground swimming pools; hot tubs; and nonportable spas."

- | | | | |
|--|--------------------------|-------------------------------------|--------------------------|
| (a) If the property has a "swimming pool" as defined by the Act, does it comply with the Act? | ☐ | ☒ | ☐ |
| (b) Has any in-ground pool, hot tub or spa on the property been demolished and/or filled? | ☐ | ☒ | ☐ |
| (c) Are any of the following heated? <u>Pool:</u> Yes ☐ OR No ☐ <u>Hot Tub/ Spa:</u> Yes ☐ OR No ☐ | | | |
| (d) Is the pool and hot tub/spa equipment (including, but not limited to, any heater, vacuum system, chlorinator, or waterfall feature) in good working condition? If NO, explain: _____ | ☐ | ☒ | ☐ |
| (e) Is any of the equipment servicing the pool or hot tub/spa leased? If "Yes", explain: _____ | ☐ | ☒ | ☐ |
| (f) Are you aware of any structural or other defects with the pool, hot tub, spa, or related equipment? If YES, explain: _____ | ☐ | ☒ | |

16. HOMEOWNERS' ASSOCIATION

Notice to Buyer: If the Property is governed by a homeowner's association (HOA), Buyer should read the HOA's official records, by-laws, restrictions, covenants, declarations, and meeting minutes ("HOA Records") prior to making an offer. The HOA Records may include information on any proposed changes or assessments, the HOA's financial condition; any recurring dues/fees; periodic and/or special assessments; capital contributions; restrictions on construction, architectural modifications, landscaping, parking, vehicles, pets, and leasing; or threatened or pending litigation.

- | | | | |
|---|--------------------------|-------------------------------------|--------------------------|
| (a) Is membership in a HOA mandatory? | ☐ | ☒ | ☐ |
| (b) Are you aware of any existing or threatened lawsuits or other legal or administrative actions against the HOA? If YES, explain: _____ | ☐ | ☒ | ☐ |
| (c) Are you aware of any potential assessments from the HOA (including, but not limited to, any that have been voted on but not yet levied) | ☐ | ☒ | ☐ |
| (d) Are the access roads: ☐ HOA owned OR ☐ publicly owned (e.g., city, county)? | | | |

17. NEIGHBORHOOD

- | | | | |
|---|--------------------------|-------------------------------------|--------------------------|
| (a) Are you aware of any existing conditions or proposed changes in the immediate neighborhood that may materially affect the value or desirability of the Property such as noise or other nuisances, electric or magnetic field levels, or threat of condemnation? | ☐ | ☒ | ☐ |
| (b) Is the Property located within a historic district? | ☐ | ☒ | ☐ |
| (c) Are you aware of any restrictions affecting the Property as a result of it being located within a historic district? | ☐ | ☒ | |
| (d) Do you have any open applications with the historic district governing body relating to the use of the Property, permits, or proposed renovations or modifications? | ☐ | ☒ | |
| (e) Are there any unresolved violations relating to the Property being located within a historic district? | ☐ | ☒ | ☐ |
| (f) If any of your answers in (a) –(e) above are YES, explain: _____ | | | |

Notice to Buyer: The Florida Department of Law Enforcement maintains a public database of sexual offenders and where they may reside. For more information, or to conduct a search of a neighborhood, visit <https://offender.fdle.state.fl.us/offender/sops/home.jsf>

18. FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT ("FIRPTA")

Is Seller subject to FIRPTA withholding under §1445 of the IRS Code? If YES, Buyer and Seller should consult with tax and legal professionals regarding any tax and withholding obligations. ☐ YES ☒ NO

19. OTHER MATTERS

- | | | | |
|---|--------------------------|-------------------------------------|--------------------------|
| (a) Are there any existing or threatened legal actions against the Property (including, but not limited to, any unrecorded liens)? | ☐ | ☒ | ☐ |
| (b) Is the Property subject to any Property Assessed Clean Energy (PACE) assessment pursuant to §163.08, Florida Statutes? | ☐ | ☒ | ☐ |
| (c) Are there any violations of any laws or regulations relating to the Property (e.g., zoning or code violations, nonconforming uses, setback violations)? | ☐ | ☒ | ☐ |
| (d) Have you ever had any claims filed against your homeowner's insurance policy? | ☐ | ☒ | ☐ |



COLDWELL BANKER
REALTY

Lead-Based Paint Disclosure Addendum

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Property Address: 485 Poinciana Dr, Melbourne, FL 32935 ("Property")

Lead Warning Statement: Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

I. SELLER'S DISCLOSURE.

A. Seller acknowledges receipt and review of the Coldwell Banker form, "Complying with the Lead-based Paint Law – Licensee Notice to Seller" prior to completion of this disclosure.

B. Seller is unaware of the presence of lead-based paint and/or lead-based paint hazards except (explain in detail):

C. Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards except (explain in detail):

II. BUYER'S ACKNOWLEDGEMENT

D. Buyer has received copies of all information listed above (if any) prior to being bound by the terms of the sales contract.

E. Buyer has received the *Protect Your Family from Lead in Your Home* pamphlet prior to being bound by the sales contract.

F. Buyer is aware of the right to receive a 10-day opportunity (or mutually agreed-upon period) to conduct a risk assessment ("Assessment Period") for lead-based paint and lead-based paint hazards at the Property and hereby waives the opportunity to conduct a risk assessment unless this box is checked (☐ **Check here if Buyer intends to perform a risk assessment**). If Buyer elects to perform a risk assessment and lead-based paint and/or lead-based paint hazards are discovered at the Property, Buyer shall have until the end of the Assessment Period to provide written notice to Seller of cancellation of this Contract.

III. LICENSEE CERTIFICATION / CERTIFICATION OF ACCURACY

The real estate licensee(s) who have signed this Addendum certify that the seller has been informed of the seller's obligations under 42 U.S.C. 4852d and the license(s) are aware of his/her/their responsibility to ensure compliance.

Buyer, Seller, and the real estate licensees involved in this transaction, have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

REQUIRED ORDER OF EXECUTION: SELLER, LISTING LICENSEE, BUYER, SELLING REAL ESTATE LICENSEE

Kelly Fox dotloop verified
06/27/26 12:04 PM EDT
9JQ5-G4IL-EOX0-CHNE

Seller Date

Seller Date

Buyer Date

Buyer Date

TServos dotloop verified
06/26/26 12:25 PM PDT
MT0V-OVLT-R76X-ZZBS

Listing Licensee (if any) Date

Selling Licensee (if any) Date



Mailing Address Only: 7777 N. Wickham Rd #12-223 Melbourne, FL 32940
www.tropicalinspections.net

4 – POINT INSPECTION

DATE:	12-15-21	TYPE OF HOME:	Single family				
CLIENT:	Kelly Fox						
ADDRESS:	485 Poinciana Dr						
CITY/STATE/ZIP:	Melbourne, Fl 32935						
AGE:	68 yrs	TOTAL SQ FT:	2068	LIVING SQ FT:	1559	STORIES:	1

ELECTRICAL										
SERVICE AMPS:	150	BRAND:	Eaton			SUFFICIENT SIZE:	Yes			
CIRCUIT TYPE:	Breaker		MAIN PANEL LOCATIONS:				Front bedroom			
PANEL GROUNDED:	Not vis		GFCI PRESENT WHERE REQUIRED:				Yes			
AFCI PRESENT:	No		UPGRADES:	Yes, panel		YEAR:	Unknown			
SINGLE STRAND ALUMINUM WIRE:			No, all copper Romex type wiring.							
KNOB/TUBE WIRE:	No		UNSAFE/EXPOSED WIRES:					No		
OVERALL CONDITION:			Good		PANEL SERVICEABLE LIFE:				15 yrs	
2ND PANEL:	SERVICE AMPS:		N/A		PANELGROUND:					
BRAND:					UPGRADES:					
SUFFICIENT SIZE:					AFCI/GFCI PRESENT:					
PANEL LOCATION:										
ELECTRICAL COMMENTS: Overall satisfactory. There were no visible signs of overheating or unsafe tampering at time of inspection.										

PLUMBING							
BATHROOMS:	2	WATER PRESSURE:	Good	MAIN MATERIAL:	PVC		
WASTE/VENT MATERIAL:	Cast	FIXTURE MATERIAL:	Copper/CPVC				
DRAIN MATERIAL:	Metal/PVC	SHUT OFF VALVES PRESENT:	Yes				
WATER HEATER LOCATION:	Hall closet	FUEL:	Lp gas				
TPR VALVE PRESENT:	Na	FIRE SYSTEM PRESENT:	No				
HAZARDS:	No	POLYBUTYLENE:	No	LEAKS	No		
PLUMBING UPGRADES:	Yes, water heater	YEAR:	05-06				
CODITION:	Good	SERVICEABLE LIFE:	15 yrs				
PLUMBING COMMENTS: No visible signs of leaking or drain backup at time of inspection.							

ROOF							
ROOF STYLE:	Non hip	COVERING:	Metal and rolled membrane				
AGE OF COVERING:	12 yrs	SHINGLE LAYERS:	1				
DECKING:	1 x 8 tongue n grove and minimum 1/2 inch plywood	FLASHING DAMAGE:	No	MISSING COVERING:	No		
TRUSS/RAFTER DAMAGE:	No	ACTIVE LEAKS:	No	ESTIMATED LIFE:	Metal roof 20-25 yrs and Rolled membrane roofs 7-9 yrs		
ROOF COMMENTS: Overall satisfactory, roof covering and accessories were in serviceable condition at time of inspection.							

HEATING / COOLING SYSTEM							
HEATING TYPE:	Central air package unit	AGE:	Unknown				
UPGRADES:	Yes	YEAR:	Unknown	CONDITION:	Good		
FUEL TANK:	N/A	HEATING COMMENTS: operated within acceptable heat rise.					
COOLING TYPE:	See above	AGE:					
UPGRADES:		YEAR:					
CONDITION:	Good	SERVICEABLE LIFE:					
COOLING COMMENTS: Unit operated within acceptable temperature range at time of inspection. HVAC system operated as intended with no visible blockage or leakage at time of inspection.							

Inspectors Comments: Condition of appliances was in serviceable condition at time of inspection.

Deficiencies needing attention: None

Have all deficiencies been corrected: Yes

Estimated repair date: 4-1-22

The information in this report is provided solely for the purpose of verifying that certain structural or physical characteristics exist at the property addressed above and is a limited visual inspection only. The only purpose of this report is to advise the insurance carrier a general overview of the condition of the home. The undersigned does not make any warranty/guarantee, health or safety certification, expressed or implied. The undersigned cannot guarantee that all deficiencies have been identified and described in this report or that other deficiencies do not exist. A 4-Point inspection is far less in scope than a standard home inspection. This 4-Point inspection is a limited visual survey of the Heating/AC, Roof, Electrical, and Plumbing system. Age and Square Footage contained in this report is compiled from County Tax Records. Tropical Inspections is not employed by any insurance carrier and cannot guarantee any aspect of the 4-point inspection, including but not limited to: Insurability, Underwriting, Need for Additional Certification or Inspections Subsequent To Initial Inspection, Work to Be Performed Following Inspection, Etc. Nothing in this report shall be construed to impose on the undersigned or onto any entity to which the undersigned is affiliated, any liability or obligation of any nature to the named insured or to any person or entity.

If Tropical Inspections can be of any further assistance in this matter, please do not hesitate in contacting us. It was our pleasure to perform your 4-point inspection. Thank you.



Alan Bunch/Inspector, Florida State License # HI7798

ELEVATION

