



SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address:

1545 W Coral Ct. Merritt Island, FL 32952

Date: 7/29/2026

Date Purchased: 10/11/2017

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 ☐ ☐

☐ ☒

SEWAGE / PLUMBING

YES NO EXPLAIN

Plumbing? ☒ Copper ☒ PVC ☐ Poly ☐ Other

☒ ☐

Is the property connected to the public sewer system?

☒ ☐

Is there a septic tank / aerobic / cesspool system?

☐ ☒

Where is the tank & drain-field located?

Date last drained: _____ Service Company: _____

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

☐ ☒

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Page | 1

Seller Initial(s)

 TP

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>?</u> <u>3</u>			☒	☐	_____
☐ Window Units ☐ Central ☐ Space Heaters ☐ Gas Heat ☒ Electric Heat ☐ Heat Pump					
Have you updated ducts? Date _____			☐	☒	_____

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 ⁹ _____			
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 _____			

Buyer Initial(s) _____

Page | 2

Seller Initial(s) _____

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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?	☐	☒	_____
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: _____ Yearly Amount: _____ Transfer Fee: _____			
Monthly / Quarterly Pest Prevention?	☒	☐	Performed by owner _____
Company Name: _____ Cost: _____			

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Seller Initial(s)

 TP

MISCELLANEOUS ITEMS

What's Included

Sprinkler System: ☒ Well ☐ City ☐ Gray Water

Security / Alarm System: ☐ Owned ☐ Rented

Company Name _____

Fireplace: ☐ Wood ☐ Gas ☐ Other

Intercom System:

Garage Door Opener: Number of remotes¹ _____

Water Treatment System: Type? _____

Central Vacuum System:

Pool: Age[?] ☐ Chlorine ☒ Salt

Tub / Spa: Age _____ ☐ Chlorine ☐ Salt

Pool Pump: Age² _____

Refrigerator: Age² _____ Ice Maker: Age _____

Dishwasher: Age[?] _____

Range / Oven: Age¹⁰ ☒ Gas ☒ Electric

Cook Top Age¹⁰ ☒ Gas ☐ Electric

Wall Oven(s) Age _____ ☐ Gas ☐ Electric

Garbage Disposal: Age¹ _____

Trash Compactor: Age _____

YES	NO	ANY PROBLEMS? EXPLAIN
☒	☐	Needs heads replaced
☐	☒	
☐	☒	
☒	☐	
☐	☒	
☐	☒	
☒	☐	
☐	☒	
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☒	☐	
☐	☒	

Buyer Initial(s) _____

Page | 4

Seller Initial(s) TP

What's Included:

	<u>YES</u>	<u>NO</u>	<u>ANY PROBLEMS? EXPLAIN</u>
Microwave: Age ³ _____	☒	☐	_____
Water Heater: ☐ Electric ☒ Gas ☐ Solar ☐ Rented	☒	☐	brand new on demand
Washer: Age ¹⁰ _____ ☐ Gas ☒ Electric	☒	☐	_____
Dryer: Age ¹⁰ _____ ☐ 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 _____	☐	☒	_____
Shed:	☒	☐	_____
Fence: ☐ Wood ☒ Vinyl ☒ Other	☒	☐	_____
☐ Full ☐ Partial			

Buyer Initial(s) _____

Page | 5

Seller Initial(s) TP _____

Things to Know:

Homeowners Insurance Carrier: Typtap Yearly Premium: 4366

Flood Insurance Carrier: _____ Required: no Cost: _____

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

Average Electric Bill 200 Average Water Bill 90

Pool Service Company self Cost _____ Gas / Propane Natural

Lawn Service Company self Cost _____

HOA ☐ None ☒ Mandatory ☐ Voluntary

HOA Amount _____ ☐ Monthly ☐ Quarterly ☐ Yearly

Contact Person _____ Website _____

Internet Provider ATT Cost 60

Trash Days Mon, Thurs Recycling Days Fri

List of Recent Improvements

Remodeled kitchen, deep stainless sink with sous style faucet, custom island with 24" deep drawers, new counter tops, fully remodeled guest bathroom, new borderless glass enclosure in master bath, luxury vinyl plank throughout, fresh paint inside and out, new deck at waters edge with expanded patio area and retaining wall, brand new high capacity on demand water heater, upgraded 200 amp service panel, mini-split ac unit in garage, custom laundry room door with hidden built in dart board cabinet.

Things We Like About Living Here:

Dropping the boat in to go cruising or fishing and come back for a cool off in the pool. Sitting on the back deck watching our dolphin and manatee friends frequent visits. Entertaining friends in the fully screened pool and patio. Hanging out in the air conditioned garage working on hobbies or playing darts on rainy days.

Buyer Initial(s) _____

Page | 6

Seller Initial(s) TP

MISCELLANEOUS

	<u>YES</u>	<u>NO</u>	<u>EXPLAIN</u>
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.

Buyer Initial(s) _____

Page | 7

Seller Initial(s) TP _____

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:  Timothy Provin / Timothy Provin Date: 08/02/26
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

Buyer Initial(s) _____

Page | 8

Seller Initial(s)  TP _____