



SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address: 1203 Linmoor Cir NE Date: 08/12/2026
Palm Bay FL 32907 Date Purchased: 08/12/2022

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.

	<u>YES</u>	<u>NO</u>	<u>EXPLAIN</u>
Does the Seller currently occupy the property?	<u> </u>	<u>X</u>	<u> </u>
Is any part of the property leased?	<u>X</u>	<u> </u>	<u>AS AirBnB</u>
Does anyone claim an easement on or a right to use all or some of the property?	<u> </u>	<u>X</u>	<u> </u>

HOUSE SYSTEMS

Are you aware of any problems affecting:

	<u>YES</u>	<u>NO</u>	<u>EXPLAIN</u>
Electrical wiring? <u>X</u> copper <u> </u> aluminum <u> </u> other <u> </u> <u> </u> generator hook-up	<u> </u>	<u>X</u>	<u> </u>
Pool/Hot Tub/Spa? Age <u> </u> Chlorine <u> </u> Salt <u> </u>	<u> </u>	<u> </u>	<u> </u>
Pool Equipment? Age <u> </u>	<u> </u>	<u>X</u>	<u> </u>
Refrigerator: Age <u>4 years</u> Ice Maker: Age <u> </u>	<u> </u>	<u>X</u>	<u> </u>
Ice Maker:	<u> </u>	<u> </u>	<u> </u>
Dishwasher: Age <u>4 years</u>	<u> </u>	<u>X</u>	<u> </u>
Range: Age <u>4 year</u> <u> </u> gas <u> </u> electric	<u> </u>	<u>X</u>	<u> </u>
Disposal: Age <u> </u>	<u> </u>	<u> </u>	<u> </u>
Microwave: Age <u>4 years</u>	<u> </u>	<u>X</u>	<u> </u>
Water Heater: <u>X</u> electric <u> </u> solar <u> </u> gas <u> </u> rented	<u> </u>	<u>X</u>	<u>4 years</u>
Washer: Age <u>4 years</u>	<u> </u>	<u> </u>	<u> </u>
Dryer: Age <u>4 years</u> <u>X</u> electric <u> </u> gas <u> </u> rented	<u> </u>	<u> </u>	<u> </u>

Buyer Initial(s)

Seller Initial(s) OR

Are you aware of any problems affecting:**YES NO EXPLAIN*****Miscellaneous: (where applicable)***

Sprinkler System: ____ well ____ city ____ gray water

____ **X** _____

Security/Alarm System: ____ owned ____ rented

____ **X** _____

(Company Name _____)

Fireplace: ____ wood ____ gas ____ other

____ **X** _____Paddle Fans: # of fans 4____ **X** _____

Intercom System:

____ _____

Garage Door Opener: ____ number of remotes

____ _____ Converted to Flex room

Water Treatment System:

____ _____

Type? _____

Central Vacuum System:

____ _____

____ _____

ROOF/STORM SHUTTERS**YES NO EXPLAIN**Roof? Type: _____ Shingle _____ Age: 1 year____ **X** replaced 6-2025

Has the roof ever leaked?

____ **X** _____

Has the roof ever been repaired?

____ **X** _____

Are you aware of any problems affecting the roof?

____ **X** _____Do you have storm shutters/panels? ____ yes **X** no
(If yes, on ____ windows ____ doors)____ _____ Impact windows/slider

What materials are the shutters made of?

____ _____

____ metal ____ wood ____ vinyl ____ other

____ _____

Are the storm shutters ____ manual ____ electrical

____ _____

Are the storm shutters operational?

____ _____

AIR CONDITIONING / HEATING**YES NO EXPLAIN**Does the house have A/C &/or heating? Age 4 years____ **X** _________ window units **X** central ____ space heaters ____ gas heat ____ electric heat ____ heat pump

Are you aware of any problems affecting the A/C and/or heat?

____ **X** _____

Buyer Initial(s) _____

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Seller Initial(s) OR _____

SEWAGE/PLUMBING

	<u>YES</u>	<u>NO</u>	<u>EXPLAIN</u>
Plumbing? ____Copper ____PVC ____Other	____	X	_____
Is the property connected to the public sewer system?	X	____	_____
Is there a septic tank/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?	____	____	_____

DRAINAGE/WATER

	<u>YES</u>	<u>NO</u>	<u>EXPLAIN</u>
Is this property located in a flood zone?	X	____	_____
Has the property ever had a drainage or flooding problem?	____	X	_____
Are you aware of any problems affecting drainage/flooding?	____	X	_____

BOUNDARIES

	<u>YES</u>	<u>NO</u>	<u>EXPLAIN</u>
Have you ever had a survey of your property done?	____	X	_____
If yes, do you have a copy?	____	X	_____
Have any changes been made since the survey?	____	X	_____
Are you aware of any encroachment or unrecorded easements relating to or affecting this property?	____	X	_____

ADDITIONAL/REMODELS/MISC

	<u>YES</u>	<u>NO</u>	<u>EXPLAIN</u>
Were any additions or changes made to your property?	____	X	_____
Were all the necessary permits & government approvals obtained for additions or changes made by you?	X	____	Roof permit 6/2025

	<u>YES</u>	<u>NO</u>	<u>EXPLAIN</u>
Are there currently any open permits or any unpermitted work being done to the home?	_____	<u>X</u>	_____
Has there ever been a fire in the house?	_____	<u>X</u>	_____
Has there been repairs to the seawall?	_____	_____	_____
Are you aware of any problems with or repairs to the dock?	_____	_____	_____
Are you aware of any problems with or repairs to the boat lift?	_____	_____	_____
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?	_____	<u>X</u>	_____

HOMEOWNERS ASSOCIATION

	<u>YES</u>	<u>NO</u>	<u>EXPLAIN</u>
Is this property subject to rules or regulations of any HOA?	_____	<u>X</u>	_____
Amount: _____ Frequency: _____			
Contact Name & Phone Number: _____			

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?	_____	<u>X</u>	_____
Type of damage: _____			
Do you have a Termite Bond policy in force?	_____	<u>X</u>	_____
Company Name: _____ Yearly Amount: _____ Transfer Fee: _____			

MISCELLANEOUS

	<u>YES</u>	<u>NO</u>	<u>EXPLAIN</u>
To your knowledge, did the property have any Urea-Formaldehyde or asbestos materials used in construction?	_____	<u>X</u>	_____
Do you know of any violation of local, state, or federal government laws or regulations relating to this property?	_____	<u>X</u>	_____
Any unusual bonds/assessments that apply to this property?	_____	<u>X</u>	_____
Amount: _____			
Have you had a radon inspection?	_____	<u>X</u>	_____
Are you aware of any problems with driveways, walkways, patio, retaining walls, or party walls?	_____	<u>X</u>	_____
Are you aware off any other facts, conditions, or circumstances which may affect the value, beneficial use or desirability of this property?	_____	<u>X</u>	_____
Buyer Initial(s) _____			Seller Initial(s) <u>OR</u> _____

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. FLORIDA EAST COAST REAL ESTATE, INC. IS HEREBY AUTHORIZED TO FURNISH THE FOREGOING INFORMATION TO ANY MULTIPLE LISTING SERVICE OF WHICH FLORIDA EAST COAST REAL ESTATE, INC. IS A MEMBER OF AND TO ANY PROSPECTIVE PURCHASER.

Osamu Reingstein

Seller

Seller

I ACKNOWLEDGE THAT I/WE RECEIVED A COPY OF THIS REAL PROPERTY DISCLOSURE ON _____.

Buyer

Buyer

Buyer Initial(s) _____

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Seller Initial(s) OR _____

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.

Revovated kitchen 2022 -2023

Renovated bathrooms 2022-2023

Impact windows and slider 2022-2023

Pavers installed in front and rear of property and pergola added 2023

New LVP in all 4 bedrooms 2023

Painted interior and exterior 2023

Re roof 2025

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.

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: Onkar Reingstein / _____ Date: Aug 12, 2026
(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) _____

Seller Initial(s) OR _____