Authentisign ID: 61FC8575-21D7-F111-BF5B-002248230FCC

7216 Tumbleton Ct — Seller's Additional Disclosures

Nov 2, 2026 · @Melissa Connell

Seller: Jonathon Goff. Property: 7216 Tumbleton Ct, Dover, FL 33527 (M and E Acres, Lot 3; Folio 081635-5206). These disclosures supplement the Seller's Property Disclosure and are made to the best of the seller's knowledge.

Disclosures

- Year built 2008 (CO issued 01/16/2008; construction began 2007)
- State-approved custom modular (Great Plains "The Goff") on permanent stem-wall foundation; real property
- HVAC: two Franklin split-system heat pumps (1st and 2nd floor), replaced in their entirety in 2025 by First Response; model/tonnage/SEER2: _____
- Ductwork cleaned and sealed 2025 by First Response; UV light air purification
- HVAC last serviced October 2026; warranty: _____
- Roof: 5V metal installed 2020 over existing shingles by Central Florida Exterior, Inc.; permit ROF71910, finaled 10/12/2020; 10-year labor warranty
- Hardie siding, soffit and fascia installed 2025–2026 by Billie Ray Maxwell, CGC1534211; permit HC-BLD-25-0076014, finaled 05/20/2026
- Front porch rebuilt 2025–2026 by Billie Ray Maxwell; cedar with iron railing; permit HC-BLD-25-0076014-REV1, complete
- Interior and exterior paint 2026
- Water heater: A.O. Smith 45-gallon electric, installed 2026 by owner, under stairwell; model: _____
- Well pump installed 2008 by Tony Holt Well Drilling & Pump Service; permit NWP03877, finaled 01/15/2008
- Well pressure tank and switch replaced 2026
- Water softener, iron filter and kitchen RO system; owned; convey
- Conventional septic, installed 2008; last pumped 2024
- Electrical: Square D 200-amp main panel (laundry room), exterior main, 100-amp upstairs sub-panel; original 2008; copper wiring

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- New Whirlpool stainless refrigerators (2) and GE trash compactor, 2026
- Owner is actively working with Hillsborough County to verify permits and final approvals for the attached garage, upstairs bonus/game room, and 2013 rear addition (4th bedroom, rear foyer, rear covered patio); county online records do not currently show final approval for these items
- Upstairs northeast wall: French doors originally installed to move furniture into the space were removed and a bay window installed, per the original plans
- Stone fireplace runs on propane from an owned 120-gallon above-ground tank
- Square footage (3,992 heated / 6,434 total) per public records, includes upstairs bonus/game room; buyer to verify
- Private gravel road; plat (PB 86/87) splits maintenance equally among Lots 2, 3, 4 and 5 (main road) and Lots 3 and 4 (end of road)
- Plat access and utility easement (Parcel B) on this lot serves Lot 4 (7217 Tumbleton Ct)
- 10-ft TECO easement along north property line
- 2.14 acres per Property Appraiser; plat shows approximately 1.89 acres; flag lot; buyer to verify by survey
- Most recent survey dated 12/18/2006, predates construction and 2013 addition; new survey recommended
- Open drainage ditch at or near a property line; location and maintenance responsibility not confirmed
- Water has risen to the road during hurricanes; no water intrusion into home or garage; no flood claims; FEMA Zone X
- Zoned AS-1, unincorporated Hillsborough County; home is seller's business address
- Primary bathroom runs warmer than the rest of the home
- Well water contains iron; no water test on record
- Original aluminum double-pane windows, sun-stained; no window screens; original wood front door
- Wind mitigation (01/03/2024): single wraps; no secondary water barrier
- Roof leak at dormers prior to 2020, resolved by metal roof; no current leaks known
- Kitchen and baths original 2008; no garbage disposal; no range hood; no gutters
- Pending repairs: trash compactor electrical outlet, septic lift station control panel part, rear patio ceiling fan, side garage door opener, smoke detectors (battery-operated), exterior panel labels

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- No known foundation or structural problems, current leaks, mold, sinkholes, termite damage, buried tanks, wetlands, lawsuits or insurance claims

What Conveys and What Is Excluded

- **Conveys:** two refrigerators, wall oven, microwave, cooktop, dishwasher, trash compactor, washer and dryer, water softener, iron filter and RO system, blinds, light fixtures, ceiling fans, TV wall mounts, mounted mirrors, garage door remote, owned 120-gallon propane tank, outdoor bar sink, portable propane fire table.
- **Excluded:** beverage fridge, garage refrigerator, drapes, mounted TVs, outdoor speakers, security cameras, smart thermostats and smart locks, and the 32′ x 8′ Conex storage container.

Verification and Signatures

The information above is provided by the seller and gathered from public records. It is deemed reliable but not guaranteed. Buyer is advised to independently verify all information, including square footage, acreage, room counts, permits, easements, road maintenance, flood zone, taxes and schools, through inspections, a survey, a title search and the appropriate government offices.

Seller: Jonathon Goff _____ Date: 11/02/26

Jonathon Goff

Buyer acknowledges receipt:

Buyer: _____ Date: _____

Buyer: _____ Date: _____