

Buyer Info Packet

1675 Bayshore Dr.
Cocoa Beach FL, 32931

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Seller's Property Disclosure – Residential

Notice to Licensee and Seller: Only the Seller should fill out this form.

Notice to Seller: Florida law¹ requires a **Seller** of a home to disclose to the **Buyer** all known facts that materially affect the value of the property being sold and that are not readily observable or known by the **Buyer**. This disclosure form is designed to help you comply with the law. However, this disclosure form may not address every significant issue that is unique to the Property. You should think about what you would want to know if you were buying the Property today; and if you need more space for additional information, comments, or explanations, check the Paragraph 12 checkbox and attach an addendum.

Notice to Buyer: The following representations are made by **Seller** and **not** by any real estate licensee. This disclosure is not a guaranty or warranty of any kind. It is not a substitute for any inspections, warranties, or professional advice you may wish to obtain. It is not a substitute for your own personal judgment and common sense. The following information is based only upon **Seller's** actual knowledge of the Property's condition. **Sellers** can disclose only what they actually know. **Seller** may not know about all material or significant items. You should have an independent, professional home inspection to verify the condition of the Property and determine the cost of repairs, if any. This disclosure is not a contract and is not intended to be a part of any contract for sale and purchase.

Seller makes the following disclosure regarding the property described as: 1675 BAY SHORE DR COCOA BEACH FL 32931
(the "Property")

The Property is owner occupied tenant occupied unoccupied (If unoccupied, how long has it been since **Seller** occupied the Property? _____)

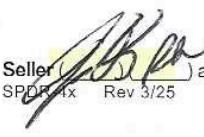
	<u>Yes</u>	<u>No</u>	<u>Don't Know</u>
1. Structures; Systems; Appliances			
(a) Are the structures including roofs; ceilings; walls; doors; windows; foundation; and pool, hot tub, and spa, if any, structurally sound and free of leaks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Is seawall, if any, and dockage, if any, structurally sound?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Are existing major appliances and heating, cooling, mechanical, electrical, security, and sprinkler systems, in working condition, i.e., operating in the manner in which the item was designed to operate?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Does the Property have aluminum wiring other than the primary service line?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Are any of the appliances leased? If yes, which ones: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) If any answer to questions 1(a) – 1(c) is no, please explain: _____			
2. Termites; Other Wood-Destroying Organisms; Pests			
(a) Are termites; other wood-destroying organisms, including fungi; or pests present on the Property or has the Property had any structural damage by them?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Has the Property been treated for termites; other wood-destroying organisms, including fungi; or pests?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) If any answer to questions 2(a) - 2(b) is yes, please explain: _____			
3. Water Intrusion; Drainage; Flooding			
(a) Has past or present water intrusion affected the Property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Have past or present drainage or flooding problems affected the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Is any of the Property located in a special flood hazard area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Is any of the Property located seaward of the coastal construction control line?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Does your lender require flood insurance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) Do you have an elevation certificate? If yes, please attach a copy.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) If any answer to questions 3(a) - 3(d) is yes, please explain: <u>Minor Wind Driven Rain Through 1 Sliding Door.</u>			

¹ Johnson v. Davis, 480 So.2d 625 (Fla. 1985).

	<u>Yes</u>	<u>No</u>	<u>Don't Know</u>
4. Plumbing			
(a) What is your drinking water source? <input checked="" type="checkbox"/> public <input type="checkbox"/> private <input type="checkbox"/> well <input type="checkbox"/> other	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Have you ever had a problem with the quality, supply, or flow of potable water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Do you have a water treatment system? If yes, is it <input type="checkbox"/> owned <input checked="" type="checkbox"/> leased?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Do you have a <input checked="" type="checkbox"/> sewer or <input type="checkbox"/> septic system? If septic system, describe the location of each system:			
(e) Are any septic tanks, drain fields, or wells that are not currently being used located on the Property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) Are there or have there been any defects to the water system, septic system, drain fields or wells?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Have there been any plumbing leaks since you have owned the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(h) Are any polybutylene pipes on the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(i) If any answer to questions 4(b), 4(c), and 4(e) - 4(h) is yes, please explain:			
5. Roof and Roof-Related Items			
(a) To your knowledge, is the roof structurally sound and free of leaks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) The age of the roof is <u>8</u> years OR date installed _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Has the roof ever leaked during your ownership?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) To your knowledge, has there been any repair, restoration, replacement (indicate full or partial) or other work undertaken on the roof? If yes, please explain: <u>Roof replaced 2017</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) Are you aware of any defects to the roof, fascia, soffits, flashings or any other component of the roof system? If yes, please explain:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Pools; Hot Tubs; Spas			
Note: Florida law requires swimming pools, hot tubs, and spas that received a certificate of completion on or after October 1, 2000, to have at least one safety feature as specified by Section 515.27, Florida Statutes.			
(a) If the Property has a swimming pool, hot tub, or spa that received a certificate of completion on or after October 1, 2000, indicate the existing safety feature(s): <input checked="" type="checkbox"/> enclosure that meets the pool barrier requirements <input type="checkbox"/> approved safety pool cover <input checked="" type="checkbox"/> required door and window exit alarms <input checked="" type="checkbox"/> required door locks <input type="checkbox"/> none	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Has an in-ground pool on the Property been demolished and/or filled?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Sinkholes			
Note: When an insurance claim for sinkhole damage has been made by the seller and paid by the insurer, Section 627.7073(2)(c), Florida Statutes, requires the seller to disclose to the buyer that a claim was paid and whether or not the full amount paid was used to repair the sinkhole damage.			
(a) Does past or present settling, soil movement, or sinkhole(s) affect the Property or adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Has any insurance claim for sinkhole damage been made? If yes, was the claim paid? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no If the claim was paid, were all the proceeds used to repair the damage? <input type="checkbox"/> yes <input type="checkbox"/> no	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If any answer to questions 7(a) - 7(b) is yes, please explain:			

Seller (

SPDR-1x Rev 3/25



and Buyer (

) (

) acknowledge receipt of a copy of this page, which is Page 2 of 4

	Yes	No	Don't Know
8. Homeowners' Association Restrictions; Boundaries; Access Roads			
(a) Is membership in a homeowner's association mandatory or do any covenants, conditions or restrictions (CCRs) affect the Property? (CCRs include deed restrictions, restrictive covenants and declaration of covenants.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Notice to Buyer: If yes, you should read the association's official records and/or the CCRs before making an offer to purchase. These documents contain information on significant matters, such as recurring dues or fees; special assessments; capital contributions, penalties; and architectural, building, landscaping, leasing, parking, pet, resale, vehicle and other types of restrictions.			
(b) Are there any proposed changes to any of the restrictions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Are any driveways, walls, fences, or other features shared with adjoining landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Are there any encroachments on the Property or any encroachments by the Property's improvements on other lands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Are there boundary line disputes or easements affecting the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Are you aware of any existing, pending or proposed legal or administrative action affecting homeowner's association common areas (such as clubhouse, pools, tennis courts or other areas)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Have any subsurface rights, as defined by Section 689.29(3)(b), Florida Statutes, been severed from the Property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, is there a right of entry? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no			
(h) Are access roads <input type="checkbox"/> private <input checked="" type="checkbox"/> public? If private, describe the terms and conditions of the maintenance agreement: _____			
 (i) If any answer to questions 8(a) - 8(g) is yes, please explain: _____ _____ 9. Environmental			
(a) Was the Property built before 1978? If yes, please see Lead-Based Paint Disclosure.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Does anything exist on the Property that may be considered an environmental hazard, including but not limited to, lead-based paint; asbestos; mold; urea formaldehyde; radon gas; methamphetamine contamination; defective drywall; fuel, propane, or chemical storage tanks (active or abandoned); or contaminated soil or water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Has there been any damage, clean up, or repair to the Property due to any of the substances or materials listed in subsection (b) above?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Are any mangroves, archeological sites, or other environmentally sensitive areas located on the Property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) If any answer to questions 9(b) - 9(d) is yes, please explain: _____ <i>Mangrove Bushes Behind Home.</i>			
10. Governmental, Claims and Litigation			
(a) Are there any existing, pending or proposed legal or administrative claims affecting the Property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Are you aware of any existing or proposed municipal or county special assessments affecting the Property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Is the Property subject to any Qualifying Improvements assessment per Section 163.081, Florida Statutes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Are you aware of the Property ever having been, or is it currently, subject to litigation or claim, including but not limited to, defective building products, construction defects and/or title problems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Have you ever had any claims filed against your homeowner's Insurance policy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- (f) Are there any zoning violations or nonconforming uses?
- (g) Are there any zoning restrictions affecting improvements or replacement of the Property?
- (h) Do any zoning, land use or administrative regulations conflict with the existing use of the Property?
- (i) Do any restrictions, other than association or flood area requirements, affect improvements or replacement of the Property?
- (j) Are any improvements located below the base flood elevation?
- (k) Have any improvements been constructed in violation of applicable local flood guidelines?
- (l) Have any improvements to the Property, whether by your or by others, been constructed in violation of building codes or without necessary permits?
- (m) Are there any active permits on the Property that have not been closed by a final inspection?
- (n) Is there any violation or non-compliance regarding any unrecorded liens; code enforcement violations; or governmental, building, environmental and safety codes, restrictions or requirements?
- (o) If any answer to questions 10(a) - 10(n) is yes, please explain: Claim entered for Roof Shingle Damage Post Storm in 2016
- (p) Is the Property located in a historic district?
- (q) Is the Seller aware of any restrictions as a result of being located in a historic district?
- (r) Are there any active or pending applications or permits with a governing body over the historic district?
- (s) Are there any violations of the rules applying to properties in a historic district?
- (t) If the answer to 10(q) – 10(s) is yes, please explain: _____

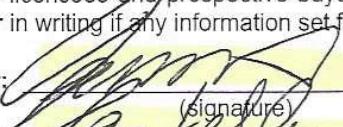
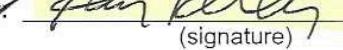
11. Foreign Investment in Real Property Tax Act ("FIRPTA")

- (a) Is the Seller subject to FIRPTA withholding per Section 1445 of the Internal Revenue Code?

If yes, Buyer and Seller should seek legal and tax advice regarding compliance.

- 12. (If checked) Other Matters; Additional Comments:** The attached addendum contains additional information, explanation, or comments.

Seller represents that the information provided on this form and any attachments is accurate and complete to the best of **Seller's** knowledge on the date signed by **Seller**. **Seller** authorizes listing broker to provide this disclosure statement to real estate licensees and prospective buyers of the Property. **Seller** understands and agrees that **Seller** will promptly notify **Buyer** in writing if any information set forth in this disclosure statement becomes inaccurate or incorrect.

Seller:  / James F. Kelly III
(signature) (print)
Seller:  / Rayanne M. Kelly
(signature) (print)

Date: 12/18/2025
Date: 12/18/2025

Buyer acknowledges that **Buyer** has read, understands, and has received a copy of this disclosure statement.

Buyer: _____ / _____
(signature) (print)
Buyer: _____ / _____
(signature) (print)

Date: _____
Date: _____

Flood Disclosure

Florida Statute 689.302 requires a seller to complete and provide a flood disclosure to a purchaser of residential real property at or before the time the sales contract is executed.

Seller, James F. Kelly III Rayanne M. Kelly, provides Buyer the following flood disclosure at or before the time the sales contract is executed.

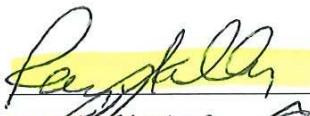
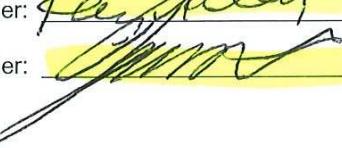
Property address: 1675 BAY SHORE DR COCOA BEACH FL 32931

Seller, please check the applicable boxes in paragraphs (1) through (3) below.

FLOOD DISCLOSURE

Flood Insurance: Homeowners' insurance policies do not include coverage for damage resulting from floods. Buyer is encouraged to discuss the need to purchase separate flood insurance coverage with Buyer's insurance agent.

- (1) Seller has has no knowledge of any flooding that has damaged the property during Seller's ownership of the property.
- (2) Seller has has not filed a claim with an insurance provider relating to flood damage on the property, including, but not limited to, a claim with the National Flood Insurance Program.
- (3) Seller has has not received assistance for flood damage to the property, including, but not limited to, assistance from the Federal Emergency Management Agency.
- (4) For the purposes of this disclosure, the term "flooding" means a general or temporary condition of partial or complete inundation of the property caused by any of the following:
 - a. The overflow of inland or tidal waters.
 - b. The unusual and rapid accumulation of runoff or surface waters from any established water source, such as a river, stream, or drainage ditch.
 - c. Sustained periods of standing water resulting from rainfall.

Seller: 


Date: 12/18/2025

Seller: 

Date: 12/18/2025

Copy provided to Buyer on _____ by email facsimile mail personal delivery.


CARPENTER | KESSEL
 HOMESELLING TEAM
PERSONAL PROPERTY INVENTORY

Seller 1: JAMES F KELLY III

Seller 2: RAYANNE M KELLY

Property Address: 1675 BAY SHORE DR COCOA BEACH, FL 32931

This addendum is referenced in the Contract for Purchase and Sale between parties that have signed below and is incorporated therein by reference. The personal property included in the purchase price and listed below shall be the same property existing on the property as of the date of initial offer, with no substitutions unless agreed upon by the parties in writing. Be as specific as possible. Make an entry for EACH item.

YES = It's on the property and WILL CONVEY | NO = It's on the property and WILL NOT convey |

N/A = It's NOT ON THE PROPERTY and doesn't apply

Item	Yes	No	N/A
Range (Oven & Cooktop): <input checked="" type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas	<input checked="" type="checkbox"/>		
OR			
Wall Oven(s): <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas	<input checked="" type="checkbox"/>		
AND			
Cooktop: <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas	<input checked="" type="checkbox"/>		
Refrigerator with Freezer	<input checked="" type="checkbox"/>		
Microwave Oven	<input checked="" type="checkbox"/>		
Dishwasher	<input checked="" type="checkbox"/>		
Disposal	<input checked="" type="checkbox"/>		
Water Softener Purifier <input type="checkbox"/> Owned <input type="checkbox"/> Leased		<input checked="" type="checkbox"/>	
Bar Refrigerator		<input checked="" type="checkbox"/>	
Separate Refrigerator Freezer Stand Alone Ice Maker	<input checked="" type="checkbox"/>		
Wine Cooler		<input checked="" type="checkbox"/>	
Compactor	<input checked="" type="checkbox"/>		
Washer	<input checked="" type="checkbox"/>		
Dryer: <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas	<input checked="" type="checkbox"/>		
Chandelier/Hanging Lamp Qty <u>1</u>	<input checked="" type="checkbox"/>		
Ceiling Paddle Fan Qty <u>All</u>	<input checked="" type="checkbox"/>		
Sconce(s): Qty <u>1</u>			
Draperies: Qty <u>1</u> Rods: Qty <u>1</u>		<input checked="" type="checkbox"/>	
Plantation Shutters Qty <u>All</u>	<input checked="" type="checkbox"/>		
Shades Blinds: Qty <u>All</u> - 2 rooms ^{electronic}	<input checked="" type="checkbox"/>		
Mirrors Location:		<input checked="" type="checkbox"/>	
Fireplace(s) Qty <u>1</u> Wood Burning <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Both	<input checked="" type="checkbox"/>		
Boat Lift: Weight <u>16k</u>	<input checked="" type="checkbox"/>		
Davits: <input type="checkbox"/> Electric <input type="checkbox"/> Manual			
Appliances Leased			<input checked="" type="checkbox"/>
Describe:			
Pool Table Game Table		<input checked="" type="checkbox"/>	

Seller 1: James F Kelly Date: 12/18/2025Seller 2: Rayanne M Kelly Date: 12/18/2025

Item	Yes	No	N/A
Water Heater(s): Qty <u>1</u> <u>2018</u> Tankless <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric	<input checked="" type="checkbox"/>		
Generator: <input checked="" type="checkbox"/> Electric <input checked="" type="checkbox"/> Propane <input type="checkbox"/> Natural Gas	<input checked="" type="checkbox"/>		
Storm Shutters <input checked="" type="checkbox"/> Panels: <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Manual <input type="checkbox"/> Both		<input checked="" type="checkbox"/>	
Awnings: <input type="checkbox"/> Electric <input type="checkbox"/> Manual			<input checked="" type="checkbox"/>
Propane Tank: <input type="checkbox"/> Owned <input checked="" type="checkbox"/> Leased		<input checked="" type="checkbox"/>	
Central Vac System Equip + Accessories		<input checked="" type="checkbox"/>	
Security Gate Remotes(s): Qty <u>1</u>			<input checked="" type="checkbox"/>
Window/Door Screen(s): Qty <u>Yes</u>		<input checked="" type="checkbox"/>	
Garage Door Remote(s): Qty <u>1</u>		<input checked="" type="checkbox"/>	
Smart Doorbell		<input checked="" type="checkbox"/>	
Smart Thermostat(s) Qty <u>1</u>		<input checked="" type="checkbox"/>	
Summer Kitchen Grill <u>plumbed</u>			<input checked="" type="checkbox"/>
Pool: <input checked="" type="checkbox"/> Salt <input type="checkbox"/> Chlorine		<input checked="" type="checkbox"/>	
Pool Heater: <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Elec <input checked="" type="checkbox"/> Solar			
Hot Tub Heated: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Spa:			
Pool Cleaning Equipment		<input checked="" type="checkbox"/>	
Pool - Child Fence Barrier			<input checked="" type="checkbox"/>
Storage Shed			<input checked="" type="checkbox"/>
Potted Plants Lawn Ornaments Fountains		<input checked="" type="checkbox"/>	
Intercom			<input checked="" type="checkbox"/>
TV's: Qty <u>All</u> TV Mounts: Qty <u>All</u>		<input checked="" type="checkbox"/>	
Security System: <input type="checkbox"/> Owned <input type="checkbox"/> Leased			
Cameras: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<input checked="" type="checkbox"/>	
Surround Sound (With Components) Speakers: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<input checked="" type="checkbox"/>	
Satellite Dish TV Antenna Leased <input type="checkbox"/> Owned <input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
Other Notes: <u>Plumbed for Natural</u>	<input checked="" type="checkbox"/>		

Buyer 1: _____ Date: Gas

Buyer 2: _____ Date: _____



FREQUENTLY ASKED QUESTIONS

Important Information for Prospective Buyers

Property Information

Address: 1675 BAY SHORE DR COCOA BCH FL 32931		
Home Warranty: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	If yes, Company Number:	
Lawn Service Number: Blue Bell 321-453-0102		Pool Company Number: Pinch a Penny (321) 453-1986
Pest Company Number: Massey 888-262-7739		Termite Company Number: none
		Transferable Bond: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Utility Information

Trash Pick-Up Days	Trash:	Yard:	Recycle:
Mon/Thurs		Wednesday	Friday
Approximate Utility Cost Per Month		Electric: 342	Gas: 61 Water: 114 Heat Source: Electric <input checked="" type="checkbox"/> Gas <input type="checkbox"/>
Water Source:	City Water <input checked="" type="checkbox"/> Well <input type="checkbox"/>	Sprinkler System Runs On: Well City Reclaimed	
Plumbing Source:	Sewer <input type="checkbox"/> Septic <input checked="" type="checkbox"/>	Septic Location:	

Property Specifics

Roof Age: 1/12/2017	Heating & A/C System Age: 2024	Water Heater Age: 12/8/2018
Water Level at Dock: 7-8'	Waterfront Footage: 100'	Age of Seawall NA
Type of Flooring: cork, tile, wood, carpet	Type of Countertops: corian	
Type of Fencing: pvc	Plumbing Pipe Type: copper supply	Windows/Door Type (impact, soundproof, etc.) <small>sliders/some windows impact, others double pane</small>

Property Features Updates Year:		
Pool Resurfaced August 2021		
HVAC 5 Ton 2024		
Meter and Electrical Panel 2013		
Pool has solar heat & hot tub is gas heat		

Are You Providing a Copy of:

Wind Mitigation: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Four-Point Inspection: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Survey: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Insurance Declaration Page: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Approximate Insurance Cost Per Year: 11,434	

Seller 1 Signature: _____ Date: _____

Seller 2 Signature: Reagan M Kelly Date: January 1, 2026



FREQUENTLY ASKED QUESTIONS

Important Information for Prospective Buyers

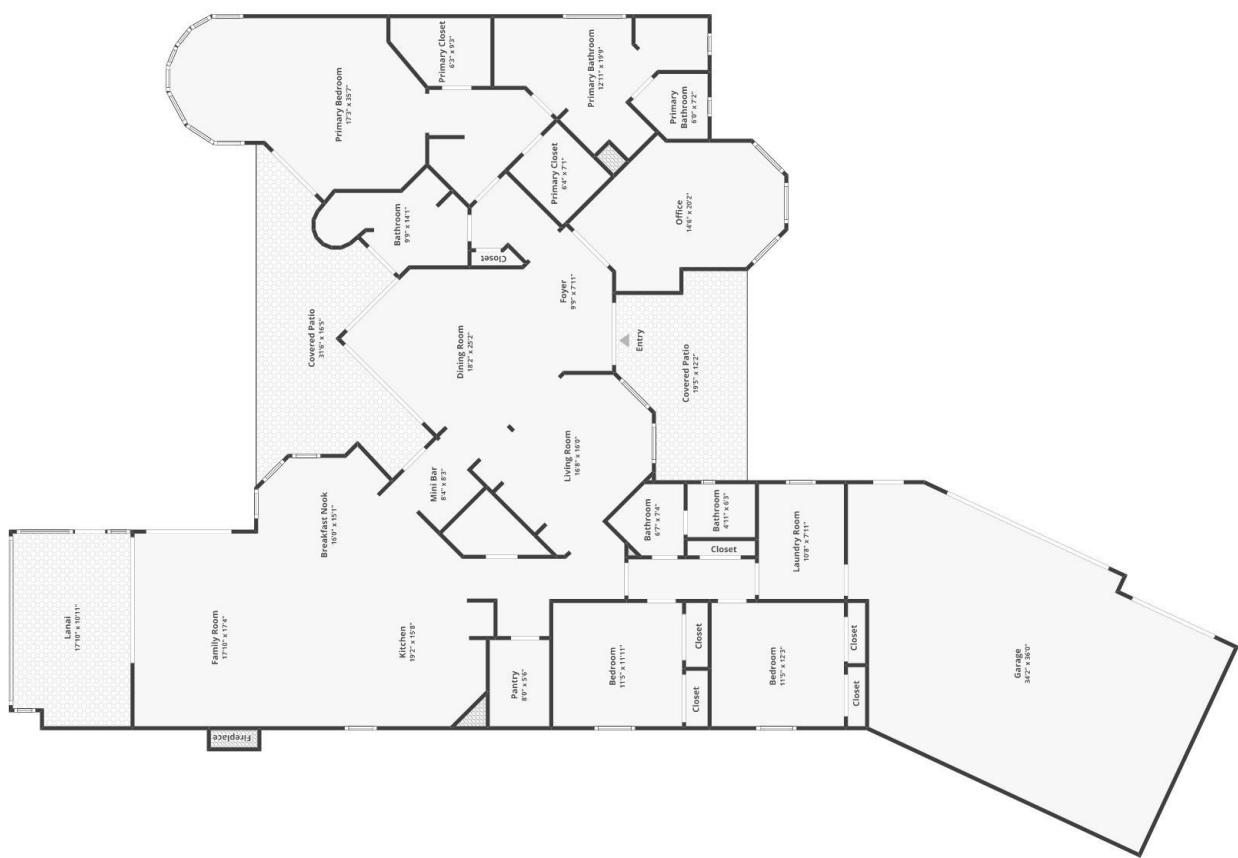
Property Defects

Please list any items on the property that are not working and/or are defective (e.g. pool light does not turn on, ice maker does not work, etc.)

A few cracked tiles
flooring warped by slider (seller has extra wood)
Windows need spring to stay open

Seller 1 Signature: _____ Date: _____

Seller 2 Signature: Ryanne M. Kelly Date: January 1, 2026



Floor plans/tour cannot be used for building or design purposes. Sizes and dimensions are approximate.