

Buyer Info Packet

1081 S Atlantic Ave

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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: 1081 S ATLANTIC AVE 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 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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 type="checkbox"/> | <input checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| (d) Is any of the Property located seaward of the coastal construction control line? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (g) If any answer to questions 3(a) - 3(d) is yes, please explain: _____ | | | |
| Coastal Construction Line at A1A and Sidewalk | | | |

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 checked="" type="checkbox"/> owned <input type="checkbox"/> leased? | <input checked="" type="checkbox"/> | <input 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 checked="" 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 type="checkbox"/> |
| (i) If any answer to questions 4(b), 4(c), and 4(e) - 4(h) is yes, please explain: All new Piping in Remodel | | | |
| 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>3</u> years OR date installed <u>2022</u> | <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: _____ | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> enclosure that meets the pool barrier requirements <input type="checkbox"/> approved safety pool cover <input type="checkbox"/> required door and window exit alarms <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| (b) Has any insurance claim for sinkhole damage been made? If yes, was the claim paid? <input type="checkbox"/> yes <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| (c) If any answer to questions 7(a) - 7(b) is yes, please explain: _____ | | | |

| | <u>Yes</u> | <u>No</u> | <u>Don't Know</u> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|--------------------------|
| 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| If yes, is there a right of entry? <input type="checkbox"/> yes <input type="checkbox"/> no | | | |
| (h) Are access roads <input type="checkbox"/> private <input type="checkbox"/> public? If private, describe the terms and conditions of the maintenance agreement: _____ | | | |
| <hr/> | | | |
| (i) If any answer to questions 8(a) - 8(g) is yes, please explain: _____ | | | |
| No HOA | | | |
| 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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (e) If any answer to questions 9(b) - 9(d) is yes, please explain: _____ | | | |
| <hr/> | | | |
| 10. Governmental, Claims and Litigation | | | |
| (a) Are there any existing, pending or proposed legal or administrative claims affecting the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (b) Are you aware of any existing or proposed municipal or county special assessments affecting the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (c) Is the Property subject to any Qualifying Improvements assessment per Section 163.081, Florida Statutes? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| (e) Have you ever had any claims filed against your homeowner's Insurance policy? | <input type="checkbox"/> | <input checked="" 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: _____

(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: Antoinette K. Steedman / Antoinette K. Steedman Date: Jan 7, 2026
 (signature) (print)

Seller: Richard H. Zelickson / Richard H. Zelickson Date: Jan 7, 2026
 (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)

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, Antoinette K. Steedman Richard H. Zelickson, provides Buyer the following flood disclosure at or before the time the sales contract is executed.

Property address: 1081 S ATLANTIC AVE 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: Antoinette K. Steedman

Date: January 7, 2026

Seller: Richard H. Zelickson

Date: January 7, 2026

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



TurtleGate — A Contemporary Coastal Masterpiece

A Gated Entry Into Refined Oceanfront Living

For more than 40 years, four generations have gathered at TurtleGate to relax, celebrate, and live alongside the rhythms of the Atlantic. Long known as a breathtaking oceanfront retreat—and a safe haven for sea turtles nesting in the dunes each spring—TurtleGate has now been completely reimaged into a modern coastal compound that honors its legacy while delivering a future-forward lifestyle.

Signature Arrival & First Impressions

- Custom-designed entry gates with subtle turtle homage
- Soaring 2-story glass-enclosed staircase with art spotlights
- 10' ceilings and wall of 8' hurricane-rated French doors
- Walnut entertainment wall with 75" TV inset + 74" Dimplex Ignite heated fireplace
- Layered lighting: channeled ceiling lighting, glass block sconces, artwork spotlights
- Dining tray ceiling + Moooi shell-inspired chandelier

Chef's Kitchen

- Two-tone walnut + white Euro cabinetry with dual islands (each with sink)
- Calacatta Gold quartz counters + continuous backsplash
- Wolf induction range + hood; Dacor commercial fridge/freezer
- Cove dishwasher + Fisher & Paykel dishwasher
- Appliance garage + coffee bar garage with fold-back doors
- Pegged dish drawers, pullout knife drawers, blind-corner pull-outs

Downstairs Living

- Private secondary oceanview suite with French doors to side patio
- En-suite: matte marble tile, glass shower, dual sinks, Calacatta Gold quartz
- Den with Taj Mahal quartzite wet bar, wine cooler, bar sink
- Half bath; laundry + storage + service entrance

2021–2023 Full Renovation

- Complete gut remodel: new wiring, plumbing, drywall, insulation
- Hurricane doors/windows; oceanfront zones + upper deck are new construction
- Standing seam metal roof; luxury vinyl flooring throughout
- Dual Trane HVAC + additional air purifier
- Aquasana whole-house water filtration with UV light
- Control4 wiring + Lutron blinds throughout

Outdoor Architecture & Security

- 400' reinforced perimeter walls; stucco finish
- Lighted Ipe-topped pillars + automated remote gate
- Nearly 1,000 ft second-level decking; custom railings
- Integrated exterior lighting in overhangs + between corbels
- Outdoor shower, white pavers, beachfront privacy fence
- New irrigated landscaping + lighting

Second Floor Retreats

- Loft + primary suite spanning full width
- Partially covered 900 sq. ft. oceanfront balcony with panoramic views
- Primary bath with one-way ocean-view shower window, dual sinks, vanity
- Bedrooms 3 & 4 share west-facing sunset balcony; walk-in closets

Garage + Lifestyle

- Air-conditioned, insulated garage approx. 1,100 sq. ft.
- Mylar flaked floor; custom cabinetry + shelving
- 25' butcher block workbenches, TV + soundbar, stainless workstation sink
- Trex decking + paver pathways; oceanside patio + private beach path
- Minutes to Cocoa Beach dining, shopping, pier + miles of shoreline

Property Highlights

- Recent, fully renovated custom coastal home by Beau Monde Builders (Cocoa Village & Palm Beach)
- Oceanfront views from living room, kitchen, loft, primary suite, balcony, and rooftop deck
- Premium appliances + finishes: Wolf, Dacor, Cove, Fisher & Paykel; Calacatta Gold quartz; Taj Mahal quartzite
- Two primary suites plus two additional bedrooms with shared sunset balcony
- Control4 automation, Lutron blinds, whole-house water filtration with UV
- Metal roof, reinforced walls, Trex decking, low-maintenance grounds, remote electronic gate



PERSONAL PROPERTY INVENTORY

| | |
|---------------------------------------------------------------|-----------------------------------|
| Seller 1: Antoinette K. Steedman | Seller 2: Richard H. Zelickson |
| Property Address: 1081 S ATLANTIC AVE 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 | Item | Yes | No | N/A |
|-------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|-----|
| Range (Oven & Cooktop): <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas ----- OR ----- | <input checked="" type="checkbox"/> | | | Water Heater(s): Qty <u>1</u> <input checked="" type="checkbox"/> Tankless <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric | <input checked="" type="checkbox"/> | | |
| Wall Oven(s): <input type="checkbox"/> Electric <input type="checkbox"/> Gas ----- AND ----- | | <input checked="" type="checkbox"/> | | Generator: <input type="checkbox"/> Electric <input type="checkbox"/> Propane <input type="checkbox"/> Natural Gas | | <input checked="" type="checkbox"/> | |
| Cooktop: <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas | <input checked="" type="checkbox"/> | | | Storm Shutters Panels: <input type="checkbox"/> Electric <input type="checkbox"/> Manual <input type="checkbox"/> Both | | <input checked="" type="checkbox"/> | |
| Refrigerator with Freezer | <input checked="" type="checkbox"/> | | | Awnings: <input type="checkbox"/> Electric <input type="checkbox"/> Manual | | <input checked="" type="checkbox"/> | |
| Microwave Oven | <input checked="" type="checkbox"/> | | | Propane Tank: <input type="checkbox"/> Owned <input type="checkbox"/> Leased | | <input checked="" type="checkbox"/> | |
| Dishwasher | <input checked="" type="checkbox"/> | | | Central Vac System Equip + Accessories | | <input checked="" type="checkbox"/> | |
| Disposal | <input checked="" type="checkbox"/> | | | Security Gate Remotes(s): Qty <u>2</u> | <input checked="" type="checkbox"/> | | |
| Water Softener Purifier <input type="checkbox"/> Owned <input type="checkbox"/> Leased | <input checked="" type="checkbox"/> | | | Garage Door Opener(s): Qty <u>1</u> | <input checked="" type="checkbox"/> | | |
| Bar Refrigerator | <input checked="" type="checkbox"/> | | | Garage Door Remote(s): Qty <u>2</u> | <input checked="" type="checkbox"/> | | |
| Separate Refrigerator Freezer Stand Alone Ice Maker | <input checked="" type="checkbox"/> | | | Smart Doorbell | | <input checked="" type="checkbox"/> | |
| Wine Cooler | <input checked="" type="checkbox"/> | | | Smart Thermostat(s) Qty <u>2</u> | <input checked="" type="checkbox"/> | | |
| Compactor | | <input checked="" type="checkbox"/> | | Summer Kitchen Grill | | <input checked="" type="checkbox"/> | |
| Washer | <input checked="" type="checkbox"/> | | | Pool: <input type="checkbox"/> Salt <input type="checkbox"/> Chlorine | | <input checked="" type="checkbox"/> | |
| Dryer: <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas | <input checked="" type="checkbox"/> | | | Pool Heater: <input type="checkbox"/> Gas <input type="checkbox"/> Elec <input type="checkbox"/> Solar | | <input checked="" type="checkbox"/> | |
| Chandelier/Hanging Lamp Qty <u>1</u> | | | | Hot Tub Spa: Heated: Yes No | | <input checked="" type="checkbox"/> | |
| Ceiling Paddle Fan Qty <u>4</u> | <input checked="" type="checkbox"/> | | | Pool Cleaning Equipment | | <input checked="" type="checkbox"/> | |
| Sconce(s): Qty <u>6</u> | <input checked="" type="checkbox"/> | | | Pool - Child Fence Barrier | | <input checked="" type="checkbox"/> | |
| Draperies: Qty <u>1</u> Rods: Qty <u>1</u> | | <input checked="" type="checkbox"/> | | Storage Shed | | <input checked="" type="checkbox"/> | |
| Plantation Shutters: Qty <u>5</u> | <input checked="" type="checkbox"/> | | | Potted Plants Lawn Ornaments Fountains | | <input checked="" type="checkbox"/> | |
| Shades Blinds: Qty <u>16</u> | <input checked="" type="checkbox"/> | | | Intercom | | <input checked="" type="checkbox"/> | |
| Mirrors Location: | | | | TV's: Qty <u>4</u> TV Mounts: Qty <u>4</u> | <input checked="" type="checkbox"/> | | |
| Fireplace(s) Qty <u>1</u> <input type="checkbox"/> Wood Burning <input type="checkbox"/> Gas <input type="checkbox"/> Both | <input checked="" type="checkbox"/> | | | Security System: <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased | <input checked="" type="checkbox"/> | | |
| Boat Lift: Weight <u>1</u> Davits: <input type="checkbox"/> Electric <input type="checkbox"/> Manual | | <input checked="" type="checkbox"/> | | Cameras: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input checked="" type="checkbox"/> | | |
| Appliances Leased Describe: | | <input checked="" type="checkbox"/> | | Surround Sound (With Components) Speakers: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input checked="" type="checkbox"/> | | |
| Pool Table Game Table | | <input checked="" type="checkbox"/> | | Satellite Dish TV Antenna <input type="checkbox"/> Leased <input type="checkbox"/> Owned | | <input checked="" type="checkbox"/> | |
| Other Notes: Whole House Water Purifier/UV/ Softner | | | | Other Notes: Whole House Water Purifier/UV/ Softner | <input checked="" type="checkbox"/> | | |

Seller 1: Antoinette K. Steedman Date: Jan 7, 2026 Buyer 1: _____ Date: _____

Seller 2: Richard H. Zelickson Date: Jan 7, 2026 Buyer 2: _____ Date: _____



FREQUENTLY ASKED QUESTIONS

Important Information for Prospective Buyers

Property Information

| | | | | |
|-------------------------------------------------------------------|-----------------------------|----------------------------------------------------------------------|--|----------------------------------------------------------------------------------------|
| Address: | | 1081 S ATLANTIC AVE COCOA BEACH FL 32931 | | |
| Home Warranty: Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | If yes, Company Number: <input checked="" type="checkbox"/> | | |
| Lawn Service Number: <input checked="" type="checkbox"/> | | Pool Company Number: - | | |
| Pest Company Number: Black's Pest Control | | Termit Company Number: Black's Termite | | Transferable Bond: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |

Utility Information

| | | | | | | |
|------------------------------------|------------------------------------------------|---------------------------------|---------------------------|------------|-----------------------------------------------------------|-----------------------------------------------|
| Trash Pick-Up Days | Trash: | Yard: | Recycle: | | | |
| | Mon | Thurs | Mon | Thurs | | |
| Approximate Utility Cost Per Month | | Electric: 200 | Gas: 35 | Water: 150 | 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 <input checked="" type="checkbox"/> |
| Plumbing Source: | Sewer <input checked="" type="checkbox"/> | Septic <input type="checkbox"/> | Septic Location: | NA | | |

Property Specifics

| | | |
|--------------------------------------------------------------------|--------------------------------------------------|----------------------------------------------------------------------|
| Roof Age: 3 Years | Heating & A/C System Age: 3 Years | Water Heater Age: 3 Years |
| Water Depth at Dock: NA | Waterfront Footage: NA | Type of Fencing: Stucco Walls, Concrete BNlock, Front & Sides |
| Type of Flooring: Luxury LV and Porcelain Tile in Bathrooms | Type of Countertops: Quartz and Quartzite | |
| Property Features Updates Year: | | |

Are You Providing a Copy of:

| | | |
|-------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| Wind Mitigation: Yes <input type="checkbox"/> No <input checked="" 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: | |

Seller 1 Signature: Antoinette K. Stedman Date: January 7, 2026

Seller 2 Signature: Richard H. Tolichyan Date: January 7, 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.)

Seller 1 Signature: _____ **Date:** _____

Seller 2 Signature: _____ **Date:** _____

