

REAL PROPERTY CONDITION DISCLOSURE

This disclosure statement concerns the condition of the real property located at 882 Wood Creek Drive, Melbourne, FL 32901, Brevard County, Florida. It is not a warranty of any kind by the Owner(s) or any Agent(s) in this transaction, and is not a substitute for any inspections or warranties the parties may wish to obtain. This disclosure is made pursuant to Section 689.61, Florida Statutes.

The following are representations made by the Owner(s) and not the Representations of the Agent(s), if any. This information is not intended to be a part of any contract between the Owner(s) and the Purchaser(s).

Owner ☒ is ☐ is not occupying the property. ☐ Owner has never occupied the property.

Is Owner/ Seller a U.S. citizen? ☒ Yes ☐ No | If no, Does Owner/Seller have a green card? _____

Are all property taxes due paid in full? ☒ Yes ☐ No

A. Items checked below are components of the referenced property:

☒ Range	☒ Rain Gutters	☐ Washer/Dryer	☐ Hookups			
☐ Oven	☒ Irrigation System	☒ Window Screens				
☒ Microwave	☐ TV Antenna	☐ Door Screens				
☒ Dishwasher	☐ Satellite Dish	☒ Ceiling Fans # <u>5</u>				
☒ Refrigerator	☒ Camera Doorbell	☒ Custom Thermostat				
☐ Second Fridge/Freezer	☒ Hurricane Shutters	☐ Attic Fans # _____				
☐ Ice Maker	☐ Septic Tank/Drain Field	☒ Garage	☐ Carport			
☐ Trash Compactor	☒ Public Sewer System	☒ Electric Garage Door Controls # _____				
☒ Garbage Disposal	☐ Sump Pump	☒ Patio	☐ Deck			
☐ Water Softener/Purifier	☒ Security Gate	☐ Spa	☐ Hot Tub			
☐ Central Vacuum System	☐ Built-in Grill	☐ Dock	☐ with Side Walls			
☐ Intercom	☒ Smoke Detector(s)	☐ Boat House				
Air Conditioning:	☒ Central	☐ Window/Wall	Number of Systems/Units _____			
Heating:	☒ Electric	☐ Fuel Oil	☐ Gas	☐ Other _____		
Security System:	☐ Yes	☒ <u>NOT IN USE</u>	☐ Owned	☐ Leased	☐ Fee _____	☐ No
Pool/Spa/Hot Tub Heater:	☐ Gas	☐ Solar		☐ Electric		
Water Heater	☒ Gas	☐ Solar		☐ Electric	☐ Leased	☐ Owned
Fireplace(s) in _____				☐ Gas Starter		
Roof(s): Type _____				Approximate Age: _____		
Other: _____						

To the best of your (Owner's) knowledge, are all of the above in good, working condition? ☒ Yes ☐ No
If No, then explain (attach additional sheets, if necessary): _____

B. Regarding the following items, are you (Owner) aware of any facts which might materially affect the value of the property which are not readily observable and are not known to the Transferee/Purchaser?

☐ Yes ☒ No If Yes, check appropriate items below:

☐ Ceiling	☐ Roof	☐ Exterior/Interior Walls
☐ Floors	☐ Insulation	☐ Windows
☐ Doors	☐ Foundation	☐ Slabs
☐ Driveways	☐ Pool	☐ Fences/Walls

☐ Electrical System ☐ Seawall or Equivalent ☐ Plumbing/Sewer/Septic System

If any of the above are checked, explain (attach additional sheets, if necessary):

C. Do any of the following affect the property?

- | | | | |
|--|---|--|----------------------------------|
| 1. Substances, materials, or products which may be an environmental hazard, such as, but not limited to, asbestos, formaldehyde, radon gas, lead-based paint, fuel or chemical storage tanks, and contaminated soil or water on the property | ☐ Yes | ☒ No | ☐ Unknown |
| 2. Features (improvements) of the property shared in common with adjoining landowners, such as walls, well pumps, fences and driveways, whose use or responsibility for maintenance may have an effect on the property | ☐ Yes | ☒ No | ☐ Unknown |
| 3. Encroachments, easements or similar matters that may affect your interest in the property | ☐ Yes | ☒ No | ☐ Unknown |
| 4. Any discrepancy in legal description or lot lines(attach survey if available) | ☐ Yes | ☒ No | ☐ Unknown |
| 5. Room additions, structural modifications, or other alterations, improvements or repairs not in compliance with applicable building codes | ☐ Yes | ☒ No | ☐ Unknown |
| 6. Notices of violations or citations lodged against the property | ☐ Yes | ☒ No | ☐ Unknown |
| 7. Landfill (compacted or otherwise) on the property or any portion thereof .. | ☐ Yes | ☒ No | ☐ Unknown |
| 8. Settling from any cause, or slippage, sliding, or other soil problems | ☐ Yes | ☒ No | ☐ Unknown |
| 9. Flooding, drainage or grading problems | ☐ Yes | ☒ No | ☐ Unknown |
| 10. Damage to the property or any of the structures or improvements located thereon from fire, hurricane, floods, or sinkholes | ☐ Yes | ☒ No | ☐ Unknown |
| 11. Zoning violations, non-conforming uses, violations of "setback" requirements or other deed restrictions | ☐ Yes | ☒ No | ☐ Unknown |
| 12. Conditions or proposed changes in the vicinity of the property that could affect the value of the property, such as noise, odors, proposed zoning changes, or proposed development and/or roadways | ☐ Yes | ☒ No | ☐ Unknown |
| 13. Covenants or other deed restrictions or obligations | ☒ Yes | ☐ No | ☐ Unknown |
| 14. a. Homeowner's Association which has any authority over the property | ☒ Yes | ☐ No | ☐ Unknown |
| b. Is membership a prerequisite to ownership | ☒ Yes | ☐ No | ☐ Unknown |
| c. Does Association require approval for new owner or tenants | ☐ Yes | ☒ No | ☐ Unknown |
| d. Is there an application fee | ☐ Yes | ☒ No | ☐ Unknown |
| e. Are there any "common areas," recreational or other facilities available for use | ☐ Yes | ☒ No | ☐ Unknown |
| f. Are there any charges for use or maintenance of these areas | ☐ Yes | ☒ No | ☐ Unknown |
| 15. Lawsuits against the Owner(s) threatening to or affecting this property | ☐ Yes | ☒ No | ☐ Unknown |
| 16. a. Termites, dry rot, or pests on or affecting any improvements located on the property | ☐ Yes | ☒ No | ☐ Unknown |
| b. Has the property or any improvements located thereon been treated or repaired in the last 5 years as a result of the presence of termites, dry rot, or pests | ☐ Yes | ☒ No | ☐ Unknown |
| 17. Property or improvements located thereon, located partially or totally Seaward or the coastal construction control line | ☐ Yes | ☒ No | ☐ Unknown |
| 18. Governmental action or proceeding, whether threatened, pending, or otherwise, which involves the "taking" (condemnation or eminent domain) of any portion of the property | ☐ Yes | ☒ No | ☐ Unknown |

If the answer to any of these is yes, explain (attach additional sheets, if necessary):

13+14 HOA

Owner acknowledges that even though this is not a warranty, prospective transferees/purchasers may refer to the above information in deciding whether and on what terms to purchase or otherwise transfer the property. Owner authorizes any agent(s) involved in this transaction to provide a copy of this disclosure to any person or entity in connection with the actual or anticipated sale or lease of the property. Owner represents that the information contained herein is true and correct to the best of the Owner's knowledge and belief as of the date signed by the Owner. In the event that **Waterman Real Estate, Inc.** shall ever be named a party in litigation arising out of the facts which are undisclosed by the Owner and which materially affect the value or desirability of the property, then and in the event, the undersigned so hereby indemnify **Waterman Real Estate, Inc.** and its Sales Associates for all costs, expenses, including attorney's fees which may be incurred by **Waterman Real Estate, Inc.** to defend said claim.



Owner

JULY 14, 2026

Date



Owner

July 14, 2026

Date

TRANSFeree(S) and OWNER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT FOR SALE AND PURCHASE OR OTHER AGREEMENT BETWEEN TRANSFeree(S) AND OWNERS(S) WITH RESPECT TO ANY ADVICE, INSPECTIONS, OR DEFECTS. A REAL ESTATE BROKER IS QUALIFIED TO ADVISE ON REAL ESTATE. IF YOU DESIRE LEGAL ADVICE, CONSULT YOUR ATTORNEY. BUYER RELEASES SELLER FROM ANY LIABILITY FOR THE CONDITION OF ANY OF THE ABOVE.

I/WE ACKNOWLEDGE HAVING RECEIVED A COPY OF THIS DISCLOSURE STATEMENT PRIOR TO EFFECTIVE DATE OF CONTRACT TO PURCHASE PROPERTY OR OTHER CONTRACTUAL AGREEMENT.

Purchaser

Date

Purchaser

Date