



Report Provided By
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HOUSEFAX PROPERTY HISTORY REPORT GENERATED ON MARCH 7TH AT 4:07 PM ET

2027 Blue Heron Dr
MELBOURNE, FL 32940

PROPERTY OWNER: GOLDEN
HOMES & CORP
LOT SIZE: 0.55 ACRES / 23958
SQ.FT.

HOME SIZE: 2,015 SQ. FT.
BEDROOMS: 3
BATHROOMS: 2 FULL BATHS
YEAR BUILT: 1993

Report Summary

Housefax instantly performs a nationwide search of millions of property records to produce this easy to understand Property History Report. Along with a professional home inspection, seller's disclosure and repair documentation, use this report to make a better decision about your next home.



Property Warnings & Possible Issues

POSSIBLE ISSUES

Factors of the home's history have triggered 1 Property Warning and / or Alert.

- This property was built between 1978 and 1995 and may contain unsafe polybutylene-based piping.



Building Permit History

NO ISSUES REPORTED

1 Building Permit Found
Total Permit Valuation: \$0.00



Transaction History

NO ISSUES REPORTED

14 Transactions on record



Building / Dwelling Detail

Data Source: County

The following property information is provided based on the data source listed above and has not been verified with a physical inspection.

* Home size is defined as the livable space...

Bedrooms	3
Full Baths	2
Total Rooms	6
Total Stories	1
Year Built	1993
Property Use	Single Family Home
Construction Quality	AVERAGE
Construction Type	WOOD FRAME/CB
Home Size	2,015 Sq. Ft.
Gross Living Area	2,806 Sq. Ft.
Foundation Material	SLAB
Exterior Construction	STUCCO
Interior Construction	DRYWALL
Roof Surface	ASPHALT SHINGLE
Floor Cover	TILE
Heating	HEATED
A/C	DUAL UNIT
Has Fireplace	No
Has Pool	Yes
Pool Description	POOL
County Land Use	SINGLE FAMILY
State Land Use	SINGLE FAMILY
Lot Size	0.55 acres / 23,958 Sq. Ft.
Lot Shape	LT
Buildings	1
Units	1
Ground Floor Area	2,015 Sq. Ft.
Adjusted Living Area	2,360 Sq. Ft.
Parking Type	ATTACHED GARAGE
Garage Sq. Ft	420 Sq. Ft.
Porch Type	OPEN PORCH
Porch Size	76 Sq. Ft.
Second Porch Size	295 Sq. Ft.
Patio Type	DECK
Patio Size	656 Sq. Ft.
Site Influence	LAKE



Distance to Closest Fire Station

* A property with a fire station more than five miles away may be subject to higher home insurance premiums.

1.01 mi	5 Miles i
Station: Brevard County Fire Rescue Station 47 - Drive Service Staffing: Combo	
3.03 mi	5 Miles i
Station: Brevard County Fire Rescue Station 48 - Drive Service Staffing: Combo	
3.67 mi	5 Miles i
Station: Brevard County Fire Rescue Station 80 - Drive Service Staffing: Combo	



Possible Warnings & Issues

The following property information is provided based on the listed data source and has not been verified with a physical inspection.

ALERT

Alerts are identified issues that have occurred on the property based on reported incidents.

POSSIBLE ISSUES

Warnings only indicate possible issues or conditions that may affect the property. This information is based solely on the reported age, location and common building materials relevant to the age or location. It is not based on a physical inspection or verification.



POSSIBLE ISSUES POLYBUTYLENE PIPING

Collapse

Homes that were constructed between 1978 and 1995 may have polybutylene-based piping, which is a low-cost pipe made of plastic resin. It is usually gray, white or black in color. This piping was very easy to install and very affordable, hence why many contractors used it during this period. Research has discovered that this type of pipe ages and reacts with water-soluble oxidants causing it to degrade and leak.



Property Incidents

This following list includes items typically included in various emergency response databases of possible incidents or events that may affect any particular property. The icons indicate the incidents/events that have been searched or where relevant activity has been reported as of the date of this report. Other incidents/events may not have been reported, or may have occurred since the effective date, or could occur in the future.

 **INCIDENT REPORTED**

 **NO INCIDENT REPORTED**

Property Incidents

- Arcing, shorted electrical equipment
- Building or structure fire
- Building or structure weakened or collapsed
- Meth Lab Activity Check
- Carbon monoxide incident
- Chemical spill or leak
- Chimney or flue fire
- Cooking fire, confined to container
- Flammable material spill
- Electrical wiring / equipment problem
- Fire in mobile home used as fixed residence
- Fires in structures other than in a building
- Flammable gas or liquid condition
- Fuel burner / boiler malfunction
- Gas leak (natural gas or LPG)
- Incinerator overload or malfunction
- Light ballast breakdown
- Oil or other combustible liquid spill
- Outside rubbish, trash or waste fire
- Overheated motor
- Odor removal
- Toxic condition
- Water exposure / removal



Fire Incident History

Fire Incidents

 **NO INCIDENTS REPORTED**



Meth Lab & Carbon Monoxide Reported Incidents

Illegal Meth Lab Activity

 **NO ACTIVITY REPORTED**

Locations reported to the U.S. Department of Justice by law enforcement agencies that found chemicals or other items that indicated the presence of either illegal meth drug laboratories or dumpsites.

Carbon Monoxide Incident

 **NOT REPORTED**

Carbon monoxide alarms should be installed in a central location outside each sleeping area and on every level of the home and in other locations where required by applicable laws, codes or standards.



Data Source: Brevard County,
 Building Code
 Effective Dates: 2/1/2003 -
 1/31/2017

If there is evidence of renovations, new construction or other changes to the property not reported below; work may have been done without the proper permits and inspections; may predate electronic information in jurisdiction files; may not have been properly recorded; or files may have been destroyed. Additional information not recorded here, may be available from local jurisdiction. Many jurisdictions only keep files for a limited period of time in the past.

Have a question regarding the building permits? Email support@housefax.com and let us know!

Summary

Permit Number	Date Issued	Type	Status
M0202832	9/27/2005	Building/Residential/Expedited/Reroof	Complete

About Permit Data

Collapse

A building permit is required in most jurisdictions for new construction, additions, roof replacement, converting an unfinished basement to a family room or any remodeling which changes the use of that space within an existing building.

HouseFax permit data results are based on construction activity that was permitted between the jurisdiction effective dates. Construction activity completed outside this range or not permitted will not be represented in this report.

- Identify property construction or remodel events that were not properly permitted.
- What is the roof age - when was it replaced?
- Has there been foundation or structural repair work?

Note: An incomplete status indicates that the building inspector never conducted a final review of the work performed.

Permit Data Summary

Permits Issued in Last 60 Days	0
Permits Issued in Last Year	0
Property Data Range	9/27/2005 - 9/27/2005
Permit Records Found	1
Total Permit Valuation	\$0

Jurisdiction

Authority	Brevard County, Building Code 2725 Judge Fran Jamieson Way Viera, FL 32940
Effective	2/1/2003 - 1/31/2017
Website	Brevard County
Phone	(321) 633 - 2072

Permit Timeline



Permit #M0202832	Complete
Type	Building/Residential/Expedited/Reroof
Description	REROOF/SHINGLE 48SQ 6/12 PITCH



Transaction History

Data Source: County

The transaction history section (also referred to as voluntary lien history) is a comprehensive history of liens placed on a property. The report displays chronological events of financial and ownership transactions, such as the status of financial interests, assignments, foreclosures and ownership history.

Sale - 9/16/2016 Collapse	
Sale Information	9/16/2016
Deed Type	SPECIAL WARRANTY DEED
Price	\$232,000
Seller Name	STANWICH MTG TRUST 2012-13
Buyer Name	GOLDEN HOMES & CORP
Title Company	DEPENDABLE TITLE SVCS/FL INC

Sale - 3/31/2016 Collapse	
Sale Information	3/31/2016
Deed Type	CERTIFICATE OF TITLE (FL)
Seller Name	SALEH SHERIF COC
Buyer Name	STANWICH MTG LOAN TRUST 2012-13
Title Company	ATTORNEY ONLY

Sale - 2/17/2016 Collapse	
Sale Information	2/17/2016
Deed Type	CERTIFICATE OF TITLE (FL)
Seller Name	SALEH SHERIF COC
Buyer Name	STANWICH MTG LOAN TRUST 2012-13
Title Company	ATTORNEY ONLY

Finance - 10/13/2006 Collapse	
Loan & Financing Information	10/13/2006
Loan Amount	\$90,000
Loan Type	CONVENTIONAL 25 YEARS
Lender Name	BANK OF AMERICA
Title Company Name	FISERV LNDG SOLUTIONS
Transfer Type	REFI
Other Loan Type	EQUITY LOAN
Borrowers:	SALEH SHERIF S SALEH BARBARA

Loan & Financing Information **3/1/2006**

Loan Amount	\$9,600
Loan Type	SMALL BUSINESS ADMINISTRATION 30 YEARS
Lender Name	ADMINISTRATOR/SMALL BUSN ADMN
Title Company Name	ATTORNEY ONLY
Transfer Type	REFI
Borrowers:	SALEH SHERIF SALEH BARBARA
Vesting As:	HUSBANDWIFE

Loan & Financing Information **9/22/2005**

Loan Amount	\$43,500
Loan Type	SMALL BUSINESS ADMINISTRATION 30 YEARS
Interest Description	FIXED RATE LOAN
Lender Name	ADMINISTRATOR/SMALL BUSN ADMN
Title Company Name	ATTORNEY ONLY
Transfer Type	REFI
Borrowers:	SALEH SHERIF SALEH BARBARA
Vesting As:	HUSBANDWIFE

Loan & Financing Information **3/16/2005**

Loan Amount	\$252,000
Loan Type	CONVENTIONAL 30 YEARS
Interest Description	5.875% ADJUSTABLE INT RATE LOAN
Lender Name	SUNTRUST MTG INC
Title Company Name	TITLE CORP/FLORIDA
Transfer Type	REFI
Borrowers:	SALEH SHERIF SALEH BARBARA
Vesting As:	HUSBANDWIFE

Loan & Financing Information **10/5/2004**

Loan Amount	\$92,000
Loan Type	CONVENTIONAL 25 YEARS
Interest Description	ADJUSTABLE INT RATE LOAN
Lender Name	BANK OF AMERICA
Transfer Type	REFI
Other Loan Type	REVOLVING CREDIT LINE
Borrowers:	SALEH SHERIF SALEH BARBARA
Vesting As:	HUSBANDWIFE

Loan & Financing Information **6/3/2004**

Loan Amount	\$60,000
Loan Type	CONVENTIONAL 15 YEARS
Interest Description	FIXED RATE LOAN
Lender Name	BANK OF AMERICA
Transfer Type	REFI
Borrowers:	SALEH SHERIF SALEH BARBARA
Vesting As:	HUSBANDWIFE

Loan & Financing Information **10/3/2003**

Loan Amount	\$30,714
Loan Type	CONVENTIONAL 15 YEARS
Interest Description	FIXED RATE LOAN
Lender Name	WACHOVIA BK NA
Transfer Type	REFI
Borrowers:	SALEH SHERIF SALEH BARBARA
Vesting As:	HUSBANDWIFE

Loan & Financing Information **1/9/2003**

Loan Amount	\$163,200
Loan Type	CONVENTIONAL 30 YEARS
Interest Description	FIXED RATE LOAN
Lender Name	REPUBLIC BK
Title Company Name	AAA TITLE CO INC
Transfer Type	REFI
Borrowers:	SALEH SHERIF SALEH BARBARA J
Vesting As:	HUSBANDWIFE

Loan & Financing Information **8/16/2000**

Loan Amount	\$26,350
Loan Type	CONVENTIONAL 15 YEARS
Lender Name	HUNTINGTON NAT'L BK
Title Company Name	FIRST AMERICAN TITLE INSURANCE
Transfer Type	REFI
Borrowers:	SALEH SHERIF SALEH BARBARA
Vesting As:	HUSBANDWIFE

Sale Information **5/4/1999**

Deed Type	WARRANTY DEED
Price	\$148,000
Seller Name	ROSATI LOUIS M & TERESE A
Buyer Name	SALEH SHERIF & BARBARA
Title Company	ALDAY-DONALSON TITLE AGCY/AMER

Loan & Financing Information **5/4/1999**

Loan Amount	\$140,600
Loan Type	CONVENTIONAL 30 YEARS
Lender Name	FIRST GUARANTEE MTG CO/BREVARD
Transfer Type	RESALE
Borrowers:	SALEH SHERIF SALEH BARBARA
Vesting As:	HUSBANDWIFE

Sale Information		7/2/1993
Deed Type	WARRANTY DEED	
Price	\$30,000	
Seller Name	ROSTAN INC	
Buyer Name	ROSATI LOUIS M	
Loan & Financing Information		7/2/1993
Loan Amount	\$124,767	
Interest Description	ADJUSTABLE INT RATE LOAN	
Lender Name	RELIANCE BK/FL	
Transfer Type	CONSTRUCTION	
Borrowers:	ROSATI LOUIS M	
Vesting As:	EA	



Deed Types

Collapse

COR - Correction Deed: A deed executed to correct some defect in the original, such as the misspelling of a name or a mistake in a property description. Correction deeds are usually exempt from transfer taxes imposed by the recording authority.

FRCL - Foreclosure: The process of taking possession of a mortgaged property as a result of the mortgagor's failure to keep up mortgage payments.

GRANT - A Grant Deed transfers interest in a property from the seller to the buyer in exchange for an agreed-upon price. While the deed guarantees that the seller owns the property and is legally able to sell it free of debt, it does not provide a guarantee against defects of title (unlike the Special and General Warranty Deed). This type of deed is commonly used for residential real estate sales.

NDOC - Normal Type Document

NOD - Notice of Default: A legal document which signifies that the homeowner has defaulted on the loan, and has a predetermined amount of time to become current on the loan or end up in foreclosure. It also expresses the intent to sell the home if all the past due payments are not made in a timely manner.

NULL - A null indicates having no legal or binding force.

OPNM - Multi County/State or Open-End Mortgage: Deed for a type of mortgage that allows the borrower to increase the amount of the mortgage at a later time. Open-end mortgages permit the borrower to go back to the lender and borrow more money if certain conditions have been met. There is usually a set dollar limit on the additional amount that can be borrowed.

QUIT - A quitclaim deed is a legal instrument by which the owner of a piece of real property, called the grantor, transfers any interest to a recipient, called the grantee. The owner/grantor terminates ("quits") any right and claim to the property, thereby allowing claim to transfer to the recipient/grantee.

RLS - REBNY Listing Service: The REBNY Listing Service is a sharing of listings available to all REBNY firms that are members of the Residential Brokerage Division and non-member firms that receive revenue from the residential sale or rental of residential property located in the jurisdictions authorized by the Residential Board of Directors.

TRUST - A deed of conveyance creating and setting out the conditions of a trust.

Transaction Types

Collapse

CNST - Construction Loan: A loan borrowed to finance the construction of a home and typically only interest is paid during the construction period. Once the construction is over, the loan amount becomes due and it becomes a normal mortgage.

NONE - None.

NMNL - Nominal: The stated value of an issued security.

NULL - A null indicates zero/nothing.

REFI/EQ - Refinance or Equity Line of Credit: Refinance is financing on your property again, typically with a new loan at a lower rate of interest. Equity Line of Credit is a line of credit extend to a homeowner that uses the borrower's home as collateral. Once a maximum loan balance is established, the homeowner may draw on the line of credit at his or her discretion.

RESALE - Sale or reselling of Property.

SBS - Subdivision/New Construction: The action of subdividing. New construction refers to site preparation for, and construction of, entirely new structures and/or significant extensions to existing structures whether or not the site was previously occupied.

SCBK - Seller, Seller Financed, Seller Carryback: This refers to a home financing method in which the seller of the property carries a second trust deed and note against the property.

TMS - Sale of a Timeshare property.

Interest Rate Types

Collapse 

ADJ - Adjustable: Any interest rate that changes on a periodic basis.

BAL - Balance: The unpaid, interest-bearing balance of a loan or loan portfolio.

FIX - Fixed: An interest rate which is set, and will not change over a given period.

NULL - A null indicates zero or canceled out.

Loan Types

Collapse 

CNV - Conventional: A mortgage loan not insured by any government program, conventional loans are the most common type of mortgage. They differ from FHA loans. Federal Housing Administration Loan.

FHA - Federal Housing Administration: A mortgage issued by federally qualified lenders and insured by the Federal Housing Administration (FHA). FHA loans are designed for low to moderate income borrowers who are unable to make a large down payment. FHA loans allow the borrower to borrow up to 97% of the value of the home.

NULL - Accounting to nothing.

PP - Private Party: A loan in which you buy from a private party rather than through a company/dealer.

SBA - Small Business Administration: Term loans from a bank or commercial lending institution that the SBA guarantees as much as 80 percent of the loan principal for SBA financing programs vary depending on borrower's needs.

VA - Veterans Administration: A mortgage loan program established by the United States Department of Veterans Affairs to help veterans and their families obtain home financing.

Local Natural Hazards

Data Source: Private U.S. Geological Survey (USGS) Aggregator

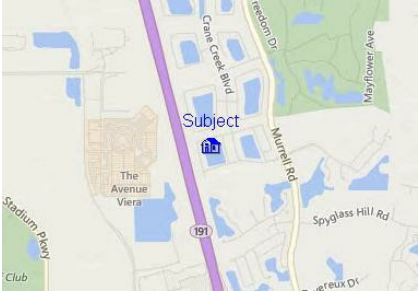
The following list identifies certain natural features, potential hazards, climatic and environmental factors within the listed geographic region that could affect the property. This is not a list of actual events (see below for local events) but provides information based on analysis of long-term data collected for the region.

*SFHA: Special Flood Hazard Area
 **FIPS: Federal Information Processing Standard

Earthquake Fault Proximity

Property **Outside Risk Zone**

Earthquake Faults
 —+—+— Fault Line

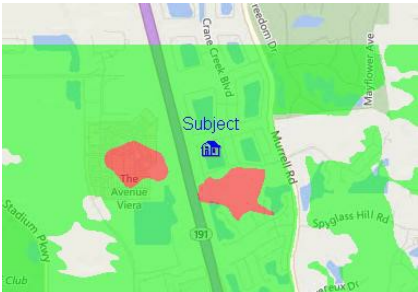


Flood Zone Proximity

Property located **outside** flood zone

Flood Insurance is **not Required**

Flood
 ■ Outside 100 Year Floodplain
 ■ Inside 100 Year Floodplain



Hail Exposure Index



HowLoud Report

*The Soundscore™ value is out of 100.
 *Vehicle Activity is based on vehicle sound during the daytime on weekdays.

72*
Active

Soundscore™

Soundscore™ is a value for the aggregate noise level at a location (out of 100). The higher the Soundscore™, the lower the overall noise level. It takes into account the intensity and time of day/week of noise due to vehicle traffic, air traffic and unique local sources such as gas stations, bars/restaurants, schools, etc.

Traffic	27 - Busy
Airport	0 - Calm
Local	0 - Calm



Area Events

Data Source: Federal
Emergency Management
Agency (FEMA)
Effective Dates: 1/1/1959 -
6/1/2014

This list contains major natural disasters registered by the Federal Emergency Management Agency (FEMA), and provides insight into the kinds of severe weather possible in the area. The information provides insight into previously severe earthquakes, wildfires, floods, tornadoes and hurricanes that affect thousands of homes annually. Understanding the historic natural disasters in the area can provide insight into areas of focus when inspecting your home.

16 Area Events Since Construction

Natural catastrophes - including earthquakes wildfires floods tornadoes and hurricanes - affect thousands of U.S. homes annually. Was your dream home once damaged? Understanding as much as possible regarding the history of your next property is crucial to making an informed decision.

Event Type	Name	Started	Ended	Duration	County
Severe Storm(s)	TROPICAL STORM FAY	8/18/2008	9/12/2008	25 days	Brevard (County)
Fire	BREVARD FIRE COMPLEX	5/11/2008	12/31/1969	N/A	Brevard (County)
Hurricane	HURRICANE WILMA	10/23/2005	11/18/2005	26 days	Brevard (County)
Hurricane	HURRICANE JEANNE	9/24/2004	11/17/2004	54 days	Brevard (County)
Hurricane	HURRICANE FRANCES	9/3/2004	10/8/2004	35 days	Brevard (County)
Hurricane	TROPICAL STORM BONNIE AND HURRICANE CHARLEY	8/11/2004	8/30/2004	19 days	Brevard (County)
Freezing	SEVERE FREEZE	12/1/2000	1/25/2001	55 days	Brevard (County)
Hurricane	FL-HURRICANE IRENE-DR-REQ	10/14/1999	10/24/1999	10 days	Brevard (County)
Hurricane	TROPICAL STORM IRENE - FLORIDA	10/14/1999	10/19/1999	5 days	Brevard (County)
Hurricane	HURRICANE FLOYD EMERGENCY DECLARATIONS	9/14/1999	9/16/1999	2 days	Brevard (County)
Hurricane	HURRICANE FLOYD MAJOR DISASTER DECLARATIONS	9/13/1999	9/25/1999	12 days	Brevard (County)
Fire	FL-FIRES 04/15/99	4/15/1999	5/25/1999	40 days	Brevard (County)
Fire	EXTREME FIRE HAZARD	5/25/1998	7/22/1998	58 days	Brevard (County)
Severe Storm(s)	SEVERE STORMS, HIGH WINDS, TORNADOES, AND FLOODING	12/25/1997	4/24/1998	120 days	Brevard (County)
Hurricane	HURICANE ERIN	8/2/1995	8/3/1995	1 day	Brevard (County)
Severe Storm(s)	TROPICAL STORM GORDON TORNADOES FLOODING RAINFALL	11/14/1994	11/28/1994	14 days	Brevard (County)



Utilities

The following information provides general information on certain public services, local utility services and rates. Service availability is subject to actual property location and other factors. All rates are subject to change and do not reflect actual costs to consumers.

Data Source (gas prices): Real Time / Proprietary

Data Source (cell service): Federal Communications Commission (FCC) / Proprietary

Data Source (utility providers): Various / Undisclosed

Local Gas Prices

Kangaroo	\$2.61 / Gal.	0.8 miles
Hess	\$2.61 / Gal.	0.9 miles
Murphy Usa	\$2.05 / Gal.	0.9 miles
7-Eleven	\$2.65 / Gal.	1 miles
BP	\$2.62 / Gal.	1.2 miles

Cell Service

Cell service levels are not currently available at this location.

Cable TV & Broadband Providers

Comcast Of Florida I Inc
Comcast Of Colorado/florida Inc
Bright House Networks, Llc
DISH Network
DIRECT TV

Electric Utilities

Progress Energy Florida Inc
Peace River Electric Coop, Inc
Florida Power & Light Co



Nearby school, district and contact information grouped by grade level.

Senior High Schools

Collapse

VIERA HIGH SCHOOL		6103 STADIUM PKWY - (1.13 mi.)	
School Type:	Senior High	Phone Number:	(321) 632 - 1770
Grade Range:	9th - 12th	Supply Expense / Student:	\$5,414
Enrollment:	2010	Total Expense / Student:	
Advanced Placement:	No	Kindergarten:	No
District:	BREVARD PUBLIC SCHOOLS		

Combined Schools

Collapse

BREVARD VIRTUAL INSTRUCTION PROGRAM		2700 JUDGE FRAN JAMIESON WAY - (1.14 mi.)	
School Type:	Combined	Phone Number:	(321) 633 - 1000
Grade Range:	K - 12th	Supply Expense / Student:	\$5,414
Enrollment:	100	Total Expense / Student:	
Advanced Placement:	No	Kindergarten:	Yes
District:	BREVARD PUBLIC SCHOOLS		

This report includes regional or property-specific data and information obtained from a variety of sources. Housefax does not create, verify or validate the sources or content of this information. In some cases, analyses, rankings, estimates, and quantitative or qualitative coding may be included with this information. This is for illustrative purposes only and should not be interpreted as providing all current or historical details associated with the property or predictions of future events or conditions. Furthermore, neither this report nor a home inspection contains all the information or records of conditions or events that have or may affect a property. Additional research of all existing sources, invasive and comprehensive testing and additional physical inspections of the property may identify other issues, conditions, or events that have occurred, currently exist, or may affect the property in the future, and which may be of interest or concern. All questions or inquiries about information in third-party reports should be directed to the source of the information.



Housefax instantly performs a nationwide search of millions of property records from thousands of sources to produce this easy-to-use Property History Report. Along with a professional home inspection, seller's disclosure and repair documentation, use this report to make a better decision about your next home.