

Buyer Info Packet

1325 Chase Hammock Rd

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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: 1325 CHASE HAMMOCK RD MERRITT ISLAND
FL 32953 (the "Property")

The Property is ☐ owner occupied ☐ tenant occupied ☒ unoccupied (If unoccupied, how long has it been since **Seller** occupied the Property? December 2025)

	<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 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Have past or present drainage or flooding problems affected the Property?	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Does your lender require flood insurance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Do you have an elevation certificate? If yes, please attach a copy.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) If any answer to questions 3(a) - 3(d) is yes, please explain: _____			

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			
(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 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: <u>Outside, south of the downstairs bedroom. Tank top and pump visible.</u>			
(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 type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Have there been any plumbing leaks since you have owned the Property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Are any polybutylene pipes on the Property?	<input type="checkbox"/>	<input 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 _____ years OR date installed <u>08 / 2022</u>			
(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 checked="" type="checkbox"/> none			
(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.) 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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(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? If yes, is there a right of entry? <input type="checkbox"/> yes <input type="checkbox"/> no	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(h) Are access roads <input type="checkbox"/> private <input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) If any answer to questions 9(b) - 9(d) is yes, please explain: _____			
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 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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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, DALE L & EMILY ROTHENBERGER TRUST, provides Buyer the following flood disclosure **at or before** the time the sales contract is executed.

Property address: 1325 CHASE HAMMOCK RD MERRITT ISLAND FL 32953

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: Emily Rothenberger

Date: November 26, 2025

Seller: _____

Date: _____

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



Seller 1:	Seller 2:
DALE L & EMILY ROTHENBERGER TRUST	
Property Address:	
1325 CHASE HAMMOCK RD MERRITT ISLAND FL 32953	

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
Water Heater(s): Qty <u>3</u> <input type="checkbox"/> Tankless <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric	<input checked="" type="checkbox"/>		
Generator: <input type="checkbox"/> Electric <input type="checkbox"/> Propane <input type="checkbox"/> Natural Gas		<input checked="" type="checkbox"/>	
Storm Shutters Panels: <input type="checkbox"/> Electric <input 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 type="checkbox"/> Leased		<input checked="" type="checkbox"/>	
Central Vac System Equip + Accessories		<input checked="" type="checkbox"/>	
Security Gate Remotes(s): Qty <u> </u>		<input checked="" type="checkbox"/>	
Garage Door Opener(s): Qty <u>1</u>	<input checked="" type="checkbox"/>		
Garage Door Remote(s): Qty <u> </u>		<input checked="" type="checkbox"/>	
Smart Doorbell		<input checked="" type="checkbox"/>	
Smart Thermostat(s) Qty <u> </u>		<input checked="" type="checkbox"/>	
Summer Kitchen Grill		<input checked="" type="checkbox"/>	
Pool: <input type="checkbox"/> Salt <input type="checkbox"/> Chlorine		<input checked="" type="checkbox"/>	
Pool Heater: <input type="checkbox"/> Gas <input type="checkbox"/> Elec <input type="checkbox"/> Solar		<input checked="" type="checkbox"/>	
Hot Tub Spa: Heated: Yes No		<input checked="" type="checkbox"/>	
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> </u> TV Mounts: Qty <u> </u>		<input checked="" type="checkbox"/>	
Security System: <input type="checkbox"/> Owned <input type="checkbox"/> Leased Cameras: <input type="checkbox"/> Yes <input type="checkbox"/> No		<input checked="" type="checkbox"/>	
Surround Sound (With Components) Speakers: <input type="checkbox"/> Yes <input type="checkbox"/> No		<input checked="" type="checkbox"/>	
Satellite Dish TV Antenna <input type="checkbox"/> Leased <input type="checkbox"/> Owned		<input checked="" type="checkbox"/>	
Other Notes: Permabilt Four Stall Barn with Tack Rooms	<input checked="" type="checkbox"/>		

Buyer 2: _____ **Date:** _____



FREQUENTLY ASKED QUESTIONS

Important Information for Prospective Buyers

Property Information

Address:			
1325 CHASE HAMMOCK RD MERRITT ISLAND FL 32953			
Home Warranty:	Yes	No	If yes, Company Number:
		<input checked="" type="checkbox"/>	
Lawn Service Number:		Pool Company Number:	
Pest Company Number:	Termite Company Number:		Transferable Bond: Yes No
Terminix	Truly Nolan		<input checked="" type="checkbox"/>

Utility Information

Trash Pick-Up Days	Trash:	Yard:	Recycle:
Mon Fri			Thurs
Approximate Utility Cost Per Month	Electric:	Gas:	Water:
	125		38
Heat Source:	Electric	Gas	
	<input checked="" type="checkbox"/>		
Water Source:	City Water	Well	
	<input checked="" type="checkbox"/>		
Sprinkler System Runs On:	Well	City	Reclaimed
Plumbing Source:	Sewer	Septic	Septic Location:
		<input checked="" type="checkbox"/>	South of the downstairs bedroom. Tank tops and pump visible.

Property Specifics

Roof Age:	Heating & A/C System Age:	Water Heater Age:
2022	2021	Don't know
Water Depth at Dock:	Waterfront Footage:	Type of Fencing:
		Field fence, chain link.
Type of Flooring:	Type of Countertops:	
Wood. Carpet. Tile.	Granite (kitchen). Quartz (master bath).	
Property Features Updates Year:		
<p>Renovation efforts 2021-2023: New master bathroom. New Guest Bathroom downstairs. New Half Bathroom. Paddlefans. Recessed Lights. Electric outlets and light switch updates.</p> <p>Replace kitchen cabinet doors. New marble countertop and sink with fixtures. Tile downstairs hall and stair closets and laundry room.</p> <p>Replace front and back porch stairs. Replace siding where needed. New carpet throughout house.</p> <p>Impact windows in large dining room and kitchen windows. New washing machine. New dishwasher. New refrigerator. New microwave.</p> <p>Prior years: Crown molding in living room and hallway. New front doors. New water heater. Driveway millings added.</p> <p>Installed vinyl fence between house and barn. Replaced some field fencing. Added back doors to horse stalls.</p> <p>Removed pepper trees; trees that were safety issue for house or barn.</p> <p>Driveway millings buildup project less than 10 years ago.</p> <p>New garage door opener 2020. Electric from house to barn re-wired 2022. New LED lights in barn, outside house.</p>		

Are You Providing a Copy of:

Wind Mitigation:	Yes	No	Four-Point Inspection:	Yes	No	Survey:	Yes	No
	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Insurance Declaration Page:	Yes	No	Approximate Insurance Cost Per Year:					
	<input checked="" type="checkbox"/>		\$7600. Flood insurance is \$1600.					

Seller 1 Signature: Emily Rothberg Date: November 26, 2025

Seller 2 Signature: _____ Date: _____

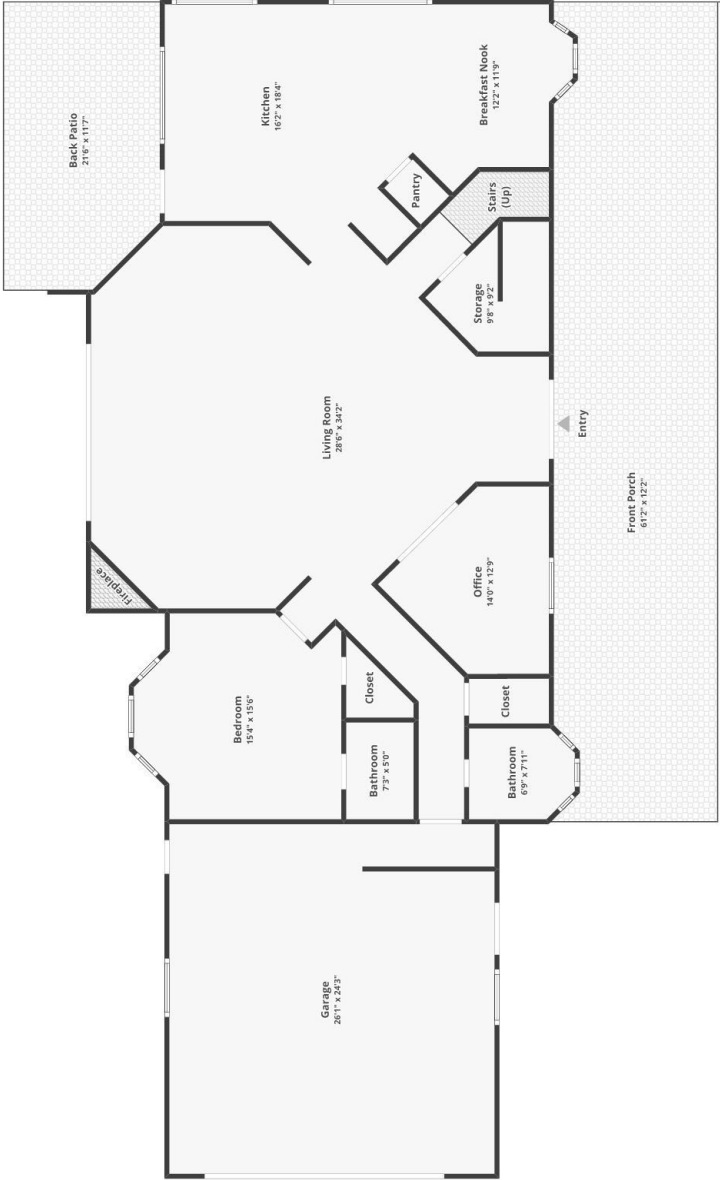
**CARPENTER | KESSEL**
HOMESELLING TEAM**FREQUENTLY ASKED QUESTIONS****Important Information for Prospective Buyers****Property Defects**

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.)

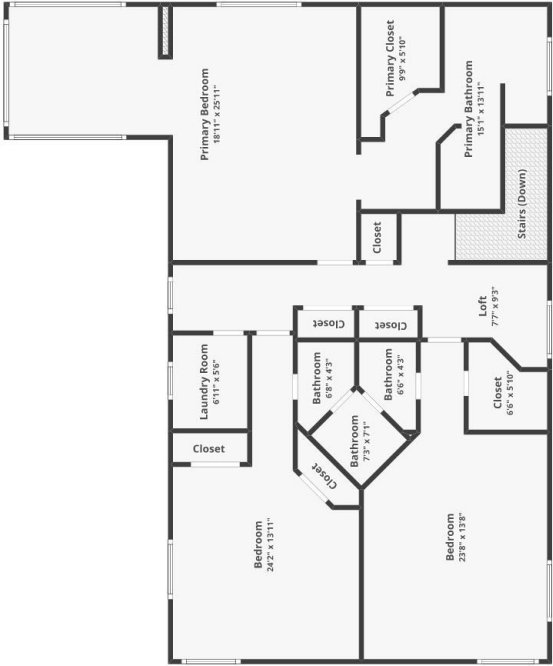
Barn flooded 10/26/2025 due to rain event with est. of 15 inches of overnight rainfall.
House was treated for termites in 2021 by Truly Nolan and has a transferable bond.
House was treated for powder post beetles in 2025 by Terminix and has a transferable bond.
The water heater in the barn has never been used by seller and she does not know if it works.
The intercom system is not used by seller and she does not know if it works.
The alarm system is not used by seller and she does not know if it works.
The light on the pole east of the garage is not active and seller does not know if it works.
Several windows upstairs have roll down shutters. These have not been maintained, and seller is uncertain if they function.
Fencing is in disrepair due to age, tree limb damage, etc. and needs to be replaced.
The utility sink has a slow drain due to tree roots clogging pipe.
The barn shower head does not work. The handle to this shower head must be lifted for water to turn on.
The barn has not housed animals for 8 years. The stalls need to be built up.
The property has an abundance of trees including some dead or diseased.
Property has tree stumps; concrete and/or old fence posts in ground.
The barn tack room has loose tiles due to recent flood event.
Previous owners had pasture pumps. Seller has never used. One is located adjacent to willow tree. Another may be back pond area.

Seller 1 Signature: *Quaidy Rothenberg* Date: November 26, 2025

Seller 2 Signature: _____ Date: _____



FLOOR 1



FLOOR 2