

# Buyer Info Packet

3146 N. Tropical Tr. Merritt Island, FL 32953

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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 law<sup>1</sup> 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: 3146 N. Tropical Tr. 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? \_\_\_\_\_)

	<u>Yes</u>	<u>No</u>	<u>Don't Know</u>
<b>1. Structures; Systems; Appliances</b>			
(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 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: _____			
<b>2. Termites; Other Wood-Destroying Organisms; Pests</b>			
(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 type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If any answer to questions 2(a) - 2(b) is yes, please explain: _____			
<b>3. Water Intrusion; Drainage; Flooding</b>			
(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 checked="" 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 checked="" 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: _____			

<sup>1</sup> Johnson v. Davis, 480 So.2d 625 (Fla. 1985).

Seller [Signature] and Buyer (\_\_\_\_) (\_\_\_\_) acknowledge receipt of a copy of this page, which is Page 1 of 4  
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4. Plumbing

Yes No Don't Know

- (a) What is your drinking water source? [X] public [ ] private [ ] well [ ] other
(b) Have you ever had a problem with the quality, supply, or flow of potable water? [ ] [X] [ ]
(c) Do you have a water treatment system? [ ] [X] [ ]
If yes, is it [ ] owned [ ] leased?
(d) Do you have a [ ] sewer or [X] septic system? If septic system, describe the location of each system: FRONT YARD
(e) Are any septic tanks, drain fields, or wells that are not currently being used located on the Property? [ ] [X] [ ]
(f) Are there or have there been any defects to the water system, septic system, drain fields or wells? [ ] [X] [ ]
(g) Have there been any plumbing leaks since you have owned the Property? [X] [X] [ ]
(h) Are any polybutylene pipes on the Property? [ ] [ ] [X] [X]
(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? [X] [ ] [ ]
(b) The age of the roof is \_\_\_\_\_ years OR date installed 2022 APPROX. [X] [ ] [ ]
(c) Has the roof ever leaked during your ownership? [ ] [X] [ ]
(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: YES, REPLACED [X] [ ] [ ]
(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: [ ] [X] [ ]

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): [ ] enclosure that meets the pool barrier requirements [ ] approved safety pool cover [ ] required door and window exit alarms [ ] required door locks [ ] none
(b) Has an in-ground pool on the Property been demolished and/or filled? [ ] [X] [ ]

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? [ ] [X] [ ]
(b) Has any insurance claim for sinkhole damage been made? If yes, was the claim paid? [ ] yes [ ] no If the claim was paid, were all the proceeds used to repair the damage? [ ] yes [ ] no
(c) If any answer to questions 7(a) - 7(b) is yes, please explain:

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	<u>Yes</u>	<u>No</u>	<u>Don't Know</u>	
<b>8. Homeowners' Association Restrictions; Boundaries; Access Roads</b>				
(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.) <b>Notice to Buyer:</b> 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 type="checkbox"/>	<input type="checkbox"/>	N/A
(b) Are there any proposed changes to any of the restrictions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
(c) Are any driveways, walls, fences, or other features shared with adjoining landowners?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
(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 type="checkbox"/>	N/A
(e) Are there boundary line disputes or easements affecting the Property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
(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 type="checkbox"/>	<input type="checkbox"/>	N/A
(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 type="checkbox"/>	<input type="checkbox"/>	N/A
(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: _____				

<b>9. Environmental</b>				
(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: _____				

<b>10. Governmental, Claims and Litigation</b>				
(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 checked="" type="checkbox"/>	<input 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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- (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.

X Seller: Joan M. Spear / Joan M. Spear, Trustee X Date: 3/19/2026  
 (signature) (print)  
 Seller: \_\_\_\_\_ / \_\_\_\_\_ Date: \_\_\_\_\_  
 (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)

Seller X and Buyer ( ) ( ) acknowledge receipt of a copy of this page, which is Page 4 of 4  
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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: Spear Trust #92 provides Buyer the following flood disclosure at or before the time the sales contract is executed.

Property address: 3146 N. Tropical Tr. 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: Jean M Spear

Date: 3/9/2016

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



PERSONAL PROPERTY INVENTORY

Seller 1: Spear Trust #92 Seller 2: \_\_\_\_\_  
 Property Address: 3146 N. Tropical Tr. Merritt Island, FL 32953

This information 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 type="checkbox"/> Gas <input type="checkbox"/> Oil	<input checked="" type="checkbox"/>		
Wall Oven(s): <input type="checkbox"/> Electric <input type="checkbox"/> Gas <input type="checkbox"/> AND			<input checked="" type="checkbox"/>
Cooktop: <input 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 checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas	<input checked="" type="checkbox"/>		
Chandelier/Hanging Lamp Qty _____	<input checked="" type="checkbox"/>		
Ceiling   Paddle Fan Qty _____	<input checked="" type="checkbox"/>		
Scence(s): Qty _____			<input checked="" type="checkbox"/>
Draperies: Qty _____ Rods: Qty _____	<input checked="" type="checkbox"/>		
Plantation Shutters: Qty _____			<input checked="" type="checkbox"/>
Shades   Blinds: Qty _____	<input checked="" type="checkbox"/>		
Mirrors   Location:	<input checked="" type="checkbox"/>		
Fireplace(s) Qty _____ <input type="checkbox"/> Wood Burning <input type="checkbox"/> Gas <input type="checkbox"/> Both			<input checked="" type="checkbox"/>
Boat Lift: Weight _____ Davits: <input type="checkbox"/> Electric <input type="checkbox"/> Manual			<input checked="" type="checkbox"/>
Appliances Leased Describe:			
Pool Table   Game Table			<input checked="" type="checkbox"/>

Item	Yes	No	N/A
Water Heater(s): Qty _____ <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 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 type="checkbox"/> Leased			<input checked="" type="checkbox"/>
Central Vac System   Equip + Accessories			<input checked="" type="checkbox"/>
Security Gate Remotes(s): Qty _____			<input checked="" type="checkbox"/>
Garage Door Opener(s): Qty <u>1</u>	<input checked="" type="checkbox"/>		
Garage Door Remote(s): Qty _____	<input checked="" type="checkbox"/>		
Smart Doorbell <u>RING</u>	<input checked="" type="checkbox"/>		
Smart Thermostat(s) Qty <u>REGULAR</u>	<input checked="" type="checkbox"/>		
Summer Kitchen Grill			<input checked="" type="checkbox"/>
Pool: <input type="checkbox"/> Salt <input checked="" 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>1</u> TV Mounts: Qty <u>1 OFFICE</u>			<input checked="" type="checkbox"/>
Security System: <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased			
Cameras: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>1 CAMERA</u>			<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:			

Seller 1: Jan M Spear Date: 3/16/20 Buyer 1: \_\_\_\_\_ Date: \_\_\_\_\_  
 Seller 2: \_\_\_\_\_ Date: \_\_\_\_\_ Buyer 2: \_\_\_\_\_ Date: \_\_\_\_\_



FREQUENTLY ASKED QUESTIONS  
Important Information for Prospective Buyers

Property Information

Address: 3146 N. Tropical Tr. Merritt Island, FL 32953

Home Warranty: Yes  No  If yes, Company | Number:

Lawn Service | Number: DER Lawn Care 321-477-6377 Pool Company | Number: PINCH A PENNY - 321-453-1886

Pest Company | Number: \_\_\_\_\_ Termite Company | Number: \_\_\_\_\_ Transferable Bond: Yes  No

Utility Information

Trash Pick-Up Days: Tues / Fri Trash: \_\_\_\_\_ Yard: \_\_\_\_\_ Recycle: Thurs.

Approximate Utility Cost Per Month: Electric: 145<sup>00</sup> Gas: \_\_\_\_\_ Water: 50<sup>00</sup> Heat Source: Electric Gas

Water Source: City Water Well  Sprinkler System Runs On: Well  City Reclaimed

Plumbing Source: Sewer  Septic Septic Location: FRONT YARD

Property Specifics

Roof Age: APPROX. 2022 Heating & A/C System Age: 2017 Water Heater Age: 2025

Water Depth at Dock: \_\_\_\_\_ Waterfront Footage: \_\_\_\_\_ Type of Fencing: \_\_\_\_\_

Type of Flooring: Tile/Carpet Type of Countertops: Granite

Property Features | Updates | Year:  
 -NEW POOL PUMP  
 -OUTBUILDING (METAL OVERSIZED SHED FOR LAWN EQUIPMENT/RIDING MOWER)  
 -PRIVATE POOL  
 -POND

Are You Providing a Copy of:

Wind Mitigation: Yes  No  Four-Point Inspection: Yes  No  Survey: Yes  No

Insurance Declaration Page: Yes  No  Approximate Insurance Cost Per Year: \_\_\_\_\_

Seller 1 Signature: Juan M Spear X Date: 3/9/2020

Seller 2 Signature: \_\_\_\_\_ Date: \_\_\_\_\_



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: Jean M. Syon X Date: 3/9/2006  
Seller 2 Signature: \_\_\_\_\_ Date: \_\_\_\_\_



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