

Buyer Info Packet

735 Pineda Ave NE, Palm Bay, FL 32907

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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:
735 Pineda Ave NE Palm Bay, FL 32907 (the “Property”)

The Property is ☐ owner occupied ☐ tenant occupied ☒ unoccupied (If unoccupied, how long has it been since Seller occupied the Property? Sept 05, 2026)

	Yes	No	Don't Know
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?	☒	☐	☐
(b) Is seawall, if any, and dockage, if any, structurally sound?	☐	☐	☒
(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?	☐	☒	☐
(d) Does the Property have aluminum wiring other than the primary service line?	☐	☒	☐
(e) Are any of the appliances leased? If yes, which ones: _____	☐	☒	☐
(f) If any answer to questions 1(a) – 1(c) is no, please explain: <u>Sprinkler system inoperable</u>			
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?	☐	☒	☐
(b) Has the Property been treated for termites; other wood-destroying organisms, including fungi; or pests?	☐	☒	☐
(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?	☐	☒	☐
(b) Have past or present drainage or flooding problems affected the Property?	☐	☒	☐
(c) Is any of the Property located in a special flood hazard area?	☐	☒	☐
(d) Is any of the Property located seaward of the coastal construction control line?	☐	☒	☐
(e) Does your lender require flood insurance?	☐	☒	☐
(f) Do you have an elevation certificate? If yes, please attach a copy.	☐	☒	☐
(g) If any answer to questions 3(a) - 3(d) is yes, please explain: _____			

¹ Johnson v. Davis, 480 So.2d 625 (Fla. 1985).

Seller (BLJ) and Buyer () acknowledge receipt of a copy of this page, which is Page 1 of 4
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	Yes	No	Don't Know
4. Plumbing			
(a) What is your drinking water source? ☒ public ☐ private ☐ well ☐ other			
(b) Have you ever had a problem with the quality, supply, or flow of potable water?	☐	☒	☐
(c) Do you have a water treatment system?	☒	☐	☐
If yes, is it ☐ owned ☐ leased?			
(d) Do you have a ☐ sewer or ☒ septic system? If septic system, describe the location of each system: <u>Off the NW corner of the house</u>			
(e) Are any septic tanks, drain fields, or wells that are not currently being used located on the Property?	☐	☒	☐
(f) Are there or have there been any defects to the water system, septic system, drain fields or wells?	☐	☒	☐
(g) Have there been any plumbing leaks since you have owned the Property?	☐	☒	☐
(h) Are any polybutylene pipes on the Property?	☐	☒	☐
(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?	☒	☐	☐
(b) The age of the roof is _____ years OR date installed <u>2017</u>			
(c) Has the roof ever leaked during your ownership?	☐	☒	☐
(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: <u>Full replacement</u>			
(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: _____			
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?	☐	☒	☐
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?	☐	☒	☐
(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:			

	Yes	No	Don't Know
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.	☐	☒	☐
(b) Are there any proposed changes to any of the restrictions?	☐	☒	☐
(c) Are any driveways, walls, fences, or other features shared with adjoining landowners?	☐	☒	☐
(d) Are there any encroachments on the Property or any encroachments by the Property's improvements on other lands?	☐	☒	☐
(e) Are there boundary line disputes or easements affecting the Property?	☐	☒	☐
(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)?	☐	☒	☐
(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? ☐ yes ☐ no	☐	☒	☐
(h) Are access roads ☐ private ☒ 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.	☐	☒	☐
(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?	☐	☒	☐
(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?	☐	☒	☐
(d) Are any mangroves, archeological sites, or other environmentally sensitive areas located on the Property?	☐	☒	☐
(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?	☐	☒	☐
(b) Are you aware of any existing or proposed municipal or county special assessments affecting the Property?	☐	☒	☐
(c) Is the Property subject to any Qualifying Improvements assessment per Section 163.081, Florida Statutes?	☐	☒	☐
(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?	☐	☒	☐
(e) Have you ever had any claims filed against your homeowner's Insurance policy? <i>Roof Replacement</i>	☒	☐	☐

Authentisign ID: 601A678F-4CAD-F111-9B33-000D3A4FF82A

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, Brannen L Johnson, provides Buyer the following flood disclosure **at or before** the time the sales contract is executed.

Property address: 735 Pineda Ave NE, Palm Bay, FL 32907

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:  Brannen L Johnson

Date: 09/10/26

Seller: _____

Date: _____

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



PERSONAL PROPERTY INVENTORY

Seller 1:
Brannen Johnson

Seller 2:

Property Address:
735 Pineda Ave NE, Palm Bay, FL 32907

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): ☒ Electric ☐ Gas	☒			Water Heater(s): Qty <u>1</u>	☒		
OR				☐ Tankless ☐ Gas ☒ Electric			
Wall Oven(s): ☐ Electric ☐ Gas			☒	Generator:			☒
AND				☐ Electric ☐ Propane ☐ Natural Gas			
Cooktop: ☐ Electric ☐ Gas			☒	Storm Shutters <u>Panel</u> :	☒		
Refrigerator with Freezer	☒			☐ Electric ☒ Manual ☐ Both			
Microwave Oven	☒			Awnings: ☐ Electric ☐ Manual			☒
Dishwasher	☒			Propane Tank: ☐ Owned ☐ Leased			☒
Disposal			☒	Central Vac System Equip + Accessories			☒
Water Softener Purifier ☒ Owned ☐ Leased	☒			Security Gate Remotes(s): Qty <u> </u>	☒		☒
Bar Refrigerator			☒	Garage Door Opener(s): Qty <u>1</u>	☒		
Separate Refrigerator Freezer Stand Alone Ice Maker			☒	Garage Door Remote(s): Qty <u>2</u>	☒		
Wine Cooler			☒	Smart Doorbell			☒
Compactor			☒	Smart Thermostat(s) Qty <u> </u>			☒
Washer			☒	Summer Kitchen Grill			☒
Dryer: ☐ Electric ☐ Gas			☒	Pool: ☒ Salt ☐ Chlorine <u>Above ground</u>	☒		
Chandelier/Hanging Lamp Qty <u> </u>				Pool Heater: ☐ Gas ☐ Elec ☐ Solar			☒
Ceiling Paddle Fan Qty <u>5</u>	☒			Hot Tub Spa: Heated: Yes ☐ No ☒			☒
Sconce(s): Qty <u> </u>			☒	Pool Cleaning Equipment	☒		
Draperies: Qty <u> </u> Rods: Qty <u> </u>				Pool - Child Fence Barrier			☒
Plantation Shutters: Qty <u> </u>			☒	Storage Shed	☒		
Shades Blinds: Qty <u> </u>				Potted Plants Lawn Ornaments Fountains			☒
Mirrors Location: <u>Bathrooms</u>	☒			Intercom			☒
Fireplace(s) Qty <u> </u>			☒	TV's: Qty <u>0</u> TV Mounts: Qty <u>1</u>	☒		☒
☐ Wood Burning ☐ Gas ☐ Both				Security System: ☐ Owned ☐ Leased			☒
Boat Lift: Weight <u> </u>			☒	Cameras: ☐ Yes ☐ No			☒
Davits: ☐ Electric ☐ Manual				Surround Sound (With Components)			☒
Appliances Leased			☒	Speakers: ☐ Yes ☐ No			
Describe:				Satellite Dish TV Antenna			☒
Pool Table Game Table			☒	☐ Leased ☐ Owned			
				Other Notes:			

Seller 1: [Signature] Date: 9/10/2026

Seller 2: _____ Date: _____

Buyer 1: _____ Date: _____

Buyer 2: _____ Date: _____



FREQUENTLY ASKED QUESTIONS

Important Information for Prospective Buyers

Property Information					
Address: 735 Pineda Ave NE, Palm Bay, FL 32907					
Home Warranty: Yes ☒ No		If yes, Company Number:			
Lawn Service Number:			Pool Company Number:		
Pest Company Number:		Termite Company Number:		Transferable Bond: Yes ☒ No	
On Target Pest Control 321-480-8967					
Utility Information					
Trash Pick-Up Days		Trash: M/Th	Yard: W	Recycle: W	
Approximate Utility Cost Per Month		Electric: 200	Gas: N/A	Water: 100	Heat Source: Electric Gas
Water Source: City Water Well		Sprinkler System Runs On: Well		City Reclaimed	
Plumbing Source: Sewer Septic		Septic Location: NW corner of house			
Property Specifics					
Roof Age: 2017		Heating & A/C System Age: 2020		Water Heater Age: 1 year	
Water Depth at Dock:		Waterfront Footage:		Type of Fencing: Chain link, wood @ boat parking spot	
Type of Flooring: Tile / hardwood			Type of Countertops: Granite		
Property Features Updates Year: Oversized driveway Large brick patio Additional paver patio Lark shed Boat/RV parking					
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: \$3000			

Seller 1 Signature:

Date: 9/10/2026

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.)

Sprinkler system does not work

Seller 1 Signature: [Signature]

Date: 9/10/2026

Seller 2 Signature: _____

Date: _____



Floor 1

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