

# Buyer Info Packet

390 Harbor Drive, Cape Canaveral, FL 32920

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## Seller's Property Disclosure – Residential

# COMPASS

**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: \_\_\_\_\_  
390 Harbor Drive Cape Canaveral, FL 32920 (the "Property")

The Property is ☐ owner occupied ☐ tenant occupied ☒ unoccupied (If unoccupied, how long has it been since **Seller** occupied the Property? 1 month)

	Yes	No	Don't Know
<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 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Is any of the Property located seaward of the coastal construction control line?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: _____			

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

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

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	<u>Yes</u>	<u>No</u>	<u>Don't Know</u>
<b>4. Plumbing</b>			
(a) What is your drinking water source? <input checked="" type="checkbox"/> public <input type="checkbox"/> private <input type="checkbox"/> well <input type="checkbox"/> other	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(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: _____			
(e) Are any septic tanks, drain fields, or wells that are not currently being used located on the Property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Have there been any plumbing leaks since you have owned the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: _____			
<b>5. Roof and Roof-Related Items</b>			
(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 <u>5</u> years OR date installed _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(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"/>
<b>6. Pools; Hot Tubs; Spas</b>			
<b>Note:</b> 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 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"/>
<b>7. Sinkholes</b>			
<b>Note:</b> When an insurance claim for sinkhole damage has been made by the <b>Seller</b> and paid by the insurer, Section 627.7073(2)(c), Florida Statutes, requires the <b>Seller</b> to disclose to the <b>Buyer</b> 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 checked="" 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: _____			

Seller [Signature] and Buyer ( ) acknowledge receipt of a copy of this page, which is Page 2 of 4.

	<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.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<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.			
(b) Are there any proposed changes to any of the restrictions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Are any driveways, walls, fences, or other features shared with adjoining landowners?	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>
(e) Are there boundary line disputes or easements affecting the Property?	<input type="checkbox"/>	<input 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 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, is there a right of entry? <input type="checkbox"/> yes <input type="checkbox"/> no			
(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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<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 checked="" type="checkbox"/>	<input type="checkbox"/>


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**Flood Disclosure****COMPASS**

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, Brendan R. Meckel and Robyn W. Meckel, provides Buyer the following flood disclosure at or before the time the sales contract is executed.

Property address: 390 Harbor Drive Cape Canaveral, FL 32920

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: Brendan R. Meckel

Date: 18 Dec 25

Seller: Robyn W. Meckel

Date: 12/19/25

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

## 390 Harbor Dr

2012 Interior renovation. Opened kitchen to living/dining area

- New kitchen cabinets, granite, appliances
- Travertine flooring
- Counter height bath vanities, granite, toilets, mirrors, lights
- All interior door replaced including closets
- All baseboard and door casings replaced
- New bedroom/family room overhead fans
- Garage side door replaced with fiberglass impact door/glass

2017 New garage door - impact rated and insulated

New garage door opener

2019 Gable end wind mitigation reinforcement

East and West gable ends "C" bracing retrofit per FBC recommendations

2020 Exterior renovation

- Aluminum standing seam roof with deck re-nailed and secondary water barrier
- Skylights replaced with impact rated. Insulated LowE
- All gutters replaced
- All windows replaced with Lawson impact LowE and gray tint
- Window interior trim and sills installed
- Soffit and fascia replaced
- Hurricane clips installed at each rafter/exterior wall joint, including upper dormer
- All gable ends new plywood and cement board. Cement board upper dormer
- North gable reinforcement
- Electrical service drop, meter box, remote disconnect replaced. Added generator inlet

2023 Additional attic blown in insulation added

2024 New A/C Exterior condenser and interior air handler

New refrigerator

2025 New dishwasher

Exterior paint – stucco

Replaced hurricane panels for front and rear doors





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**PERSONAL PROPERTY INVENTORY**

Seller 1: <u>BRENDAN MECKER</u>	Seller 2: <u>ROBYN MECKER</u>
Property Address: <u>390 HARBOR DR CAPE CANAVERAL FL 32920</u>	

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
Range (Oven & Cooktop): <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas OR	<input checked="" type="checkbox"/>		
Watt oven 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 AS IS		<input checked="" type="checkbox"/>	
Dryer: <input type="checkbox"/> Electric <input type="checkbox"/> Gas AS IS		<input checked="" type="checkbox"/>	
Chandelier/Hanging Lamp Qty			
Ceiling fans	<input checked="" type="checkbox"/>		
Sconce(s): Qty			<input checked="" type="checkbox"/>
Draperies: Qty Rods: Qty			<input checked="" type="checkbox"/>
Plantation Shutters: Qty			<input checked="" type="checkbox"/>
Shades   Blinds: Qty 12	<input checked="" type="checkbox"/>		
Mirrors   Location: Bathrooms	<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:			<input checked="" type="checkbox"/>
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 (PLUG BY SERVICE DROP) <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 (2 DOORS)	<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			<input checked="" type="checkbox"/>
Security Gate Remotes(s): Qty			<input checked="" type="checkbox"/>
Garage Door Opener(s): Qty 1	<input checked="" type="checkbox"/>		
Garage Door Remote(s): Qty 1	<input checked="" type="checkbox"/>		
Smart Doorbell			<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 equip			<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: Qty TV Mounts: Qty		<input checked="" type="checkbox"/>	
Security System: <input type="checkbox"/> Owned <input type="checkbox"/> Leased			<input checked="" type="checkbox"/>
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:			

Seller 1: Brendan Mecker Date: 12/19/25 Buyer 1: \_\_\_\_\_ Date: \_\_\_\_\_





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### FREQUENTLY ASKED QUESTIONS

Important Information for Prospective Buyers

#### Property Information

Address: 390 HARBOR DR CAPE CANAVERAL FL 32920		
Home Warranty: Yes <input checked="" type="radio"/> No	If yes, Company   Number: N/A	
Pest Company   Number: STARK	Termite Company   Number: STARK	Transferable Bond: <input checked="" type="radio"/> Yes <input type="radio"/> No

#### Utility Information

Trash Pick-Up Days	Trash: TUES/FRI	Yard: MON	Recycle: WED
Approximate Utility Cost Per Month	Electric: 100 - 250	Gas: N/A	Water: \$125
Heat Source: <input checked="" type="radio"/> Electric <input type="radio"/> Gas	Water Source: <input checked="" type="radio"/> City Water <input type="radio"/> Well	Sprinkler System Runs On: <input type="radio"/> Well <input checked="" type="radio"/> City	<input checked="" type="radio"/> Reclaimed
Plumbing Source: <input checked="" type="radio"/> Sewer <input type="radio"/> Septic	Septic Location: N/A		

#### Property Specifics

Roof Age: 5	Heating & A/C System Age: 1	Water Heater Age: 13
Water Depth at Dock: N/A	Waterfront Footage: N/A	Type of Fencing:
Type of Flooring: TRAVERTINE / CARPET	Type of Countertops: GRANITE	
Property Features   Updates   Year:		

#### Are You Providing a Copy of:

Wind Mitigation: <input checked="" type="radio"/> Yes <input type="radio"/> No	Four-Point Inspection: <input checked="" type="radio"/> Yes <input type="radio"/> No	Survey: <input checked="" type="radio"/> Yes <input checked="" type="radio"/> No
Insurance Declaration Page: <input checked="" type="radio"/> Yes <input type="radio"/> No	Approximate Insurance Cost Per Year: \$5,000	

Seller 1 Signature: [Signature]  
Seller 2 Signature: [Signature]

Date: 18 DEC 25  
Date: 12/19/25

**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.)

N/A

Seller 1 Signature: \_\_\_\_\_

Date: \_\_\_\_\_

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

Date: \_\_\_\_\_



390 Harbor Dr, Cape Canaveral, FL 32920  
Floor 1

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