

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 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: _____
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)

	<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 checked="" 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 type="checkbox"/>	<input checked="" 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 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 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.			
(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	<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: _____			
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 <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"/>
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 type="checkbox"/> none	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(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 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 (_____) and Buyer (_____) (_____) acknowledge receipt of a copy of this page, which is Page 2 of 4.

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Form
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	<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.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<i>N/A</i>		
(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: _____			
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 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"/>

Seller  and Buyer (____) (____) acknowledge receipt of a copy of this page, which is Page 3 of 4.

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	<u>Yes</u>	<u>No</u>	<u>Don't Know</u>
(f) Are there any zoning violations or nonconforming uses?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Are there any zoning restrictions affecting improvements or replacement of the Property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Do any zoning, land use or administrative regulations conflict with the existing use of the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) Do any restrictions other than association or flood area requirements, affect improvements or replacement of the Property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(j) Are any improvements located below the base flood elevation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(k) Have any improvements been constructed in violation of applicable local flood guidelines?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(l) Have any improvements to the Property, whether by you or by others, been constructed in violation of building codes or without necessary permits?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(m) Are there any active permits on the Property that have not been closed by a final inspection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(o) If any answer to questions 10(a) - 10(n) is yes, please explain: _____			
(p) Is the Property located in a historic district?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(q) Is the Seller aware of any restrictions as a result of being located in a historic district?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(r) Are there any active or pending applications or permits with a governing body over the historic district?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(s) Are there any violations of the rules applying to properties in a historic district?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(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.

Seller: Brendan Mecker / BRENDAN MECKER
 (signature) (print)

Date: 10 Dec 25

Seller: Robyn Mecker / Robyn Mecker
 (signature) (print)

Date: 12/19/25

Buyer acknowledges that Buyer has read, understands, and has received a copy of this disclosure statement.

Buyer: _____ / _____
 (signature) (print)

Date: _____

Buyer: _____ / _____
 (signature) (print)

Date: _____

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.

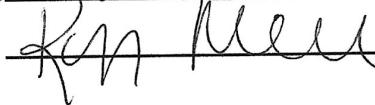
FLOOD DISCLOSURE

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: 

Date: 18 Dec 25

Seller: 

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 facia 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



PERSONAL PROPERTY INVENTORY

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

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): <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas OR	X			Water Heater(s): Qty <input type="checkbox"/> Tankless <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric		X	
watt oven AND			X	generator (PLUG BY SERVICE) Electric <input type="checkbox"/> Propane <input type="checkbox"/> Natural Gas Drop			X
Cooktop: <input type="checkbox"/> Electric <input type="checkbox"/> Gas			X	Storm Shutters Panels: Electric <input checked="" type="checkbox"/> Manual <input type="checkbox"/> Both (2 DOORS)	X		
Refrigerator with Freezer	X			Awnings: <input type="checkbox"/> Electric <input type="checkbox"/> Manual			X
Microwave Oven	X			Propane Tank: <input type="checkbox"/> Owned <input type="checkbox"/> Leased			X
Dishwasher	X			Central Vac			X
Disposal	X			Security Gate Remotes(s): Qty <input type="checkbox"/>			X
Water Softener Purifier <input type="checkbox"/> Owned <input type="checkbox"/> Leased			X	Garage Door Opener(s): Qty <input type="checkbox"/> 1			X
Bar Refrigerator			X	Garage Door Remote(s): Qty <input type="checkbox"/> 1			X
Separate Refrigerator Freezer Stand Alone Ice Maker			X	Smart Doorbell			X
Wine cooler			X				
Compactor			X				
Washer AS IS		X					
Dryer: <input type="checkbox"/> Electric <input type="checkbox"/> Gas AC IS		X					
Chandelier/Hanging Lamp Qty <input type="checkbox"/>							
Ceiling fans	X						
Sconce(s): Qty <input type="checkbox"/>			X				
Draperys: Qty <input type="checkbox"/> Rods: Qty <input type="checkbox"/>			X				
Plantation Shutters: Qty <input type="checkbox"/>			X				
Shades Blinds: Qty <input type="checkbox"/> 12		X					
Mirrors Location: Bathrooms		X					
Fireplace(s) Qty <input type="checkbox"/> Wood Burning <input type="checkbox"/> Gas <input type="checkbox"/> Both			X				
Boat Lift: Weight <input type="checkbox"/> Davits: <input type="checkbox"/> Electric <input type="checkbox"/> Manual			X				
Appliances Leased Describe:			X				
Pool Table Game Table			X				

Seller 1: BRENDAN MECKER Date: 18 DEC 25 Buyer 1: _____ Date: _____

RE/MAX

12/19/25



FREQUENTLY ASKED QUESTIONS
Important Information for Prospective Buyers

Property Information**Address:**

390 Harbor Dr Cape Canaveral FL 32920

Home Warranty: Yes No

If Yes, Company | Number:

N/A

Pest Company | Number:

STARK

Termite Company | Number:

STARK

Transferable Bond: Yes No**Utility Information**

Trash Pick-Up Days Trash: **Yard:** **Recycle:**
TUES/FRI MON WED

Approximate Utility Cost Per Month Electric: **Gas:** **Water:** **Heat Source:** Electric Gas
100 - 250 N/A \$125

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

Plumbing Source: Sewer 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: Yes No **Four-Point Inspection:** Yes No **Survey:** Yes No

Insurance Declaration Page: Yes No **Approximate Insurance Cost Per Year:** \$5,000

Seller 1 Signature: Ben Kessel

Date: 18 Dec 25

Seller 2 Signature: Ben Kessel

Date: 12/19/25



FREQUENTLY ASKED QUESTIONS

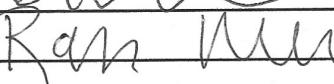
Property Defects

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: 18 Dec 25

Seller 2 Signature: 

Date: 12/19/25



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