## Buyer Info Packet

230 Harwood Ave., Satellite Beach, FL 32937

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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:			
230 Harwood Ave, Satellite Beach, FL 32937		(the "	Property"
The Property is ⊠owner occupied □tenant occupied □unoccupied (If unoccupied, how occupied the Property?	long has	it been sir	ice Selle
	Yes	<u>No</u>	Don's
<ol> <li>Structures; Systems; Appliances</li> <li>(a) Are the structures including roofs; ceilings; walls; doors; windows; foundation; and</li> </ol>			
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:			
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?			×
<ul><li>(c) Is any of the Property located in a special flood hazard area?</li><li>(d) Is any of the Property located seaward of the coastal construction control line?</li></ul>		×××××××××××××××××××××××××××××××××××××××	
(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:			

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

4. Plumbing	Yes	No	Don't Know
<ul> <li>4. Plumbing</li> <li>(a) What is your drinking water source? ✓ public □ private □ well □ other</li> <li>(b) Have you ever had a problem with the quality, supply, or flow of potable water?</li> <li>(c) Do you have a water treatment system?</li> <li>If yes, is it □ owned □ leased?</li> </ul>		×	
(d) Do you have a 反sewer or □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?		×	
<ul><li>(f) Are there or have there been any defects to the water system, septic system, drain fields or wells?</li><li>(g) Have there been any plumbing leaks since you have owned the Property?</li></ul>		X	
<ul> <li>(h) Are any polybutylene pipes on the Property?</li> <li>(i) If any answer to questions 4(b), 4(c), and 4(e) - 4(h) is yes, please explain:</li> </ul>			×
(i) iii dii) dilanoi to questions 4(b), 4(c), and 4(c) - 4(n) is yes, please explain.			
5. Roof and Roof-Related Items <ul> <li>(a) To your knowledge, is the roof structurally sound and free of leaks?</li> </ul>	×		П
(b) The age of the roof is years OR date installed		×	
(d) To your knowledge, has there been any repair, restoration, replacement (indicate full or partial) or other work undertaken on the roof? Clerchive If yes, please explain: Full repair for dawage shipes  (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:		×	
<ul> <li>6. Pools; Hot Tubs; Spas</li> <li>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.</li> <li>(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</li> <li>(b) Has an in-ground pool on the Property been demolished and/or filled?</li> </ul>		Μ.	
<ul> <li>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</li> </ul>		×	
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:		X.	

		Yes	No	Don't Know
	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.  Are there any proposed changes to any of the restrictions?		X	
(c)	Are any driveways, walls, fences, or other features shared with adjoining landowners?		M	
(d)	Are there any encroachments on the Property or any encroachments by the		35.7	
(e)	Property's improvements on other lands?  Are there boundary line disputes or easements affecting the Property?		X	
(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)?		X	
(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:			
	invironmental	-		
50000	Was the Property built before 1978?  If yes, please see Lead-Based Paint Disclosure.  Does anything exist on the Property that may be considered an environmental	×		
(D)	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?		×	
100	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:			
0 6	overnmental, Claims and Litigation			
	Are there any existing, pending or proposed legal or administrative claims			
(a)	affecting the Property?		X	
(a) (b)	affecting the Property?  Are you aware of any existing or proposed municipal or county special assessments affecting the Property?			
(a) (b) (c)	affecting the Property?  Are you aware of any existing or proposed municipal or county special assessments affecting the Property?  Is the Property subject to any Qualifying Improvements assessment per Section 163.081, Florida Statutes?		XI XI XI	Villy 2
(a) (b) (c)	affecting the Property? Are you aware of any existing or proposed municipal or county special assessments affecting the Property? Is the Property subject to any Qualifying Improvements assessment per Section		×	

(a) Are there any zoning restrictions affecting improvements or replacement of the Property?  (b) 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?  (ii) Are any improvements below the base flood elevation?  (iii) Are any improvements below the base flood elevation?  (iv) Have any improvements to the Property, whether by your or by others, been constructed in violation of building codes or without necessary permits?  (iii) Have any improvements to the Property that have not been closed by a final inspection?  (iv) Is there any active permits on the Property that have not been closed by a final inspection?  (iv) Is there any violation or non-compliance regarding any unrecorded liens; code enforcement violations; or governmental, building, environmental and safety codes, restrictions or requirements?  (iv) If any answer to questions 10(a) - 10(n) is yes, please explain:  (iv) Is the Property located in a historic district?  (iv) Is the Seller aware of any restrictions as a result of being located in a historic district?  (iv) Is the Seller aware of any restrictions as a result of being located in a historic district?  (iv) 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.   (ii) (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 the Internal Revenue Code?  If yes, Buyer and Seller should seek legal and tax advice regarding compliance.  12.   (iii) (If checked) Other Matters; Additional Comments: T		Are there any zoning violations or nonconforming uses?		K	
use of the Property?  (i) Do any restrictions, other than association or flood area requirements, affect improvements or replacement of the Property?  (ii) Are any improvements located below the base flood elevation?  (ix) Have any improvements been constructed in violation of applicable local flood guidelines?  (ii) Have any improvements to the Property, whether by your or by others, been constructed in violation of building codes or without necessary permits?  (iii) Are there any active permits on the Property that have not been closed by a final inspection?  (iv) Is there any violation or non-compliance regarding any unrecorded liens; code enforcement violations; or governmental, building, environmental and safety codes, restrictions or requirements?  (iv) If any answer to questions 10(a) - 10(n) is yes, please explain:  (iv) Is the Property located in a historic district?  (iv) Is the Property located in a historic district?  (iv) Is the Property located in a historic district?  (iv) Is the Property located in a historic district?  (iv) Is the Property located in a historic district?  (iv) Is the Property located in a historic district?  (iv) Is the rea any active or pending applications or permits with a governing body over the historic district?  (iv) Are there any violations of the rules applying to properties in a historic district?  (ii) If the answer to 10(a) - 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 the property in t		the Property?		×	
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flood guidelines?  (I) 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?  (p) Is the Property 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 contained by the property seller authorizes listing broker to provide this disclosure statement to reactate licensees and prospective buyers of the Property. Seller understands and agrees that Seller will promptly notified by the property of the property of the property. Seller understands and agrees that Seller will promptly notified by the property of the property. Seller understands and agrees that Seller will promptly notified by the property of the property. Seller understands and agrees that Seller will promptly notified by the property of the property of the property. Seller understands and agrees that Seller will promptly notified by the	(j)	improvements or replacement of the Property?  Are any improvements located below the base flood elevation?	5177	X	0.00
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Buyer:  (signature)    A County   Count	Seller's	s knowledge on the date signed by Seller. Seller authorizes listing broker to provide this licensees and prospective buyers of the Property. Seller understands and agrees the	disclosu at Seller	re stateme will promp	ent to real otly notify
Buyer:  (signature)    A County   Count	Seller:	1) Elebet 1 David Eberhart	Date	8/15	125
Buyer: / Date:	Seller:	Abbigagle Ebeliat 1 Assignife Ebeliant	Date	8/15/	25
(signature) (print)  Buyer: Date:	Buyer	acknowledges that Buyer has read, understands, and has received a copy of this discle	osure sta	tement.	
(signature) (print)  Buyer: Date:	Buyer:	1	Date		
(signature) (print)		(signature) (print)			
	Duyer.	(signature) (print)	540	117	We see

## Comprehensive Rider to the Residential Contract For Sale And Purchase

Buyer Info Packet

THIS FORM HAS BEEN APPROVED BY THE FLORIDA REALTORS AND THE FLORIDA BAR

andconcerning the Property described	as 230 Have	wood the . S.	tellite	Beach Pl 320
Buyer's Initials	titu 143	Seller's Initials	^ -	AW
		ED PAINT DISCLOSURE -1978 Housing)		
"Every purchaser of any interest in resuch property may present exposure poisoning. Lead poisoning in your reduced intelligence quotient, behaviored pregnant women. The seller of any lead-based paint hazards from risk a based paint hazards. A risk assessment	re to lead from lead- ig children may prod avioral problems, and interest in residential assessments or inspe	based paint that may place luce permanent neurological impaired memory. Lead preal property is required to ction in the seller's possession	young childrenge incoming also provide the but and notify the	at risk of developing lead luding learning disabilities, poses a particular risk to yer with any information on le buyer of any known lead-
Known lead-  X  Seller has no   Seller has pr	based paint or lead-lead-lead-lead-lead-lead-lead-lead-	d-based paint hazards (CHE based paint hazards <u>are pre</u> based paint or lead-based p Seller (CHECK ONE BELC h all available records and sing. List documents:	sent in the ho aint hazards i <b>)W</b> ):	using. n the housing.
housing.  Buyer's Acknowledgement (INIT	IAL)	pertaining to lead-based p	aint or lead-b	ased paint hazards in the
(d) Buyer has receive	ved the pamphlet Pro	otect Your Family from Lead	in Your Hom	е.
or inspection for  Waived the or  paint or lead-base  Licensee's Acknowledgement (II  (f) Licensee has in	0-day opportunity (continued the presence of lead opportunity to conducted paint hazards.	r other mutually agreed upon based paint or lead-based ct a risk assessment or instance	paint hazards pection for th	; or e presence of lead-based
Certification of Accuracy The following parties have reviewed they have provided is true and accuracy	ed the information ab		of their knowl	edge, that the information
SELLER 6000	Date 8 12025	BUYER		Date
SELLER D. FD /20/	Date	BUYER		Date
the state of the s				

230 Harwood Ave., Satellite Beach, FL 32937

1992 may be subject to civil and criminal penalties and potential triple damages in a private civil lawsuit.

Page 1 of 1 P. LEAD-BASED PAINT DISCLOSURE

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## Flood Disclosure

Florida Statute 689.302 requires a seller to complete and provide a f property at or before the time the sales contract is executed.	lood disclosure to a purchaser of residential real
Seller, David M Enghard III & Alby flood disclosure at or before the time the sales contract is executed.	1.10 Propersonal and Bures the following
flood disclosure at or before the time the sales contract is executed	provides Buyer the following
22D Haran - 1 And C	+0/11+0 BOOM D1 2292
Property address: 230 Harwood Ave. S	safety relich, result
	<u> </u>
Seller, please check the applicable box in paragraphs (1) and (2) bel	ow.
ELOOD DISCLOS	IDE
FLOOD DISCLOS	<u>UKC</u>
Flood Insurance: Homeowners' insurance policies do not include covercouraged to discuss the need to purchase separate flood insurance.	
<ul> <li>(1) Seller  has  has not filed a claim with an insurance provincluding, but not limited to, a claim with the National Flood I</li> <li>(2) Seller  has  has not received federal assistance for flooto, assistance from the Federal Emergency Management Ag</li> <li>(3) For the purposes of this disclosure, the term "flooding" mean complete inundation of the property caused by any of the fole.</li> <li>a. The overflow of inland or tidal waters.</li> <li>b. The unusual and rapid accumulation of runoff or sur as a river, stream, or drainage ditch.</li> <li>c. Sustained periods of standing water resulting from received federal assistance provided in the National Flood I</li> </ul>	nsurance Program. d damage to the property, including, but not limited ency. is a general or temporary condition of partial or lowing: face waters from any established water source, such
Seller: Della Unhaid	Date: 8/15/25  Date: 8/15/2025
Copy provided to Buyer on by	☐ facsimile ☐ mail ☐ personal delivery.

Floor 1