

Buyer Info Packet

658 Binney St NE, Palm Bay, FL 32907

<i>SPD</i>	<i>2</i>
<i>Flood Disclosure</i>	<i>6</i>
<i>Property Inventory</i>	<i>7</i>
<i>Property Information</i>	<i>8</i>
<i>Survey</i>	<i>9</i>
<i>Lot Split Approval</i>	<i>10</i>
<i>Floor Plan</i>	<i>11</i>

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: 658 Binney St 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? _____)

	<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?	☒	☐	☐
(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: _____			
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 [Signature] and Buyer () () acknowledge receipt of a copy of this page, which is Page 1 of 4

SPDR-4x Rev 3/25

Licensed to AppFiles ©2025 Florida REALTORS®

	<u>Yes</u>	<u>No</u>	<u>Don't Know</u>
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: _____			
(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 <u>7</u> years OR date installed _____			
(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>Roof was extended over garage</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: _____			

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

SPDR-4x Rev 3/25

©2025 Florida REALTORS®

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.)

Yes	No	Don't Know
☐	☒	☐

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? ☐ Yes ☒ No ☐ Don't Know
- (c) Are any driveways, walls, fences, or other features shared with adjoining landowners? ☐ Yes ☒ No ☐ Don't Know
- (d) Are there any encroachments on the Property or any encroachments by the Property's improvements on other lands? ☐ Yes ☒ No ☐ Don't Know
- (e) Are there boundary line disputes or easements affecting the Property? ☐ Yes ☒ No ☐ Don't Know
- (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)? ☐ Yes ☒ No ☐ Don't Know
- (g) Have any subsurface rights, as defined by Section 689.29(3)(b), Florida Statutes, been severed from the Property? ☐ Yes ☒ No ☐ Don't Know
- 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? ☐ Yes ☒ No ☐ Don't Know
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? ☐ Yes ☒ No ☐ Don't Know
- (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? ☐ Yes ☒ No ☐ Don't Know
- (d) Are any mangroves, archeological sites, or other environmentally sensitive areas located on the Property? ☐ Yes ☒ No ☐ Don't Know
- (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? ☐ Yes ☒ No ☐ Don't Know
- (b) Are you aware of any existing or proposed municipal or county special assessments affecting the Property? ☐ Yes ☒ No ☐ Don't Know
- (c) Is the Property subject to any Qualifying Improvements assessment per Section 163.081, Florida Statutes? ☐ Yes ☐ No ☒ Don't Know
- (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? ☐ Yes ☒ No ☐ Don't Know
- (e) Have you ever had any claims filed against your homeowner's Insurance policy? ☐ Yes ☒ No ☐ Don't Know

Seller (_____) and Buyer (_____) acknowledge receipt of a copy of this page, which is Page 3 of 4
SPDR-4x Rev 3/25

- (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.

Seller: *Cynthia Conley Romahn* / William Douglas Romahn, Cynthia Conley Romahn Date: 10/26/2025
 (signature) (print)

Seller: *Donald Brent Conley* / Donald Brent Conley Date: 10/26/2025
 (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 *WDR* and Buyer () () acknowledge receipt of a copy of this page, which is Page 4 of 4
 SPDR-4x Rev 3/25

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, William Douglas Romahn, Cynthia Conley Romahn Donald Brent Conley, provides Buyer the following flood disclosure at or before the time the sales contract is executed.

Property address: 658 Binney St 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:
- The overflow of inland or tidal waters.
 - The unusual and rapid accumulation of runoff or surface waters from any established water source, such as a river, stream, or drainage ditch.
 - Sustained periods of standing water resulting from rainfall.

Seller: William D Romahn - Cynthia Conley Romahn POA

Date: 10/26/2025

Seller: Cynthia Conley Romahn

Date: 10/26/2025

DR 10-26-25
Copy provided to Buyer on _____ by ☐ email ☐ facsimile ☐ mail ☐ personal delivery.

Property Inventory



**COASTAL
ESTATE TEAM**

COMPASS

Owner(s): William Romahn, Cynthia Romahn, Donald Conley

Property Address: 658 Binney St NE, Palm Bay, FL 32907

Water: City Well
Irrigation: City Well Reclaimed

*If any items below are leased please make a note

ITEM	CONVEYS		
	Y	N	N/A
Appliances			
Built-In Grill			
Built-In Microwave	✓		
Cook Top			
Dishwasher	✓		
Dryer (Electric Gas)	✓		
Freezer			
Garbage Disposal			
Ice Maker			
Range/Oven (Electric Gas)	✓		
Refrigerator - Kitchen	✓		
Refrigerator - Secondary Full Size <i>garage</i>	✓		
Trash Compactor			
Undercounter Refrigerator <i>(outside)</i>	✓		
Wall Oven			
Washer	✓		
Wine / Drink Refrigerator			
Other:			
Cooling / Heating Systems			
Ceiling Fan(s) #	8		
Central A/C # <i>(Heat)</i> (Gas <i>(Elec)</i>)	✓		
Fireplace (Gas Wood Burning)			
Water Heater(s) # (Gas <i>Elec</i>)	✓		
Window A/C # <i>garage</i>	1		
Other:			
Home Systems			
Central Vacuum			
Generator			
Intercom			
Security System			
Smoke Detector(s) #	✓		
Speaker(s) # Location:			
Surround Sound (components)	✓		
Surround Sound (wiring)	✓		
Water Softener			
Other:			
Miscellaneous Interior			
Chandelier(s) # / Hanging Lamp(s) #	✓		
Draperies & Rods	✓		

Seller

Date

Seller

Date

ITEM	CONVEYS		
	Y	N	N/A
Sconce(s) #			
Shades & Blinds	✓		
Other:			
Garage / Gate / Mailbox			
Garage Door Remote(s) #	2		
Gate Remote(s) #			
Mailbox Number Mailbox Key(s) #	2		
Other:			
Pool			
Hot Tub / Spa			
Pool (Inground Above Ground)	✓		
Pool Barrier Fence			
Pool Equipment	✓		
Pool Pump	✓		
Pool Salt Water System			
Pool / Spa Heater (Gas Elec Solar)			
Other:			
Outdoor Systems			
Drinking Water Well / Pump			
Irrigation System	✓		
Irrigation Well / Pump	✓		
Landscape Lighting	✓		
Propane Gas Tank (Loc:)			
Satellite Dish			
Other:			
Miscellaneous Outdoor			
Awnings (Elec Manual)			
Boat Dock / Boat Lift (lbs.)			
Fence	✓		
Lawn / Patio Furniture			
Shed(s) #			
Storm Shutters / Panels (Elec Manual)			
Summer Kitchen / Barbecue			
Other: <i>raised garden beds</i>	✓		
Other Items Not Listed			
<i>Gazebo</i>	✓		
<i>White High Bar Chairs (3)</i>	✓		

Buyer

Date

Buyer

Date

Property Information



**COASTAL
ESTATE TEAM**
COMPASS

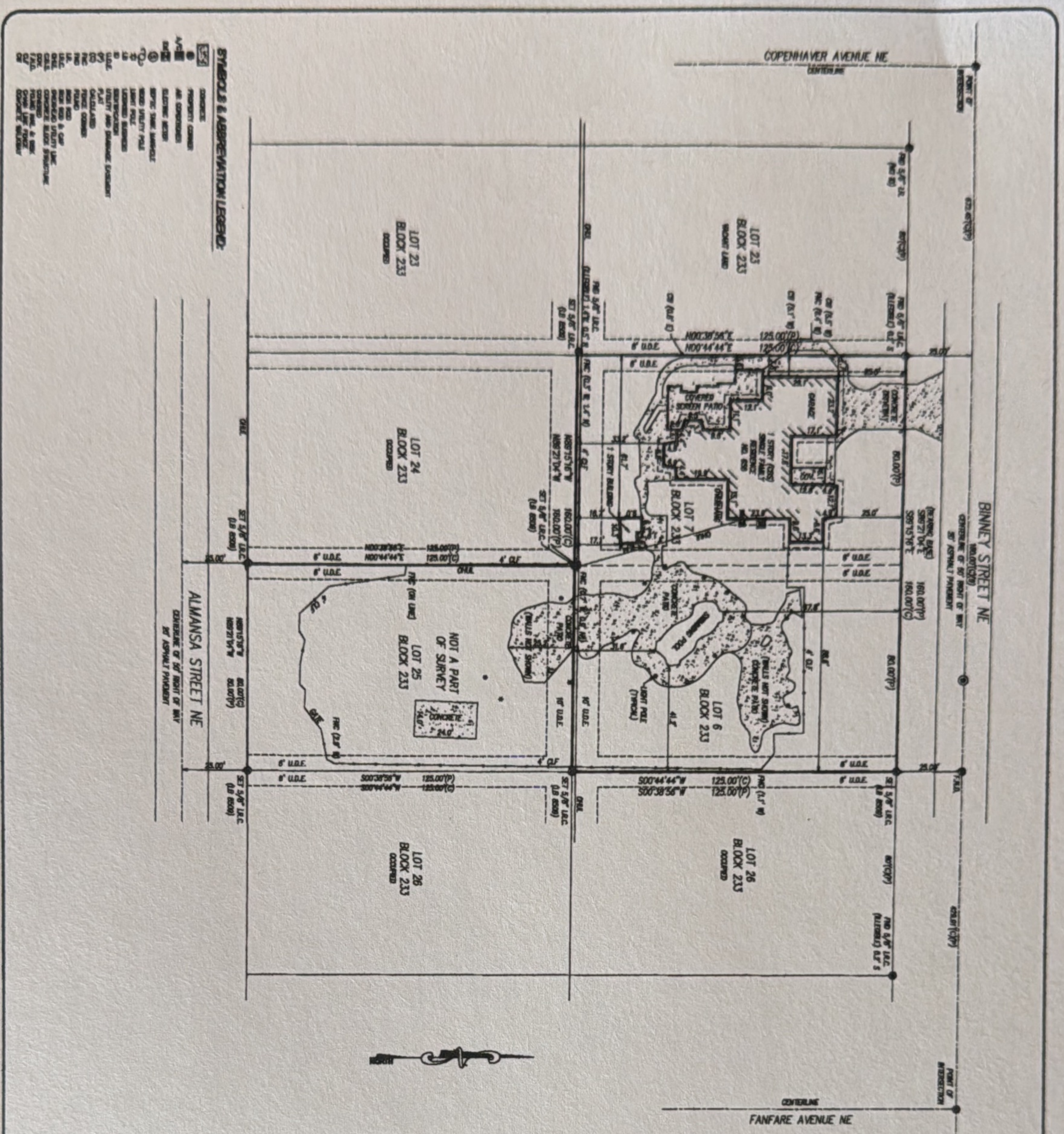
Property Address: 658 Binney St NE, Palm Bay, FL 32907

Utility Information		
Water: <u>Palm Bay Utilities</u>	Phone: <u>321-952-3420</u>	
Gas/Propane: _____	Phone: _____	
Cable: <u>Spectrum</u>	Phone: <u>833-298-0722</u>	
Phone: <u>Spectrum</u>	Phone: <u>833-290-0722</u>	
Internet: <u>Spectrum</u>	Phone: <u>833-290-0722</u>	
Well: <u>used for Sprinklers only</u>	Serviced on: _____	Phone: _____
Septic: _____	Serviced on: _____	Phone: _____ #tanks: _____
Trash: <u>Republic</u>	Pick-up Day: _____	Phone: _____
Recycle: <u>Republic</u>	Pick-up Day: _____	Phone: _____

HOA Information		
Management Company/Contact: _____	Phone: _____	
Website: _____	Email: _____	
Dues: _____ Frequency: _____		
Master Association Company/Contact: _____	Phone: _____	
Website: _____	Email: _____	
Dues: _____ Frequency: _____		
HOA Includes: _____		
Any Special Assessments or Lawsuits Pending: _____		
Do you have the HOA Documents and Financials: _____		
Are you current on your payments: _____		
Does the Association need to approve Buyers: _____		

Miscellaneous Information		
Do you have a current survey: <u>yes</u>		
Termite Bond (Company): _____	Transferable: _____	Transfer Fee: _____
Alarm System (Company): _____	Transferable: _____	Monthly Fee: _____
Liens or open Permits: _____		
Completed Permits, Repairs, or Improvements: _____		
A/C age: <u>3</u>	Roof age: <u>8</u>	Electrical updated: <u>10</u>
What Flood Zone is the Property located in: <u>X</u>		
Approximate Utilities Cost: Electric <u>400</u> Gas <u>X</u> Water <u>130</u> includes sewer & trash		
Approximate Insurance Cost Per Year: <u>\$6000</u>		

Maintenance Contacts		
Lawn: <u>Tag Precision Lawns - Tim McCauley owner</u>	Phone: <u>321-471-8150</u>	
Pool: <u>Breezy Pool Care - Travis Owner</u>	Phone: <u>321-288-0611</u>	
Irrigation: <u>Jaebb Sierhta</u>	Phone: <u>321-577-4187</u>	
Cleaning: _____	Phone: _____	
A/C Service: <u>Star Air Conditioning & Heating</u>	Phone: <u>321-638-4698</u>	
Pest: _____	Phone: _____	
<u>General Handyman (excellent) Tony</u>		



PALM BEACH, BREVARD COUNTY, FLORIDA
VICINITY MAP
NO SCALE
BOUNDARY SURVEY

Prepared For:
CYNTHIA CONLEY ROMAHN

LEGAL DESCRIPTION

LOTS 6 AND 7, PORT MALABAR UNIT SEVEN,
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT
BOOK 14, PAGES 125 THROUGH 135, INCLUSIVE, OF THE
PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

Address: 658 BINNEY STREET NE
PALM BAY, FLORIDA 32907

SURVEYORS NOTES AND REPORT:

- [illegible]

 AERO LAND SURVEYORS FLORIDA, SOUTHEAST, INC. 501 N. W. 11TH ST. SUITE 100 MIAMI, FL 33136 TEL. (305) 371-2222 FAX (305) 371-2222		WE ARE THE ONLY AERO LAND SURVEYORS IN THE STATE OF FLORIDA TO BE LICENSED BY THE FLORIDA BOARD OF SURVEYING AND MAPPING.	
LA LAND SURVEYORS	LOTS 8 & 7 BLOCKS 235 SECTION 8/4	PLAT BOOK 140 AND TOWN BOOK 14 PAGE 113-115	MAP OF "FOUR MILEWIDE SHIRT SEVEN"
TITLE HOLD N/A	MAP FILED DATED N/A	COUNTY TAX MAP BK. 28-37-32-78-235-8	SITUATED IN PLAT MAP BK. 28-37-32-78-235-8 BRUNSWICK COUNTY, FLORIDA
CRITICAL EXISTENCY REVIEW	CHRISTOPHER HESTON CHARTERED SURVEYOR LICENSE NO. 10000 FLORIDA REGISTERED PROFESSIONAL LAND SURVEYOR		
25 MAY 1994 PM 12:00 PM	25 MAY 1994 PM 12:00 PM		



06/10/2025

Cynthia Conley Romahn
658 BINNEY ST NE

PALM BAY, FL 32907

Sent Via: holdtrue2004@yahoo.com

RE: Lot Split/ Reconfiguration Approval – LS25-00009

Dear Cynthia Conley Romahn

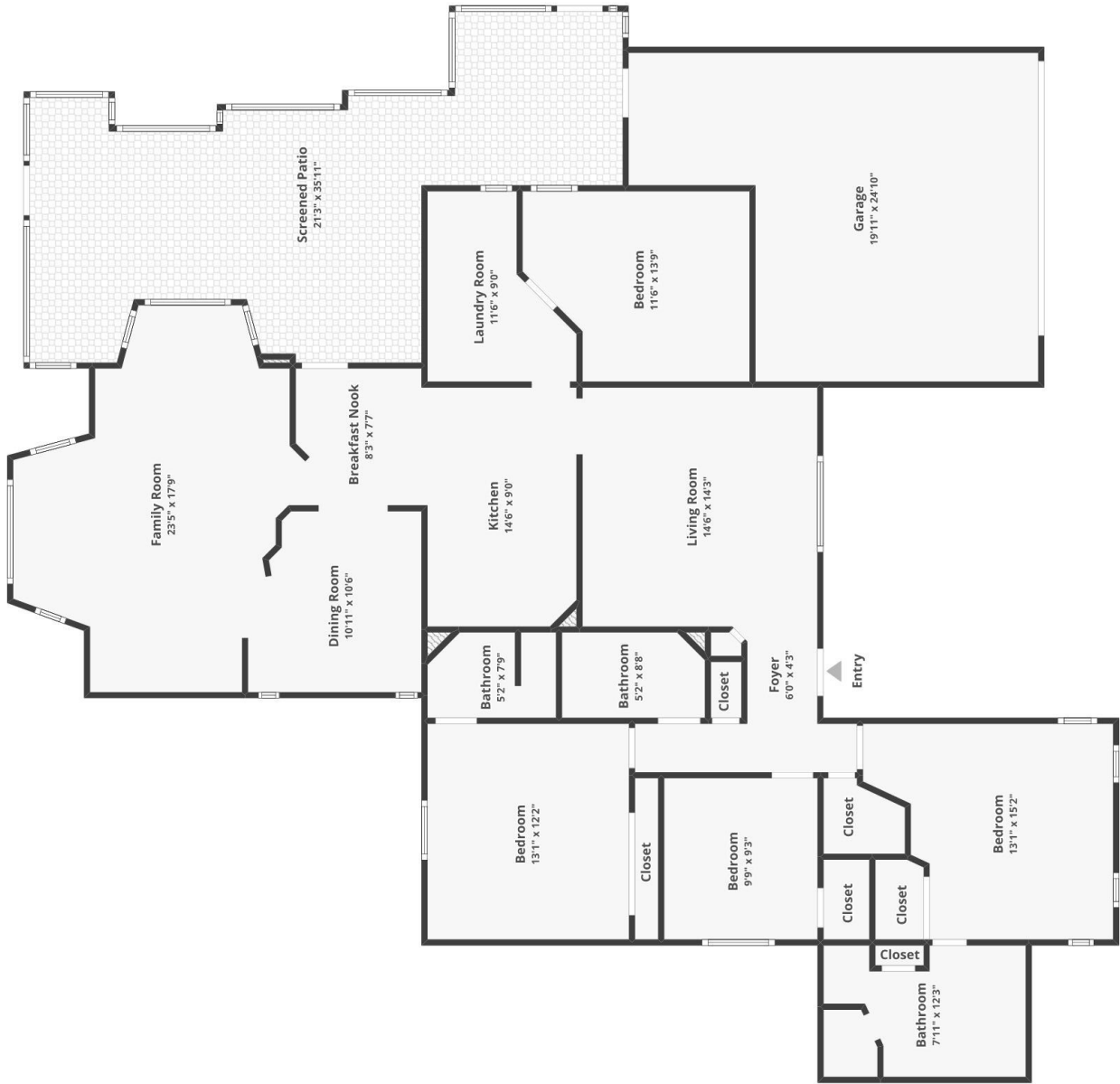
The City of Palm Bay's Land Development Division is pleased to announce that your lot split/reconfiguration request has been approved and is ready to be recorded.

The surveys, maps, and legal descriptions are in substantial conformance with the approved request and must be recorded in the Brevard County Clerk's Official Records. Once the documents are recorded, please upload a copy of the recorded documents into the iMS portal.

If you have any questions, please contact Land Development at 321-733-3042.

Sincerely,

Land Development Division



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