

Buyer Info Packet

345 Dorset Dr. Cocoa Beach, FL 32931

<i>SPD Waiver</i>	<i>2</i>
<i>LICENSEE DISCLOSURE</i>	<i>3</i>
<i>LBPD</i>	<i>4</i>
<i>Flood Disclosure (FD-2)</i>	<i>5</i>
<i>PPI</i>	<i>6</i>
<i>FAQs</i>	<i>7</i>
<i>Floor Plan</i>	<i>9</i>



Seller's Property Disclosure Waiver
for Exclusive Right of Sale Listing Agreements

Property Address: 345 Dorset Dr. Cocoa Beach, FL 32931

Listing Date: Feb 4, 2026

Seller Name(s): Neal P. Spurlock III II *NPSII* Leesa L. Spurlock

Compass Agent Name: Zack Spurlock

☐ **Option 1:**

The Seller(s) above hereby acknowledge that they will complete and execute a Seller Property Disclosure for the above-referenced Property. This Disclosure must be completed prior to the acceptance of an executed purchase agreement.

☒ **Option 2:**

The Seller(s) above hereby elect not to execute a Seller Property Disclosure for the above-referenced property and thereby understand and agree that they release Compass Florida, LLC from any and all disputes, claims or causes of action arising out of or relating to their election not to execute the same.

Neal P. Spurlock III May 21, 2025
Seller Signature Date

Zack Spurlock May 20, 2025
Listing Agent Signature Date

Leesa L. Spurlock May 21, 2025
Seller Signature Date

Comprehensive Rider to the Residential Contract For Sale And Purchase

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

If initialed by all parties, the clauses below will be incorporated into the Florida Realtors® /Florida Bar Residential Contract For Sale And Purchase between Neal P. Spurlock II Leesa L. Spurlock (SELLER) and _____ (BUYER) concerning the Property described as 345 Dorset Dr. Cocoa Beach, FL 32931

Buyer's Initials _____

Seller's Initials NPSII LLS

AA. LICENSEE DISCLOSURE OF PERSONAL INTEREST IN PROPERTY

Neal P. Spurlock II has an active or inactive real estate license and has a personal interest in the Property (specify if licensee is related to a party, or is acting as Buyer or Seller, etc.) Seller

Comprehensive Rider to the Residential Contract For Sale And Purchase

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

If initialed by all parties, the clauses below will be incorporated into the Florida Realtors®/Florida Bar Residential Contract For Sale And Purchase between Neal P. Spurlock III || NPSII Leesa L. Spurlock (SELLER) and _____ (BUYER) concerning the Property described as 345 Dorset Dr. Cocoa Beach, FL 32931

Buyer's Initials _____

Seller's Initials NPSII LLS

P. LEAD-BASED PAINT DISCLOSURE (Pre-1978 Housing)

Lead-Based Paint Warning Statement

"Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspection in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase."

Seller's Disclosure (INITIAL)

- NPSII LLS (a) Presence of lead-based paint or lead-based paint hazards (**CHECK ONE BELOW**):
- ☐ Known lead-based paint or lead-based paint hazards are present in the housing.
- ☒ Seller has no knowledge of lead-based paint or lead-based paint hazards in the housing.
- NPSII LLS (b) Records and reports available to the Seller (**CHECK ONE BELOW**):
- ☐ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint or lead-based paint hazards in the housing. List documents: _____
- ☒ Seller has no reports or records pertaining to lead-based paint or lead-based paint hazards in the housing.

Buyer's Acknowledgement (INITIAL)

- _____ (c) Buyer has received copies of all information listed above.
- _____ (d) Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*.
- _____ (e) Buyer has (**CHECK ONE BELOW**):
- ☐ Received a 10-day opportunity (or other mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based paint hazards; or
- ☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based paint hazards.

Licensee's Acknowledgement (INITIAL)

- 25 (f) Licensee has informed the Seller of the Seller's obligations under 42 U.S.C.4852(d) and is aware of Licensee's responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<u>Neal P. Spurlock III</u>	May 21, 2025	_____	_____
SELLER	Date	BUYER	Date
<u>Leesa L. Spurlock</u>	May 21, 2025	_____	_____
SELLER	Date	BUYER	Date
<u>Zack Spurlock</u>	May 20, 2025	_____	_____
Listing Licensee	Date	Selling Licensee	Date

Any person or persons who knowingly violate the provisions of the Residential Lead-Based Paint Hazard Reduction Act of 1992 may be subject to civil and criminal penalties and potential triple damages in a private civil lawsuit.

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, Neal P. Spurlock III Leesa L. Spurlock, provides Buyer the following flood disclosure **at or before** the time the sales contract is executed.

Property address: 345 Dorset Dr. Cocoa Beach, FL 32931

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: Neal P. Spurlock III

Date: February 4, 2026

Seller: Leesa L. Spurlock

Date: February 4, 2026

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



CARPENTER | KESSEL
HOMESELLING TEAM

PERSONAL PROPERTY INVENTORY

Seller 1: <div style="text-align: center; margin-top: 10px;">Neal P. Spurlock II</div>	Seller 2: <div style="text-align: center; margin-top: 10px;">Leesa L. Spurlock</div>
Property Address: <div style="text-align: center; margin-top: 5px;">345 Dorset Dr. Cocoa Beach, FL 32931</div>	

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 type="checkbox"/> Electric <input type="checkbox"/> Gas <div style="text-align: center; color: blue;">***** OR *****</div>			X
Wall Oven(s): <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas <div style="text-align: center; color: blue;">***** AND *****</div>	X		
Cooktop: <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas	X		
Refrigerator with Freezer			X
Microwave Oven	X		
Dishwasher	X		
Disposal	X		
Water Softener Purifier <input type="checkbox"/> Owned <input type="checkbox"/> Leased			X
Bar Refrigerator			X
Separate Refrigerator Freezer Stand Alone Ice Maker			X
Wine Cooler			X
Compactor			X
Washer	X		
Dryer: <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas	X		
Chandelier/Hanging Lamp Qty ____			X
Ceiling Paddle Fan Qty ____	X		
Sconce(s): Qty ____			X
Draperies: Qty ____ Rods: Qty ____			X
Plantation Shutters: Qty ____	X		
Shades Blinds: Qty ____	X		
Mirrors Location:	X		
Fireplace(s) Qty ____ <input type="checkbox"/> Wood Burning <input type="checkbox"/> Gas <input type="checkbox"/> Both			X
Boat Lift: Weight ____ Davits: <input type="checkbox"/> Electric <input type="checkbox"/> Manual			X
Appliances Leased Describe:			X
Pool Table Game Table			X

Item	Yes	No	N/A
Water Heater(s): Qty ____ <input type="checkbox"/> Tankless <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric	X		
Generator: <input type="checkbox"/> Electric <input type="checkbox"/> Propane <input type="checkbox"/> Natural Gas			X
Storm Shutters Panels: Impact Windows <input type="checkbox"/> Electric <input type="checkbox"/> Manual <input type="checkbox"/> Both			X
Awnings: <input type="checkbox"/> Electric <input type="checkbox"/> Manual			X
Propane Tank: <input type="checkbox"/> Owned <input type="checkbox"/> Leased			X
Central Vac System Equip + Accessories			X
Security Gate Remotes(s): Qty ____			X
Garage Door Opener(s): Qty ____	X		
Garage Door Remote(s): Qty <u>1</u>	X		
Smart Doorbell			X
Smart Thermostat(s) Qty ____			X
Summer Kitchen Grill			X
Pool: <input checked="" type="checkbox"/> Salt <input type="checkbox"/> Chlorine	X		
Pool Heater: <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Elec <input type="checkbox"/> Solar	X		
Hot Tub Spa: Heated: Yes No			X
Pool Cleaning Equipment			X
Pool – Child Fence Barrier			X
Storage Shed	X		
Potted Plants Lawn Ornaments Fountains			X
Intercom			X
TV's: Qty ____ TV Mounts: Qty ____			X
Security System: <input type="checkbox"/> Owned <input type="checkbox"/> Leased Cameras: <input type="checkbox"/> Yes <input type="checkbox"/> No			X
Surround Sound (With Components) Speakers: <input type="checkbox"/> Yes <input type="checkbox"/> No	X		
Satellite Dish TV Antenna <input type="checkbox"/> Leased <input type="checkbox"/> Owned			X
Other Notes:			

Seller 1: Neal P. Spurlock II Date: May 21, 2025

Buyer 1: _____ Date: _____

Seller 2: Leesa L. Spurlock Date: May 21, 2025

Buyer 2: _____ Date: _____



CARPENTER | KESSEL
HOMESELLING TEAM

FREQUENTLY ASKED QUESTIONS

Important Information for Prospective Buyers

Property Information

Address:			
345 Dorset Dr. Cocoa Beach, FL 32931			
Home Warranty: Yes	No	If yes, Company Number:	
	X		
Lawn Service Number:		Pool Company Number:	
Pest Company Number:		Termite Company Number:	Transferable Bond: Yes No

Utility Information

Trash Pick-Up Days	Trash:	Yard:	Recycle:
Approximate Utility Cost Per Month	Electric:	Gas:	Water:
Heat Source:	Electric	Gas	
Water Source:	City Water	Well	Sprinkler System Runs On:
	X		Well City Reclaimed
Plumbing Source:	Sewer	Septic	Septic Location:
	X		

Property Specifics

Roof Age:	Heating & A/C System Age:	Water Heater Age:
2004	2021	2025
Water Depth at Dock:	Waterfront Footage:	Type of Fencing:
		Wood & Stucco
Type of Flooring:	Type of Countertops:	
Tile, New carpet	Granite in kitchen	
Property Features Updates Year:		
--Screened saltwater heated pool --Private fenced backyard --2 sheds --Brand new hot water heater --Newer a/c --Fresh interior paint --New carpet --Impact windows --New under slab plumbing --New Pool Chorline free salt system		
--New Refrigerator -- New Washer/Dryer		

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:	

Seller 1 Signature: Heidi R Spawlsbeck II

Date: May 21, 2025

Seller 2 Signature: Leeza L Spawlsbeck

Date: May 21, 2025



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.)

Seller 1 Signature: Heidi P. Spawlock 11 Date: May 21, 2025
Seller 2 Signature: Leeja L. Spawlock Date: May 21, 2025

