

Buyer Info Packet

787 Oak Ridge Dr.
Indialantic FL, 32903

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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: 787 OAK RIDGE DR INDIALANTIC FL 32903
(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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Is seawall, if any, and dockage, if any, structurally sound?	<input checked="" 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 checked="" type="checkbox"/>	<input 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: _____			
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: <u>Termite Bored</u>			
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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: _____			

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 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, is it <input type="checkbox"/> owned <input type="checkbox"/> leased?			
(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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
(i) If any answer to questions 4(b), 4(c), and 4(e) - 4(h) is yes, please explain: <i>A/C COMPENSATION ABOVE GUEST BATH - REMEDIATED</i>			

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>2019</u> years OR date installed _____ | | | |
| (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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If yes, please explain: _____ | | | |
| (e) Are you aware of any defects to the roof, fascia, soffits, flashings or any other component of the roof system? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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):
<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 checked="" 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"/> |

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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If yes, was the claim paid? <input type="checkbox"/> yes <input 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 | | | |
| (c) If any answer to questions 7(a) - 7(b) is yes, please explain:
_____ | | | |

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
<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.

- (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

- [illegible]

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

(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.

- 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.

Date: 15 Sep 2025
Date: 9.15.25-

Buyer: _____ / _____ Date: _____
(signature) (print)

Buyer: _____ / _____ Date: _____
(signature) (print)

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, Daryl E. Goods, JR. Saskia M. Goods, provides Buyer the following flood disclosure at or before the time the sales contract is executed.

Property address: 787 OAK RIDGE DR INDIALANTIC FL 32903

Seller, please check the applicable box in paragraphs (1) and (2) 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 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.
- (2) Seller ☐ has ☒ has not received federal assistance for flood damage to the property, including, but not limited to, assistance from the Federal Emergency Management Agency.
- (3) 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: 

Date: 13 Sep 2025

Seller: 

Date: 9.15.25

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

787 Oak Ridge Property Details/Notes:**Interior Features**

- Renovated
- Tile floors, sliders with river view
- Dining room with niche
- Quartz counters, pot filler, Meile double ovens, microwave, wine cooler
- Fridge, gas stove
- Pool bath with shower
- Guest room/office with built-ins and outdoor access
- Laundry room with cabinets and sink
- Primary (1st floor):
 - Wood floors, river view
 - 2 closets with built-ins
 - Closet toilet room
 - Free-standing tub
 - Glass walk-in shower
 - Double vanity
- Stairs with wire railing
- Loft with new doors to balcony (Trex decking)
- 2nd master upstairs (identical finishes/layout as downstairs)
- 2nd office/gym with built-in desk

Exterior Features

- 0.33 acre lot
- Garage: 3-car / 2-door, finished (epoxy) floors, attic space
- All windows are impact or roll-down shutters
- 2019 roof
- Chicago brick paving with lap pool + spa (gas heated)
- Firepit area
- Dock with covered boat slip, boat lift, outdoor shower, sink

Systems / Utilities / Maintenance

- Termite bond
- Water leaks had mold, mitigated professionally
- New insulation
- New AC (central/thermostat replaced)



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PERSONAL PROPERTY INVENTORY

Seller 1: Daryl E. Goods, JR.	Seller 2: Saskia M. Goods
Property Address: 787 OAK RIDGE DR INDIALANTIC FL 32903	

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): <u>Electric</u> <u>Gas</u> <u>OR</u>			X
Wall Oven(s): <u>Electric</u> <u>Gas</u> <u>AND</u>	X		
Cooktop: <u>Electric</u> <u>X Gas</u>	X		
Refrigerator with Freezer	X		
Microwave Oven	X		
Dishwasher	X		
Disposal	X		
Water Softener Purifier <u>Owned</u> <u>Leased</u>			X
Bar Refrigerator			X
Separate Refrigerator Freezer Stand Alone Ice Maker	X		
Wine Cooler	X		
Compactor			X
Washer	X		
Dryer: <u>X Electric</u> <u>Gas</u>	X		
Chandelier/Hanging Lamp Qty <u>ALL</u>	X		
Ceiling Paddle Fan Qty <u> </u>	X		
Sconce(s): Qty <u> </u>			X
Draperies: Qty <u> </u> Rods: Qty <u> </u>		X	
Plantation Shutters: Qty <u> </u>			X
Shades Blinds: Qty <u>ALL</u>	X		
Mirrors Location: <u>Bathroom</u>	X		
Fireplace(s) Qty <u> </u> <u>Wood Burning</u> <u>Gas</u> <u>Both</u>			X
Boat Lift: Weight <u>7500</u> Davits: <u>X Electric</u> <u>Manual</u>	X		
Appliances Leased Describe:			X
Pool Table Game Table			X

Item	Yes	No	N/A
Water Heater(s): Qty <u> </u> <u>Tankless</u> <u>X Gas</u> <u>Electric</u>	X		
Generator: <u>Electric</u> <u>Propane</u> <u>Natural Gas</u>			
Storm Shutters Panels: <u>Electric</u> <u>Manual</u> <u>Both</u>	X		
Awnings: <u>Electric</u> <u>Manual</u>			X
Propane Tank: <u>Owned</u> <u>X Leased</u>	X		
Central Vac System Equip + Accessories			X
Security Gate Remotes(s): Qty <u> </u>			X
Garage Door Opener(s): Qty <u> </u>	X		
Garage Door Remote(s): Qty <u> </u>	X		
Smart Doorbell			X
Smart Thermostat(s) Qty <u>1</u>	X		
Summer Kitchen Grill	X		
Pool: <u>X Salt</u> <u>Chlorine</u>	X		
Pool Heater: <u>Gas</u> <u>X Elec</u> <u>Solar</u>	X		
Hot Tub Spa: Heated: <u>(Yes)</u> No <u>-has</u>	X		
Pool Cleaning Equipment	X		
Pool - Child Fence Barrier			X
Storage Shed			X
Potted Plants Lawn Ornaments Fountains		X	
Intercom			X
TV's: Qty <u>10</u> TV Mounts: Qty <u>2</u>	X		
Security System: <u>X Owned</u> <u>Leased</u>	X		
Cameras: <u>(4)</u> <u>X Yes</u> <u>No</u>	X		
Surround Sound <u>with components</u> Speakers: <u>(4)</u> <u>X Yes</u> <u>No</u> <u>only</u>	X		
Satellite Dish TV Antenna <u>Leased</u> <u>Owned</u>			X
Other Notes:			

Seller 1: Daryl Goods Date: 15 Sep 2025 Buyer 1: _____ Date: _____
 Seller 2: Shawn Date: 9.15.25 Buyer 2: _____ Date: _____



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FREQUENTLY ASKED QUESTIONS

Important Information for Prospective Buyers

Property Information

Address: 787 OAK RIDGE DR INDIALANTIC FL 32903		
Home Warranty: Yes <input checked="" type="radio"/> No	If yes, Company Number: N/A	
Lawn Service Number: Seascape - \$375 monthly	Pool Company Number: Sunset - \$130 monthly	
Pest Company Number: Price	Termite Company Number: Price	Transferable Bond: <input checked="" type="radio"/> Yes No Buyer pay

Utility Information

Trash Pick-Up Days MON - THUR	Trash: THUR	Yard: WED	Recycle: WED
Approximate Utility Cost Per Month	Electric: \$350-600	Gas: AS NEED	Water: \$90
Water Source: <input checked="" type="radio"/> City Water Well	Heat Source: <input checked="" type="radio"/> Electric Gas		
Plumbing Source: <input checked="" type="radio"/> Sewer Septic	Septic Location:		
Sprinkler System Runs On: <input checked="" type="radio"/> Well City Reclaimed			

Property Specifics

Roof Age: 2019	Heating & A/C System Age: 2 units - 2023	Water Heater Age: 2019
Water Depth at Dock: 3-4 ft	Waterfront Footage: 100 ft	Type of Fencing: Vixxy 1
Type of Flooring: TILE	Type of Countertops: QUARTZ	
Property Features Updates Year: Pool installed in 2020 - SALT Interior Remodel in 2020 Gas FIREPIT		

Are You Providing a Copy of:

Wind Mitigation: <input checked="" type="radio"/> Yes No 2022	Four-Point Inspection: Yes No	Survey: <input checked="" type="radio"/> Yes No INFO PURPOSES ONLY
Insurance Declaration Page: <input checked="" type="radio"/> Yes No	Approximate Insurance Cost Per Year: \$6500	

Seller 1 Signature:

[Signature]

Date:

15 SEP 2025

Seller 2 Signature:

[Signature]

Date:

9.15.25

