



HOMEOWNER DISCLOSURE STATEMENT

Homeowner(s): Lionel Agosto

Property: 1030 Grapefruit rd, Palm Bay, FL 32909

Approx. age of Property: 4 yrs Date purchased:

IN CONNECTION WITH MY/OUR RELOCATION, I/WE MAKE THE FOLLOWING DISCLOSURES TO THE BEST OF MY/OUR KNOWLEDGE REGARDING MY/OUR PROPERTY WITH THE KNOWLEDGE THAT EVEN THOUGH THIS IS NOT A WARRANTY, PROSPECTIVE BUYERS MAY RELY ON THIS INFORMATION IN DECIDING WHETHER OR ON WHAT TERMS TO PURCHASE THE PROPERTY. I/WE FURTHER UNDERSTAND THAT AN OFFER TO PURCHASE WILL NOT BE MADE UNTIL THIS DISCLOSURE IS COMPLETED.

1. HOUSE SYSTEMS

Table with 2 columns: Question, Yes/No. Rows include: (a) Electrical Wiring, (b) Air Conditioning/Cooling System, (c) Plumbing, (d) Heating, (e) Pool/Hot Tubs/Spa, (f) Appliances, (g) Floors, (h) Water System (Well), (i) Sprinkler System, (j) Chimneys/Fireplaces.

2. LAND/FOUNDATION

Table with 2 columns: Question, Yes/No. Rows include: (a) Is the property located on filled or expansive soil?, (b) Have any sliding, settling, earth movement, upheaval or earth stability problems occurred on your property or in the immediate neighborhood?, (c) Are there any defects or problems relating to the foundation/basement?, (d) Has a water or dampness condition ever existed in your basement/crawlspace?

3. ROOF

Table with 2 columns: Question, Yes/No. Rows include: (a) Age (Years 4), (b) Has the roof ever leaked during your ownership?, (c) Has the roof been replaced or repaired during your ownership?, (d) Are there any problems with the roof?, (e) Does your home have solar panels? (Owned/Leased)

4. SEWAGE

Table with 2 columns: Question, Yes/No. Rows include: (a) Is the property connected to a public sewer system?, (b) Is there a septic tank/cesspool serving this property? (If yes, when was it last serviced? 2026), (c) Do you know of any problems relating to the septic tank/cesspool/sewage system?

5. DRAINAGE/WATER

Table with 2 columns: Question, Yes/No. Rows include: (a) Is the property located in a flood zone?, (b) Has the property ever had a drainage or a flooding problem?, (c) Have any properties in the immediate neighborhood ever had a drainage or flooding problem?

Homeowner Initials LA, OMA

Purchaser Initials:



6. BOUNDARIES

- | | | |
|---|-------------------------------------|-------------------------------------|
| | Yes | No |
| (a) Have you ever had a survey of your property done? (No explanation required)..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) Are the boundaries of your property marked in any way? (If yes, please describe)..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Comments:

on the road

- | | | |
|---|--------------------------|-------------------------------------|
| (c) Are there any access agreements, shared driveways, etc. that impact use of this property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|-------------------------------------|

Comments: _____

7. STRUCTURAL

- | | | |
|---|--------------------------|-------------------------------------|
| | Yes | No |
| (a) Is any part of your home's exterior Synthetic Stucco, EIFS, or a similar type product?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) Have any repairs been made to the Synthetic Stucco?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

If yes, provide information on the repair: _____

- | | | |
|---|--------------------------|-------------------------------------|
| (c) Is any part of your home's exterior press-board siding, ie: Louisiana Pacific, Inner Seal siding? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (d) Has a claim been filed with the manufacturer of the siding?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (e) Has the property ever been damaged by fire?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (f) Are you aware of the existence of any type of mold that could be considered a health risk? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

8. ADDITIONS/REMODELS

- | | | |
|---|--------------------------|-------------------------------------|
| | Yes | No |
| (a) Were any structural additions, changes, or repairs made to the property by the former Owners without obtaining all necessary permits and government approvals?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) Have you made any structural additions, changes, or repairs to the property?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (c) Have you obtained all necessary permits and government approvals?..... | <input type="checkbox"/> | <input type="checkbox"/> |

9. HOMEOWNER'S ASSOCIATION

- | | | |
|---|--------------------------|-------------------------------------|
| | Yes | No |
| (a) Is the property subject to rules and regulations of any Homeowner's Association?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) Are there any problems relating to any common area?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (c) Are there any conditions which may result in an increase in taxes or assessments?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (d) Are there any pending or threaten claims or lawsuits against the Homeowner's Association? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

10. NEIGHBORHOOD

- | | | |
|---|--------------------------|-------------------------------------|
| | Yes | No |
| (a) Is there any unusual amount of noise from any source (for example; airplanes, traffic, schools or business) that affects the property?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) Are there any other neighborhood conditions or problems affecting the property?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

(Please Explain: _____)

11. MISCELLANEOUS

- | | | |
|--|--------------------------|-------------------------------------|
| | Yes | No |
| (a) Does the property now contain or has it ever contained any toxic substances, asbestos or lead paint? (If yes, where?.....) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Homeowner Initials LA, MS

Purchaser Initials: _____



- (b) Does the property now contain or has it ever contained any underground tanks?..... Yes No
- If so, where? _____
- If so, are they abandoned?..... Yes No
- If yes, what was the method of abandonment?(_____)
- Please provide the name, phone and address of the company who completed the abandonment as well as Date completed: _____
- Name _____
- Address: _____ City, State Zip: _____
- Phone Number: _____
- (c) Does the property have an above ground tank for propane fuel/oil?..... Yes No
- (d) Are there any violations of local, state or federal government laws or regulations relating To this property?..... Yes No
- (e) Have any termite/pest control reports on the property been prepared in the last five years? Yes No
- (f) Are there any encroachments, overlaps, boundary line disputes, or unrecorded easements relating to this property?..... Yes No
- (g) Are there any existing or threatened legal actions affecting this property?..... Yes No
- (h) Are there any past or present problems with driveways, walkways, patios, seawalls, fences, retaining walls, party walls on the property or adjacent properties?..... Yes No
- (i) Is the property located on an earthquake fault? (No explanation necessary)..... Yes No
- (j) Are there any bonds or assessments affecting this property?..... Yes No
- (k) Does the house have central air conditioning? (No explanation required)..... Yes No
- (l) Are any of the systems (alarm, water softener, fuel tank, solar panels etc.) leased or rented? Yes No
- Please specify and provide contact information: _____
- (m) Have there been any significant repairs made to the property or to any of its systems or components within the last five years?..... Yes No
- If yes, please describe _____
- (n) Is the property located next to or in close proximity of a dump, junk yard or toxic disposal site? Yes No
- (o) Has the property been tested for radon gas?..... Yes No
- (p) Is the residence equipped with an operable smoke detector? Yes No
- (q) Is there a solar system? Yes No
- If so, please provide details: _____

12. GENERAL CONDITION

- Do you know of any other facts, conditions, circumstances which may affect the value, the beneficial use or desirability of this property?..... Yes No
- If yes (please use additional sheets if necessary) _____

Homeowner Initials LA, OW

Purchaser Initials: _____, _____



DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT/ HAZARDS

Property: 1030 Grapefruit Rd SE Palm Bay FL 32909

LEAD WARNING STATEMENT - Every purchaser of any interest in residential 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 Homeowner of any interest in residential property is required to provide the buyer with any information on lead based paint hazards from risk assessments or inspections in the Homeowner's possession and notify the buyer of any known lead based hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

HOMEOWNER'S DISCLOSURE

- (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
 - (i) Known lead-based paint and or lead-based paint hazards are present in housing (explain) _____
 - (ii) Homeowner has no knowledge of lead-based paint or lead-based hazard in the housing.
- (b) Records and reports available to the Homeowner (check (i) or (ii) below):
 - (i) Homeowner has provided the purchaser with all available records and reports pertaining to lead-based paint and lead-based paint hazards in the housing (list documents below) _____
 - (ii) Homeowner has no reports or records pertaining to lead-based paint or lead-based hazards in the housing.

PURCHASER'S ACKNOWLEDGEMENT

- (c) Purchaser has received copies of all information listed above.
- (d) Purchaser has received the pamphlet **Protect Your Family from Lead in Your Home**.
- (e) Purchaser has (check (i) or (ii) below):
 - (i) received a 10 day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead based paint and/or lead-based paint hazards.
 - (ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based paint hazards.

AGENT'S ACKNOWLEDGEMENT

- (f) Agent has informed the Homeowner of the Homeowner's obligations under 42 U.S.C. 4852d and is aware of his/her 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.

[Signature] 6/16/20
Homeowner Signature Date

Purchaser Signature Date

[Signature] 6/16/20
Homeowner Signature Date

Purchaser Signature Date

Listing Agent Signature Date

Selling Agent Signature Date



13. REPORTS

Please attach copies of the following reports and documents relating to this property:

- (a) Surveys
- (b) Structural Inspection Report
- (c) Building Permits
- (d) Engineering Reports
- (e) Well & Septic
- (f) Soil Report
- (g) Termite/Pest Control
- (h) Radon Inspection Report
- (i) Pest Control Warranties
- (j) Maintenance Contracts
- (k) Disclosure Statements
- (l) Homeowner's Association Documents
 - 1. Articles
 - 2. Bylaws
 - 3. Conditions, Covenants & Restrictions (CC&R's)
 - 4. Financial Statements of Homeowners' Association
 - 5. Statement re: Assessments
- (m) Other: _____

THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY OUR KNOWLEDGE AND, EXCEPT AS SET FORTH HEREIN, NO MATERIAL PROBLEMS EXIST WITH RESPECT TO THE PROPERTY AS OF DATE SET FORTH ABOVE. I/WE HEREBY AUTHORIZE THE FURNISHING OF THE FOREGOING INFORMATION TO ANY PROSPECTIVE PURCHASER.

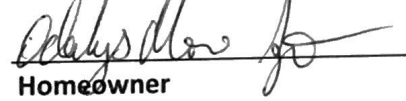


Homeowner

6/16/24
Date

Purchaser

Date



Homeowner

6/16/26
Date

Purchaser

Date



MOLD DISCLOSURE

(Buyer and Homeowner)

Date: 6/16/26

Homeowner(s): Lionel Ayaso - Edalys Flores Ayaso

Property: 1030 Grapefruit rd Palm Bay FL 32909

1. Homeowner Disclosure

To the best of the Homeowner's actual knowledge, the Homeowner(s) represents:

- A. Has the property been previously tested for molds: YES NO
- B. If A is YES, were the molds found identified as toxic molds: YES NO
- C. If A and B are YES, were measures taken to remove those molds: YES NO

2. Mold Inspection

Molds, fungus, mildew and similar organisms, ("Mold Conditions") may exist in the Property of which Homeowner(s) is unaware and has not actual knowledge. The Mold Conditions generally grow in places where there is excessive moisture, such as where leakage may have occurred in roofs, pipes, walls, plant pots, or where there has been flooding. A professional home inspection may not disclose Mold Conditions. As a result, Buyer may wish to obtain a inspection specifically for Mold Conditions to more fully determine the condition of the Property and this environmental status. Buyer is strongly encouraged to satisfy itself as to the condition of the property.

3. Receipt of Copy

Homeowner(s) and Buyer have read, and acknowledge a copy of the Mold Disclosure.

[Signature]
Homeowner Signature

Purchaser Signature

[Signature]
Homeowner Signature

Purchaser Signature