



DISCLOSURE STATEMENT: SELLER'S PROPERTY DISCLOSURE STATEMENT

Date: 06/20/2024
Homeowner Name(s): David Karchut & Elizabeth Wr
Property Address: 2069 Los Lomas Dr City, State ZIP Clearwater, FL 33763

IN CONNECTION WITH OUR RELOCATION I/WE, THE SELLERS OF THE PROPERTY MAKE THE FOLLOWING DISCLOSURES REGARDING MY/OUR PROPERTY TO THE BEST OF OUR KNOWLEDGE. THIS IS NOT A WARRANTY NOR IS IT A SUBSTITUTION FOR INSPECTIONS OR WARRANTIES THAT A BUYER MAY WANT TO OBTAIN. IF MORE SPACE IS NEEDED FOR ANY QUESTION, PLEASE USE THE ADDITIONAL INFORMATION SECTION ON PAGE 6.

RELOCATION TODAY HAS NOT COMPLETED THIS FORM AND MAKES NO REPRESENTATIONS OR WARRANTIES CONCERNING THE CONTENT OR ACCURACY OF ANY INFORMATION ON THIS FORM. THE INFORMATION ON THIS DISCLOSURE IS FOR INFORMATION PURPOSES ONLY AND REPRESENTS ONLY THE INFORMATION FROM THE INDIVIDUALS WHO COMPLETED THE FORM WHO WERE THE OWNERS PREVIOUS TO RELOCATION TODAY.

SELLERS AGREE TO INDEMNIFY AND HOLD RELOCATION TODAY AND ITS REPRESENTATIVES AND AFFILIATES HARMLESS FROM ANY AND ALL CLAIMS MADE AGAINST RELOCATION TODAY REGARDING CONDITIONS OF THE PROPERTY, WHICH ARE NOT DISCLOSED TO RELOCATION TODAY HEREIN.

Property Information

In what year was the home built? 1973 Date home purchased: 8/12/2022
Do you have a Property Disclosure Statement from a previous owner? If yes, please attach. Yes No
Are you aware of any existing reports or existing inspections on this property? If yes please attach. Yes No
Are you in possession of a survey for this property? Please attach all surveys. Exclude survey if in TX. Yes No
Does your property share a private driveway? Yes No
Does your property share a retaining wall, or fence with an adjoining land owner? Yes No
Is the property accessed by a public or private road? If private, explain: Private Public
Is there a written Private Road Maintenance Agreement? Yes No
Is the property located on an earthquake fault line? Yes No Unknown
Do you have any tenants or rental leases in effect? If yes, explain: Yes No
Is there a homeowner's association? If yes, amount of association dues: \$ 75
Paid: Monthly Quarterly Annually Yes No
Are there home owner association documents: conditions, covenants and restrictions (CC&R's), articles, by-laws, financial statements, statements regarding assessments? If yes, please attach. Yes No
Are you aware of any threatened or legal action affecting the property or HOA? If yes, explain: Yes No
Are there common areas in your neighborhood? If yes, please list: Yes No
2 pools / Park / Paths / Tennis Courts

Property Site

Are you aware of any of the following?
Bonds or special assessments (current & pending) Yes No
Non-conforming uses Yes No
Violations of "set back" requirements? Yes No
Boundary line disputes Yes No
Inground sprinklers? List any problems with the system: Yes No
Have you ever experienced any problems with ground water drainage or flooding? Yes No
Easements Yes No
Encroachments Yes No
Zoning Issues Yes No



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Do you ever experience any issues with ground water run-off or standing water after heavy rains or spring thaws? Yes (No)
Are there any present problems with driveways, walkways, patios, seawalls, fences, retaining walls, party walls on the property or adjacent properties? Yes (No)
Has there ever been a fire on or in the property? Yes (No) Unknown
Comments:

Is the property located in a flood plain/zone? Have you ever filed a claim with a flood insurance company or FEMA? If yes, please explain: Yes (No)

Do you own or lease any mineral/gas/mining rights upon or beneath the surface property? If yes, are there current or future royalties? Explain: Yes (No)
Yes (No)

Structure

Have you or previous owners made any room additions, structural modifications, remodeling or other alterations or repairs? If Yes or "Unknown" explain: Yes (No) Unknown

If yes, is there a guarantee or warranty for the work and or materials? Yes (No)
Were all necessary permits obtained and finalized? Please attach copies of final permits. If no, explain: Yes (No) NA. DC. NA. DC.

The type of foundation is: [] Block [X] Poured [] Wood [] Other

Has there been any water seepage or leakage in the basement, crawlspace, foundation walls or foundation slab for any reason? If yes, explain: Yes (No)

Are there cracks, mildew, or dampness in the floor or in the foundation walls? If yes, explain: Yes (No)

Are you aware of any defects or problems relating to the foundation/basement? If yes, explain: Yes (No)

What is the age of the roof? Home 2yrs old Garage/Outbuildings unknown
What is the type of roof? [] Tile [] Wood [] Shake [] Composite [] Other shingles

What is the life expectancy of the roofing product (20-year, 30 year, etc.)? 20 years
Are there multiple layers of shingles? If yes, how many layers? Yes No Unknown

Have there been any leaks, storm or ice damage, or gutter back-up? If yes, explain: Yes (No)

Has the roof been repaired, altered or resurfaced? If yes explain: Yes (No) New roof less than 2 years ago

Is there any evidence of termites, powder-post beetles, elder bugs, bed bugs, recluse spiders, carpenter ants or any other destructive invasive or wood boring insects in or on the property? Yes (No)

Are you aware of any rodent, bird, reptile or any other pest invasion in or on the property or any damage caused by the same? Yes (No)

Are you aware of any sliding, settling, earth movement, upheaval or earth stability problems that have occurred on your property or in the immediate neighborhood? If yes, explain: Yes (No)

Has there been any major damage to the property or any of the structures from fire, earthquake, floods, wind, hail or landslides? If yes, explain: Yes (No)

Does the exterior of your home have LP (Louisiana Pacific), Masonite, hardboard, stucco or synthetic stucco siding, or any hybrid architectural coatings? If yes, list type and explain: Yes (No) stucco



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Does the property have Chinese drywall materials or any offensive chemical odors? Yes No

Does the property have and blackening, pitting or corrosion of any metals within the property? Yes No Unknown

If property is a condominium, townhouse or co-op, does any of the property within the development have Chinese drywall? Yes No Unknown

Are you aware of any leaks around and or under sinks, toilets, showers, bathtubs, windows, skylights, doors, other? If yes, explain: Yes No

Do all windows properly function including opening, closing, locking, and screens? If no, explain: Yes No

Are you aware of any known conditions affecting the chimneys or fireplaces internally or externally? If yes, explain: Yes No

Do you have any solar collection system on the property? Date installed: _____ Yes No

Solar company or owner of system: _____

If yes, is this owned or a lease If leased, monthly payment: _____ Remaining lease term: _____

Solar information must be left with the property.

Are there any items or systems on the property connected or controlled wirelessly, via internet protocol (IP), To a router or gateway to the cloud? If yes, list devices: Yes No

Have you filed any insurance claims against your homeowner's insurance policy? If yes, explain: Yes No

Did you receive compensation? Yes No

If you did receive compensation, did you have the repairs completed? Yes No

Heating and Cooling

What type of heating is used in your home? Forced air Radiators Heat pump Other _____

How is it fueled? Natural gas Fuel oil Propane Electric Other _____

Is it in working order? Yes No

Does heating and central air conditioning duct work go throughout all levels and all rooms? Yes No

Is there any supplemental heating? If yes explain: Yes No

What type of cooling is used in your home? Central air Evaporative cooler Wall Mounted Portable Window Other _____ Is it in working order? Yes No

Have you had any past problems with either your heating or air conditioning? If yes, explain: Yes No

Electrical

What type of wiring? Copper Aluminum BX Romex

What amp service _____ Fuses Circuit breakers

Is there any knob and tube wiring on the property? Explain any problems: Yes No

Has any work been done on the electrical that requires a permit? If yes, explain: Yes No

If work was completed, was the permit finalized? Yes No

Plumbing

What type of plumbing is in your home? Copper Lead Cast iron PVC Other

If other describe: _____

Does the property contain polybutylene plumbing? Explain any problems: Yes No Unknown



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Has any work been done to the plumbing that required a permit? If yes, explain: Yes No

If work was completed, was the permit finalized? Yes No

Water Supply

Municipal Well

Are you aware of any past or present problems with the water quality (municipal and well)? Yes No

If well, what is the date the water was last tested? _____

Are there any past or current or existing leaks, backups, contamination or other problems in or on the property with the water system? If yes, explain: Yes No

Are there any wells on the property that are not in use? Yes No

Have any unused wells been sealed? Yes No

Do you share a well with another property? Yes No

If yes, explain:

Sewer System

Municipal Sewer System Septic System Shared Septic

If septic, what type of septic system do you have? Gravity Pressure distribution Sand filter system

Mound system Other _____

What is the age of the septic system? _____

What is the size of the septic system? _____

When was the last clean-out date? _____

Is the septic system within the boundary lines of the property? Yes No

Have you ever had a sewer back up or any sewer or septic problem? Explain any problems: Yes No

Pool/Spa

Is there a pool on the property? Yes No

Is there a pool heater? Yes No

Is the pool, heater and other equipment in operating condition? Yes No

What is the type and size of the pool or spa: Fiberglass Vinyl liner Gunite Tile

Poured concrete Other: _____ Pool Size: _____

Please list any pool equipment is included in the sale:

Do you have a spa? Yes No

Is it? Self-contained Built-in

Is the spa in good working condition? Yes No

Please list spa equipment is included with the sale:

Environmental

Are you aware of any of the following?

a. Radon Gas?

Has the property been tested for Radon gas? If yes, attach copy of results. Yes No



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- Is there a radon mitigation system installed in the property? Yes No
- b. Asbestos? Yes No
- Has there ever been any asbestos remediation or encapsulating on the property? Yes No
- c. Are there any underground or above ground fuel storage tanks? Yes No
- d. Lead paint? Yes No Unknown
- e. Lead plumbing? Yes No
- f. Methamphetamine production on the property? Yes No
- g. Soil problems? Yes No
- h. Diseased trees? Yes No
- i. Hazardous substances? Yes No
- j. Urea formaldehyde insulation? Yes No Unknown
- k. Mold/mildew or fungi on the property before or during your ownership: Yes No
- Have you ever done any clean up of mold/mildew or fungi on the property? Yes No
- If yes, explain the method of cleanup/remediation, who completed the work, and where it was located:

Explain any "Yes" answer:

Neighborhood

- Is there any unusual amount of noise from any source in the neighborhood (schools, airplanes, motorized vehicles, business') or any other nuisances? If yes, explain: Yes No
- Are you aware of any new projects either pending or being discussed within a two-mile radius of this property that may affect the value of enjoyment of this property such as a new freeway, airport or other construction project? If yes, explain: Yes No Unknown
- Are there any nearby conditions affecting the property such as high-tension power wires, power plants, train tracks, landfills, or dumpsites? If yes, explain: Yes No

Documents

Do you have any of the following documents and if so place a check mark next to the document and attach a copy of the document.

- Homeowner Association Documents
- Termite Maintenance contracts
- Disclosure Statements
- General Home Inspection
- Survey
- Structural Engineering Report
- Radon Test
- Septic Test
- Well Test
- Mold Test
- Soil Test report
- Easement agreement (including environmental easements)
- Building permits
- Solar Panel Information

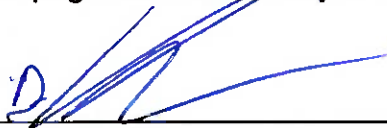


**RELOCATION TODAY, INC.
HOMEOWNER'S PROPERTY DISCLOSURE
INFORMATIONAL STATEMENT**

Relocation Today, Inc. has asked you to complete the attached Real Estate Disclosure Form as part of the home sale program offered by your employer and outlined in your relocation benefits. Your answers to each question should be thorough and accurate. Please be advised this form may be passed on to future buyers of your home and your answers will be relied upon as accurate as of the date you complete and sign the document.

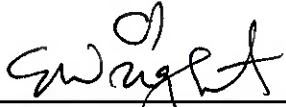
If there are any changes to the property during your ownership that require a change in your answer to any question, please make that change on the form and initial/date the change.

Your signature below acknowledges you have received this statement. Please sign this page and return with your completed disclosure.



David Karchut

06-20-2024
Date



Elizabeth Wright

6-20-24
Date