

930 Murray Drive



- . Seller's Disclosure
- . Lead Based Paint Disclosure
- . Survey



SELLER'S PROPERTY DISCLOSURE

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NORTHEAST FLORIDA ASSOCIATION OF REALTORS®, INC.



NOTICE TO SELLER

In Florida, a seller of residential property is obligated to disclose to a buyer all facts known to a seller that materially and adversely affect the value of the Property being sold which are not readily observable by a buyer. This Disclosure is designed to assist a seller in complying with the disclosure requirements under Florida law and to assist a buyer in evaluating the Property described below ("the Property"). All parties, including the listing real estate Broker(s) and cooperating Broker(s), may wish to refer to this information when they evaluate, market or present the Property to prospective buyers.

NOTICE TO BUYER

This Disclosure is not a warranty by SELLER or a representation of any kind by any REALTOR to this transaction and is not considered a substitute for inspections or warranties a buyer may wish to obtain. This Disclosure is based only upon SELLER's knowledge of the Property's condition as of the date signed by SELLER.

SELLER Laura Peden

Street Address 930 Murray Drive

City Jacksonville

State FL

Zip 32205

Year Built: 1937 Date SELLER purchased Property: 9/19/2003

Is each individual named above a U.S. Citizen or resident alien?

☒ Yes ☐ No

Do you currently occupy the Property?

☒ Yes ☐ No

If not, when did you vacate the Property? _____

Is the Property tenant occupied?

☐ Yes ☒ No

If yes, is there a written lease?

☐ Yes ☐ No

Date lease began _____ Deposit amount \$ _____ Date lease ends _____

Monthly payment due under lease \$ _____ Date payable _____

1. **PROPERTY INFORMATION:** The Property has the items checked below, which are installed and, to SELLER's actual knowledge, are in working condition unless otherwise indicated:

- | | |
|--|---|
| ☒ Range | Brand: <u>Frigidaire</u> |
| ☐ Oven | Brand: _____ |
| ☐ Dishwasher | Brand: _____ |
| ☐ Disposal | Brand: _____ |
| ☐ Trash Compactor | Brand: _____ |
| ☒ Ceiling Fans - Number of fans: <u>4</u> | |
| ☐ Intercom | |
| ☐ Audio Visual System Wiring | |
| ☒ Light Fixtures | |
| ☒ Bathroom Mirrors | |
| ☐ Drapery Hardware | |
| ☐ All Window Treatments | |
| ☐ Garage Door Opener(s) and Number of Control(s): _____ | |
| ☐ Security Gate and other Access Devices | |
| ☐ Pool Heater | |
| ☐ Storage Shed | |
| ☐ Mounted/Installed Speakers | |
| ☐ TV Antennae/Satellite Dish | ☐ Owned ☐ Leased |
| ☐ Water Softener/Treatment System | ☐ Owned ☐ Leased |
| ☐ Storm Shutters and Panels | |
| ☐ Spa or Hot Tub with Heater | |
| ☐ Sauna | |
| ☐ Built In Grill | ☐ Gas Supply: ☐ Utility ☐ Bottled/Tank |
| ☐ Irrigation System | ☐ Full ☐ Partial |
| ☒ Water Heater: | ☒ Electric ☐ Gas ☐ Solar Brand: <u>Ruud</u> |

- | | |
|--|--|
| ☒ Refrigerator | Brand: _____ |
| ☐ Microwave Oven | Brand: _____ |
| ☒ Washer | Brand: <u>Frigidaire</u> |
| ☒ Dryer | Brand: <u>Frigidaire</u> |
| ☒ Fireplace | ☐ Gas Logs ☒ Wood Burning ☐ Electric |
| ☒ Smoke Detectors | |
| ☐ Security System | ☐ Owned ☐ Leased |
| ☐ Window/Wall a/c(s) - Number of units: _____ | |
| ☐ Built In Generator | |
| ☐ Wine Cooler | ☐ Built-in ☐ Free Standing |
| ☐ In-ground Pool | |
| ☐ Above Ground Pool | |
| ☐ Pool Fence/Barrier | |
| ☐ Pool Sweep | |
| ☐ Solar Panels | |
| ☒ Individual Mail Box | |
| ☐ Cluster Mail Box and Key - Box Number _____ | |

2. CLAIMS AND ASSESSMENTS:

- a. Are you aware of any existing, pending or proposed legal or administrative action affecting the Property? ☐ Yes ☒ No
- b. Are you aware of any existing or proposed municipal or county special assessments affecting the Property? ☐ Yes ☒ No
- c. Have any local, state or federal authorities notified you that repairs, alterations or corrections to the Property are required? ☐ Yes ☒ No
- d. Are you aware of any existing, pending or proposed legal action or administrative action affecting homeowners'/condominium association common areas (such as clubhouse, pools, tennis courts, walkways or other areas)? ☐ Yes ☒ No
- If yes to any of these items, please explain: _____

3. DEED/HOMEOWNERS'/CONDOMINIUM ASSOCIATION RESTRICTIONS:

- a. Are there any deed, homeowners' or condominium restrictions? ☐ Yes ☒ No
- b. Is there a mandatory homeowners' or condominium association? ☐ Yes ☒ No

If yes, please see Homeowners' Association/Community Disclosure Addendum or Condominium Rider

Fees are payable to: _____

Payee's address: _____

Payee's phone number: _____

- ☐ Homeowners' Association fees and assessments are payable in the amount of \$ _____ per _____
- ☐ Master Association fees and assessments are payable in the amount of \$ _____ per _____
- ☐ Condominium Association maintenance fees are payable in the amount of \$ _____ per _____
- ☐ Condominium Association special assessment fees are payable in the amount of \$ _____ per _____
- ☐ _____ fees or assessments are payable in the amount of \$ _____ per _____
- ☐ _____ fees or assessments are payable in the amount of \$ _____ per _____
- ☐ _____ Association transfer/access fees payable by BUYER \$ _____
- ☐ _____ Association Capital Contribution fee payable by BUYER \$ _____

- c. Are you aware of any pending special assessment(s)? If yes please explain: ☐ Yes ☒ No

- d. Are all of your Association fees current? ☐ Yes ☐ No
- e. Are you aware of any proposed changes to any of the restrictions? ☐ Yes ☐ No
- f. Are there any resale restrictions? ☐ Yes ☐ No
- g. Are there any restrictions to leasing the Property? ☐ Yes ☐ No
- h. Are you aware of any violations of the restrictive covenants affecting the Property including failure to obtain Association approval for improvements or changes to the property? ☐ Yes ☐ No
- i. Is the Property part of a Community Development District (CDD)? ☐ Yes ☐ No
- If yes, please see Community Development District Acknowledgment.

4. ENVIRONMENT:

- a. Was the Property built before 1978? ☒ Yes ☐ No
- If yes, complete the Lead-Based Paint Disclosure.
- b. Are there or have there been any substances, materials or products which may be an environmental hazard such as, but not limited to, asbestos, urea formaldehyde, methamphetamine, radon gas, mold, lead-based paint, defective drywall, defective flooring, fuel oil, propane or chemical storage tanks (active or abandoned), or contaminated soil or water on the Property? ☒ Yes ☐ No ☐ Unknown
- c. Has there been any clean up, repair or remediation of the Property due to any of the substances, materials or products listed in subsection (b) above? ☒ Yes ☐ No ☐ Unknown
- d. Are there any wetlands, conservation easements/buffers, archeological sites or other environmentally sensitive areas located on the Property active or abandoned? ☐ Yes ☐ No ☐ Unknown
- If yes to any of these items, please explain: _____

5. ROADS/LAND USE

- a. Are access roads ☒ Public ☐ Private?
- b. Is the Property zoned for its current use?
- c. Are there any restrictions governing reconstruction of the Property following casualty loss or damage (e.g. for oceanfront or historic district properties)? ☒ Yes ☐ No ☐ Unknown
- If yes to any of these items, please explain: ☐ Yes ☒ No ☐ Unknown

SPD

→ asbestos shingles on garage removed 2007

6. ADDITIONS/REMODELING/INSURANCE CLAIMS

- a. Has there been any structural damage or damage to personal property which may have resulted from casualties including, but not limited to, fire, wind, water, flood, hail or sinkholes? ☐ Yes ☒ No ☐ Unknown
- b. If yes, are you aware if any insurance claims were filed? ☐ Yes ☐ No
- c. Have you made any additions, structural changes or other alterations to the Property? ☐ Yes ☒ No
- If yes, did you obtain all necessary permits?
- d. Was any of the work in violation of any building codes? ☐ Yes ☐ No
- e. Were there any additions, structural changes or other alterations made to the Property by any previous owner? ☐ Yes ☐ No
- f. Please provide the name of any contractor or individual who constructed any addition or made any structural change to the Property. _____
- g. Are you aware of any active or open permits on the Property which have not been closed by a final inspection? ☐ Yes ☐ No
- If yes to any of these items, please explain: _____

7. ROOF-RELATED ITEMS

- a. What is the approximate age of the roof? 9 yrs ☐ Unknown
- b. Has the roof leaked during your ownership of the Property? ☒ Yes ☐ No
- If yes, what was done to correct the leak(s)? flashing around chimney replaced
- c. Has the roof been replaced or repaired during your ownership of the Property? ☐ Yes ☐ No
- If replaced or repaired, please provide the date and name of contractor _____
- _____ is there a transferable warranty? ☐ Yes ☐ No
- If yes, please provide a copy of the warranty. _____

8. POOL/SPA OR HOT TUB

- a. Does the Property have any of the following?
- Pool/Spa Heater ☐ Yes ☒ No Type: ☐ Gas ☐ Electric ☐ Solar
- Pool Sweep ☐ Yes ☒ No
- Spa/Hot Tub ☐ Yes ☒ No Type: ☐ Gas ☐ Electric
- b. Have repairs ever been made to any item mentioned above? ☐ Yes ☐ No ☐ Unknown
- If yes, please explain _____
- c. What type of pool/spa or hot tub chlorination system do you have? (salt or chlorine) _____
- d. The pool/spa has the following safety features (as defined by Section 515, Florida Statutes):
- ☐ Enclosure that meets the pool barrier requirements ☐ Approved safety pool cover
- ☐ Required door and window exit alarms ☐ Required door locks

9. HEATING AND AIR CONDITIONING

- Please indicate existing equipment:
- a. Air Conditioning: ☒ Central ☐ Electric Brand Name: _____ Age _____
- b. Heating: ☒ Central ☐ Electric ☐ Gas ☐ Fuel Oil Brand Name: _____ Age _____
- c. If heat pump, type: _____
- d. Air condenser age 12 yrs Air handler age 12 yrs
- e. Window/Wall Unit (s) _____ Number and location of units included in sale: _____
- f. Solar Heating: ☐ Owned ☐ Leased
- g. Do you have any fuel storage tanks? ☐ Yes ☒ No
- If yes, ☐ Underground ☐ Above ground ☐ Both
- h. Are you aware of any malfunction, condensation problem or defect regarding these items or ductwork since you have owned the Property? ☐ Yes ☒ No
- If yes, explain: _____

10. WATER INTRUSION

- a. Are you aware of any past or present water intrusion, accumulation of water or dampness affecting the Property, including any crawl spaces? ☒ Yes ☐ No
- If yes, please explain back door threshold → water seepage
- b. Are you aware of any attempts to control any water or dampness problems, including in any crawl spaces? ☐ Yes ☒ No
- c. Are you aware of any insurance claims filed for water intrusion? ☐ Yes ☒ No
- If yes, please indicate when and the disposition _____

11. SINKHOLES, SETTLING AND SOIL MOVEMENT

- a. Are you aware of any past or present settling, soil movement or sinkhole(s) affecting the Property? ☒ Yes ☐ No
If yes, please explain: some cracks in mortar on NW corner of exterior
- b. Are you aware of any insurance claims filed for a sinkhole with an insurance company? ☐ Yes ☒ No
If yes, has the claim been completely settled with your homeowner's insurance company? ☐ Yes ☐ No
If yes, was the full amount of the claim proceeds used to repair the sinkhole damage? ☐ Yes ☐ No

12. WINDOWS/DOORS/LOCKS

- a. Are the windows insulated glass? ☐ Yes ☒ No ☐ Unknown
- b. Are any windows low "e" filtered windows? ☐ Yes ☒ No ☐ Unknown
- c. Are there any fogged windows? ☐ Yes ☒ No
- d. Are any windows broken or cracked? ☐ Yes ☒ No
- e. Do all operable windows open, stay open, close and lock properly? bathroom window painted shut ☒ Yes ☐ No
- f. Are any screens missing or damaged? in storage in garage ☐ Yes ☒ No
- g. Do all doors operate properly? ☐ Yes ☒ No

13. PLUMBING

- a. Are you aware of any problems with the plumbing system? bathroom faucets drips ☒ Yes ☐ No
- b. Are you aware of any polybutylene pipes on the Property? unknown ☐ Yes ☐ No
- c. Are you aware of any leaks, back-ups, water or sewer/septic tank problems? see above ☐ Yes ☐ No
- d. What is your drinking water supply source? ☒ Public ☐ Private ☐ Well on Property ☐ Shared well
- e. If your water is from a well, have there ever been repairs/replacements to the well or pump? ☐ Yes ☐ No ☐ Unknown
- f. Has the well water ever been tested? ☐ Yes ☐ No ☐ Unknown
- g. Do you have a separate water supply source for irrigation? ☐ Yes ☒ No
- h. If yes, ☐ Irrigation Meter ☐ Shallow Well
- i. What type of sewage system do you have? ☒ Public ☐ Private ☐ Septic Tank(s)
If septic, how many? _____ Locations: _____
When was septic tank last pumped? _____ Age of septic tank if known: _____
Age of drain field if known: _____
- j. Number of water heaters? 1 ☒ Electric ☐ Gas ☐ Solar ☐ Tankless
If yes to any of these items, please explain: _____

14. ELECTRICAL SYSTEM

- a. Are you aware of any damaged or malfunctioning switches, receptacles, wiring or any problem with the electrical system? ☐ Yes ☒ No
If yes, please explain: _____
- b. Does the Property have any aluminum wiring? romex/ knob + tube ☐ Yes ☒ No ☐ Unknown

15. EXCLUSIONS/LEASED SYSTEMS

- a. Are there any items that are affixed to the Property that are excluded from the sale? ☐ Yes ☒ No
- b. Is there any leased equipment included in the sale? ☐ Yes ☒ No
If yes, please itemize: _____

16. WOOD-DESTROYING ORGANISMS

- a. Are you aware of any past or present infestation or damage to the Property caused by any wood-destroying organisms, including fungi? ☒ Yes ☐ No
If yes, please explain: garage siding and front porch column
- b. Is the Property currently under service agreement or bond for wood-destroying organisms with a licensed pest control company? ☐ Yes ☒ No
If yes, with what company and renewal date? _____
Is the service agreement or bond transferable? ☐ Yes ☐ No
- c. Do you know of any wood-destroying organism reports on the Property issued in the past five years? ☐ Yes ☒ No
If yes, please explain and attached a copy if available: _____

17. FLOOD ZONE/DRAINAGE/BOUNDARIES

- a. Is any portion of the Property in a special flood hazard area for which a lender may require flood insurance? ☐ Yes ☒ No
If yes, please attach a copy of the flood elevation certificate if available.

SPD

- b. Are you aware of any past or present drainage/flood problems affecting the Property?
 c. Are you aware of any encroachments or boundary line disputes affecting the Property?
 d. Are you aware of any shared access/driveway, dock, well or other joint use agreements?
 If yes, ☐ oral ☐ written. If written, please attach a copy.
 e. Are you aware of any easements affecting the Property other than utility easements?
 f. Do you have a survey map of the Property?
 If yes, please attach a copy.

☐ Yes ☒ No
☐ Yes ☒ No
☐ Yes ☒ No
☐ Yes ☒ No
☐ Yes ☒ No
☐ Yes ☒ No

18. OTHER MATTERS

- a. Does anyone, including any owner's association, have a right of first refusal or an option to buy the Property?

☐ Yes ☒ No

- b. Are you aware of any existing or threatened legal action affecting you or the Property?

☐ Yes ☒ No

- c. Does the Property currently have homestead tax exemption? If yes, for which year? 2016

☒ Yes ☐ No

- d. Water/Sewer Provider: JE A

Garbage Pick-up Provider: COJ

Electricity Provider: JE A

Gas/Fuel oil Provider: _____

- e. Is there anything else you feel you should disclose to a prospective buyer that may materially adversely affect the value or desirability of the Property?

☐ Yes ☒ No

If yes to any of these items, please explain: _____

SELLER represents that the information set forth in this Property Disclosure is accurate and complete to the best of SELLER's knowledge. SELLER does not intend this Disclosure to be a warranty or guaranty of any kind. SELLER hereby authorizes the listing Broker to provide a copy of this Disclosure to prospective buyers of the Property and to real estate brokers and licensees. SELLER shall notify the listing Broker in writing immediately if any information set forth in this Disclosure becomes inaccurate or incorrect.

Laura D Peden
 SELLER

DATE

5/19/16

SELLER

DATE

SELLER

DATE

SELLER

DATE

RECEIPT AND ACKNOWLEDGMENT BY BUYER

BUYER hereby acknowledges receipt of a copy of this Property Disclosure. BUYER is strongly advised to obtain Property inspection(s) as provided for in the Purchase and Sale Agreement and Deposit Receipt. BUYER should select professionals with appropriate qualifications to conduct inspections. BUYER acknowledges that this Property Disclosure is not intended as a warranty or guaranty of any kind by SELLER.

BUYER hereby acknowledges that SELLER's representations are made to BUYER based on SELLER's knowledge and, further, that it is BUYER's responsibility to have the Property inspected. The statements in this Disclosure are those of SELLER only. The Brokers and their licensees do not warrant or guarantee the statements contained in this Property Disclosure or the condition of the Property and are not responsible for the condition of the Property. BUYER understands that the Property is being sold in its present condition unless otherwise agreed upon in the Purchase and Sale Agreement and Deposit Receipt.

BUYER

DATE

BUYER

DATE

BUYER

DATE

BUYER

DATE



LEAD-BASED PAINT DISCLOSURE FOR RESIDENTIAL SALES ADDENDUM



DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS

This Addendum is made by the undersigned BUYER and SELLER and is incorporated into and made a part of the Purchase and Sale Agreement and Deposit Receipt between BUYER and SELLER (the "Agreement"). This Addendum is referenced in the Agreement and pertains to the following Property: 930 Murray Drive Jacksonville FL 32205

Lead 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 inspections 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)

Sp (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

Sp (b) Records and reports available to the seller (check one below):
☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment (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 mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Licensee's Acknowledgment (initial)

AK (f) Licensee has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) 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 provided by the signatory is true and accurate.

BUYER _____	DATE _____	<u>Laura D Peden</u> SELLER	<u>May 19, 2016</u> DATE
BUYER _____	DATE _____	SELLER _____	DATE _____
BUYER _____	DATE _____	SELLER _____	DATE _____
BUYER _____	DATE _____	SELLER _____	DATE _____
SELLING LICENSEE _____	DATE _____	<u>[Signature]</u> LISTING LICENSEE	<u>5/17/2016</u> 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.

MAP SHOWING BOUNDARY SURVEY OF REPLAT OF PART OF MURRAY HILL HEIGHTS

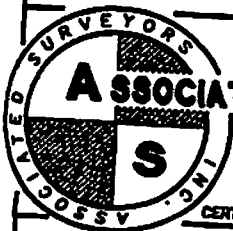
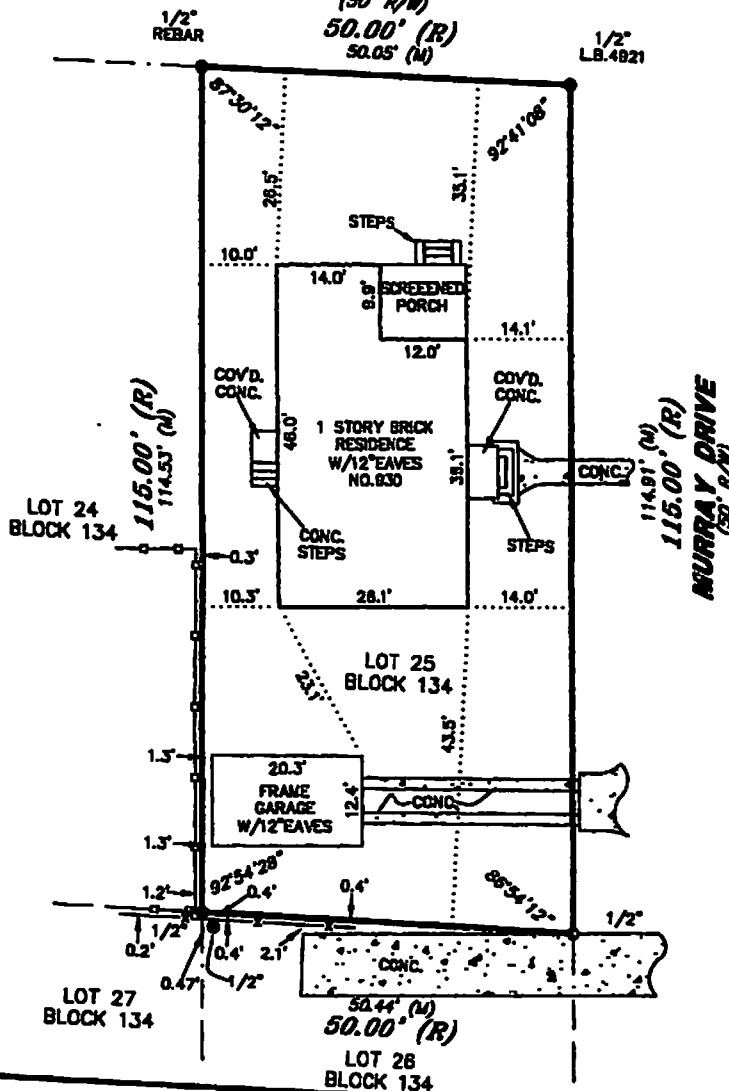
LOT 25 BLOCK 134 ACCORDING TO THE PLAT OF
AS RECORDED IN PLAT BOOK 5, PAGE(S) 86, AND 86A OF THE CURRENT
PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:

LAURA D. PEDEN,
COMMONWEALTH LAND TITLE INSURANCE COMPANY
AND EQUIFIRST MORTGAGE CORPORATION.

FRENCH STREET

(50' R/W)
50.00' (R)
50.05' (N)



ASSOCIATED SURVEYORS INC.
LAND & ENGINEERING SURVEYS

3846 BLANDING BOULEVARD
JACKSONVILLE, FLORIDA 32210
804-771-8468

CERTIFICATE OF AUTHORIZATION NO. LB 0005488

I HEREBY CERTIFY THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING PURSUANT TO CHAPTER 61G17-8, FLORIDA ADMINISTRATION CODE, CHAPTER 472, F.S.

BY: *Charles B. Hatcher*
CHARLES B. HATCHER, FLORIDA CERTIFICATE NO. 3771
CHARLES L. STARLING, FLORIDA CERTIFICATE NO. 4578
RAYMOND J. SCHAEFER, FLORIDA CERTIFICATE NO. 8132

JOB NO. 37814

SCALE: 1" = 20'

DATE: 08-28-2003

DRAFTER: W. Padgett

- GENERAL NOTES:**
1. ANGLES ARE SHOWN FOR THIS SURVEY
 2. STRUCTURE NO. 930 SHOWN HEREON LIES WITHIN FLOOD ZONE X AS BEST DETERMINED FROM F.E.M.A. FLOOD MAPS PANEL NO. 134 DATED 08-15-1988.
 3. THIS IS A SURFACE SURVEY ONLY. THE EXTENT OF UNDERGROUND FOOTINGS, PIPES AND UTILITIES, IF ANY, NOT DETERMINED.
 4. JURISDICTIONAL AND/OR ENVIRONMENTALLY SENSITIVE AREAS IF ANY, NOT LOCATED BY THIS SURVEY.
 5. THIS SURVEY BASED ON LEGAL DESCRIPTIONS FURNISHED. THE PUBLIC RECORDS WERE NOT SEARCHED BY THIS SURVEYOR FOR EASEMENTS, TITLE COVENANTS, RESTRICTIONS, CLOSURES, TAKINGS OR ORDINANCES, ETC. THERE COULD BE OTHER MATTERS OF RECORD THAT AFFECT THIS PARCEL.
 6. UNLESS OTHERWISE STATED ALL IRON PIPES FOUND HAVE NO IDENTIFICATION.

LEGEND/ABBREVIATIONS

○ SET IRON PIPE OR REBAR	P.C. = POINT OF CURVE	COVD. = COVERED
● FOUND IRON PIPE OR PIPE (IP)	P.T. = POINT OF TANGENCY	EL. = ELECTRIC BOX
⊙ FOUND CONCRETE MONUMENT (CM)	P.R.C. = POINT OF REVERSE CURVE	
X CROSS CUT OR DRILL HOLE	P.C.C. = POINT OF COMPOUND CURVE	
(R) = RECORD (M) = MEASURED	C/L = CENTER LINE	R/W = RIGHT OF WAY
R = RADIUS	CONC. = CONCRETE	B.T. = BUILDING TIE
O.R.B. = OFFICIAL RECORD BOOK	A/C = AIR CONDITIONER (E.T.) = EAVE TIE	
P.R.M. = PERMANENT REFERENCE MARK	WM = WATER METER	U.P. = UTILITY POLE
D.R.V. = OFFICIAL RECORD VOLUME	P.E.D. = POOL EQUIPMENT	CH = GUY ANCHOR
S.R.L. = BUILDING RESTRICTION LINE	O.U. = OVER HEAD UTILITIES	CH = CHORD
E.T. = ELECTRIC TRANSFORMER & RAD	X-X CHAIN LINK FENCE BTN. = BETWEEN	
J.E.A. = JACKSONVILLE ELECTRIC AUTHORITY	W-W WIRE FENCE	O-O WOOD FENCE
	C & R = COVENANTS & RESTRICTIONS	

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Mann's Roofing and Waterproofing, LLC.

Florida Certified Roofing Contractor, CCC1328126
Florida Certified Building Contractor, CBC1258376

LAURA PEDEN

930 Murray Dr

Jay 32205

(904) 318-4944

ROOF REPAIR PROPOSAL

We propose to furnish labor, material and equipment to perform all work as outlined below:

- 1) ON Existing Chimney remove shingles around chimney
- 2) replace any rotten Decking. Install Cricket on rear of
- 3) chimney + reflash rear + Counter flash entire chimney
- 4) Install peel + Stick underlayment + reshingle Around with
- 5) 30 yr Arc Shingles (Amber Color)
- 6)
- 7)

20 ft 1x6 included
additional wood extra Cost!

\$580.00 HomeOwner Supplies Shingles

Thank you for the opportunity to serve you. Our price for this work is as follows: \$ ~~1025.00~~ 1 Yr Warranty

Acceptance: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. **Payment Terms:** balance due upon completion. Please note - This quote will be valid for thirty (30) days.

Signature:

Laura D Peden
Date: 8/15/11

Scott Foris 8-
Mann's Roofing, Date:

Respectfully submitted,

Scott Foris
MANN'S ROOFING AND WATERPROOFING, LLC
5023 Bowden Road
Jacksonville, FL 32216
904-419-1010 (office)
904-657-7542 (cell)
904-419-1006 (fax)
CCC1328126



Paid in full \$580.00 check 6012
ON 8-16-11
Scott Foris

N.E. Florida Residential Services Inc.

12796 San Jose Blvd.

Jacksonville, FL 32223

CCC1326983

(904)880-9908; FAX (904)880-9909

Invoice

Date	Invoice #
2/12/2007	242

Bill To

Laura Peden
930 Murray Dr.
Jacksonville, FL 32205

PAID

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
1	Building Permits	100.00	100.00
	N.E. Florida Residential Service, Inc. and any employee, supplier, or vendor are not responsible in any manner for any damage or cracks to driveways. We are not responsible for dry wall damage due to deteriorated roof decking. Proposal includes all lead plumbing boots, painted aluminum drip edge, dryer vents, kitchen vents, and any flashing needed.	0.00	0.00
21	Delivery and haul off of old roofing materials.	0.00	0.00
21	remove single layer existing asphalt shingle roof system. (NOTE: FOR ROOFS WITH MORE THAN 1 LAYER OF EXISTING SHINGLES SHALL BE BILLED PER LAYER!)	13.50	283.50
		41.00	861.00
4	Specialties- removal and disposal of Asbestos Material	75.00	300.00
	Any additional wood replacement shall be billed at \$78 per sheet of ply and \$3 per linear ft of 1x product and \$5 per linear ft of 2x product	0.00	0.00
36	1X6 Decking		
	Demo- remove small chimney	3.00	108.00
21	installation of 30# felt according to manufactures specification and Florida Building Code	100.00	100.00
		35.00	735.00
2	Retrofit installation of 4-6' off ridge Vent		
20	Valley Metal Requirement	0.00	0.00
21	Installation of 40 year GAF Architectural Shingle according to manufacturers specifications and the Florida Building Code	2.50	50.00
	5 year labor warrantee on installation of reroof residential	189.50	3,979.50
	White		
	Driftwood 40yr GAF	0.00	0.00
		0.00	0.00
		0.00	0.00
	A discount coupon for money pages ad - Discount applies if invoice is paid in full upon completion of the job.	-650.00	-650.00
	----- CHANGE ORDER -----		
	February 12, 2007		
	> Added 36 Decking - 1X6. (+\$108.00)		
	Total change to estimate +\$108.00		
Thank you for your business.		Total	\$5,867.00

N.E. Florida Residential Services Inc.

12796 San Jose Blvd.

Jacksonville, FL 32223

CCC1326983

(904)880-9908; FAX (904)880-9909

Invoice

Date	Invoice #
2/12/2007	242

Bill To
Laura Peden 930 Murray Dr. Jacksonville, FL 32205

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
1	Building Permits N.E. Florida Residential Service, Inc. and any employee, supplier, or vendor are not responsible in any manner for any damage or cracks to driveways. We are not responsible for dry wall damage due to deteriorated roof decking. Proposal includes all lead plumbing boots, painted aluminum dripedge, dryer vents, kitchen vents, and any flashing needed.	100.00 0.00	100.00 0.00
21	Delivery and haul off of old roofing materials.	0.00	0.00
21	remove single layer existing asphalt shingle roof system. (NOTE: FOR ROOFS WITH MORE THAN 1 LAYER OF EXISTING SHINGLES SHALL BE BILLED PER LAYER)	13.50 41.00	283.50 861.00
4	Specialties- removal and disposal of Asbestos Material Any additional wood replacement shall be billed at \$78 per sheet of ply and \$3 per linear ft of 1x product and \$5 per linear ft of 2x product	75.00 0.00	300.00 0.00
36	1X6 Decking Demo- remove small chimney	3.00	108.00
21	installation of 30# felt according to manufacturers specification and Florida Building Code	100.00	100.00
2	Retrofit installation of 4-6' off ridge Vent	35.00	735.00
20	Valley Metal Requirement	0.00	0.00
21	Installation of 40 year GAF Architectural Shingle according to manufacturers specifications and the Florida Building Code	2.50	50.00
	5 year labor warranty on installation of reroof residential White	189.50	3,979.50
	Driftwood 40yr GAF	0.00	0.00
	A discount coupon for money pages ad - Discount applies if invoice is paid in full upon completion of the job.	0.00 0.00 -650.00	0.00 0.00 -650.00
Quote valid for 30 days		Total	

N.E. Florida Residential Services Inc.

12796 San Jose Blvd.

Jacksonville, FL 32223

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Invoice

Date	Invoice #
2/12/2007	242

Bill To
Laura Peden 930 Murray Dr. Jacksonville, FL 32205

		P.O. No.	Terms	Project
Quantity	Description	Rate		Amount
	~~~~~ CHANGE ORDER ~~~~~ February 12, 2007 &gt; Added 36 Decking - 1X6. (+\$108.00) Total change to estimate +\$108.00 ~~~~~   <i>PAID CK# 2986 Rm LHL 2-12-07</i>			
Quote valid for 30 days		Total		\$5,867.00

Page 2



# Wilkinson Insulation Company, Inc.

1780 Emerson Street  
Jacksonville, FL 32207  
(904) 396-1651  
fax: (904) 396-7624



Invoice #071857

Invoice Date: 01/03/07

Page: 1

Sold Laura Peden  
To: 930 Murray Drive  
Jacksonville, Florida  
32205

Ship Laura Peden  
To: 930 Murray Drive  
Jacksonville, Florida  
32205

Ship Via.:  
Ship Date: 01/03/07  
Due Date: 01/13/07  
Terms.....: Due Now

Cust I.D.....: PED050  
P.O. Number...:  
P.O. Date.....: 01/03/07  
Job/Order No.:  
Salesperson...: B

	Net
-----	-----
Installed insulation as follows:	380.00
R-11 blown insulation to blowable areas of home to bring total R-Value to R-19.	0.00
Paid Check #2971	
Thank you! We appreciate your business.	380.00-

Subtotal:	380.00
Tax.....:	0.00
Payments:	380.00-
Total....:	0.00

Invoices are due and payable on completion of  
job. A 1½% per month (18% per annum) service