

SURVEY OF CONSTRUCTION DEFECTS

ASHLEY PARK AT HARMONY Townhomes

****ATTORNEY WORK PRODUCT/CONFIDENTIAL COMMUNICATION****

Prior to completing this questionnaire, please review your home carefully. If you have tenants, please forward this survey to them for their input as well. You may add pages if needed to fully describe the conditions you find. Please return this survey and copies of your documents to **Rafael Martinez at Ball Janik LLP, 201 East Pine Street, Suite 600, Orlando, FL 32801; rmartinez@balljanik.com; fax: 407-902-2105** as soon as possible. Thank you!

Owner(s): _____ Date: _____
(Name as it appears on Deed)

Address: _____

Owner(s) Address if home is rented: _____

Telephone: _____ Email: _____

Date purchased: _____ Purchase Price: _____

Are you the original owner? Yes _____ No _____

Are there now or have there ever been issues regarding the following:				
No.	Exterior (please provide details and location in Comments section)	Y e s	N o	Comments: <i>(reference this item and unit number on additional pages if needed)</i>
1.	Have you noticed any stucco cracks on the exterior of the building. If yes, please describe the conditions, and provide an approximate width and direction any cracks are running.			
2.	Have you noticed any loose or delaminated stucco on the exterior of the building? If yes, please describe the approximate location of the loose/delaminated stucco and approximate area of the loose patch.			
3.	Have you noticed any significant bulges in the stucco on the exterior of the building? Please describe.			

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4.	Have you noticed any fading, staining or other discoloration of the stucco?			
5.	Do you have cracks or separations in the foundation? If yes, please describe.			
6.	Do you have exterior wood siding or trim that is cracking, rotting, or discolored? If yes, please describe.			
7.	Do you have exterior brick, masonry, or stone that is cracking or has efflorescence? If yes, please describe.			
8.	Do you have exterior paint that is bubbling, excessively peeling, or stained? If yes, please describe.			
9.	Have you noticed any exterior conditions that may allow or have allowed leaks?			
10.	Have you had any leaks in your home? If yes, please describe.			
11.	Describe any other issues you have concerns about regarding the exterior of your home. Please use the notes section below if you need more space.			
12.	Describe any other issues you have concerns about regarding the construction of your home. Please use the notes section below if you need more space.			
	Windows/Doors (please provide details and location in Comments section)			
13.	Do you have any issues with windows in your home? If yes, please describe.			
14.	Any windows that are hard to slide or open and close?			
15.	Do any of your windows have condensation between the panes? Please describe.			

16.	Do you have any mold, mildew, or staining on or around your windows?			
17.	Any issues with sliding glass, entry, or French doors in your home? Please describe.			
18.	Any sliding glass, entry, or French doors that are hard to slide, open/close, or lock?			
19.	Do you have water entering through a door? Please describe.			
	Balcony (please provide details and location in Comments section)	Y	N	Comments: <i>(reference this item and unit number on additional pages if needed)</i>
20.	Have you seen water ponding on your balcony?			
21.	Does your balcony leak?			
22.	Does the balcony floor surface slope towards the building rather than away?			
23.	Does your balcony have "soft" spots?			
24.	Have you seen water enter your home/unit from the balcony? For instance, excess rain water migrating from the balcony through the sliding glass door track into your home/unit.			
25.	Have you noticed any floating tile(s) on the balcony or tile(s) becoming delaminated, cracked, or loose?			
26.	Have you noticed any problems with the railing system, such as loose railings or rust? If yes, please describe.			
27.	Describe any other issues you have concerns about regarding the balcony. Please use the notes section below if you need more space.			

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	Interior (please provide details and location in Comments section)	Y e s	N o	Comments: <i>(reference this item and unit number on additional pages if needed)</i>
28.	Have you noticed any leaks or signs of leaks into your home/unit? If yes, please describe the location & nature of the leak as well as when it first occurred and any further occurrences you have noticed.			
29.	Have you noticed damp spots in the carpet or wood floors or delaminated or loose tile(s)? For example, below the sliding glass door, exterior door, or windows. If yes, please describe the location.			
30.	Have you noticed cracked, or delaminated or loose tile(s)? For example, below the sliding glass door, exterior door, or windows. If yes, please describe the location.			
31.	Are there any cracks and/or soft spots in the walls or ceilings? If yes, please describe the location.			
32.	Is there any staining at the ceilings or at the base or the top of the interior walls?			
33.	Have you noticed doors or windows which stick or are difficult to open or close?			
34.	Have you noticed doors or windows which are out of square?			
35.	Have you noticed any significant sloping or buckling of floors or floor noises?			
36.	Describe any other issues you have concerns about regarding the interior of your home/unit. Please use the notes section below if you need more space.			

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No.	Roof (please provide details and location in Comments section)	Y e s	N o	Comments: <i>(reference this item and unit number on additional pages if needed)</i>
29.	Have you had any problems or leaks with your roof? If yes, please describe.			
30.	Have you noticed any cracked or missing roof tiles or shingles? If yes, please describe.			
31.	Have you noticed any depressions or sways in your roof? If yes, please describe.			
	Drainage (please provide details and location in Comments section)	Y e s	N o	Comments: <i>(reference this item and unit number on additional pages if needed)</i>
32.	Have you had any issues with drainage on your property? If yes, please describe.			
33.	Have you noticed water pooling on your lawn? If yes, please describe.			
34.	Have you noticed any subsidence or erosion on your property? If yes, please describe.			

NOTES:

OWNER DOCUMENT CHECKLIST

- Any photographs of the home/unit, including construction, repairs and/or damage.
- Any and all documents, not listed above, related to the construction, purchase, maintenance and/or repair of your home/unit.
- Purchase documents, including any and all offers, addenda, disclosures, or other related documents regardless of when you purchased your home/unit.
 - This is the purchase and sale agreement for your home/unit. It will include a place for both the buyer and seller to sign. We are not looking for your settlement statement or other title/escrow documents. This document may be called a Residential Real Estate Sale Agreement; Purchase Agreement and Receipt for Earnest Money; or Home/Unit Sales Agreement.
- Marketing materials, related to your home/unit or other home/units in the building.
- Home/Unit inspection report, including for initial purchase and any subsequent refinances.
- Home/Unit appraisal report, including for initial purchase and any subsequent refinances.
- Repair and/or maintenance records, including contracts, work orders, invoices, and photos of before, during or after the repair.
- Homeowner insurance policy.
- Homeowner insurance claims related to your home/unit.
- Communication with the Association and/or the Association's board of directors or community management company, including email correspondence, meeting minutes and/or notices.
- Correspondence with the developer/contractor/subcontractors and others who may have worked on your home/unit, including punch lists and warranty requests.
- Any correspondence between you and any other individual or entity regarding the condition of the Residence.

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- Any rental agreements and/or property management agreements if your unit is leased.
- Any documents relating or referring to the condition of the property or your home/unit provided to you or by you related to any lease or attempted lease of the home/unit.
- Any agreements or contracts between you and Centex/Pule, including any warranty agreements.