

## Owner's Property Disclosure Statement

OWNER(S) NAME(S): HECTOR MUNOZ SANDY MUNOZ  
PROPERTY ADDRESS: 14040 SW 104 AVE, MIAMI, FL 33176  
DATE HOME BUILT: 1980  
DATE OWNER PURCHASED PROPERTY: 2002  
PROPERTY IS PRESENTLY:  Occupied by Owner  Rented  Vacant.  
IF LEASED, is the lease  Written  Oral. Termination date of lease is: May 19, 2022

### The information Disclosed Is Given To The Best Of Owner's Knowledge

**NOTICE TO THE BUYER/TENANT AND OWNER:** In Florida, an Owner is obligated to disclose to a Buyer/Tenant all known facts that materially affect the value of the property being sold and that are not readily observable. This disclosure statement is designed to assist Owner in complying with the disclosure requirements under Florida Law and to assist the Buyer/Tenant in evaluating the property being considered. This disclosure statement concerns the condition of the real property located at the above-referenced address. It is not a warranty of any kind by the Owner or any Licensee in this transaction. It is not a substitute for any inspections or warranties the parties may wish to obtain. It is based only upon Owner's knowledge of property condition. This disclosure is not intended to be a part of any contract for sale and purchase or lease agreement. Real estate agents and other parties involved in the transaction rely upon and may refer to this information when they evaluate, market, or present Owner's property to prospective Buyer/Tenants.

**INSTRUCTIONS TO THE OWNER:** (1) Complete this form yourself; (2) review prior disclosure statement(s) and/or inspection report(s) when completing this form; (3) describe conditions affecting property to the best of your knowledge; (4) attach additional pages with your signature if additional space is required; (5) answer all questions; (6) if you have no knowledge regarding the specific matter, then "UNKNOWN" should be indicated, and (7) if any items do not apply, write "N/A" (Not Applicable).

The following representations are made by the Owner(s) and are not representations of any real estate licensees:

#### 1. CLAIMS & ASSESSMENTS:

a. Are you aware of existing, pending, or proposed legal actions, claims, special assessments, tax liens, charges, or unpaid assessments (including homeowner's association, condo maintenance fees, proposed increases in assessments and/or maintenance fees) affecting the property?  NO  YES If "Yes", please explain: \_\_\_\_\_

b. Have any local, state or federal authorities notified you that repairs, alterations or corrections of the property are required?  NO  YES If "Yes", please explain: \_\_\_\_\_

#### 2. PROPERTY USE/DEED RESTRICTIONS AND HOMEOWNER/CONDO ASSOCIATION:

a. Are you aware of any Homeowner Association, Condo Association, deed restrictions, covenants, or reservations that may affect the use, future resale or value of the property?  NO  YES If "Yes", please explain: \_\_\_\_\_

b. Are you aware of any proposed changes that affect or may affect the use, future resale or value of the property?  NO  YES If "Yes", please explain: \_\_\_\_\_

#### 3. STRUCTURE-RELATED ITEMS:

a. Are you aware of any structural damage which may have resulted from events including, but not limited to: fire, wind, hurricanes, flood, hail, lightning, landslide, blasting, shifting in the foundation, and/or spalling?  NO  YES

b. Are you aware of any past or present cracks or flaws in the walls, floors or foundations?  NO  YES

c. Are you aware of any past or present problems with driveways, walkways, patios, porches, seawalls, pools, or retaining walls on the property?  NO  YES

d. Are you aware of any past or present water leaks, water accumulation or dampness within the house, basement, crawl space or attic?  NO  YES

If any of your answers in this section are "Yes", please explain: \_\_\_\_\_

4. PROPERTY-RELATED ITEMS:

- a. Have you ever had the property surveyed?  NO  YES
- b. Is there an existing elevation certificate?  NO  YES
- c. The Flood Zone is: \_\_\_\_\_ The Base Flood Elevation (BFE) is: \_\_\_\_\_
- d. Are you aware of any walls, driveways, fences, structures or other features shared in common with adjoining landowners, or any encroachments, boundary line disputes, setback violations or easements (other than utility or drainage easements) affecting the property?  NO  YES If "Yes". Please explain: Fence on both Sides and back of House
- e. Do you have an existing flood insurance policy?  NO  YES

5. TERMITES, DRY ROT, PESTS, WOOD DESTROYING ORGANISMS:

- a. Do you have any knowledge of termites, dry rot, pests or wood destroying organisms on or affecting property?  NO  YES
  - b. Do you have any knowledge of any damage to the property caused by termites, dry rot, pests or wood destroying organisms?  NO  YES
  - c. Have you ever had the property inspected for termites, dry rot, pests or wood destroying organisms?  NO  YES If "Yes", Date of Inspection: \_\_\_\_\_
  - d. Has the property been treated for termites, dry rot, pests or wood destroying organisms?  NO  YES If "Yes", please indicate Date of Treatment \_\_\_\_\_ Type of Treatment \_\_\_\_\_ Company Name: \_\_\_\_\_
  - e. Is your property currently under warranty or other coverage by a licensed pest control company?  NO  YES If "Yes", Company Name: \_\_\_\_\_
- If any of your answers in this section are "Yes", please explain: \_\_\_\_\_

6. PERMITS:

- a. Are you aware of any improvements, modifications or additions to the property, whether by you or by others, that have been constructed in violation of applicable building codes or without necessary permits?  NO  YES HM = No
  - b. Are you aware of any open permits, (i.e., active or expired permits) on the property which have not been closed by a final inspection?  NO  YES
- If any of your answers in this section are "Yes", please explain: See attached

7. ROOF-RELATED ITEMS:

- a. Approximate age of roof: 2 month
- b. Have you replaced the roof?  NO  YES If "Yes", when?: April
- c. Is there a warranty on the roof?  NO  YES If "Yes" is the warranty transferable?  NO  YES Need to Confirm  
Name of Company: \_\_\_\_\_
- d. Has the roof ever leaked since you've owned the property?  NO  YES If "Yes", what has been done to correct the leaks? Replaced Roof Date of repair(s): \_\_\_\_\_
- e. Has the roof been inspected within the last 12 months?  NO  YES If "Yes", please explain: Passed Permit

8. PLUMBING-RELATED ITEMS:

- a. What is your drinking water source?  Public  Private Well  Other \_\_\_\_\_
- b. If your drinking water is from a well or other source, when was your water last checked for safety and what were the results of the tests? \_\_\_\_\_
- c. What is the water source for your sprinkler system? Private Well
- d. Do you have a water conditioning system?  NO  YES If "Yes" is it  LEASED? or  OWNED?
- e. What is the type of sewage system?  Public Sewer  Private Sewer  Septic Tank  Cesspool  
When was the septic tank/cesspool last serviced? \_\_\_\_\_
- f. Are any storage tanks stored or buried on the property?  NO  YES If "Yes", where? \_\_\_\_\_

g. Do you know of any leaks, backups, breaks, or other problems relating to any of the plumbing, water, sewage/septic system or sprinkler system?  NO  YES If "Yes", please explain: \_\_\_\_\_

9. ELECTRICAL SYSTEMS:

- a. Does Property have: Circuit breakers?  NO  YES Fuses?  NO  YES
b. Are you aware of any damaged, dangerous, malfunctioning or un-permitted switches, receptacles, circuits, fans, lights, fuses or wiring?  NO  YES
c. Are you aware of any conditions that materially affect the value or operating capacity of the electrical system?  NO  YES If any of your answers to the section are "Yes", please explain: \_\_\_\_\_

10. POOL/HOT TUBS/SPAS:

- a. Does the property have a swimming pool?  NO  YES Hot Tub?  NO  YES Spa?  NO  YES
b. Are there any problems in need of repair to the pool, pool lines, pool-related equipment, hot tub, and/or spa?  NO  YES
c. Are there any electrical problems with the pool, pool related equipment, hot tub and/or spa?  NO  YES
d. Do the following Pool Safety features (as defined by Chapter 515, Florida Statutes.) comply with the law: Enclosure meeting barrier requirements?  NO  YES Approved Safety Pool Cover?  NO  YES
Required door and window exit alarms?  NO  YES Required door/gate locks?  NO  YES If any of your answers in this section are "No", please explain: We do not have a cover, but rather a fence with a gate. We only have alarms for the screen doors.

11. MAJOR APPLIANCES AND EQUIPMENT:

- a. Are there existing problems with the appliances and/or equipment in the home, including the sprinkler system and security system?  NO  YES If "Yes", please explain: \_\_\_\_\_
b. Are there service contracts or warranties on appliances and/or equipment?  NO  YES If "Yes", please explain: \_\_\_\_\_
Are any of these gas appliances?  NO  YES Lawn Sprinkler System?  NO  YES Is there a timer?  NO  YES
Garage door openers?  NO  YES Hurricane Shutters?  NO  YES
Other items included in this sale: \_\_\_\_\_

12. HEATING AND AIR CONDITIONING:

- a. Is the air conditioning  Central? or  Window? Number of units? Two
b. How old is the air conditioner? South unit is new, North unit is 5 yrs.
c. Are you aware of any defects and/or any malfunctioning, circulation, electrical, cooling, leakage, overheating, or condensation problems pertaining to the air conditioning/heating since you have owned the property?  NO  YES
If "Yes", please explain: \_\_\_\_\_

13. DOCKS/DAVITS/PIERS AND SEAWALLS:

- a. Are you aware of any conditions that may affect the desirability, use or function of the dock, davits or pier or seawall?  NO  YES If "Yes", please explain: N/A
b. Was a federal, state or local government permit required for the construction or maintenance of the dock, davits, pier, or seawall?  NO  YES  UNKNOWN If "Yes", were all appropriate permits and approvals issued for the construction and maintenance of such structures?  NO  YES  UNKNOWN If "No", please explain: N/A

14. MOLD AND TOXIC SUBSTANCES:

- a. Are you aware of any past or present instances of mold or water/moisture intrusion in the structure(s) on the property?  NO  YES If "Yes", please explain: \_\_\_\_\_
b. Are you aware of any past or present damage to the structure(s) on the property that resulted from water/moisture intrusion, including, but not limited to, the presence of mold?  NO  YES If "yes", please explain: \_\_\_\_\_

c. Are you aware of any underground tanks or toxic substances present on the property (structure or spill) such as asbestos, PCB's, accumulated radon, lead paint, chinese/defective drywall, above ground or buried oil or gas tanks, or others?

NO  YES

If "Yes", please explain: \_\_\_\_\_

d. Are you aware of any repairs or other corrective or remedial procedures that were undertaken as a result of the matters identified in this section?  NO  YES If "Yes", please explain: \_\_\_\_\_

15. NEIGHBORHOOD/ENVIRONMENT:

a. Are you aware of any existing condition or proposed change in your neighborhood that could adversely affect the value or desirability of the property, such as noise or other nuisances, electric or magnetic field levels, threat of condemnation or street changes, proposed developments or roadways, or blasting?  NO  YES If "Yes", please explain: \_\_\_\_\_

b. Are you aware of wetlands, mangroves, archeological sites, historical preservation property, or other environmentally sensitive matters on, or affecting the property?  NO  YES If "Yes", please explain: \_\_\_\_\_

16. OTHER MATTERS:

a. Are there any other matters affecting or which may affect the value of the property?  NO  YES If "Yes", please explain: \_\_\_\_\_

ACKNOWLEDGEMENT OF OWNER

The undersigned Owner represents that the information set forth in the above disclosure statement is accurate and completed to the best of the Owner's knowledge on the date signed below. Owner does not intend for this disclosure statement to be a warranty or a guarantee of any kind. Owner hereby authorizes disclosure of the information contained in this disclosure statement to prospective Buyer/Tenant of the property. Owner understands and agrees that Owner will notify the Buyer/Tenant in writing within five (5) business days after Owner becomes aware that any information set forth in this disclosure statement has become inaccurate or incorrect in any way during the term of the pending purchase by the Buyer/Tenant.

Owner: [Signature] / HECTOR MUNOZ Date: 6.1.22  
(signature) (print name)

Owner: [Signature] / SANDY MUNOZ Date: 6.1.22  
(signature) (print name)

INSTRUCTIONS TO THE BUYER/TENANT: Buyer/Tenant is encouraged to thoroughly inspect the property personally and/or have it inspected by a third party, and to inquire about any specific areas of concern. NOTE: If Owner answers "NO" to any of the pervious questions listed above, Owner does not necessarily mean that the matter in question does not exist on the property. "NO" may mean that the Owner is unaware that the matter in question exists on the property.

RECEIPT AND ACKNOWLEDGEMENT OF BUYER/TENANT: Owner is using this form to disclose Owner's knowledge of the condition of the property and improvements located on the property as of the date signed by Owner. This disclosure form is not a warranty of any kind. The information contained in the disclosure is limited to information which the Owner has knowledge. It is not intended to be a substitute for any inspection or professional advice the Buyer/Tenant may wish to obtain. An independent professional inspection is encouraged and may be helpful to verify the condition of the property and to determine the cost of repairs, if any. Buyer/Tenant understands these representations are not made by any real estate licensee. Buyer/Tenant hereby acknowledges having received a copy of this disclosure statement.

Buyer/Tenant: \_\_\_\_\_ / \_\_\_\_\_ Date: \_\_\_\_\_  
(signature) (print name)

Buyer/Tenant: \_\_\_\_\_ / \_\_\_\_\_ Date: \_\_\_\_\_  
(signature) (print name)





lien searches plus

5710 SW 41 Street South Miami, FL 33155 V: 305.668.8622 F: 305.668.8626 www.liensearchesplus.com

Date: May 16, 2022 Update  Yes  No Pages: \_\_\_
File No.:
Property Address: 14040 SW 104 Avenue, Miami, FL 33176
Property Jurisdiction: Unincorporated
Parcel Id. No.: 3050200211660
Owner's Name(s): Hector and Sandy Munoz

Open/Expired Permits PH: 786-315-2000

Yes  None noted  Not requested

Code Enforcement Cases/Violations PH: 888-311-3233 | 786-315-2552

Yes  None noted  Not requested

County / Municipal Fees / Assessments PH: \_\_\_\_\_

Yes  None noted  No written information

Utility Account Info PH: 305-665-7477

Utility Bal Due:  Yes  None noted | Services:  Water  Sewer  Stormwater  Solid Waste  \_\_\_\_\_
 Master meter  Well (verify)  Septic (verify)  Waste in taxes  Waste Private Hauler  Vacant
 No 3rd party info  Results indicate no lien rights Utilities often billed in arrears, update prior to closing.

Real Estate Taxes PH: 305-270-4916

Outstanding sums due:  Yes  None noted  Currently not available

Verify all tax information prior to closing. Property taxes are not certified as accurate by Tax Collectors or by LSP.

Misc: \_\_\_\_\_

NOTE: 1) Requestor is responsible for verifying the accuracy of all information contained herein, contact our office prior to closing with any discrepancies 2) Many entities do not supply written results or release information to third parties 3) Search results may be incomplete if requestor provided erroneous or incomplete data 4) This is not a title search or a search for any recorded matters, nor should it be relied upon as such. 5) These results are compiled solely of information obtained from public records research requested from the applicable city/county governmental offices and/or third parties or obtained via computerized records. The search is performed within the jurisdiction provided by the requestor. Requestor is hereby notified that there exists varying "gap" periods for these findings. LSP, Inc. does not warrant the accuracy of the information contained herein is not responsible for any inaccuracies or omissions, nor for any liens, pending liens, recorded or otherwise, or any outstanding balances due nor shall they be liable for any amounts in excess of the fee paid hereunder or for any other consequential damages or lost profits. The findings of this report are for use solely by the requestor.

Lien Searches Plus f/k/a Permit Searches Plus  
 5000 SW 75 Avenue, #128  
 Miami, FL 33155  
 305-668-8622  
 www.liensearchesplus.com

**Invoice**

Date	Invoice #
5/16/2022	172072

Bill To
Keith J Merrill P.A. 7901 SW 67 Ave, Ste 206 Miami FL 33143

Description	Qty	Rate	Amount
Lien/Code/Permit Search  14040 SW 104 Ave, Miami		155.00	155.00
NOTE: CLIENT MUST VERIFY ALL TAX INFORMATION Please be advised that there exists a "gap" period which applies to all information obtained by LSP. LSP does not assume any liability for any matters arising in the gap period, nor for any erroneous/missing information supplied by any outside entities (including municipal and governmental agencies). Code enforcement searches are conducted on the subject property only in the case of condominiums. LSP assumes no liability for enforceable code related matters which do not specifically appear against the subject property. Additionally, LSP assumes no liability for any real estate tax information (back assessments, etc.), including any taxes assessed or levied subsequent to the date of LSP's findings. Use by a client of the product provided herein shall be deemed acknowledgement and acceptance of these terms and the corresponding fee(s).			
Payable upon receipt. Please make checks payable to LSP, Inc.		<b>Total</b>	\$155.00

2:57 PM

05/16/22

Lien Searches Plus f/k/a Permit Searches Plus  
Open Invoices  
All Transactions

<u>Date</u>	<u>Num</u>	<u>P. O. #</u>	<u>S. O. #</u>	<u>Memo</u>	<u>Amount</u>	<u>Open Balance</u>
Keith J Merrill P.A. 05/16/2022	172072		LIEN	14040 SW 104 Ave	155.00	155.00
Total Keith J Merrill P.A.					155.00	155.00
<b>TOTAL</b>					<b>155.00</b>	<b>155.00</b>



### Open Master Permits Inquiry

Date: 05/12/2022

Folio Number:	3050200211660	Address:	
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Permit Number:	1993134719	Permit Type:	BLDG	Issue Date:	2/16/1993
Categories:	0002				

Permit Number:	1991052880	Permit Type:	PLUM	Issue Date:	4/05/1991
Categories:	0011				

Permit Number:	1991047395	Permit Type:	PLUM	Issue Date:	3/19/1991
Categories:	0010				

[Get another Folio Status](#)

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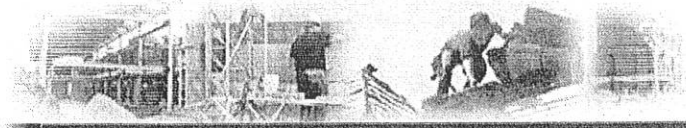
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MIAMI-DADE

Resident Visitor Business Employee

Open Master Permits Inquiry

Permit Number:	1993134719	Permit Type:	BLDG	Issue Date:	02/16/1993
Address:	14040 S W 104 AVE	Proposed use:	SINGLE FAM RES-CLUST-ZERO LOT-T		
Categories:	0002				
Revoke(Y/N):	N	Reason:			

Permit Number:	1991052880	Permit Type:	PLUM	Issue Date:	04/05/1991
Address:	14040 SW 104 AVE	Proposed use:	SINGLE FAM RES-CLUST-ZERO LOT-T		
Categories:	0011				
Revoke(Y/N):	Y	Reason:	JURISDICTION FLORIDA DEPARTMENT OF HEALTH 03/27/06		

Permit Number:	1991047395	Permit Type:	PLUM	Issue Date:	03/19/1991
Address:	14040 SW 104 AVE	Proposed use:	SINGLE FAM RES-CLUST-ZERO LOT-T		
Categories:	0010				
Revoke(Y/N):	N	Reason:			

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Resident

Visitor

Business

Employee

Permit History Inquiry

Permit Number:	1993134719	Issue Date:	02/16/1993
Process Number:	C1993165750	CO/CC Release Date:	
Permit Type:	BLDG	Master Permit Number:	0
Building Code:	SFBC	Bldg CO Release Date:	
Categories:	BUILDING (COUNTY)		
Address:	14040 S W 104 AVE		
Owner's Name:	TIMOTHY P COLE &W BETSY H		
Folio Number:	30-5020-021-1660		
Proposed Use:	SINGLE FAM RES-CLUST-ZERO LOT-TOWN		
Contractor:	CGC040339	RENAISSANCE MAN INC	
Tradesman:	PIERSON GLENN N		
Permit expired (Y/N):	Y	Expiration Date:	05/07/1994
New Issue Date:		Revision Date:	
Extension Date:		Last Inspection Date:	11/08/1993
Inspection Type:	FINAL	Inspection Disposition:	APPROVED
Request Date:	11/05/1993	Inspection Date:	11/08/1993
Last Approved Inspection Date:			
Inspection Comments:			

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Resident

Visitor

Business

Employee

Permit History Inquiry

Permit Number:	1991052880	Issue Date:	04/05/1991
Process Number:	S1991070354	CO/CC Release Date:	
Permit Type:	PLUM	Master Permit Number:	0
Building Code:	SFBC	Bldg CO Release Date:	
Categories:	WELL DRILLING		
Address:	14040 SW 104 AVE		
Owner's Name:	TIMOTHY P COLE &W BETSY H		
Folio Number:	30-5020-021-1660		
Proposed Use:	SINGLE FAM RES-CLUST-ZERO LOT-TOWN		
Contractor:	000011902	VENTURA OVIDIO J	
Tradesman:	VENTURA OVIDIO J		
Permit expired (Y/N):		Expiration Date:	
New Issue Date:		Revision Date:	
Extension Date:		Last Inspection Date:	
Inspection Type:		Inspection Disposition:	
Request Date:		Inspection Date:	
Last Approved Inspection Date:			
Inspection Comments:			

\*PERMIT REVOKE/CANCEL \* "JURISDICTION FLORIDA DEPARTMENT OF HEALTH 03/27/06"

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Resident

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Business

Employee

Permit History Inquiry

Permit Number:	1991047395	Issue Date:	03/19/1991
Process Number:	C1991062847	CO/CC Release Date:	
Permit Type:	PLUM	Master Permit Number:	0
Building Code:	SFBC	Bldg CO Release Date:	
Categories:	POOL PIPING		
Address:	14040 SW 104 AVE		
Owner's Name:	TIMOTHY P COLE &W BETSY H		
Folio Number:	30-5020-021-1660		
Proposed Use:	SINGLE FAM RES-CLUST-ZERO LOT-TOWN		
Contractor:	000008286	GARMART PLUMBING CORPORATION	
Tradesman:	GARCIA JOSE M		
Permit expired (Y/N):	Y	Expiration Date:	09/25/1991
New Issue Date:		Revision Date:	
Extension Date:		Last Inspection Date:	03/29/1991
Inspection Type:	ROUGH DUCT	Inspection Disposition:	APPROVED PARTI
Request Date:	03/28/1991	Inspection Date:	03/29/1991
Last Approved Inspection Date:			
Inspection Comments:	C PERMIT		

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SEARCHED BY ✓  
TAX ID \_\_\_\_\_  
ADDRESS \_\_\_\_\_

## Search Result(s)

Sorry, did not find any case based on your search entry or entries.

Please try a new search.

Please take note of the following.

For the **Address** tab, the three options **Property Address**, **House Number** and **Street or Avenue** can only be used one at a time.

If using **House Number**, it should be numeric only.

If using **Street or Avenue**, Directions should not be included. It should start with a number followed by abbreviated street or avenue. Example:

87 AVE

If using **Property Address** it should be in the format: House Number - Direction or Street Name - Street Type

Example: 12345 NW 6 TER

For **Property Address** or **Street or Avenue** entry, only the following abbreviations are accepted:

- AVE
- BLVD
- CIR
- CT
- HWY
- LN
- PL
- PSGE
- ST
- TER

If **Property Address** entry has directions, directions must be abbreviated as shown below:

- E
- N
- NE
- NW
- S
- SE
- SW
- W

\* CLOSED

SEARCHED BY  
TAX ID  
ADDRESS ✓

## Search Result(s)

COUNT	CASE NUMBER	CASE TYPE	ADDRESS	OWNER'S NAME	VIOLATOR	FOLIO NUMBER	PERMIT	TICKET	VIEW
1	2006069948	All Other Code Violations	14040 SW 104 AVE					If Case has ticket, please click on Details for ticket information.	Details (/Apps/RER/RegulationSupportWebView/NPCase/NPCaseDetails?CaseNum=2006069948)

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# MIAMI DADE COUNTY CODE ENFORCEMENT / NEIGHBORHOOD CODE FINDINGS FOLLOW:

**When findings reflect active matters compliance and/or payment of fines may be necessary to close the case(s).**

**A final payoff figure may be required, any figures reflected herein may not be full and final sums due.**

**Settlement agents may need to obtain final figures for anything contained here. Please review these results carefully.**



## Code Enforcement Citations

<b>Citation</b>	D481689	<b>Status</b>	COLLECTION	<b>Total Due</b>	\$65.00
				<b>Issue Date</b>	2/24/2014
<b>Violator</b>	STRAWHUN, SHANNON				
<b>Mailing Address</b>	14040 SW 104 AVE	MIAMI FL 33176			
<b>Folio No</b>					
<b>Code Section</b>	5-7(A)				
<b>Description</b>	FAILURE TO OBTAIN LICENSE TAG FOR STERILIZED DOG				
<b>Issuing Dept</b>	05 ANIMAL SERVICES DEPARTMENT (305) 629-7387				
<b>Inspector</b>	0301 ROBERT MARIN	<b>Repeat Violation</b>	NO		
<b>Violation Date</b>	9/7/2013				
<b>Violation Time</b>	12:00 A M				
<b>Violation Location</b>	14040 SW 104 AVE				
<b>Serve Method</b>	BY MAIL	<b>Serve Date</b>			
<b>Penalty must be paid by</b>					

**\*\* Citation is not eligible to be paid here. Click link below for Collections Payment Site \*\***

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# Code Enforcement Citations

Citation	D542361	Status	COLLECTION	Total Due	\$65.00
				Issue Date	5/12/2014
Violator	STRAWHUN, SHANNON				
Mailing Address	14040 SW 104 AVE	MIAMI FL 33176			
Folio No					
Code Section	5-6				
Description	FAILURE TO VACCINATE ANIMAL AGAINST RABIES				
Issuing Dept	05 ANIMAL SERVICES DEPARTMENT (305) 629-7387				
Inspector	0301 ROBERT MARIN	Repeat Violation	NO		
Violation Date	2/16/2014				
Violation Time	12:00 A M				
Violation Location	14040 SW 104 AVE				
Serve Method	BY MAIL	Serve Date			
Penalty must be paid by					

\*\* Citation is not eligible to be paid here. Click link below for Collections Payment Site \*\*

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# Code Enforcement Citations

Citation	C134683	Status	COLLECTION	Total Due	\$60.00
				Issue Date	8/ 6/2019
Violator	JAMES SCARDINA				
Mailing Address	14040 SW 104TH AVE		MIAMI FL 33176		
Folio No					
Code Section	21-276(9)				
Description	FOURTH FALSE BURGLAR ALARM DURING REGISTRATION PERIOD				
Issuing Dept	12 MIAMI-DADE POLICE DEPT - FALSE ALARM ENFORCEMENT (305) 471-3600				
Inspector	6122 PATTY SIMMONS	Repeat Violation	NO		
Violation Date	8/ 5/2019				
Violation Time	12:38 A M				
Violation Location	14040 SW 104TH AVE				
Serve Method	BY MAIL	Serve Date			
Penalty must be paid by	9/ 5/2019				

\*\* Citation is not eligible to be paid here. Click link below for Collections Payment Site \*\*

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SEARCHED BY  
TAX ID  
ADDRESS

Translate

# Code Enforcement Citation Search

Search by Citation Number Name Folio Number Address

Searching for Folio: 3050200211660

#	Citation No	Issue Date	Status	Total Due	Violator Name	Street Address	Party
No data to display							

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- 5710 S.W. 41 Street
- 
- South Miami, Fl. 33155
- 
- V: 305.668.8622
- 
- F: 305.668.8626
- 
- [www.liensearchesplus.com](http://www.liensearchesplus.com)

## MEMO: MDWS

To Whom It May Concern:

The Miami Dade County Water & Sewer Premise Lien Certificate included in these findings was/were obtained in their newly modified software. Findings are limited to a search by the address of the subject property only.

The scope of research once accessible to LSP is limited. The ability to search for additional account information by any other means, folio number, owner name, etc., is no longer available and we are no longer able to access or print account ledgers. Similarly, access to view liens no longer exists.

Please contact us immediately if you become aware of any additional address, or current or former Miami Dade County Water Sewer accounts which are not included herein. We will require the address to be provided in order to conduct any further research and any additional search will incur a fee. Findings are provided in good faith. Lien Searches Plus shall be held harmless should any additional addresses or accounts exist which are not reported under the above address.

If you have any questions regarding the information contained herein you may contact a Customer Service Representative at (305) 665-7477 & (305) 665-7488. Remit payments to Miami-Dade Water & Sewer Department, P.O Box 026055, Miami, FL 33102-6055.

Please note the service thru date. Account may be pending a meter read, you must update the balance prior to closing or escrow funds.

Billing for past or illegal water consumption and/or meter tampering can occur at a future date and can result in a lien. Often these matters are billed after significant amount of time has lapsed even if the service provider had uncovered tampering at a much earlier date. Lien Searches Plus has no access to this information until such time as it is posted to the M.W.D.S system and is made visible to us. The information provided herein is supplied in good faith and Lien Searches Plus shall be held harmless from any future fees / liens stemming from the above.

Date: 05/16/2022

Re: Premise ID-7918896200      Address-14040 SW 104TH AVE MIAMI FL 33176-7063 - Residence

**PREMISE LOCATION CERTIFICATE**

Current/Outstanding Debt

Account Number	SA Type	Description	Amount	Service Through
5610973885	RFT-WT	FEES AND TAXES WATER	\$26.49	04/02/2022
5610973885	RSW-STRM	STORMWATER	\$30.00	04/02/2022
5610973885	RWT-A	WATER RESIDENTIAL	\$170.42	04/02/2022
Account Total:			\$226.91	
Mailing ZIP:			33176-7063	

For Lien additional information see comments below

Lien Account Number	SA Type	Description	Amount	Service Through	Status	ORB/Page No.
---------------------	---------	-------------	--------	-----------------	--------	--------------

Account Total:  
Mailing ZIP:

Bankruptcy

Account Number	SA Type	Description	Amount	Service Through
----------------	---------	-------------	--------	-----------------

Account Total:  
Mailing ZIP:

Write-Off

Account	SA Type	Description	Amount	Service Through
---------	---------	-------------	--------	-----------------

Account Total:  
Mailing ZIP:

Tampering Premise Note ID#	Premise Note Created	Amount Owed
----------------------------	----------------------	-------------

If you have any questions regarding the information contained herein you may contact a Customer Service Representative at (305) 665-7477 & (305) 665-7488. Remit payments to Miami-Dade Water & Sewer Department, P.O Box 026055, Miami, FL 33102-6055.

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Comments:

Payment must include a copy of the Premise Location Certificate form and a check payable to:  
Miami-Dade Water and Sewer Department  
P.O. Box 330316  
Miami, FL 33233-0316

Please Note: The amounts listed on this certificate reflect all outstanding amounts for the property as of the "Service Through" date. Charges incurred for services rendered subsequent to that date are subject to normal collection procedures and lien if applicable. Municipal charges to the above reference property may be due. This certificate applies to water and wastewater service rendered to the above referenced property. It does not include connection charges, construction charges, and any other charges which may be owed to Miami-Dade Water and Sewer Department.

Premise ID: 7918896200  
Date of Certificate 05/16/2022

Premise Address: 14040 SW 104TH AVE MIAMI, FL 33176-7063  
Requested by:

MIAMI-DADE COUNTY STORMWATER UTILITY ACCOUNT BALANCE REQUEST

DATE: 05/12/2022

FOR: Miami-Dade County Stormwater Utility (MDC-SWU) E-MAIL: swu@miamidade.gov

PHONE #: (305) 372-6688 FAX #: (305) 372-6636 SWU STAFF E-MAIL: \_\_\_\_\_

NAME OF BUSINESS: Lien Searches Plus 5000 SW 75 Avenue, Suite 128, Miami FL 33155

YOUR NAME: Yanet Lezcano TELEPHONE #: 305-668-8622

E-MAIL ADDRESS: Liens@liensearchesplus.com

CHECK ONE: X 2 to 3 Business Days (\$10) or EXPEDITE: within 24 Hours (\$40)

Dear MDC-SWU Representative:

Please provide us with any Stormwater Utility fees that are owed, and any court recorded / pending Stormwater liens on the following property:

MDC-SWU ACCOUNT NUMBER (10 digits): \_\_\_\_\_

PROPERTY ADDRESS: 14040 SW 104 Avenue

CURRENT OWNER'S NAME: Hector and Sandy Munoz

FOLIO #: 30-5020-021-1660

\*\*\* For MDC Stormwater Utility Use Only \*\*\*

MDC STORMWATER UTILITY RESPONSE BELOW

Note: The Miami-Dade County Stormwater Utility currently handles accounts within Unincorporated Miami-Dade County with folios beginning with 30 ONLY. However, MDC Stormwater Utility accounts with balances may still exist for properties that are now in municipalities, which incorporated after 2005. Please provide the Account Number above, if known.

X Stormwater Utility fee is charged on Miami-Dade Water and Sewer Department (WASD) water bill. Please contact WASD at (305) 665-7477.

Property is in the City/Town/Village of \_\_\_\_\_ No records available at MDC-SWU.

Vacant land. No fee charged at present time.

Account \_\_\_\_\_ owes \_\_\_\_\_ as of \_\_\_\_\_.

The Stormwater Utility fee is paid by the \_\_\_\_\_.

This property has a lien(s). CHECKS ARE NOT ACCEPTED FOR PROPERTIES WITH LIENS. Please make payment by Money Order or Cashier's Check, or with cash, (in person). Do not mail cash.

Payoff amount is good through \_\_\_\_\_. A new account balance request will be required after this date.

Prepared by: Alessandra Veloso 05/16/2022

Please make payments payable to: MAMI-DADE COUNTY STORMWATER UTILITY

Address: Miami-Dade County Stormwater Utility, 701 N.W. 1 Court, 5th Floor, Miami, FL 33136-3902

Payment Hours: Mon - Fri, 8:00 AM - 4:00 PM, excluding holidays

Disclaimer:

Miami-Dade County is a public entity subject to Chapter 119 of the Florida Statutes concerning public records. E-mail messages are covered under such laws and thus subject to disclosure. All E-mail sent and received is captured by our servers and kept as a public record.



- 5000 S.W. 75 Avenue, Suite 1
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- F: 305.668.8626
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- [www.liensearchesplus.com](http://www.liensearchesplus.com)
- 
- Please send all responses to:  
[Liens@liensearchesplus.com](mailto:Liens@liensearchesplus.com)

## **Miami Dade County Solid Waste**

### **No attachment denotes no violations or sums reported for solid waste matters.**

Please review any attachment thoroughly as to open balances or violations. Additional research for a waste certification estoppel may be necessary. Such requests are processed through multiple departments in order to verify accurate information as to full and final sums due. Each department assesses a fee to process a request for this estoppel information. Please notify us immediately if you need to authorize us to process the request for this information on your behalf.

Requestor is hereby notified that there exists varying “gap” periods for these findings.

Vacant parcels with no street address may not have accurate search results as to solid waste matters as the county can and does routinely issue convenience addresses to vacant parcels for their own internal purposes. These addresses are not known to LSP.

For questions pertaining to any sums due you may contact:

Miami Dade County Public Works and Waste Management Department  
2525 NW 62 Street, 5<sup>th</sup> Floor  
Miami, FL 33147  
305-594-1630

**AMOUNTS REPORTED MAY NOT REPRESENT FULL AND FINAL SUMS TO BE REMITTED**







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## Real Estate Account #30-5020-021-1660

**Owner:**  
HECTOR MUNOZ  
SANDY MUNOZ

**Situs:**  
14040 SW 104 AVE  
Unincorporated County 33176-7063

[Parcel details](#)  
[Property Appraiser](#)  
[Installments](#)



[Get bills by email](#)

## Amount Due

Your account is **paid in full**. There is nothing due at this time.  
Your last payment was made on 12/06/2021 for \$2,678.89. [Print paid bill \(PDF\)](#)

## Account History

BILL	AMOUNT DUE	STATUS	ACTION
<b>2021</b> ⓘ			
<a href="#">2021 Installment Bill #4</a> ⓘ	\$0.00	Paid \$2,678.89 12/06/2021	Receipt #FPPU18-22-000024 <a href="#">Print (PDF)</a>
<a href="#">2021 Installment Bill #3</a> ⓘ	\$0.00	Paid \$2,598.52 12/06/2021	Receipt #FPPU18-22-000024 <a href="#">Print (PDF)</a>
<a href="#">2021 Installment Bill #2</a> ⓘ	\$0.00	Paid \$2,509.55 10/30/2021	Receipt #INT-22-009318 <a href="#">Print (PDF)</a>
<a href="#">2021 Installment Bill #1</a> ⓘ	\$0.00	Paid \$2,358.98 06/30/2021	Receipt #FPPU10-21-005557 <a href="#">Print (PDF)</a>
		<b>Paid \$10,145.94</b>	
<b>2020</b> ⓘ			
<a href="#">2020 Installment Bill #4</a> ⓘ	\$0.00	Paid \$3,036.99 07/14/2021	Receipt #FPPU17-21-002750 <a href="#">Print (PDF)</a>
<a href="#">2020 Installment Bill #3</a> ⓘ	\$0.00	Paid \$2,535.68 12/31/2020	Receipt #CHECK21-21-036086 <a href="#">Print (PDF)</a>
<a href="#">2020 Installment Bill #2</a> ⓘ	\$0.00	Paid \$2,404.99 12/31/2020	Receipt #CHECK21-21-036086 <a href="#">Print (PDF)</a>
<a href="#">2020 Installment Bill #1</a> ⓘ	\$0.00	Paid \$2,260.69 06/30/2020	Receipt #FPPU08-20-009195 <a href="#">Print (PDF)</a>
<a href="#">Certificate #21348</a>		Redeemed 07/14/2021	Face \$2,888.32, Rate 0.25%
		<b>Paid \$10,240.35</b>	
<b>2019</b> ⓘ			
<a href="#">2019 Installment Bill #4</a> ⓘ	\$0.00	Paid \$2,456.82 04/03/2020	Receipt #FPPU11-20-008424 <a href="#">Print (PDF)</a>
<a href="#">2019 Installment Bill #3</a> ⓘ	\$0.00	Paid \$2,383.13 12/31/2019	Receipt #CHECK21-20-036198 <a href="#">Print (PDF)</a>
<a href="#">2019 Installment Bill #2</a> ⓘ	\$0.00	Paid \$2,247.26 09/30/2019	Receipt #FPPU11-20-000013 <a href="#">Print (PDF)</a>
<a href="#">2019 Installment Bill #1</a> ⓘ	\$0.00	Paid \$2,470.81 08/05/2019	Receipt #FPPU02-19-016537 <a href="#">Print (PDF)</a>
		<b>Paid \$9,558.02</b>	
<b>2018</b> ⓘ			
<a href="#">2018 Installment Bill #4</a> ⓘ	\$0.00	Paid \$2,324.84 03/29/2019	Receipt #CHECK21-19-045465 <a href="#">Print (PDF)</a>
<a href="#">2018 Installment Bill #3</a> ⓘ	\$0.00	Paid \$2,255.09 12/26/2018	Receipt #CHECK21-19-040190 <a href="#">Print (PDF)</a>
<a href="#">2018 Installment Bill #2</a> ⓘ	\$0.00	Paid \$2,274.29 09/28/2018	Receipt #FPPU02-19-000507 <a href="#">Print (PDF)</a>
<a href="#">2018 Installment Bill #1</a> ⓘ	\$0.00	Paid \$2,238.57 06/26/2018	Receipt #CHECK21-18-054270 <a href="#">Print (PDF)</a>
		<b>Paid \$9,092.79</b>	
<b>2017</b> ⓘ			
<a href="#">2017 Installment Bill #4</a> ⓘ	\$0.00	Paid \$2,396.84 03/30/2018	Receipt #CHECK21-18-049048 <a href="#">Print (PDF)</a>
<a href="#">2017 Installment Bill #3</a> ⓘ	\$0.00	Paid \$2,324.93 12/27/2017	Receipt #CHECK21-18-040045 <a href="#">Print (PDF)</a>
<a href="#">2017 Installment Bill #2</a> ⓘ	\$0.00	Paid \$2,259.61 09/29/2017	Receipt #FPPU10-18-000130 <a href="#">Print (PDF)</a>
<a href="#">2017 Installment Bill #1</a> ⓘ	\$0.00	Paid \$2,224.12 06/30/2017	Receipt #FPPU07-17-008962 <a href="#">Print (PDF)</a>
		<b>Paid \$9,205.50</b>	
<b>2016</b> ⓘ			
<a href="#">2016 Installment Bill #4</a> ⓘ	\$0.00	Paid \$2,436.97 02/30/2017	Receipt #CHECK21-17-047822 <a href="#">Print (PDF)</a>
<b>Total Amount Due</b>	\$0.00		

BILL	AMOUNT DUE	STATUS	ACTION
<a href="#">2016 Installment Bill #2</a> ⓘ	\$0.00	Paid \$2,191.91	09/30/2016 Receipt #CHECK21-16-125992 <a href="#">Print (PDF)</a>
<a href="#">2016 Installment Bill #1</a> ⓘ	\$0.00	Paid \$2,157.89	06/30/2016 Receipt #FPPU05-16-015645 <a href="#">Print (PDF)</a>
		Paid \$9,150.64	
<b>2015</b> ⓘ			
<a href="#">2015 Installment Bill #4</a> ⓘ	\$0.00	Paid \$2,451.76	03/31/2016 Receipt #CHECK21-16-072321 <a href="#">Print (PDF)</a>
<a href="#">2015 Installment Bill #3</a> ⓘ	\$0.00	Paid \$2,379.21	12/31/2015 Receipt #CHECK21-16-053308 <a href="#">Print (PDF)</a>
<a href="#">2015 Installment Bill #2</a> ⓘ	\$0.00	Paid \$2,042.38	09/30/2015 Receipt #CHECK21-16-001417 <a href="#">Print (PDF)</a>
<a href="#">2015 Installment Bill #1</a> ⓘ	\$0.00	Paid \$2,010.35	06/30/2015 Receipt #CHECK21-15-080403 <a href="#">Print (PDF)</a>
		Paid \$8,882.70	
<b>2014</b> ⓘ			
<a href="#">2014 Installment Bill #4</a> ⓘ	\$0.00	Paid \$2,205.86	03/30/2015 Receipt #CHECK21-15-066740 <a href="#">Print (PDF)</a>
<a href="#">2014 Installment Bill #3</a> ⓘ	\$0.00	Paid \$2,139.69	12/30/2014 Receipt #CHECK21-15-053558 <a href="#">Print (PDF)</a>
<a href="#">2014 Installment Bill #2</a> ⓘ	\$0.00	Paid \$1,978.17	09/30/2014 Receipt #CHECK21-15-001922 <a href="#">Print (PDF)</a>
<a href="#">2014 Installment Bill #1</a> ⓘ	\$0.00	Paid \$1,947.10	06/30/2014 Receipt #CHECK21-14-016468 <a href="#">Print (PDF)</a>
		Paid \$8,270.82	
<b>2013</b> ⓘ			
<a href="#">2013 Installment Bill #4</a> ⓘ	\$0.00	Paid \$2,029.02	03/31/2014 Receipt #FPPU14-14-004121 <a href="#">Print (PDF)</a>
<a href="#">2013 Installment Bill #3</a> ⓘ	\$0.00	Paid \$1,968.80	12/30/2013 Receipt #TXHS1-14-044361 <a href="#">Print (PDF)</a>
<a href="#">2013 Installment Bill #2</a> ⓘ	\$0.00	Paid \$2,017.98	09/30/2013 Receipt #TXHS1-14-001769 <a href="#">Print (PDF)</a>
<a href="#">2013 Installment Bill #1</a> ⓘ	\$0.00	Paid \$1,986.29	06/28/2013 Receipt #TXHS1-13-011202 <a href="#">Print (PDF)</a>
		Paid \$8,002.09	
<b>Total Amount Due</b>	<b>\$0.00</b>		