

May 04, 2020

Travis Green and Shannon Green

118 Hickory Creek Dr, Bandon, FL 33511-8012

**Re: Demand Letter for Non-Disclosed Home Defect**

Dear Mr & Mrs. Green,

My wife and I bought your house at 4507 Sweetwater Lake Dr, Tampa, FL, 33613 on July 2017. We started to have frequent sewer line backups about 4 months after moving into the house. The first incident occurred on December 20th, 2017. From then on, the same problem came back every 2-3 months. At first, we thought this is just a normal wear and tear issue caused by regular use of the sewer line. But we realized this is not the case after several occurrences of the problem. On October 12th, 2018, while we were working on clearing a sewer line stoppage, one of our immediate neighbors, Bryan, came by and told us that you, the previous owners of the house, were also having frequent sewer line backups. He also told us that you once asked for his permission to cut and dig up the shared driveway concrete for a sewer line replacement, but you then cancelled the project because it was too expensive.

It's been more than 1 year since we knew our sewer line was damaged before we bought the house, but it only came to our attention recently that it is illegal for a home seller to not disclose such a home defect before selling a house. We have checked and found that this sewer problem was not mentioned anywhere in your signed seller disclosure form. Knowing of your illegal act, we were working on gathering evidence and neighbor testifies.

We first contacted all surrounding neighbors and collect their statements on the matter. Almost every neighbor that we talked to, confirmed that they either saw or heard about you having frequent sewer line backups before you sold the house. Many of them already agreed to support us on testifying if we must file a lawsuit against you.

We also hired professional plumbers to put a camera into the pipe and dig up a portion of the line for inspection and investigation. The results indicate that the frequent backups were caused by bellies in the sewer line which were likely shaped long before we bought the house. The professionals told me that the only way to fix this problem is replacing the entire sewer line.

We have been working with many contractors and the most affordable price that we got is \$5,300 for the entire sewer line replacement (please find attached the enclosed estimate from Red Hat Plumbing). We want you, the sellers, to be responsible for this cost because you knew about the defect but did not disclose it before selling the house. Please send us a check or money order for \$5,300 on or before May 11<sup>th</sup>, 2020. If we do not receive payment by that date, we will promptly begin court proceedings against you. This will result in you being liable for legal fees and costs in addition to the amount above.

Sincerely,

Dat Le and Trang Nguyen

4507 Sweetwater Lake Dr, Tampa, FL, 33613