



Standard Form (revised 08/97) of:
New Orleans Metropolitan Association of REALTORS®, Inc.
Northshore Area Board of REALTORS®
Saints Board of REALTORS®

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Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards

☒ Target Housing Sale

☐ Target Housing Rental or Lease

PROPERTY ADDRESS: 22536 HWY 1088 HighwayMANDEVILLELA70448

Lead Warning Statement for Target Housing Sales

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 PURCHASER with any information on lead-based paint hazards from risk assessments or inspections in the SELLER'S possession and notify the PURCHASER of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Lead Warning Statement for Target Housing Rentals and Leases

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not taken care of properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre- 1978 housing, Landlords must disclose the presence of known lead-based paint and lead-based paint hazards in the dwelling. Tenants must also receive a Federally approved pamphlet on lead poisoning prevention.

SELLER'S/LESSOR'S Disclosure (answer a and b and initial both)

Authentisign

AJ

(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).

Authentisign

AJ

☒ SELLER has no knowledge of lead-based paint and/or lead-based paint hazards in building.

(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 (answer c, d and e and initial all) LESSEE'S Acknowledgment (answer c and d and initial both)

(c)

BUYER/LESSEE has received copies of all information listed above.

(d)

BUYER/LESSEE has received the pamphlet "Protect Your Family From Lead in Your Home".

(e)

BUYER has (check one below): (not required for LESSEE)

☐ Received a 10-calendar 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;

☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

AGENT'S Acknowledgment (answer f and initial)

Authentisign

KO

(f)

Agent has informed the SELLER/LESSOR of the SELLER'S/LESSOR'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.

Authentisign

AI Johnson

07/14/2023

SELLER/LESSOR AI JohnsonDate

Authentisign

BUYER/LESSEEDate

Authentisign

SELLER/LESSORDate

Authentisign

KELLIE OSBON

07/13/2023

AGENT KELLIE OSBONDate

Authentisign

Kathy Tisdale

07/13/23

AGENTDate

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InstanetFORMS®



Property Address: 22536 Hwy 1088, Mandeville, LA 70448

ADDENDUM TO LOUISIANA RESIDENTIAL PROPERTY DISCLOSURE

I / we attest that all statements and explanations provided by the Seller(s) on the Property Disclosure and Addendums have been provided solely by the Seller. Seller(s) based their statements and explanations on the knowledge they have of the property acquired during the Seller's term of ownership, and information provided by the previous Owners disclosed to the current Seller at the time Seller purchased the property. Seller certifies that Agents and Brokers have not encouraged or provided specific responses to Property Disclosure items, nor have Agents or Brokers suggested anything less than full disclosure. Agents and Brokers are hereby held harmless as a result of any legal action or liability that may arise as a result of Seller's disclosures.

FLOOD DETERMINATION DISCLOSURE

The Federal Emergency Management Association (FEMA) is the entity responsible for flood zone determination. When significant weather events which cause flooding occur, FEMA may / will take that opportunity to re-evaluate the flood zones that are used to create Flood Insurance Rating Maps (FIRM). Due to recent hurricanes in our area, FEMA has issued preliminary versions of revised flood maps. Local parish government offices have copies of these maps which have been opened for public review and comment for specific periods of time. The exact date of adoption of finalized revised flood insurance maps is unknown at this time.

In an attempt to maintain the solvency of the federal Flood Insurance Program, recent legislation has been passed regarding said program (specifically, the Biggert-Waters Flood Insurance Reform Act of 2012 and the Homeowner Flood Insurance Affordability Act of 2014). The effect of this legislation is that flood insurance premiums on some properties may change in the future, and future premiums could be substantially higher than the premiums paid for flood insurance on a property at the time of this sale.

Buyer(s) acknowledges that he / she has been made aware of this and has been advised not to rely solely upon information provided in the Louisiana Residential Property Disclosure completed by the Seller for accurate information about the flood zone of the property they are purchase, and the implications that flood zone has on the premium they may pay to purchase flood insurance for this property. Buyer(s) and Seller(s) are hereby advised to consult with local government offices, insurance agents, and the FEMA website for more information.

Websites that provide information on the Flood Insurance Program and on FIRM:

www.fema.gov

www.lamappingproject.com

www.floodsmart.gov

www.maps.lsuagcenter.com

In acknowledgement of the information provided in this Addendum, the Seller(s) or Buyer(s) agree(s) to indemnify and hold harmless the Real Estate Agent of Broker, and its subsidiaries, affiliates, officers, directors, members, employees, and agents, from any liabilities, costs, expenses, judgments, losses, damages, claims, causes of action or demands, including reasonable attorney's fees, arising out of or in connection with, or in any way incidental to any representations, discussions or statements made by the Real Estate Agent or Broker, and its subsidiaries, affiliates, officers, directors, members, employees, and agents relative to any and all Federal Emergency Management Agency issued flood hazard maps.

AUDIO-VIDEO SURVEILLANCE DISCLOSURE

Residential or commercial property may have surveillance devices installed which may have audio-video recording technology. Such surveillance devices include security systems, video door bells, "nanny cams" and other technology, which may be recording audio and/or video during a viewing of the property. These devices may capture conversations. Additionally, these devices may capture video of the inspection of the property.

This notice is to allow the prospective buyers and other parties who are visiting the property to be aware that their conversations and actions while on the property may not be private. By signing below, you are acknowledging that you are aware that your conversations and movements may be recorded during the time you are present at the property.

HURRICANE / DISASTER ADDENDUM

Should a purchaser be unable to obtain insurance or a loan (if applicable) due to, but not limited to, a tropical storm, hurricane, or any act of God, man or disaster, all parties agree to and hereby extend the ACT of SALE to a date within 5 days after insurance can be bound and / or Buyer's lender is able to approve and fund buyer's loan (if necessary), and the closing title Attorney/Notary is able to hold an Act of Sale, provided said date does not exceed calendar days from the previously agreed upon Act of Sale Date. Buyer /Lender shall have the right to re-inspect the Property to determine if the Property is in the same or better condition as it was at the initial inspection(s). SELLER agrees to provide utilities for the final walk through and immediate access to the Property.

Authentisign
Al Johnson

07/14/23 5:58 PM

Buyer / Lessee Signature Date

Seller / Lessor Signature Date

Buyer / Lessee Signature Date

Seller / Lessor Signature Date



WAIVER of WARRANTY and REDHIBITION RIGHTS ADDENDUM

IN REFERENCE to the Agreement to Purchase and Sell the real property commonly referred to as: 22536 HWY 1088 Highway MANDEVILLE LA 70448 , dated _____ between Alfred Leslie Johnson, III (SELLER”) and _____ (“PURCHASER”), the undersigned parties hereby agree as follows:

Providing that Purchaser’s inspections, as per the Property Condition/Inspection section on the agreement to purchase and sell referenced above, are satisfactory to Purchaser, Purchaser hereby agrees that THE FOLLOWING STATEMENT WILL BE MADE A PART OF THE ACT OF SALE AND SHALL NOT GO INTO EFFECT UNTIL THE ACT OF SALE.

It is expressly agreed that the immovable property herein conveyed and all improvements and component parts, plumbing, electrical systems, mechanical equipment, heating and air conditioning systems, built-in appliances, and all other items located hereon are conveyed by Seller and accepted by Purchaser “AS IS, WHERE IS,” without any warranties of any kind whatsoever, even as to the metes and bounds, zoning, operation, or suitability of the property for the use intended by the Purchaser, without regard to the presence of apparent or hidden defects and with the Purchaser’s full and complete waiver of any and all rights for the return of all or any part of the purchase price by reason of any such defects.

Purchaser acknowledges and declares that neither the Seller nor any party, whomsoever, acting or purporting to act in any capacity whatsoever on behalf of the Seller has made any direct, indirect, explicit or implicit statement, representation or declaration, whether by written or oral statement or otherwise, and upon which the Purchaser has relied, concerning the existence or non-existence of any quality, characteristic or condition of the property herein conveyed. Purchaser has had full, complete and unlimited access to the property herein conveyed for all tests and inspections which Purchaser, in Purchaser’s sole discretion, deems sufficiently diligent for the protection of Purchaser’s interests.

Purchaser expressly waives the warranty of fitness and the warranty against redhibitory vices and defects, whether apparent or latent, imposed by Louisiana Civil Code Articles 2520 through 2548, inclusive, and any other applicable state or federal law and the jurisprudence thereunder.

Purchaser also waives any rights Purchaser may have in redhibition to a return of the purchase price or to a reduction of the purchase price paid pursuant to Louisiana Civil Code Articles 2520 to 2548, inclusive, in connection with the property hereby conveyed to Purchaser by Seller. By Purchaser’s signature, Purchaser expressly acknowledges all such waivers and Purchaser’s exercise of Purchaser’s right to waive warranty pursuant to Louisiana Civil Code Article 2520 and 2548, inclusive.

The herein agreement, upon its execution by both Purchaser and Seller, is herewith made an integral part of the aforementioned Agreement to Purchase and Sell.

_____	_____		<u>Al Johnson</u>	<u>07/14/2023</u>	<u>5:58 PM</u>
PURCHASER	DATE/TIME	SELLER		DATE/TIME	
		<u>Al Johnson</u>			

_____	_____	_____	_____
PURCHASER	DATE/TIME	SELLER	DATE/TIME

ADDENDUM to PROPERTY DISCLOSURE DOCUMENT FOR RESIDENTIAL REAL ESTATE DISCLOSURE OF INFORMATION ON RESIDENTIAL SEWERAGE TREATMENT SYSTEMS

22536 HWY 1088 Highway	MANDEVILLE	LA	70448
Property Address	City	State	Zip

SELLER OF RESIDENTIAL REAL ESTATE: Complete this disclosure document if city, town, or municipality waste treatment does **not** serve the property described herein.

Improperly treated or partially treated residential sewage poses significant risks to human health and to the environment. Untreated or poorly treated water contains parasites, bacteria, and viruses that cause serious disease. D.H.H Title 51, Subsection 707 states: "Individual sewerage systems shall be kept in service and in serviceable condition sufficient to ensure compliance with this code and in order to avoid creating or contributing to a nuisance or public health hazard."

HEALTH HAZARDS AND DISEASES

Gastroenteritis – severe inflammation of the intestines that may cause severe vomiting and diarrhea leading to dehydration.

Severe infection – result of contact with untreated water where there are cuts or abrasions on the skin.

Hepatitis – serious infection of the liver that can lead to long term illness.

A residential sewerage treatment system that is not properly operated or maintained may also result in the pooling of improperly treated water at the surface. **Health risks also exist from mosquito infestations that may cause West Nile Virus, Encephalitis, and other diseases. Improperly operating systems may be subject to fines and penalties under Louisiana law.**

1. Sewerage treatment is supplied by:

☐ Private Utility ☒ Onsite System ☐ None ☐ Not Known

2. If there is an onsite system, is it permitted by the Louisiana Department of Health (LDH)?

☒ Yes ☐ No ☐ Not Known

You can follow the link to contact your local Parish Health Unit for all of the information below.

<http://ldh.la.gov/index.cfm/page/394>

3. List of Current Installers and Maintenance Providers: <http://ldh.la.gov/index.cfm/newsroom/detail/2082>

4. If there is an onsite system, it is:

☒ Septic Tank w/field lines ☐ Aerobic Treatment Unit ☐ Septic tank w/Oxidation Pond ☐ Other
☐ Not Known

a. Is there more than one system on the property, e.g. guest house, outbuildings, barns, etc.?

☐ Yes ☐ No ☐ Not Known

If yes, answer all questions for each system on a separate sheet of paper and attach to this addendum.

5. What is the approximate age of the system? ☐ Not Known

09/01/19

Seller's Initials:

Buyer's Initials:

1 of 2

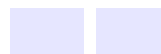
- a. The original permit was issued by _____ on _____ (date). ☐ Not Known
(Typically, a non-permitted system of any type is illegal, regardless of age or type.)
- b. The system was last inspected by _____ on _____ (date). ☐ Not Known
- c. Is an inspection report attached? ☐ Yes ☐ No
- d. Has the health department inspected the system? ☐ Yes ☐ No ☐ Not Known
- e. If **yes**, on what date was the inspection? _____ (date)
6. The system was last pumped out when? _____ (date)
7. Is the system an **Aerobic Treatment Unit**? ☐ Yes ☐ No ☐ Not Known
- a. If yes, name the manufacturer. _____
(The name of the manufacturer may be located on the data plate on the tank, compressor, or control box.)
- b. If yes, do you have an ongoing maintenance agreement with a licensed maintenance provider?
☐ Yes ☐ No ☐ Not Known
(D.H.H. Title 51, Appendix A, Section A:6, 12 requires that perpetual maintenance be provided on Individual Mechanical Sewerage Treatment Plants.)
8. What type of discharge is used?
☐ Surface Drainage ☐ Drain-Field ☐ Spray Irrigation ☐ Artificial Drain-Field ☐ Drip Disposal
☐ Over Land Surface Flow ☐ Below Ground Pipe to Ditch or Stream ☐ Not Known
(D.H.H. Title 51, Subsection 717 prohibits the discharge of the effluent from septic tanks into street gutters, surface ditches or streams.)
9. If the discharge is from over land flow or from a pipe, where does it drain? _____
10. What type of tank is used?
☐ Metal ☐ Concrete ☐ Fiberglass ☐ Other ☐ Not Known
11. Does the system have a compressor/aerator? ☐ Yes ☐ No ☐ Not Known
- a. If yes, where is it located? _____
- b. If yes, is it in working order? ☐ Yes ☐ No ☐ Not Known

09/01/19

Seller's Initials:

 AJ

Buyer's Initials:



2 of 2

PROPERTY DESCRIPTION (ADDRESS, CITY, STATE ZIP)

PROPERTY DISCLOSURE EXEMPTION FORM

In accordance with LSA-R.S. 9:3196-3200, a SELLER of residential real property must furnish BUYERS with a Property Disclosure Document. A complete copy of these statutes can be found at <http://www.legis.la.gov/>. The required Property Disclosure Document may be in the form promulgated by the Louisiana Real Estate Commission ("Commission") or in another form that contains substantially the same information. The Commission form can be found at www.lrec.gov.

WHO IS REQUIRED TO MAKE DISCLOSURE? ALL SELLERS are required to make written disclosure of known defects* regarding a property being transferred. A SELLER'S obligation to furnish a Property Disclosure Document applies to any transfer of any interest in residential real property, whether by sale, exchange, bond for deed, lease with option to purchase, etc. The following transfers are exempt from the requirement to provide a property disclosure document:

CHECK ALL THAT APPLY

- ☐ 1. Transfers ordered by a court, including but not limited to a transfer ordered by a court in the administration of an estate, a transfer pursuant to a writ of execution, a transfer by any foreclosure sale, a transfer by a trustee in bankruptcy, a transfer by eminent domain, and any transfer resulting from a decree of specific performance.
- ☐ 2. Transfers to a mortgagee by a mortgagor or successor in interest who is in default.
- ☐ 3. Transfers by a mortgagee who has acquired the residential real property at a sale conducted pursuant to a power of sale under a mortgage or a sale pursuant to decree of foreclosure, or who has acquired the residential property by a deed in lieu of foreclosure.
- ☐ 4. Transfers by a fiduciary in the course of administration of a decedent's estate, guardianship, conservatorship, or trust.
- ☐ 5. Transfers of newly constructed residential real property, which has never been occupied.
- ☐ 6. Transfers from one or more co-owners solely to one or more of the remaining co-owners.
- ☐ 7. Transfers from the succession executor or administrator pursuant to testate or intestate succession.
- ☐ 8. Transfers of residential real property that will be converted by the BUYER into a use other than residential use.
- ☐ 9. Transfers of residential real property to a spouse or relative in the line of consanguinity (blood line).
- ☐ 10. Transfers between spouses resulting from a judgment of divorce or a judgment of separate maintenance or from a property settlement agreement incidental to such a judgment.
- ☐ 11. Transfers or exchanges to or from any governmental entity.
- ☐ 12. Transfers from an entity that has acquired title or assignment of a real estate contract to a piece of residential real property to assist the prior owner in relocating, as long as the entity makes available to the BUYER a copy of the property disclosure statement, any inspection reports if any furnished to the entity by the prior owner, or both.
- ☐ 13. Transfers to an inter vivos trust.
- ☐ 14. Acts that, without additional consideration and without changing ownership or ownership interest, confirm, correct, modify, or supplement a deed or conveyance previously recorded.
- ☒ 15. NONE OF THE EXEMPTIONS ABOVE APPLY TO THE SELLER(S).

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* **Known defect or defect** is a condition found within the property that was actually known by the SELLER and that results in one or all of the following:

- (a) It has a substantial adverse effect on the value of the property.
- (b) It significantly impairs the health or safety of future occupants of the property.
- (c) If not repaired, removed, or replaced, significantly shortens the expected normal life of the property.

CHECK ONE BOX

☐ **SELLER claims that he/she is exempt from filling out the Property Disclosure Document and declares that SELLER has no knowledge of known defects to the property.**

OR

☒ **SELLER has reviewed this Exemption page. SELLER does not claim any of the Exemptions listed on this page. Accordingly, SELLER ☒ complete the Property Disclosure Form.**

SELLER (sign)  (print) Al Johnson Date 07/24/2023 Time 12:20 PM

SELLER (sign) _____ (print) _____ Date _____ Time _____

SELLER (sign) _____ (print) _____ Date _____ Time _____

SELLER (sign) _____ (print) _____ Date _____ Time _____

Received by:

BUYER (sign) _____ (print) _____ Date _____ Time _____

BUYER (sign) _____ (print) _____ Date _____ Time _____

BUYER (sign) _____ (print) _____ Date _____ Time _____

BUYER (sign) _____ (print) _____ Date _____ Time _____

PROPERTY DESCRIPTION (ADDRESS, CITY, STATE ZIP)

PROPERTY DISCLOSURE DOCUMENT

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RIGHTS OF BUYER AND CONSEQUENCES FOR FAILURE TO DISCLOSE: If the Property Disclosure Document is delivered after the BUYER makes an offer, the BUYER can terminate any resulting real estate contract or withdraw the offer for up to **72 hours** after receipt of the Property Disclosure Document. This termination or withdrawal will be without penalty to the BUYER and any deposit or earnest money must be promptly returned to the BUYER (despite any agreement to the contrary).

DUTIES OF REAL ESTATE LICENSEES AND CONSEQUENCES FOR FAILURE TO FULFILL SUCH DUTIES: Louisiana law requires real estate licensees to inform their clients of those clients' duties and rights in connection with the Property Disclosure Document. Failure to inform could subject the licensee to censure or suspension or revocation of their license, as well as fines. The licensee is not liable for any error, inaccuracy, or omission in a Property Disclosure Document, unless the licensee has actual knowledge of the error, inaccuracy, or omission by the SELLER.

KEY DEFINITIONS:

- **Residential real property** or property is real property consisting of one or not more than four residential dwelling units, which are buildings or structures each of which are occupied or intended for occupancy as single-family residences.
- **Known defect or defect** is a condition found within the property that was actually known by the SELLER and that results in one or all of the following:
 - (a) It has a substantial adverse effect on the value of the property.
 - (b) It significantly impairs the health or safety of future occupants of the property.
 - (c) If not repaired, removed, or replaced, significantly shortens the expected normal life of the property.

OTHER IMPORTANT PROVISIONS OF THE LAW:

- A Property Disclosure Document shall **NOT** be considered a warranty by the SELLER.
- A Property Disclosure Document is for disclosure purposes only; it is not intended to be part of any contract between the SELLER and the BUYER.
- The Property Disclosure Document may not be used as a substitute for any inspections or warranties that the BUYERS or SELLER may obtain.
- Nothing in this law precludes the rights or duties of a BUYER to inspect the physical condition of the property.
- The SELLER shall not be liable for any error, inaccuracy, or omission, of any information required to be delivered to the BUYERS if the error, inaccuracy, or omission, was not a willful misrepresentation, according to the best of the SELLER's information, knowledge and belief or was based on information provided by a public body or another person with a professional license or special knowledge, who provided a written or oral report or opinion that the SELLER reasonably believed to be correct and which was transmitted by the SELLER to the BUYER.

BUYER'S Initials: _

BUYER'S Initials: _

SELLER'S Initials: 

SELLER'S Initials: _

BUYER'S Initials: _

BUYER'S Initials: _

SELLER'S Initials: _

SELLER'S Initials: _

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The following representations are made by the SELLER and **NOT** by any real estate licensee. It is not a substitute for any inspections or professional advice the BUYER may wish to obtain. The following information is based only upon the SELLER's actual knowledge of the property. The SELLER can only disclose what the SELLER actually knows. The SELLER may not know about all material or significant items affecting the property.

Y = Yes

N = No

NK = No Knowledge

SECTION 1: LAND

- (1) What is the length of ownership of the property by the SELLER? 22 yrs
- (2) Lot size or acres 4 acres
- (3) Are you aware of any servitudes/encroachments regarding the property, other than typical/customary utility servitudes, that would affect the use of the property? ☐ Y ☒ N
- (4) Are you aware of any rights vested in others? Check all that apply and explain at the end of this section.
- | | | | | | |
|----------------------------|----------------------------|---------------------------------------|-----------------|----------------------------|---------------------------------------|
| Timber rights | ☐ Y | ☒ N | Common driveway | ☐ Y | ☒ N |
| Right of ingress or egress | ☐ Y | ☒ N | Mineral rights | ☐ Y | ☒ N |
| Right of way | ☐ Y | ☒ N | Surface rights | ☐ Y | ☒ N |
| Right of access | ☐ Y | ☒ N | Air rights | ☐ Y | ☒ N |
| Servitude of passage | ☐ Y | ☒ N | Usufruct | ☐ Y | ☒ N |
| Servitude of drainage | ☐ Y | ☒ N | Other | | |
- (5) Has any part of the property been determined to be or pending determination as a wetland by the United States Army Corps of Engineers under §404 of the Clean Water Act? ☐ Y ☒ N ☐ NK

If yes, documentation shall be attached and become a part of this Property Disclosure Document.

The Clean Water Act is a federal law that protects the wetlands of the United States. Section 404 of the Act contains permit requirements for altering or building on property that has been determined a wetland by the Army Corps of Engineers. The Corps may assess a fee to the **SELLER** or **BUYER** of a property for this determination. A property that has been determined a wetland may result in additional costs for a Section 404 permit.

Question Number Explanation of "Yes" answers ☐ Additional sheet is attached

SECTION 2: TERMITES, WOOD-DESTROYING INSECTS AND ORGANISMS

- (6) Has the property ever had termites or other wood-destroying insects or organisms?
- | | | | |
|--|----------------------------|---------------------------------------|--|
| (a) during the time the SELLER owned the property? | ☐ Y | ☒ N | |
| (b) prior to the time the SELLER owned the property? | ☐ Y | ☐ N | ☒ NK |
| (c) Was there any damage to the property? | ☐ Y | | ☒ NK |
| (d) Was the damage repaired? | ☐ Y | | ☒ NK |

BUYER'S Initials: _____ BUYER'S Initials: _____ SELLER'S Initials: AJ SELLER'S Initials: _____

BUYER'S Initials: _____ BUYER'S Initials: _____ SELLER'S Initials: _____ SELLER'S Initials: _____

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(7) If the property is currently under a termite contract provide the following:

(a) Name of company N/A

(b) Date contract expires _____

(c) List any structures not covered by contract _____

Question Number Explanation of "Yes" answers ☐ Additional sheet is attached

SECTION 3: STRUCTURE(S)

(8) What is the approximate age of all structures on property?

Main structure 28
Other structures 28

(9) Have there been any additions or alterations made to the structures during the time the SELLER owned the property?

☐ Y ☒ N

If yes, were the necessary permits and inspections obtained for all additions or alterations?

☐ Y ☐ N ☐ NK

(10) What is the approximate age of the roof of each structure?

Main structure 5 yrs
Other structures 5 yrs

(11) Are you aware of any defects regarding the following? Check all that apply and if yes, explain at the end of this section.

Roof	☐ Y ☒ N
Interior walls	☐ Y ☒ N
Floor	☐ Y ☒ N
Attic spaces	☐ Y ☒ N
Porches	☐ Y ☒ N
Steps/Stairways	☐ Y ☒ N
Pool	☐ Y ☒ N
Decks	☐ Y ☒ N
Windows	☐ Y ☒ N

Irrigation system	☐ Y ☒ N
Ceilings	☐ Y ☒ N
Exterior walls	☐ Y ☒ N
Foundation	☐ Y ☒ N
Basement	☐ Y ☒ N
Overhangs	☐ Y ☒ N
Railings	☐ Y ☒ N
Spa	☐ Y ☒ N
Patios	☐ Y ☒ N
Other	_____

(12) Has there ever been any property damage, including, but not limited to, fire, wind, hail, lightning, or other property damage, excluding flood damage referenced in Section 3?

(a) during the time the SELLER owned the property?

☐ Y ☒ N

(b) prior to the time the SELLER owned the property?

☐ Y ☐ N ☒ NK

If yes, detail all property damages/defects and repair status at the end of this section.

(13) Has there been any foundation repair?

(a) during the time the SELLER owned the property?

☐ Y ☒ N

(b) prior to the time the SELLER owned the property?

☐ Y ☐ N ☒ NK

(c) Is there a transferable warranty available?

☐ Y ☒ N ☐ NK

(d) If yes, provide the name of warranty company _____

BUYER'S Initials: _____ BUYER'S Initials: _____ SELLER'S Initials: AI SELLER'S Initials: _____

BUYER'S Initials: _____ BUYER'S Initials: _____ SELLER'S Initials: _____ SELLER'S Initials: _____

22536 HWY 1088 Highway

MANDEVILLE

LA

70448

PROPERTY DESCRIPTION (ADDRESS, CITY, STATE ZIP)

- (14) Does the property contain exterior insulation and finish system (EIFS) or other synthetic stucco?

☐ Y ☒ N ☐ NK

Question Number Explanation of "Yes" answers ☐ Additional sheet is attached

SELLER shall complete and provide the "Disclosure on Lead-Based Paint and Lead-Based Paint Hazard Addendum" that is included with this property disclosure if any structure was built before 1978.

SECTION 4: PLUMBING, WATER, GAS, AND SEWAGE

- (15) Are you aware of any defects with the plumbing system?
(a) during the time the SELLER owned the property?
(b) prior to the time the SELLER owned the property?

☐ Y ☒ N ☐ NK
☐ Y ☐ N ☒ NK

- (16) Are there any known defects with the water piping?
(a) during the time the SELLER owned the property?
(b) prior to the time the SELLER owned the property?

☐ Y ☒ N ☐ NK
☐ Y ☐ N ☒ NK

(c) The water is supplied by:

☐ Municipality ☐ Private utility ☒ On-site system ☐ Shared well system ☐ None

(d) How many private wells service the primary residence only? 1

(e) If there are private wells, when was the water last tested? Date _____ Results _____

(f) Are you aware of any polybutylene piping in the structure?

☐ Y ☐ N ☒ NK

- (17) Is there gas service available to the property?

(a) If yes, what type? ☐ Butane ☒ Natural ☐ Propane

(b) If yes, are there any known defects with the gas service?

(c) If Butane or Propane, are tanks ☐ Owned or ☐ Leased

☒ Y ☐ N ☐ NK
☐ Y ☒ NK

- (18) Are there any known defects with any water heater?

(a) during the time the SELLER owned the property?

(b) prior to the time the SELLER owned the property?

☐ Y ☒ N ☐ NK
☐ Y ☐ N ☒ NK

- (19) The sewerage service is supplied by: ☐ Municipality ☐ Community ☐ Other _____

(a) How many private sewer systems service the primary residence only? 1

(b) Is the property serviced by a pump grinder system?

☐ Y ☒ N ☐ NK

Question Number Explanation of "Yes" answers ☐ Additional sheet is attached

SELLER shall attach a private water/sewage disclosure if the property described herein is not connected to a community sewerage system (i.e., any sewerage system which serves multiple homes/connections) or is not connected to a water system regulated by the Louisiana Department of Health.

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SECTION 5: ELECTRICAL, HEATING AND COOLING, APPLIANCES

- (20) Are there any known defects with the electrical system?
- (a) during the time the SELLER owned the property? ☐ Y ☒ N
- (b) prior to the time the SELLER owned the property? ☐ Y ☐ N ☒ NK
- (c) Are you aware of any aluminum wiring in the structure? ☐ Y ☐ N ☒ NK
- (21) Are there any known defects with the heating or cooling systems?
- (a) during the time the SELLER owned the property? ☐ Y ☒ N
- (b) prior to the time the SELLER owned the property? ☐ Y ☐ N ☒ NK
- (22) If a fireplace(s) exists, is it working? N/A ☐ Y ☐ N ☐ NK
- (23) Are there any known defects in any permanently installed or built-in appliances?
- (a) during the time the SELLER owned the property? ☐ Y ☒ N
- (b) prior to the time the SELLER owned the property? ☐ Y ☐ N ☒ NK
- (24) What type of security system is installed? (check all that apply)
- (a) ☐ None ☒ Security Alarm ☐ Fire ☐ Audio/Video surveillance
- (b) Are the above security systems ☐ Leased or ☐ Owned

Question Number Explanation of "Yes" answers ☐ Additional sheet is attached

SECTION 6: FLOOD, FLOOD ASSISTANCE, AND FLOOD INSURANCE

- (25) Has any flooding, water intrusion, accumulation, or drainage problem been experienced with respect to the land:
- (a) during the time the SELLER owned the property? ☐ Y ☒ N
- If yes, indicate the nature and frequency of the defect at the end of this section.
- (b) prior to the time the SELLER owned the property? ☐ Y ☐ N ☒ NK
- If yes, indicate the nature and frequency of the defect at the end of this section.
- (26) Has any structure on the property ever flooded, by rising water, water intrusion or otherwise?
- (a) during the time the SELLER owned the property? ☐ Y ☒ N
- (b) prior to the time the SELLER owned the property? ☐ Y ☐ N ☒ NK
- If yes, give the nature and frequency of the defect at the end of this section.
- (27) What is/are the flood zone classification(s) of the property? _____ What is the source and date of this information? Check all that apply.
- ☐ Survey/Date _____ ☐ Elevation Certificate/Date _____ ☐ Other/Date _____
- ☐ FEMA Flood Map - <https://msc.fema.gov/portal>
- ☐ <https://www.floodsmart.gov/flood-map-zone/find-yours>
- ☐ Other: _____ (please provide)

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- (28) SPECIAL FLOOD HAZARD AREAS. If the property is located within a designated special flood hazard area on a map prepared by the Federal Emergency Management Agency, the federal law (42 U.S.C. § 4104a, et seq.), mandates that prospective purchasers be advised that flood insurance may be required as a condition of obtaining financing. Is the property within a designated special flood hazard area? ☐ Y ☒ N
- (29) Is there flood insurance on the property? ☒ Y ☐ N

IF YES, A COPY OF THE POLICY DECLARATIONS PAGE SHALL BE ATTACHED AND BECOME PART OF THIS PROPERTY DISCLOSURE DOCUMENT.

PRIVATE FLOOD INSURANCE

- (30) Does SELLER have a flood elevation certificate that will be shared with BUYER? ☐ Y ☒ N
- (31) Has the SELLER made a private flood insurance claim for this property? ☐ Y ☒ N ☐ NK
- (a) If YES, was the claim approved? ☐ Y ☐ N ☐ NK
- (b) If YES, what was the amount received? _____
- (32) Did the previous owner make a private flood insurance claim for this property? ☐ Y ☐ N ☒ NK
- (a) If YES, was the claim approved? ☐ Y ☐ N ☒ NK
- (b) If YES, what was the amount received? _____

NATIONAL FLOOD INSURANCE PROGRAM (NFIP)

- (33) Has the SELLER made an NFIP claim for this property? ☐ Y ☒ N ☐ NK
- (a) If YES, was the claim approved? ☐ Y ☒ N ☐ NK
- (b) If YES, what was the amount received? _____
- (34) Did the previous owner make an NFIP for this property? ☐ Y ☐ N ☒ NK
- (a) If YES, was the claim approved? ☐ Y ☐ N ☒ NK
- (b) If YES, what was the amount received? _____

FEDERAL DISASTER ASSISTANCE

- (35) FLOOD DISASTER INSURANCE. If the SELLER or previous owner has previously received federal flood disaster assistance and such assistance was conditioned upon obtaining and maintaining flood insurance on the property, federal law, i.e., 42 U.S.C. § 5154a, mandates that prospective purchasers be advised that they will be required to maintain insurance on the property and that if insurance is not maintained and the property is thereafter damaged by a flood disaster, the purchaser may not be eligible for additional Federal flood disaster assistance. To the best of the SELLER's knowledge, has federal flood disaster assistance been previously received with regard to the property? ☐ Y ☒ N ☐ NK
- (a) If YES, from which federal agency (e.g., FEMA, SBA)? _____
- (b) If YES, what was the amount received? _____
- (c) If YES, what was the purpose of the assistance (e.g., elevation, mitigation, restoration)? _____

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ROAD HOME PROGRAM

- (36) Was SELLER a recipient of a **Road Home** grant? ☐ Y ☒ N ☐ NK
- (37) Was a previous owner of the property a recipient of a **Road Home** grant? ☐ Y ☒ N ☐ NK
If YES, complete (a) - (c.) below.
- (a) Is the property subject to the Road Home Declaration of Covenants Running with the Land or other requirements to obtain and maintain flood insurance on the property? ☐ Y ☒ N ☐ NK
- (b) If YES, attach a copy of the Road Home Program Declaration of Covenants other requirements to obtain and maintain flood insurance on the property.
- (c) Has SELLER OR PREVIOUS OWNER(S) personally assumed any terms of the Road Home Program Grant Agreement? ☐ Y ☒ N ☐ NK

Question Number Explanation of "Yes" answers ☐ Additional sheet is attached

SECTION 7: MISCELLANEOUS

- (38) Are you aware of any building restrictions or restrictive covenants which may provide for restrictions as to the use of the property or as to the type of construction or materials to be used in the construction of any of structure on the property? ☐ Y ☒ N
- (39) What is the zoning of the property? NC-4 & NC-1
Has it ever been zoned for commercial or industrial? ☒ Y ☐ NK
- (40) Is the property located in an historic district? ☐ Y ☒ N ☐ NK
If yes, which historic district? _____ (See attached disclosure)
- (41) Are you aware of any conflict with current usage of the property and any zoning, building, and/or safety restrictions? ☐ Y ☒ N
- (42) Are you aware of any current governmental liens or taxes owing on the property? ☐ Y ☒ N
- (43) Is membership in a homeowners' association (HOA), condominium owners' association (COA), or property owners' association (POA) required as the result of owning this property? ☐ Y ☒ N
- (a) Are any HOA, COA, or POA dues required? ☐ Y ☒ N
If yes, what is the amount? \$ _____ per _____
- (b) Are there any current or pending special assessments? ☐ Y ☒ N ☐ NK
If yes, what is the amount? \$ _____ per _____
- (c) Provide contact information (name, e-mail or phone number) for HOA, COA or POA. _____

Any information contained in this property disclosure regarding HOAs, COAs, or POAs, restrictive covenants or building restrictions is summary in nature. The covenants, restrictive covenants, building restrictions, & some HOA governing documents are a matter of public record and may be obtained from the conveyance records on file at the Clerk of Court in the parish where the property is located. The HOA, COA, or POA governing documents may be requested from the seller and seller shall provide such documents, only to the extent that seller is in possession of such documents. Documents regarding any restrictive covenants & building restrictions governing the property may be obtained from the public records or from the person listed above (if blank, then seller is unaware of any contact person to provide such documents).

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☐ Private ☒ Public ☐ NK

(44) Are the streets accessing the property

(45) Is the property subject to a common regime of restrictive covenants or building restrictions or both?

Restrictive Covenants
Building Restrictions
Both

☐ Y ☒ N ☐ NK
☐ Y ☐ N ☐ NK
☐ Y ☐ N ☐ NK

(46) Is there a homestead exemption in effect?

☒ Y ☐ N ☐ NK

(47) Is there any pending litigation regarding the property not previously disclosed in this document?

☐ Y ☒ N ☐ NK

(48) Has an animal or pet ever inhabited the structure?

(a) during the time the SELLER owned the property?

(b) prior to the time the SELLER owned the property?

☒ Y ☐ N ☐ NK
☐ Y ☐ N ☒ NK

(49) Does the property or any of its structures contain any of the following? Check all that apply and provide additional details at the end of this section.

Asbestos	☐ Y ☒ N	☐ NK	Formaldehyde	☐ Y ☒ N	☐ NK
Radon gas	☐ Y ☒ N	☐ NK	Chemical storage tanks	☐ Y ☐ N	☐ NK
Contaminated soil	☐ Y ☒ N	☐ NK	Contaminated water	☐ Y ☒ N	☐ NK
Hazardous waste	☐ Y ☒ N	☐ NK	Toxic Mold	☐ Y ☒ N	☐ NK
Mold/Mildew	☐ Y ☒ N	☐ NK	Electromagnetic fields	☐ Y ☒ N	☐ NK
Contaminated drywall/sheetrock	☐ Y ☒ N	☐ NK	Contaminated flooring	☐ Y ☒ N	☐ NK
Other adverse materials or conditions	☐ Y ☒ N	☐ NK			

(50) Is there or has there ever been an illegal laboratory for the production or manufacturing of methamphetamine in operation on the property?

☐ Y ☒ N ☐ NK

(51) Is there a cavity created within a salt stock by dissolution with water underneath the property?

☐ Y ☐ N ☒ NK

(52) Is there a solution mining injection well within 2640 feet (1/2 mile) of the property?

☐ Y ☐ N ☒ NK

(53) Are there any solar panels on the property?

☐ Y ☒ N ☐ NK

If yes, are they: ☐ Leased ☐ Owned ☐ Removable ☐ Monthly Payment Amount _____

Question Number Explanation of "Yes" answers ☐ Additional sheet is attached

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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PROPERTY DISCLOSURE DOCUMENT ACKNOWLEDGEMENTS

All SELLERS are required to make written disclosure of known defects regarding a property being transferred. I/We attest that the above statements and explanations have been provided by me/us and are true and correct to the best of my/our knowledge. (If either party is represented by a real estate licensee, your signature below acknowledges that you have been informed of your duties and rights under LSA-R.S. 9:3196-3200 and have read and understand the informational statement.)

Seller(s) acknowledge(s) that the information contained herein is current as of the date shown below.

SELLER (sign) Al Johnson 07/24/2023 12:20 PM (print) Al Johnson
 Date _____ Time _____

SELLER (sign) _____ (print) _____
 Date _____ Time _____

SELLER (sign) _____ (print) _____
 Date _____ Time _____

SELLER (sign) _____ (print) _____
 Date _____ Time _____

Buyer(s) signing below acknowledge(s) receipt of this property disclosure.

BUYER (sign) _____ (print) _____
 Date _____ Time _____

BUYER (sign) _____ (print) _____
 Date _____ Time _____

BUYER (sign) _____ (print) _____
 Date _____ Time _____

BUYER (sign) _____ (print) _____
 Date _____ Time _____