

PROPERTY CONDITION DISCLOSURE FORM (To be attached to Listing and Purchase Agreement)

As provided in Section 1455, Paragraph 27, of the Louisiana Real Estate Licensing Law, R.S. 1950, Title 37, Chapter 17, a broker is obligated to disclose to any buyer, a known material defect regarding the condition of real estate which a broker or salesman has knowledge. Broker and/or salesman hereby states that he/she is not an engineer or inspector and makes no representation as to what does or does not constitute a material defect. Seller, for his or her own protection, is asked to disclose all conditions that exist in or on the real estate.

Property Address:
Length of Ownership:

Date:
Approximate Age of Property:

If an absentee owner is involved, check off one of the following:

- This is a Corporate/Repossessed property with absentee ownership and no statement of property condition is being made.
 I/We are absentee owners and have no knowledge of and make no statements as to the present condition of the property.

Seller is asked to answer each question with "yes", "no", or "unknown". Is any answer is "yes", please explain in area provided below.

	To your knowledge, are there any material defects or serious adverse conditions in:	Yes	No	Unkn
1.	Roof (Approximate age: <u>2025</u>)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	Has roof ever had a leak? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	Foundation (Select one: <input type="checkbox"/> Piers or <input type="checkbox"/> Slab)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.	Wall and Rood Structure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.	Flooring and Sub-flooring	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.	Electric system, including intercom and security system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.	Heat/Air System (Approximate age: _____)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.	Plumbing Systems: including septic system, pool equipment, or well pumps	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9.	Mechanical Systems and Appliances, Fireplace, Ceiling Fans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.	Has property and/or building ever flooded?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11.	Is property in flood zone classification?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12.	Has property ever had or been treated for termites, powder post beetles or any wood destroying pests?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13.	Does property have any serious drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14.	Do you, seller, know any adverse surveys concerning the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15.	Has property ever caught fire?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16.	Are any utilities available but not connected to home or improvements, i.e. sewer, water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17.	Are you aware of any current or pending liens or assessments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18.	Are you aware of any pending property owner or condominium assessments, dues or liens?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19.	Are you aware of any deed restrictions or subdivision restrictions not recorded?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20.	Are you aware of any environmental hazardous condition on or around the property such as lead paint, radio active material, landfill, toxic material, use of formaldehyde foam insulation, underground tanks, or asbestos?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
21.	Does the property and its present usage conflict with current zoning, title, building, and safety restrictions or ordinances?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22.	Are you aware of any structural damage to property? If so, are any reports available?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
23.	Is Home Warranty being provided by seller? Type Warranty Plan _____ Deductible \$ _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
24.	Are there any easements or servitudes on or affecting the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Explanations, if any items above are answered "yes": PROPERTY FIRE FROM LIGHTING "AS IS"

I/We attest that the above statements and explanations are true and correct to the best of my/our knowledge. Receipt of copy is hereby acknowledged.

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ANIL DANIVAS 3-19-26
Seller ANIL DANIVAS Date

Buyer Date

Seller Date

Buyer Date