

6336 E Opelousas, Lake Charles, LA 70615

09/25/2024

PROPERTY DESCRIPTION (ADDRESS, CITY, STATE ZIP)

DATE

PROPERTY DISCLOSURE DOCUMENT

In accordance with LSA-R.S. 9:3196-3200, a SELLER of residential real property shall furnish BUYERS with a *Property Disclosure Document*. A complete copy of these statutes may be found at: 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 containing substantially the same information. The Commission form may be found at: www.lrec.gov.

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 shall 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, suspension, or revocation of his or her 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 shall not be construed as part of any contract between the SELLER and the BUYER.
- The *Property Disclosure Document* shall 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.

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PROPERTY DISCLOSURE EXEMPTION FORM

In accordance with LSA-R.S. 9:3196-3200, a SELLER of residential real property shall furnish BUYERS with a *Property Disclosure Document*. A complete copy of these statutes may be found at: 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 containing substantially the same information. The Commission form may 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 the *Property Disclosure Exemption Form*. SELLER does not claim any of the exemptions enumerated in the *Property Disclosure Exemption Form*. Accordingly, SELLER will complete the *Property Disclosure Document*.

OR

☐ SELLER claims that he/she is exempt from filling out the *Property Disclosure Document* and declares that SELLER has knowledge of known defects to the Property and will disclose such known defects on the *Property Disclosure Document*.

SELLER (sign)	Five Oak Properties, LLC/Jared Griffith dotloop verified 09/26/24 10:18 AM CDT NCKY-L7LA-LNPZ-485K	Date _____	Time _____	(print)	Five Oak Properties, LLC/Jared Griffith
SELLER (sign)		Date _____	Time _____	(print)	
SELLER (sign)		Date _____	Time _____	(print)	
SELLER (sign)		Date _____	Time _____	(print)	

Received by:

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

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The following representations are made by the SELLER and **NOT** by any real estate licensee.

This document 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 may disclose only 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? Approx 5 years
2. Lot size or acres _____
3. Are you aware of any servitudes or encroachments regarding the property, other than typical, customary utility servitudes, that would affect 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 | Leased land | ☐ 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 _____ | | |
| Common driveway | ☐ Y | ☒ N | | | |
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
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

BUYER'S Initials: _____	BUYER'S Initials: _____	SELLER'S Initials: 	SELLER'S Initials: 
BUYER'S Initials: _____	BUYER'S Initials: _____	SELLER'S Initials: 09/26/24 10:18 AM CDT dotloop verified	SELLER'S Initials: _____

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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 ☐ N ☒ NK

d) Was the damage repaired?

☐ Y ☐ N ☒ NK

7. If the property is currently under a termite contract, provide the following:

a) Name of company _____

b) Date contract expires _____

c) List any structures not covered by contract _____

Question Number

Explanation of "Yes" answers

☐ Additional sheet is attached

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

SECTION 3: STRUCTURE(S)

8. What is the approximate age of each structure on the property?

Main structure NK

Other structures NK

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?

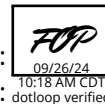
Main structure 2 years

Other structures _____

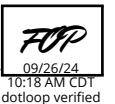
BUYER'S Initials: _____
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SELLER'S Initials: _____
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11. Are you aware of any defects regarding the following? Check all that apply; and, if yes, explain at the end of this section.

Roof	☐ Y	☐ N	Irrigation system	☐ Y	☐ N
Interior walls	☐ Y	☐ N	Ceilings	☐ Y	☐ N
Floor	☐ Y	☐ N	Exterior walls	☐ Y	☐ N
Attic spaces	☐ Y	☐ N	Foundation	☐ Y	☐ N
Porches	☐ Y	☐ N	Basement	☐ Y	☐ N
Steps/Stairways	☐ Y	☐ N	Overhangs	☐ Y	☐ N
Pool	☐ Y	☐ N	Railings	☐ Y	☐ N
Decks	☐ Y	☐ N	Spa	☐ Y	☐ N
Windows	☐ 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

c) 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 the warranty company _____

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
12	Nearly every unit had roof damage which has been repaired	
12	Nearly every unit was re-leveled from Hurricane Lara	

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

BUYER'S Initials: _____

BUYER'S Initials: _____

SELLER'S Initials: _____

SELLER'S Initials: _____

SELLER'S Initials: _____

SELLER'S Initials: _____

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?

☐ Y☒ N

b) Prior to the time the SELLER owned the property?

☐ Y☒ N
16. Are you aware of any defects with the water piping?

a) During the time the SELLER owned the property?

☐ Y☒ N

b) Prior to the time the SELLER owned the property?

☐ Y☒ N

c) The water is supplied by:

☒ Municipality☐ Private utility☐ On-site system☐ Shared well system☐ Other

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

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
17. Is there gas service available to the property?

☐ Y☐ N☒ NK

a) If yes, what type?

☐ Butane☐ Natural☐ Propane

b) If yes, are you aware of any defects with the gas service?

☐ Y☐ N

c) If Butane or Propane, are the tanks:

☐ Owned☒ Leased

d) If leased, please list service provider:
18. Are you aware of any defects with any water heater?

a) During the time the SELLER owned the property?

☐ Y☒ N

b) Prior to the time the SELLER owned the property?

☐ Y☒ N
19. The sewerage service is supplied by:

☐ Municipality☐ Community☒ Other

Oxidation pond

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

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.

BUYER'S Initials:

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SELLER'S Initials:

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SECTION 5: ELECTRICAL, HEATING AND COOLING, APPLIANCES

20. Are you aware of any 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

c) Are you aware of any aluminum wiring in the structure?

☐ Y

☒ N

21. Are you aware of any 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

22. If a fireplace(s) exists, is it working?

☐ Y

☒ N

☐ NK

23. Are you aware of any 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

24. 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.

Security alarm

☒ Y

☐ N

☐ NK

Generator

☐ Y

☒ N

☐ NK

Fire alarm

☒ Y

☐ N

☐ NK

Smoke detector

☒ Y

☐ N

☐ NK

(10-yr. lithium battery)

Solar panel

☐ Y

☒ N

☐ NK

CO detector

☐ Y

☐ N

☒ NK

(Long-life, sealed battery)

Audio/Video surveillance

☒ Y

☐ N

☐ NK

a) Are any of the items leased?

☐ Y

☒ N

☐ NK

b) If leased, please list service provider:

Question Number

24

Explanation of "Yes" answers

☐ Additional sheet is attached

Office contains security and surveillance. Units contain smoke detection

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SELLER'S Initials:

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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? If yes, indicate the nature and frequency of the defect at the end of this section.

a) During the time the SELLER owned the property?

☐ Y ☒ N

b) Prior to the time the SELLER owned the property?

☐ Y ☐ N ☒ NK

26. Has any structure on the property ever flooded, by rising water, water intrusion or otherwise? If yes, indicate the nature and frequency of the defect at the end of this section.

a) During the time the SELLER owned the property?

☐ Y ☒ N

b) Prior to the time the SELLER owned the property?

☐ Y ☐ N ☒ NK

27. What is/are the flood zone classification(s) of the property? NK 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/home>

<https://www.floodsmart.gov/understanding-my-flood-zone>

Other: _____ (please provide)

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 the 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

a) If YES, was the claim approved?

☐ Y ☐ N

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? _____

BUYER'S Initials: _____

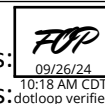
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NATIONAL FLOOD INSURANCE PROGRAM (NFIP)

33. Has the SELLER made an NFIP claim for this property?

☐ Y☒ N

a) If YES, was the claim approved?

☐ Y☐ N

b) If YES, what was the amount received?

34. Did the previous owner make 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?

FEDERAL DISASTER ASSISTANCE/GRANT

35. 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 regarding 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)?

ROAD HOME PROGRAM

36. Was SELLER a recipient of a Road Home grant?

☐ Y☒ N

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 the 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

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SELLER’S Initials:

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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? Commercial

Has it ever been zoned for commercial or industrial?

☐ Y ☐ N ☐ 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 of the property? ☐ 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

b) Are there any current or pending special assessments?

☐ Y ☒ N ☐ NK

c) Provide contact information (name, email, 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, the seller is unaware of any contact person to provide such documents).

44. Are the streets accessing the property:

☐ Private ☒ Public ☐ NK

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

a) Restrictive Covenants

☐ Y ☒ N ☐ NK

b) Building Restrictions

☐ Y ☒ N ☐ NK

c) Both

☐ Y ☒ N ☐ NK

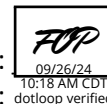
BUYER'S Initials: _____

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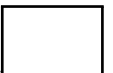
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46. Is there a homestead exemption in effect?

☐ 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?☒ Y☐ N

b) Prior to the time the SELLER owned the property?☒ 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

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

BUYER'S Initials: _____

BUYER'S Initials: _____

BUYER'S Initials: _____

BUYER'S Initials: _____

SELLER'S Initials: _____

SELLER'S Initials: _____

SELLER'S Initials: _____

SELLER'S Initials: _____

6336 E Opelousas, Lake Charles, LA 70615

09/25/2024

PROPERTY DESCRIPTION (ADDRESS, CITY, STATE ZIP)

DATE

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) shall notify all parties, in writing, immediately if any information set forth in this *Property Disclosure Document* becomes inaccurate, incorrect, or otherwise materially changes.**

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

SELLER (sign)	Five Oak Properties, LLC/Jared Griffith dotloop verified 09/26/24 10:18 AM CDT NMPD-MIRT-NR9L-UIEW	Date _____	Time _____	(print)	Five Oak Properties, LLC/Jared Griffith
SELLER (sign)		Date _____	Time _____	(print)	
SELLER (sign)	_____	Date _____	Time _____	(print)	_____
SELLER (sign)	_____	Date _____	Time _____	(print)	_____

Buyer(s) signing below acknowledge(s) receipt of this *Property Disclosure Document*.

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

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

Lead Warning Statement

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

Property Description (Address) 6336 E Opelousas
City, State, Zip Lake Charles, 70615

Seller's Disclosure  

- (A) Presence of lead-based paint and/or lead-based paint hazards (check (1) or (2) below):
- (1) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing
Explain: _____
- (2) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (B) Records and reports available to the seller (check (1) or (2) below):
- (1) ☐ 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: _____
- (2) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial below)

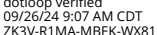
- (C)  Purchaser has received copies of all information listed above.
- (D)  Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
- (E) Purchaser has (check (1) or (2) below):
- (1) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
- (2) ☐ 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 (initial below)

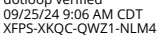
- (F)   Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

 
Seller Date


Seller Date

 
Agent Date


Purchaser Date


Purchaser Date


Agent Date



U.S. Department of Housing and Urban Development • Office of Healthy Homes and Lead Hazard Control

Lead

“Despite progress, lead poisoning remains one of the top childhood environmental health problems today.”

President’s Task Force on Environmental Health Risks and Safety Risks to Children

Did you know...

- Many homes built before 1978 have lead-based paint?
- 24 million homes in the United States have peeling or chipping lead-based paint or high levels of lead in dust?
- Infants, children under six, and pregnant women should have their blood tested for lead?
- In the United States, children from low-income families are eight times more likely to get lead poisoned?

What is it?

Lead is a toxic metal used in a variety of products and materials. When lead is absorbed into the body, it can cause damage to the brain and other vital organs, like the kidneys, nerves, and blood. Some symptoms of lead poisoning may include headaches, stomachaches, nausea, tiredness, and irritability. Lead can also harm children without causing any obvious symptoms.

Both inside and outside the home, deteriorated lead-paint releases its lead, which then mixes with household dust and soil. Children can become lead poisoned by putting their hands or other lead-contaminated objects into their mouths, by eating paint chips found in homes with peeling or flaking lead-based paint, and from playing in lead-contaminated soil.

continued on back

www.hud.gov/offices/lead





Lead

In homes built before 1978, treat peeling paint as a lead hazard unless proven otherwise.



For more information...

Visit HUD's website at www.hud.gov/offices/lead for more information about addressing health hazards in homes or to learn if HUD has a Healthy Homes program in your community. From HUD's website, you can download a copy of "Help Yourself to A Healthy Home" for more practical steps you can take to make your home a lead-safe home.

Other Federal Resources

U.S. Department of Housing and Urban Development,
Office of Healthy Homes and Lead Hazard Control
www.hud.gov/offices/lead or call (202) 755-1785

The National Lead Information Center
(800) 424-LEAD (5323)
www.epa.gov/lead/pubs/nlhc.htm

Centers for Disease Control and Prevention (CDC)
www.cdc.gov/nceh/lead

Environmental Protection Agency (EPA)
www.epa.gov/lead

U.S. Department of Labor,
Occupational Safety & Health Administration
www.osha.gov/SLTC/lead

U.S. Consumer Product Safety Commission (CPSC)
www.cpsc.gov or call (800) 638-2772

What can you do?

1. If your home was built before 1978:

- Mop smooth floors (using a damp mop) weekly to control dust.
- Vacuum carpets and upholstery to remove dust, preferably using a vacuum with a HEPA filter or a "higher efficiency" collection bag.
- Take off shoes when entering the house.
- Pick up loose paint chips carefully with a paper towel; wipe the surface clean with a wet paper towel.
- Take precautions to avoid creating lead dust when remodeling, renovating, or maintaining your home.
- Have it checked for lead hazards by a lead professional (including the soil).

2. For your child:

- Frequently wash your child's hands and toys to reduce exposure.
- Use cold tap water for drinking and cooking.
- Avoid using home remedies (such as *arzazon*, *grefta*, *pay-oo-ah*, or *litargiro*) and cosmetics (such as *kohl* or *alkohl*) that contain lead.
- Have your child's blood lead level tested at age 1 and 2. Children from 3 to 6 years of age should have their blood tested, if they have not been tested before and:
 - They live in or regularly visit a house built before 1950;
 - They live in or regularly visit a house built before 1978 with on-going or recent renovations or remodeling; or
 - They have a sibling or playmate who has or did have lead poisoning.

Dust created by opening and closing windows is a common lead hazard.



Photo by: January E. Jones,
Improving Kids' Environment

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

6336 E Opelousas	Lake Charles	LA	70615
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:


09/26/24
9:17 AM CDT
dotloop verified

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

Date: 09/23/2024
Time: 8:32:31AM

Wendy Curphy Aguiard, CLA
Calcasieu Parish Assessor
P O Box 1346
Lake Charles, LA 70602
(337) 721-3000 Main / (337) 721-3017 Business Dept

Page: 1

2024 PARCEL LISTING

Parcel#00259551

OWNER

FIVE OAKS PROPERTIES LLC
8071 COLLETTE RD
LAKE CHARLES, LA 70605-0000

Values are not final until approved by LTC

PARCEL# 00259551

Parcel Number	Parcel Type	Ward	Physical Address	Map Number
00259551	REAL ESTATE	8	6336 OPELOUSAS E,	

ITEMS- PARCEL#00259551

Description	Assessed Value	Homestead Value	Market Value	Units	HS Units
1 007 COMML LAND	5,090		50,900	8.00	0.00
2 094.4 MH/RV SPACES 31-75	26,280		262,800	73.00	0.00
Item Totals	31,370		313,700	81.00	0.00

LEGAL DESCRIPTION- PARCEL#00259551

@300907-0000-2100002 0000
-6336 E OPELOUSAS-
W 8 ACRES M/L IN N 1/2 NE SE LYING N OF S P R R/W AND E OF FARMERS CANAL R/W 30.9.7 SUBJ TO R/W
IMPS 73 M/H SPACES (JAMES MHP) (JA02)
REF1-MR GEORGE DAUGEREAU ET AL B 1387 P 594-77
REF2-JAMES RAY DAUGEREAU B 2413 P 224-93

DEED INFORMATION

Type	Deed Number	Recorded	Book	Page	Sales Price
CASH SALE	3354218	05 / 20 / 2019	4325	157	1,720,000.00
CASH SALE	2775522	09 / 22 / 2006	3282	135	210,000.00
VENDORS LIEN		04 / 24 / 1994	2413	224	200,000.00

OWNERSHIP INFORMATION

HS	Name	Primary	% Own	% Tax	From	To	Bill Name
NO	FIVE OAKS PROPERTIES LLC	YES	100.0000	100.0000	05/20/2019		FIVE OAKS PROPERTIE:

