

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 www.legis.state.la.us. 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:

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 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.

SELLER claims that he/she is exempt from filling out the Property Disclosure Document and warrants that SELLER has no knowledge of known defects to the property. SELLER is claiming exemption number(s) _____ above.

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

OR

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

SELLER (sign) Michael Nolan (print) Michael Nolan Date 1/20/21 Time 6:00AM
 SELLER (sign) Paula Nolan (print) Paula Nolan Date 1/25/21 Time _____
 BUYER (sign) _____ (print) _____ Date _____ Time _____
 BUYER (sign) _____ (print) _____ Date _____ Time _____

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.

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? 11 years
- (2) Lot size or acres 4.09 approx
- (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 | <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N | Common driveway | <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N |
| Right of ingress or egress | <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N | Mineral rights | <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N |
| Right of way | <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N | Surface rights | <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N |
| Right of access | <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N | Air rights | <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N |
| Servitude of passage | <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N | Usufruct | <input type="checkbox"/> Y | <input checked="" type="checkbox"/> N |
| Servitude of drainage | <input type="checkbox"/> Y | <input checked="" type="checkbox"/> 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 is attached and becomes 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.

- (6) 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.
- (7) What is/are the flood zone classification(s) of the property? A What is the source and date of this information? Check all that apply.
- Survey/Date _____ Elevation Certificate/Date _____ Other/Date Flood dec page
- FEMA Flood Map - <https://msc.fema.gov/portal>

Question Number	Explanation of "Yes" answers	<input type="checkbox"/> Additional sheet is attached
<u>6</u>	<u>The home site has never flooded.</u>	
	<u>The water level at the river rises and covers the dock</u>	
	<u>2-3 times per year</u>	

SECTION 2: TERMITES, WOOD-DESTROYING INSECTS AND ORGANISMS

- (8) 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
- (9) If the property is currently under a termite contract provide the following:
- (a) Name of company Terminex
- (b) Date contract expires annual contract
- (c) List any structures not covered by contract _____

Question Number	Explanation of "Yes" answers	<input type="checkbox"/> Additional sheet is attached
<u>8</u>	<u>Structural damage on den floor repaired</u>	
	<u>Some damage in Master bedroom + bathroom + den</u>	

SECTION 3: STRUCTURE(S)

(10) What is the approximate age of all structures on property? Main structure 42 Other structures 25

(11) 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

(12) What is the approximate age of the roof of each structure? Main structure 6 months
 Other structures 14 years

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

Roof	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	Ceilings	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N
Interior walls	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	Exterior walls	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N
Floor	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	Foundation	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N
Attic spaces	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	Basement	<input type="checkbox"/> Y	<input type="checkbox"/> N
Porches	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	Overhangs	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N
Steps/Stairways	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	Railings	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N
Pool	<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N	Spa	<input type="checkbox"/> Y	<input type="checkbox"/> N
Decks	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	Patios	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N
Windows	<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N	Other		

(14) Has any structure on the property ever flooded, by rising water 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.

(15) Is there flood insurance on the property? Y N
 If yes, attach a copy of the policy declarations page.

(16) Does SELLER have a flood elevation certificate that will be shared with BUYER? Y N

(17) 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

(18) 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 _____

(19) Does the property contain exterior insulation and finish system (EIFS) or other synthetic stucco? Y N NK

Question Number	Explanation of "Yes" answers	<input type="checkbox"/> Additional sheet is attached
<u>17</u>	<u>Hurricane Katrina damage to roof and exterior wall on north side from downed trees</u>	
_____	_____	
_____	_____	

SELLER must 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 SEWERAGE

(20) 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 NK

(21) Are there any known 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 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

(22) Is there gas service available to the property?

- Y N NK
- (a) If yes, what type? Butane Natural Propane
- (b) If yes, are there any known defects with the gas service? Y NK
- (c) If Butane or Propane, are tanks Owned or Leased

(23) Are there any known 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 NK

(24) The sewerage service is supplied by: Municipality Other septic

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

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

Question Number	Explanation of "Yes" answers	<input type="checkbox"/> Additional sheet is attached

SELLER must attach a private water/sewage disclosure if the property described herein is not served by a municipality waste treatment.

SECTION 5: ELECTRICAL, HEATING AND COOLING, APPLIANCES

(25) 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

(26) 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

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

- Y N NK

(28) 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

(29) What type of alarm system is installed? (check all that apply)

- None Security Fire Are they: Leased Owned

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

<u>26</u>	<u>HVAC unit on south side not in use (added HVAC to main house to accommodate) 4 HVAC systems, 2 replaced in 2006, 1 never used, 1 age unknown</u>	

SECTION 6: MISCELLANEOUS

(30) 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

(31) What is the zoning of the property?

Has it ever been zoned for commercial or industrial?

- Y NK

- (32) Is the property located in an historic district? Y N NK
 If yes, which historic district? _____ (See attached disclosure)
- (33) Are you aware of any conflict with current usage of the property and any zoning, building, and/or safety restrictions? Y N
- (34) Are you aware of any current governmental liens or taxes owing on the property? Y N
- (35) 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
voluntary fee \$95/yr
- (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 _____

Any information contained in this property disclosure regarding homeowners' associations (HOA), condominium owners' associations (COA), or property owners' associations (POA) is summary in nature. The covenants and association governing documents are a matter of public record and can be obtained from the conveyance records on file at the Clerk of Court in the parish where the property is located.

- (36) Are the streets accessing the property Private Public NK
- (37) Is there a homestead exemption in effect? Y N NK
- (38) Is there any pending litigation regarding the property not previously disclosed in this document? Y N NK
- (39) 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

- (40) 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 | <input type="checkbox"/> Y <input checked="" type="checkbox"/> N <input type="checkbox"/> NK | Formaldehyde | <input type="checkbox"/> Y <input checked="" type="checkbox"/> N <input type="checkbox"/> NK |
| Radon gas | <input type="checkbox"/> Y <input checked="" type="checkbox"/> N <input type="checkbox"/> NK | Chemical storage tanks | <input type="checkbox"/> Y <input checked="" type="checkbox"/> N <input type="checkbox"/> NK |
| Contaminated soil | <input type="checkbox"/> Y <input checked="" type="checkbox"/> N <input type="checkbox"/> NK | Contaminated water | <input type="checkbox"/> Y <input checked="" type="checkbox"/> N <input type="checkbox"/> NK |
| Hazardous waste | <input type="checkbox"/> Y <input checked="" type="checkbox"/> N <input type="checkbox"/> NK | Toxic Mold | <input type="checkbox"/> Y <input checked="" type="checkbox"/> N <input type="checkbox"/> NK |
| Mold/Mildew | <input type="checkbox"/> Y <input checked="" type="checkbox"/> N <input type="checkbox"/> NK | Electromagnetic fields | <input type="checkbox"/> Y <input checked="" type="checkbox"/> N <input type="checkbox"/> NK |
| Contaminated drywall/sheetrock | <input type="checkbox"/> Y <input checked="" type="checkbox"/> N <input type="checkbox"/> NK | Contaminated flooring | <input type="checkbox"/> Y <input checked="" type="checkbox"/> N <input type="checkbox"/> NK |
| Other adverse materials or conditions | <input type="checkbox"/> Y <input checked="" type="checkbox"/> N <input type="checkbox"/> NK | | |

- (41) 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
- (42) Is there a cavity created within a salt stock by dissolution with water underneath the property? Y N NK
- (43) Is there a solution mining injection well within 2640 feet (1/2 mile) of the property? Y N NK
- (44) Are there any solar panels on the property? Y N NK
 If yes, are they: Leased Owned Removable Monthly Payment Amount _____

- (45) Was SELLER and/or previous owner a recipient of any of the following: NK
- Road Home grant \$ _____ (amount received)
 - FEMA \$ _____ (amount received)
 - SBA \$ _____ (amount received)
 - Other Federal disaster flood assistance \$ _____ (amount received)

If YES, complete (a) - (e.i.) 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 NK

Property Description (Address, City, State, Zip) 30 Camellia Drive, Covington, LA 70433

- 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 personally assumed any terms of the Road Home Program Grant Agreement? Y N NK
- d. Has the SELLER been a recipient of any elevation grants for this property? Y N
i. If YES, what is the amount received? _____
- e. Was the previous owner of the property a recipient of any elevation grants for this property? Y N NK
i. If YES, what was the amount received? _____

Question Number	Explanation of "Yes" answers	<input type="checkbox"/> Additional sheet is attached

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 this date.

SELLER (sign *[Signature]* print) Michael R. Nolan Date 1/20/21 Time 6:50M
SELLER (sign *[Signature]* print) Paula J Nolan Date 1/25/21 Time _____

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

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

Property Description (Address, City, State, Zip) 30 Camellia Drive, Covington, LA 70433

Louisiana Residential Agreement to Buy or Sell PRIVATE WATER/SEWERAGE ADDENDUM

This addendum is made a part of Louisiana Residential Agreement to Buy or Sell dated _____.

1. () **SEPTIC/TREATMENT INSPECTION** – The SELLER agrees to have 1 septic/treatment system(s) servicing only the primary residence inspected and approved by the appropriate governmental/governing authority. If the system(s) fail inspection, SELLER shall have the option to repair/replace the system(s) as long as the cost to repair/replace the system(s) does not exceed the sum of \$500. . If the cost to repair/replace the system(s) exceeds that amount and the SELLER chooses not to repair/replace the system(s), the BUYER shall have the option of accepting the Property with the private septic/treatment system(s) servicing only the primary residence in the current condition or terminate the Agreement in writing, which termination shall entitle the BUYER to a return of the BUYER’S deposit. Any repair/replacement of the system(s) must be permitted by the Louisiana Department of Health and Hospitals Office of Public Health, if applicable.

2. () **PRIVATE WATER WELL INSPECTION** – The SELLER agrees to have 1 private water well(s) servicing only the primary residence inspected and approved by the appropriate governmental/governing authority. If the water well(s) fail inspection, SELLER shall have the option to repair/replace the water wells(s) as long as the cost to repair/replace the system(s) does not exceed the sum of \$500. . If the cost to repair/replace the water wells(s) exceeds that amount and the SELLER chooses not to repair/replace the system(s), the BUYER shall have the option of accepting the Property with the private water well(s) servicing only the primary residence in the current condition or terminate the Agreement in writing, which termination shall entitle the BUYER to a return of the BUYER’S deposit. Any repair/replacement of the system(s) must be permitted by the Louisiana Department of Health and Hospitals Office of Public Health, if applicable.

All other terms and conditions contained within the Agreement remain unchanged.

Buyer Signature Date

Michael R Nolan dotloop verified
Seller Signature 01/26/21 9:15 AM CST
Date QHEL-UNI7-TIY2-4TCH

Buyer Signature Date

Paula T Nolan dotloop verified
Seller Signature 01/25/21 8:10 PM CST
Date SWWW-DVJY-ZERZ-2RHJ

DISCLOSURE OF INFORMATION ON RESIDENTIAL SEWERAGE TREATMENT SYSTEMS

Property Description (Address)

30 Camellia Drive
Covington, LA 70433

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 insure 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, it is: Septic Tank Advanced Treatment System 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

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

3. What is the approximate age of the system? _____ Not Known

a. The original permit was issued by _____ on _____ (date). Not Known

(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. An inspection report is 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)

4. The system was last pumped out when? ? (date)

5. Is the system an Advanced Treatment System? Yes No Not Known

a. If yes, name the manufacturer. _____ Not Known

(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.)**

6. 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.)**

7. If the discharge is from over land flow or from a pipe, where does it drain? _____ Not Known

8. What type of tank is used? Metal Concrete Fiberglass Other Not Known

9. Does the system have a compressor/aerator? Yes No Not Known

a. If yes, where is it located? under back deck

b. If yes, is it in working order? Yes No Not Known

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) 30 Camellia Drive
City, State, Zip Covington .LA 70433

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)

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 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)

<i>PE</i>
01/25/21 2:08 PM CST dotloop verified

 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.

<i>Michael R Nolan</i>	dotloop verified 01/25/21 9:15 AM CST DLW3-16Y6-DKQY-RQEY
Seller	Date

	Date
Purchaser	Date

<i>Paula T Nolan</i>	dotloop verified 01/25/21 8:10 PM CST Z:HVT-MEOC-AKZK-1WXU
Seller	Date

	Date
Purchaser	Date

<i>Polly Eagan</i>	dotloop verified 01/25/21 2:08 PM CST JGPP-YFJT-WRHN-JQKV
Agent	Date

	Date
Agent	Date

KELLER WILLIAMS REALTY 455-0100

PROPERTY DIMENSIONS, REPORTS AND HONORING OF LEASES ADDENDUM

SUBJECT PROPERTY: 30 Camellia Drive, Covington, LA 70433

AGREEMENT TO BUY OR SELL DATED: _____

The undersigned parties agree that the following terms are hereby made a part of the above reference agreement to buy or sell:

PROPERTY DIMENSIONS

Buyer acknowledges that there may be discrepancies and errors between the quoted and the actual square footage(s) and measurements of the Subject Property to include, but not limited to, both living and total square footage, room sizes and lot size (all hereinafter referred to collectively as "Property Dimensions") and therefore the Buyer agrees not to rely on any Property Dimension information provided by Seller or Seller's Designated Agent(s) or Broker(s). Buyer hereby releases Seller and all agents and brokers from any and all liability and/or claims associated in any way whatsoever with Property Dimensions and the misquoting of same to include, but not limited to, any cost incurred or related in any way whatsoever to Buyer's attempt to purchase or the planning to purchase the Subject Property. Buyer agrees to determine/confirm Property Dimensions using Buyer's experts either during Buyer's property inspection period or prior to entering into any agreement to buy the Subject Property.

REPORTS

Any prior property inspection report(s), estimates for the correction of property deficiencies, opinions of tradesmen/experts regarding any condition of the Subject Property or like documents (hereafter referred to collectively as "Reports") provided by Seller to Buyer is done solely in an effort by Seller to comply with the Seller's obligation of full disclosure. The Seller does not warrant or guarantee the accuracy or thoroughness of these Reports and the Buyer specifically agrees not to rely on these Reports to determine what defects or deficiencies may exist in the Subject Property or the cost to remedy same but instead to have the property thoroughly inspected by competent professionals hired by Buyer and to obtain Buyer's separate cost estimates for any possible repair or remedy of property deficiencies.

HONORING OF LEASES

Unless stated to the contrary elsewhere in this agreement, Buyer agrees that after Buyer's review of any existing lease(s) in the Subject Property as is provided for in the above referenced agreement to buy or sell and Buyer subsequently determining that said lease(s) is/are acceptable to Buyer, the Buyer will honor and be bound by all existing leases after the act of sale.

All other terms and conditions of the above referenced agreement to buy or sell shall remain in full force and effect on the parties.

<i>Michael R. Nolan</i>	dotloop verified 01/26/21 9:15 AM CST QN5D-ESWT-WB2L-PQVO	
SELLER	(Date)	BUYER (Date)

<i>Paula T. Nolan</i>	dotloop verified 01/25/21 8:10 PM CST P8WZ-UYYL-SVVE-ML3G	
SELLER	(Date)	BUYER (Date)

