

Noles Frye

REALTY, INC.

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: 1734 Albert St, Alexandria, LA 71301 Date: 9-6-19

Length of Ownership: 1930 ± Approximate Age of Property: 70 +/-

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". If 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> </u>) <u>BACK ROOF scheduled FOR Rejnins</u>			✓
2.	Has roof ever had a leak? <u>NEW ROOF NEEDED !!</u>	✓		
3.	Foundation (Circle one: (Piers or slab))		✓	
4.	Wall and Roof Structure		✓	
5.	Flooring and Sub-flooring			✓
6.	Electric system, including intercom and security system		✓	
7.	Heat/Air System (Approximate age: <u>2</u>) <u>Freshly new</u>		✓	
8.	Plumbing Systems: including septic system, pool equipment, or well pumps.		✓	
9.	Mechanical Systems and Appliances, Fireplace, Ceiling Fans			✓
10.	Has property and/or building ever flooded?		✓	
11.	Is property in flood zone classification?		✓	
12.	Has property ever had or been treated for termites, powder post beetles or any wood destroying pests?		✓	
13.	Does property have any serious drainage problems?		✓	
14.	Do you, seller, know of any adverse surveys concerning the property?		✓	
15.	Has property ever caught fire?		✓	
16.	Are any utilities available but not connected to home or improvements, i.e. sewer, water?		✓	
17.	Are you aware of any current or pending liens or assessments?		✓	
18.	Are you aware of any current or pending property owner or condominium assessments, dues or liens?		✓	
19.	Are you aware of any deed restrictions or subdivision restrictions not recorded?		✓	
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?		✓	
21.	Does the property and its present usage conflict with current zoning, title, building, and safety restrictions or ordinances?			✓
22.	Are you aware of any structural damage to property? If so, are any reports available?		✓	
23.	Is Home Warranty being provided by seller? Type Warranty Plan <u> </u> Deductible \$ <u> </u>		✓	
24.	Are there any easements or servitudes on or affecting the property?		✓	

Explanations, if any items above are answered "yes":

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.

Richard B. Bore 9-18-19
 Seller Richard Bore Date

I/We hereby acknowledge receipt of this disclosure of the property and understand that it is to my/our benefit to have property inspected by an independent individual.

 Purchaser Date

Seller Date

Purchaser Date