

**PROPERTY CONDITION DISCLOSURE FORM**

**PROPERTY:** Located at \_\_\_\_\_  
(Municipal Address) (Subdivision) (Lot Number)  
\_\_\_\_\_  
(City) (Parish) Louisiana.

PURCHASER may have certain rights under the provisions of Louisiana law regarding undisclosed or hidden defects in the subject property.

For his own protection, SELLER is asked to disclose all conditions that exist in or on the property (land and improvements). SELLER represents and warrants to PURCHASER that SELLER knows of no defects in the subject property, other than those deficiencies disclosed in this Agreement or in the attachments hereto.

As provided in LSA-R.S. 37:1455(27), an agent/broker is obligated "to disclose to a buyer a known, material defect regarding the condition of real estate of which a broker, salesperson, or timeshare interest salesperson has knowledge."

SELLER(S) DISCLOSE(S) THE FOLLOWING INFORMATION WITH THE KNOWLEDGE THAT PROSPECTIVE PURCHASER(S) RELY ON SUCH INFORMATION WHEN DECIDING WHETHER, AND UPON WHAT TERMS, TO PURCHASE PROPERTY.

SELLER(s) hereby authorize(s) agent/broker to provide a copy of this Disclosure to any person(s) or entity(ies) in connection with any actual or anticipated sale of the property.

SELLER(s) is/are to answer each of the following to the best of his/their knowledge, explaining any affirmative responses below:

**PROPERTY CONDITION**

1. **What is the approximate age of the principal structure?** \_\_\_\_\_  
Were there any structures built on this property prior to 1978? (If yes, you are required to complete the lead-based paint disclosure form.)  
 YES       NO       UNKNOWN
2. **During your ownership, has the house, detached buildings, or other structures had termites or other wood destroying insects?**  
 YES       NO       UNKNOWN

\_\_\_\_\_  
Purchaser's Initials

\_\_\_\_\_  
Purchaser's Initials

\_\_\_\_\_  
Seller's Initials

\_\_\_\_\_  
Seller's Initials

Date: \_\_\_\_\_

Date: \_\_\_\_\_

a. If yes, please state the date(s) of any such infestation.

\_\_\_\_\_

b. Are the structures presently under a termite contract?  
[ ] YES [ ] NO [ ] UNKNOWN

c. If yes, state the name of the termite company and the expiration date of the contract.

\_\_\_\_\_

3. **Has the property ever sustained any fire damage?**  
[ ] YES [ ] NO [ ] UNKNOWN

If yes, please state the date(s) of such fire, if known. \_\_\_\_\_

4. **Has the home ever sustained any flood damage?**  
[ ] YES [ ] NO [ ] UNKNOWN

If yes, please state the date(s) of such flood, if known. \_\_\_\_\_

5. **Does the property have any drainage problems?**  
[ ] YES [ ] NO [ ] UNKNOWN

a. Has the lot or any portion of the land ever flooded?  
[ ] YES [ ] NO [ ] UNKNOWN

b. If yes, please state the date(s) of such flooding, if known. \_\_\_\_\_

c. Have any of the other structures located on the property ever flooded?  
[ ] YES [ ] NO [ ] UNKNOWN

d. If yes, please state the date(s) of such flooding, if known. \_\_\_\_\_

6. **Has the property ever been classified as wetlands under Section 404 of the Clean Water Act?** (U. S. Corps of Engineers Active enforcement of Section 404 of the Clean Water Act may require certain permits for altering or building upon property that is determined to be wetlands as defined by the Corps. Purchaser or Seller may be charged by the Corps for making this determination. This determination could result in additional fees, charges, and/or mitigation expenses as determined by the Corps for a Section 404 permit prior to any development.)

[ ] YES [ ] NO [ ] UNKNOWN

7. **Has Seller made any additions or alterations to the property during the term of ownership?**

[ ] YES [ ] NO [ ] UNKNOWN

If yes, please state the additions or alterations and date(s) of such additions or alterations.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
Purchaser's Initials

\_\_\_\_\_  
Purchaser's Initials

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Seller's Initials

\_\_\_\_\_  
Seller's Initials

Date: \_\_\_\_\_

Date: \_\_\_\_\_

8. Are there any servitudes, easements, rights-of-way, or encroachments, other than typical and customary utility servitudes, that would affect the use of this property?

YES  NO  UNKNOWN

If yes, please identify: \_\_\_\_\_

\_\_\_\_\_

9. Does the present use of the property conflict with current zoning, building, or safety restrictions, ordinances, codes, deeds, covenants, or subdivision restrictions?

YES  NO  UNKNOWN

If yes, please identify: \_\_\_\_\_

\_\_\_\_\_

10. Do you know of any title defects with the property?

YES  NO  UNKNOWN

If yes, please identify: \_\_\_\_\_

\_\_\_\_\_

11. Are there any current leases or options on the property?

YES  NO  UNKNOWN

If yes, please identify: \_\_\_\_\_

\_\_\_\_\_

12. Are you aware of any existing or contemplated litigation involving this property?

YES  NO  UNKNOWN

If yes, please identify: \_\_\_\_\_

\_\_\_\_\_

13. Are there any current or pending assessments, dues, liens, or taxes owed on the property?

YES  NO  UNKNOWN

If yes, please identify and state the amount of each: \_\_\_\_\_

\_\_\_\_\_

14. Are there any problems with or defects in the following: (Please explain any affirmative response regarding any defect in the space provided below.)

a. Roof?

YES  NO  UNKNOWN

The approximate age of roof is \_\_\_\_\_

Roofing material is \_\_\_\_\_

b. Foundation?

YES  NO  UNKNOWN

\_\_\_\_\_  
Purchaser's Initials

\_\_\_\_\_  
Purchaser's Initials

\_\_\_\_\_  
Seller's Initials

\_\_\_\_\_  
Seller's Initials

Date: \_\_\_\_\_

Date: \_\_\_\_\_

- c. Wall and roof structure?  
 YES       NO       UNKNOWN
- d. Flooring and sub-flooring?  
 YES       NO       UNKNOWN
- e. Electrical system?  
 YES       NO       UNKNOWN
- f. Heating and air conditioning system?  
 YES       NO       UNKNOWN
- g. Plumbing systems (including but not limited to septic systems or private treatment plants)?  
 YES       NO       UNKNOWN
- h. All other systems and appliances (for example, pool or spa equipment, water softeners, well pumps, security systems, intercom systems)?  
 YES       NO       UNKNOWN
- i. Any other conditions, problems, defects, including environmental conditions in or around the property of which Purchaser should be aware (for example, asbestos, radon, etc.)?  
 YES       NO       UNKNOWN
- j. Fireplace?  
 YES       NO       UNKNOWN  
Type of Fireplace: \_\_\_\_\_

Explanation to responses to Question 14 regarding any defect: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_

<b>GENERAL INFORMATION</b>
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15. Name of the architect or builder: \_\_\_\_\_

16. Current zoning of the property? \_\_\_\_\_

\_\_\_\_\_  
Purchaser's Initials

\_\_\_\_\_  
Purchaser's Initials

\_\_\_\_\_  
Seller's Initials

\_\_\_\_\_  
Seller's Initials

Date: \_\_\_\_\_

Date: \_\_\_\_\_

17. **Is the home covered under a home warranty plan currently?**  
 YES       NO       UNKNOWN
- a. If yes, is it transferable?  
 YES       NO       UNKNOWN
- b. Expiration Date: \_\_\_\_\_ c. Deductible per trade call: \_\_\_\_\_
18. **Amount of annual property taxes for the preceding year?** \_\_\_\_\_
- a. Amount of any special assessments: \_\_\_\_\_
- b. Is the property homestead exempt?  
 YES       NO       UNKNOWN
19. **Number of garage door openers? (If applicable)** \_\_\_\_\_
20. **If applicable, what is covered under association dues?** \_\_\_\_\_
- \_\_\_\_\_
- a. Amount of annual association dues? \_\_\_\_\_
- b. Amount of any current special assessments? \_\_\_\_\_
21. **Is an interest in common elements, such as roads, parks, or common areas, included with this property?**  
 YES       NO       UNKNOWN
22. **Who owns walls and fences on the property?** \_\_\_\_\_
23. **What is the flood zone classification of the property?** \_\_\_\_\_
- a. Does the Seller have flood insurance coverage on the property currently?  
 YES       NO       UNKNOWN
- b. Does Seller have a copy of a recent flood elevation survey/certificate?  
 YES       NO       UNKNOWN
24. **What are the average monthly utility bills? (Twelve-month period)**
- a. Water/Sewerage? \_\_\_\_\_
- b. Gas? \_\_\_\_\_
- c. Electricity? \_\_\_\_\_
25. **Does Seller have any house plans to transfer to Purchaser?**  
 YES       NO       UNKNOWN

\_\_\_\_\_  
Purchaser's Initials

\_\_\_\_\_  
Purchaser's Initials

\_\_\_\_\_  
Seller's Initials

\_\_\_\_\_  
Seller's Initials

Date: \_\_\_\_\_

Date: \_\_\_\_\_

26. Are keys available for all doors/locks?

YES  NO  UNKNOWN

If response is in the negative, identify particular door/lock without keys?

\_\_\_\_\_

SELLER has not occupied the subject property, and no statement of condition is being made.

SELLER is the builder of the subject property, and his contractor's license number is \_\_\_\_\_.

I/We state that the above statements and explanations are true and correct to the best of my/our knowledge. This document is made part of the listing agreement executed on the property listed above.

\_\_\_\_\_  
SELLER'S SIGNATURE Date/Time

\_\_\_\_\_  
SELLER'S SIGNATURE Date/Time

By signing below, this document is made part of the agreement to purchase the property listed above and reflects that the Purchaser(s) has/have read this property disclosure addendum. The signature of the Seller(s) attest(s) that the information contained herein is current as of this date.

\_\_\_\_\_  
PURCHASER'S SIGNATURE Date/Time

\_\_\_\_\_  
PURCHASER'S SIGNATURE Date/Time

\_\_\_\_\_  
Purchaser's Initials

\_\_\_\_\_  
Purchaser's Initials

\_\_\_\_\_  
Seller's Initials

\_\_\_\_\_  
Seller's Initials

Date: \_\_\_\_\_

Date: \_\_\_\_\_