

Items Remaining with the Property

The undersigned parties hereby acknowledge and agree the following items currently in place on the property located at 8117 Hwy 165 Columbia, LA 71418 will remain after the closing.

	Yes	No (If no, to be replaced.)	Yes	No
Doorknocker	—	/	—	—
Mail Box	—	/	—	—
Curtains	/	—	—	—
Drapes	/	—	—	—
Sheers	/	—	—	—
Rods	/	—	—	—
Blinds	/	—	—	—
Stained Glass	—	/	—	—
Light Fixtures	/	—	—	—
Ceiling Fan(s)	/	—	—	—
Chandelier	—	/	—	—
Light Switches	/	—	—	—
F/Place Screen	—	/	—	—
Mantle	—	/	—	—
Andirons	—	/	—	—
Gas Logs	—	/	—	—
Wood Rack	—	/	—	—
Microwave	/	—	—	—
Stove	/	—	—	—
Bathroom Mirror	/	—	—	—
Built-in Vac Accessories	—	/	—	—
Bar Stools	—	/	—	—
Refrigerator	/	—	—	—
Outside Storage Building	—	/	—	—
Satellite Dish	—	/	—	—
Plants or Shrubs	/	—	—	—
Swingset	—	/	—	—
Above Ground Pool	—	/	—	—
Pool Equip/Supplies	—	/	—	—
Fountains, Statues	—	/	—	—
BBZ Pit, Equipment	—	/	—	—
Basketball Goal	—	/	—	—
Garage Door Openers	—	/	—	—
Security Alarm	—	/	—	—
Telephone System	—	/	—	—
Anything Else:	—	/	—	—

This list is to be made a part of the purchase and sale agreement dated 3/7/2022 by and between the Buyer and Seller.

Buyer _____

Selling Office: _____

Selling Agent _____

Date _____

MA

Seller _____

Listing Office: Brown Realty

Shirley Smith
Listing Agent

3-7-2022
Date



WAIVER of WARRANTY and REDHIBITION RIGHTS ADDENDUM

IN REFERENCE to the Agreement to Purchase and Sell the real property commonly referred to as: Tarver Home
dated 3-7-22 between Linda Wright (SELLER") and _____ ("PURCHASER"), the undersigned parties hereby agree as follows:

Providing that Purchaser's inspections, as per the Property Condition/Inspection section on the agreement to purchase and sell referenced above, are satisfactory to Purchaser, Purchaser hereby agrees that THE FOLLOWING STATEMENT WILL BE MADE A PART OF THE ACT OF SALE AND SHALL NOT GO INTO EFFECT UNTIL THE ACT OF SALE.

It is expressly agreed that the immovable property herein conveyed and all improvements and component parts, plumbing, electrical systems, mechanical equipment, heating and air conditioning systems, built-in appliances, and all other items located hereon are conveyed by Seller and accepted by Purchaser "AS IS, WHERE IS," without any warranties of any kind whatsoever, even as to the metes and bounds, zoning, operation, or suitability of the property for the use intended by the Purchaser, without regard to the presence of apparent or hidden defects and with the Purchaser's full and complete waiver of any and all rights for the return of all or any part of the purchase price by reason of any such defects.

Purchaser acknowledges and declares that neither the Seller nor any party, whomsoever, acting or purporting to act in any capacity whatsoever on behalf of the Seller has made any direct, indirect, explicit or implicit statement, representation or declaration, whether by written or oral statement or otherwise, and upon which the Purchaser has relied, concerning the existence or non-existence of any quality, characteristic or condition of the property herein conveyed. Purchaser has had full, complete and unlimited access to the property herein conveyed for all tests and inspections which Purchaser, in Purchaser's sole discretion, deems sufficiently diligent for the protection of Purchaser's interests.

Purchaser expressly waives the warranty of fitness and the warranty against redhibitory vices and defects, whether apparent or latent, imposed by Louisiana Civil Code Articles 2520 through 2548, inclusive, and any other applicable state or federal law and the jurisprudence thereunder.

Purchaser also waives any rights Purchaser may have in redhibition to a return of the purchase price or to a reduction of the purchase price paid pursuant to Louisiana Civil Code Articles 2520 to 2548, inclusive, in connection with the property hereby conveyed to Purchaser by Seller. By Purchaser's signature, Purchaser expressly acknowledges all such waivers and Purchaser's exercise of Purchaser's right to waive warranty pursuant to Louisiana Civil Code Article 2520 and 2548, inclusive.

The herein agreement, upon its execution by both Purchaser and Seller, is herewith made an integral part of the aforementioned Agreement to Purchase and Sell.

PURCHASER DATE/TIME

PURCHASER DATE/TIME

Linda Tarver Wright Mar 13, 2022
Linda Tarver Wright (Mar 13, 2022 15:29 CDT)

SELLER DATE/TIME

SELLER DATE/TIME

DISCLOSURE OF INFORMATION ON RESIDENTIAL SEWERAGE SYSTEMS/PRIVATE WATER WELLS

9117 Hwy. 165 Columbia LA. 71418
Property Address City State Zip

PRIVATE SEWERAGE SYSTEMS

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

12/01/21

Seller's Initials: LTW

Seller's Initials: _____

Buyer's Initials: _____

Buyer's Initials: _____

1 of 3

- 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

PRIVATE WATER WELLS

Inspection

In Louisiana, private water wells are largely unregulated, leaving property owners responsible for any maintenance, care, or testing of their wells. Further, lenders may require varying testing and inspection(s)

of wells for real estate transfers. Accordingly, Buyers are advised to ask their lender whether an inspection(s) or other testing is required as a condition of financing. Additional information regarding private water well testing and the Louisiana Private Well Initiative may be found by calling 1-888-293-7020 or at: Louisiana Well Owner Network.

Registration

Newly constructed and other water wells are typically required by law to be registered with the Louisiana Department of Natural Resources, Office of Conservation ("Department"), within certain time periods following construction completion. Additionally, the Department encourages owners of older, reworked wells and / or un-registered water wells, which were constructed prior to November 1, 1985, to contact the agency regarding well registration. Additional information can be found at: Office of Conservation.

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)
City, State, Zip

8117 Hwy 165
Columbia, LA 71418

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)


SS
(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.

Property Description (Address)
City, State, Zip

8117 Hwy. 165
Columbia, LA. 71418

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.


Linda Tarver Wright (Mar 13, 2022 15:29 CDT)

Mar 13, 2022

Seller

Date

Purchaser

Date

Seller

Date

Purchaser

Date



3-7-22

Agent

Date

Agent

Date