

Items Remaining with the Property

The undersigned parties hereby acknowledge and agree the following items currently in place on the property located at _____ 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:				

Don't know

This list is to be made a part of the purchase and sale agreement dated 5/6/22 by and between the Buyer and Seller.

Buyer

[Signature]
Seller

Selling Office:

Listing Office: Brown Realty

Selling Agent

Date

[Signature]
Listing Agent

5-6-22
Date

DISCLOSURE OF INFORMATION ON RESIDENTIAL SEWERAGE SYSTEMS/PRIVATE WATER WELLS

Property Address 169 Reitzell Rd. City Crayson State LA. Zip 71435

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? 20 years (# 20) Not Known

12/01/21

Seller's Initials: DAN
Seller's Initials: _____

Buyer's Initials: _____
Buyer's Initials: _____

- a. The original permit was issued by _____ on 20 years (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? NK (date).
6. The system was last pumped out when? 5 years (date).
7. Is the system an **Aerobic Treatment Unit**? Yes No Not Known
- a. If yes, name the manufacturer. Hoot
(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?
west of property
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? west side of house
- 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)

12/01/21

Seller's Initials: DW _____ Buyer's Initials: _____
 Seller's Initials: _____ Buyer's Initials: _____

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.

169 Reitzell Rd Grayson, LA 71435
Property Description (Address, City, State, Zip)

PRIVATE SEWERAGE/PRIVATE WATER WELL INSPECTION AND OPTIONS AGREEMENT

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

1. () **SEPTIC/TREATMENT INSPECTION** – The SELLER agrees to have one (# 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 Zero (\$ 0). 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, if applicable.
2. () **PRIVATE WATER WELL INSPECTION** – The SELLER agrees to have N/A (#) 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 _____ (\$ _____). 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 or replacement of the system(s) must be permitted by and/or registered with all appropriate governmental entities.

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

Buyer Signature

Date

[Signature]
Seller Signature

5/6/22
Date

Buyer Signature

Date

Seller Signature

Date

Buyer Signature

Date

Seller Signature

Date

Buyer Signature

Date

Seller Signature

Date