

Disclosure of Property Condition

Property Address: **66 Longwood Drive, Hattiesburg, MS 39402**

Owners Name(s): **Donald J. and Patricia M. Snodgrass**

Date: **January 19, 2020**

Owner has occupied the property since **February 2, 2017**

Purpose of Disclosure Form: This is a statement of the condition of the property and of information concerning the property actually known by the owner. Unless otherwise advised in writing by the owner, the owner, other than having lived at or owning the property, possesses no greater knowledge than that which could be obtained by a careful inspection of the property by a potential purchaser. Unless otherwise advised, owner has not conducted any inspection of generally inaccessible areas of the property. THIS STATEMENT IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR BY ANY AGENT OR SUBAGENT REPRESENTING THE OWNER OF THE PROPERTY. THIS STATEMENT IS NOT A SUBSTITUTE FOR ANY INSPECTIONS. POTENTIAL PURCHASERS ARE ENCOURAGED TO OBTAIN THEIR OWN PROFESSIONAL INSPECTION.

Owner's Statement: The representations contained on this form are made solely by the owner. This form and the representations contained in it are provided by the owner exclusively to potential purchasers in a transfer made by the owner and are not made to purchasers in any subsequent transfers. The information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law to be disclosed in the transfer of residential real estate.

THE FOLLOWING STATEMENTS OF THE OWNER ARE BASED ON OWNER'S ACTUAL KNOWLEDGE

A) WATER SUPPLY: The source of water supply to the property is **the City of Hattiesburg, MS**
Public Water Service provided by **the City of Hattiesburg, MS**

Do you know of any current leaks, backups or other material problems with the water supply system or quality of the water? **No**
Yes No If "Yes", please describe: **No**

Is the quantity of water sufficient for your household use? **Yes** (NOTE: water usage will vary from household to household. Summertime usage is higher due to sprinkler system usage.

If owner knows of any leaks, backups or other material problems with the water supply system or quality or quantity of the water since owning the property (but not longer than the past 5 years), please describe and indicate any repairs completed: **None**

B) SEWER SYSTEM: The nature of the sanitary sewer system servicing the property is (check appropriate boxes):
Public Sewer provided by **the City of Hattiesburg, MS**

If owner knows of any leaks, backups or other material problems with the sewer system since owning the property (but not longer than the past 5 years), please describe and indicate any repairs completed: **None**

C) ROOF: Age of roof: **15 years**

Do you know of any current leaks or other material problems with the roof or rain gutters? **No**
If "Yes", please describe: **None**

If owner knows of any leaks or other material problems with the roof or rain gutters since owning the property (but not longer than the past 5 years), please describe and indicate any repairs completed: **Yes, as the result of faulty installation of a new furnace gas exhaust vent pipe through the roof. The roof was repaired as per the attached documentation.**

D) WATER INTRUSION: Do you know of any previous or current water leakage, water accumulation, excess moisture or other defects to the property, including but not limited to any area below grade, basement or crawl space? **No**
If "Yes", please describe and indicate any repairs completed: **None**

Do you know of any water or moisture related damage to floors, walls or ceilings as a result of flooding; moisture seepage; moisture condensation; ice damming; sewer overflow/backup; or leaking pipes, plumbing fixtures, or appliances? **No**
If "Yes", please describe and indicate any repairs completed: **None**

Purchaser is advised that every home may contain some mold. Some people are more sensitive to mold than others. If concerned about this issue, purchaser is encouraged to have a mold inspection done by a qualified inspector. Have you ever had the property inspected for mold by a qualified inspector? **No**

Yes No If "Yes", please describe and indicate whether you have an inspection report and any remediation undertaken: **None**

Owner's Initials _____ / _____ Date _____ / _____

Purchaser's Initials _____ / _____ Date _____ / _____

(Page 1 of 4)

Property Address: **66 Longwood Drive, Hattiesburg, MS**

E) STRUCTURAL COMPONENTS (FOUNDATION, BASEMENT/CRAWL SPACE, FLOORS, INTERIOR AND EXTERIOR WALLS):

Do you know of any movement, shifting, deterioration, material cracks/settling (other than visible minor cracks or blemishes) or other material problems with the foundation, basement/crawl space, floors, or interior/exterior walls? **No**

Yes No If "Yes", please describe: **None**

If owner knows of any repairs, alterations or modifications to control the cause or effect of any problem identified above, since owning the property (but not longer than the past 5 years), please describe: **None**

Do you know of any previous or current fire or smoke damage to the property? **No**
If "Yes", please describe and indicate any repairs completed: **None**

F) MECHANICAL SYSTEMS: Do you know of any current problems or defects with the following mechanical systems? If your property does not have the mechanical system, mark N/A (Not Applicable).

- 1) Electrical **No**
- 8) Water softener **N/A**
- 2) Plumbing (pipes) **No**
 - a. Is water softener leased? **N/A**
- 3) Central heating **No**
- 9) Security System **No**
- 4) Central Air conditioning **No**
 - a. Is security system leased? **No**
- 5) Sump pump **N/A**
- 10) Central vacuum **N/A**
- 6) Fireplace/chimney **No**
- 11) Built in appliances **No**
- 7) Lawn sprinkler **N/A**
- 12) Other mechanical systems

If the answer to any of the above questions is "Yes", please describe and indicate any repairs to the mechanical system since owning the property (but not longer than the past 5 years). **None**

G) WOOD BORING INSECTS/TERMITES: Do you know of the presence of any wood boring insects/termites in or on the property or any existing damage to the property caused by wood boring insects/termites? **NO**

If "Yes", please describe:

If owner knows of any inspection or treatment for wood boring insects/termites, since owning the property (but not longer than the past 5 years), please describe: **None. Owner recommends that the new owners continue with this same "transferable" plan described in the attached document.**

H) PRESENCE OF HAZARDOUS MATERIALS: Do you know of the previous or current presence of any of the below identified hazardous materials on the property?

- 1) Lead-Based Paint **No**
- 2) Asbestos **No**
- 3) Urea-Formaldehyde Foam Insulation **No**
- 4) Radon Gas **No**
 - a. If "Yes", indicate level of gas if known **None**
- 5) Other toxic or hazardous substances

If the answer to any of the above questions is "Yes", please describe and indicate any repairs, remediation or mitigation to the property: **None**

I) FLOOD PLAIN/LAKE ERIE COASTAL EROSION AREA:

Is the property located in a designated flood plain? **No**

J) DRAINAGE/EROSION: Do you know of any current flooding, drainage, settling or grading or erosion problems affecting the property? **No**

If "Yes", please describe: **None**

If owner knows of any repairs, modifications or alterations to the property or other attempts to control any flooding, drainage, settling, grading or erosion problems since owning the property (but not longer than the past 5 years), please describe: **None**

Owner's Initials _____/_____/_____ Date _____/_____/_____

Purchaser's Initials _____/_____/_____ Date _____/_____/_____

(Page 2 of 4)

Property Address: **66 Longwood Drive**

K) ZONING/CODE VIOLATIONS/ASSESSMENTS/HOMEOWNERSASSOCIATION: Do you know of any violations of building or housing codes, zoning ordinances affecting the property or any nonconforming uses of the property? **No**

If "Yes", please describe: **None**

Is the structure on the property designated by any governmental authority as a historic building or as being located in an historic district? (NOTE: such designation may limit changes or improvements that may be made to the property). **No**

If "Yes", please describe: **None**

Do you know of any recent or proposed assessments, which could affect the property? **No**

If "Yes", please describe: **None**

Is the property subject to any rules or regulations of, or the payment of any fees or charges to, a Homeowners Association, Condominium Association or any other Community Association? **Yes... Currently \$400 annually to the Baywood Cove HOA**

L) BOUNDARY LINES/ENCROACHMENTS/SHARED DRIVEWAY/PARTY WALLS: Do you know of any conditions affecting the property? **No**
If "Yes", please describe: **None**

M) UNDERGROUND STORAGE TANKS/WELLS: Do you know of any underground storage tanks (existing or removed), oil or natural gas wells (plugged or unplugged), or abandoned water wells on the property? **No**
If "Yes", please describe: **None**

N) OTHER KNOWN MATERIAL DEFECTS: The following are other known material defects in or on the property: **None**
For purposes of this section, material defects would include any non-observable physical condition existing on the property that could be dangerous to anyone occupying the property or any non-observable physical condition that could inhibit a person's use of the property.

Special provisions:

O) Items conveyed with the property:

- All window treatments
- Attached light fixtures
- Attached ceiling fans
- Kitchen stove, microwave, refrigerator, and dishwasher
- Attached exterior light fixtures
- Two fountains and arbor with in the back yard
- Alarm system
- Bathroom mirrors, and towel bars
- All shelving, workbench, excess paint, and other materials left behind in the basement
- Small storage cabinet and table in the garage
- Power washer in the basement. (co-ownership with our neighbor Kenny Miller (across the street)

Notes: Purchase of other items is negotiable (including the treadmill, washer, dryer, and refrigerator in the laundry room). Home furnishings listed for sale at <https://finaltouchantiques.com/> under the "Gallery" main menu category can also be separately negotiated. It is possible that the house can be purchased fully furnished (except for personal items). The seller will draft a written bill of sale accordingly.

Owners represents that the statements contained in this form are made in good faith based on his/her actual knowledge as of the date signed by the Owner. Owner is advised that the information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law or that may exist to preclude fraud, either by misrepresentation, concealment or nondisclosure in a transaction involving the transfer of residential real estate.

OWNER: _____
DATE: _____

OWNER: _____
DATE: _____

RECEIPT AND ACKNOWLEDGEMENT OF POTENTIAL PURCHASERS

if this form is not provided to you prior to the time you enter into a purchase contract for the property, you may rescind the purchase contract by delivering a signed and dated document of rescission to Owner or Owner's agent, provided the document of rescission is delivered prior to all three of the following dates: 1) the date of closing; 2) 30 days after the Owner accepted your offer; and 3) within 3 business days following your receipt or your agent's receipt of this form or an amendment of this form. I/WE ACKNOWLEDGE RECEIPT OF THIS DISCLOSURE.FORM.ANDUNDERSTAND THAT THE STATEMENTS ARE MADE BASED ON THE OWNERS ACTUAL KNOWLEDGE AS OF THE DATE SIGNED BY THE OWNER.

Owner makes no representations with respect to any offsite conditions. Purchaser should exercise whatever due diligence purchaser deems necessary with respect to offsite issues that may affect purchaser's decision to purchase the property. Purchaser should exercise whatever due diligence purchaser deems necessary.

My/Our Signature below does not constitute approval of any disclosed condition as represented herein by the owner.

PURCHASER: _____ DATE: _____

PURCHASER: _____ DATE: _____

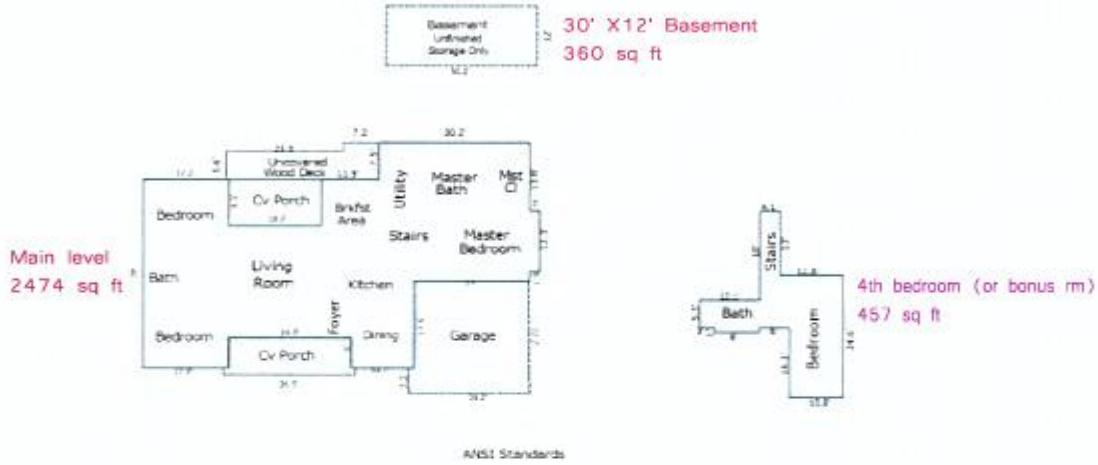
Property description

Lot 17 of the Baywood Cove subdivision in Hattiesburg, MS 39402



SKETCH ADDENDUM

Borrower or Owner **Donald & Patricia Snodgrass**
 Property Address **66 Longwood Dr**
 City **Hattiesburg** County **Forrest** State **MS** Zip Code **39402-3083**
 Client **Trustmark National Bank**



Sketch by Apex Metrics™
 Comments

AREA CALCULATIONS SUMMARY				LIVING AREA BREAKDOWN		
Code	Description	Net Size	Net Totals	Breakdown		Subtotals
GLAI	First Floor	2473.6		41.7	x 6.3	262.7
	Second Floor	456.9	2930.5	7.5	x 30.2	226.5
BSMT	Basement	362.4	362.4	43.7	x 3.0	131.1
GAR	Garage	529.5	529.5	1.9	x 77.5	147.3
P/P	Porch	173.0		9.3	x 17.2	160.0
	Porch	186.8		9.3	x 79.5	739.4
	Wood Deck	185.6	545.3	11.5	x 54.5	626.8
				6.0	x 12.7	76.2
				6.0	x 17.3	103.8
				Second Floor		
				14.1	x 10.8	152.6
				13.0	x 4.1	53.3
				5.0	x 16.7	83.5
				1.0	x 9.0	9.0
				5.5	x 26.8	158.5
	Net LIVABLE Area	(rounded)	2930	14 Items	(rounded)	2930

Transferable Termite Warranty

Presto-X

A Rentokil Steritech Company
Your Local Pest Control Experts

1980 SURGI DRIVE
MANDEVILLE LA 70448-2234

PHONE: 601-268-3634 FAX: 601-264-3000
EMAIL: PXMISSISSIPPI@PRESTOX.COM
WEB: www.prestox.com

Message: Termites are known as "silent destroyers" because of their ability to chew through wood, flooring, and even wallpaper undetected for years before you ever see signs of damage. Need termite protection? Our Termite Specialists are here to help. Call us today!

Did you know, you can now receive your invoices and pay your bill online using a credit card or ACH? Please visit our website at www.prestox.com to register today!

Customer Number	Invoice Date	Amount Due
15286701	2/28/2020	69.55

SEE REVERSE SIDE FOR INFORMATION ON FINANCE CHARGES
INVOICE #: 5963377 for DONALD SNODGRASS

INVOICE DETAIL	
<i>Thank you for allowing us to provide the following services:</i>	
WOOD DESTROYING INSECT INSPECTION SERVICE 66 LONGWOOD DR HATTIESBURG, MS ON 02/28/20	69.55
AMOUNT DUE THIS INVOICE - PAYMENT DUE PRIOR TO 3/29/20	69.55

PLEASE DETACH AND RETURN THE LOWER PORTION WITH YOUR PAYMENT

Presto-X

A Rentokil Steritech Company
Your Local Pest Control Experts

PO BOX 13848
READING PA 19612-3848

2439 1 MB 0 439 10 Return Service Requested
DONALD SNODGRASS
66 LONGWOOD DR
HATTIESBURG MS 39402-3083



Invoice Date 2/28/2020

CUSTOMER # 15286701	
INVOICE # 5963377	
AMOUNT DUE 69.55	

Make check payable to: PRESTOX

PRESTOX
PO BOX 13848
READING PA 19612-3848



MISSISSIPPI OFFICIAL WOOD DESTROYING INSECT REPORT

Inspection Co: Presto-X Pest Control Case Number (VA/FHA/Other): _____
 Address: 1980 Surgi Drive Inspector: Charisa Barrack
 City/State/Zip: Mandeville, Louisiana 70448 ID Number: 39257 License Number: 39257
 Phone: (801)268-3834 Inspection Date: 28 February 2020

Party Requesting Inspection: Priority One Bank Purchaser Seller Agent
 Owner/Seller: Donald Snodgrass Structure(s) Inspected: One (1) Home

Address: 66 Longwood Drive Hattiesburg, MS 39402
 Report Forwarded To: Title Company and/or Mortgage Company Purchaser Seller Agent

List all obstructed or inaccessible areas as listed on Page 2 - SECTION C, 1-4.
 Conditions conducive to wood destroying insect infestation: Yes No **If yes, explain (Conditions Conducive to wood destroying insects infestation as defined on Page 2 - SECTION D):** D - 6 (Wood to ground contact)

Inspection Reveals Visible Evidence of (Check Each Column Yes or No)	Active Infestation		Previous Infestation		Previous Treatment		Visible Insect Damages	
	Yes	No	Yes	No	Yes	No	Yes	No
Subterranean Termites	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Drywood Termites	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Wood Boring Beetles-specify	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Carpenter Bees	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Carpenter Ants	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Remarks / Additional Findings: _____

Structure previously treated by this company: Yes No
 This company has current contract in force: Yes No Expiration Date: 3/31/2020 Contract Transferable: Yes No
 Date of original treatment: 03 March 2020 Type of insect treatment contract: Termite

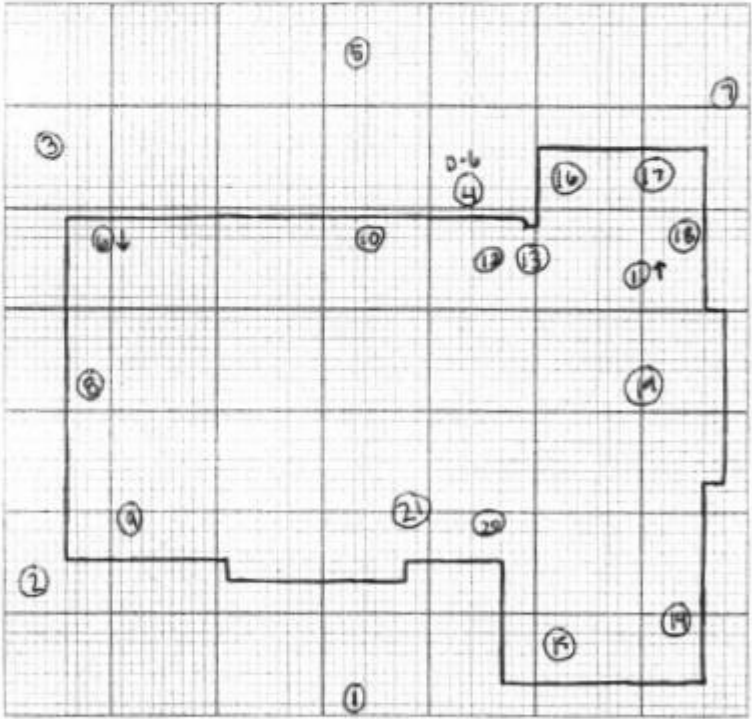
Buyer should acquire a copy of this contract for terms and type of coverage.

GRAPH MUST BE COMPLETED FOR EVERY STRUCTURE INSPECTED.

Not to Scale

KEY SYMBOLS

- X = Subterranean Termite Activity
- X = Subterranean Termite Damage
- W = Wood Boring Beetle Activity
- B = Beetle Damage
- CA = Carpenter Ant Activity
- CA = Carpenter Ant Damage
- CB = Carpenter Bee Activity
- CB = Carpenter Bee Damage
- D = Drywood Termite Activity
- D = Drywood Termite Damage
- C = Conditions Conducive To Wood Destroying Insects



IMPORTANT-THIS GRAPH IS NOT DRAWN TO SCALE AND ANY EVIDENCE LISTED IS LOCATED IN GENERAL LOCATIONS READ AND UNDERSTAND BOTH SIDES OF THIS REPORT.

Additional Comments: _____

Inspector's Signature: [Signature] Date: 2 March 2020
 Licensee or Permit Holder's Signature of Approval: [Signature] Date: 2 March 2020
 Notice of inspection was posted at or near: Access Opening Water Heater Beneath Kitchen Sink Date Posted: 28 February 2020

I HAVE RECEIVED THE ORIGINAL OR A LEGIBLE COPY OF THIS FORM, HAVE READ, AND UNDERSTAND SAME.
 Signature of Individual Purchasing Property: _____ State: _____

(SEE REVERSE SIDE)

[Signature] Page 1 of 2
3/4/2020

Completed roof repairs incident to faulty installation of new furnace exhaust vent piping

TCM SERVICES LLC.
Thomas C. Moore
P.O. Box 1364
Hattiesburg, MS 39403
tcm.services@yahoo.com

Phone: (601) 606-7543 State of MS
Contractors
Phone: (601) 596-7403 Permit # 200-
0380-4
Phone: (601) 596-8282

Date: June 11, 2019

TO: Don Snodgrass Phone: (618) 524-7590
JOB: 66 Longwood Drive E-Mail: donjsnodgrass@gmail.com
Hattiesburg, MS

Roof Repairs :

A complete inspection for the second time was completed along with the repairs being completed as well. From front door around home, back & front. The weather was cool and clear at the time.

- Front left of door raised nails (2) – repaired
- Corner right of door, bottom shingle at hip – repaired
- Left end gutters cleaned – roof okay
- Rear left new vent bottom exposed flashing covered and glued down, no nails
- Heat vent stack , upper & lower – re-sealed-okay
- Left hip plumbing boot flanges sealed
- Left side from rear raised nail at bottom eve - repaired
- Pine straw removed
- Gable at left of driveway door eve , 2 raised gable tabs - repaired

- Rear driveway side right end 2 raised tabs - sealed
- 2 damaged shingles - repaired
- Front right end at valley , one raised nail repaired, two raised tabs - repaired, valley cleared of pine straw

WARRANTY for roofing repairs.

Associated Contractors, Inc. PO Box 16521 Hattiesburg, MS 39404 P: 601-213-5638

Date: 03/25/2019 To: Don Snodgrass ATTN: 66 Longwood Drive Repairs From: Associated Contractors, Inc.

The undersigned guarantees to Don Snodgrass that Associated Contractors, Inc. will be responsible for faulty or defective materials and workmanship in the repairs made to heat vent roof flashing by Associated Contractors as per proposal & scope details in contract #19-156-14. And that we will remedy any defects to our installed work, which shall appear within a period of 3 years expiring on March 25, 2022. This warranty covers work performed based on our contracted scope of work only and does not extend outside that scope of work. Payment in full is required or all warranties are voided.

During this period, upon written notice from Don Snodgrass, to do so, the undersigned shall proceed with due diligence at the undersigned's expense to repair or replace properly any defective materials or perform any labor necessary to correct any defect in our work. In case the undersigned fails, upon reasonable notice (7 calendar days) to remedy such defects, then Don Snodgrass may furnish such materials or labor as are necessary to bring the work up to the standard called for, and the undersigned agrees to reimburse fully and promptly for any repairs made that are a direct relation to work performed in said contract with proper documentation of any and all repairs made.

Dated: March 26, 2019

Raymond Hudson -Estimator and Repair Manager Associated Contractors, Inc.