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The text of this form may not be altered in any manner
without written acknowledgement of all parties.

Form # 2091 01/20

MAIN HOUSE

SELLER'S DISCLOSURE STATEMENT

1 To be completed by SELLER concerning 101 Chaumiere Farm Rd., Steelville, MO 65665 (Property Address) located
2 in the municipality of Unincorporated (if incorporated), County of Crawford County, Missouri.
3 Note: If Seller knows or suspects some condition which might lower the value of the property being sold or adversely affect
4 Buyer's decision to buy the property, then Seller needs to disclose it. This statement will assist Buyer in evaluating the property
5 being considered. Real estate brokers and agents involved in the sale do not inspect the property for defects, and they cannot
6 guarantee the accuracy of the information in this form.

7 TO SELLER: Your truthful disclosure of the condition of your property gives you the best protection against future charges
8 that you violated your legal obligation to Buyer by concealing a material defect(s), lead-based paint, use as a site for
9 methamphetamine production or storage and/or any other disclosure required by law. Your knowledge of the property prior to
10 your ownership may be relevant. In the case of a material defect, for example, if information that you possess indicates some
11 persistent pattern of a problem not completely remedied, such information should be included in this disclosure in order to
12 achieve full and honest disclosure. Your answers or the answers you fail to provide, either way, may have legal consequences,
13 even after the closing of the sale. This questionnaire should help you meet your disclosure obligation, but it may not cover all
14 aspects of your property. If you know of or suspect some condition which would substantially lower the value of the property,
15 impair the health or safety of future occupants, or otherwise affect Buyer's decision to buy your property, then use the space at
16 the end of this form to describe that condition.

17 TO BUYER: THIS INFORMATION IS A DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF ANY
18 CONTRACT BETWEEN BUYER AND SELLER. If you sign a contract to purchase the property, that contract, and not this
19 disclosure statement, will provide for what is to be included in the sale. So, if you expect certain items, appliances, or equipment
20 included, you must specify them in the contract. Since these disclosures are based on the Seller's knowledge, you cannot be sure
21 that there are, in fact, no problems with the property simply because the Seller is not aware of them. The answers given by the
22 Seller are not warranties of the condition of the property. Thus, you should condition your offer on a professional inspection of
23 the property. You may also wish to obtain a home protection plan/warranty. Due to the variety of insurance, requirements,
24 products, and arrangements Buyer should contact appropriate party to determine insurance coverage needed.
25 Conditions of the property that you can see on a reasonable inspection should either be taken into account in the purchase price
26 or you should make the correction of these conditions by the Seller a requirement of the sale contract.

27 SUBDIVISION, CONDOMINIUM, VILLA, CO-OP OR OTHER SHARED COST DEVELOPMENT (if applicable)

- 28 (a) Development Name N/A
- 29 (b) Contact _____ Phone _____
- 30 Type of Property: (check all that apply) Single-Family Residence Multi-Family Condominium Townhome
- 31 Villa Co-Op
- 32 (c) Mandatory Assessment: # _____ \$ _____ per: month quarter half-year year
- 33 Mandatory Assessment: # _____ \$ _____ per: month quarter half-year year
- 34 (d) Mandatory Assessment(s) include:
- 35 entrance sign/structure street maintenance common ground snow removal of common area
- 36 snow removal specific to this dwelling landscaping of common area landscaping specific to this dwelling
- 37 clubhouse pool tennis court exercise area reception facility water sewer trash removal
- 38 doorman cooling heating security elevator other common facility _____
- 39 assigned parking space(s): how many _____ identified as _____ some insurance real estate taxes
- 40 other specific item(s): _____
- 41 Exterior Maintenance of this dwelling covered by Assessment: _____
- 42 (e) Optional Assessment(s)/Membership(s) Please explain _____
- 43 _____
- 44 (f) Are you aware of any existing or proposed special assessments? Yes No
- 45 (g) Are you aware of any special taxes and/or district improvement assessments? Yes No
- 46 (h) Are you aware of any condition or claim which may cause an increase in assessment or fees? Yes No
- 47 (i) Are you aware of any material defects in any common or other shared elements? Yes No
- 48 (j) Are you aware of any existing indentures/restrictive covenants? Yes No
- 49 (k) Are you aware of any violation of the indentures/restrictions by yourself or by others? Yes No
- 50 (l) Is there a recorded street/road maintenance agreement? Yes No
- 51 (m) Please explain any "Yes" answer you gave for (e), (f), (g), (h), (i), (j) or (k) above: _____
- 52 _____

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53 UTILITIES

54 Utility

Current Provider

55 Gas/Propane: MFA Propane _____ if Propane, is tank Owned Leased
56 Electric: Crawford Electric _____
57 Water: Well _____
58 Sewer: Septic _____
59 Trash: Swinger Sanitation _____
60 Recycle: _____
61 Internet: STE - Steelville Telephone Exchange - DSL _____
62 Phone: STE - Steelville Telephone Exchange _____

63 HEATING, COOLING AND VENTILATING (Seller is not agreeing that all items checked are being offered for sale.)

64 (a) Heating Equipment: Forced Air Hot Water Radiators Steam Radiators Radiant Baseboard
65 (b) Source of heating: Electric Natural Gas Propane Fuel Oil Other _____
66 (c) Type of air conditioning: Central Electric Central Gas Window/Wall (Number of window units _____)
67 (d) Areas of house not served by central heating/cooling: N/A
68 (e) Additional: Humidifier Electronic Air Filter Media Filter Attic Fan Other: Existing Attic Fan - Not in use
69 (f) Are you aware of any problems or repairs needed with any item in this section? Yes No If "Yes", please explain _____
70
71 (g) Other details: Kitchen and Utility room are electric; Main house is propane _____

72 FIREPLACE(S)

73 (a) Type of fireplace: Wood Burning Vented Gas Logs Vent Free Gas Logs Wood Burning Stove Natural Gas Propane
74 (b) Type of flues/venting:
75 Functional: (properly vented for wood burning and vented gas logs) Number of fireplace(s) 2 Location(s) Great Room - Used regularly
76 Non-Functional: Number of fireplace(s) 2 Location(s) Bedrooms - not used regularly cond - unknown
77 (c) Are you aware of any problems or repairs needed with any item in this section? Yes No If "Yes", please explain _____
78 Unknown _____

79 PLUMBING SYSTEM, FIXTURES AND EQUIPMENT; POOL/SPA/POND/LAKE/HOT TUB

80 (a) Water Heater: Electric Natural Gas Propane Tankless Other: _____
81 (b) Ice maker supply line: Yes No
82 (c) Jet Tub: Yes No
83 (d) Swimming Pool/Spa/Hot Tub: Yes No
84 (If Yes, attach Form #2180, Pool/Spa/Pond/Lake Addendum to Seller's Disclosure Statement)
85 (e) Lawn Sprinkler System: Yes No If yes, date of last backflow device inspection certificate: _____
86 (f) Are you aware of any problems or repairs needed in the plumbing system? Yes No If "Yes", please explain _____
87

88 WATER (If well exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)

89 (a) What is the source of your drinking water? Public Community Well Other (explain) _____
90 (b) If Public, identify the utility company: _____
91 (c) Do you have a softener, filter or other purification system? Yes No Owned Leased/Lease Information _____
92 (d) Are you aware of any problems relating to the water system including the quality or source of water or any components such as
93 the curb stop box? Yes No If "Yes", please explain _____

94 SEWERAGE (If Septic or Aerator exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)

95 (a) What is the type of sewerage system to which the house is connected? Public Private Septic Aerator Other
96 If "Other" please explain _____
97 (b) Is there a sewerage lift system? Yes No If "Yes", is it in good working condition? Yes No
98 (c) When was the septic/aerator system last serviced? Don't remember
99 (d) Are you aware of any leaks, backups, open drain lines or other problems relating to the sewerage system? Yes No
100 If "Yes", please explain _____

101 APPLIANCES (Seller is not agreeing that all items checked are being offered for sale.)

102 (a) Electrical Appliances and Equipment: Electric Stove/Range/Cook top Oven Built-in Microwave Oven
103 3- Dishwasher Garbage Disposal Trash Compactor Wired smoke alarms Electric dryer (hook up)
104 Ceiling Fan(s) Intercom System Central Vacuum System Other _____
105 (b) Gas Appliances & Equipment: Natural Gas Propane
106 Oven Gas Stove/Range/Cook top Exterior Lights Barbecue Water heater Tankless Water Heater
107 Gas dryer (hook up) Other _____
108 (c) Other Equipment: TV Antenna Cable Wiring Phone Wiring Network/Data Wiring
109 Electric Garage Door Opener(s) Number of controls _____
110 Security Alarm System Owned Leased /Lease information: _____

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- 111 Satellite Dish Owned Leased/Lease Information: _____
- 112 Electronic Pet Fence System Number of Collars: _____ Other: _____
- 113 (d) Are you aware of any items in this section in need of repair or replacement? Yes No If "Yes", please explain _____
- 114 _____

115 **ELECTRICAL**

- 116 Type of service panel: Fuses Circuit Breakers Other: _____
- 117 (a) Type of wiring: Copper Aluminum Knob and Tube Unknown
- 118 (b) Are you aware of any problems or repairs needed in the electrical system? Yes No If "Yes", please explain _____
- 119 _____

120 **ROOF, GUTTERS AND DOWNSPOUTS**

- 121 (a) What is the approximate age of the roof? 12 Years. Documented? Yes No
- 122 (b) Has the roof ever leaked during your ownership? Yes No If "Yes" please explain age and storm damage - repalced
- 123 _____
- 124 (c) Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership? Yes No If "Yes",
- 125 please explain _____
- 126 (d) Are you aware of any problems with the roof, gutters or downspouts? Yes No If "Yes", please explain _____
- 127 small leak at flashing - recently repaired

128 **CONSTRUCTION**

- 129 (a) Are you aware of any problems with the footing, foundation walls, sub-floor, interior and exterior walls, roof construction,
- 130 decks/porches or other load bearing components? Yes No If "Yes" please describe in detail _____
- 131 _____
- 132 (b) Are you aware of any repairs to any of the building elements listed in (a) above? Yes No If "Yes", please describe the
- 133 location, extent, date and name of the person/company who did the repair or control effort _____
- 134 _____
- 135 (c) Are you aware that any of the work in (b) above was completed without required permits? Yes No
- 136 (d) List all significant additions, modifications, renovations, & alterations to the property during your ownership: _____
- 137 See Improvements list
- 138 (e) Were required permits obtained for the work in (d) above? Yes No

139 **BASEMENT AND CRAWL SPACE (Complete only if applicable)**

- 140 (a) Sump pit Sump pit and pump
- 141 (b) Type of foundation: Concrete Stone Cinder Block Wood
- 142 (c) Are you aware of any dampness, water accumulation or leakage, in the basement or crawl space? Yes No If "Yes", please
- 143 describe in detail _____
- 144 Dehumidifier in basement - water can creep in under door during exterey heavy rain
- 145 _____
- 146 (d) Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?
- 147 Yes No If "Yes", please describe the location, extent, date and name of the person/company who did the repair or control
- 148 effort _____
- 149 _____

150 **PESTS OR TERMITES/WOOD DESTROYING INSECTS**

- 151 (a) Are you aware of any pests or termites/wood destroying insects impacting the property and improvements? Yes No
- 152 (b) Are you aware of any uncorrected damage to the property caused by pests or termites/wood destroying insects? Yes No
- 153 (c) Is your property currently under a warranty contract by a licensed pest/termite control company? Yes No
- 154 (d) Are you aware of any pest/termite control reports for the property? Yes No
- 155 (e) Are you aware of any pest/termite control treatments to the property? Yes No
- 156 (f) Please explain any "Yes" answers you gave in this section Use AA Pest Control regularly
- 157 _____

158 **SOIL AND DRAINAGE**

- 159 (a) Are you aware of any fill, expansive soil or sinkholes on the property or that may affect the property? Yes No
- 160 (b) Are you aware of any soil, earth movement, flood, drainage or grading problems on the property or that may affect the
- 161 property? Yes No
- 162 (c) Are you aware of any past, present or proposed mining, strip-mining, or any other excavations on the property or that may affect
- 163 the property? Yes No
- 164 (d) Are you aware of any Post-construction Stormwater Best Management Practices (BMPs) on the property? (BMPs are private
- 165 stormwater management facilities which include a recorded formal Maintenance Agreement with the Metropolitan Sewer District,
- 166 e.g. retention ponds, rain gardens, sand filters, permeable pavement) Yes No
- 167 (e) Please explain any "Yes" answers you gave in this section French Drains
- 168 _____

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169 **HAZARDOUS SUBSTANCES/OTHER ENVIRONMENTAL CONCERNS**

170 (a) Lead: (Note: Production of lead-based paint was banned in 1978. See Disclosure of Information and Acknowledgement Lead Based
171 Paint and/or Lead-Based Paint Hazards, form #2049.)
172 (1) Are you aware of the presence of any lead hazards (such as paint, water supply lines, etc.) on the property? Yes No
173 (2) Are you aware if it has ever been covered or removed? Yes No
174 (3) Are you aware if the property has been tested for lead? Yes No If "Yes", please give date performed, type of test and test
175 results _____
176 (4) Please explain any "Yes" answers you gave in this section _____
177

178 (b) Asbestos Materials
179 (1) Are you aware of the presence of asbestos materials on the property, such as roof shingles, siding, insulation, ceiling, flooring,
180 pipe wrap, etc.? Yes No
181 (2) Are you aware of any asbestos material that has been encapsulated or removed? Yes No
182 (3) Are you aware if the property has been tested for the presence of asbestos? Yes No If "Yes", please give date performed,
183 type of test and test results _____
184 (4) Please explain any "Yes" answers you gave in this section _____
185

186 (c) Mold
187 (1) Are you aware of the presence of any mold on the property? Yes No
188 (2) Are you aware of anything with mold on the property that has ever been covered or removed? Yes No
189 (3) Are you aware if the property has ever been tested for the presence of mold? Yes No If "Yes", please give date performed,
190 type of test and test results _____
191 (4) Please explain any "Yes" answers you gave in this section _____
192

193 (d) Radon
194 (1) Are you aware if the property has been tested for radon gas? Yes No If "Yes", please give date performed, type of test
195 and test results _____
196 (2) Are you aware if the property has ever been mitigated for radon gas? Yes No If "Yes", please provide the date and name
197 of the person/company who did the mitigation _____

198 (e) Methamphetamine
199 Are you aware if the property is or was used as a lab, production or storage site for methamphetamine or was the residence of
200 a person convicted of a crime related to methamphetamine or a derivative controlled substance related thereto?
201 Yes No If "Yes", Section 442.606 RSMo requires you to disclose such facts in writing, please explain
202 _____

203 (f) Waste Disposal Site or Demolition Landfill (permitted or unpermitted)
204 Are you aware of any permitted or unpermitted solid waste disposal site or demolition landfill on the property? Yes No
205 If "Yes", Section 260.213 RSMo requires you to disclose the location of any such site on the property. Please provide such
206 information. _____
207

208 **Note: If Seller checks "Yes", Buyer may be assuming liability to the State for any remedial action at the property.**

209 (g) Radioactive or Hazardous Materials
210 Have you ever received a report stating affirmatively that the property is or was previously contaminated with radioactive
211 material or other hazardous material? Yes No If "Yes", Section 442.055 RSMo requires you to disclose such knowledge
212 in writing. Please provide such information, including a copy of such report, if available. _____
213

214 (h) Other Environmental Concerns
215 Are you aware of any other environmental concerns that may affect the property such as polychlorinated biphenyls (PCB's),
216 electro-magnetic fields (EMF's), underground fuel tanks, unused septic or storage tanks, etc.? Yes No If "Yes", please
217 explain _____
218

219 **SURVEY AND ZONING**

220 (a) Are you aware of any shared or common features with adjoining properties? Yes No
221 (b) Are you aware of any rights of way, unrecorded easements, or encroachments, which affect the property? Yes No
222 (c) Is any portion of the property located within the 100-year flood hazard area (flood plain)? Yes No
223 (d) Do you have a survey of the property? Yes No (If "Yes", please attach) Does it include all existing improvements on the
224 property? Yes No
225 (e) Are you aware of any violations of local, state, or federal laws/regulations, including zoning, relating to the property? Yes No
226 (f) Please explain any "Yes" answers you gave in this section _____
227 Survey lost in Flood of 1993, - There is a FEMA floodplain in lower field. from creek

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228 **INSURANCE**

229 Are you aware of any claims that have been filed for damages to the property? Yes No If "Yes", please provide the following
230 information: date of claim, description of claim, repairs and/or replacements completed _____
231 Roof - 2012
232 _____
233 _____

234 **MISCELLANEOUS**

- 235 (a) The approximate age of the residence is 95 years. The Seller has occupied the property from 1990 to 2022.
- 236 (b) Has the property been continuously occupied during the last twelve months? Yes No If "No", please explain _____
- 237 _____
- 238 (c) Is the property located in an area that requires any compliance inspection(s) including municipality, conservation, fire district or
239 any other required governmental authority? Yes No If "Yes", please explain _____
- 240 _____
- 241 (d) Is the property located in an area that requires any specific disclosure(s) from the city or county? Yes No If "Yes", please
242 explain Unknown
- 243 (e) Is the property designated as a historical home or located in a historic district? Yes No If "Yes", please explain _____
- 244 _____
- 245 (f) Is property tax abated? Yes No Expiration date _____ Attach documentation from taxing authority.
- 246 (g) Are you aware of any pets having been kept in or on the property? Yes No If "Yes" please explain Dogs - Horses
- 247 _____
- 248 (h) Is the Buyer being offered a protection plan/home warranty at closing at Seller's expense? Yes No (If "Yes", please attach)
- 249 (i) Are you aware of any inoperable windows or doors, broken thermal seals, or cracked/broken glass? Yes No
- 250 (j) Are you aware if carpet has been laid over a damaged wood floor? Yes No
- 251 (k) Are you aware of any existing or threatened legal action affecting the property? Yes No
- 252 (l) Are you aware of any consent required of anyone other than the signer(s) of this form to convey title to the property? Yes No
- 253 (m) Please explain any "Yes" answers you gave for (i), (j), (k), or (l) above _____
- 254 _____

255 **Additional Comments:**

256 _____
257 _____
258 _____
259 _____
260 _____

261 Seller attaches the following document(s): See Improvements list

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BUYER BUYER


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262 **SELLER'S ACKNOWLEDGEMENT:**

263 Seller acknowledges that he has carefully examined this statement and that it is complete and accurate to the best of Seller's knowledge.
264 Seller agrees to immediately notify listing broker in writing of any changes in the property condition. Seller authorizes all brokers and
265 their licensees to furnish a copy of this statement to prospective Buyers.

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267 SELLER SIGNATURE DATE


SELLER SIGNATURE DATE

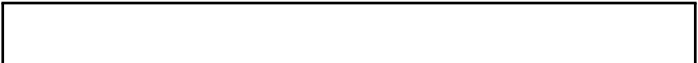
268 **John H Kramer, Sr. - President**
269 Seller Printed Name

Seller Printed Name

270 **BUYER'S ACKNOWLEDGEMENT:**

271 Buyer acknowledges having received and read this Seller's Disclosure Statement. Buyer understands that the information in this Seller's
272 Disclosure Statement is limited to information of which Seller has actual knowledge. Buyer should verify the information contained in
273 this Seller's Disclosure Statement, and any other important information provided by either Seller or broker (including any information
274 obtained through the Multiple Listing Service) by an independent, professional investigation of his own. Buyer acknowledges that broker
275 is not an expert at detecting or repairing physical defects in property.

276 
277 BUYER SIGNATURE DATE


BUYER SIGNATURE DATE

278
279 Buyer Printed Name

Buyer Printed Name

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TO SELLER: Your truthful disclosure of the condition of your property gives you the best protection against future charges that you violated your legal obligation to Buyer by concealing a material defect(s), lead-based paint, use as a site for methamphetamine production or storage and/or any other disclosure required by law. Your knowledge of the property prior to your ownership may be relevant. In the case of a material defect, for example, if information that you possess indicates some persistent pattern of a problem not completely remedied, such information should be included in this disclosure in order to achieve full and honest disclosure. Your answers or the answers you fail to provide, either way, may have legal consequences, even after the closing of the sale. This questionnaire should help you meet your disclosure obligation, but it may not cover all aspects of your property. If you know of or suspect some condition which would substantially lower the value of the property, impair the health or safety of future occupants, or otherwise affect Buyer's decision to buy your property, then use the space at the end of this form to describe that condition.

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SUBDIVISION, CONDOMINIUM, VILLA, CO-OP OR OTHER SHARED COST DEVELOPMENT (if applicable)

- (a) Development Name N/A
(b) Contact Phone
Type of Property: (check all that apply) Single-Family Residence Multi-Family Condominium Townhome
Villa Co-Op
(c) Mandatory Assessment: # \$ per: month quarter half-year year
Mandatory Assessment: # \$ per: month quarter half-year year
(d) Mandatory Assessment(s) include:
entrance sign/structure street maintenance common ground snow removal of common area
snow removal specific to this dwelling landscaping of common area landscaping specific to this dwelling
clubhouse pool tennis court exercise area reception facility water sewer trash removal
doorman cooling heating security elevator other common facility
assigned parking space(s): how many identified as some insurance real estate taxes
other specific item(s):
Exterior Maintenance of this dwelling covered by Assessment:
(e) Optional Assessment(s)/Membership(s) Please explain
(f) Are you aware of any existing or proposed special assessments? Yes No
(g) Are you aware of any special taxes and/or district improvement assessments? Yes No
(h) Are you aware of any condition or claim which may cause an increase in assessment or fees? Yes No
(i) Are you aware of any material defects in any common or other shared elements? Yes No
(j) Are you aware of any existing indentures/restrictive covenants? Yes No
(k) Are you aware of any violation of the indentures/restrictions by yourself or by others? Yes No
(l) Is there a recorded street/road maintenance agreement? Yes No
(m) Please explain any "Yes" answer you gave for (e), (f), (g), (h), (i), (j) or (k) above:

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53 UTILITIES

54 Utility

Current Provider

55 Gas/Propane: N/A _____ if Propane, is tank Owned Leased
56 Electric: Crawford Electric _____
57 Water: Well _____
58 Sewer: Septic _____
59 Trash: Swinger Sanitation _____
60 Recycle: _____
61 Internet: At Main House & Barn _____
62 Phone: _____ Type text here

63 HEATING, COOLING AND VENTILATING (Seller is not agreeing that all items checked are being offered for sale.)

64 (a) Heating Equipment: Forced Air Hot Water Radiators Steam Radiators Radiant Baseboard
65 (b) Source of heating: Electric Natural Gas Propane Fuel Oil Other _____
66 (c) Type of air conditioning: Central Electric Central Gas Window/Wall (Number of window units _____)
67 (d) Areas of house not served by central heating/cooling: _____
68 (e) Additional: Humidifier Electronic Air Filter Media Filter Attic Fan Other: _____
69 (f) Are you aware of any problems or repairs needed with any item in this section? Yes No If "Yes", please explain _____
70
71 (g) Other details: _____

72 FIREPLACE(S)

73 (a) Type of fireplace: Wood Burning Vented Gas Logs Vent Free Gas Logs Wood Burning Stove Natural Gas Propane
74 (b) Type of flues/venting:
75 Functional: (properly vented for wood burning and vented gas logs) Number of fireplace(s) _____ Location(s) _____
76 Non-Functional: Number of fireplace(s) _____ Location(s) _____ Please explain _____
77 (c) Are you aware of any problems or repairs needed with any item in this section? Yes No If "Yes", please explain _____
78

79 PLUMBING SYSTEM, FIXTURES AND EQUIPMENT; POOL/SPA/POND/LAKE/HOT TUB

80 (a) Water Heater: Electric Natural Gas Propane Tankless Other: _____
81 (b) Ice maker supply line: Yes No
82 (c) Jet Tub: Yes No
83 (d) Swimming Pool/Spa/Hot Tub: Yes No
84 (If Yes, attach Form #2180, Pool/Spa/Pond/Lake Addendum to Seller's Disclosure Statement)
85 (e) Lawn Sprinkler System: Yes No If yes, date of last backflow device inspection certificate: _____
86 (f) Are you aware of any problems or repairs needed in the plumbing system? Yes No If "Yes", please explain _____
87

88 WATER (If well exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)

89 (a) What is the source of your drinking water? Public Community Well Other (explain) _____
90 (b) If Public, identify the utility company: _____
91 (c) Do you have a softener, filter or other purification system? Yes No Owned Leased/Lease Information _____
92 (d) Are you aware of any problems relating to the water system including the quality or source of water or any components such as
93 the curb stop box? Yes No If "Yes", please explain _____

94 SEWERAGE (If Septic or Aerator exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)

95 (a) What is the type of sewerage system to which the house is connected? Public Private Septic Aerator Other
96 If "Other" please explain _____
97 (b) Is there a sewerage lift system? Yes No If "Yes", is it in good working condition? Yes No
98 (c) When was the septic/aerator system last serviced? Unknown
99 (d) Are you aware of any leaks, backups, open drain lines or other problems relating to the sewerage system? Yes No
100 If "Yes", please explain _____

101 APPLIANCES (Seller is not agreeing that all items checked are being offered for sale.)

102 (a) Electrical Appliances and Equipment: Electric Stove/Range/Cook top Oven Built-in Microwave Oven
103 Dishwasher Garbage Disposal Trash Compactor Wired smoke alarms Electric dryer (hook up)
104 Ceiling Fan(s) Intercom System Central Vacuum System Other _____
105 (b) Gas Appliances & Equipment: Natural Gas Propane
106 Oven Gas Stove/Range/Cook top Exterior Lights Barbecue Water heater Tankless Water Heater
107 Gas dryer (hook up) Other _____
108 (c) Other Equipment: TV Antenna Cable Wiring Phone Wiring Network/Data Wiring
109 Electric Garage Door Opener(s) Number of controls _____
110 Security Alarm System Owned Leased /Lease information: _____

/
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- 111 Satellite Dish Owned Leased/Lease Information: _____
- 112 Electronic Pet Fence System Number of Collars: _____ Other: _____
- 113 (d) Are you aware of any items in this section in need of repair or replacement? Yes No If "Yes", please explain _____
- 114 _____

115 **ELECTRICAL**

- 116 Type of service panel: Fuses Circuit Breakers Other: _____
- 117 (a) Type of wiring: Copper Aluminum Knob and Tube Unknown
- 118 (b) Are you aware of any problems or repairs needed in the electrical system? Yes No If "Yes", please explain _____
- 119 _____

120 **ROOF, GUTTERS AND DOWNSPOUTS**

- 121 (a) What is the approximate age of the roof? ^{Don't remember} _____ Years. Documented? Yes No
- 122 (b) Has the roof ever leaked during your ownership? Yes No If "Yes" please explain _____
- 123 _____
- 124 (c) Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership? Yes No If "Yes",
- 125 please explain _____
- 126 (d) Are you aware of any problems with the roof, gutters or downspouts? Yes No If "Yes", please explain _____
- 127 _____

128 **CONSTRUCTION**

- 129 (a) Are you aware of any problems with the footing, foundation walls, sub-floor, interior and exterior walls, roof construction,
- 130 decks/porches or other load bearing components? Yes No If "Yes" please describe in detail _____
- 131 _____
- 132 (b) Are you aware of any repairs to any of the building elements listed in (a) above? Yes No If "Yes", please describe the
- 133 location, extent, date and name of the person/company who did the repair or control effort _____
- 134 _____
- 135 (c) Are you aware that any of the work in (b) above was completed without required permits? Yes No
- 136 (d) List all significant additions, modifications, renovations, & alterations to the property during your ownership: _____
- 137 See Improvements list
- 138 (e) Were required permits obtained for the work in (d) above? Yes No

139 **BASEMENT AND CRAWL SPACE (Complete only if applicable)**

- 140 (a) Sump pit Sump pit and pump
- 141 (b) Type of foundation: Concrete Stone Cinder Block Wood
- 142 (c) Are you aware of any dampness, water accumulation or leakage, in the basement or crawl space? Yes No If "Yes", please
- 143 describe in detail _____
- 144 _____
- 145 _____
- 146 (d) Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?
- 147 Yes No If "Yes", please describe the location, extent, date and name of the person/company who did the repair or control
- 148 effort _____
- 149 _____

150 **PESTS OR TERMITES/WOOD DESTROYING INSECTS**

- 151 (a) Are you aware of any pests or termites/wood destroying insects impacting the property and improvements? Yes No
- 152 (b) Are you aware of any uncorrected damage to the property caused by pests or termites/wood destroying insects? Yes No
- 153 (c) Is your property currently under a warranty contract by a licensed pest/termite control company? Yes No
- 154 (d) Are you aware of any pest/termite control reports for the property? Yes No
- 155 (e) Are you aware of any pest/termite control treatments to the property? Yes No
- 156 (f) Please explain any "Yes" answers you gave in this section Use AA Pest Control for control regularly - Carpenter Bees on wood.
- 157 some trim damage from carpenter bees at back door

158 **SOIL AND DRAINAGE**

- 159 (a) Are you aware of any fill, expansive soil or sinkholes on the property or that may affect the property? Yes No
- 160 (b) Are you aware of any soil, earth movement, flood, drainage or grading problems on the property or that may affect the
- 161 property? Yes No
- 162 (c) Are you aware of any past, present or proposed mining, strip-mining, or any other excavations on the property or that may affect
- 163 the property? Yes No
- 164 (d) Are you aware of any Post-construction Stormwater Best Management Practices (BMPs) on the property? (BMPs are private
- 165 stormwater management facilities which include a recorded formal Maintenance Agreement with the Metropolitan Sewer District,
- 166 e.g. retention ponds, rain gardens, sand filters, permeable pavement) Yes No
- 167 (e) Please explain any "Yes" answers you gave in this section _____
- 168 _____

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169 **HAZARDOUS SUBSTANCES/OTHER ENVIRONMENTAL CONCERNS**

170 (a) Lead: (Note: Production of lead-based paint was banned in 1978. See Disclosure of Information and Acknowledgement Lead Based
171 Paint and/or Lead-Based Paint Hazards, form #2049.)
172 (1) Are you aware of the presence of any lead hazards (such as paint, water supply lines, etc.) on the property? Yes No
173 (2) Are you aware if it has ever been covered or removed? Yes No
174 (3) Are you aware if the property has been tested for lead? Yes No If "Yes", please give date performed, type of test and test
175 results _____
176 (4) Please explain any "Yes" answers you gave in this section _____
177

178 (b) Asbestos Materials
179 (1) Are you aware of the presence of asbestos materials on the property, such as roof shingles, siding, insulation, ceiling, flooring,
180 pipe wrap, etc.? Yes No
181 (2) Are you aware of any asbestos material that has been encapsulated or removed? Yes No
182 (3) Are you aware if the property has been tested for the presence of asbestos? Yes No If "Yes", please give date performed,
183 type of test and test results _____
184 (4) Please explain any "Yes" answers you gave in this section _____
185

186 (c) Mold
187 (1) Are you aware of the presence of any mold on the property? Yes No
188 (2) Are you aware of anything with mold on the property that has ever been covered or removed? Yes No
189 (3) Are you aware if the property has ever been tested for the presence of mold? Yes No If "Yes", please give date performed,
190 type of test and test results _____
191 (4) Please explain any "Yes" answers you gave in this section 2020 Mildew found in vents - cleaned and replaced with new
192 ductwork & HVAC

193 (d) Radon
194 (1) Are you aware if the property has been tested for radon gas? Yes No If "Yes", please give date performed, type of test
195 and test results _____
196 (2) Are you aware if the property has ever been mitigated for radon gas? Yes No If "Yes", please provide the date and name
197 of the person/company who did the mitigation _____

198 (e) Methamphetamine
199 Are you aware if the property is or was used as a lab, production or storage site for methamphetamine or was the residence of
200 a person convicted of a crime related to methamphetamine or a derivative controlled substance related thereto?
201 Yes No If "Yes", Section 442.606 RSMo requires you to disclose such facts in writing, please explain
202 _____

203 (f) Waste Disposal Site or Demolition Landfill (permitted or unpermitted)
204 Are you aware of any permitted or unpermitted solid waste disposal site or demolition landfill on the property? Yes No
205 If "Yes", Section 260.213 RSMo requires you to disclose the location of any such site on the property. Please provide such
206 information. _____
207

Note: If Seller checks "Yes", Buyer may be assuming liability to the State for any remedial action at the property.

209 (g) Radioactive or Hazardous Materials
210 Have you ever received a report stating affirmatively that the property is or was previously contaminated with radioactive
211 material or other hazardous material? Yes No If "Yes", Section 442.055 RSMo requires you to disclose such knowledge
212 in writing. Please provide such information, including a copy of such report, if available. _____
213

214 (h) Other Environmental Concerns
215 Are you aware of any other environmental concerns that may affect the property such as polychlorinated biphenyls (PCB's),
216 electro-magnetic fields (EMF's), underground fuel tanks, unused septic or storage tanks, etc.? Yes No If "Yes", please
217 explain _____
218

219 **SURVEY AND ZONING**

220 (a) Are you aware of any shared or common features with adjoining properties? Yes No
221 (b) Are you aware of any rights of way, unrecorded easements, or encroachments, which affect the property? Yes No
222 (c) Is any portion of the property located within the 100-year flood hazard area (flood plain)? Yes No
223 (d) Do you have a survey of the property? Yes No (If "Yes", please attach) Does it include all existing improvements on the
224 property? Yes No
225 (e) Are you aware of any violations of local, state, or federal laws/regulations, including zoning, relating to the property? Yes No
226 (f) Please explain any "Yes" answers you gave in this section _____
227 Survey lost in Flood of 1993, - There is a FEMA floodplain in lower field. from creek

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228 **INSURANCE**

229 Are you aware of any claims that have been filed for damages to the property? Yes No If "Yes", please provide the following
230 information: date of claim, description of claim, repairs and/or replacements completed _____
231 _____
232 _____
233 _____

234 **MISCELLANEOUS**

- 235 (a) The approximate age of the residence is Unknown years. The Seller has occupied the property from 1990 to 2022.
- 236 (b) Has the property been continuously occupied during the last twelve months? Yes No If "No", please explain _____
237 _____
- 238 (c) Is the property located in an area that requires any compliance inspection(s) including municipality, conservation, fire district or
239 any other required governmental authority? Yes No If "Yes", please explain _____
240 _____
- 241 (d) Is the property located in an area that requires any specific disclosure(s) from the city or county? Yes No If "Yes", please
242 explain _____
- 243 (e) Is the property designated as a historical home or located in a historic district? Yes No If "Yes", please explain _____
244 _____
- 245 (f) Is property tax abated? Yes No Expiration date _____ Attach documentation from taxing authority.
- 246 (g) Are you aware of any pets having been kept in or on the property? Yes No If "Yes" please explain _____
247 Dogs - Horses
- 248 (h) Is the Buyer being offered a protection plan/home warranty at closing at Seller's expense? Yes No (If "Yes", please attach)
- 249 (i) Are you aware of any inoperable windows or doors, broken thermal seals, or cracked/broken glass? Yes No
- 250 (j) Are you aware if carpet has been laid over a damaged wood floor? Yes No
- 251 (k) Are you aware of any existing or threatened legal action affecting the property? Yes No
- 252 (l) Are you aware of any consent required of anyone other than the signer(s) of this form to convey title to the property? Yes No
- 253 (m) Please explain any "Yes" answers you gave for (i), (j), (k), or (l) above _____
254 _____

255 **Additional Comments:**

256 _____
257 _____
258 _____
259 _____
260 _____

261 Seller attaches the following document(s): See Improvements list

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262 **SELLER'S ACKNOWLEDGEMENT:**

263 Seller acknowledges that he has carefully examined this statement and that it is complete and accurate to the best of Seller's knowledge.
264 Seller agrees to immediately notify listing broker in writing of any changes in the property condition. Seller authorizes all brokers and
265 their licensees to furnish a copy of this statement to prospective Buyers.

266 *John H Kramer, Sr. - President* dotloop verified 09/30/22 2:59 PM CDT NHMT-KNGU-PBWA-FTII
267 SELLER SIGNATURE DATE

SELLER SIGNATURE DATE

268 **John H Kramer, Sr., President**
269 Seller Printed Name

Seller Printed Name

270 **BUYER'S ACKNOWLEDGEMENT:**

271 Buyer acknowledges having received and read this Seller's Disclosure Statement. Buyer understands that the information in this Seller's
272 Disclosure Statement is limited to information of which Seller has actual knowledge. Buyer should verify the information contained in
273 this Seller's Disclosure Statement, and any other important information provided by either Seller or broker (including any information
274 obtained through the Multiple Listing Service) by an independent, professional investigation of his own. Buyer acknowledges that broker
275 is not an expert at detecting or repairing physical defects in property.

276
277 BUYER SIGNATURE DATE

BUYER SIGNATURE DATE

278
279 Buyer Printed Name

Buyer Printed Name

This document has legal consequences. If you do not understand it, consult your attorney. The text of this form may not be altered in any manner without written acknowledgement of all parties.

Form # 2165 01/20

SEPTIC/WELL ADDENDUM TO SELLER'S DISCLOSURE STATEMENT

09/30/2022

1 PROPERTY ADDRESS: 101 Chaumiere Farm Rd., Steelville, MO 65565 DATE: _____

2 SEPTIC (Explain any "Yes" answers):

3 Note: Potential buyers should be aware that the current owner may not use the septic system to its full capacity. If the system
4 is being underutilized, it may falsely appear to be problem free. If the system is more heavily utilized, problems may surface
5 that were previously not known or detectable. These problems may not be discovered by a septic inspection.

- 6 (a) How many people occupy the property? Vacation place
7 (b) Has the property been vacant over any period during the last 12 months?
8 (c) Does any other property owner share this system?
9 (d) Is any part of your system located on a neighbor's property?
10 (e) Is there a well within 50 feet of the septic tank?
11 (f) Does the system have an aerator?
12 (g) Of what is the bottom of the tank constructed?
13 (h) Are any laundry, sinks, tubs and/or showers dispersing outside of the septic system?
14 (i) Do any of the pipes flow into ditches, creeks, ravines or a lagoon?
15 (j) Are any of the pipes exposed?
16 (k) Is there any seepage or surface discharge (effluence) from the septic system?
17 If "Yes", is there any from your system onto your neighbor's property?
18 (l) Is there any seepage or surface discharge from a neighbor's system onto your property?
19 (m) Have you noticed any noxious, offensive or unusual odors from the system?
20 (n) Have you experienced slow drainage or drain backups?
21 (o) Is there a current maintenance service agreement covering your system?
22 If "Yes", what is the annual cost and who is the current provider?
23 (p) Does any government authority require a maintenance service agreement for the
24 new homeowner?
25 (q) Have you ever been notified/cited by any governmental authority on problems
26 related to the system?
27 (r) Has a service company ever recommended any work to be done to the system?
28 (s) Are you aware of any defects?
29 (t) Have you expanded, updated or modified the septic system?
30 (u) Have you cleaned or pumped the system during your ownership of the property?
31 If "Yes", when was it done and who did the work? Don't remember

32 WELLS (Explain any "Yes" answers):

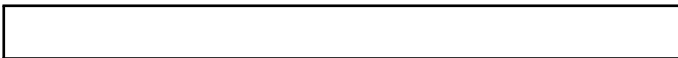
- 33 (a) Is any part of the well located on a neighbor's property?
34 (b) Is the well shared with any other properties?
35 If "Yes", is there a recorded well agreement?
36 (c) Are you aware of any problems relating to the quality or source of drinking water?
37 (d) Have you ever been notified/cited by any governmental authority on problems
38 related to the system?
39 (e) Has a service company ever recommended any work be done to the system?
40 (f) Are you aware of any defects?
41 (g) Are you aware of any plans to bring public water to this property?

42 Explanation of any "Yes" answers and additional comments for either of the above sections:

43 Suggested replacement and replaced septic system - in front of house, not the cabin
44
45 ++ Well supplies all three buildings - Each building has its own septic and this covers all three
46
47
48
49
50

51 **SELLER'S ACKNOWLEDGEMENT:** Seller acknowledges that he has carefully examined this statement and that it is complete and
52 accurate to the best of Seller's knowledge. Seller agrees to immediately notify listing broker in writing of any changes in the property
53 condition. Seller authorizes all brokers and their licensees to furnish a copy of this statement to prospective buyers.

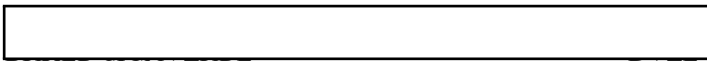
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55 SELLER SIGNATURE DATE

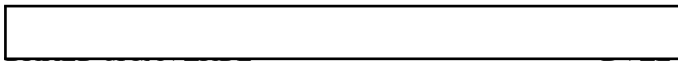

SELLER SIGNATURE DATE

56 **John H Kramer, Sr., President**
57 Seller Printed Name

Seller Printed Name

58 **BUYER'S ACKNOWLEDGEMENT:** Buyer acknowledge having received and read this Septic/Well Addendum to Sellers Disclosure
59 Statement. Buyer understands that the information in this Addendum is limited to information of which Seller has actual knowledge.
60 Buyer should verify the information contained in this Septic/Well Addendum to Sellers Disclosure Statement and any other important
61 information provided by either Seller or broker (including any information obtained through the Multiple Listing Service) by an
62 independent, professional investigation of his own. Buyer acknowledges that broker is not an expert at detecting or repairing physical
63 defects in property.

64 
65 BUYER SIGNATURE DATE


BUYER SIGNATURE DATE

66
67 Buyer Printed Name

Buyer Printed Name

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Form # 2180 01/20

POOL/SPA/POND/LAKE ADDENDUM TO SELLER'S DISCLOSURE STATEMENT
(It should be understood that the preamble to the Seller's Disclosure applies to this Addendum)

1 To be completed by **SELLER** concerning 101 Chaumiere Farm Rd., Steelville, MO 65565 (Property Address)

2 **Note: Potential buyers should be aware that the current owner may not use the pool/spa/pond/lake to its full capacity, if at all.**
3 **If one of these is being underutilized, it may falsely appear to be problem free. If it is more heavily utilized, problems may**
4 **surface that were previously now known or detectable. These problems may not be discovered by a pool/spa/pond/lake**
5 **inspection.**

6 **POOL**

7 **(A) General Information: (Give closest approximation that is known)**

8 (1) Age _____ (2) Shape _____ (3) Size (length x width) _____ (4) Depth _____ (5) Volume (gallons) _____
9 (6) Type:
10 Above ground (please check the following that apply) Vinyl liner Other _____
11 In ground (please check the following that apply) Concrete Stainless Gunitite Fiberglass Vinyl liner
12 Other _____
13 (7) Pool Builder _____
14 (8) Type of chemical sanitizer Chlorine Copper/Silver Ionizer Bacquacil Ozonator Saltwater
15 Other _____
16 (9) Pool service provider _____ Last serviced _____ (date)
17 (10) Last opened by _____ Last closed by _____
18 (11) Age of heater _____ Heating source _____ (12) Age of pump _____
19 (13) Age of filter _____ Type of filter Sand DE Other _____

20 Additional comments/information:

21 There was a well water pool below flag pole
22 _____
23 _____

24 **(B) Visual Components: Specify if any repairs have been performed during your ownership on the visual components (including,**
25 **but not limited to the following):**

26 Tile and grouting, coping, interior finish, caulking/expansion joints and deck
27 _____
28 _____
29 _____

30 **(C) Deck Equipment: Specify if any repairs have been performed during your ownership on the deck equipment (including,**
31 **but not limited to the following):**

32 Skimmer(s), ladder(s), handrails, main deck surface, anchors, inlets/fittings, lights/GFI, ropes, diving board and covers
33 _____
34 _____
35 _____

36 **(D) Mechanical Equipment: Specify if any repairs have been performed during your ownership on the mechanical**
37 **equipment (including, but not limited to the following):**

38 _____
39 _____
40 _____

41 **(E) Leaks and/or Defects:**

42 (1) Are you aware of any leaks in the pool or pool components Yes No
43 (2) Are you aware of any defects relating to the pool or to any of the pool components Yes No

44 Explain any "Yes" answers in this section:
45 _____
46 _____
47 _____
48 _____



49
50
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52
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54
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60
61
62

SPA

General Information: (Give closest approximation that is known)

- (1) Age _____ (2) Volume (gallons) _____ (3) Manufacturer _____ (4) Construction _____
- (5) Type of chemical sanitizer Chlorine Copper/Silver Ionizer Bacquacil Ozonator Other _____
- (6) Spa service provider _____ Last serviced _____ (date)
- (7) Age of heater _____ Heat Source _____
- (8) Age of pump _____ (9) Age of filter _____ (10) Number of jets _____
- (11) Specify if any repairs have been performed during your ownership on spa equipment (including, but not limited to the items above) _____
- (12) Are you aware of any defects Yes No If Yes, please explain _____

63

PONDS and LAKES

General Information: (Give the closest approximation that is known)

- (1) Number of Ponds/Lakes 4* (2) Age unknown (3) Depth unknown (4) Size (e.g. gallons, acreage) _____
- (5) Type Natural Artificial
- (6) Construction Concrete Plastic Other #&\$ - Rock and concrete walls, the others are natural
- (7) Water source 1 & 2 natural rain water run-off; 3&4 - Spring fed
- (8) Does any sewage run into the Pond/Lake Yes No
- (9) Is the Pond/Lake shared Yes No
- (10) Is the Pond/Lake stocked Yes No Trout, bass, bluegill & Grass carp
- (11) Pond service provider Not recently on a mainenance basis Last serviced 2017 or so (date)
- (12) If heated, age of heater N/A Heat Source N/A
- (13) Is there a pump Yes No Age of pump _____
- (14) Have any chemicals been added Yes No
- (15) Is there a filtration system Yes No Age of filter _____
- (16) Is there an overflow system Yes No
- (17) If there is an overflow system, does overflow run onto adjoining properties Yes No
- (18) Are there any leaks Yes No
- (19) Is there a fountain(s) Yes No
- (20) Have any repairs been performed during your ownership on the Pond/Lake or any component of the Pond/Lake Yes No
- (21) Are you aware of any defects Yes No

84 Explanation of any "Yes" answers (8-10, 14-18, 20 and 21 above):

85 * 1 - Lake Wannabe - 2 - Highline Field - 2 - 3&4 - roughly 3 acres at bottom of the field #14 - Anti-algae @ 2017 then stopped and added grass carp.
86 #20 - Both lakes (3&4) dredged @ 1995; dougout Lake Wannabe

88 **SELLER'S ACKNOWLEDGEMENT** Seller acknowledges that he has carefully examined this statement and that it is complete and
89 accurate to the best of Seller's knowledge. Seller agrees to immediately notify listing broker in writing of any changes in the property
90 condition. Seller authorizes all brokers and their licensees to furnish a copy of this statement to prospective buyers.

91 *John H Kramer, Sr. - President* dotloop verified 09/30/22 2:59 PM CDT LJA0-SHX2-2AZ9-RJMK
92 SELLER SIGNATURE DATE

SELLER SIGNATURE DATE

93 **John H Kramer, Sr., President**
94 Seller Printed Name

Seller Printed Name

95 **BUYER'S ACKNOWLEDGEMENT** Buyer acknowledges having received and read this Pool/Spa/Pond/Lake Addendum to Seller's
96 Disclosure Statement. Buyer understands that the information in this addendum is limited to information of which Seller has actual
97 knowledge. Buyer should verify the information contained in this Pool/Spa/Pond/Lake Addendum to Sellers Disclosure Statement and
98 any other important information provided by either Seller or Broker (including any information obtained through the Multiple Listing
99 Service) by an independent, professional investigation of his own. Buyer acknowledges that broker is not an expert at detecting or
100 repairing physical defects in property.

101 _____
102 BUYER SIGNATURE DATE

BUYER SIGNATURE DATE

103 _____
104 Buyer Printed Name

Buyer Printed Name

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Form # 2091 01/20

SELLER'S DISCLOSURE STATEMENT

1 To be completed by SELLER concerning _____ (Property Address) located
2 in the municipality of _____ (if incorporated), County of _____, Missouri.
3 Note: If Seller knows or suspects some condition which might lower the value of the property being sold or adversely affect
4 Buyer's decision to buy the property, then Seller needs to disclose it. This statement will assist Buyer in evaluating the property
5 being considered. Real estate brokers and agents involved in the sale do not inspect the property for defects, and they cannot
6 guarantee the accuracy of the information in this form.

7 TO SELLER: Your truthful disclosure of the condition of your property gives you the best protection against future charges
8 that you violated your legal obligation to Buyer by concealing a material defect(s), lead-based paint, use as a site for
9 methamphetamine production or storage and/or any other disclosure required by law. Your knowledge of the property prior to
10 your ownership may be relevant. In the case of a material defect, for example, if information that you possess indicates some
11 persistent pattern of a problem not completely remedied, such information should be included in this disclosure in order to
12 achieve full and honest disclosure. Your answers or the answers you fail to provide, either way, may have legal consequences,
13 even after the closing of the sale. This questionnaire should help you meet your disclosure obligation, but it may not cover all
14 aspects of your property. If you know of or suspect some condition which would substantially lower the value of the property,
15 impair the health or safety of future occupants, or otherwise affect Buyer's decision to buy your property, then use the space at
16 the end of this form to describe that condition.

17 TO BUYER: THIS INFORMATION IS A DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF ANY
18 CONTRACT BETWEEN BUYER AND SELLER. If you sign a contract to purchase the property, that contract, and not this
19 disclosure statement, will provide for what is to be included in the sale. So, if you expect certain items, appliances, or equipment
20 included, you must specify them in the contract. Since these disclosures are based on the Seller's knowledge, you cannot be sure
21 that there are, in fact, no problems with the property simply because the Seller is not aware of them. The answers given by the
22 Seller are not warranties of the condition of the property. Thus, you should condition your offer on a professional inspection of
23 the property. You may also wish to obtain a home protection plan/warranty. Due to the variety of insurance, requirements,
24 products, and arrangements Buyer should contact appropriate party to determine insurance coverage needed.
25 Conditions of the property that you can see on a reasonable inspection should either be taken into account in the purchase price
26 or you should make the correction of these conditions by the Seller a requirement of the sale contract.

27 SUBDIVISION, CONDOMINIUM, VILLA, CO-OP OR OTHER SHARED COST DEVELOPMENT (if applicable)

- (a) Development Name _____
(b) Contact _____ Phone _____
Type of Property: (check all that apply) [] Single-Family Residence [] Multi-Family [] Condominium [] Townhome
[] Villa [] Co-Op
(c) Mandatory Assessment: # _____ \$ _____ per: [] month [] quarter [] half-year [] year
Mandatory Assessment: # _____ \$ _____ per: [] month [] quarter [] half-year [] year
(d) Mandatory Assessment(s) include:
[] entrance sign/structure [] street maintenance [] common ground [] snow removal of common area
[] snow removal specific to this dwelling [] landscaping of common area [] landscaping specific to this dwelling
[] clubhouse [] pool [] tennis court [] exercise area [] reception facility [] water [] sewer [] trash removal
[] doorman [] cooling [] heating [] security [] elevator [] other common facility
[] assigned parking space(s): how many _____ identified as _____ [] some insurance [] real estate taxes
[] other specific item(s): _____
[] Exterior Maintenance of this dwelling covered by Assessment: _____
(e) Optional Assessment(s)/Membership(s) Please explain _____
(f) Are you aware of any existing or proposed special assessments? [] Yes [] No
(g) Are you aware of any special taxes and/or district improvement assessments? [] Yes [] No
(h) Are you aware of any condition or claim which may cause an increase in assessment or fees? [] Yes [] No
(i) Are you aware of any material defects in any common or other shared elements? [] Yes [] No
(j) Are you aware of any existing indentures/restrictive covenants? [] Yes [] No
(k) Are you aware of any violation of the indentures/restrictions by yourself or by others? [] Yes [] No
(l) Is there a recorded street/road maintenance agreement? [] Yes [] No
(m) Please explain any "Yes" answer you gave for (e), (f), (g), (h), (i), (j) or (k) above: _____

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- 111 Satellite Dish Owned Leased/Lease Information: _____
- 112 Electronic Pet Fence System Number of Collars: _____ Other: _____
- 113 (d) Are you aware of any items in this section in need of repair or replacement? Yes No If "Yes", please explain _____
- 114 _____

115 **ELECTRICAL**

- 116 Type of service panel: Fuses Circuit Breakers Other: _____
- 117 (a) Type of wiring: Copper Aluminum Knob and Tube Unknown
- 118 (b) Are you aware of any problems or repairs needed in the electrical system? Yes No If "Yes", please explain _____
- 119 _____

120 **ROOF, GUTTERS AND DOWNSPOUTS**

- 121 (a) What is the approximate age of the roof? _____ Years. Documented? Yes No
- 122 (b) Has the roof ever leaked during your ownership? Yes No If "Yes" please explain _____
- 123 _____
- 124 (c) Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership? Yes No If "Yes",
- 125 please explain _____
- 126 (d) Are you aware of any problems with the roof, gutters or downspouts? Yes No If "Yes", please explain _____
- 127 _____

128 **CONSTRUCTION**

- 129 (a) Are you aware of any problems with the footing, foundation walls, sub-floor, interior and exterior walls, roof construction,
- 130 decks/porches or other load bearing components? Yes No If "Yes" please describe in detail _____
- 131 _____
- 132 (b) Are you aware of any repairs to any of the building elements listed in (a) above? Yes No If "Yes", please describe the
- 133 location, extent, date and name of the person/company who did the repair or control effort _____
- 134 _____
- 135 (c) Are you aware that any of the work in (b) above was completed without required permits? Yes No
- 136 (d) List all significant additions, modifications, renovations, & alterations to the property during your ownership: _____
- 137 _____
- 138 (e) Were required permits obtained for the work in (d) above? Yes No

139 **BASEMENT AND CRAWL SPACE (Complete only if applicable)**

- 140 (a) Sump pit Sump pit and pump
- 141 (b) Type of foundation: Concrete Stone Cinder Block Wood
- 142 (c) Are you aware of any dampness, water accumulation or leakage, in the basement or crawl space? Yes No If "Yes", please
- 143 describe in detail _____
- 144 _____
- 145 _____
- 146 (d) Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?
- 147 Yes No If "Yes", please describe the location, extent, date and name of the person/company who did the repair or control
- 148 effort _____
- 149 _____

150 **PESTS OR TERMITES/WOOD DESTROYING INSECTS**

- 151 (a) Are you aware of any pests or termites/wood destroying insects impacting the property and improvements? Yes No
- 152 (b) Are you aware of any uncorrected damage to the property caused by pests or termites/wood destroying insects? Yes No
- 153 (c) Is your property currently under a warranty contract by a licensed pest/termite control company? Yes No
- 154 (d) Are you aware of any pest/termite control reports for the property? Yes No
- 155 (e) Are you aware of any pest/termite control treatments to the property? Yes No
- 156 (f) Please explain any "Yes" answers you gave in this section _____
- 157 _____

158 **SOIL AND DRAINAGE**

- 159 (a) Are you aware of any fill, expansive soil or sinkholes on the property or that may affect the property? Yes No
- 160 (b) Are you aware of any soil, earth movement, flood, drainage or grading problems on the property or that may affect the
- 161 property? Yes No
- 162 (c) Are you aware of any past, present or proposed mining, strip-mining, or any other excavations on the property or that may affect
- 163 the property? Yes No
- 164 (d) Are you aware of any Post-construction Stormwater Best Management Practices (BMPs) on the property? (BMPs are private
- 165 stormwater management facilities which include a recorded formal Maintenance Agreement with the Metropolitan Sewer District,
- 166 e.g. retention ponds, rain gardens, sand filters, permeable pavement) Yes No
- 167 (e) Please explain any "Yes" answers you gave in this section _____
- 168 _____

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169 **HAZARDOUS SUBSTANCES/OTHER ENVIRONMENTAL CONCERNS**

- 170 (a) Lead: (Note: Production of lead-based paint was banned in 1978. See Disclosure of Information and Acknowledgement Lead Based
 171 Paint and/or Lead-Based Paint Hazards, form #2049.)
 172 (1) Are you aware of the presence of any lead hazards (such as paint, water supply lines, etc.) on the property? Yes No
 173 (2) Are you aware if it has ever been covered or removed? Yes No
 174 (3) Are you aware if the property has been tested for lead? Yes No If "Yes", please give date performed, type of test and test
 175 results _____
 176 (4) Please explain any "Yes" answers you gave in this section _____
 177 _____

- 178 (b) Asbestos Materials
 179 (1) Are you aware of the presence of asbestos materials on the property, such as roof shingles, siding, insulation, ceiling, flooring,
 180 pipe wrap, etc.? Yes No
 181 (2) Are you aware of any asbestos material that has been encapsulated or removed? Yes No
 182 (3) Are you aware if the property has been tested for the presence of asbestos? Yes No If "Yes", please give date performed,
 183 type of test and test results _____
 184 (4) Please explain any "Yes" answers you gave in this section _____
 185 _____

- 186 (c) Mold
 187 (1) Are you aware of the presence of any mold on the property? Yes No
 188 (2) Are you aware of anything with mold on the property that has ever been covered or removed? Yes No
 189 (3) Are you aware if the property has ever been tested for the presence of mold? Yes No If "Yes", please give date performed,
 190 type of test and test results _____
 191 (4) Please explain any "Yes" answers you gave in this section _____
 192 _____

- 193 (d) Radon
 194 (1) Are you aware if the property has been tested for radon gas? Yes No If "Yes", please give date performed, type of test
 195 and test results _____
 196 (2) Are you aware if the property has ever been mitigated for radon gas? Yes No If "Yes", please provide the date and name
 197 of the person/company who did the mitigation _____

- 198 (e) Methamphetamine
 199 Are you aware if the property is or was used as a lab, production or storage site for methamphetamine or was the residence of
 200 a person convicted of a crime related to methamphetamine or a derivative controlled substance related thereto?
 201 Yes No If "Yes", Section 442.606 RSMo requires you to disclose such facts in writing, please explain
 202 _____

- 203 (f) Waste Disposal Site or Demolition Landfill (permitted or unpermitted)
 204 Are you aware of any permitted or unpermitted solid waste disposal site or demolition landfill on the property? Yes No
 205 If "Yes", Section 260.213 RSMo requires you to disclose the location of any such site on the property. Please provide such
 206 information. _____
 207

208 **Note: If Seller checks "Yes", Buyer may be assuming liability to the State for any remedial action at the property.**

- 209 (g) Radioactive or Hazardous Materials
 210 Have you ever received a report stating affirmatively that the property is or was previously contaminated with radioactive
 211 material or other hazardous material? Yes No If "Yes", Section 442.055 RSMo requires you to disclose such knowledge
 212 in writing. Please provide such information, including a copy of such report, if available.
 213 _____

- 214 (h) Other Environmental Concerns
 215 Are you aware of any other environmental concerns that may affect the property such as polychlorinated biphenyls (PCB's),
 216 electro-magnetic fields (EMF's), underground fuel tanks, unused septic or storage tanks, etc.? Yes No If "Yes", please
 217 explain
 218 _____

219 **SURVEY AND ZONING**

- 220 (a) Are you aware of any shared or common features with adjoining properties? Yes No
 221 (b) Are you aware of any rights of way, unrecorded easements, or encroachments, which affect the property? Yes No
 222 (c) Is any portion of the property located within the 100-year flood hazard area (flood plain)? Yes No
 223 (d) Do you have a survey of the property? Yes No (If "Yes", please attach) Does it include all existing improvements on the
 224 property? Yes No
 225 (e) Are you aware of any violations of local, state, or federal laws/regulations, including zoning, relating to the property? Yes No
 226 (f) Please explain any "Yes" answers you gave in this section _____
 227 _____

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/
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228 **INSURANCE**

229 Are you aware of any claims that have been filed for damages to the property? Yes No If "Yes", please provide the following
230 information: date of claim, description of claim, repairs and/or replacements completed _____
231 _____
232 _____
233 _____

234 **MISCELLANEOUS**

- 235 (a) The approximate age of the residence is _____ years. The Seller has occupied the property from _____ to _____.
- 236 (b) Has the property been continuously occupied during the last twelve months? Yes No If "No", please explain _____
237 _____
- 238 (c) Is the property located in an area that requires any compliance inspection(s) including municipality, conservation, fire district or
239 any other required governmental authority? Yes No If "Yes", please explain _____
240 _____
- 241 (d) Is the property located in an area that requires any specific disclosure(s) from the city or county? Yes No If "Yes", please
242 explain _____
- 243 (e) Is the property designated as a historical home or located in a historic district? Yes No If "Yes", please explain _____
244 _____
- 245 (f) Is property tax abated? Yes No Expiration date _____ Attach documentation from taxing authority.
- 246 (g) Are you aware of any pets having been kept in or on the property? Yes No If "Yes" please explain _____
247 _____
- 248 (h) Is the Buyer being offered a protection plan/home warranty at closing at Seller's expense? Yes No (If "Yes", please attach)
- 249 (i) Are you aware of any inoperable windows or doors, broken thermal seals, or cracked/broken glass? Yes No
- 250 (j) Are you aware if carpet has been laid over a damaged wood floor? Yes No
- 251 (k) Are you aware of any existing or threatened legal action affecting the property? Yes No
- 252 (l) Are you aware of any consent required of anyone other than the signer(s) of this form to convey title to the property? Yes No
- 253 (m) Please explain any "Yes" answers you gave for (i), (j), (k), or (l) above _____
254 _____

255 **Additional Comments:**

256 _____
257 _____
258 _____
259 _____
260 _____

261 Seller attaches the following document(s): _____

/
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/
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262 **SELLER'S ACKNOWLEDGEMENT:**

263 Seller acknowledges that he has carefully examined this statement and that it is complete and accurate to the best of Seller's knowledge.
264 Seller agrees to immediately notify listing broker in writing of any changes in the property condition. Seller authorizes all brokers and
265 their licensees to furnish a copy of this statement to prospective Buyers.

266
267 SELLER SIGNATURE DATE

SELLER SIGNATURE DATE

268 _____
269 Seller Printed Name

Seller Printed Name

270 **BUYER'S ACKNOWLEDGEMENT:**

271 Buyer acknowledges having received and read this Seller's Disclosure Statement. Buyer understands that the information in this Seller's
272 Disclosure Statement is limited to information of which Seller has actual knowledge. Buyer should verify the information contained in
273 this Seller's Disclosure Statement, and any other important information provided by either Seller or broker (including any information
274 obtained through the Multiple Listing Service) by an independent, professional investigation of his own. Buyer acknowledges that broker
275 is not an expert at detecting or repairing physical defects in property.

276
277 BUYER SIGNATURE DATE

BUYER SIGNATURE DATE

278 _____
279 Buyer Printed Name

Buyer Printed Name

This document has legal consequences.
If you do not understand it, consult your attorney.
The text of this form may not be altered in any manner
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Form # 2091a 01/20

SELLER'S DISCLOSURE STATEMENT, ADDENDUM # _____

1 Property Address: _____

2 Original Seller's Disclosure #: _____

3 Seller revises the previous Seller's Disclosure Statement, signed by Seller on _____ (date), by making the following
4 further disclosure(s):

5 Page # _____ Section: _____

6 Description: _____

7 _____

8 Page # _____ Section: _____

9 Description: _____

10 _____

11 Page # _____ Section: _____

12 Description: _____

13 _____

14 Seller attaches the following document(s):

15 _____

16 _____

17 _____

18 _____

19 _____

20 _____

21
22 SELLER SIGNATURE DATE

SELLER SIGNATURE DATE

23 _____
24 Seller Printed Name

Seller Printed Name

25 Buyer(s) acknowledges receipt of this Seller's Disclosure Statement Addendum.

26
27 BUYER SIGNATURE DATE

BUYER SIGNATURE DATE

28 _____
29 Buyer Printed Name

Buyer Printed Name

This document has legal consequences.
If you do not understand it, consult your attorney.
The text of this form may not be altered in any manner
without written acknowledgement of all parties.

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Form # 2165 01/20

SEPTIC/WELL ADDENDUM TO SELLER'S DISCLOSURE STATEMENT

1 PROPERTY ADDRESS: _____ DATE: _____

2 **SEPTIC (Explain any "Yes" answers):**

3 **Note: Potential buyers should be aware that the current owner may not use the septic system to its full capacity. If the system**
4 **is being underutilized, it may falsely appear to be problem free. If the system is more heavily utilized, problems may surface**
5 **that were previously not known or detectable. These problems may not be discovered by a septic inspection.**

- 6 (a) How many people occupy the property? _____
- 7 (b) Has the property been vacant over any period during the last 12 months? Yes No
- 8 (c) Does any other property owner share this system? Yes No
- 9 (d) Is any part of your system located on a neighbor's property? Yes No
- 10 (e) Is there a well within 50 feet of the septic tank? Yes No
- 11 (f) Does the system have an aerator? Yes No
- 12 (g) Of what is the bottom of the tank constructed? gravel concrete unknown
- 13 (h) Are any laundry, sinks, tubs and/or showers dispersing outside of the septic system? Yes No
- 14 (i) Do any of the pipes flow into ditches, creeks, ravines or a lagoon? Yes No
- 15 (j) Are any of the pipes exposed? Yes No
- 16 (k) Is there any seepage or surface discharge (effluence) from the septic system?
17 If "Yes", is there any from your system onto your neighbor's property? Yes No
- 18 (l) Is there any seepage or surface discharge from a neighbor's system onto your property? Yes No
- 19 (m) Have you noticed any noxious, offensive or unusual odors from the system? Yes No
- 20 (n) Have you experienced slow drainage or drain backups? Yes No
- 21 (o) Is there a current maintenance service agreement covering your system?
22 If "Yes", what is the annual cost and who is the current provider? _____
- 23 (p) Does any government authority require a maintenance service agreement for the
24 new homeowner? Yes No
- 25 (q) Have you ever been notified/cited by any governmental authority on problems
26 related to the system? Yes No
- 27 (r) Has a service company ever recommended any work to be done to the system? Yes No
- 28 (s) Are you aware of any defects? Yes No
- 29 (t) Have you expanded, updated or modified the septic system? Yes No
- 30 (u) Have you cleaned or pumped the system during your ownership of the property?
31 If "Yes", when was it done and who did the work? _____

32 **WELLS (Explain any "Yes" answers):**

- 33 (a) Is any part of the well located on a neighbor's property? Yes No
- 34 (b) Is the well shared with any other properties?
35 If "Yes", is there a recorded well agreement? Yes No
- 36 (c) Are you aware of any problems relating to the quality or source of drinking water? Yes No
- 37 (d) Have you ever been notified/cited by any governmental authority on problems
38 related to the system? Yes No
- 39 (e) Has a service company ever recommended any work be done to the system? Yes No
- 40 (f) Are you aware of any defects? Yes No
- 41 (g) Are you aware of any plans to bring public water to this property? Yes No

42 **Explanation of any "Yes" answers and additional comments for either of the above sections:**

43 _____
44 _____
45 _____
46 _____
47 _____
48 _____
49 _____
50 _____

51 **SELLER'S ACKNOWLEDGEMENT:** Seller acknowledges that he has carefully examined this statement and that it is complete and
52 accurate to the best of Seller's knowledge. Seller agrees to immediately notify listing broker in writing of any changes in the property
53 condition. Seller authorizes all brokers and their licensees to furnish a copy of this statement to prospective buyers.

54
55 SELLER SIGNATURE DATE

SELLER SIGNATURE DATE

56 _____
57 Seller Printed Name

Seller Printed Name

58 **BUYER'S ACKNOWLEDGEMENT:** Buyer acknowledge having received and read this Septic/Well Addendum to Sellers Disclosure
59 Statement. Buyer understands that the information in this Addendum is limited to information of which Seller has actual knowledge.
60 Buyer should verify the information contained in this Septic/Well Addendum to Sellers Disclosure Statement and any other important
61 information provided by either Seller or broker (including any information obtained through the Multiple Listing Service) by an
62 independent, professional investigation of his own. Buyer acknowledges that broker is not an expert at detecting or repairing physical
63 defects in property.

64
65 BUYER SIGNATURE DATE

BUYER SIGNATURE DATE

66 _____
67 Buyer Printed Name

Buyer Printed Name