

SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

| | The following is a disclosure statement made by the Ov | vner under that certa | ain Listing Agreeme | nt by and betweer | |
|---------|---|------------------------|-----------------------|--------------------|--|
| Owr | ner and Bollinger Real Estate | | | | |
| Brok | er dated the 9 Hw day of 50 At | 20 2 | 2 hearing the abo | ve Listing Number | |
| This | ter, dated the <u>960</u> day of <u>5e pt</u> disclosure statement is hereby made a part of and incor | porated into said List | ting Agreement by the | is reference. This | |
| discl | osure statement concerns the Property described in said I | isting Agreement lo | cated at 108 Chair | cotte Dr. | |
| | Si Keston, Mo 63801. This discl | osure is not a warra | anty of any kind by | the Owner or an | |
| | it of the Owner in this transaction, and is not a substitu | ite for any inspection | n or warranties the | Buver may wish t | |
| obtai | | tto for any mopeonor | ii or warrandoo dio | Bayor may morr t | |
| | ΓΟ THE SELLER: Please complete the following form inc | cluding past history o | f problems if known | DO NOT LEAVE | |
| | SPACES BLANK. If a particular condition is not applic | | | | |
| | ch additional pages if additional space is required. Please | | | appropriate blank. | |
| | The following are representations made by the Owner and | | | + | |
| | | * | _ | •• | |
| 1. A | APPLIANCES/SYSTEMS: The items below are or are not | t in good working ord | er: | | |
| | | ARE. | ARE NOT | N/A | |
| Wate | r Heater | | | | |
| 1 | r Softener | | | | |
| | e/Oven | <u></u> | | | |
| | wave Oven | | | | |
| | e Hood/Fan | | | | |
| | gerator | | | NAV | |
| | age Disposal | 1 | | | |
| | vasher | | | | |
| Trash | Compactor | | | | |
| | er/Dryer | | | | |
| | ow/Wall Air Conditioner | | | | |
| Attic F | | | | - | |
| Ceilin | g Fan | | | | |
| | ntenna | | | | |
| Smok | e Detector | | | | |
| Burgla | ar Alarm System | | | 1 | |
| Sump | Pump | | | | |
| Garag | je Door Opener | | | V | |
| Garag | e Door Remote Control | | | | |
| Other: | | | | | |
| Pl | ease explain any "Are Not" responses: | | | | |
| 2. IN | IPROVEMENTS AND PROPERTY CONDITION: | | | | |
| Δ | Structure: have not experienced structural problem | ns III have evnerie | anced structural arol | oleme Evolain | |
| Λ. | problem(s) and describe how corrected: | | | | |
| В. | B. Basement/Crawl Space: Has there been any evidence of or problems with water leakage or excessive moisture? Yes No If "yes," please explain the extent of the problem, how often it occurs and repairs made or corrective measures taken, if any: | | | | |
| C. | Roof: Age of roof covering: 12 yes Type of roof co | vering: 1/5 | _Are there any leaks | ?□Yes☑No. | |



| f "yes,' | please explain, including the extent of the problem and how often leaks are experienced: |
|----------|--|
| | History of repairs: |
| D. | Insulation: Describe, if known (include R-Factor(s)): Unknown |
| E. | |
| | known):Please list any known problems or repairs needed or made within past year: |
| | Has the well been tested? Yes No If yes, date of report: Results: |
| | Other (describe): |
| | Sewer Systems (Please check type of system(s) on Property): None Septic Tank Lagoon Draffield Public Sewer If Septic Tank, distance from well (if any):, size of tank: length of lateral line(s): Please describe any known problems or repairs needed or made with past year: |
| G. | Air Conditioning: None Window Unit Wall Unit Central Air Age: Size of Un Please describe any known problems or repairs needed or made within past year: |
| Н. | Heating System(s): None Type: Age of system: Please describe any known problems or repairs needed or made within past year: |
| I. | Plumbing System: None Copper Galvanized PVC Other: Please describe any known problems or repairs needed or made within past year: |
| J. | Electrical Wiring System: None 110 Volts 220 Volts Both Age of system: 210 Please describe any known problems or repairs needed or made with past year: |
| K. | Gas System: None Natural LP/Propane If LP/Propane tanks: Owned If owned, purchased from whom? Leased If leased, from whom? |
| L. | Wood Infestations: In none known Infestations: Infestation |
| M. | Fireplace: None wood-burning gas other (describe): Please describe any known problems or repairs needed or made within past year: |
| N. | Asbestos: Is asbestos present in any form in the Property? Yes No Unknown If "yes," please describe: |
| 0. | Radon: Has the Property been tested for the presence of radon gas? Yes Note Unknown If "yes," please give the date of the test and describe the results: |
| . от | HER ITEMS: |
| Are | you, the Seller, aware of any of the following? |
| A. | Environmental Concerns: Are you aware of any other environmental concerns such as discoloration of soil or vegetation or oil sheens in wet areas? Yes No If "yes," please describe: |
| | Principal Uses of Property: Are you aware of any principal uses of the Property other than residential property such as commercial, farming, landfill, dumping site? Yes No If "yes," please describe: |



| C. | . Shared Features: Are there any features of the property shared in common with adjoining landowners, such a wells, walls, sewers, fences, roads or driveways whose use or responsibility for maintenance may have an effect on the property? Yes No If "yes," please describe: | | | | |
|---|--|--|--|--|--|
| D. | D. Rights-of-Way and Easements: Are there any rights-of-way, easements or similar matters that may affect ownership interests in the property? ✓ Yes ☐ No If "yes," please describe: ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ | | | | |
| E. | Additions, Alterations & Repairs: Have there been any room additions, structural modifications or other alterations or repairs made? Yes No Unknown If "yes," please describe: | | | | |
| F. | Flood Zone: Is the Property located in an area designated by the Department of Housing and Urban Development as a flood hazard area? Ves \(\subseteq \text{No} \subseteq \text{Uhknown} \) | | | | |
| G. | Damage to Property: Has there been any major damage to the Property or any of the structures on the Property from fire, wind, floods or landslides? Yes No Unknown If "yes," please describe: | | | | |
| H. Zoning: Are there any known zoning violations or nonconforming uses? ☐ Yes ☑ No ☐ Unknown please describe: | | | | | |
| l. | Homeowners' Association: Is there any homeowners' association, which has any authority over the Property? Yes No Unknown If "yes," what is the fee? \$ annually monthly Please provide the name, address and telephone number of the association: | | | | |
| J. | Common Areas: Are there any "common areas" (facilities such as swimming pools, tennis courts, walkways or other areas owned in common with others)? Yes No Unknown If "yes," please describe: | | | | |
| | What is the fee for usage if other than shown above? \$ z monthly z annually | | | | |
| K. | Controlled Substances: Do you have any knowledge that methamphetamine was ever produced on the Property? ✓ NO ☐ YES If so, please complete and attach appropriate disclosure form. | | | | |
| L. | Other Environmental Concerns: Are you, the seller, aware of any of the following: substances, material, or products which may be an environmental hazard such as, but not limited to, formaldehyde, lead-based paint, fuel or chemical storage tanks, and contaminated soil or water on the Property? Yes No If "yes," please describe: | | | | |
| | Are you aware of any past or present mold growth on the Property? Yes No If "yes," please describe: | | | | |
| M. | Other Facts: Please list any other facts or information (favorable or unfavorable) relating to the Property that may be of concern to a Buyer: | | | | |
| distribut | ker, Broker's agents and sub-agents and Buyer's transaction brokers and agents are hereby authorized to be this information to prospective Buyers for the Property. To the extent of Seller's knowledge as a property owner, are hereby acknowledges that the information contained above is true and accurate for those areas of the property | | | | |
| 9 | Date: 9-8-23 Time: | | | | |
| | Date: Time:m. | | | | |
| | Seller | | | | |

The Buyer is urged to carefully inspect the Property and, if desired, to have the property inspected by an expert. The Buyer understands that there are areas of the property of which Seller has no knowledge and that this disclosure statement does not encompass those areas. The Buyer also acknowledges that the Buyer has read and received a

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|---------------|--|



signed copy of this statement from the Seller or the Seller's agent.

Date: _______ m.

Buyer

Date: ______ Time: _____ m.

Buyer

| Address | | | |
|---------|--|--|--|
| | | | |

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

| Jor posible lead based paint nazaras is recommended prior to parenase. | | | | | | |
|--|--|---|-----------------------------------|---|---|--|
| Seller's Disclosure | | | | | | |
| (a) | Presence of lead | -based paint and | i/or lead-based | paint hazards (check (i) or (ii |) below): | |
| | (i) Knowr (explai | | nt and/or lead-b | ased paint hazards are pres | ent in the housing | |
| | (ii) Seller I | nas no knowledg | e of lead-based | paint and/or lead-based pai | nt hazards in the housing. | |
| (b) | Records and rep | _ | | | · · | |
| | (i) Seller i based | has provided the paint and/or lea | purchaser with d-based paint h | all available records and re azards in the housing (list d | ports pertaining to lead- ocuments below). | |
| | | nas no reports of the same of | | ning to lead-based paint and | l/or lead-based paint | |
| Pui | rchaser's Acknow | ledgment (initia | 1) | | | |
| (c) | Purcha | ser has received | copies of all in | formation listed above. | | |
| (d) | Purcha | iser has received | the pamphlet I | Protect Your Family from Lead | in Your Home. | |
| (e) | (e) Purchaser has (check (i) or (ii) below): | | | | | |
| | (i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or | | | | | |
| | (ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards. | | | | | |
| Age | ent's Acknowleds | ment (initial) | | | : | |
| (f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance. | | | | | | |
| Cer | Certification of Accuracy | | | | | |
| The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate. | | | | | | |
| \mathcal{L} | Jul St | 1/- | 9-8-23 | | | |
| Sell | ier // | | Date | Seller | Date | |
| Pur | rchaser Sandy | ites | Date 9-8-23 | Purchaser | Date | |
| Age | ent | 0 | Date | Agent | Date | |