

Seller's Disclosure Statement for Residential Property

This document has legal consequences. If you do not understand it, consult your attorney.

NOTICE TO BOTH PARTIES: ONLY A SALE CONTRACT, AND NOT THIS DISCLOSURE STATEMENT, WILL CONTROL AS TO WHAT IS INCLUDED IN A SALE. IF YOU EXPECT ANY ITEM OF PERSONAL PROPERTY TO BE INCLUDED AS PART OF A SALE, THEY MUST BE SPECIFIED AS INCLUDED IN THE SALE CONTRACT.

This Disclosure Statement may assist Buyer in evaluating the Property, but it is <u>not a warranty</u> of any kind by Seller or any real estate licensee, and is <u>not a substitute for any inspection</u> or warranty Buyer may wish to obtain. The following statements are made by Seller, and NOT by any real estate licensee. Real estate licensees involved in this transaction do not have a duty to independently inspect the Property for adverse material facts, or guarantee or independently verify the accuracy or completeness of any information provided herein or in any statement made by any independent inspector.

	Disclosure Statement is made by	•	-		·
	31175 Nodaway Dr	Lebanon	MO _	65536 Zip Code	Lebanon
	Street Address	City		Zip Code	County
unki and oblig	LER: Please fully complete this D nown or not applicable to your Prop condition of the Property gives yo gation to Buyer. Your answers (or r closing of a transaction. This form	perty, then mark "N/A" or "Un ou the best protection agains r the answers you fail to prov	known". Com it potential ch vide, either w	nplete and truthfu arges that you v ay), may have le	ıl disclosure of the history iolated a legal disclosure
	QUISITION/OCCUPANCY (a) Approximate year built:	2023			
	(c) Is the Property vacant?				
	(d) Does Seller occupy the Propert(e) Has Seller ever occupied the Propert				
	(f) Is Seller a "foreign person" as de A "foreign person" is a nonresident domestic corporation, foreign partne For more information on FIRPTA, se	escribed in the Foreign Invest alien individual, foreign corpo ership, trust or estate. It does	tment in Real pration that has s not include a	Property Tax Act s not made an ele U.S. citizen or re	: (FIRPTA)? ☐ Yes ເ No ection to be treated as a esident alien individual.
0 0 11	ntify any lease or other agreement t	STATUTORY DISCL		301: Not primary re	Sidence
	ote: The following information, if prospective buyers. Local laws				te law to be disclosed
1.	METHAMPHETAMINE. Are you the place of residence of a persubstance related thereto? If "Yes," §442.606 RSMo require Regarding Methamphetamine/Co	son convicted of a crime inverse you to disclose such fac	volving metha	amphetamine or . DSC-5000 ("D	a derivative controlled ☐ Yes ☑ No Disclosure of Information
2.	LEAD-BASED PAINT. Does the F If "Yes," a completed Lead-Bas licensee(s) and given to any pot Lead-Based Paint Hazards") may	sed Paint Disclosure form n tential buyer. DSC-2000 ("Di	nust be signe isclosure of li	e d by Seller and information on Le	
3.	WASTE DISPOSAL SITE OR DE Are you aware of a solid waste di If "Yes," Buyer may be assumii requires Seller to disclose the lo Regarding Waste Disposal Site of	isposal site or demolition land ing liability to the State for a ocation of any such site on t	dfill on the Pro any remedial the <i>Property.</i>	operty? action at the si DSC-6000 ("Di	isclosure of Information
4.	RADIOACTIVE OR HAZARDOU Property is or was previously conf				

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A Seller who has knowledge of an adverse material fact (e.g., a fact related to the Property, not reasonably ascertainable or known to a Buyer, which negatively affects its value), may have a duty to disclose such knowledge. Adverse material facts may include (but are not necessarily limited to) matters such as environmental hazards, physical condition, and material defects in a Property or title thereto. SELLER IS <u>STRONGLY</u> ENCOURAGED TO FULLY COMPLETE THIS DISCLOSURE STATEMENT. FAILURE TO DO SO MAY RESULT IN LIABILITY. This form may not cover all aspects of the Property. If you know of any other adverse material fact(s), you should disclose them (attach additional pages if needed).

☐ Seller elects to make no additional disclosures (check only if applicable). If checked, the remaining pages a intentionally left blank. Seller, please provide explanation (if any) and proceed to sign signature pages.
 1. HEATING, VENTILATION AND COOLING ("HVAC") (a) Air Conditioning System: ☐ Central electric ☐ Central gas ☐ Window/Wall (# of units:) ☐ So Approx. age:
☐ Other: Approx. age: Approx. age: (b) Heating System: X Electric ☐ Natural Gas ☐ Propane ☐ Fuel Oil ☐ Solar ☐ Other:
(c) Type of heating equipment: ☐ Forced air ☐ Heat pump ☐ Hot water radiators ☐ Steam radiators ☐ Radia ☐ Baseboard ☐ Geothermal ☐ Solar ☐ Other Approx. age:
(d) Area(s) of house not served by central heating/cooling:
(e) Fireplace: ☐ Wood burning ☐ Gas ☐ Other:
(f) Chimney/Flue: Operational? Yes No If "Yes", date last cleaned:
(g) Safety Alerts: ☐ Fire/ Smoke Alarms ☐ CO Detectors ☐ Other: (h) Additional: ☐ Humidifier (if attached) ☐ Attic fan ☐ Ceiling fan(s) #
☐ Other:
(i) Insulation: ☐ Known ☑ Unknown (Describe type if known, include R-Factor):
(j) Is any HVAC equipment (e.g., fuel tanks, solar panels) leased or financed (e.g., PACE loans)? ☐ Yes ☒ N (k) Are you aware of any problem or repair needed or made for any item above? ☐ Yes ☒ N
(k) Are you aware of any problem or repair needed or made for any item above? Yes 🔣 N
Please explain any "Yes" answer in this section. Include any available repair history, identify the owner of any lease
equipment, describe any financing terms and provide any lease/finance documentation (attach additional pages if needed
2. ELECTRICAL SYSTEMS (a) Electrical System:
3. PLUMBING & APPLIANCES (a) Plumbing System: □ Copper □ Galvanized □ PVC □ Other: Unknown (b) Water Heater: □ Gas ☑ Electric □ Other: □ Approx. Age: □ Appliances (check if present): ☑ Dishwasher □ Garbage Disposal □ Trash Compactor □ Microwave(s) (built-in) □ Oven/Range □ Gas BBQ Grill (built-in) □ Other: Refrigerator, washer and dryer (d) Jetted Bath Tub(s):□ Yes ☑ No; (e) Sauna/Steam Room:□ Yes ☑ No (f) Swimming pool/Hot Tub: □ Yes □ No If "Yes", please attach DSC-8000D ("Pool/Hot Tub Disclosure Rider")
(g) Lawn Sprinkler System: ☐ Yes ☒ No If "Yes", date of last backflow device certificate (if required):
(h) Are you aware of any problem or repair needed or made for any item above?
Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):
-

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	WATER SOURCE/TREATMENT
(a)	Water Systems/Source: ☐ Public (e.g., City/Water District) ☐ Well (e.g., private, shared or community) If "Well" is marked, attach DSC-8000A ("Water Well/Sewage System Disclosure Rider")
(b)	
(c)	Do you have a softener, filter or other purification system? ☐ Yes ☒ No ☐ If "Yes": ☐ Owned or ☐ Leased Are you aware of any problem relating to the quality or source of water? ☐ Yes ☒ No
	Are you aware of any problem or repair needed or made for any item above? Yes 🔣 No
Ρle	ase explain any "Yes" answer in this section. Include any available repair history and identify the owner of any leased
	uipment (attach additional pages if needed):
5.	SEWAGE
	Type of sewage system to which the Property is connected? ☐ Public (e.g., City/Sewer District) ☑ Septic or Lagoon
()	(e.g., private, shared or community) ☐ Other:
	(e.g., private, shared or community) □ Other:
(b)	Is there a sewage lift system? ☐ Yes 🔣 No
	Are you aware of any problem or repair needed or made for any item above? Yes 🛚 No
Ple	ease explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):
	ROOF, GUTTERS, DOWNSPOUTS
	Approximate age of the roof? 23 years. Documented? ■ ✓ Yes □ No
	Has the roof ever leaked during your ownership?□ Yes ເ No Has the roof or any portion of it been repaired, recovered or replaced during your ownership?□ Yes k No
	Are you aware of any problem or repair needed or made for any item above?
	ease explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):
	ase explain any Tes answer in this section. Include any available repair history (attach additional pages in needed).
	EXTERIOR FINISH
	Is an Exterior Insulation and Finish System ("EIFS") present on the Property? ☑ Unknown□ Yes □ No
(b)	If "Yes", identify date installed, brand name and installer: Are you aware of any claims made against the manufacturer for defects in any siding/exterior finish? ☐ Yes ☒ No
	If " <i>Yes</i> ", was any money received for the claim?□ Yes □ No
(c)	Are you aware of any problem or repair needed or made for any item above?□ Yes 🛛 No
Ple	ease explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):
	ADDITIONS & ALTERATIONS
	Have you hired a contractor for any work in the past 180 days? Yes No If "Yes", did you receive a lien waiver from
(a)	the contractor completing the work?
(b)	Are you aware of any room addition, structural modification, alteration or repair?
٠,	Are you aware if any of the above were made without necessary permit(s)?
	Are you aware of any problem or repair needed or made for any item above? Yes No
	ease explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):
_	
	SOIL, STRUCTURAL AND DRAINAGE Are you aware of any problem with the footings, foundation, sub-floor, interior or exterior walls, roof structure,
(a)	decks/porches or any other load bearing or structural component? ☐ Yes ☒ No
(h)	Are you aware of any repair or replacement made to any item listed in (a) above?
	Are you aware of any fill, expansive soil or sinkhole on the Property? Yes No
	Are you aware of any soil, earth movement, flood, drainage or grading problem?
	Do you have a sump pump or other drainage system? ☐ Yes 🔣 No
(f)	Are you aware of any dampness, water leakage or accumulation in the basement or crawl space?
	Are you aware of any repair or other attempt to control any water or dampness condition?
	Are you aware of any past, present or proposed mining or excavation activity that affects the Property? \(\subseteq \) Yes \(\subseteq \) No
(i)	Is any portion of the Property located within a flood hazard area? ☐ Unknown ☐ Yes ☒ No
(j)	Do you pay for any flood insurance?☐ Yes ☒ No If "Yes", what is the premium?
	Do you have a Letter of Map Amendment ("LOMA")? ☐ Yes No If "Yes", please provide a copy.
	ease explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

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New porches			
10. TERMITES/WOOD DESTROYING INSECTS OR PESTS			
(a) Are you aware of any termites/wood destroying insects or pests affecting the Property?			
(b) Are you aware of any uncorrected damage to the Property caused by any of the above?			
(c) Is the Property under a service contract by a pest control company?			
(d) Is the Property under a warranty by a pest control company?			
(e) Are you aware of any termite/pest control report for or treatment of the Property?			
Please explain any "Yes" answer in this section. Include any available repair history, date(s) performed, treatment and results, and name of person/company who did the testing or treatment (attach additional pa	type o	f te	sts or
treatment and results, and name of person/company who did the testing of treatment (attach additional pa	ges II II	eeu	
11. HAZARDOUS SUBSTANCES/OTHER ENVIRONMENTAL CONCERNS			
(a) Asbestos Containing Materials ("ACM")			
(1) Are you aware of the presence of any ACM (e.g., shingles, siding, insulation, ceiling, floors, pipes)?			
(2) Are you aware of any ACM that has been encapsulated or removed?			
(3) Are you aware if the Property has been tested for the presence of asbestos? (b) Mold	□ Y€	es	No No
(1) Are you aware of the presence of any mold on the Property?			
(2) Are you aware if any mold on the Property has been covered or removed?			
(3) Are you aware if the Property has been tested for the presence of mold?			
(4) Are you aware if the Property has been treated for the presence of mold?	□ Y	es	No
(c) Radon			
(1) Are you aware of the presence of any radon gas at the Property?			
(2) Are you aware if the Property has been tested for the presence of radon gas?			
(3) Are you aware if the Property has been mitigated for radon gas?	⊔ Y	es	X No
(d) Lead (1) Are you aware of the presence of any lead hazards (e.g., water supply lines) on the Property?	пν	20	M No
(2) Are you aware of the presence of any lead in the soils?	U Y		M No
(3) Are you aware if lead has ever been covered or removed?	T Y	es	M No
(4) Are you aware if the Property has previously been tested for the presence of lead?			
(e) Other Environmental Concerns			
Are you aware of any other environmental concern that may affect the Property, such as fuel, septic,	storage	or	other
under/above ground tanks and cisterns, polychlorinated biphenyls (PCB's), electro-magnetic fields, dis			
or vegetation, oil sheens in wet areas, uses other than residential (e.g., commercial, farming), etc.?	□ Yo	es	🔀 No
Please explain any "Yes" answer in this section. Include any available repair history, date(s) performed,			
treatment and results, and name of person/company who did the testing or mitigation (attach additional pa	ges if n	eed	led):
12. INSURANCE			
(a) Are you aware of any casualty loss to the Property during your ownership?	□ Y	es	🔀 No
(b) Are you aware of any claim that has been filed for damage to the Property during your ownership?			
(c) Are you aware of anything that would adversely impact the insurability of the Property?			
Please explain any "Yes" answer in this section. and include the date and description of any casualty loss			
repairs and replacements completed (attach additional pages if needed):			
13. ROADS, STREETS & ALLEYS			
(a) The roads, streets and/or alleys serving the Property are			
(b) Are you aware if there is a recorded or unrecorded road/street/alley maintenance agreement?			
(c) Are you aware of any recorded or unrecorded right of way, easement or similar matter?	Y€	es	NO 🔀

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Please explain any "Yes" answer in this section (attach additional pages if needed): _

Fire District:

14.	SUBDIVISION/HOME OWNERS ASSOCIATION					
	Subdivision Name (Insert "N/A" if not applicable): Floyd pepper subdivision					
(b)	Is there a home owners association ("HOA")? ☐ Yes No If "Yes", are you a member? ☐ Yes ☐ No If "Yes", please provide website/contact info:					
	Are you aware of any written subdivision or HOA restrictions, rules, or regulations? ☐ Yes 🔣 No					
(d)	Are you aware of any violation or alleged violation of the above by you or others? ☐ Yes ☐ No					
(e)	General Assessment/Dues: \$ per ☐ month ☐ quarter ☐ half-year ☐ year					
(f)	Amenities include (<i>check all that apply</i>): street maintenance clubhouse pool tennis court entrance sign/structure gated other:					
(g)	Are you aware of any existing or proposed special assessments?					
(h)	Are you aware of any condition or claim which may cause an increase in assessments or fees?					
If y	CONDOMINIUM, CO-OP OR SHARED COST DEVELOPMENT ou live in a condominium, co-op or other shared cost development, attach DSC-8000C ("Condominium/Co-Op/Shared st Development Rider").					
16.	LAKES & PONDS/WATERFRONT PROPERTY (Including boat docks, slips and lifts)					
	ne Property includes or is located on a lake, pond, river or other waterfront, or if a boat dock, slip, lift or similar feature (or					
acc	ress thereto) is part of or available to the Property, attach DSC-8000B ("Lakes & Ponds/Waterfront Property Disclosure ler").					
17.	MISCELLANEOUS					
	Is the Property located in an area requiring an occupancy (code compliance) inspection? ☐ Unknown ☐ Yes ☒ No					
	Is the Property designated as a historical home or located in a historic district? ☐ Unknown ☐ Yes ☒ No					
	During your ownership, has the Property been used for any non-residential purpose? ☐ Yes ☒ No					
	Do you have a survey that includes existing improvements of any kind regarding the Property? ☐ Yes ☒ No					
	Have you allowed any pets in the home at the Property?					
	Are you aware of any broken or inoperable door, window, thermal seal, lock or other item? ☐ Yes ☒ No					
	Are you aware if carpet has been laid over a damaged wood floor? ☐ Yes ☑ No					
	Are you aware of any:					
(,	Shared/common feature with any adjoining property(ies) (<i>e.g.</i> , fence, retaining wall, driveway)? ☐ Yes ☐ No					
	Lease or other agreement for the use of the Property or any part thereof? ☐ Yes ☒ No					
	Encroachment?					
	Existing or threatened legal action affecting the Property? Yes 🛚 No					
	Violation of local, state or federal laws/codes/regulations, including zoning, relating to the Property? ☐ Yes 🛛 No					
	Consent required of anyone other than the signer(s) of this form to convey title to the Property? ☐ Yes 🛛 No					
	Any other assessments NOT paid with Taxes? (e.g., Fire Dues, Clean Energy District, Community Improvement					
	District, Tax Increment Financing District, Neighborhood Improvement District payments?) ☑ Yes ☐ No					
	Please explain any "Yes" answers you gave in this section (attach additional pages if needed):					
	Fire dues paid to Eldridge Fire Department					
(i)	Current Utility/Service Providers: Note: Please identify if any part of the systems below is leased:					
	Electric Company: Laclede electric					
	Water Service: County water					
	Cable/Satellite/Internet Service: Ralley Net					
	Security System:					
	Sewer:					
	Telephone:					
	Gas/Propane Tanks:					
	Garbage:					
	·					

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ELDRIDGE

Buyer		Date	- 470:	Date			
		Date	Buyer	Date			
5.	A real estate licensee involved in	n this transaction	may nave a statutory duty to di	sciose an adverse material fact.			
	hereto.		•	•			
4.		,	, ,	and any Rider or other attachment			
3.	3. Buyer should verify all information contained in this Disclosure Statement and in any Rider or other attachmer hereto, as well as any measurement information provided regarding the Property or any improvement locate thereon (if exact square footage or any other measurement is a concern). Buyer is urged to have the Property full inspected by a qualified, professional expert(s). Buyer may also wish to obtain a home protection plan/warranty.						
Buyer understands that there may be aspects or areas of the Property about which Seller has no knowledge. Disclosure Statement and any Rider or other attachment hereto may not encompass those aspects or areas.							
1.	warranties of any kind.		•	r other attachment hereto are not			
-	s Acknowledgement:						
	ame: Glen Webste		Print Name:				
Seller	F24C705F9A4F4	7/13/2023 Date	Sellers50F550C4F2	Date			
Doo	cuSigned by:	7/13/2023	DocuSigned by:	7/13/2023			
4.	A real estate licensee involved in	n this transaction	may have a statutory duty to di	sclose an adverse material fact.			
 Seller will fully and promptly disclose in writing to Buyer any new information pertaining to the Prodiscovered by or made known to Seller at any time prior to closing which would make any existing in forth herein or in any Rider or other attachment hereto false or materially misleading (DSC-8003 mathis purpose). 							
۷.	acknowledges that the informati						
	attachment hereto to potential b	uyers of the Prope	erty.	Statement and any Rider or other or other or other attachment hereto, and			
	s Acknowledgement:	pereby outhorized	to distribute this Disabours S	Statement and any Didor or other			
Additio	nal Comments/Explanation (attac	ch additional page	s if needed):				
Other (e.g., reference any other statements or other documents attached):							
	er Well/Sewage System(<i>DSC-8</i> 6 es & Ponds/Waterfront Property (•	□ Condo/Co-Op/Shared Cost Development (<i>DSC-8000C</i>) □ Pool/Hot Tub (<i>DSC-8000D</i>)				
V Wate	or Mall/Courage Custom / DCC 0/						

Approved by legal counsel for use exclusively by members of the Missouri REALTORS®, Columbia, Missouri. No warranty is made or implied as to the legal validity or adequacy of this Disclosure Statement, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practice, and differing circumstances in each transaction, may each dictate that amendments to this Disclosure Statement be made.

Last Revised 12/31/21.

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