

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

1 **Lead Warning Statement**

2 Every purchaser of any interest in residential real property on which a residential dwelling was built prior to  
3 1978 is notified that such property may present exposure to lead from lead-based paint that may place  
4 young children at risk of developing lead poisoning. Lead poisoning in young children may produce  
5 permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral  
6 problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The  
7 seller of any interest in residential real property is required to provide the buyer with any information on lead-  
8 based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of  
9 any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint  
10 hazards is recommended prior to purchase.

11 **Seller's Disclosure**

- 12 (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
- 13 (i)  Known lead-based paint and/or lead-based paint hazards are present in the housing.  
14 (explain)
- 15 \_\_\_\_\_
- 16 (ii)  Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the  
17 housing.
- 18 (b) Records and reports available to the seller (check (i) or (ii) below):
- 19 (i)  Seller has provided the purchaser with all available records and reports pertaining to lead-  
20 based paint and/or lead-based paint hazards in the housing (list documents below).
- 21 \_\_\_\_\_
- 22 (ii)  Seller has no reports or records pertaining to lead-based paint and/or lead-based paint  
23 hazards in the housing.

24 **Purchaser's Acknowledgment (initial)**

- 25 (c)  Purchaser has received copies of all information listed above.
- 26 (d)  Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
- 27 (e) Purchaser has (check (i) or (ii) below):
- 28 (i)  received a 10-day opportunity (or mutually agreed upon period) to conduct a risk  
29 assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
- 30 (ii)  waived the opportunity to conduct a risk assessment or inspection for the presence of  
31 lead-based paint and/or lead-based paint hazards.

32 **Agent's or Transaction Broker's Acknowledgment (initial)**

- 33 (f)  Agent or Transaction Broker has informed the seller of the seller's obligations under 42 U.S.C.  
34 4852d and is aware of his/her responsibility to ensure compliance.

35 **Certification of Accuracy**

36 The following parties have reviewed the information above and certify, to the best of their knowledge, that  
37 the information they have provided is true and accurate.

38	<u>Patsy Bugant</u>	<u>4-1-2020</u>	_____	_____
39	Seller	Date	Purchaser	Date
40	_____	_____	_____	_____
41	Seller	Date	Purchaser	Date
42	<u>Ann Dye</u>	<u>4/1/20</u>	_____	_____
43	Agent or Transaction Broker	Date	Agent or Transaction Broker	Date

44 **Property Address:** 4410 Greens Bottom Rd St Charles, Mo 63304

45 **Listing No.:** \_\_\_\_\_



# Water Well/Sewage System Disclosure Rider

This document has legal consequences. If you do not understand it, consult your attorney. It should be attached to and made part of DSC-8000 ("Seller's Disclosure Statement for Residential Property").

This Disclosure Rider is made by the undersigned Seller concerning the following property (the "Property"):

4410 Greens Bottom Rd St Charles MO 63304 St Charles  
Street Address City Zip Code County

Note: Seller may not frequently use the Water Well/Sewage System. If underutilized, it may falsely appear to be problem free. Even if heavily utilized, problems may surface that were previously not known or detectable.

Does the Property include or is it served by a Water Well?:  Yes  No (If "Yes", complete all of the following)

- (1) Specify type and depth 46 feet
- (2) Age of well N/A Installed/Drilled by N/A
- (3) Has the well been tested?  Yes  No
- (4) Is any part of the well located on a neighbor's property or community lot?  Yes  No
- (5) Is the well shared with any other property(ies)?  Yes  No  
If "Yes", is there a recorded agreement?  Yes  No
- (6) Have you been notified or cited by any authority for any problem related to the water well system?  Yes  No
- (7) Is there a current maintenance service agreement covering the water well system?  Yes  No  
If "Yes", what is the annual cost and who is the current provider? \_\_\_\_\_
- (8) Are you aware of any plan to bring public water (e.g., City/Water District) to the Property?  Yes  No
- (9) Are you aware of any problem or repair needed for any part of the water well system?  Yes  No  
Please explain any "Yes" answer above. Include all available test reports and repair history (attach additional pages if needed): \_\_\_\_\_

Does the Property include or is it served by a "Sewage System"? (meaning a private, shared or community sewer, septic, lateral, lagoon, cistern or other similar system):  Yes  No (If "Yes", complete all of the following)

- (1) Check all that apply:  septic  lateral  lagoon  cistern  lift station  Other \_\_\_\_\_
- (2) Do you have a diagram of the Sewage System?  Yes  No
- (3) If a lagoon, is there a fence?  Yes  No
- (4) If a septic tank, is it readily accessible from the surface?  Yes  No Are clean-outs present?  Yes  No  
Of what is the tank constructed?  Steel  Concrete  Other: \_\_\_\_\_  
Does it discharge into a lateral or lagoon?  Yes  No
- (5) Does any other property owner(s) share the Sewage System?  Yes  No If "Yes", how many? \_\_\_\_\_
- (6) Is any part of the Sewage System located on a neighbor's property or community lot?  Yes  No
- (7) Is there a well within 50 feet of the Sewage System?  Yes  No  Unknown
- (8) Does the Sewage System have an aerator?  Yes  No
- (9) Does any plumbing (e.g., sink, tub or shower) disperse outside of the Sewage System?  Yes  No
- (10) Is there any untreated seepage or discharge (effluence) from the Sewage System?  Yes  No
- (11) Does any effluence from a neighbor's system disperse onto your Property?  Yes  No
- (12) Have you noticed any unusual odors from the Sewage System?  Yes  No
- (13) Have you experienced slow drainage or drain backups?  Yes  No
- (14) Is there a current maintenance service agreement covering the Sewage System?  Yes  No  
If "Yes", what is the annual cost and who is the current provider? \_\_\_\_\_
- (15) Does any government authority require a maintenance service agreement for the Sewage System?  Yes  No
- (16) Have you been notified or cited by any authority for any problem related to the Sewage System?  Yes  No
- (17) Have you expanded, updated or modified the Sewage System?  Yes  No
- (18) Have you cleaned, pumped or serviced the Sewage System during your ownership of the Property?  Yes  No  
Are you aware of any problem or repair needed for any part of the Sewage System?  Yes  No  
Please explain any "Yes" answer above. Include all available permits, test reports and repair history (attach additional pages if needed): \_\_\_\_\_

Buyer's Initials \_\_\_\_\_ (date) Seller's Initials RB 4-1-2020 (date)

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