

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.

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

103 Walnut Hill Drive Street Address	Salem City	МО	Zip Code	ent County
SELLER: Please fully complete this unknown or not applicable to your Prand condition of the Property gives obligation to Buyer. Your answers after closing of a transaction. This for	Disclosure Statement roperty, then mark "N// you the best protectio (or the answers you fa	A" or "Unknown". Co In against potential o I ail to provide, either	story and proble omplete and trut charges that you way), may have	hful disclosure of the history u violated a legal disclosure
(a) Approximate year built: (b) Date acquired: (c) Is the Property vacant?	erty?	gn Investment in Rea ign corporation that h e. It does not include v/individuals/internati	al Property Tax / as not made an a U.S. citizen o ional-taxpayers/ basis (e.g., Ten	
	STATUTORY	/ DISCLOSURES		
Note: The following information, to prospective buyers. Local law				
METHAMPHETAMINE. Are you the place of residence of a persubstance related thereto? If "Yes," §442.606 RSMo require Regarding Methamphetamine/Company	erson convicted of a vires you to disclose	crime involving metl such facts in writin	hamphetamine g. DSC-5000	or a derivative controlled Yes No "Disclosure of Information
2. LEAD-BASED PAINT. Does the If "Yes," a completed Lead-Ba licensee(s) and given to any p Lead-Based Paint Hazards") ma	ased Paint Disclosure otential buyer. DSC-2	e form must be sign 2000 ("Disclosure of	ned by Seller ar Information on	nd any involved real estate
3. WASTE DISPOSAL SITE OR D Are you aware of a solid waste If "Yes," Buyer may be assum requires Seller to disclose the Regarding Waste Disposal Site	disposal site or demol ning liability to the St location of any such	ition landfill on the P tate for any remedia site on the Property	roperty? al action at the v. DSC-6000 (*	"Disclosure of Information
4. RADIOACTIVE OR HAZARDO Property is or was previously co If "Yes," §442.055 RSMo requi	ntaminated with radioa	active material or oth	er hazardous m	

DSC-8000

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 STRONGLY 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 are intentionally left, blank, solve a lease provide applicable (if any), and a research to single functional disclosures intentionally left, blank, solve and applicable).

	Seller elects to make no additional disclosures (check only it applicable). If checked, the remaining pages are entionally left blank. Seller, please provide explanation (if any) and proceed to sign signature page:
L	
	HEATING, VENTILATION AND COOLING ("HVAC") Air Conditioning System: Central electric Central gas Window/Wall (# of units:) Solar Other:Approx. age: 3 4 5
(a)	Air Conditioning System:
/h\	Heating System:
(c)	Type of heating equipment: Forced air Heat pump Hot water radiators Steam radiators Radiant
	☐ Baseboard ☐ Geothermal ☐ Solar ☐ Other Approx. age:
	Area(s) of house not served by central heating/cooling:
(e)	Fireplace: Wood burning Gas Other:
(1)	☐ Chimney/Flue: Operational? ☑ Yes ☐ No If "Yes", date last cleaned: 2020 Safety Alerts: ☑ Fire/ Smoke Alarms ☐ CO Detectors ☐ Other:
	Additional: Humidifier (if attached) Attic fan Ceiling fan(s) # 3
(11)	Other:
/i)	Insulation: Known Unknown (Describe type if known, include R-Factor): 3-1(walls R-
ä	Is any HVAC equipment (e.g., fuel tanks, solar panels) leased or financed (e.g., PACE loans)?
(k)	Are you aware of any problem or repair needed or made for any item above?
	ase explain any "Yes" answer in this section. Include any available repair history, identify the owner of any leased
2,	ELECTRICAL SYSTEMS
	Electrical System: 110V 220V AMPS: 200
	Type of service panel: Fuses Circuit Breakers
(c)	Type of wiring: Copper Aluminum Knob and Tube Unknown
(d)	Is there a Surveillance System?
(e)	Is there a Garage Door Opener System?
	Is there a Central Vacuum System?
(g) (b)	TV/Cable/Phone Wiring: Satellite Cable TV Antenna (if attached) Phone N/A
(i)	Type of Internet Available: Fiber Optic Cable DSL Satellite Dial-up Unknown Other: Is there an electronic Pet Fence?
	Are you aware of any inoperable light fixtures? Yes KNo
	Are you aware of any problem or repair needed or made for any item above?
Ple	ase explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):
<u></u>	
3.	PLUMBING & APPLIANCES
	Plumbing System: ☐ Galvanized ☑ PVC ☐ Other:
(b)	Water Heater: Gas ☐ Electric ☐ Other: Approx. Age:
(c)	Appliances (check if present): ☑ Dishwasher ☐ Garbage Disposal ☐ Trash Compactor ☐ Microwave(s) (built-in)
	☑Oven/Range ☐ Gas BBQ Grill (built-in) ☐ Other:
	Jetted Bath Tub(s):□Yes ☑No;
	Sauna/Steam Room: Yes No
(a) (1)	Swimming pool/Hot Tub: Yes No. If "Yes", please attach DSC-8000D ("Pool/Hot Tub Disclosure Rider")
(9) /h)	Lawn Sprinkler System: Yes No If "Yes", date of last backflow device certificate (if required): Are you aware of any problem or repair needed or made for any item above?Yes No
('') Ple:	ase explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):
	tes explain any 100 anonor in the decision metado any avallable repair history (altaen auditional pages it needed).

4. 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")
(h) Do you have a softener filter or other nurification system? Tyes No
(b) Do you have a softener, filter or other purification system? ☐ Yes ☒No If "Yes": ☐ Owned or ☐ Leased (c) Are you aware of any problem relating to the quality or source of water? ☐ Yes ☒No
(d) 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 and identify the owner of any leased
equipment (attach additional pages if needed):
5. SEWAGE
(a) 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)
If there is a non-public sewage system, attach DSC-8000A ("Water Well/Sewage System Disclosure Rider")
(b) Is there a sewage lift system?
(c) 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):
6. ROOF GUTTERS DOWNSPOUTS
6. ROOF, GUTTERS, DOWNSPOUTS (a) Approximate age of the roof?
(b) Has the roof ever leaked during your ownership?
(c) Has the roof or any portion of it been repaired, recovered or replaced during your ownership? Yes No
(d) 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):
7. EXTERIOR FINISH
(a) Is an Exterior Insulation and Finish System ("EIFS") present on the Property?
If "Yes", identify date installed, brand name and installer:
(b) Are you aware of any claims made against the manufacturer for defects in any siding/exterior finish?
If "Yes", was any money received for the claim?
(c) Are you aware of any problem or repair needed or made for any item above? Yes No
Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):
FASCIA COVERS ON GABLE ENDS
O ADDITIONO 9 ALTERATIONO
8. ADDITIONS & ALTERATIONS
(a) Have you hired a contractor for any work in the past 180 days? Yes No If "Yes", did you receive a lien waiver from
the contractor completing the work?
(b) Are you aware of any room addition, structural modification, alteration or repair?
(d) Are you aware if any of the above were made without necessary permit(s)?
Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):
reads explain any test another in this decision include any available repair indicity (account additional pages in residual).
9. SOIL, STRUCTURAL AND DRAINAGE
(a) Are you aware of any problem with the footings, foundation, sub-floor, interior or exterior walls, roof structure,
decks/porches or any other load bearing or structural component?
(b) Are you aware of any repair or replacement made to any item listed in (a) above?
(c) Are you aware of any fill, expansive soil or sinkhole on the Property?
(d) Are you aware of any soil, earth movement, flood, drainage or grading problem?
(e) Do you have a sump pump or other drainage system?
(f) Are you aware of any dampness, water leakage or accumulation in the basement or crawl space?
(g) Are you aware of any repair or other attempt to control any water or dampness condition?
(h) Are you aware of any past, present or proposed mining or excavation activity that affects the Property? Yes No
(i) Is any portion of the Property located within a flood hazard area?
(j) Do you pay for any flood insurance? Yes No If "Yes", what is the premium?
(k) Do you have a Letter of Map Amendment ("LOMA")?
Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):
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BACK YARD IS IN FLOOD PLAIN LOWER PORTION Page 3 of 6

40 TERMITERANOOR PROTECTION AND INCIDENCE AN
10. TERMITES/WOOD DESTROYING INSECTS OR PESTS(a) Are you aware of any termites/wood destroying insects or pests affecting the Property? ☐ Yes ☑ No
(b) Are you aware of any uncorrected damage to the Property caused by any of the above?□ Yes ☒No
(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?
If "Yes," is it transferable? Yes ☑No (e) Are you aware of any termite/pest control report for or treatment of the Property? Yes ☑No
Please explain any "Yes" answer in this section. Include any available repair history, date(s) performed, type of tests or
treatment and results, and name of person/company who did the testing or treatment (attach additional pages if needed):
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)? Yes No
(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 (1) Are you givers of the presence of any mold on the Branarty?
(1) Are you aware of the presence of any mold on the Property?
(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?
(c) Radon
(1) Are you aware of the presence of any radon gas at the Property? ☐ Yes ☒ No (2) Are you aware if the Property has been tested for the presence of radon gas? ☐ Yes ☒ No
(3) Are you aware if the Property has been mitigated for radon gas?
(d) Lead
(1) Are you aware of the presence of any lead hazards (e.g., water supply lines) on the Property?
(2) Are you aware of the presence of any lead in the soils?
(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, discoloration of soil or vegetation, oil sheens in wet areas, uses other than residential (e.g., commercial, farming), etc.?
Please explain any "Yes" answer in this section. Include any available repair history, date(s) performed, type of tests or
treatment and results, and name of person/company who did the testing or mitigation (attach additional pages if needed):
12. INSURANCE
(a) Are you aware of any casualty loss 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 or claim, and all
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?
Please explain any "Yes" answer in this section (attach additional pages if needed):

 14. SUBDIVISION/HOME OWNERS ASSOCIATION (a) Subdivision Name (Insert "N/A" if not applicable): (b) Is there a home owners association ("HOA")?	Yes No ar tennis court
15. CONDOMINIUM, CO-OP OR SHARED COST DEVELOPMENT If you live in a condominium, co-op or other shared cost development, attach DSC-8000C ("Condominication Cost Development Rider").	ium/Co-Op/Shared
16. LAKES & PONDS/WATERFRONT PROPERTY (Including boat docks, slips and lifts) If the Property includes or is located on a lake, pond, river or other waterfront, or if a boat dock, slip, lift of access thereto) is part of or available to the Property, attach DSC-8000B ("Lakes & Ponds/Waterfront Rider").	r similar feature (or Property Disclosure
An is the Property located in an area requiring an occupancy (code compliance) inspection?	Yes No Yes No No Yes No No Yes No No No Yes No No Yes No No Yes Yes
(i) Current Utility/Service Providers: Note: Please identify if any part of the systems below is leased: Electric Company: Water Service: Cable/Satellite/Internet Service: DIRECT TV Security System: Sewer: Telephone: Gas/Propane Tanks: Garbage: Garbage: Garbage: Direct TV	

☐ Wa	TTACHMENTS: The following are attached and made part of this Disclosure Statement (check all that apply): ter Well/Sewage System (DSC-8000A)
	es & Ponds/Waterfront Property (DSC-8000B)
Additio	onal Comments/Explanation (attach additional pages if needed):
	's Acknowledgement:
1.	All real estate licensee(s) are hereby authorized to distribute this Disclosure Statement and any Rider or other attachment hereto to potential buyers of the Property.
2.	Seller has carefully examined this Disclosure Statement and any Rider or other attachment hereto, and acknowledges that the information contained therein is true and accurate to the best of Seller's knowledge.
3.	Seller will fully and promptly disclose in writing to Buyer any new information pertaining to the Property that is discovered by or made known to Seller at any time prior to closing which would make any existing information sel forth herein or in any Rider or other attachment hereto false or materially misleading (DSC-8003 may be used for this purpose).
4.	A real estate licensee involved in this transaction may have a statutory duty to disclose an adverse material fact.
Selle	Shy A Chuse 08-03-2023 X Seller Date
Print N	ame tom J. Chase Print Name: Charity Gott
Buyer'	's Acknowledgement:
1.	The statements made by Seller in this Disclosure Statement and in any Rider or other attachment hereto are not warranties of any kind.
2.	Buyer understands that there may be aspects or areas of the Property about which Seller has no knowledge. This Disclosure Statement and any Rider or other attachment hereto may not encompass those aspects or areas.
3.	Buyer should verify all information contained in this Disclosure Statement and in any Rider or other attachment hereto, as well as any measurement information provided regarding the Property or any improvement located thereon (if exact square footage or any other measurement is a concern). Buyer is urged to have the Property fully inspected by a qualified, professional expert(s). Buyer may also wish to obtain a home protection plan/warranty.
4.	Buyer acknowledges having received a signed copy of this Disclosure Statement and any Rider or other attachment hereto.
5.	A real estate licensee involved in this transaction may have a statutory duty to disclose an adverse material fact.
Buyer Print No	Date Buyer Date

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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