



# Seller's Disclosure Statement for Commercial/Industrial Property

## Addendum to Listing Contract # \_\_\_\_\_

The following is a disclosure statement, made by Seller concerning the condition of the property located at:

Street Address: 6668 State Hwy 5  
City: Graessville State: MO  
Zip Code: 65255 County: Ozark

This disclosure is not a warranty of any kind by Seller or any agent of Seller in this transaction, and is not a substitute for any inspection or warranties the buyer may wish to obtain. The following are representations made by the Seller and are not representations of the Seller's agent.

### To the Seller:

Please complete the following form, including past history or problems if known. **Do not leave any spaces blank.** If the condition is not applicable to your property, mark "NA" in the blank. **Attach additional pages if additional space is required.** Be sure to sign every page.

#### 1. GENERAL.

- a) Approximate Year Built: \_\_\_\_\_ (Seller to complete Lead-based Paint Disclosure form (DSC-2000 or DSC-3000) for residential building built prior to 1978).
- b) Date Purchased: \_\_\_\_\_

#### 2. OCCUPANCY.

- a) Is the property currently vacant? ☐ Yes ☒ No
- b) Does Seller currently occupy this property?  
☐ Yes ☒ No. If not, how long has it been since Seller occupied or inspected the property?  
(1) Occupied uses for storage  
(2) Inspected \_\_\_\_\_

#### 3. LAND (SOILS, DRAINAGE AND BOUNDARIES).

- a) Has any part of the property been filled other than in ordinary construction? ☐ Yes ☒ No ☐ Unknown
- b) Is the property located in a flood zone, established flood plain or wetlands area? ☐ Yes ☒ No ☐ Unknown
- c) Do you know of any past or present drainage or flood problems affecting the property or immediately adjacent properties? ☐ Yes ☒ No
- d) Do you know of any encroachments, title disputes, boundary line disputes or easements affecting the property? ☐ Yes ☒ No

If any of your answers in this section are "Yes," explain in detail: \_\_\_\_\_

#### 4. ROOF. (Defined as outer layer of roof)

- a) Age: ? years.
- b) Has the roof ever leaked during your ownership? ☐ Yes ☒ No
- c) Has the roof been replaced or repaired during your ownership? ☐ Yes ☒ No
- d) Do you know of any problems with the roof or rain gutters? ☐ Yes ☒ No

If any of your answers in this section are "Yes," explain in detail: \_\_\_\_\_

#### 5. TERMITES, DRYROT, PESTS.

- a) Do you have any knowledge of termites, wood destroying insects, dryrot or pests on or affecting the property? ☐ Yes ☒ No
- b) Do you have any knowledge of any previous treatment or damage to the property relating to termites, dryrot or pests? ☐ Yes ☒ No
- c) Is your property currently under warranty or other coverage by a licensed pest control company? ☐ Yes ☒ No

If any of your answers in this section are "Yes," explain in detail: \_\_\_\_\_

#### 6. STRUCTURAL ITEMS.

- a) Are you aware of any past or present cracks or flaws in the walls, foundations or structural areas? ☐ Yes ☒ No
- b) Are you aware of any past or present water leakage or seepage in the building? ☐ Yes ☒ No
- c) Are you aware of any fire damage or other casualty to the property? ☐ Yes ☒ No
- d) Have there been any repairs or other attempts to control any problem described above? ☐ Yes ☒ No
- e) Have any insurance claims been made in the last 5 years? ☐ Yes ☒ No
- f) Have you received any insurance payments for damage to the property, which were not spent for repairs? ☐ Yes ☒ No
- g) Are you aware of any insurance application or prior coverage regarding all or any part of the property that has been rejected or will not be renewed? ☐ Yes ☒ No
- h) Are you aware that any existing insurance coverage will be subjected to increased premium rates? ☐ Yes ☒ No

- i) Do you know of any temporary repairs that when made the repairmen advised that replacement would soon be needed? ☐ Yes ☒ No

If any of your answers in this section are "Yes," explain in detail. When describing repairs or control efforts, describe the location, extent, date, and name of the persons who did the repair or control effort. Also attach copies of any available insurance claims made within the last 5 years.

## 7. BASEMENTS, CRAWLSPACES AND FOUNDATIONS.

- a) Does the property have a sump pump?  
☐ Yes ☒ No
- b) Has there ever been any water leakage, seepage, accumulation, moisture or dampness within or around the basement, crawlspace, foundation or slab?  
☐ Yes ☒ No If "Yes," describe in detail:

- c) Have there been any repairs or other attempts to control any water or dampness problem relating to the basement, crawlspace, foundation or slab?  
☐ Yes ☒ No If "Yes," describe the location, extent, date, and name of the person who did the repair or control effort:

## 8. ADDITIONS/REMODELS.

- a) Have you made any additions, improvements, structural changes, or other alterations to the property?  
☐ Yes ☒ No If "Yes," did you obtain all necessary permits and approvals and was all work in compliance with building codes? ☐ Yes ☐ No ☐ Unknown  
If your answer is "No," explain:

## 9. HEATING AND AIR CONDITIONING.

- a) Air Conditioning: ☐ Central Electric ☐ Central Gas ☐ Window ☐ (#) Units
- b) Heating: ☐ Electric ☐ Propane ☐ Natural Gas ☐ Other:
- c) Water Heating: ☐ Electric ☐ Gas ☐ Solar

Are you aware of any problems regarding these items?  
☐ Yes ☐ No If "Yes," explain in detail:

- ## 10. ELECTRICAL SYSTEM.
- Are you aware of any problems with the electrical system? ☐ Yes ☒ No  
If "Yes," explain in detail:

- ## 11. PLUMBING SYSTEM.
- Are you aware of any problems with the plumbing system? ☐ Yes ☒ No  
If "Yes," explain in detail:

## 12. OTHER EQUIPMENT AND ITEMS.

Mark the number of items being sold with property:

- |  |  |  |   |
|--|--|--|---|
| <input type="checkbox"/> Electric Garage Door Opener     | <input type="checkbox"/> Transmitters  | <input type="checkbox"/> Water Softener  | <input type="checkbox"/> Smoke Detectors            |
| <input type="checkbox"/> Security Alarm System           | <input type="checkbox"/> Disposal      | <input type="checkbox"/> Lawn Sprinklers | <input type="checkbox"/> Fire Suppression Equipment |
| <input type="checkbox"/> Spa/Hot Tub                     | <input type="checkbox"/> Refrigerator  | <input type="checkbox"/> Dishwasher      | <input type="checkbox"/> Automatic Timers           |
| <input type="checkbox"/> Fireplace Doors and Covering    | <input type="checkbox"/> Stove         | <input type="checkbox"/> Microwave Oven  | <input type="checkbox"/> Ceiling Fans               |
| <input type="checkbox"/> TV Antennas                     | <input type="checkbox"/> Washer        | <input type="checkbox"/> Dryer           | <input type="checkbox"/> FP Insert                  |
| <input type="checkbox"/> Wood Stove                      | <input type="checkbox"/> Swimming Pool | <input type="checkbox"/> Pool Heater     | <input type="checkbox"/> Propane Tank               |
| <input type="checkbox"/> Pool/spa Equipment (list) _____ |  |  |   |

Other (describe): \_\_\_\_\_

If any of the above are not in working order, or are not owned by Seller, explain: \_\_\_\_\_

## 13. AVAILABLE RESOURCES.

- ☒ Sewer System ☐ Natural Gas ☒ Electricity  
☐ Telephone Cable ☐ Television Cable

- a) What is your drinking water source:  
☐ Public ☐ Private System  
☐ Well on Property ☒ Shared Well

- b) If non-public, date last tested: \_\_\_\_\_  
Results: \_\_\_\_\_

- c) What is the type of sewage system:  
☐ Public Sewer ☐ Connected ☒ Private Sewer  
☒ Septic Tank ☐ None  
Other: \_\_\_\_\_  
Explain: \_\_\_\_\_

- d) Is there a sewage lift pump? ☐ Yes ☒ No

- e) When was the septic system last serviced? \_\_\_\_\_

- f) Do you know of any leaks, backups or other problems relating to any of the plumbing, water and sewage-related items? ☐ Yes ☒ No  
If "Yes," explain in detail: \_\_\_\_\_

- ## 14. NEIGHBORHOOD.
- Are you aware of any annexation, school re-districting, threat of condemnation, zoning changes or street changes? ☐ Yes ☒ No If "Yes," explain in detail: \_\_\_\_\_

## 15. HAZARDOUS SUBSTANCES.

- a) Are you aware of the presence of any lead-based paint on the property? ☐ Yes ☒ No
- b) Are you aware of asbestos materials on the property, such as roof shingles, siding insulation, ceiling, flooring, pipe wrap, etc? ☐ Yes ☒ No
- c) Are you aware of the presence of other environmental concerns that may affect the property such as underground tanks, lead water supply pipes, polychlorinated biphenyls (PCB's), radon gas, mold, toxic waste, dump sites or any other hazardous substance? ☐ Yes ☒ No



- d) Are you aware/whether the property has been tested for mold, radon gas or any other hazardous substances?  
☐ Yes ☒ No  
If "Yes," please give date performed, type of test and test results: \_\_\_\_\_  
If any of the above answers are "Yes," explain in detail: \_\_\_\_\_

Other disclosures: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**16. PROPERTY OWNERS ASSOCIATIONS/  
CONDOMINIUMS/USE RESTRICTIONS.**

- a) Is the property subject to covenants, conditions and restrictions (CC&R's)?  
☐ Yes ☒ No ☐ Unknown
- b) Is the property part of a condominium, property owner's association or other common ownership?  
☐ Yes ☒ No ☐ Unknown  
(If your answer to (b) is "No," or "Unknown," you may ignore the remainder of this section).
- c) Is there any condition or claim which may result in an increase in assessments or fees?  
☐ Yes ☒ No ☐ Unknown  
If your answer to (c) is "Yes," explain in detail: \_\_\_\_\_
- d) Are all association dues, fees, charges and assessments related to the property current?  
☐ Yes ☒ No ☐ Unknown  
If your answer to (d) is "No," explain in detail: \_\_\_\_\_

What are the association fees, dues and other assessments related to the property? \_\_\_\_\_

**17. OTHER MATTERS.**

- a) Do you know of any existing legal action which would prevent Seller from conveying the property?  
☐ Yes ☒ No
- b) Do you know of any violations, or alleged violations of local, state or federal laws or regulations, or any covenants, conditions or restrictions relating to this property? ☒ Yes ☐ No
- c) Do you know of any mortgages, deeds of trust or other liens against the property that may affect your ability to sell the property? ☐ Yes ☒ No
- d) Do you know of proceedings which might result in a special tax bill or assessment on the property?  
☐ Yes ☒ No
- e) Are you aware that the property is or was used as a site for methamphetamine production, storage or was the residence of a person convicted of a crime involving any controlled substance related thereto?  
☐ Yes ☐ No ☒ Unknown If "Yes," MAR form DSC-5000 must be filled out in conjunction with this form.

If any of your answers in this section are "Yes," explain in detail: \_\_\_\_\_  
(use extra sheets, if necessary)

☐ **DUE TO SELLER'S LIMITED KNOWLEDGE OF THE  
PROPERTY, SELLER MAKES NO DISCLOSURES.**

The undersigned Seller represents that the information set forth in the foregoing disclosure statement is accurate and complete to the best of Seller's knowledge. Seller does not intend this disclosure statement to be a warranty or guaranty of any kind. Seller hereby authorizes the Broker to provide this information to prospective buyers of the property and to real estate brokers and sales people. 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 or settlement and constitutes an adverse material fact or would make any existing information set forth herein false or materially misleading. Seller does have legal authority to sell the property, and does not know of any facts that could restrict, impede or prevent Seller's ability to sell.

Seller: Michael Adams

Date: 4-5-24

Seller: \_\_\_\_\_

Date: \_\_\_\_\_

**RECEIPT AND ACKNOWLEDGMENT OF BUYER**

The undersigned Buyer is urged to carefully inspect the property and, if desired, to have the property examined by professional inspectors. Buyer understands that this disclosure statement is not a substitute for such inspections. Buyer acknowledges that no broker or salesperson involved in this transaction is an expert at detecting or repairing physical defects in the property. 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.

Buyer understands that unless stated otherwise in the Contract with Seller, the property is being sold in its present condition only, without warranties or guarantee of any kind by Seller or any broker or salesperson. Buyer states that no representations concerning the condition of the property are being relied upon by Buyer except as stated within the sale contract.

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

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## 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) MG 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) MG 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 Madison Anderson 4-5-24  
39 Seller Date

Purchaser Date

40 Seller Date

Purchaser Date

41 Robert Shilling Smith 4-5-24  
42 Agent or Transaction Broker Date

Agent or Transaction Broker Date

44 Property Address: \_\_\_\_\_

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"):

668 State Hwy 5 Garnesville MO 65255 Ozark  
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 SHARED WELL POTENTIALLY AVAILABLE  
(2) Age of well WIK Installed/Drilled by \_\_\_\_\_  
(3) Has the well been tested? ☐ Yes ☐ No WIK  
(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 WIK  
(7) Is there a current maintenance service agreement covering the water well system? ☐ Yes ☐ No WIK  
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 WIK  
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 N/A  
(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 WIK  
(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 MG 4-5-24 (date)

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