



# 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 not a warranty of any kind by Seller or any real estate licensee, and is not a substitute for any inspection 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"):

1718 S Ash St. Buffalo MO 65622 Dallas  
**Street Address City Zip Code County**

**SELLER:** Please fully complete this Disclosure Statement, including known history and problems. If a topic or condition is unknown or not applicable to your Property, then mark "N/A" or "Unknown". Complete and truthful disclosure of the history and condition of the Property gives you the best protection against potential charges that you violated a legal disclosure obligation to Buyer. Your answers (or the answers you fail to provide, either way), may have legal consequences, even after closing of a transaction. This form should help you meet your disclosure obligations.

### ACQUISITION/OCCUPANCY

(a) Approximate year built: 1930 \_\_\_\_\_

(b) Date acquired: 06/12/2021 \_\_\_\_\_

(c) Is the Property vacant? .....  Yes  No

(d) Does Seller occupy the Property? .....  Yes  No

(e) Has Seller ever occupied the Property? .....  Yes  No

(f) Is Seller a "foreign person" as described in the Foreign Investment in Real Property Tax Act (FIRPTA)?  Yes  No

A "foreign person" is a nonresident alien individual, foreign corporation that has not made an election to be treated as a domestic corporation, foreign partnership, trust or estate. It does not include a U.S. citizen or resident alien individual.

For more information on FIRPTA, see <https://www.irs.gov/individuals/international-taxpayers/firpta-withholding>.

Please explain if the Property is vacant or not occupied by Seller on a full-time basis (e.g., Tenant occupied? If so, when?) Identify any lease or other agreement for the use of the Property or any part thereof: \_\_\_\_\_

### STATUTORY DISCLOSURES

**Note: The following information, if applicable to the Property, is required by federal or state law to be disclosed to prospective buyers. Local laws and ordinances may require additional disclosures.**

**1. METHAMPHETAMINE.** Are you aware if the Property is or was used as a site for methamphetamine production or the place of residence of a person convicted of a crime involving methamphetamine or a derivative controlled substance related thereto?  Yes  No

If "Yes," §442.606 RSMo requires you to disclose such facts in writing. DSC-5000 ("Disclosure of Information Regarding Methamphetamine/Controlled Substances") may be used to help you satisfy any disclosure obligations.

**2. LEAD-BASED PAINT.** Does the Property include a residential dwelling built prior to 1978?  Yes  No

If "Yes," a completed Lead-Based Paint Disclosure form must be signed by Seller and any involved real estate licensee(s) and given to any potential buyer. DSC-2000 ("Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards") may be used to help you satisfy any disclosure obligations.

**3. WASTE DISPOSAL SITE OR DEMOLITION LANDFILL** (permitted or unpermitted) Are you aware of a solid waste disposal site or demolition landfill on the Property?  Yes  No

If "Yes," Buyer may be assuming liability to the State for any remedial action at the site, and §260.213 RSMo requires Seller to disclose the location of any such site on the Property. DSC-6000 ("Disclosure of Information Regarding Waste Disposal Site or Demolition Landfill") may be used to help you satisfy any disclosure obligations.

**4. RADIOACTIVE OR HAZARDOUS MATERIALS.** Have you ever received a report stating affirmatively that the Property is or was previously contaminated with radioactive material or other hazardous material?  Yes  No

If "Yes," §442.055 RSMo requires you to disclose such knowledge in writing.

**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. Seller, please provide explanation (if any) and proceed to sign signature page:

Farm house never occupied. Details unknown.

**1. HEATING, VENTILATION AND COOLING (“HVAC”)**

- (a) Air Conditioning System:  Central electric  Central gas  Window/Wall (# of units: \_\_\_\_\_)  Solar  Other: \_\_\_\_\_ Approx. age: \_\_\_\_\_
- (b) Heating System:  Electric  Natural Gas  Propane  Fuel Oil  Solar  Other: \_\_\_\_\_
- (c) Type of heating equipment:  Forced air  Heat pump  Hot water radiators  Steam radiators  Radiant  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  No
- (k) **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, identify the owner of any leased

**2. ELECTRICAL SYSTEMS**

- (a) Electrical System:  110V  220V AMPS: \_\_\_\_\_
- (b) Type of service panel:  Fuses  Circuit Breakers
- (c) Type of wiring:  Copper  Aluminum  Knob and Tube  Unknown
- (d) Is there a Surveillance System?..... Yes  No If “Yes”, what type?  Audio  Video  Security Alarm
- (e) Is there a Garage Door Opener System?..... Yes  No If “Yes”, # of remotes? \_\_\_\_\_
- (f) Is there a Central Vacuum System?..... Yes  No
- (g) TV/Cable/Phone Wiring:  Satellite  Cable  TV Antenna (if attached)  Phone  N/A
- (h) Type of Internet Available:  Fiber Optic  Cable  DSL  Satellite  Dial-up  Unknown  Other: \_\_\_\_\_
- (i) Is there an electronic Pet Fence?..... Yes  No If “Yes”, # of collars? \_\_\_\_\_
- (j) Are you aware of any inoperable light fixtures?  Yes  No
- (k) **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):

**3. PLUMBING & APPLIANCES**

- (a) Plumbing System:  Copper  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: \_\_\_\_\_
- (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?**..... Yes  No

Please explain any “Yes” answer in this section. Include any available repair history (attach additional pages if 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")
  - (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?**..... Yes  No
- 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)  Other:  
If there is a non-public sewage system, attach DSC-8000A ("Water Well/Sewage System Disclosure Rider")
  - (b) Is there a sewage lift system?..... Yes  No
  - (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):

**6. ROOF, GUTTERS, DOWNSPOUTS**

- (a) Approximate age of the roof? \_\_\_\_\_ years. Documented?..... Yes  No
  - (b) Has the roof ever leaked during your ownership?..... Yes  No
  - (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?**..... Yes  No
- 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?.....  Unknown.. Yes  No  
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?..... Yes  No  
If "Yes", 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
- Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

**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?..... Yes  No If "Yes," please attach a copy.
  - (b) Are you aware of any room addition, structural modification, alteration or repair?..... Yes  No
  - (c) Are you aware if any of the above were made without necessary permit(s)?..... Yes  No
  - (d) **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):

**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?..... Yes  No
  - (b) Are you aware of any repair or replacement made to any item listed in (a) above?..... Yes  No
  - (c) Are you aware of any fill, expansive soil or sinkhole on the Property?..... Yes  No
  - (d) Are you aware of any soil, earth movement, flood, drainage or grading problem?..... Yes  No
  - (e) 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?..... Yes  No
  - (g) Are you aware of any repair or other attempt to control any water or dampness condition?..... Yes  No
  - (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?.....  Unknown.. Yes  No
  - (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")?..... Yes  No If "Yes", please provide a copy.
- Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

**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?.....  Yes  No
  - (d) Is the Property under a warranty by a pest control company?.....  Yes  No  
*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?.....  Yes  No
- (3) Are you aware if the Property has been tested for the presence of asbestos?.....  Yes  No

**(b) Mold**

- (1) Are you aware of the presence of any mold on the Property?.....  Yes  No
- (2) Are you aware if any mold on the Property has been covered or removed?.....  Yes  No
- (3) Are you aware if the Property has been tested for the presence of mold?.....  Yes  No
- (4) Are you aware if the Property has been treated for the presence of mold?.....  Yes  No

**(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?.....  Yes  No

**(d) Lead**

- (1) Are you aware of the presence of any lead hazards (e.g., water supply lines) on the Property?.....  Yes  No
- (2) Are you aware of the presence of any lead in the soils?.....  Yes  No
- (3) Are you aware if lead has ever been covered or removed?.....  Yes  No
- (4) Are you aware if the Property has previously been tested for the presence of lead?.....  Yes  No

**(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.?.....  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 mitigation (attach additional pages if needed):*

**12. INSURANCE**

- (a) Are you aware of any casualty loss to the Property during your ownership?.....  Yes  No
- (b) Are you aware of any claim that has been filed for damage to the Property during your ownership?.....  Yes  No
- (c) Are you aware of anything that would adversely impact the insurability of the Property?.....  Yes  No

*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.....  public  private
  - (b) Are you aware if there is a recorded or unrecorded road/street/alley maintenance agreement?.....  Yes  No
  - (c) Are you aware of any recorded or unrecorded right of way, easement or similar matter?.....  Yes  No
- 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    If "Yes", are you a member?.....  Yes  No  
If "Yes", please provide website/contact info: \_\_\_\_\_
- (c) 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 (*check all that apply*):     street maintenance     clubhouse     pool     tennis court  
 entrance sign/structure  gated  other: \_\_\_\_\_
- (g) Are you aware of any existing or proposed special assessments?.....  Yes  No
- (h) Are you aware of any condition or claim which may cause an increase in assessments or fees?.....  Yes  No

*Please explain any "Yes" answers you gave in this section (attach additional pages if needed):*  
\_\_\_\_\_

**15. CONDOMINIUM, CO-OP OR SHARED COST DEVELOPMENT**

*If you live in a condominium, co-op or other shared cost development, attach DSC-8000C ("Condominium/Co-Op/Shared Cost Development Rider").*

**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 or similar feature (or access thereto) is part of or available to the Property, attach DSC-8000B ("Lakes & Ponds/Waterfront Property Disclosure Rider").*

**17. MISCELLANEOUS**

- (a) Is the Property located in an area requiring an occupancy (code compliance) inspection?.....  Unknown  Yes  No
- (b) Is the Property designated as a historical home or located in a historic district?.....  Unknown  Yes  No
- (c) During your ownership, has the Property been used for any non-residential purpose?.....  Yes  No
- (d) Do you have a survey that includes existing improvements of any kind regarding the Property?.....  Yes  No
- (e) Have you allowed any pets in the home at the Property?.....  Yes  No
- (f) Are you aware of any broken or inoperable door, window, thermal seal, lock or other item?.....  Yes  No
- (g) Are you aware if carpet has been laid over a damaged wood floor?.....  Yes  No
- (h) Are you aware of any:
  - Shared/common feature with any adjoining property(ies) (e.g., fence, retaining wall, driveway)?.....  Yes  No
  - Lease or other agreement for the use of the Property or any part thereof?.....  Yes  No
  - Encroachment?.....  Yes  No
  - 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):*  
\_\_\_\_\_

- (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: \_\_\_\_\_  
Security System: \_\_\_\_\_  
Sewer: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
Gas/Propane Tanks: \_\_\_\_\_  
Garbage: \_\_\_\_\_  
Fire District: \_\_\_\_\_


**18. ATTACHMENTS:** The following are attached and made part of this Disclosure Statement (*check all that apply*):

- Water Well/Sewage System (DSC-8000A)       Condo/Co-Op/Shared Cost Development (DSC-8000C)  
 Lakes & Ponds/Waterfront Property (DSC-8000B)       Pool/Hot Tub (DSC-8000D)  
 Other (e.g., reference any other statements or other documents attached): \_\_\_\_\_

Additional Comments/Explanation (*attach additional pages if needed*):

***Seller'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 set 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.

	<small>dotloop verified 06/01/24 10:49 AM CDT ARAA-ZPZU-ZMTF-G52K</small>
<b>Seller</b>	<b>Date</b>
Print Name: <u>Cory J. Gramkow, Managing Member</u>	

<b>Seller</b>	<b>Date</b>
Print Name: _____	

***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.

<b>Buyer</b>	<b>Date</b>
Print Name: _____	

<b>Buyer</b>	<b>Date</b>
Print Name: _____	

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.** **©2021 Missouri REALTORS®**



# 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: 1718 S Ash St.

City: Buffalo State: MO

Zip Code: 65622 County: Dallas

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: 2006 (Seller to complete Lead-based Paint Disclosure form (DSC-2000 or DSC-3000) for residential building built prior to 1978).
- b) Date Purchased: 10/26/2021

#### 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 House was never occupied, Shop visits daily  
(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: 2006 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: There was a leak and it was repaired.

#### 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 checked="" 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               |
- 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: Unknown
- 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? Fall 2023
- 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: \_\_\_\_\_

**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)

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

**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: Cory J. Frankow dotloop verified 05/31/24 5:43 PM CDT 7XC7-8Z6W-QYKO-Y1NV

Date: 05/31/2024

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: \_\_\_\_\_



# 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"):

1718 S Ash St. Buffalo MO 65622 Dallas  
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 Unknown
(2) Age of well Unknown Installed/Drilled by Unknown
(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): Well was tested to verify that it works. Will need power and bladder to be operational. Tested with a generator.

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
Size & Age of tank (if known) is Unknown
(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 added any bedrooms at the Property since the Sewage System was installed?  Yes  No
(19) 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): Was pumping in the fall of 2023

Buyer's Initials [ ] [ ] (date) Seller's Initials [CM] [ ] (date)

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