



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: 1003 W FAIRVIEW

City: Carthage State: MO

Zip Code: 64836 County: Jasper

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: 1940-1973 (Seller to complete Lead-based Paint Disclosure form (DSC-2000 or DSC-3000) for residential building built prior to 1978).
- b) Date Purchased: 1991

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 _____
 (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: 30 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: F + Leaks willing with reasonable offer.

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: Roof Leak
- 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: Roof Repairs

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 Central Gas Window (#) Units Electric
 - 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: Needs Attention

- 11. **PLUMBING SYSTEM.** Are you aware of any problems with the plumbing system? Yes No If "Yes," explain in detail: New Water From City put in 3 years ago.

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: _____

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: Tamara Farjain F.C.S.T.

Date: 5/3/23

Seller: _____

Date: _____

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.**

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: _____

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

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Reference _____

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		FLST. 5/3/23	_____	_____
39	Seller	Date	Purchaser	Date
40	_____	_____	_____	_____
41	Seller	Date	Purchaser	Date
42		5/3/23	_____	_____
43	Agent or Transaction Broker	Date	Agent or Transaction Broker	Date

44 **Property Address:** 1003 W FAIRVIEW Carthage MO 64836

45 **Listing No.:** _____



Measurements Disclaimer

This disclaimer applies to the following real estate (the "Property"):

<u>1003 W FAIRVIEW</u>	<u>Carthage</u>	<u>MO 64836</u>	<u>Jasper</u>
Street Address	City	Zip Code	County

SOURCE OF MEASUREMENTS:

The undersigned Brokerage Firm(s) and its affiliated licensee(s) **Have Not** measured the acreage of the Property or the square footage of any improvement located thereon. Any information shared regarding acreage or square footage ("Measurements") has been provided from another source(s) as indicated (Check applicable box(es) below):

Source of Measurements Information:

- Prior appraisal
- Building Plans
- Assessor's Office
- Other _____

Any Measurements information shared has not been independently verified and is for purposes of marketing only. Measurements are an approximation and may not be exact. Measurements are not to be relied upon for purpose of a loan, valuation or for any other purpose.

If exact acreage or square footage is a concern, the Property should be independently measured.

Any independent measurement or investigation should be completed by Buyer on or before the Survey Deadline (with respect to acreage) and/or the Property Data Review Period (with respect to improvements) of the Contract.

Brokerage Firm Assisting Buyer

Brokerage Firm Assisting Seller

Keller Williams Realty Elevate

By (Signature) _____

Licensee Print Name: _____

Date: _____

By (Signature) 

Licensee Print Name: Keller Williams Realty Elevate

Date: 5/3/23

The undersigned acknowledge(s) receipt of this Disclaimer:

 BUYER Date
 Print Name: _____


 SELLER Date
 Print Name: Faubton Central States Tank Company

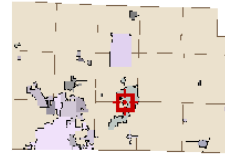
 BUYER Date
 Print Name: _____

 SELLER Date
 Print Name: _____

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Overview



Legend

-  County Boundary
- City Limit Boundaries**
-  Airport Drive
-  Alba
-  Asbury
-  Avilla
-  Brooklyn Heights
-  Carl Junction
-  Carterville
-  Carthage
-  Carytown
-  Duenweg
-  Duquesne
-  Fidelity
-  Jasper
-  Joplin
-  La Russell
-  Neck City
-  Oronogo
-  Purcell
-  Reeds
-  Sarcoxie
-  Waco
-  Webb City
-  Parcels
-  Local Roads

Parcel ID	14200930004012000	Alternate ID	03-254939-0000	Owner Address	FAUBION CENTRAL STATES TANK CO
Sec/Twp/Rng	9-28-31	Class	C		PO BOX 26085
Property Address	1003 W FAIRVIEW	Acreage	4.9		SHAWNEE MISSION, KS 66225
District	137				
Brief Tax Description	CAR MISC COM W LN MO RR R/W INT S LN SW TH W 427.35' N 438' E TO R/W SWLY ALG R/W TO BEG				
	<i>(Note: Not to be used on legal documents)</i>				

Any split parcels recorded after the middle of May will not display until the next tax year.

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