

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:

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: 2016
- (d) Area(s) of house not served by central heating/cooling: _____
- (e) Safety Alerts: Fire/ Smoke Alarms CO Detectors Other: _____
- (f) Fire Suppression System: _____ Yes No
- (g) Insulation: Known Unknown (Describe type if known, include R-Factor): Spray foam R22
- (h) Is any HVAC equipment (e.g., fuel tanks, solar panels) leased or financed (e.g., PACE loans)? _____ Yes No
- (i) **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 equipment, describe any financing terms and provide any lease/finance documentation (attach additional pages if needed):

2. ELECTRICAL SYSTEMS

- (a) Electrical System: Single-Phase Three-Phase
Voltage: 110/220 120/240 120/208 277/480 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) Type of Internet Available: Fiber Optic Cable DSL Satellite Dial-up Unknown Other: _____
- (f) **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: pex
- (b) Water Heater: Gas Electric Other: _____ Approx. Age: 2020
- (c) Specialized Equipment (check if present): _____ Yes No
- (d) Swimming pool/Hot Tub: Yes No If "Yes", please attach DSC-8000D ("Pool/Hot Tub Disclosure Rider")
- (e) Lawn Sprinkler System: Yes No If "Yes", date of last backflow device certificate (if required): _____
- (f) **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) Size of incoming water service line: NA
- (c) Do you have a softener, filter or other purification system? Yes No If "Yes": Owned or Leased
- (d) Are you aware of any problem relating to the quality or source of water?..... Yes No
- (e) **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) Size of outgoing sewer line: 4"
- (c) Is there a sewage lift system?..... 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):

6. ROOF, GUTTERS, DOWNSPOUTS

- (a) Approximate age of the roof? 2016 years. Documented?..... Yes No
- (b) Type, age, and material of roof: metal
- (c) Has the roof ever leaked during your ownership?..... Yes No
- (d) Has the roof or any portion of it been repaired, recovered or replaced during your ownership?..... Yes No
- (e) **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) 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
- (b) **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, DRYROT OR PESTS

- (a) Are you aware of any termites/wood destroying insects, dryrot 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 currently under warranty or other coverage by a license 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) Are you aware of the presence of any lead-based paint on the Property?..... Yes No
- (b) Are you aware of the presence of any asbestos construction materials on the Property (e.g., shingles, siding, insulation, ceiling, floors, pipes)?..... Yes No
- (c) Are you aware of any other environmental concern that may affect the Property, such as mold, radon gas, fuel, septic, storage or other under/above ground tanks and cisterns, polychlorinated biphenyls (PCB's), electro-magnetic fields, discoloration of soil or vegetation, or oil sheens in wet areas (e.g., commercial, farming), etc.?..... Yes No
- (d) Are you aware whether the Property has underwent an EPA Phase 1 or 2 Study or has been tested for asbestos, mold, radon gas or ay other hazardous substances?..... 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) Have you received any insurance payments for damage to the property, which were not spent for repairs? Yes No
- (d) 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
- (e) Are you aware that any existing insurance coverage will be subjected to increased premium rates?..... Yes No
- (d) 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. PROPERTY OWNERS ASSOCIATIONS/CONDOMINIUMS/USE RESTRICTIONS

- (a) Is The Property subject to covenants, conditions, and restrictions (CC&R's)? Yes No
- (b) Is the Property part of a condominium, property owner's association, or other common ownership?..... Yes No
- (c) Are you aware of any violation or alleged violation of the above by you or others?..... Yes No
If "Yes" is marked, attach DSC-8000C ("Condominium/Co-Op/Shared Cost Development Disclosure Rider")
- (d) Are all association dues, fees, charges, and assessments related to the Property current?..... Yes No
- (e) Are you aware of any existing or proposed special assessments?..... Yes No
- (f) 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. 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").

16. 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) Is the Property located in an opportunity zone?..... Unknown Yes No
- (d) Are you aware of any annexation, school re-districting, threat of condemnation, zoning changes, or street changes affecting the Property?..... Yes No
- (e) Do you have a survey that includes existing improvements of any kind regarding the Property?..... Yes No
- (f) Do you know of any encroachments, title disputes, boundary line disputes, reservation of rights (i.e. water, air, mineral) or easements affecting the property?..... Yes No
- (g) 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
 - Right of First Refusal or Option to Purchase?..... Yes No
 - Existing or threatened legal action that would prevent Seller from conveying the Property or otherwise 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 proceedings which might result in a special tax bill or assessment on 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: sema no
- Water Service: Harker
- Internet Service: _____
- Security System: _____
- Sewer: harker
- Telephone: _____
- Gas/Propane Tanks: summit
- Garbage: _____
- Fire District: _____

17. 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.

Marjorie Shetler dotloop verified
07/16/25 5:49 PM CDT
XVWV-NBXJ-XUOO-Y3X3

Seller **Date**

Print Name: Marjorie Shetler

Andrew Shetler dotloop verified
07/16/25 2:56 PM CDT
JHQE-TEPY-OR8W-XP7N

Seller **Date**

Print Name: Andrew Shetler

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. Buyer acknowledges having received a signed copy of this Disclosure Statement and any Rider or other attachment hereto.
4. A real estate licensee involved in this transaction may have a statutory duty to disclose an adverse material fact.

Buyer **Date**

Print Name: _____

Buyer **Date**

Print Name: _____

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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"):

3099 Highway 95 Street Address Mountain Grove City MO 65711 Zip Code Wright 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?: [X] Yes [] No (If "Yes", complete all of the following)

- (1) Specify type and depth na
(2) Age of well 2016 Installed/Drilled by harker
(3) Has the well been tested? [] Yes [X] No
(4) Is any part of the well located on a neighbor's property or community lot? [] Yes [X] No
(5) Is the well shared with any other property(ies)? [] Yes [X] No
If "Yes", is there a recorded agreement? [] Yes [X] No
(6) Have you been notified or cited by any authority for any problem related to the water well system? [] Yes [X] No
(7) Is there a current maintenance service agreement covering the water well system? [] Yes [X] 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 [X] No
(9) Are you aware of any problem or repair needed for any part of the water well system? [] Yes [X] No
Please explain any "Yes" answer above. Include all available test reports and repair history (attach additional pages if needed):

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

- (1) Check all that apply: [X] septic [] lateral [] lagoon [] cistern [] lift station [] Other
(2) Do you have a diagram of the Sewage System? [] Yes [X] No
(3) If a lagoon, is there a fence? [] Yes [X] No
(4) If a septic tank:
Is it readily accessible from the surface? [X] Yes [] No
Are clean-outs present? [X] Yes [] No
Of what is the tank constructed? [] Steel [X] Concrete [] Other:
Does it discharge into a lateral or lagoon? [X] Yes [] No
Size & Age of tank (if known) is 2016
(5) Does any other property owner(s) share the Sewage System? [] Yes [X] No If "Yes", how many?
(6) Is any part of the Sewage System located on a neighbor's property or community lot? [] Yes [X] No
(7) Is there a well within 50 feet of the Sewage System? [] Yes [X] No [] Unknown
(8) Does the Sewage System have an aerator? [] Yes [X] No
(9) Does any plumbing (e.g., sink, tub or shower) disperse outside of the Sewage System? [] Yes [X] No
(10) Is there any untreated seepage or discharge (effluence) from the Sewage System? [] Yes [X] No
(11) Does any effluence from a neighbor's system disperse onto your Property? [] Yes [X] No
(12) Have you noticed any unusual odors from the Sewage System? [] Yes [X] No
(13) Have you experienced slow drainage or drain backups? [] Yes [X] No
(14) Is there a current maintenance service agreement covering the Sewage System? [] Yes [X] 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 [X] No
(16) Have you been notified or cited by any authority for any problem related to the Sewage System? [] Yes [X] No
(17) Have you expanded, updated or modified the Sewage System? [] Yes [X] No
(18) Have you added any bedrooms at the Property since the Sewage System was installed? [] Yes [X] No
(19) Have you cleaned, pumped or serviced the Sewage System during your ownership of the Property? [X] Yes [] No
Are you aware of any problem or repair needed for any part of the Sewage System? [] Yes [X] 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 [MS] [AS] (date)

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Measurements Disclaimer

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

3099 Highway 95	Mountain Grove	MO	65711	Wright
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 Appraisal

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

37 North Realty Group

By (Signature)

Licensee Print Name: _____

Date: _____

By (Signature) *Liz Citron* dotloop verified
06/06/25 10:46 AM CDT
WRXT-1JR7-QWCO-HI5M

Licensee Print Name: Liz Citron

Date: _____

The undersigned acknowledge(s) receipt of this Disclaimer:

BUYER **Date**

Print Name: _____

Andrew Shetler dotloop verified
06/09/25 7:26 AM CDT
ZNAJ-7JCZ-SAE3-TR7U

SELLER **Date**

Print Name: Andrew Shetler

BUYER **Date**

Print Name: _____

Marjorie Shetler dotloop verified
06/09/25 7:29 AM CDT
VYVQ-LLAR-MPCO-BOVC

SELLER **Date**

Print Name: Marjorie Shetler

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Effective 1/1/19.

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