



# 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: 244 East Main Street & 106 North Mill (1 building)

City: Festus State: MO

Zip Code: 63028 County: Jefferson

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: 1920's (Seller to complete Lead-based Paint Disclosure form (DSC-2000 or DSC-3000) for residential building built prior to 1978).

b) Date Purchased: 1978

#### 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 occupied since original purchase

(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: 8 yrs. 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: roof leaked about 8 yrs ago prior to replacement.

#### 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: Monthly prevention service with Orkin

#### 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 Not known

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. It is put in a wood's basement system that is checked annually. It is under warranty that is new.

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: as described above and corrected as noted in #1). No problems since.
- 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: yes as noted above, #1)

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:

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

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

If any of the above are not in working order, or are not owned by Seller, explain: All items checked in working order

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? NA
- 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 Remediated prior.
- 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? N/A

**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: [Signature]

Date: 11/04/2027

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

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

**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)

**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: \_\_\_\_\_