

This document has legal consequences.  
If you do not understand it, consult your attorney.  
The text of this form may not be altered in any manner  
without written acknowledgement of all parties.

©ST. LOUIS REALTORS\*  
Approved by Counsel for St. Louis REALTORS\*  
To be used exclusively by REALTORS\*

Form # 2165 01/20

## SEPTIC/WELL ADDENDUM TO SELLER'S DISCLOSURE STATEMENT

1 PROPERTY ADDRESS: 422 Old Southern Rd. Branson, MO 65616 DATE: 8/2/23

2 **SEPTIC (Explain any "Yes" answers):**

3 **Note: Potential buyers should be aware that the current owner may not use the septic system to its full capacity. If the system**  
4 **is being underutilized, it may falsely appear to be problem free. If the system is more heavily utilized, problems may surface**  
5 **that were previously not known or detectable. These problems may not be discovered by a septic inspection.**

- 6 (a) How many people occupy the property? 4
- 7 (b) Has the property been vacant over any period during the last 12 months? ☒ Yes ☐ No
- 8 (c) Does any other property owner share this system? ☐ Yes ☒ No
- 9 (d) Is any part of your system located on a neighbor's property? ☐ Yes ☒ No
- 10 (e) Is there a well within 50 feet of the septic tank? ☐ Yes ☒ No
- 11 (f) Does the system have an aerator? ☐ Yes ☒ No
- 12 (g) Of what is the bottom of the tank constructed? ☐ gravel ☐ concrete ☒ unknown
- 13 (h) Are any laundry, sinks, tubs and/or showers dispersing outside of the septic system? ☐ Yes ☒ No
- 14 (i) Do any of the pipes flow into ditches, creeks, ravines or a lagoon? ☐ Yes ☒ No
- 15 (j) Are any of the pipes exposed? ☐ Yes ☒ No
- 16 (k) Is there any seepage or surface discharge (effluence) from the septic system?
- 17 If "Yes", is there any from your system onto your neighbor's property? ☐ Yes ☒ No
- 18 (l) Is there any seepage or surface discharge from a neighbor's system onto your property? ☐ Yes ☒ No
- 19 (m) Have you noticed any noxious, offensive or unusual odors from the system? ☐ Yes ☒ No
- 20 (n) Have you experienced slow drainage or drain backups? ☐ Yes ☐ No
- 21 (o) Is there a current maintenance service agreement covering your system? ☐ Yes ☒ No
- 22 If "Yes", what is the annual cost and who is the current provider? \_\_\_\_\_
- 23 (p) Does any government authority require a maintenance service agreement for the
- 24 new homeowner? ☐ Yes ☒ No
- 25 (q) Have you ever been notified/cited by any governmental authority on problems
- 26 related to the system? ☐ Yes ☒ No
- 27 (r) Has a service company ever recommended any work to be done to the system? ☐ Yes ☒ No
- 28 (s) Are you aware of any defects? ☐ Yes ☒ No
- 29 (t) Have you expanded, updated or modified the septic system? ☐ Yes ☒ No
- 30 (u) Have you cleaned or pumped the system during your ownership of the property? ☐ Yes ☒ No
- 31 If "Yes", when was it done and who did the work? \_\_\_\_\_

32 **WELLS (Explain any "Yes" answers):** N/A

- 33 (a) Is any part of the well located on a neighbor's property? ☐ Yes ☐ No
- 34 (b) Is the well shared with any other properties? ☐ Yes ☐ No
- 35 If "Yes", is there a recorded well agreement? ☐ Yes ☐ No
- 36 (c) Are you aware of any problems relating to the quality or source of drinking water? ☐ Yes ☐ No
- 37 (d) Have you ever been notified/cited by any governmental authority on problems
- 38 related to the system? ☐ Yes ☐ No
- 39 (e) Has a service company ever recommended any work be done to the system? ☐ Yes ☐ No
- 40 (f) Are you aware of any defects? ☐ Yes ☐ No
- 41 (g) Are you aware of any plans to bring public water to this property? ☐ Yes ☐ No

42 **Explanation of any "Yes" answers and additional comments for either of the above sections:**

43 \_\_\_\_\_

44 \_\_\_\_\_

45 \_\_\_\_\_

46 \_\_\_\_\_

47 \_\_\_\_\_

48 \_\_\_\_\_

49 \_\_\_\_\_

50 \_\_\_\_\_

**SELLER'S ACKNOWLEDGEMENT:** Seller acknowledges that he has carefully examined this statement and that it is complete and accurate to the best of Seller's knowledge. Seller agrees to immediately notify listing broker in writing of any changes in the property condition. Seller authorizes all brokers and their licensees to furnish a copy of this statement to prospective buyers.

Kenton Marsh 8/2/23  
SELLER SIGNATURE DATE

Monica Marsh 8/2/23  
SELLER SIGNATURE DATE

Kenton Marsh  
Seller Printed Name

Monica Marsh  
Seller Printed Name

**BUYER'S ACKNOWLEDGEMENT:** Buyer acknowledge having received and read this Septic/Well Addendum to Sellers Disclosure Statement. Buyer understands that the information in this Addendum is limited to information of which Seller has actual knowledge. Buyer should verify the information contained in this Septic/Well Addendum to Sellers Disclosure Statement and any other important information provided by either Seller or broker (including any information obtained through the Multiple Listing Service) by an independent, professional investigation of his own. Buyer acknowledges that broker is not an expert at detecting or repairing physical defects in property.

\_\_\_\_\_  
BUYER SIGNATURE DATE

\_\_\_\_\_  
BUYER SIGNATURE DATE

\_\_\_\_\_  
Buyer Printed Name

\_\_\_\_\_  
Buyer Printed Name

Form # 2180 01/20

**POOL/SPA/POND/LAKE ADDENDUM TO SELLER'S DISCLOSURE STATEMENT**  
(It should be understood that the preamble to the Seller's Disclosure applies to this Addendum)

To be completed by SELLER concerning 422 Old Southern Rd. Branson, MO 65616 (Property Address)

**Note:** Potential buyers should be aware that the current owner may not use the pool/spa/pond/lake to its full capacity, if at all. If one of these is being underutilized, it may falsely appear to be problem free. If it is more heavily utilized, problems may surface that were previously now known or detectable. These problems may not be discovered by a pool/spa/pond/lake inspection.

**POOL**

**(A) General Information: (Give closest approximation that is known)**

(1) Age 20? (2) Shape Rect (3) Size (length x width) \_\_\_\_\_ (4) Depth 9' (5) Volume (gallons) 25,000

(6) Type:

Above ground (please check the following that apply) ☒ Vinyl liner ☐ Other \_\_\_\_\_

In ground (please check the following that apply) ☐ Concrete ☐ Stainless ☐ Gunite ☐ Fiberglass ☒ Vinyl liner

☒ Other Previous owner owned a pool company. The pool is in-ground and above ground w/ deep end

(7) Pool Builder ?

(8) Type of chemical sanitizer ☒ Chlorine ☐ Copper/Silver Ionizer ☐ Bacquacil ☐ Ozonator ☐ Saltwater

☐ Other \_\_\_\_\_

(9) Pool service provider Branson Hot Tubs and Pools Last serviced Weekly (date)

(10) Last opened by Self Last closed by Branson HT & Pools

(11) Age of heater N/A Heating source \_\_\_\_\_ (12) Age of pump unknown

(13) Age of filter unknown Type of filter ☒ Sand ☐ DE ☐ Other \_\_\_\_\_

Additional comments/information:

The pool has a concrete foundation that rises above grade. The pool is set in the foundation like an inground pool. This method allowed a deep end pool on sloping ground.

**(B) Visual Components: Specify if any repairs have been performed during your ownership on the visual components (including, but not limited to the following):**

Tile and grouting, coping, interior finish, caulking/expansion joints and deck

a few boards of the deck have been replaced at locations that get pool water traffic, like in front of the ladder

**(C) Deck Equipment: Specify if any repairs have been performed during your ownership on the deck equipment (including, but not limited to the following):**

Skimmer(s), ladder(s), handrails, main deck surface, anchors, inlets/fittings, lights/GFI, ropes, diving board and covers

minor deck board replacement, and hand rail. Pool cover is one year old

**(D) Mechanical Equipment: Specify if any repairs have been performed during your ownership on the mechanical equipment (including, but not limited to the following):**

N/A

**(E) Leaks and/or Defects:**

(1) Are you aware of any leaks in the pool or pool components ☐ Yes ☒ No

(2) Are you aware of any defects relating to the pool or to any of the pool components ☐ Yes ☒ No

Explain any "Yes" answers in this section:

N/A

**SPA**

**General Information: (Give closest approximation that is known)**

- N/A (1) Age \_\_\_\_\_ (2) Volume (gallons) \_\_\_\_\_ (3) Manufacturer \_\_\_\_\_ (4) Construction \_\_\_\_\_  
(5) Type of chemical sanitizer ☐ Chlorine ☐ Copper/Silver Ionizer ☐ Bacquacil ☐ Ozonator ☐ Other \_\_\_\_\_  
(6) Spa service provider \_\_\_\_\_ Last serviced \_\_\_\_\_ (date) \_\_\_\_\_  
(7) Age of heater \_\_\_\_\_ Heat Source \_\_\_\_\_  
(8) Age of pump \_\_\_\_\_ (9) Age of filter \_\_\_\_\_ (10) Number of jets \_\_\_\_\_  
(11) Specify if any repairs have been performed during your ownership on spa equipment (including, but not limited to the items above) \_\_\_\_\_  
\_\_\_\_\_  
(12) Are you aware of any defects ☐ Yes ☐ No If Yes, please explain \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PONDS and LAKES**

**General Information: (Give the closest approximation that is known)**

- N/A (1) Number of Ponds/Lakes \_\_\_\_\_ (2) Age \_\_\_\_\_ (3) Depth \_\_\_\_\_ (4) Size (e.g. gallons, acreage) \_\_\_\_\_  
(5) Type ☐ Natural ☐ Artificial  
(6) Construction ☐ Concrete ☐ Plastic ☐ Other \_\_\_\_\_  
(7) Water source \_\_\_\_\_  
(8) Does any sewage run into the Pond/Lake ☐ Yes ☐ No  
(9) Is the Pond/Lake shared ☐ Yes ☐ No  
(10) Is the Pond/Lake stocked ☐ Yes ☐ No  
(11) Pond service provider \_\_\_\_\_ Last serviced \_\_\_\_\_ (date) \_\_\_\_\_  
(12) If heated, age of heater \_\_\_\_\_ Heat Source \_\_\_\_\_  
(13) Is there a pump ☐ Yes ☐ No Age of pump \_\_\_\_\_  
(14) Have any chemicals been added ☐ Yes ☐ No  
(15) Is there a filtration system ☐ Yes ☐ No Age of filter \_\_\_\_\_  
(16) Is there an overflow system ☐ Yes ☐ No  
(17) If there is an overflow system, does overflow run onto adjoining properties ☐ Yes ☐ No  
(18) Are there any leaks ☐ Yes ☐ No  
(19) Is there a fountain(s) ☐ Yes ☐ No  
(20) Have any repairs been performed during your ownership on the Pond/Lake or any component of the Pond/Lake  
☐ Yes ☐ No  
(21) Are you aware of any defects ☐ Yes ☐ No

Explanation of any "Yes" answers (8-10, 14-18, 20 and 21 above):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SELLER'S ACKNOWLEDGEMENT** Seller acknowledges that he has carefully examined this statement and that it is complete and accurate to the best of Seller's knowledge. Seller agrees to immediately notify listing broker in writing of any changes in the property condition. Seller authorizes all brokers and their licensees to furnish a copy of this statement to prospective buyers.

Kenton Marsh 8/2/23  
SELLER SIGNATURE DATE  
Kenton Marsh  
Seller Printed Name

Monica Marsh 8/2/23  
SELLER SIGNATURE DATE  
Monica Marsh  
Seller Printed Name

**BUYER'S ACKNOWLEDGEMENT** Buyer acknowledges having received and read this Pool/Spa/Pond/Lake Addendum to Seller's Disclosure Statement. Buyer understands that the information in this addendum is limited to information of which Seller has actual knowledge. Buyer should verify the information contained in this Pool/Spa/Pond/Lake Addendum to Seller's Disclosure Statement and any other important information provided by either Seller or Broker (including any information obtained through the Multiple Listing Service) by an independent, professional investigation of his own. Buyer acknowledges that broker is not an expert at detecting or repairing physical defects in property.

\_\_\_\_\_  
BUYER SIGNATURE DATE  
\_\_\_\_\_  
Buyer Printed Name

\_\_\_\_\_  
BUYER SIGNATURE DATE  
\_\_\_\_\_  
Buyer Printed Name

©ST. LOUIS REALTORS®  
Approved by Counsel for St. Louis REALTORS®  
To be used exclusively by REALTORS®

01/20

## SALE CONTRACT DATE:

PROPERTY: 422 Old Southern Rd Branson MO 65616

Every Buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide Buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

(a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

- ☒ Seller certifies that this home was built in 1978 or later
- ☐ Seller certifies that this home was built before 1978, but Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing
- ☐ Known lead-based paint and/or lead-based paint hazards are present in the house (explain):

- (b) Records and reports available to Seller (check one below):

- ☐ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list all documents below):

- ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

\_\_\_\_\_ Buyer has received copies of all information listed above. (leave blank if none provided to Buyer.)

\_\_\_\_\_ Buyer has received the pamphlet Protect Your Family From Lead in Your Home.

\_\_\_\_\_ Buyer has (check one below):

- ☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of the presence of lead-based paint or lead-based hazards; or
- ☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

\_\_\_\_\_ Agent has informed Seller of Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

(To be completed by listing agent or if not listed, agent assisting Buyer unless Buyers agent receives all compensation from Buyer).

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

BUYER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

Buyer Printed Name

BUYER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

Buyer Printed Name

SELLING AGENT SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

Selling Agent Printed Name

(NOTE: Any reference to Agent also includes a licensee acting as a Transaction Broker)

SELLER SIGNATURE \_\_\_\_\_ DATE 01-12-17

Seller Printed Name

SELLER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

Seller Printed Name

LISTING AGENT SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

Listing Agent Printed Name



### SELLER'S DISCLOSURE STATEMENT

To be completed by SELLER concerning 422 Old Southern Rd Branson MO 65616 (Property Address) located in the municipality of Branson, MO (if incorporated), County of Stone County, Missouri.  
**Note: If Seller knows or suspects some condition which might lower the value of the property being sold or adversely affect Buyer's decision to buy the property, then Seller needs to disclose it. This statement will assist Buyer in evaluating the property being considered. Real estate brokers and agents involved in the sale do not inspect the property for defects, and they cannot guarantee the accuracy of the information in this form.**

**TO SELLER:** Your truthful disclosure of the condition of your property gives you the best protection against future charges that you violated your legal obligation to Buyer by concealing a material defect(s), lead-based paint, use as a site for methamphetamine production or storage and/or any other disclosure required by law. Your knowledge of the property prior to your ownership may be relevant. In the case of a material defect, for example, if information that you possess indicates some persistent pattern of a problem not completely remedied, such information should be included in this disclosure in order to achieve full and honest disclosure. Your answers or the answers you fail to provide, either way, may have legal consequences, even after the closing of the sale. This questionnaire should help you meet your disclosure obligation, but it may not cover all aspects of your property. If you know of or suspect some condition which would substantially lower the value of the property, impair the health or safety of future occupants, or otherwise affect Buyer's decision to buy your property, then use the space at the end of this form to describe that condition.

**TO BUYER:** THIS INFORMATION IS A DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF ANY CONTRACT BETWEEN BUYER AND SELLER. If you sign a contract to purchase the property, that contract, and not this disclosure statement, will provide for what is to be included in the sale. So, if you expect certain items, appliances, or equipment included, you must specify them in the contract. Since these disclosures are based on the Seller's knowledge, you cannot be sure that there are, in fact, no problems with the property simply because the Seller is not aware of them. The answers given by the Seller are not warranties of the condition of the property. Thus, you should condition your offer on a professional inspection of the property. You may also wish to obtain a home protection plan/warranty. Due to the variety of insurance, requirements, products, and arrangements Buyer should contact appropriate party to determine insurance coverage needed. Conditions of the property that you can see on a reasonable inspection should either be taken into account in the purchase price or you should make the correction of these conditions by the Seller a requirement of the sale contract.

#### SUBDIVISION, CONDOMINIUM, VILLA, CO-OP OR OTHER SHARED COST DEVELOPMENT (if applicable)

- (a) Development Name N/A
- (b) Contact \_\_\_\_\_ Phone \_\_\_\_\_  
Type of Property: (check all that apply) ☒ Single-Family Residence ☐ Multi-Family ☐ Condominium ☐ Townhome  
☐ Villa ☐ Co-Op
- (c) Mandatory Assessment: #1 \_\_\_\_\_ \$ \_\_\_\_\_ per: ☐ month ☐ quarter ☐ half-year ☐ year  
Mandatory Assessment: #2 \_\_\_\_\_ \$ \_\_\_\_\_ per: ☐ month ☐ quarter ☐ half-year ☐ year
- (d) Mandatory Assessment(s) include:  
☐ entrance sign/structure ☐ street maintenance ☐ common ground ☐ snow removal of common area  
☐ snow removal specific to this dwelling ☐ landscaping of common area ☐ landscaping specific to this dwelling  
☐ clubhouse ☐ pool ☐ tennis court ☐ exercise area ☐ reception facility ☐ water ☐ sewer ☐ trash removal  
☐ doorman ☐ cooling ☐ heating ☐ security ☐ elevator ☐ other common facility \_\_\_\_\_  
☐ assigned parking space(s): how many \_\_\_\_\_ identified as \_\_\_\_\_ ☐ some insurance ☐ real estate taxes  
☐ other specific item(s): \_\_\_\_\_  
☐ Exterior Maintenance of this dwelling covered by Assessment: \_\_\_\_\_
- (e) Optional Assessment(s)/Membership(s) Please explain No HOA
- (f) Are you aware of any existing or proposed special assessments? ☐ Yes ☒ No
- (g) Are you aware of any special taxes and/or district improvement assessments? ☐ Yes ☒ No
- (h) Are you aware of any condition or claim which may cause an increase in assessment or fees? ☐ Yes ☒ No
- (i) Are you aware of any material defects in any common or other shared elements? ☐ Yes ☒ No
- (j) Are you aware of any existing indentures/restrictive covenants? ☐ Yes ☒ No
- (k) Are you aware of any violation of the indentures/restrictions by yourself or by others? ☐ Yes ☒ No
- (l) Is there a recorded street/road maintenance agreement? ☐ Yes ☒ No
- (m) Please explain any "Yes" answer you gave for (e), (f), (g), (h), (i), (j) or (k) above: \_\_\_\_\_

**UTILITIES****Utility****Current Provider**

Gas/Propane: \_\_\_\_\_ if Propane, is tank ☐ Owned ☐ Leased  
 Electric: White River Valley Elec Coop  
 Water: Public Water District No. 2 Stone County  
 Sewer: Septic  
 Trash: Republic Services  
 Recycle: N/A  
 Internet: Century link  
 Phone: Century link

**HEATING, COOLING AND VENTILATING (Seller is not agreeing that all items checked are being offered for sale.)**

- (a) Heating Equipment: ☒ Forced Air ☐ Hot Water Radiators ☐ Steam Radiators ☐ Radiant ☐ Baseboard  
 (b) Source of heating: ☒ Electric ☐ Natural Gas ☐ Propane ☐ Fuel Oil ☐ Other  
 (c) Type of air conditioning: ☒ Central Electric ☐ Central Gas ☐ Window/Wall (Number of window units \_\_\_\_\_)  
 (d) Areas of house not served by central heating/cooling: \_\_\_\_\_  
 (e) Additional: ☐ Humidifier ☐ Electronic Air Filter ☐ Media Filter ☐ Attic Fan ☐ Other: \_\_\_\_\_  
 (f) Are you aware of any problems or repairs needed with any item in this section? ☐ Yes ☒ No If "Yes", please explain \_\_\_\_\_  
 (g) Other details: Replaced 2022

**FIREPLACE(S)**

- (a) Type of fireplace: ☐ Wood Burning ☐ Vented Gas Logs ☐ Vent Free Gas Logs ☐ Wood Burning Stove ☐ Natural Gas ☐ Propane  
 (b) Type of flues/venting:  
☐ Functional: (properly vented for wood burning and vented gas logs) Number of fireplace(s) \_\_\_\_\_ Location(s) \_\_\_\_\_  
☐ Non-Functional: Number of fireplace(s) \_\_\_\_\_ Location(s) \_\_\_\_\_ Please explain \_\_\_\_\_  
 (c) Are you aware of any problems or repairs needed with any item in this section? ☐ Yes ☐ No If "Yes", please explain \_\_\_\_\_  
No Fireplace

**PLUMBING SYSTEM, FIXTURES AND EQUIPMENT; POOL/SPA/POND/LAKE/HOT TUB**

- (a) Water Heater: ☒ Electric ☐ Natural Gas ☐ Propane ☐ Tankless ☐ Other: Replaced 2023  
 (b) Ice maker supply line: ☒ Yes ☐ No  
 (c) Jet Tub: ☐ Yes ☒ No  
 (d) Swimming Pool/Spa/Hot Tub: ☒ Yes ☐ No  
 (If Yes, attach Form #2180, Pool/Spa/Pond/Lake Addendum to Seller's Disclosure Statement)  
 (e) Lawn Sprinkler System: ☐ Yes ☒ No If yes, date of last backflow device inspection certificate: \_\_\_\_\_  
 (f) Are you aware of any problems or repairs needed in the plumbing system? ☐ Yes ☒ No If "Yes", please explain \_\_\_\_\_

**WATER (If well exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)**

- (a) What is the source of your drinking water? ☒ Public ☐ Community ☐ Well ☐ Other (explain) \_\_\_\_\_  
 (b) If Public, identify the utility company: Public Water District No. 2 Stone Co.  
 (c) Do you have a softener, filter or other purification system? ☐ Yes ☒ No ☐ Owned ☐ Leased/Lease Information \_\_\_\_\_  
 (d) Are you aware of any problems relating to the water system including the quality or source of water or any components such as the curb stop box? ☐ Yes ☒ No If "Yes", please explain \_\_\_\_\_

**SEWERAGE (If Septic or Aerator exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)**

- (a) What is the type of sewerage system to which the house is connected? ☐ Public ☐ Private ☒ Septic ☐ Aerator ☐ Other  
 If "Other" please explain \_\_\_\_\_  
 (b) Is there a sewerage lift system? ☐ Yes ☒ No If "Yes", is it in good working condition? ☐ Yes ☐ No  
 (c) When was the septic/aerator system last serviced? Inspected 2021  
 (d) Are you aware of any leaks, backups, open drain lines or other problems relating to the sewerage system? ☐ Yes ☒ No  
 If "Yes", please explain \_\_\_\_\_

**APPLIANCES (Seller is not agreeing that all items checked are being offered for sale.)**

- (a) Electrical Appliances and Equipment: ☒ Electric Stove/Range/Cook top ☒ Oven ☐ Built-in Microwave Oven  
☒ Dishwasher ☒ Garbage Disposal ☐ Trash Compactor ☐ Wired smoke alarms ☒ Electric dryer (hook up)  
☒ Ceiling Fan(s) ☐ Intercom System ☐ Central Vacuum System ☐ Other \_\_\_\_\_  
 (b) Gas Appliances & Equipment: ☐ Natural Gas ☐ Propane  
☐ Oven ☐ Gas Stove/Range/Cook top ☐ Exterior Lights ☐ Barbecue ☐ Water heater ☐ Tankless Water Heater  
☐ Gas dryer (hook up) ☐ Other \_\_\_\_\_  
 (c) Other Equipment: ☒ TV Antenna ☒ Cable Wiring ☒ Phone Wiring ☐ Network/Data Wiring  
☐ Electric Garage Door Opener(s) Number of controls \_\_\_\_\_  
☒ Security Alarm System ☒ Owned ☐ Leased /Lease information: \_\_\_\_\_

☒ Satellite Dish ☐ Owned ☒ Leased/Lease Information: Direct TV

☐ Electronic Pet Fence System Number of Collars: \_\_\_\_\_ ☐ Other: \_\_\_\_\_

- (d) Are you aware of any items in this section in need of repair or replacement? ☐ Yes ☒ No If "Yes", please explain \_\_\_\_\_

### ELECTRICAL

Type of service panel: ☐ Fuses ☒ Circuit Breakers ☐ Other: \_\_\_\_\_

(a) Type of wiring: ☒ Copper ☐ Aluminum ☐ Knob and Tube ☐ Unknown

- (b) Are you aware of any problems or repairs needed in the electrical system? ☐ Yes ☒ No If "Yes", please explain \_\_\_\_\_

### ROOF, GUTTERS AND DOWNSPOUTS

(a) What is the approximate age of the roof? 4 Years. Documented? ☐ Yes ☒ No

(b) Has the roof ever leaked during your ownership? ☐ Yes ☒ No If "Yes" please explain \_\_\_\_\_

(c) Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership? ☐ Yes ☒ No If "Yes", please explain \_\_\_\_\_

(d) Are you aware of any problems with the roof, gutters or downspouts? ☐ Yes ☒ No If "Yes", please explain \_\_\_\_\_

### CONSTRUCTION

(a) Are you aware of any problems with the footing, foundation walls, sub-floor, interior and exterior walls, roof construction, decks/porches or other load bearing components? ☒ Yes ☐ No If "Yes" please describe in detail Several deck boards could be replace near the pool

(b) Are you aware of any repairs to any of the building elements listed in (a) above? ☒ Yes ☐ No If "Yes", please describe the location, extent, date and name of the person/company who did the repair or control effort Replaced 2 2x6 boards on deck adjacent to the pool ladder

(c) Are you aware that any of the work in (b) above was completed without required permits? ☐ Yes ☒ No

(d) List all significant additions, modifications, renovations, & alterations to the property during your ownership: Converted Single car garage to bunkroom

(e) Were required permits obtained for the work in (d) above? ☐ Yes ☒ No Not required

### BASEMENT AND CRAWL SPACE (Complete only if applicable)

(a) ☐ Sump pit ☐ Sump pit and pump

(b) Type of foundation: ☐ Concrete ☐ Stone ☒ Cinder Block ☐ Wood

(c) Are you aware of any dampness, water accumulation or leakage, in the basement or crawl space? ☒ Yes ☒ No If "Yes", please describe in detail Water heater replacement Spillage in crawl space (recent)

(d) Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space? ☐ Yes ☒ No If "Yes", please describe the location, extent, date and name of the person/company who did the repair or control effort \_\_\_\_\_

### PESTS OR TERMITES/WOOD DESTROYING INSECTS

(a) Are you aware of any pests or termites/wood destroying insects impacting the property and improvements? ☐ Yes ☒ No

(b) Are you aware of any uncorrected damage to the property caused by pests or termites/wood destroying insects? ☐ Yes ☒ No

(c) Is your property currently under a warranty contract by a licensed pest/termite control company? ☐ Yes ☒ No

(d) Are you aware of any pest/termite control reports for the property? ☒ Yes ☐ No

(e) Are you aware of any pest/termite control treatments to the property? ☐ Yes ☒ No

(f) Please explain any "Yes" answers you gave in this section 2021 Inspection

### SOIL AND DRAINAGE

(a) Are you aware of any fill, expansive soil or sinkholes on the property or that may affect the property? ☐ Yes ☒ No

(b) Are you aware of any soil, earth movement, flood, drainage or grading problems on the property or that may affect the property? ☐ Yes ☒ No

(c) Are you aware of any past, present or proposed mining, strip-mining, or any other excavations on the property or that may affect the property? ☐ Yes ☒ No

(d) Are you aware of any Post-construction Stormwater Best Management Practices (BMPs) on the property? (BMPs are private stormwater management facilities which include a recorded formal Maintenance Agreement with the Metropolitan Sewer District, e.g. retention ponds, rain gardens, sand filters, permeable pavement) ☐ Yes ☒ No

(e) Please explain any "Yes" answers you gave in this section \_\_\_\_\_



**HAZARDOUS SUBSTANCES/OTHER ENVIRONMENTAL CONCERNS**

(a) Lead: (Note: Production of lead-based paint was banned in 1978. See Disclosure of Information and Acknowledgement Lead Based Paint and/or Lead-Based Paint Hazards, form #2049.)

- (1) Are you aware of the presence of any lead hazards (such as paint, water supply lines, etc.) on the property? ☐ Yes ☒ No  
 (2) Are you aware if it has ever been covered or removed? ☐ Yes ☒ No  
 (3) Are you aware if the property has been tested for lead? ☐ Yes ☒ No If "Yes", please give date performed, type of test and test results \_\_\_\_\_

(4) Please explain any "Yes" answers you gave in this section \_\_\_\_\_

(b) Asbestos Materials

- (1) Are you aware of the presence of asbestos materials on the property, such as roof shingles, siding, insulation, ceiling, flooring, pipe wrap, etc.? ☐ Yes ☒ No  
 (2) Are you aware of any asbestos material 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 If "Yes", please give date performed, type of test and test results \_\_\_\_\_

(4) Please explain any "Yes" answers you gave in this section \_\_\_\_\_

(c) Mold

- (1) Are you aware of the presence of any mold on the property? ☐ Yes ☒ No  
 (2) Are you aware of anything with mold on the property that has ever been covered or removed? ☐ Yes ☒ No  
 (3) Are you aware if the property has ever been tested for the presence of mold? ☐ Yes ☒ No If "Yes", please give date performed, type of test and test results \_\_\_\_\_

(4) Please explain any "Yes" answers you gave in this section \_\_\_\_\_

(d) Radon

- (1) Are you aware if the property has been tested for radon gas? ☐ Yes ☒ No If "Yes", please give date performed, type of test and test results \_\_\_\_\_  
 (2) Are you aware if the property has ever been mitigated for radon gas? ☐ Yes ☒ No If "Yes", please provide the date and name of the person/company who did the mitigation \_\_\_\_\_

(e) Methamphetamine

Are you aware if the property is or was used as a lab, production or storage site for methamphetamine or was the residence of a person convicted of a crime related to methamphetamine or a derivative controlled substance related thereto?

☐ Yes ☒ No If "Yes", Section 442.606 RSMo requires you to disclose such facts in writing, please explain \_\_\_\_\_

(f) Waste Disposal Site or Demolition Landfill (permitted or unpermitted)

Are you aware of any permitted or unpermitted solid waste disposal site or demolition landfill on the property? ☐ Yes ☒ No  
 If "Yes", Section 260.213 RSMo requires you to disclose the location of any such site on the property. Please provide such information. \_\_\_\_\_

**Note: If Seller checks "Yes", Buyer may be assuming liability to the State for any remedial action at the property.**

(g) 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", Section 442.055 RSMo requires you to disclose such knowledge in writing. Please provide such information, including a copy of such report, if available. \_\_\_\_\_

(h) Other Environmental Concerns

Are you aware of any other environmental concerns that may affect the property such as polychlorinated biphenyls (PCB's), electro-magnetic fields (EMF's), underground fuel tanks, unused septic or storage tanks, etc.? ☐ Yes ☒ No If "Yes", please explain \_\_\_\_\_

**SURVEY AND ZONING**

- (a) Are you aware of any shared or common features with adjoining properties? ☒ Yes ☐ No  
 (b) Are you aware of any rights of way, unrecorded easements, or encroachments, which affect the property? ☐ Yes ☒ No  
 (c) Is any portion of the property located within the 100-year flood hazard area (flood plain)? ☐ Yes ☒ No  
 (d) Do you have a survey of the property? ☒ Yes ☐ No (If "Yes", please attach) Does it include all existing improvements on the property? ☐ Yes ☐ No  
 (e) Are you aware of any violations of local, state, or federal laws/regulations, including zoning, relating to the property? ☐ Yes ☒ No  
 (f) Please explain any "Yes" answers you gave in this section Slip owners have easement rights of blacktop to the dock

228 **INSURANCE**

229 Are you aware of any claims that have been filed for damages to the property? ☐ Yes ☒ No If "Yes", please provide the following  
 230 information: date of claim, description of claim, repairs and/or replacements completed \_\_\_\_\_  
 231 \_\_\_\_\_  
 232 \_\_\_\_\_  
 233 \_\_\_\_\_

234 **MISCELLANEOUS**

- 235 (a) The approximate age of the residence is \_\_\_\_\_ years. The Seller has occupied the property from 2021 to present.  
 236 (b) Has the property been continuously occupied during the last twelve months? ☐ Yes ☒ No If "No", please explain Vacation Property  
 237 (c) Is the property located in an area that requires any compliance inspection(s) including municipality, conservation, fire district or  
 238 any other required governmental authority? ☒ Yes ☐ No If "Yes", please explain Septic inspections  
 239 (d) Is the property located in an area that requires any specific disclosure(s) from the city or county? ☐ Yes ☒ No If "Yes", please  
 240 explain \_\_\_\_\_  
 241 (e) Is the property designated as a historical home or located in a historic district? ☐ Yes ☒ No If "Yes", please explain \_\_\_\_\_  
 242 (f) Is property tax abated? ☐ Yes ☒ No Expiration date \_\_\_\_\_ Attach documentation from taxing authority.  
 243 (g) Are you aware of any pets having been kept in or on the property? ☐ Yes ☒ No If "Yes" please explain \_\_\_\_\_  
 244 (h) Is the Buyer being offered a protection plan/home warranty at closing at Seller's expense? ☐ Yes ☒ No (If "Yes", please attach)  
 245 (i) Are you aware of any inoperable windows or doors, broken thermal seals, or cracked/broken glass? ☒ Yes ☐ No  
 246 (j) Are you aware if carpet has been laid over a damaged wood floor? ☐ Yes ☒ No  
 247 (k) Are you aware of any existing or threatened legal action affecting the property? ☐ Yes ☒ No  
 248 (l) Are you aware of any consent required of anyone other than the signer(s) of this form to convey title to the property? ☐ Yes ☒ No  
 249 (m) Please explain any "Yes" answers you gave for (i), (j), (k), or (l) above \_\_\_\_\_  
 250 \_\_\_\_\_  
 251 \_\_\_\_\_  
 252 \_\_\_\_\_  
 253 \_\_\_\_\_  
 254 \_\_\_\_\_

255 **Additional Comments:**

256 A bathroom Window is missing a crank handle required to open.  
 257 Thermal Seal leak on picture window. No visible cracks.  
 258 \_\_\_\_\_  
 259 \_\_\_\_\_  
 260 \_\_\_\_\_

261 Seller attaches the following document(s): \_\_\_\_\_

**SELLER'S ACKNOWLEDGEMENT:**

Seller acknowledges that he has carefully examined this statement and that it is complete and accurate to the best of Seller's knowledge. Seller agrees to immediately notify listing broker in writing of any changes in the property condition. Seller authorizes all brokers and their licensees to furnish a copy of this statement to prospective Buyers.

Kenton Marsh 8/2/23  
SELLER SIGNATURE DATE

Kenton Marsh  
Seller Printed Name

Monica Marsh 8/2/23  
SELLER SIGNATURE DATE

Monica Marsh  
Seller Printed Name

**BUYER'S ACKNOWLEDGEMENT:**

Buyer acknowledges having received and read this Seller's Disclosure Statement. Buyer understands that the information in this Seller's Disclosure Statement is limited to information of which Seller has actual knowledge. Buyer should verify the information contained in this Seller's Disclosure Statement, and any other important information provided by either Seller or broker (including any information obtained through the Multiple Listing Service) by an independent, professional investigation of his own. Buyer acknowledges that broker is not an expert at detecting or repairing physical defects in property.

\_\_\_\_\_  
BUYER SIGNATURE DATE

\_\_\_\_\_  
Buyer Printed Name

\_\_\_\_\_  
BUYER SIGNATURE DATE

\_\_\_\_\_  
Buyer Printed Name