

SELLER'S DISCLOSURE EXHIBIT  
RESIDENTIAL PROPERTY

PROPERTY: 505 N. MAIN ST. City VANDALIA State MO Zip 63382

Notice: While the following disclosure may help a Buyer in the evaluation of the above referenced property, it is not to be considered a warranty nor should it be considered a substitute for inspections or warranties the Buyer may wish to obtain.

THIS DOCUMENT WAS COMPLETED BY ☒ SELLER ☐ AGENT IN SELLER'S PRESENCE

GENERAL

Age of Residence \_\_\_\_\_ years. Seller has ☒ owned \_\_\_\_\_ occupied for 23 years.  
Property has been vacant for 2 months 0 years. Occupancy permit req'd ☐ Yes ☒ No.  
Survey ☐ Yes ☐ No. Designated historical home or district ☐ Yes ☒ No.  
Pets occupying property ☐ Yes ☒ No Explain \_\_\_\_\_  
Home Warranty Plan offered by Seller ☐ Yes ☒ No. 100 year flood plain ☐ Yes ☒ No  
Features shared with other properties \_\_\_\_\_ Walls \_\_\_\_\_ Fences \_\_\_\_\_ Sewer \_\_\_\_\_ Well \_\_\_\_\_ Road \_\_\_\_\_  
Encroachments to property by neighboring landowners ☐ Yes ☒ No. Legal action ☐ Yes ☒ No  
Notice of zoning, legal, building code, permit violations ☐ Yes ☒ No.  
Explanations regarding any of the above \_\_\_\_\_

Utilities. Gas Company Ameren UE Electric Company City of Vandalia  
Water Company City of Vandalia Cable TV \_\_\_\_\_  
Sewer Vandalia City Telephone \_\_\_\_\_  
Trash Vandalia City  
Fire District Volunteer Fire Dept Vandalia Dues in taxes ☐ Yes ☒ No  
Explanations of any of the above \_\_\_\_\_

SPECIFIC

1. Subdivision, Condominium or Association Name N/A  
\_\_\_\_\_ Annual \_\_\_\_\_ Monthly Assessment Fee \$ \_\_\_\_\_ includes \_\_\_\_\_

Existing or proposed Special Assessments or pending claims that may result in a Special Assessment? ☐ Yes ☒ No. If Yes, describe \_\_\_\_\_

Written subdivision rules, covenants, restrictions, regulations ☐ Yes ☒ No  
Association Contact \_\_\_\_\_ Phone \_\_\_\_\_  
Comments \_\_\_\_\_

2. \_\_\_\_\_ Boat docks, \_\_\_\_\_ slips, \_\_\_\_\_ lifts included in the sale (must be included in personal property on sale contract). ☒ Owned \_\_\_\_\_ Leased from \_\_\_\_\_  
Assessment? ☐ Yes ☒ No \$ \_\_\_\_\_ Annual \_\_\_\_\_ Monthly \_\_\_\_\_  
Permit required? ☐ Yes ☒ No Pending Assessment Increase? ☐ Yes ☒ No  
Comments \_\_\_\_\_



**SELLER'S DISCLOSURE - RESIDENTIAL PROPERTY**

3. Heating & Cooling: ☒ Natural Gas ☐ LP Gas ☒ Electric ☐ Wood ☐ Oil  
forced air furnace. Other heating system \_\_\_\_\_

Approximate age of heating system 17 years Serviced by \_\_\_\_\_  
LP Gas or other fuel tank is ☐ Owned ☐ Leased from \_\_\_\_\_

Cooling ☒ Central or ☐ (#) Window Units (must be included in personal property on contract). Areas of dwelling not serviced by heat and/or air systems Garage

Fireplace(s) # ☒ Woodburning Gas ☐ Electric Other Wood Stove  
Insulation ☒ Yes ☐ No R-\_\_\_\_\_ Ceiling R-\_\_\_\_\_ Walls ☒ Unknown  
Problems or explanations of heating and cooling systems Don't know of any.

4. Electrical: ☒ 110v. ☒ 220v. ☒ Amp Breaker Box ☒ Fuse Box  
Wiring: ☐ Copper ☐ Aluminum ☐ Knob & Tube ☐ Romex ☒ Unknown  
Attention needed in electrical system. Problems, repairs No problems

Recent Updates \_\_\_\_\_

5. Appliances/Fixtures/Equipment. (must be included in personal property on sale contract).  
The following items are included in the sale of the property and are in working condition unless otherwise noted:

|  |  |   |
|--|--|---|
| <input checked="" type="checkbox"/> Fans: Attic, Ceiling Exhaust | <input type="checkbox"/> Dishwasher                          | <input type="checkbox"/> Trash Compactor                  |
| <input type="checkbox"/> Garage Door Openers (# _____ remotes)   | <input type="checkbox"/> Exterior lighting                   |   |
| <input checked="" type="checkbox"/> Smoke Alarms                 | <input type="checkbox"/> Fireplace Equipment and Doors       |   |
| <input type="checkbox"/> Fireplace Logs                          | <input type="checkbox"/> Garbage Disposal                    | <input type="checkbox"/> BBQ Grill                        |
| <input type="checkbox"/> Installed Humidifier                    | <input checked="" type="checkbox"/> Door Locks               | <input checked="" type="checkbox"/> Lighting Fixtures     |
| <input type="checkbox"/> Installed Microwaves                    | <input type="checkbox"/> Water Softener                      | <input checked="" type="checkbox"/> Sump Pump             |
| <input type="checkbox"/> LP Gas Tank                             | <input checked="" type="checkbox"/> Refrigerator             | <input type="checkbox"/> Security & Alarms System         |
| <input type="checkbox"/> Intercom                                | <input type="checkbox"/> Sprinkler System                    | <input type="checkbox"/> Satellite Dish                   |
| <input type="checkbox"/> Satellite Receiver                      | <input type="checkbox"/> Satellite Remotes                   | <input type="checkbox"/> Cable TV Wiring                  |
| <input type="checkbox"/> Television Antenna                      | <input type="checkbox"/> Central Vacuum                      | <input checked="" type="checkbox"/> Water Heater Gas/Elec |
| <input checked="" type="checkbox"/> Installed Oven Gas/Elec      | <input checked="" type="checkbox"/> Installed Range Gas/Elec |   |
| <input type="checkbox"/> Washing Machine                         | <input type="checkbox"/> Clothes Dryer Gas/Elec              |   |
| <input type="checkbox"/> # Window Air Conditioning Units         |  |   |

Notes regarding the above inclusions, needed repairs, needed replacements, recent replacements, etc NIA

6. Plumbing & Water Systems, Fixtures & Equipment. Plumbing ☒ Copper ☐ Galvanized ☒ PVC  
Water Heater ☒ Electric ☐ Gas ☐ Other Age 7 yrs 50 Gallon  
Hot Tub/Jacuzzi NIA  
Lawn Sprinkler System NIA  
Water Source ☒ Public ☐ Well ☐ Other \_\_\_\_\_ Approx well depth \_\_\_\_\_  
Well tested ☐ Yes ☐ No Results NIA  
Water Softener, Purifier, Filter? ☐ Yes ☒ No ☐ Owned ☐ Leased from \_\_\_\_\_



Attention needed in plumbing or water systems. Problems, repairs Not that I know of.  
Recent Updates \_\_\_\_\_

7. Roof, Gutters & Downspouts. Approximate age of roof 12 yrs. Leaks ☐ Yes ☒ No  
Explanation (if Yes) \_\_\_\_\_  
Roof repairs? Put a new roof 12 yrs ago due to hail damage.  
Attention needed in roof, gutter & downspout systems. Problems, repairs \_\_\_\_\_

Recent updates \_\_\_\_\_

8. Sewer System. ☒ Public ☐ Private ☐ Septic ☐ Aerator ☐ Tank/laterals/drain field  
Other: \_\_\_\_\_  
Septic service record \_\_\_\_\_  
Back ups/leaks/problems with sewage system replaced sewer line out to the city in 2006.  
Recent Updates \_\_\_\_\_

9. Construction. Problems with footings, foundation, sub-floor, interior or exterior walls, roof construction, decks/porches, other load bearing or structural components ☐ Yes ☒ No.  
Exterior. Synthetic Stucco (EIFS) ☐ Yes ☐ No ☒ Unknown  
Installed by (if known) \_\_\_\_\_  
Inoperable windows, doors or broken seals Not to my knowledge  
Repairs or replacements to above New Pella windows installed in 2010  
Recent Updates \_\_\_\_\_

10. Lead, Asbestos, Mold, Radon, Methamphetamine. Any of the foregoing found on property?  
☐ Lead ☐ Asbestos ☐ Mold ☐ Radon ☐ Methamphetamine  
Do any of the above exist on the property? Not to my knowledge.  
To what Extent? \_\_\_\_\_  
Has there been any remediation of any of the above? \_\_\_\_\_  
Other information pertaining to the above \_\_\_\_\_

11. Basement, Crawl Space. Dampness, water leakage, accumulation in basement or crawl space? ☒ Yes ☐ No. Attempts to control water or dampness problems ☐ Yes ☐ No.  
Other information pertaining to the above Basement can get wet during heavy rains. Installed sump pump in 2009.

12. Termites, Dry Rot, Wood Destroying Insects or Pests.  
Termite inspection ☐ Yes ☒ No. Year \_\_\_\_\_.  
Termite or other damage known Not to my knowledge.  
Termite or pest control warranties \_\_\_\_\_  
Other information pertaining to the above N/A

13. Soils & Drainage. Fill soils, expansive soils or sinkholes on property \_\_\_\_\_ Yes ☒ No.  
Soil movement, flooding, drainage or grading problems \_\_\_\_\_ Yes ☒ No.  
Other information pertaining to the above \_\_\_\_\_

14. Insurance claims in the past five years. none

15. Roads, Streets, Alleys, Shared Road Agreements, Access Easements.

Is the access to this property from a public roadway? ☒ Yes \_\_\_\_\_ No. **If not, explain below.**

Any recorded or unrecorded easements affecting the property \_\_\_\_\_ Yes ☒ No.

Shared road agreements in place \_\_\_\_\_ Yes ☒ No. If Yes, duties of landowner are as follows:

Other information pertaining to the above \_\_\_\_\_

**Seller's Acknowledgement:** Broker is hereby authorized to distribute this information to potential Buyers for the property first above mentioned. Seller has carefully examined this disclosure and acknowledges that the information contained herein is true and accurate to the best of the Seller's knowledge. Seller agrees to notify agent if substantial changes in condition or statements occur.

*John C. Stoltz*

Seller

Date 2-1-2017

*Naomi Stoltz*

Seller

Date 2-1-2017

**Buyer's Acknowledgement:** Buyer should verify information contained in this disclosure statement and is urged to carefully inspect the property and, if desired, have the property inspected by independent, professional experts at Buyer's own expense. Buyer understands that Seller may not have full knowledge of all items mentioned above and is completing this form to the best of Seller's knowledge. Buyer further acknowledges that Buyer or Buyer's agent has received a signed copy of this disclosure statement from Seller or listing broker and that neither of these is an expert in the detection or repair of physical property defects.

Buyer

Date \_\_\_\_\_

Buyer

Date \_\_\_\_\_




 Hosted by  
 Vanguard Appraisals, Inc.

Parcel Number: 14-3-05-3-001-010.000  
 Deed Holder: STOLTE, LESLIE C & NAOMI  
 Property Address: 505 N MAIN  
 Mailing Address: 5950 GLADYS AVE  
 BEAUMONT, TX 77706-4410 USA  
 Class: RESIDENTIAL  
 Map Area: NONE  
 Subdivision: [NONE]

Legal Description:  
 VANDALIA PROM (52-5-5) (73.6 X 168 IRR) PT NE SW DESC AS BEG PT ON W/L N MAIN ST 103.4' N OF INT WITH N/L MCPKE ST, CONT N73.6', W168', SE82'(S), E168'  
 TO POB  
 (NOTE: NOT TO BE USED ON LEGAL DOCUMENTS)

## Current Value Information

| FULL MARKET | Agricultural | Residential | Commercial\Other | Exempt | Total    |
|-------------|--------------|-------------|------------------|--------|----------|
| Land        | \$0          | \$7,000     | \$0              | \$0    | \$7,000  |
| Building    | \$0          | \$28,920    | \$0              | \$0    | \$28,920 |
| Total       | \$0          | \$35,920    | \$0              | \$0    | \$35,920 |

## Prior Year Value Information

| 2016     | Agricultural | Residential | Commercial\Other | Exempt | Total    |
|----------|--------------|-------------|------------------|--------|----------|
| Land     | \$0          | \$7,000     | \$0              | \$0    | \$7,000  |
| Building | \$0          | \$28,920    | \$0              | \$0    | \$28,920 |
| Total    | \$0          | \$35,920    | \$0              | \$0    | \$35,920 |
| 2015     | Agricultural | Residential | Commercial\Other | Exempt | Total    |
| Land     | \$0          | \$7,000     | \$0              | \$0    | \$7,000  |
| Building | \$0          | \$28,920    | \$0              | \$0    | \$28,920 |
| Total    | \$0          | \$35,920    | \$0              | \$0    | \$35,920 |

[More Years...](#)

## Land Information

| Lot Type | Square Feet | Acres |
|----------|-------------|-------|
| Lump Sum | 0           | 0.000 |

## Residential Building Information

| Occupancy                      | Style         | Year Built | Total Living Area |
|--------------------------------|---------------|------------|-------------------|
| Single-Family / Owner Occupied | 1 Story Frame | 1910       | 1,182             |

## GIS Map Information



Map Number: 14-3-05-3-001-010

**ASSESSED VALUES**

RESIDENTIAL VALUE: 6,830  
AGRICULTURE VALUE: 0  
COMMERCIAL VALUE: 0  
**TOTAL ASSESSMENT VALUE: 6,830**

**Location:**

VANDALIA PROM (52-5-5) (73.6 X 168 IRR) PT  
NE SW DESC AS BEG PT ON W/L N MAIN ST  
103.4 N OF INT WITH N/L MCPIKE ST, CO

**Situs:**

505 N MAIN

|                    |               |
|--------------------|---------------|
| COUNTY             | 15.68         |
| HEALTH             | 17.25         |
| LIBRARY            | 15.20         |
| NURSING HOME       | 17.08         |
| SHELTERED WRKSHHP  | 14.34         |
| SPECIAL RB VS      | 20.74         |
| STATE              | 2.05          |
| VAN FAR AMB        | 9.86          |
| VANDALIA           | 63.35         |
| VANFAR SCH         | 273.20        |
| <b>TOTAL TAXES</b> | <b>472.66</b> |
| <b>TOTAL PAID</b>  | <b>472.66</b> |

12/9/2016 10:06 AM

**PAID RECEIPT**

**\*\* NON-CLEARANCE OF CHECK VOIDS RECEIPT**

Date Paid: 12/10/2016

Amount Paid: \$472.66

Payment Type: CHECK

Receipt #: 2016004343

Batch #: 2016000146

Check #: CORELOGIC

STOLTE, LESLIE C & NAOMI  
5950 GLADYS AVE  
BEAUMONT, TX 77706-4410

AMOUNT PAID INCLUDES ANY LATE PENALTIES IF APPLICABLE

**KATE BECKER**  
**AUDRAIN COUNTY COLLECTOR**  
**101 N JEFFERSON RM 103**  
**MEXICO MO 65265**  
**(573) 473-5824**