

SELLER'S DISCLOSURE EXHIBIT
RESIDENTIAL PROPERTY

PROPERTY: 202 N. Maple 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 Approximate 50 years. Seller has ☒ owned ☐ occupied for 5 1/2 years.
Property has been vacant for 16 months ☐ 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 Electric Company City of Vandalia
Water Company Vandalia Cable TV _____
Sewer Vandalia Telephone _____
Trash Vandalia
Fire District Vandalia Dues in taxes ☐ Yes ☐ No
Explanations of any of the above _____

SPECIFIC

1. Subdivision, Condominium or Association Name _____
_____ 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 Hot water Heat when built

Approximate age of heating system New forced Air 3/2017 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 services by heat and/or air systems New Air Conditioner 3/2017

Fireplace(s) # _____ Woodburning Gas Electric Other _____
Insulation ☒ Yes ☐ No R- _____ Ceiling R- _____ Walls ☒ Unknown
Problems or explanations of heating and cooling systems _____

4. Electrical: ☒ 110v. ☒ 220v. 200 Amp Breaker Box ☐ Fuse Box
Wiring: ☐ Copper ☐ Aluminum ☐ Knob & Tube ☐ Romex ☒ Unknown
Attention needed in electrical system. Problems, repairs _____

Recent Updates New 200 amp Breaker Box in September 2011

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 type="checkbox"/> Fans: Attic, Ceiling Exhaust	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Trash Compactor
<input checked="" type="checkbox"/> Garage Door Openers (# <u>2</u> remotes)	<input checked="" type="checkbox"/> Exterior lighting @ <u>Breezeway door</u>	
<input type="checkbox"/> Smoke Alarms	<input type="checkbox"/> Fireplace Equipment and Doors	
<input type="checkbox"/> Fireplace Logs	<input checked="" type="checkbox"/> Garbage Disposal	<input type="checkbox"/> BBQ Grill
<input type="checkbox"/> Installed Humidifier	<input type="checkbox"/> Door Locks	<input checked="" type="checkbox"/> Lighting Fixtures <u>New in rooms</u>
<input checked="" 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 <u>Gas/Elec</u>
<input checked="" type="checkbox"/> Installed Oven <u>Gas/Elec</u>	<input checked="" type="checkbox"/> Installed Range <u>Gas/Elec</u>	
<input type="checkbox"/> Washing Machine	<input type="checkbox"/> Clothes Dryer <u>Gas/Elec</u>	
<input type="checkbox"/> # Window Air Conditioning Units		

Notes regarding the above inclusions, needed repairs, needed replacements, recent Kenmore Appliances
replacements, etc New oven, range, refrigerator, micro wave, all installed in fall 2011
also garbage disposal & water heater. Installed new counter tops in kitchen & bathroom
Replaced toilet stool in basement-2011 New carpet livingroom & bathroom, sinks have new

6. Plumbing & Water Systems, Fixtures & Equipment. Plumbing ☒ Copper ☐ Galvanized ☒ PVC Plumbing
Water Heater ☐ Electric ☒ Gas ☐ Other Age 2011 ☐ Gallon
Hot Tub/Jacuzzi _____
Lawn Sprinkler System _____
Water Source ☒ Public ☐ Well ☐ Other _____ Approx well depth _____
Well tested ☐ Yes ☐ No Results _____
Water Softener, Purifier, Filter? ☐ Yes ☐ No ☐ Owned ☐ Leased from _____

Attention needed in plumbing or water systems. Problems, repairs _____

Recent Updates _____

7. Roof, Gutters & Downspouts. Approximate age of roof 2013. Leaks ☐ Yes ☒ No
Explanation (if Yes) _____

Roof repairs? _____

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 _____

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 _____

Repairs or replacements to above Replaced breezeway doors inside - storm doors. Storm door on front door.

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 that we know of.

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 Some seepage on basement floor

12. Termites, Dry Rot, Wood Destroying Insects or Pests.

Termite inspection ☐ Yes ☒ No. Year _____

Termite or other damage known _____

Termite or pest control warranties _____

Other information pertaining to the above _____

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.

Robert B. Stuart

Seller

Date

3/8/17

Frances Stuart

Seller

Date

3/08/17

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

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser 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 the 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.

Seller's Disclosure

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

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) RS Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) _____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) RS Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

(c) _____ Purchaser has received copies of all information listed above.

(d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

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

(ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) EW Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

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.

<u>Robert B. Smith</u>	<u>3/08/17</u>	<u>Frances Stuart</u>	<u>3/08/17</u>
Seller	Date	Seller	Date
<u>Michael Waller</u>	<u>3/8/17</u>		
Purchaser	Date	Purchaser	Date
Agent	Date	Agent	Date


 Hosted by
 Vanguard Appraisals, Inc.

Parcel Number: 14-3-05-3-049-004.000
 Deed Holder: STUART, R GAYLE & FRANCES C TRUSTEES
 Property Address: 202 N MAPLE
 Mailing Address: 5001 AUDRAIN ROAD 549
 VANDALIA, MO 63382-0000 USA
 Class: RESIDENTIAL
 Map Area: NONE
 Subdivision: [NONE]
 Legal Description: VANDALIA ORIGINAL (120 X 88.3) LOT 5 & W 28.3' OF LOT 6 BLOCK 23
 (NOTE: NOT TO BE USED ON LEGAL DOCUMENTS)

Current Value Information

FULL MARKET	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$0	\$6,000	\$0	\$0	\$6,000
Building	\$0	\$46,010	\$0	\$0	\$46,010
Total	\$0	\$52,010	\$0	\$0	\$52,010

Prior Year Value Information

2016	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$0	\$6,000	\$0	\$0	\$6,000
Building	\$0	\$46,010	\$0	\$0	\$46,010
Total	\$0	\$52,010	\$0	\$0	\$52,010
2015	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$0	\$6,000	\$0	\$0	\$6,000
Building	\$0	\$46,010	\$0	\$0	\$46,010
Total	\$0	\$52,010	\$0	\$0	\$52,010

[▼ 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	1967	1,656

GIS Map Information

Layer School District was unregistered from snapping.

Audrain County, MO

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