

**SELLER'S DISCLOSURE EXHIBIT
RESIDENTIAL PROPERTY**

PROPERTY: 514 W MC PIKE City VANDALIA State MO Zip 63380

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 X SELLER AGENT IN SELLER'S PRESENCE

GENERAL.

Age of Residence _____ years. Seller has X owned _____ occupied for 40 years.
Property has been vacant for 2 months _____ years. Occupancy permit req'd _____ Yes _____ No.
Survey _____ Yes X No. Designated historical home or district _____ Yes X No.
Pets occupying property _____ Yes X No Explain _____
Home Warranty Plan offered by Seller _____ Yes X No. 100 year flood plain _____ Yes X 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 Amesbury Electric Company City of Vandalia
Water Company City of Vandalia Cable TV off
Sewer City of Vandalia Telephone off
Trash City of Vandalia
Fire District Vandalia Fire 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 _____

Approximate age of heating system 35 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 services by heat and/or air systems _____

Fireplace(s) # _____ Woodburning Gas Electric Other _____
Insulation ☒ Yes _____ No R- ☒ Ceiling R- ☒ Walls _____ Unknown _____
Problems or explanations of heating and cooling systems none

4. Electrical: _____ 110v. _____ 220v. _____ Amp Breaker Box ☒ Fuse Box _____
Wiring: ☒ Copper _____ Aluminum _____ Knob & Tube _____ Romex _____ Unknown _____
Attention needed in electrical system. Problems, repairs none

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

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

6. Plumbing & Water Systems, Fixtures & Equipment. Plumbing _____ Copper _____ Galvanized ☒ PVC
Water Heater _____ Electric ☒ Gas _____ Other _____ Age 1yr 30 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 None

Recent Updates _____

7. Roof, Gutters & Downspouts. Approximate age of roof 6 months. Leaks ____ Yes ☒ No
Explanation (if Yes) _____

Roof repairs? _____

Attention needed in roof, gutter & downspout systems. Problems, repairs _____

Recent updates new roof

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 _____

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? no

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 _____

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 X No.
Soil movement, flooding, drainage or grading problems _____ Yes _____ No.
Other information pertaining to the above _____

14. Insurance claims in the past five years. NO

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

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

Any recorded or unrecorded easements affecting the property _____ Yes X No.

Shared road agreements in place _____ Yes X 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.

Mickey Mink KJmit
Seller
Date 3-16-17

Ant Cast
Seller
Date 3-6-17

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) ☒ MM 46 KIM 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) ☒ MM 46 KIM 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>[Signature]</u>	<u>3-6-17</u>	<u>[Signature]</u>	<u>3-6-17</u>
Seller	Date	Seller	Date
<u>[Signature]</u>	<u>3-6-17</u>	<u>[Signature]</u>	<u>3-6-17</u>
Purchaser	Date	Purchaser	Date
<u>[Signature]</u>	<u>3-6-17</u>	<u>[Signature]</u>	<u>3-6-17</u>
Agent	Date	Agent	Date


 Hosted by
Vanguard Appraisals, Inc.

Parcel Number: 14-3-05-3-028-004.000
 Deed Holder: MINK, DORIS L (BEN DEED)
 Property Address: 514 W MCPIKE
 Mailing Address: 514 W MCPIKE
 VANDALIA, MO 63382-0000 USA
 Class: RESIDENTIAL
 Map Area: NONE
 Subdivision: [NONE]
 Legal Description: VANDALIA ORIGINAL (60 X 120) LOT 4 BLK 8
 (NOTE: NOT TO BE USED ON LEGAL DOCUMENTS)

Current Value Information

FULL MARKET	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$0	\$5,000	\$0	\$0	\$5,000
Building	\$0	\$22,620	\$0	\$0	\$22,620
Total	\$0	\$27,620	\$0	\$0	\$27,620

Prior Year Value Information

2016	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$0	\$5,000	\$0	\$0	\$5,000
Building	\$0	\$22,620	\$0	\$0	\$22,620
Total	\$0	\$27,620	\$0	\$0	\$27,620
2015	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$0	\$5,000	\$0	\$0	\$5,000
Building	\$0	\$22,620	\$0	\$0	\$22,620
Total	\$0	\$27,620	\$0	\$0	\$27,620

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	1960	952

GIS Map Information

Layer School District was unregistered from snapping.

Audrain County, MO

Search... Sign in

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Full Extent Zoom In Zoom Out Pan Previous Extent Next Extent Identify Add Bookmark Bookmarks Layer List

Navigation Find Data Bookmarks Layer

Print Linked Maps Training Videos

Tasks Help

Workflow (1)

Parcel 14-3-05-3-028-004.000