

SELLER'S DISCLOSURE EXHIBIT  
RESIDENTIAL PROPERTY

PROPERTY: 213 E. Walsh Blvd. 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 76 years. Seller has ☒ owned ☐ occupied for 12 years.  
Property has been vacant for 3 months ☒ years. Occupancy permit req'd ☐ Yes ☐ No.  
Survey ☐ Yes ☐ No. Designated historical home or district ☐ Yes ☐ No.  
Pets occupying property ☐ Yes ☒ No Explain only for about 3 mts.  
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 City Electric Company Ameren UE.  
Water Company City Cable TV (NO) - WIRED throughout  
Sewer City Telephone (NO) 3 incoming lines  
Trash City  
Fire District City 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 \_\_\_\_\_ 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 2 window units  
NOT USED IN THE TWELVE YEARS I OWNED IT.

Fireplace(s) # 1 ☒ Woodburning ☐ Gas ☐ Electric ☐ Other NOT USED.  
Insulation ☒ Yes ☐ No R-\_\_\_\_\_ Ceiling R-\_\_\_\_\_ Walls \_\_\_\_\_ Unknown  
Problems or explanations of heating and cooling systems \_\_\_\_\_

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

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:

<u>7</u> Fans: Attic, <u>Ceiling</u> Exhaust	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Trash Compactor
<u>1</u> Garage Door Openers (# <u>1</u> remotes)	<u>4</u> Exterior lighting	
<input 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 type="checkbox"/> Door Locks	<input type="checkbox"/> Lighting Fixtures
<input type="checkbox"/> Installed Microwaves	<input type="checkbox"/> Water Softener	<input 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 checked="" type="checkbox"/> Washing Machine	<input checked="" type="checkbox"/> Clothes Dryer Gas/Elec	
<u>2</u> # Window Air Conditioning Units - <u>NOT USED.</u>		

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 \_\_\_\_\_ 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 12 yrs. Leaks \_\_\_\_ Yes ☒ No  
Explanation (if Yes) \_\_\_\_\_

Roof repairs? Mud Room Roof replaced Fall of 2016 - Ceiling RE-drywalled also  
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 \_\_\_\_\_

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 GIBBONS WATER Proofed basement IN 2001

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

Termite inspection \_\_\_\_ Yes ☒ No. Year \_\_\_\_\_

Termite or other damage known NONE

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.

Sandra K. Stubblefield  
Seller  
Date 4-29-17

\_\_\_\_\_  
Seller  
Date \_\_\_\_\_

**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) SS 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) SS 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) FW 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.

Seller	Date	Seller <u>Sandra K. Stubbly</u>	Date <u>4-19-17</u>
Purchaser	Date	Purchaser	Date
Agent	Date	Agent	Date