77578900

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SELLER'S DISCLOSURE STATEMENT

Tol	be completed by SELLER concerning	3060 East Highway 47, O	ld Monroe MO	63360	(Property Address)
	tted in the municipality of	(if incorporated), (Lincoln	(Property Address)
Note to b	e; If a Seller knows or suspects some condition uy the property, then the Seller needs to disclo kers and agents involved in the sale do not ins	which might lower the value of the prose it. This statement will assist a Buye	roperty being sold r in evaluating the	or adversely affe	ect the Buyer's decision considered. Real estate
you and defe show may cove hear description of the show will consider the your insurance construction of the show the sh	THE SELLER: Your truthful disclosure of the regal obligation to a Buyer by concealing a for any other disclosure required by law. You set, for example, if information that you possed to be included in this disclosure in order to a have legal consequences, even after the closister all aspects of your property. If you know of the or safety of future occupants, or otherwise ribe that condition. THE BUYER: THIS INFORMATION IS A DATE OF THE BUYER AND SELLER provide for what is to be included in the sale, tract. The disclosures are based on the Seller's known of the seller is not aware of them. The answers given offer on a professional inspection of the progrance, requirements, products, and arrangem ditions of the property that you can see on a	material defect(s), lead-based paint, up knowledge of the property prior to yess indicates some persistent pattern achieve full and honest disclosure. You ag of the sale. This questionnaire shoul or suspect some condition which would affect a Buyer's decision to buy you disclosure. Buyer's decision to buy you disclosure and the same achieves a property of you expect certain items, appliant to the So, if you expect certain items, appliant owledge, you cannot be sure that there in by the Seller are not warranties of the poperty. You may also wish to obtain them to be sure should contact appropriate reasonable inspection should either be	see as a site for mour ownership mot a problem not a ranswers or the delip you meet you destroy then a reproperty, then a reproperty, that conces, or equipment are, in fact, no proble condition of the a home protection party to determine	ethamphetamine ay be relevant. In completely reme answers you fail our disclosure ob ver the value of th use the space at A PART OF AN atract, and not th t included, you m ablems with the p p property. Thu n plan/warranty ne insurance cove	production or storage in the case of a material died, such information to provide, either way, ligation, but it may not be property, impair the the end of this form to is disclosure statement, tust specify them in the roperty simply because s, you should condition . Due to the variety of erage needed.
sui	BDIVISION, CONDOMINIUM, VILLA, Development Name		OST DEVELOP	MENT (if appli	cable)
(b)	Type of Property: (check all that apply) □ □ Villa □ Co-Op	Single-Family Residence Multi-	Phor Family Cond		wnhome
(c)		5	per: D mon	th 🗆 awarter (☐ half-year ☐ year
SSE	Mandatory Assessment: #2	S		Distriction of the second	half-year year
	Mandatory Assessment(s) include: ☐ entrance sign/structure ☐ street mai ☐ snow removal specific to this dwelling ☐ clubhouse ☐ pool ☐ tennis cou ☐ doorman ☐ cooling ☐ heating ☐ assigned parking space(s): how many ☐ other specific item(s): ☐ Exterior Maintenance of this dwelling on	intenance	snow removed landscaping facility water water comments.	val of common a specific to this er sewer non facility some insurance	dwelling trash removal real estate taxes
(e)	Optional Assessment(s)/Membership(s): Pl				
(f) (g) (h) (i) (j) (k) (l)	Are you aware of any existing or proposed. Are you aware of any special taxes and/or of Are you aware of any condition or claim with Are you aware of any material defects in an Are you aware of any existing indentures/re. Are you aware of any violation of the indentity there a recorded street/road maintenance. Please explain any "yes" answer you gave to	special assessments? Yes No district improvement assessments? hich may cause an increase in assessment common or other shared elements estrictive covenants? Yes No ntures/restrictions by yourself or by o agreement? Yes No	Yes No ment or fees? Yes No thers? Yes Yes	Yes 🗆 No	
	140	itials BUYER and SELLER acknowledge they ha	was afeb	V.	
Joe I	BUYER BUYER BUYER	man on their and near the sexpowerings they ha	E-Signed SEL	CER SELLER	1000000000

	THES	
Utili		Current Provider MFA Propane Service but others are available if Propane, is tank MYOwned □Leased
	Propane:	Cuivre River Electric Co-op
Wate	Marine Committee	PWSD #1 of Lincoln County
Sewe		Septic
Trasl		Custom Disposal, Troy MO but Meridian is also available
		none
		I used HughesNet but there are others Century Link is available for landline but I didn't use it
Phon		
		G AND VENTILATING (Seller is not agreeing that all items checked are being offered for sale.)
	A STATE OF THE PARTY OF THE PAR	t: X Forced Air Hot Water Radiators Steam Radiators Radiant Baseboard
	170	□ Electric □ Natural Gas 🔀 Propane □ Fuel Oil □ Other
20,216,17	The second district the second	oning: M Central Electric
		served by central heating/cooling: N/A
-		midifier 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:	
FIRE	EPLACE(S)	
(a) "	Type of fireplace:	☐ Wood Burning ☐ Vented Gas Logs ☐ Vent Free Gas Logs ☐ Wood Burning Stove ☐ Natural Gas ☐ Propane
(b) 1	Type of flues/vent	ing:
	☐ Functional: (pr	operly vented for wood burning and vented gas logs) Number of fireplace(s)Location(s)
- 1	☐ Non-Functiona	l: 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
PLU	MBING SYSTE	M, FIXTURES AND EQUIPMENT; POOL/SPA/POND/LAKE/HOT TUB
(a) 1	Water Heater: 🛛	Electric Natural Gas Propane Tankless Other:
(b) 1	ce maker supply	ine: ☑ Yes ☐ No
(c)	let Tub: TYes D	No.
(d) !	Swimming Pool/S	pa/Hot Tub: 🗆 Yes 🗷 No
		rm #2180, Pool/Spa/Pond/Lake Addendum to Seller's Disclosure Statement)
(e) 1	Lawn Sprinkler S	stem: Yes No If yes, date of last backflow device inspection certificate;
	deliner of the second of the s	any problems or repairs needed in the plumbing system? Yes No If "yes", please explain
WA	TER (If well exist	s, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)
(a) 1	What is the source	of your drinking water? 🛭 Public 🗆 Community 🗖 Well 🗎 Other (explain)
(b)	If Public, identify	the utility company: PWSD 1 of Lincoln County
10 THE TOTAL OF THE PROPERTY		tener, filter or other purification system? Yes No Owned Leased/Lease Information
	any problems relating to the water system including the quality or source of water or any components such as the cur No If "yes", please explain	
SEW	VERAGE (If Sept	ic or Aerator exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)
(a)		f sewerage system to which the house is connected? Public Private Septic Aerator Other, If other
		e lift system? ☐ Yes ☐ No If "yes", is it in good working condition? ☐ Yes ☐ No
-		tic/aerator system last serviced? June 2019
(d)	Are you aware of	any leaks, backups, open drain lines or other problems relating to the sewerage system? Yes No If "yes", pleas
1.4	explain	
		BUYER BUYER F-Signed SELLER

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A D	PLIANCES (Seller is not agreeing that all items checked are being offered for sale.) 77578900
	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
NEP.	☑ 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
(5)	Electric Garage Door Opener(s) Number of controls 2
	☐ Security Alarm System ☐ Owned ☐ Leased /Lease information:
	☐ Satellite Dish ☐ Owned ☐ Leased/Lease Information:
	☐ 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
1000	ECTRICAL
Typ	be of service panel:
	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
RO	OF, GUTTERS AND DOWNSPOUTS
(a)	What is the approximate age of the roof? 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 some shingles blew off so handyman replaced those & secured all shingles & made it more serviceable
(d)	Are you aware of any problems with the roof, gutters or downspouts? Yes No If "yes", please explain
	NSTRUCTION
(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.
(6)	Assert and the second of the s
(0)	Are you aware of any repairs to any of the building elements listed in (a) above? We ves No If "yes", please describe the location, extent, date and name of the person/company who did the repair or control effort. when I bought the house, the
	inspector found 2 small cracks in the foundation & they were repaired by the sellers.
(c)	Are you aware that any of the work in (b) above was completed without required permits? Yes No
	List all significant additions, modifications, renovations, & alterations to the property during your ownership:
	List of Improvements Mr
(e)	Were required permits obtained for the work in (d) above? W Yes No
BA	SEMENT AND CRAWL SPACE (Complete only if applicable)
(a)	
(b)	Type of foundation: Concrete Stone Cinder Block Wood
	Are you aware of any dampness, water accumulation or leakage, in the basement or crawl space? Yes X No If "yes", please describe
	in detail I don't know what type of foundation the house has. Tax records gay concrete Ur

(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					
	An	ew "Crawlsheild" was installed in the crawl space of the house right before I moved in, I have the				
		perwork, Midwest Basement Tech. PO Box 38, Brighton, IL 62012; 1-800-848-9805				
		THE PERSON OF TH				
		OR TERMITES/WOOD DESTROYING INSECTS				
		you aware of any pests or termites/wood destroying insects impacting the property and improvements? Yes No				
		you aware of any uncorrected damage to the property caused by pests or termites/wood destroying insects? Yes No				
100.00		our property currently under a warranty contract by a licensed pest/termite control company? Yes No				
(d)		you aware of any pest/termite control reports for the property? Yes No				
(e)		ware of any pest/termite control treatments to the property? Yes No				
(f)	Plea	se explain any "yes" answers you gave in this section				
SO	IL A	ND DRAINAGE				
-		you aware of any fill, expansive soil or sinkholes on the property or that may affect the property? Yes No				
7.		you aware of any soil, earth movement, flood, drainage or grading problems on the property or that may affect the property?				
		Yes □ No				
(c)		you aware of any past, present or proposed mining, strip-mining, or any other excavations on the property or that may affect the nerty? Yes No				
(d)		you aware of any Post-construction Stormwater Best Management Practices (BMPs) on the property? (BMPs are private stormwater				
		agement facilities which include a recorded formal Maintenance Agreement with the Metropolitan Sewer District,				
	2.2	retention ponds, rain gardens, sand filters, permeable pavement) Yes No				
(e)	0.27	se explain any "yes" answers you gave in this section				
	Pair	d: (Note: Production of lead based paint was banned in 1978. See Disclosure of Information and Acknowledgement Lead Based at and/or Lead-Based Paint Hazards, form #2049.) 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)	Ash	estos Materials				
		Are you aware of the presence of asbestos materials on the property, such as roof shingles, siding, insulation, ceiling, flooring, pipe wrap, etc.? Yes X 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?				
		type of test and test results				
	(4)	Please explain any "yes" answers you gave in this section				
(c)	Mo	551 250				
	(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				
		Please explain any "yes" answers you gave in this section				
art :		BUYER BUYER and SELLER acknowledge they have read the page E-Signed SELLER				

BUYER BUYER

Are you aware if the property has been tested for radon gas?				
the person/company who did the mitigation				
Are you aware if the property is or was used as a lab, production or storage site for methamphetamine or was the residence of 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 sete 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. Idioactive 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. her Environmental Concerns Are you aware of any other environmental concerns that may affect the property such as polychlorinated biphenyls (PCB's),				
person convicted of a crime related to methamphetamine or a derivative controlled substance related thereto? No If "yes" Section 442.606 RSMo requires you to disclose such facts in writing, please explain sete 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. Idioactive 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. her Environmental Concerns Are you aware of any other environmental concerns that may affect the property such as polychlorinated biphenyls (PCB's),				
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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				
EY AND ZONING				
e you aware of any shared or common features with adjoining properties? Yes No				
e you aware of any rights of way, unrecorded easements, or encroachments, which affect the property? X Yes No				
any portion of the property located within the 100 year flood hazard area (flood plain)? Yes No				
you have a survey of the property? Yes No (If "yes", please attach) Does it include all existing improvements on the perty? Yes No				
e you aware of any violations of local, state, or federal laws/regulations, including zoning, relating to the property? Yes No ase explain any "yes" answers you gave in this section There is an easement or right of way between my house & the ble barn for the service trucks to get to the cell tower behind the house				
ANCE				
a aware of any claims that have been filed for damages to the property? 🗷 Yes 🗆 No If "yes", please provide the following				
tion: date of claim, description of claim, repairs and/or replacements completed when the shingles blew off the roof. I had				
send out an adjuster to look at the roof. They did not determine I needed a new roof but paid out enough to have the handyman replace some shingles and do repairs as needed to make sure the roof was eable. That was back in the spring of 2019.				
T. LATEOUS				
LLANEOUS approximate age of the residence is 50 years. The Seller has occupied the property from June 2016 to Oct 2019.				
s the property been continuously occupied during the last twelve months? \(\sigma\) Yes \(\sigma\) No If "no", please explain I moved out in				
October 2019				
he property located in an area that requires any compliance inspection(s) including municipality, conservation, fire district or any oth uired governmental authority? Yes No If "yes", please explain.				
I dont know				

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	Is the property located in an area that requires any specific disclosure(s) from the city or county? Yes No If "yes", please explain I don't know					
The state of the s		oric district? Yes Mo If "yes", pleas	e explain			
(f) Is property tax abated? ☐ Yes ☑ 1	Un Frontestion data	Assorb do morroscol	an from touton makendar			
\$1.40m \$20m \$20m \$20m \$20m \$20m \$20m \$20m \$2	- A LO	Attach documentati				
 (b) Is the Buyer being offered a protection plan/home warranty at closing at Seller's expense? ■ Yes ■ No (If "yes", please attaction. Are you aware of any inoperable windows or doors, broken thermal seals, or cracked/broken glass? ■ Yes ■ No (j) Are you aware if carpet has been laid over a damaged wood floor? ■ Yes ■ No (k) Are you aware of any existing or threatened legal action affecting the property? ■ Yes ■ No (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 ■ (m) Please explain any "yes" answers you gave for (i), (j), (k), or (f) above ■ 						
Additional comments:						
Seller attaches the following document(s):					
Seller agrees to immediately notify listi	ng broker in writing of any c	d that it is complete and accurate to the be hanges in the property condition. Seller a				
their licensees to furnish a copy of this s Linda G Baum	tatement to prospective Buye	rs,				
SELLER SIGNATURE	DATE	SELLER SIGNATURE	DATE			
Linda G Bau	im					
Seller Printed Name		Seller Printed Name				
BUYER'S ACKNOWLEDGEMENT:						
Disclosure Statement is limited to information Seller's Disclosure Statement, and any of	mation of which Seller has act other important information pr y an independent, professiona	re Statement. Buyer understands that the ual knowledge. Buyer should verify the in rovided by either Seller or broker (includir il investigation of his own, Buyer acknow	formation contained in this ig any information obtained			
BUYER SIGNATURE	DATE	BUYER SIGNATURE	DATE			
Buyer printed Name		Buyer Printed Name				

List of improvements.

- The interior walls have all been repaired and repainted to a neutral color.
- All new baseboards throughout the house.
- The bathroom walls have been completely redone and painted. I also had a new vanity/sink/mirror combination put in and new flooring in the bathroom.
- We put new six-panel doors in place of all slab doors. Both of the front doors have been repainted
 on the inside, and one had a new lockset, including a deadbolt, installed.
- I didn't have them installed, but all windows in the house are newer aluminum, tilt-in windows except those in the dining room. Those old windows have been taken apart and cleaned up, re-glazed, all the peeling and cracked paint has been removed and they've been repainted in between the panes and also on the window trim around the outside of the windows inside the house.
- One of the glass panels on that patio door had to be replaced back in the summer because it cracked.
- New blinds have been installed on all of the windows.
- The hardwood floors in the dining room, both bedrooms, and down the hallway are original to the house and have been refinished (touched up, repaired where needed and a top coat put on it)
- The living room is an add-on to the original house so it doesn't have hardwood. I had new laminate
 put in there.
- The master bedroom used to be 2 bedrooms so there are 2 closets and 2 separate fans. A prospective buyer could easily turn this back into a 3-bedroom house by adding a wall and door.
- Newer 50-gallon water heater. It was installed on 5-24-2018. I had the handyman add a bladder and a new hot water regulator to make it safe.
- The sewer pump was also replaced this summer. The tank was also pumped out this summer so that's something a buyer wouldn't need to worry about for years.
- I also have the receipt from Midwest Basement Tech of Brighton, IL. They installed the "Crawlshield" which keeps the crawlspace high and dry. It was done immediately before I moved into the house just 3 years ago.
- The shutters and other window trim on the front of the house has been repainted and the paint on the siding has been touched up.
- The handyman has scraped and repainted the soffits and the fascia boards.
- I'm leaving the washer and dryer and refrigerator in the house. All those appliances are only 3 years old. I bought them new when I moved in back in June 2016.

