

**SELLER'S DISCLOSURE EXHIBIT
RESIDENTIAL PROPERTY**

PROPERTY: 24999 Double B Ranch City Perry State MO Zip 63462

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 Residen24 ears. Seller has ☒ owned ☐ occupied for 24 years.
Property has been vacant for _____ 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 Shared Water meter

Utilities. Gas Company _____ Electric Company RCEC
Water Company Cannon Water District Cable TV _____
Sewer Septic Telephone _____
Trash _____
Fire District _____ Dues in taxes ☐ Yes ☐ No
Explanations of any of the above _____

SPECIFIC

1. Subdivision, Condominium or Association Name BB Ranch
☐ Annual ☐ Monthly Assessment Fee \$ 100.00 includes _____
Road maintance

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 Kathy Seevers Phone 816-387-3571
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 Forced Air Furnace

Approximate age of heating system 24 Serviced by TJ Appliance

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) #2 Woodburning Gas Electric Other
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 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	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Trash Compactor
<input type="checkbox"/> Garage Door Openers (#, remotes)	<input checked="" type="checkbox"/> Exterior lighting	
<input checked="" type="checkbox"/> Smoke Alarms	<input checked="" type="checkbox"/> Fireplace Equipment ar	<input type="checkbox"/> Doors
<input type="checkbox"/> Fireplace Logs	<input checked="" 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 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 checked="" 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 type="checkbox"/> Installed Range Gas/Elec	
<input checked="" type="checkbox"/> Washing Machine	<input checked="" 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.

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 roof13. Leaks ☐ Yes ☒ No
Explanation (if Yes)_____

Roof repairs?Replaced 2004

Attention needed in roof, gutter & downspout systems. Problems, repairs_____

New gutters and gutter guards in 2015

Recent updates_____

8. Sewer System. ☐ Public ☐ Private ☒ Septic ☐ Aerator ☐ Tank/laterals/drain field
Other:_____

Septic service record_____

Back ups/leaks/problems with sewage systemNone

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 seals1 window tension spring bad

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 aboveCrawl space silt drains if ultra saturated ground

Crawl space reinsulated in 2012

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.

John P Richardson

dotloop verified
04/18/17 5:41 PM EDT
P4GA-L1CC-X0DJ-1X8Z

Seller

Date 04/13/2017

Gale Richardson

dotloop verified
04/19/17 3:54 PM EDT
ZPLH-QMKV-I4TB-NFA8

Seller

Date 04/13/2017

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 _____
