

Seller's Disclosure Statement for Residential Property

This document has legal consequences. If you do not understand it, consult your attorney.

<u>NOTICE TO BOTH PARTIES:</u> ONLY A SALE CONTRACT, AND <u>NOT</u> THIS DISCLOSURE STATEMENT, WILL CONTROL AS TO WHAT IS INCLUDED IN A SALE. IF YOU EXPECT ANY ITEM OF PERSONAL PROPERTY TO BE INCLUDED AS PART OF A SALE, THEY MUST BE SPECIFIED AS INCLUDED IN THE SALE CONTRACT.

This Disclosure Statement may assist Buyer in evaluating the Property, but it is <u>not a warranty</u> of any kind by Seller or any real estate licensee, and is <u>not a substitute for any inspection</u> or warranty Buyer may wish to obtain. The following statements are made by Seller, and NOT by any real estate licensee. Real estate licensees involved in this transaction do not have a duty to independently inspect the Property for adverse material facts, or guarantee or independently verify the accuracy or completeness of any information provided herein or in any statement made by any independent inspector.

This Disclosure Statement is made by the undersigned Seller concerning the following property (the "Property"):

102.5 Ac - 4071 Highway 106	Ellington	MO _	63638	Reynolds
Street Address	City		Zip Code	County
SELLER: Please fully complete this Dis unknown or not applicable to your Prope and condition of the Property gives you obligation to Buyer. Your answers (or t after closing of a transaction. This form	erty, then mark "N/A" or "Unk I the best protection against the answers you fail to prov	known". Con t potential ch vide, either w	mplete and truthforarges that you very), may have I	ful disclosure of the history violated a legal disclosure
ACQUISITION/OCCUPANCY (a) Approximate year built: (b) Date acquired:19				⊊tVee □Ne
(c) Is the Property vacant?(d) Does Seller occupy the Property' (e) Has Seller ever occupied the Pro (f) Is Seller a "foreign person" as des A "foreign person" is a nonresident at domestic corporation, foreign partner	? operty? scribed in the Foreign Investi lien individual, foreign corpor rship, trust or estate. It does	ment in Real ration that ha not include a	Property Tax Ac s not made an e a U.S. citizen or r	Yes NoYes No t (FIRPTA)? Yes No lection to be treated as a resident alien individual.
For more information on FIRPTA, see			•	· · · · · · · · · · · · · · · · · · ·
Please explain if the Property is vacant of Identify any lease or other agreement for Identify any lease or Identify any lease				
	STATUTORY DISCLO	<u>)SURES</u>		
Note: The following information, if a to prospective buyers. Local laws a				ate law to be disclosed
 METHAMPHETAMINE. Are you are the place of residence of a perso substance related thereto? If "Yes," §442.606 RSMo requires Regarding Methamphetamine/Con 	on convicted of a crime inv s you to disclose such fac	olving meth	amphetamine o	r a derivative controlled Yes Mo Disclosure of Information
2. LEAD-BASED PAINT. Does the Pr If "Yes," a completed Lead-Base licensee(s) and given to any pote Lead-Based Paint Hazards") may be	ed Paint Disclosure form m ential buyer. DSC-2000 ("Dis	lust be sign sclosure of l	e d by Seller and Information on L	
3. WASTE DISPOSAL SITE OR DEM Are you aware of a solid waste dis If "Yes," Buyer may be assuming requires Seller to disclose the loo	sposal site or demolition land g liability to the State for a cation of any such site on t	Ifill on the Pro I ny remedial The Property.	operty? I action at the s DSC-6000 ("D	Disclosure of Information
Regarding Waste Disposal Site or	Demonition Landini) may be	, useu to nei,	p you dulidly ully	v disclosure obligations.

DSC-8000 Page 1 of 6

ascertainable or known to a Buyer, which negatively affects its value), may have a duty to disclose such knowledge. Adverse material facts may include (but are not necessarily limited to) matters such as environmental hazards, physical condition, and material defects in a Property or title thereto. SELLER IS STRONGLY ENCOURAGED TO FULLY COMPLETE THIS DISCLOSURE STATEMENT. FAILURE TO DO SO MAY RESULT IN LIABILITY. This form may not cover all aspects of the Property. If you know of any other adverse material fact(s), you should disclose them (attach additional pages if needed). Seller elects to make no additional disclosures (check only if applicable). If checked, the remaining pages are intentionally left blank. Seller, please provide explanation (if any) and proceed to sign signature page: 1. HEATING, VENTILATION AND COOLING ("HVAC") (a) Air Conditioning System: ✓ Central electric ☐ Central gas ☐ Window/Wall (# of units:_____) ☐ Solar Approx. age: ____ Other: (b) Heating System: ☐ Electric ☐ Natural Gas ✓ Propane ☐ Fuel Oil ☐ Solar ☐ Other:_ (c) Type of heating equipment: Forced air V Heat pump Hot water radiators Steam radiators Radiant Baseboard Geothermal Solar Other Baseboard Geothermal Other Approx. age: ______(d) Area(s) of house not served by central heating/cooling: (e) Fireplace: ✓ Wood burning ☐ Gas ☐ Other: (e) Fireplace: ▼ vvoog purning ☐ Gas ☐ Other:

(f) ▼ Chimney/Flue: Operational? ▼ Yes ☐ No If "Yes", date last cleaned:

(g) Sefety Alerte: ▼ Fire (Or the Alerte) ▼ Fire (Or the Aler (g) Safety Alerts: ✓ Fire/ Smoke Alarms ☐ CO Detectors ☐ Other: (h) Additional: ☐ Humidifier (*if attached*) ✓ Attic fan ☐ Ceiling fan(s) # (i) Insulation: Known Unknown (Describe type if known, include R-Factor): (j) Is any HVAC equipment (e.g., fuel tanks, solar panels) leased or financed (e.g., PACE loans)? (k) Are you aware of any problem or repair needed or made for any item above?...... Yes Vo Please explain any "Yes" answer in this section. Include any available repair history, identify the owner of any leased equipment, describe any financing terms and provide any lease/finance documentation (attach additional pages if needed): 2. ELECTRICAL SYSTEMS (a) Electrical System: ☐ 110V 220V AMPS: (b) Type of service panel: ☐ Fuses ☑ Circuit Breakers (c) Type of wiring: Copper Aluminum Knob and Tube Unknown (e) Is there a Garage Door Opener System?............ Yes No If "Yes", # of remotes?______ (f) Is there a Central Vacuum System?...... Yes ✓ No
(g) TV/Cable/Phone Wiring: Satellite Cable ✓ TV Antenna (if attached) ✓ Phone N/A (h) Type of Internet Available: ✓ Fiber Optic ☐ Cable ☐ DSL ☐ Satellite ☐ Dial-up ☐ Unknown ☐ Other: _____ (j) Are you aware of any inoperable light fixtures? ☐ Yes ✓ No (k) Are you aware of any problem or repair needed or made for any item above?...... Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed): 3. PLUMBING & APPLIANCES (a) Plumbing System: ☐ Copper ☐ Galvanized ✓ PVC ☐ Other: Approx. Age: (b) Water Heater: ✓ Gas ☐ Electric ☐ Other:__ (c) Appliances (check if present): Dishwasher Garbage Disposal Trash Compactor Microwave(s) (built-in) ✓ Oven/Range ✓ Gas BBQ Grill (built-in) ☐ Other: (d) Jetted Bath Tub(s):......... Yes ✓ No; (e) Sauna/Steam Room:✓ Yes No (f) Swimming pool/Hot Tub: ✓ Yes ☐ No
 (g) Lawn Sprinkler System: ✓ Yes ☐ No
 (h) Characteristics (if required): ☐ No (h) Are you aware of any problem or repair needed or made for any item above?..... ☐ Yes ✔ No Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed): Steam generator not operational

A Seller who has knowledge of an adverse material fact (e.g., a fact related to the Property, not reasonably

4.	WATER SOURCE/TREATMENT					
(a)	Water Systems/Source: Public (e.g., City/Water District) Well (e.g., private, shared or community)					
	If "Well" is marked, attach DSC-8000A ("Water Well/Sewage System Disclosure Rider")					
(b)	Do you have a softener, filter or other purification system? ✓ Yes ☐ No ☐ If "Yes": ☐ Owned or ☐ Leased Are you aware of any problem relating to the quality or source of water? ☐ Yes ✓ No					
(c)	Are you aware of any problem relating to the quality or source of water?					
	Are you aware of any problem or repair needed or made for any item above?					
	ase explain any "Yes" answer in this section. Include any available repair history and identify the owner of any leased					
equ	uipment (attach additional pages if needed):					
•-	SEWAGE					
(a)	Type of sewage system to which the Property is connected? ☐ Public (e.g., City/Sewer District) ✓ Septic or Lagoon (e.g., private, shared or community) ☐ Other:					
	If there is a non-public sewage system, attach DSC-8000A ("Water Well/Sewage System Disclosure Rider")					
(b)	Is there a sewage lift system?					
(c)	Are you aware of any problem or repair needed or made for any item above? Yes Vo					
Ple	ase explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):					
	ROOF, GUTTERS, DOWNSPOUTS					
	Approximate age of the roof?					
(b)	Has the roof ever leaked during your ownership?					
	Has the roof or any portion of it been repaired, recovered or replaced during your ownership?					
	Are you aware of any problem or repair needed or made for any item above?					
FIE	Minor look in great room renaired					
	willor leak ill great room repailed					
	EXTERIOR FINISH					
(a)	Is an Exterior Insulation and Finish System ("EIFS") present on the Property? ☐ Unknown. ☐ Yes ✓ No					
	If " <i>Yes</i> ", identify date installed, brand name and installer:					
(b)	Are you aware of any claims made against the manufacturer for defects in any siding/exterior finish? Yes Vo					
	If "Yes", was any money received for the claim?					
	Are you aware of any problem or repair needed or made for any item above?					
Pie	ase explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):					
	ADDITIONS & ALTERATIONS					
(a)	Have you hired a contractor for any work in the past 180 days? Yes No If "Yes", did you receive a lien waiver from					
/I= \	the contractor completing the work?					
	Are you aware of any room addition, structural modification, alteration or repair?					
	Are you aware if any of the above were made without necessary permit(s)?					
	Are you aware of any problem or repair needed or made for any item above?					
	ase explain any Tes answer in this section. Include any available repair history (attach additional pages in needed).					
	SOIL, STRUCTURAL AND DRAINAGE					
	Are you aware of any problem with the footings, foundation, sub-floor, interior or exterior walls, roof structure,					
(α)	decks/porches or any other load bearing or structural component?					
(b)	Are you aware of any repair or replacement made to any item listed in (a) above?					
	Are you aware of any fill, expansive soil or sinkhole on the Property?					
(d)	Are you aware of any soil, earth movement, flood, drainage or grading problem?					
	Do you have a sump pump or other drainage system?					
(f)	Are you aware of any dampness, water leakage or accumulation in the basement or crawl space?					
(g)	Are you aware of any repair or other attempt to control any water or dampness condition?					
	Are you aware of any past, present or proposed mining or excavation activity that affects the Property? Yes 🗹 No					
(i)	Is any portion of the Property located within a flood hazard area?					
(j)	Do you pay for any flood insurance? Yes ✓ No If "Yes", what is the premium?					
	Do you have a Letter of Map Amendment ("LOMA")? Yes ✓ No If "Yes", please provide a copy.					
Ple	ase explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):					

DSC-8000

10. TERMITES/WOOD DESTROYING INSECTS OR PESTS (a) Are you aware of any termites/wood destroying insects or pests affecting the Property?		No No No No No No No No No sts or
11. HAZARDOUS SUBSTANCES/OTHER ENVIRONMENTAL CONCERNS (a) Asbestos Containing Materials ("ACM") (1) Are you aware of the presence of any ACM (e.g., shingles, siding, insulation, ceiling, floors, pip (2) Are you aware of any ACM that has been encapsulated or removed?(3) Are you aware if the Property has been tested for the presence of asbestos? (b) Mold (1) Are you aware if any mold on the Property has been covered or removed?(2) Are you aware if the Property has been tested for the presence of mold?(4) Are you aware if the Property has been treated for the presence of mold?(6) Radon (1) Are you aware of the presence of any radon gas at the Property?(2) Are you aware if the Property has been tested for the presence of radon gas?(3) Are you aware if the Property has been mitigated for radon gas?(4) Lead (1) Are you aware of the presence of any lead hazards (e.g., water supply lines) on the Property?(2) Are you aware of the presence of any lead in the soils?(3) Are you aware if lead has ever been covered or removed?(4) Are you aware if the Property has previously been tested for the presence of lead?(9) Other Environmental Concerns Are you aware of any other environmental concern that may affect the Property, such as fuel, segunder/above ground tanks and cisterns, polychlorinated biphenyls (PCB's), electro-magnetic fields or vegetation, oil sheens in wet areas, uses other than residential (e.g., commercial, farming), etc. Please explain any "Yes" answer in this section. Include any available repair history, date(s) perforn treatment and results, and name of person/company who did the testing or mitigation (attach additional treatment and results, and name of person/company who did the testing or mitigation (attach additional treatment and results, and name of person/company who did the testing or mitigation (attach additional treatment and results, and name of person/company who did the testing or mitigation (attach additional treatment and results.	Yes	No No No No No No No No No No No No No N
12. INSURANCE (a) Are you aware of any casualty loss to the Property during your ownership?		No No and all orivate ✓ No

	SUBDIVISION/HOME OWNERS ASSOCIATION Subdivision Name (Insert "N/A" if not applicable):
(b)	Is there a home owners association ("HOA")?
	Are you aware of any written subdivision or HOA restrictions, rules, or regulations?
	Are you aware of any violation or alleged violation of the above by you or others? ☐ Yes ☐ No
(e)	Are you aware of any additional one-time fees that would be incurred by Buyer upon transfer of the Property (i.e., capital
	reserve fee, initiation fee, transfer fee, etc.)? ☐ Yes ✓ No
	General Assessment/Dues: \$ per _ month _ quarter _ half-year _ year
	Amenities include (check all that apply): street maintenance clubhouse pool tennis court
	entrance sign/structure gated other:
	Are you aware of any existing or proposed special assessments?
	Are you aware of any condition or claim which may cause an increase in assessments or fees?
Plea	ase explain any "Yes" answers you gave in this section (attach additional pages if needed):
If yo	CONDOMINIUM, CO-OP OR SHARED COST DEVELOPMENT ou live in a condominium, co-op or other shared cost development, attach DSC-8000C ("Condominium/Co-Op/Shared by Development Rider").
	,
	LAKES & PONDS/WATERFRONT PROPERTY (Including boat docks, slips and lifts)
	e Property includes or is located on a lake, pond, river or other waterfront, or if a boat dock, slip, lift or similar feature (or ess thereto) is part of or available to the Property, attach DSC-8000B ("Lakes & Ponds/Waterfront Property Disclosure er").
17.	MISCELLANEOUS
(a)	Is the Property located in an area requiring an occupancy (code compliance) inspection? ☐ Unknown ☐ Yes No
	Is the Property designated as a historical home or located in a historic district?
	During your ownership, has the Property been used for any non-residential purpose? ✓ Yes □ No
	Do you have a survey that includes existing improvements of any kind regarding the Property? Yes 💆 No
	Have you allowed any pets in the home at the Property? ✓ Yes ☐ No
	Are you aware of any broken or inoperable door, window, thermal seal, lock or other item? Yes 💆 No
	Are you aware if carpet has been laid over a damaged wood floor? Yes ☑ No
(h)	Are you aware of any:
	Shared/common feature with any adjoining property(ies) (e.g., fence, retaining wall, driveway)?
	Lease or other agreement for the use of the Property or any part thereof?
	Encroachment?
	Existing or threatened legal action affecting the Property?
	Violation of local, state or federal laws/codes/regulations, including zoning, relating to the Property? Yes Vo
	Consent required of anyone other than the signer(s) of this form to convey title to the Property? Yes ✓ No Any other assessments NOT paid with Taxes? (e.g., Fire Dues, Clean Energy District, Community Improvement
	District, Tax Increment Financing District, Neighborhood Improvement District payments?)
	Please explain any "Yes" answers you gave in this section (attach additional pages if needed): The property was
	used as a corporate retreat from time to time for my business.
(i)	Current Utility/Service Providers:
	Note: Please identify if any part of the systems below is leased:
	Water Comings
	Cable/Satellite/Internet Service: McCormack
	Security System: HavenSmart/Alarm.com
	Sewer: NA
	Telephone: McCormack
	Gas/Propane Tanks: Moss Oil
	Garbage:
	Fire District: Ellington

DSC-8000 Page 5 of 6

	er Well/Sewage System (<i>DSC-8000A</i>)		•	d Cost Development (DSC-8000C)			
_	es & Ponds/Waterfront Property (<i>DSC-8000B)</i> er (e.g., reference any other statements or other	r docu	Pool/Hot Tub (<i>DSC-i</i> iments attached): <mark>losure</mark>	•			
Additio	onal Comments/Explanation (attach additional pa	ages i	f needed):				
Seller	's Acknowledgement:						
1.	1. All real estate licensee(s) are hereby authorized to distribute this Disclosure Statement and any Rider or oth attachment hereto to potential buyers of the Property.						
2.	Seller has carefully examined this Disclosu acknowledges that the information contained t						
3.	3. Seller will fully and promptly disclose in writing to Buyer any new information pertaining to the Property that is discovered by or made known to Seller at any time prior to closing which would make any existing information set forth herein or in any Rider or other attachment hereto false or materially misleading (<i>DSC-8003 may be used for this purpose</i>).						
4.	A real estate licensee involved in this transacti	ion ma	ay have a statutory d	uty to disclose an adverse material fact.			
	Paul Galeski Aug 13, 202	24					
Seller	D813/24 U8:43 AM CD1	ate	Seller	Date			
Print N	lame: Paul Galeski Logan Creek Ranch LLC		Print Name:				
Buyer	's Acknowledgement:						
1.	The statements made by Seller in this Disclos warranties of any kind.	sure S	Statement and in any	Rider or other attachment hereto are no			
2.	Buyer understands that there may be aspects or areas of the Property about which Seller has no knowledge. This Disclosure Statement and any Rider or other attachment hereto may not encompass those aspects or areas.						
3.	3. Buyer should verify all information contained in this Disclosure Statement and in any Rider or other attachment hereto, as well as any measurement information provided regarding the Property or any improvement located thereon (if exact square footage or any other measurement is a concern). Buyer is urged to have the Property fully inspected by a qualified, professional expert(s). Buyer may also wish to obtain a home protection plan/warranty.						
4.	 Buyer acknowledges having received a signed copy of this Disclosure Statement and any Rider or other attachmen hereto. 						
5.	A real estate licensee involved in this transacti	ion ma	ay have a statutory d	uty to disclose an adverse material fact.			
	5.	ate	Buyer	Date			
Buyer							

Approved by legal counsel for use exclusively by members of the Missouri REALTORS®, Columbia, Missouri. No warranty is made or implied as to the legal validity or adequacy of this Disclosure Statement, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practice, and differing circumstances in each transaction, may each dictate that amendments to this Disclosure Statement be made.

Last Revised 07/29/24.

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DSC-8000 Page 6 of 6