

53 UTILITIES

54 Utility Current Provider
55 Gas/Propane: N/A if Propane, is tank Owned Leased
56 Electric: MO REC
57 Water: Shelby PWSD #1
58 Sewer: Private Septic
59 Trash: Unknown
60 Recycle: Unknown
61 Internet: Mark Twain
62 Phone: Mark Twain

63 HEATING, COOLING AND VENTILATING (Seller is not agreeing that all items checked are being offered for sale.)

64 (a) Heating Equipment: Forced Air Hot Water Radiators Steam Radiators Radiant Baseboard
65 (b) Source of heating: Electric Natural Gas Propane Fuel Oil Other Geothermal well
66 (c) Type of air conditioning: Central Electric Central Gas Window/Wall (Number of window units)
67 (d) Areas of house not served by central heating/cooling: None
68 (e) Additional: Humidifier Electronic Air Filter Media Filter Attic Fan Other:
69 (f) Are you aware of any problems or repairs needed with any item in this section? Yes No If "Yes", please explain
70
71 (g) Other details:

72 FIREPLACE(S) N/A

73 (a) Type of fireplace: Wood Burning Vented Gas Logs Vent Free Gas Logs Wood Burning Stove Natural Gas Propane
74 (b) Type of flues/venting:
75 Functional: (properly vented for wood burning and vented gas logs) Number of fireplace(s) Location(s)
76 Non-Functional: Number of fireplace(s) Location(s) Please explain
77 (c) Are you aware of any problems or repairs needed with any item in this section? Yes No If "Yes", please explain
78

79 PLUMBING SYSTEM, FIXTURES AND EQUIPMENT; POOL/SPA/POND/LAKE/HOT TUB

80 (a) Water Heater: Electric Natural Gas Propane Tankless Other:
81 (b) Ice maker supply line: Yes No
82 (c) Jet Tub: Yes No
83 (d) Swimming Pool/Spa/Hot Tub: Yes No
84 (If Yes, attach Form #2180, Pool/Spa/Pond/Lake Addendum to Seller's Disclosure Statement)
85 (e) Lawn Sprinkler System: Yes No If yes, date of last backflow device inspection certificate:
86 (f) Are you aware of any problems or repairs needed in the plumbing system? Yes No If "Yes", please explain
87

88 WATER (If well exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)

89 (a) What is the source of your drinking water? Public Community Well Other (explain)
90 (b) If Public, identify the utility company: Shelby PWSD #1
91 (c) Do you have a softener, filter or other purification system? Yes No Owned Leased/Lease Information
92 (d) Are you aware of any problems relating to the water system including the quality or source of water or any components such as
93 the curb stop box? Yes No If "Yes", please explain

94 SEWERAGE (If Septic or Aerator exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)

95 (a) What is the type of sewerage system to which the house is connected? Public Private Septic Aerator Other
96 If "Other" please explain
97 (b) Is there a sewerage lift system? Yes No If "Yes", is it in good working condition? Yes No
98 (c) When was the septic/aerator system last serviced? unknown
99 (d) Are you aware of any leaks, backups, open drain lines or other problems relating to the sewerage system? Yes No
100 If "Yes", please explain

101 APPLIANCES (Seller is not agreeing that all items checked are being offered for sale.)

102 (a) Electrical Appliances and Equipment: Electric Stove/Range/Cook top Oven Built-in Microwave Oven
103 Dishwasher Garbage Disposal Trash Compactor Wired smoke alarms Electric dryer (hook up)
104 Ceiling Fan(s) Intercom System Central Vacuum System Other
105 (b) Gas Appliances & Equipment: Natural Gas Propane
106 Oven Gas Stove/Range/Cook top Exterior Lights Barbecue Water heater Tankless Water Heater
107 Gas dryer (hook up) Other
108 (c) Other Equipment: TV Antenna Cable Wiring Phone Wiring Network/Data Wiring
109 Electric Garage Door Opener(s) Number of controls 2
110 Security Alarm System Owned Leased/Lease information:

Initials BUYER and SELLER acknowledge they have read this page
BUYER BUYER SELLER SELLER



111 Satellite Dish Owned Leased/Lease Information: _____
112 Electronic Pet Fence System Number of Collars: _____ Other: _____
113 (d) Are you aware of any items in this section in need of repair or replacement? Yes No If "Yes", please explain _____
114 _____

115 **ELECTRICAL**

116 Type of service panel: Fuses Circuit Breakers Other: _____
117 (a) Type of wiring: Copper Aluminum Knob and Tube Unknown
118 (b) Are you aware of any problems or repairs needed in the electrical system? Yes No If "Yes", please explain _____
119 _____

120 **ROOF, GUTTERS AND DOWNSPOUTS**

121 (a) What is the approximate age of the roof? 4 Years. Documented? Yes No
122 (b) Has the roof ever leaked during your ownership? Yes No If "Yes" please explain _____
123 _____
124 (c) Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership? Yes No If "Yes",
125 please explain **Full removal and replacement August 2020 by Full Service Roofing**
126 (d) Are you aware of any problems with the roof, gutters or downspouts? Yes No If "Yes", please explain _____
127 **All gutters and downspouts replaced August 2020**

128 **CONSTRUCTION**

129 (a) Are you aware of any problems with the footing, foundation walls, sub-floor, interior and exterior walls, roof construction,
130 decks/porches or other load bearing components? Yes No If "Yes" please describe in detail _____
131 _____
132 (b) Are you aware of any repairs to any of the building elements listed in (a) above? Yes No If "Yes", please describe the
133 location, extent, date and name of the person/company who did the repair or control effort _____
134 _____
135 (c) Are you aware that any of the work in (b) above was completed without required permits? Yes No
136 (d) List all significant additions, modifications, renovations, & alterations to the property during your ownership: _____
137 **new roof, new gutters, new downspouts, new interior lights, new smoke detectors, screened in porch upgrade, new ceiling fans, 1st floor paint**
138 (e) Were required permits obtained for the work in (d) above? Yes No

139 **BASEMENT AND CRAWL SPACE (Complete only if applicable)**

140 (a) Sump pit Sump pit and pump
141 (b) Type of foundation: Concrete Stone Cinder Block Wood
142 (c) Are you aware of any dampness, water accumulation or leakage, in the basement or crawl space? Yes No If "Yes", please
143 describe in detail _____
144 _____
145 _____
146 (d) Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?
147 Yes No If "Yes", please describe the location, extent, date and name of the person/company who did the repair or control
148 effort _____
149 _____

150 **PESTS OR TERMITES/WOOD DESTROYING INSECTS**

151 (a) Are you aware of any pests or termites/wood destroying insects impacting the property and improvements? Yes No
152 (b) Are you aware of any uncorrected damage to the property caused by pests or termites/wood destroying insects? Yes No
153 (c) Is your property currently under a warranty contract by a licensed pest/termite control company? Yes No
154 (d) Are you aware of any pest/termite control reports for the property? Yes No
155 (e) Are you aware of any pest/termite control treatments to the property? Yes No
156 (f) Please explain any "Yes" answers you gave in this section _____
157 _____

158 **SOIL AND DRAINAGE**

159 (a) Are you aware of any fill, expansive soil or sinkholes on the property or that may affect the property? Yes No
160 (b) Are you aware of any soil, earth movement, flood, drainage or grading problems on the property or that may affect the
161 property? Yes No
162 (c) Are you aware of any past, present or proposed mining, strip-mining, or any other excavations on the property or that may affect
163 the property? Yes No
164 (d) Are you aware of any Post-construction Stormwater Best Management Practices (BMPs) on the property? (BMPs are private
165 stormwater management facilities which include a recorded formal Maintenance Agreement with the Metropolitan Sewer District,
166 e.g. retention ponds, rain gardens, sand filters, permeable pavement) Yes No
167 (e) Please explain any "Yes" answers you gave in this section _____
168 _____



169 **HAZARDOUS SUBSTANCES/OTHER ENVIRONMENTAL CONCERNS**

170 (a) Lead: (Note: Production of lead-based paint was banned in 1978. See Disclosure of Information and Acknowledgement Lead Based
171 Paint and/or Lead-Based Paint Hazards, form #2049.)

- 172 (1) Are you aware of the presence of any lead hazards (such as paint, water supply lines, etc.) on the property? Yes No
- 173 (2) Are you aware if it has ever been covered or removed? Yes No
- 174 (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
175 results _____
- 176 (4) Please explain any "Yes" answers you gave in this section _____

177
178 (b) Asbestos Materials

- 179 (1) Are you aware of the presence of asbestos materials on the property, such as roof shingles, siding, insulation, ceiling, flooring,
180 pipe wrap, etc.? Yes No
- 181 (2) Are you aware of any asbestos material that has been encapsulated or removed? Yes No
- 182 (3) Are you aware if the property has been tested for the presence of asbestos? Yes No If "Yes", please give date performed,
183 type of test and test results _____
- 184 (4) Please explain any "Yes" answers you gave in this section _____

185
186 (c) Mold

- 187 (1) Are you aware of the presence of any mold on the property? Yes No
- 188 (2) Are you aware of anything with mold on the property that has ever been covered or removed? Yes No
- 189 (3) Are you aware if the property has ever been tested for the presence of mold? Yes No If "Yes", please give date performed,
190 type of test and test results _____
- 191 (4) Please explain any "Yes" answers you gave in this section _____

192
193 (d) Radon

- 194 (1) Are you aware if the property has been tested for radon gas? Yes No If "Yes", please give date performed, type of test
195 and test results _____
- 196 (2) Are you aware if the property has ever been mitigated for radon gas? Yes No If "Yes", please provide the date and name
197 of the person/company who did the mitigation _____

198 (e) Methamphetamine

199 Are you aware if the property is or was used as a lab, production or storage site for methamphetamine or was the residence of
200 a person convicted of a crime related to methamphetamine or a derivative controlled substance related thereto?
201 Yes No If "Yes", Section 442.606 RSMo requires you to disclose such facts in writing, please explain _____
202

203 (f) Waste Disposal Site or Demolition Landfill (permitted or unpermitted)

204 Are you aware of any permitted or unpermitted solid waste disposal site or demolition landfill on the property? Yes No
205 If "Yes", Section 260.213 RSMo requires you to disclose the location of any such site on the property. Please provide such
206 information. _____

207
208 **Note: If Seller checks "Yes", Buyer may be assuming liability to the State for any remedial action at the property.**

209 (g) Radioactive or Hazardous Materials

210 Have you ever received a report stating affirmatively that the property is or was previously contaminated with radioactive
211 material or other hazardous material? Yes No If "Yes", Section 442.055 RSMo requires you to disclose such knowledge
212 in writing. Please provide such information, including a copy of such report, if available. _____
213

214 (h) Other Environmental Concerns

215 Are you aware of any other environmental concerns that may affect the property such as polychlorinated biphenyls (PCB's),
216 electro-magnetic fields (EMF's), underground fuel tanks, unused septic or storage tanks, etc.? Yes No If "Yes", please
217 explain _____
218

219 **SURVEY AND ZONING**

- 220 (a) Are you aware of any shared or common features with adjoining properties? Yes No
- 221 (b) Are you aware of any rights of way, unrecorded easements, or encroachments, which affect the property? Yes No
- 222 (c) Is any portion of the property located within the 100-year flood hazard area (flood plain)? Yes No
- 223 (d) Do you have a survey of the property? Yes No (If "Yes", please attach) Does it include all existing improvements on the
224 property? Yes No
- 225 (e) Are you aware of any violations of local, state, or federal laws/regulations, including zoning, relating to the property? Yes No
- 226 (f) Please explain any "Yes" answers you gave in this section _____
227

_____/_____
BUYER BUYER Initials BUYER and SELLER acknowledge they have read this page

BM-SIGNED
BM-SIGNED
SELLER SELLER

228 **INSURANCE**

229 Are you aware of any claims that have been filed for damages to the property? Yes No If "Yes", please provide the following
230 information: date of claim, description of claim, repairs and/or replacements completed _____
231 _____
232 _____
233 _____

234 **MISCELLANEOUS**

- 235 (a) The approximate age of the residence is 20+ years. The Seller has occupied the property from 2020 to present.
- 236 (b) Has the property been continuously occupied during the last twelve months? Yes No If "No", please explain _____
- 237 _____
- 238 (c) Is the property located in an area that requires any compliance inspection(s) including municipality, conservation, fire district or
239 any other required governmental authority? Yes No If "Yes", please explain _____
- 240 _____
- 241 (d) Is the property located in an area that requires any specific disclosure(s) from the city or county? Yes No If "Yes", please
242 explain _____
- 243 (e) Is the property designated as a historical home or located in a historic district? Yes No If "Yes", please explain _____
- 244 _____
- 245 (f) Is property tax abated? Yes No Expiration date _____ Attach documentation from taxing authority.
- 246 (g) Are you aware of any pets having been kept in or on the property? Yes No If "Yes" please explain 1 black lab
- 247 _____
- 248 (h) Is the Buyer being offered a protection plan/home warranty at closing at Seller's expense? Yes No (If "Yes", please attach)
- 249 (i) Are you aware of any inoperable windows or doors, broken thermal seals, or cracked/broken glass? Yes No
- 250 (j) Are you aware if carpet has been laid over a damaged wood floor? Yes No
- 251 (k) Are you aware of any existing or threatened legal action affecting the property? Yes No
- 252 (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 No
- 253 (m) Please explain any "Yes" answers you gave for (i), (j), (k), or (l) above _____
- 254 _____

255 **Additional Comments:**

256 _____
257 _____
258 _____
259 _____
260 _____

261 Seller attaches the following document(s): property survey, list of included furniture

_____/_____
BUYER BUYER

BM-SIGNED
BM-SIGNED
SELLER SELLER

262 **SELLER'S ACKNOWLEDGEMENT:**

263 Seller acknowledges that he has carefully examined this statement and that it is complete and accurate to the best of Seller's knowledge.
264 Seller agrees to immediately notify listing broker in writing of any changes in the property condition. Seller authorizes all brokers and
265 their licensees to furnish a copy of this statement to prospective Buyers.

266  Aug 06, 2024

267 _____
SELLER SIGNATURE DATE

268 **Michael Bober**
269 _____
Seller Printed Name

 Aug 06, 2024

SELLER SIGNATURE DATE

Karen Bober

Seller Printed Name

270 **BUYER'S ACKNOWLEDGEMENT:**

271 Buyer acknowledges having received and read this Seller's Disclosure Statement. Buyer understands that the information in this Seller's
272 Disclosure Statement is limited to information of which Seller has actual knowledge. Buyer should verify the information contained in
273 this Seller's Disclosure Statement, and any other important information provided by either Seller or broker (including any information
274 obtained through the Multiple Listing Service) by an independent, professional investigation of his own. Buyer acknowledges that broker
275 is not an expert at detecting or repairing physical defects in property.

276 _____
277 BUYER SIGNATURE DATE

278 _____
279 Buyer Printed Name

BUYER SIGNATURE DATE

Buyer Printed Name

_____/_____
BUYER BUYER Initials BUYER and SELLER acknowledge they have read this page

 
SELLER SELLER