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Form # 2091

01/25

63330816

### SELLER'S DISCLOSURE STATEMENT

Property Address : AUCTION: 1607 Ac 13174 State Hwy 8, Potosi, MO 63664

**Note: If Seller knows or suspects some condition which might lower the value of the property being sold or adversely affect Buyer's decision to buy the property, then Seller needs to disclose it. This statement will assist Buyer in evaluating the property being considered. Real estate brokers and agents involved in the sale do not inspect the property for defects, and they cannot guarantee the accuracy of the information in this form.**

**TO SELLER:** Your truthful disclosure of the condition of your property gives you the best protection against future charges that you violated your legal obligation to Buyer by concealing a material defect(s), lead-based paint, use as a site for methamphetamine production or storage and/or any other disclosure required by law. Your knowledge of the property prior to your ownership may be relevant. In the case of a material defect, for example, if information that you possess indicates some persistent pattern of a problem not completely remedied, such information should be included in this disclosure in order to achieve full and honest disclosure. Your answers or the answers you fail to provide, either way, may have legal consequences, even after the closing of the sale. This questionnaire should help you meet your disclosure obligation, but it may not cover all aspects of your property. If you know of or suspect some condition which would substantially lower the value of the property, impair the health or safety of future occupants, or otherwise affect Buyer's decision to buy your property, then use the space at the end of this form to describe that condition.

**TO BUYER: THIS INFORMATION IS A DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF ANY CONTRACT BETWEEN BUYER AND SELLER.** If you sign a contract to purchase the property, that contract, and not this disclosure statement, will provide for what is to be included in the sale. So, if you expect certain items, appliances, or equipment included, you must specify them in the contract. Since these disclosures are based on the Seller's knowledge, you cannot be sure that there are, in fact, no problems with the property simply because the Seller is not aware of them. The answers given by the Seller are not warranties of the condition of the property. Thus, you should condition your offer on a professional inspection of the property. You may also wish to obtain a home protection plan/warranty. Due to the variety of insurance, requirements, products, and arrangements Buyer should contact appropriate party to determine insurance coverage needed. Conditions of the property that you can see on a reasonable inspection should either be taken into account in the purchase price or you should make the correction of these conditions by the Seller a requirement of the sale contract.

STATUTORY DISCLOSURES				
Note: The following information, if applicable to the property, is required by federal or state law to be disclosed to prospective buyers. Local laws and ordinances may require additional disclosures.				
LEAD-BASED PAINT		YES	NO	UNK
1	Does the Property include a residential dwelling built prior to 1978? If "Yes," 42 U.S.C. 4852d and EPA regulations promulgated pursuant thereto require that a completed Disclosure of Information and Acknowledgement Lead Based Paint and/or Lead-Based Paint Hazards form (Form #2049) must be signed by Seller and any involved real estate licensee(s) and given to any potential buyer.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	Please explain any "Yes" answers you gave in this section:			
METHAMPHETAMINE		YES	NO	UNK
3	Are you aware if the Property is or was used as a site for methamphetamine production or the place of residence of a person convicted of a crime involving methamphetamine or a derivative controlled substance related thereto? If "Yes," §442.606 RSMo requires you to disclose such facts in writing.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Please explain any "Yes" answers you gave in this section:			
WASTE DISPOSAL SITE OR DEMOLITION LANDFILL (permitted or unpermitted)		YES	NO	UNK
5	Are you aware of any permitted or unpermitted solid waste disposal site or demolition landfill on the property? If "Yes," Section 260.213 RSMo requires Seller to disclose the location of any such site on the Property. Note: If Seller checks "Yes," Buyer may be assuming liability to the State for any remedial action at the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

6 Please explain any "Yes" answers you gave in this section:

<b>RADIOACTIVE OR HAZARDOUS MATERIALS</b>		YES	NO	UNK
7	Have you ever received a report stating affirmatively that the Property is or was previously contaminated with radioactive material or other hazardous material? If "Yes," §442.055 RSMo requires you to disclose such knowledge in writing. Please provide such information, including a copy of such report, if available.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

8 Please explain any "Yes" answers you gave in this section:

<b>ADDITIONAL DISCLOSURES</b>				
<b>Lead-Based Paint</b>		YES	NO	UNK
9	Are you aware of the presence of any lead hazards (such as paint, water supply lines, etc.) on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	Are you aware if it has ever been covered or removed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11	Are you aware if the property has been tested for lead?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

12 Please explain any "Yes" answers you gave in this section including test date, type of test and results:

<b>Radon</b>		YES	NO	UNK
13	Are you aware if the property has been tested for radon gas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14	Are you aware if the property has ever been mitigated for radon gas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

15 Please explain any "Yes" answers you gave in this section:

<b>Mold</b>		YES	NO	UNK
16	Are you aware of the presence of any mold on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17	Are you aware of anything with mold on the property that has ever been covered or removed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18	Are you aware if the property has ever been tested for the presence of mold?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

19 Please explain any "Yes" answers you gave in this section:

<b>Asbestos Materials</b>		YES	NO	UNK
20	Are you aware of the presence of asbestos materials on the property, such as roof shingles, siding, insulation, ceiling, flooring, pipe wrap, etc.?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
21	Are you aware of any asbestos material that has been encapsulated or removed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
22	Are you aware if the property has been tested for the presence of asbestos?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

23 Please explain any "Yes" answers you gave in this section:

<b>Other Environmental Concerns</b>		YES	NO	UNK
24	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.?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

25 Please explain any "Yes" answers you gave in this section:

<b>SUBDIVISION, CONDOMINIUM, VILLA, CO-OP, OR OTHER SHARED COST DEVELOPMENT (if applicable)</b>														
26	Development Name													
27	Contact Name		Phone #											
28	Type of Property (check all that apply)	<input type="checkbox"/>	Single Family	<input type="checkbox"/>	Multi-Family	<input type="checkbox"/>	Condominium	<input type="checkbox"/>	Townhome	<input type="checkbox"/>	Villa	<input type="checkbox"/>	Co-op	
29	Mandatory Assessment #1	\$		per	<input type="checkbox"/>	Monthly	<input type="checkbox"/>	Quarterly	<input type="checkbox"/>	Semi-Annual	<input type="checkbox"/>	Annual	<input type="checkbox"/>	Other
30	Mandatory Assessment #2	\$		per	<input type="checkbox"/>	Monthly	<input type="checkbox"/>	Quarterly	<input type="checkbox"/>	Semi-Annual	<input type="checkbox"/>	Annual	<input type="checkbox"/>	Other
31	Mandatory Assessment(s) include:	<input type="checkbox"/> entrance sign/structure <input type="checkbox"/> street maintenance <input type="checkbox"/> common ground <input type="checkbox"/> snow removal specific to dwelling <input type="checkbox"/> snow removal common area <input type="checkbox"/> landscaping of common area <input type="checkbox"/> landscaping specific to dwelling <input type="checkbox"/> reception facility <input type="checkbox"/> clubhouse <input type="checkbox"/> pool <input type="checkbox"/> tennis court <input type="checkbox"/> exercise area <input type="checkbox"/> water <input type="checkbox"/> sewer <input type="checkbox"/> trash removal <input type="checkbox"/> doorman <input type="checkbox"/> cooling <input type="checkbox"/> heating <input type="checkbox"/> security <input type="checkbox"/> elevator <input type="checkbox"/> some insurance <input type="checkbox"/> real estate taxes <input type="checkbox"/> other common facility <input type="checkbox"/> assigned parking space(s): how many _____ identified as _____ <input type="checkbox"/> other specific item(s): _____ <input type="checkbox"/> Dwelling exterior maintenance covered by Assessment: _____												

		YES	NO	UNK
32	Are you aware of any existing or proposed special assessments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
33	Are you aware of any special taxes and/or district improvement assessments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
34	Are you aware of any condition or claim which may cause an increase in assessment or fees?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
35	Are you aware of any material defects in any common or other shared elements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
36	Are you aware of any existing indentures/restrictive covenants?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
37	Are you aware of any violation of the indentures/restrictions by yourself or by others?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
38	Is there a recorded shared driveway/street/road maintenance agreement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
39	Is there a driveway/street/road that is not maintained by city or county? If so, please explain in description.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
40	Please explain any "Yes" answers you gave in this section: <i>All roads and trails on property are maintained by owner</i>			

**UTILITIES**

Services	Current Provider	Phone #			Avg Monthly Cost
41 Propane			<input type="checkbox"/> Owned	<input type="checkbox"/> Leased	
42 Gas					
43 Electric	<b>Ameren</b>				<b>\$300</b>
44 Water					
45 Sewer					
46 Trash					
47 Recycle					
48 Internet					
49 Phone					

**HEATING, VENTILATION AND COOLING ("HVAC") SYSTEMS**

Type of Heating Equipment:	YES	NO	UNK
50 Zone 1: Age <u>23</u> Brand <input checked="" type="checkbox"/> Forced Air <input type="checkbox"/> Heat Pump <input type="checkbox"/> Radiant <input type="checkbox"/> Baseboard <input type="checkbox"/> Geo-Thermal <input type="checkbox"/> Other			
51 Zone 2: Age <u>23</u> Brand <input type="checkbox"/> Forced Air <input type="checkbox"/> Heat Pump <input type="checkbox"/> Radiant <input type="checkbox"/> Baseboard <input type="checkbox"/> Geo-Thermal <input type="checkbox"/> Other			
Fuel Source of Heating Equipment:	YES	NO	UNK
52 Zone 1: <input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> Electric <input type="checkbox"/> Propane <input type="checkbox"/> Fuel Oil <input type="checkbox"/> Solar <input type="checkbox"/> Other			
53 Zone 2: <input type="checkbox"/> Natural Gas <input type="checkbox"/> Electric <input type="checkbox"/> Propane <input type="checkbox"/> Fuel Oil <input type="checkbox"/> Solar <input type="checkbox"/> Other			
Type of Air Conditioner:	YES	NO	UNK
54 Zone 1: Age <u>23</u> Brand <input checked="" type="checkbox"/> Central Electric <input type="checkbox"/> Central Gas <input type="checkbox"/> Window/Wall (# of Units: <u>      </u> ) <input type="checkbox"/> Other			
55 Zone 2: Age <u>23</u> Brand <input checked="" type="checkbox"/> Central Electric <input type="checkbox"/> Central Gas <input type="checkbox"/> Window/Wall (# of Units: <u>      </u> ) <input type="checkbox"/> Other			

Are you aware of any problems or issues with any part of the HVAC system?	YES	NO	UNK
56 Do you have any existing maintenance agreements in place?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
57 Are any areas of the home not covered by central heating /cooling?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

59 With respect to the last service/repair made to the HVAC system, please describe in detail the scope of work, date, name of person/company who did the work and cost:

60 Please explain any "Yes" or "Other" answers you gave in this section:  
*Attached garage does not have heat or central air*

**FIREPLACE(S)**

Location 1: Room: <u>Great room</u> Functional and properly vented?	YES	NO	UNK
61 Type: <input checked="" type="checkbox"/> Wood Burning <input type="checkbox"/> Gas Logs <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> UNK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Location 2: Room: Functional and properly vented?	YES	NO	UNK
62 Type: <input type="checkbox"/> Wood Burning <input type="checkbox"/> Gas Logs <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> UNK	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Location 3: Room: Functional and properly vented?	YES	NO	UNK
63 Type: <input type="checkbox"/> Wood Burning <input type="checkbox"/> Gas Logs <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> UNK	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
64 Are you aware of any problems or repairs needed with any item in this section?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
65 Please explain any "Yes" or "No" answers you gave in this section:			

**PLUMBING SYSTEM, FIXTURES AND EQUIPMENT**

66 Plumbing System: <input type="checkbox"/> Copper <input checked="" type="checkbox"/> PVC <input type="checkbox"/> PEX <input type="checkbox"/> Galvanized <input type="checkbox"/> Other:	
67 Water Heater 1: Age: <u>      </u> Location: <u>      </u> Tank Size: <u>      </u> <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Propane <input type="checkbox"/> Tankless <input type="checkbox"/> Other	
68 Water Heater 2: Age: <u>      </u> Location: <u>      </u> Tank Size: <u>      </u> <input type="checkbox"/> Gas <input type="checkbox"/> Electric <input type="checkbox"/> Propane <input type="checkbox"/> Tankless <input type="checkbox"/> Other	



		YES	NO	UNK
69	Does the property have an ice-maker supply line?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
70	Is property equipped with a Lawn Irrigation System? If yes, please provide date of last backflow device inspection certificate.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
71	Are you aware of any problems or repairs needed in the plumbing system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
72	Does property have a Swimming Pool/Spa/Hot Tub? (If "Yes," attach Form #2180, Pool/Spa/Pond/Lake Addendum to Seller's Disclosure Statement.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
73	Please explain any "Yes" or "Other" answers you gave in this section:			
<b>WATER (If well exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)</b>				
74	What is the source of your drinking water? <input type="checkbox"/> Public <input type="checkbox"/> Community <input checked="" type="checkbox"/> Well <input type="checkbox"/> Other			
75	If well, when was the water last tested? <u>unknown</u> Is test documented? <input type="checkbox"/> Yes or <input checked="" type="checkbox"/> No. If yes, please provide documentation.			
76	Do you have a water softener? <input checked="" type="checkbox"/> Yes or <input type="checkbox"/> No. If yes, is it <input checked="" type="checkbox"/> Owned or <input type="checkbox"/> Leased. If leased, provide lessor and cost below.			
77	Are you aware of any problems relating to the water system including the quality or source of water or any components such as the curb stop box?			
78	Please explain any "Yes" answers you gave in this section and water softener lease information if applicable :			
<b>SEWERAGE (If Septic or Aerator exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)</b>				
79	What is the type of sewerage system to which the house is connected? <input type="checkbox"/> Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> Septic <input type="checkbox"/> Aerator <input type="checkbox"/> Other			
80	If Other, please explain:  <u>2019</u>			
81	Is there a sewerage lift system?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
82	Is there a sewerage grinder system?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
83	Are you aware of any leaks, backups, open drain lines or other problems relating to the sewerage system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
84	Please explain any "Yes" answers you gave in this section:			
<b>ELECTRICAL (Note: Certain types of electrical panels have been subject to recall)</b>				
Type of Service Panel(s):				
85	Panel 1: Amps _____ Brand _____	<input type="checkbox"/> Circuit Breakers	<input type="checkbox"/> Fuses	<input type="checkbox"/> Other
86	Panel 2: Amps _____ Brand _____	<input type="checkbox"/> Circuit Breakers	<input type="checkbox"/> Fuses	<input type="checkbox"/> Other
87	Panel 3: Amps _____ Brand _____	<input type="checkbox"/> Circuit Breakers	<input type="checkbox"/> Fuses	<input type="checkbox"/> Other
Type of Wiring:				
88	Panel 1: <input type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input type="checkbox"/> UNK <input type="checkbox"/> Other			
89	Panel 2: <input type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input type="checkbox"/> UNK <input type="checkbox"/> Other			
90	Panel 3: <input type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input type="checkbox"/> UNK <input type="checkbox"/> Other			
91	Are you aware of any problems or repairs needed in the electrical system?			
92	Are you aware of any of the panels in services in the property being subject to recall or otherwise out of date?			
93	Please explain any "Yes" answers you gave in this section:			
<b>CONSTRUCTION</b>				
94	The property was originally constructed in: <u>2001/2002</u> . Seller has occupied property from <u>2002</u> to <u>present</u> .			
95	List all significant additions, modifications, renovations, & alterations to the property during your ownership below:			
96	Were required permits obtained for the work described above?			
97	Please explain any "No" answers you gave in this section:			

**FOUNDATION**

98 Type of Foundation:	<input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Cinder Block <input type="checkbox"/> Stone <input type="checkbox"/> Wood <input type="checkbox"/> Other: _____	YES	NO	UNK
99 Are you aware of any problems or issues with foundation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
100 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
101 Are you aware of any movement, shifting, deterioration, or other problems with walls, foundations, crawl space or slab?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
102 Are you aware of cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement floor or garage?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
103 Are you aware of any repairs to any of the building elements listed above?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
104 Were required permits obtained for any repairs described above?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
105 Please explain any "Yes" answers you gave in this section, including location, extent, date and name of the person/company who did the repair or control effort:				

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

106 Is the home equipped with a sump pit?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
107 Is the home equipped with a sump pump?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
108 Are you aware of any issues with sump pit(s) & pump(s)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
109 Are you aware of any dampness, water accumulation or leakage, in the basement or crawl space or slab?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
110 Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
111 Please explain any "Yes" answers you gave in this section:				

**ROOF, GUTTERS AND DOWNSPOUTS**

112 What is the approximate age of the roof? _____ Is it documented? If yes, please provide documentation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
113 Are you aware of any active leaks to the roof?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
114 Has the roof ever leaked during your ownership?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
115 Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
116 Are you aware of any problems with the roof, gutters or downspouts?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
117 Does the property have multiple layers of roofing currently installed on any portion of the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
118 Please explain any "Yes" answers you gave in this section and attach any documentation:	<i>Entire roof on home and main garage replaced in approximately 2018</i>			

**PESTS/TERMITES/WOOD DESTROYING INSECTS**

119 Are you aware of any pests, rodents or termites/wood destroying insects impacting the property and improvements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
120 Are you aware of any uncorrected damage to the property caused by above?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
121 Are you aware of any control reports for the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
122 Are you aware of any control treatments to the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
123 Is your property currently under a warranty contract by a licensed pest/termite control company? If so, when does it expire and what is the renewal costs?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
124 Please explain any "Yes" answers you gave in this section:	<i>Pest control application is applied 3 times annually by licensed pest company</i>			

**SOIL AND DRAINAGE**

125 Are you aware of any fill, expansive soil or sinkholes on the property or that may affect the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
126 Are you aware of any soil, earth movement, flood, drainage or grading problems on the property or that may affect the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
127 Are you aware of any past, present or proposed mining, strip-mining, or any other excavations on the property or that may affect the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
128 Are you aware of any Post-construction Stormwater Best Management Practices (BMPs) on the property? (BMPs are private stormwater management facilities which include a recorded formal Maintenance Agreement with the Metropolitan Sewer District, e.g., retention ponds, rain gardens, sand filters, permeable pavement)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
129 Please explain any "Yes" answers you gave in this section:				



1/1/2020

SELLER

SURVEY AND ZONING				YES	NO	UNK
130 Do you have a survey of the property? If yes, please attach.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
131 Does the survey include all existing improvements on the property?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
132 Are you aware of any shared or common features with adjoining properties?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
133 Are you aware of any rights of way, unrecorded easements, or encroachments, which affect the property?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
134 Is any portion of the property located within the 100-year flood hazard area (flood plain)?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
135 Are you aware of any violations of local, state, or federal laws/regulations, including zoning, relating to the property?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

136 Please explain any "Yes" answers you gave in this section:

*Entire property surveyed as part of putting the property for sale*

INSURANCE				YES	NO	UNK
137 Are you aware of any claims that have been filed for damages to the property? (i.e., roof, flood, fire, casualty, etc.)		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

138 If "Yes," please provide the following information for each claim: date of claim, description of claim, repairs and/or replacements completed.

*Roof and some siding was replaced as part of a storm damage claim*

APPLIANCES/EQUIPMENT					
(Seller is not agreeing that all items are being offered for sale; mark N/A if not applicable)					
139 Range/Stove	<input type="checkbox"/> N/A	Age <u>10</u>	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric	
140 Oven	<input type="checkbox"/> N/A	Age <u>10</u>	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric	
141 Cooktop	<input checked="" type="checkbox"/> N/A	Age _____	<input type="checkbox"/> Gas	<input type="checkbox"/> Electric	
142 Outdoor Grill	<input checked="" type="checkbox"/> N/A	Age _____	<input type="checkbox"/> Gas	<input type="checkbox"/> Electric	
143 Dryer Hookup	<input type="checkbox"/> N/A	Age _____	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric	
144 Built in Microwave	<input type="checkbox"/> N/A	Age <u>10</u>			
145 Built in Refrigerator	<input type="checkbox"/> N/A	Age <u>10</u>			
146 Dishwasher	<input type="checkbox"/> N/A	Age <u>15</u>			
147 Garbage Disposal	<input type="checkbox"/> N/A	Age <u>20+</u>			
148 Trash Compactor	<input checked="" type="checkbox"/> N/A	Age _____			
149 Electric Pet Fence	<input checked="" type="checkbox"/> N/A	# of collars <u>0</u>			
150 Gas Powered Exterior Lights	<input checked="" type="checkbox"/> N/A	# of lights <u>0</u>			
151 Security System/Cameras	<input type="checkbox"/> N/A		<input checked="" type="checkbox"/> Owned	<input type="checkbox"/> Leased	
			YES	NO	UNK

152 Are you aware of any items in this section in need of repair or replacement?

153 Please explain any "Yes" answers you gave in this section:

MISCELLANEOUS				YES	NO	UNK
154 Has the property been continuously occupied during the last twelve months?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
155 Is the property located in an area that requires any compliance inspection(s) including municipality, conservation, fire district or any other required governmental authority?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
156 Is the property located in an area that requires any specific disclosure(s) from the city or county?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
157 Is the property designated as a historical home or located in a historic district?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
158 Is property tax abated? If yes, attach documentation from taxing authority.		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
159 Are you aware of any pets having been kept in or on the property? Explain below.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
160 Is the Buyer being offered a protection plan/home warranty at closing at Seller's expense?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
161 Are you aware of any inoperable windows or doors, broken thermal seals, or cracked/broken glass? Explain below.		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
162 Are you aware if carpet has been laid over a damaged wood floor? Explain below.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
163 Are you aware of any existing or threatened legal action affecting the property? Explain below.		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
164 Are you aware of any consent required of anyone other than the signer(s) of this form to convey title to the property? Explain below.		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

165 Please explain any "Yes" answers you gave in this section:

*Property is used for recreational / weekend / vacation purposes by owner. Pets have accompanied the owner on the property*

## ADDITIONAL COMMENTS

166  
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175  
176

Seller attaches the following document(s): \_\_\_\_\_

**SELLER'S ACKNOWLEDGEMENT:**

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

Jan 20, 2026

SELLER SIGNATURE

DATE

SELLER SIGNATURE

DATE

*Michael Basler, Manager*

Seller Printed Name

Seller Printed Name

**BUYER'S ACKNOWLEDGEMENT:**

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

BUYER SIGNATURE

DATE

BUYER SIGNATURE

DATE

Buyer Printed Name

Buyer Printed Name

Form # 2049 07/25

## DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

1 PROPERTY: **AUCTION: 1607 Ac 13174 State Hwy 8, Potosi, MO 63664**

2 **Lead Warning Statement**

3 Every Buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may  
4 present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children  
5 may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired  
6 memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide  
7 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  
8 known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

9 **Seller's Disclosure**

10 (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

11  Seller has no knowledge of lead-based paint and/or lead-based paint hazards

12 in the housing

13  Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

14 \_\_\_\_\_

15 (b) Records and reports available to Seller (check one below):

16  Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based  
17 paint hazards in the housing (list all documents below):

18 **Not aware of any lead based pain hazards or any records or reports pertaining to lead-based paint**

19 \_\_\_\_\_

20  Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

21 **Buyer's Acknowledgment** (initial appropriate blanks)

22 \_\_\_\_\_ Buyer has received copies of all information listed above. (leave blank if none provided to Buyer.)

23 \_\_\_\_\_ Buyer has received the pamphlet Protect Your Family From Lead in Your Home.

24 Buyer has (check one below):

25  Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of the presence of  
26 lead-based paint or lead-based hazards; or

27  Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint  
28 hazards.

29 **Agent's Acknowledgment** (initial)

30  Agent has informed Seller of Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

31 (To be completed by listing agent or if not listed, agent assisting Buyer.)

32 **Certification of Accuracy**

33 The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true  
34 and accurate.

35 BUYER SIGNATURE DATE

36  DATE

37 **Jan 20, 2026**

38 Buyer Printed Name

39 SELLER SIGNATURE

40 DATE

41 **Michael Basler, Manager**

42 Seller Printed Name

43 BUYER SIGNATURE DATE

44 SELLER SIGNATURE DATE

45 Buyer Printed Name

46 Seller Printed Name

47 **Jan 21, 2026**

48 BUYER'S AGENT SIGNATURE DATE

49 LISTING AGENT SIGNATURE DATE

50 Buyer's Agent Printed Name

51 Listing Agent Printed Name

52 **(NOTE: Any reference to Agent also includes a licensee acting as a Transaction Broker)**

## SEPTIC/WELL ADDENDUM TO SELLER'S DISCLOSURE STATEMENT

PROPERTY ADDRESS: **AUCTION: 1607 Ac 13174 State Hwy 8, Potosi, MO 63664** DATE: **Jan 20, 2026**

### SEPTIC (Explain any "yes" answers)

Note: Potential buyers should be aware that the current owner may not use the septic system to its full capacity. If the system is being underutilized, it may falsely appear to be problem free. If the system is more heavily utilized, problems may surface that were previously not known or detectable. These problems may not be discovered by a septic inspection.

(a) How many people occupy the property? **0**

(b) Has the property been vacant over any period during the last 12 months?  Yes  No

(c) Does any other property owner share this system?  Yes  No

(d) Is any part of your system located on a neighbor's property?  Yes  No

(e) Is there a well within 50 feet of the septic tank?  Yes  No

(f) Does the system have an aerator?  Yes  No

(g) Of what is the bottom of the tank constructed?  gravel  concrete  unknown

(h) Are any laundry, sinks, tubs and/or showers dispersing outside of the septic system?  Yes  No

(i) Do any of the pipes flow into ditches, creeks, ravines or a lagoon?  Yes  No

(j) Are any of the pipes exposed?  Yes  No

(k) Is there any seepage or surface discharge (effluence) from the septic system?  Yes  No  
If yes, is there any from your system onto your neighbor's property?  Yes  No

(l) Is there any seepage or surface discharge from a neighbor's system onto your property?  Yes  No

(m) Have you noticed any noxious, offensive or unusual odors from the system?  Yes  No

(n) Have you experienced slow drainage or drain backups?  Yes  No

(o) Is there a current maintenance service agreement covering your system?  Yes  No If yes, what is the annual cost and who is the current provider?

(p) Does any government authority require a maintenance service agreement for the new homeowner?  Yes  No

(q) Have you ever been notified/cited by any governmental authority on problems related to the system?  Yes  No

(r) Has a service company ever recommended any work to be done to the system?  Yes  No

(s) Are you aware of any defects?  Yes  No

(t) Have you expanded, updated, or modified the septic system?  Yes  No

(u) Have you cleaned or pumped the system during your ownership of the property?  Yes  No  
If yes, when was it done and who did the work? **2019 septic tank was drained / serviced**

### WELLS (Explain any "yes" answers)

(a) Is any part of the well located on a neighbor's property?  Yes  No

(b) Is the well shared with any other properties?  Yes  No  
If yes, is there a recorded well agreement?  Yes  No

(c) Are you aware of any problems relating to the quality or source of drinking water?  Yes  No

(d) Have you ever been notified/cited by any governmental authority on problems related to the system?  Yes  No

(e) Has a service company ever recommended any work be done to the system?  Yes  No

(f) Are you aware of any defects?  Yes  No

(g) Are you aware of any plans to bring public water to this property?  Yes  No

Explanation of any "yes" answers and additional comments for either of the above sections:

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**SELLER'S ACKNOWLEDGEMENT** Seller acknowledges that he has carefully examined this statement and that it is complete and accurate to the best of Seller's knowledge. Seller agrees to immediately notify listing broker in writing of any changes in the property condition. Seller authorizes all brokers and their licensees to furnish **BM-SIGNED** copy of this statement to prospective buyers.

  
01/20/26 02:25 PM CST

**Jan 20, 2026**

SELLER

DATE

SELLER

DATE

**BUYER'S ACKNOWLEDGEMENT** Buyer acknowledges having received and read this Septic/Well Addendum to Sellers Disclosure Statement. Buyer understands that the information in this Addendum is limited to information of which Seller has actual knowledge. Buyer should verify the information contained in this Septic/Well Addendum To Sellers Disclosure Statement, and any other important information provided by either Seller or broker (including any information obtained through the Multiple Listing Service) by an independent, professional investigation of his own. Buyer acknowledges that broker is not an expert at detecting or repairing physical defects in property.

BUYER

DATE

BUYER

DATE