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Form # 2049

01/20

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

1 SALE CONTRACT DATE: \_\_\_\_\_

2 PROPERTY: 68 Snyder Road, Troy, MO 63379

3 **Lead Warning Statement**

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

10 **Seller's Disclosure**

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

- 12 ☒ Seller certifies that this home was built in 1978 or later  
13 ☐ Seller certifies that this home was built before 1978, but Seller has no knowledge of lead-based paint and/or lead-based paint hazards  
14 in the housing  
15 ☐ Known lead-based paint and/or lead-based paint hazards are present in the house (explain):  
16 \_\_\_\_\_

17  
18 (b) Records and reports available to Seller (check one below):

- 19 ☐ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based  
20 paint hazards in the housing (list all documents below):  
21 \_\_\_\_\_

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

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

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

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

26 \_\_\_\_\_ Buyer has (check one below):

- 27  
28 ☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of the presence of  
29 lead-based paint or lead-based hazards; or  
30 ☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint  
31 hazards.

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

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

34 (To be completed by listing agent or if not listed, agent assisting Buyer unless Buyer's agent receives all compensation from Buyer).

35 **Certification of Accuracy**

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

38  
39 BUYER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

40  
41 Buyer Printed Name \_\_\_\_\_

42  
43 BUYER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

44  
45 Buyer Printed Name \_\_\_\_\_

46  
47 SELLING AGENT SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

48  
49 Selling Agent Printed Name \_\_\_\_\_

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

SELLER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

Seller Printed Name \_\_\_\_\_

SELLER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

Seller Printed Name \_\_\_\_\_

LISTING AGENT SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

Listing Agent Printed Name \_\_\_\_\_

### SELLER'S DISCLOSURE STATEMENT

To be completed by **SELLER** concerning 68 Snyder Road, Troy, MO 63379 (Property Address) located  
in the municipality of Troy, MO (if incorporated), County of Lincoln, Missouri.

**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.

#### SUBDIVISION, CONDOMINIUM, VILLA, CO-OP OR OTHER SHARED COST DEVELOPMENT (if applicable)

- (a) Development Name N/A
- (b) Contact \_\_\_\_\_ Phone \_\_\_\_\_
- Type of Property: (check all that apply) ☐ Single-Family Residence ☐ Multi-Family ☐ Condominium ☐ Townhome  
☐ Villa ☐ Co-Op
- (c) Mandatory Assessment: #1 \_\_\_\_\_ \$ \_\_\_\_\_ per: ☐ month ☐ quarter ☐ half-year ☐ year  
Mandatory Assessment: #2 \_\_\_\_\_ \$ \_\_\_\_\_ per: ☐ month ☐ quarter ☐ half-year ☐ year
- (d) Mandatory Assessment(s) include:
- ☐ entrance sign/structure ☐ street maintenance ☐ common ground ☐ snow removal of common area  
☐ snow removal specific to this dwelling ☐ landscaping of common area ☐ landscaping specific to this dwelling  
☐ clubhouse ☐ pool ☐ tennis court ☐ exercise area ☐ reception facility ☐ water ☐ sewer ☐ trash removal  
☐ doorman ☐ cooling ☐ heating ☐ security ☐ elevator ☐ other common facility \_\_\_\_\_  
☐ assigned parking space(s): how many \_\_\_\_\_ identified as \_\_\_\_\_ ☐ some insurance ☐ real estate taxes  
☐ other specific item(s): \_\_\_\_\_  
☐ Exterior Maintenance of this dwelling covered by Assessment: \_\_\_\_\_
- (e) Optional Assessment(s)/Membership(s) Please explain \_\_\_\_\_
- (f) Are you aware of any existing or proposed special assessments? ☐ Yes ☐ No
- (g) Are you aware of any special taxes and/or district improvement assessments? ☐ Yes ☐ No
- (h) Are you aware of any condition or claim which may cause an increase in assessment or fees? ☐ Yes ☐ No
- (i) Are you aware of any material defects in any common or other shared elements? ☐ Yes ☐ No
- (j) Are you aware of any existing indentures/restrictive covenants? ☐ Yes ☐ No
- (k) Are you aware of any violation of the indentures/restrictions by yourself or by others? ☐ Yes ☐ No
- (l) Is there a recorded street/road maintenance agreement? ☐ Yes ☐ No
- (m) Please explain any "Yes" answer you gave for (e), (f), (g), (h), (i), (j) or (k) above: \_\_\_\_\_

## 53 UTILITIES

54 UtilityCurrent Provider55 Gas/Propane: N/A if Propane, is tank ☐ Owned ☐ Leased56 Electric: Ameren57 Water: Lincoln County Water District #258 Sewer: Septic - B+J Septic59 Trash: Sutton Disposal60 Recycle: N/A61 Internet: Brightspeed62 Phone: N/A

## 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 ☐ Baseboard65 (b) Source of heating: ☒ Electric ☐ Natural Gas ☐ Propane ☐ Fuel Oil ☐ Other66 (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: Sleeping / Bonus Room in Basement, Basement Bathroom68 (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/A73 (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 explain77 (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 ☐ No82 (c) Jet Tub: ☐ Yes ☒ No83 (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: Lincoln County Water District #291 (c) Do you have a softener, filter or other purification system? ☒ Yes ☐ No ☐ Owned ☐ Leased/Lease Information Softener - 201892 (d) 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? ☐ Yes ☒ No If "Yes", please explain

93

## 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 ☐ No98 (c) When was the septic/aerator system last serviced? 2021 (?)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 Oven103 ☐ Dishwasher ☐ Garbage Disposal ☐ Trash Compactor ☐ Wired smoke alarms ☒ Electric dryer (hook up)104 ☒ Ceiling Fan(s) ☐ Intercom System ☐ Central Vacuum System ☒ Other Refrigerator, Beverage Cooler105 (b) Gas Appliances & Equipment: ☐ Natural Gas ☐ Propane106 ☐ Oven ☐ Gas Stove/Range/Cook top ☐ Exterior Lights ☐ Barbecue ☐ Water heater ☐ Tankless Water Heater107 ☐ Gas dryer (hook up) ☐ Other108 (c) Other Equipment: ☒ TV Antenna ☒ Cable Wiring ☐ Phone Wiring ☒ Network/Data Wiring109 ☒ Electric Garage Door Opener(s) 2 Number of controls 2110 ☐ Security Alarm System ☒ Owned ☐ Leased/Lease information:

☒ Satellite Dish ☐ Owned ☒ Leased/Lease Information: DirecTV

☐ 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                     

## ELECTRICAL

Type of service panel: ☐ Fuses ☒ Circuit Breakers ☐ Other:                     

(a) 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                     

## ROOF, GUTTERS AND DOWNSPOUTS

(a) What is the approximate age of the roof? 2013 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                     

(d) Are you aware of any problems with the roof, gutters or downspouts? ☐ Yes ☒ No If "Yes", please explain                     

## CONSTRUCTION

(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                     

(b) Are you aware of any repairs to any of the building elements listed in (a) above? ☒ Yes ☐ No If "Yes", please describe the location, extent, date and name of the person/company who did the repair or control effort Fasteel 10/1992

(c) Are you aware that any of the work in (b) above was completed without required permits? ☐ Yes ☒ No

(d) List all significant additions, modifications, renovations, & alterations to the property during your ownership: Kitchen Remodel, 2023  
Basement Bathroom Addition - 2022, Back Patio w/ Roof 2022, Basement Finished Areas 2018

(e) Were required permits obtained for the work in (d) above? ☐ Yes ☒ No Bathroom - Master - Remodel 2021  
New Flooring - Entire House 2015

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

(a) ☐ Sump pit ☐ Sump pit and pump

(b) Type of foundation: ☒ Concrete ☐ Stone ☐ Cinder Block ☐ Wood

(c) Are you aware of any dampness, water accumulation or leakage, in the basement or crawl space? ☐ Yes ☒ No If "Yes", please describe in detail                     

(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                     

## PESTS OR TERMITES/WOOD DESTROYING INSECTS

(a) Are you aware of any pests or termites/wood destroying insects impacting the property and improvements? ☐ Yes ☒ No

(b) Are you aware of any uncorrected damage to the property caused by pests or termites/wood destroying insects? ☐ Yes ☒ No

(c) Is your property currently under a warranty contract by a licensed pest/termite control company? ☐ Yes ☒ No

(d) Are you aware of any pest/termite control reports for the property? ☐ Yes ☒ No

(e) Are you aware of any pest/termite control treatments to the property? ☒ Yes ☐ No

(f) Please explain any "Yes" answers you gave in this section We have had Pesky Critters  
Service our home quarterly since 2015 when we purchased the home.

## SOIL AND DRAINAGE

(a) Are you aware of any fill, expansive soil or sinkholes on the property or that may affect the property? ☐ Yes ☒ No

(b) Are you aware of any soil, earth movement, flood, drainage or grading problems on the property or that may affect the property? ☒ Yes ☐ No Back Yard Holds water during heavy Rains.

(c) 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? ☐ Yes ☒ No

(d) 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) ☐ Yes ☒ No

(e) Please explain any "Yes" answers you gave in this section



**HAZARDOUS SUBSTANCES/OTHER ENVIRONMENTAL CONCERNS**

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

- (1) 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) Asbestos Materials

- (1) Are you aware of the presence of asbestos materials on the property, such as roof shingles, siding, insulation, ceiling, flooring, pipe wrap, etc.? ☐ Yes ☒ 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? ☐ 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 \_\_\_\_\_

(c) Mold

- (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 \_\_\_\_\_
- (4) Please explain any "Yes" answers you gave in this section \_\_\_\_\_

(d) Radon

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

(e) Methamphetamine

Are you aware if the property is or was used as a lab, production or storage site for methamphetamine or was the residence of a 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 \_\_\_\_\_

(f) Waste 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.**

(g) Radioactive 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. \_\_\_\_\_

(h) Other Environmental Concerns

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 \_\_\_\_\_

**SURVEY AND ZONING**

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

## INSURANCE

Are you aware of any claims that have been filed for damages to the property? ☒ Yes ☐ No If "Yes", please provide the following information: date of claim, description of claim, repairs and/or replacements completed Patio Roof Damage April 2023  
Patio Roof Repair June 2023

## MISCELLANEOUS

- (a) The approximate age of the residence is 1982 years. The Seller has occupied the property from 4/2015 to present.
- (b) Has the property been continuously occupied during the last twelve months? ☒ Yes ☐ No If "No", please explain \_\_\_\_\_
- (c) Is the property located in an area that requires any compliance inspection(s) including municipality, conservation, fire district or any other required governmental authority? ☐ Yes ☒ No If "Yes", please explain \_\_\_\_\_
- (d) Is the property located in an area that requires any specific disclosure(s) from the city or county? ☐ Yes ☒ No If "Yes", please explain \_\_\_\_\_
- (e) Is the property designated as a historical home or located in a historic district? ☐ Yes ☒ No If "Yes", please explain \_\_\_\_\_
- (f) Is property tax abated? ☐ Yes ☒ No Expiration date \_\_\_\_\_ Attach documentation from taxing authority.
- (g) Are you aware of any pets having been kept in or on the property? ☒ Yes ☐ No If "Yes" please explain 2 cats, 4 dogs  
NO Animals allowed in the house, since 2021
- (h) Is the Buyer being offered a protection plan/home warranty at closing at Seller's expense? ☐ Yes ☒ No (If "Yes", please attach)
- (i) 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 ☒ No
- (m) Please explain any "Yes" answers you gave for (i), (j), (k), or (l) above Master BR West Window, Bedroom #2  
West Window cord in windows doesn't work.


## Additional Comments:


There is Solar Panels on the South side of House, added Fall 2021.  
There are 52 panels total.

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

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  7-12-23  
267 SELLER SIGNATURE DATE  
268 James Bronstad  
269 Seller Printed Name

 7/12/23  
SELLER SIGNATURE DATE  
Chrystal L. Bronstad  
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

Form # 2165

01/20

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

1 PROPERTY ADDRESS: 68 Snyder Road, Troy, MO 63379 DATE: 7/12/2023

2 **SEPTIC (Explain any "Yes" answers):**

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

- 6 (a) How many people occupy the property? 3
- 7 (b) Has the property been vacant over any period during the last 12 months? ☐ Yes ☒ No
- 8 (c) Does any other property owner share this system? ☐ Yes ☒ No
- 9 (d) Is any part of your system located on a neighbor's property? ☐ Yes ☒ No
- 10 (e) Is there a well within 50 feet of the septic tank? ☐ Yes ☒ No
- 11 (f) Does the system have an aerator? ☐ Yes ☒ No
- 12 (g) Of what is the bottom of the tank constructed? ☐ gravel ☐ concrete ☒ unknown
- 13 (h) Are any laundry, sinks, tubs and/or showers dispersing outside of the septic system? ☐ Yes ☒ No
- 14 (i) Do any of the pipes flow into ditches, creeks, ravines or a lagoon? ☐ Yes ☒ No
- 15 (j) Are any of the pipes exposed? ☐ Yes ☒ No
- 16 (k) Is there any seepage or surface discharge (effluence) from the septic system?  
17 If "Yes", is there any from your system onto your neighbor's property? ☐ Yes ☒ No
- 18 (l) Is there any seepage or surface discharge from a neighbor's system onto your property? ☐ Yes ☒ No
- 19 (m) Have you noticed any noxious, offensive or unusual odors from the system? ☐ Yes ☒ No
- 20 (n) Have you experienced slow drainage or drain backups? ☐ Yes ☒ No
- 21 (o) Is there a current maintenance service agreement covering your system?  
22 If "Yes", what is the annual cost and who is the current provider? \_\_\_\_\_
- 23 (p) Does any government authority require a maintenance service agreement for the  
24 new homeowner? ☐ Yes ☒ No
- 25 (q) Have you ever been notified/cited by any governmental authority on problems  
26 related to the system? ☐ Yes ☒ No
- 27 (r) Has a service company ever recommended any work to be done to the system? ☐ Yes ☒ No
- 28 (s) Are you aware of any defects? ☐ Yes ☒ No
- 29 (t) Have you expanded, updated or modified the septic system? ☒ Yes ☐ No
- 30 (u) Have you cleaned or pumped the system during your ownership of the property? ☒ Yes ☐ No  
31 If "Yes", when was it done and who did the work? B & J Septic Has done all work R/T Septic- 2022 Emptied  
(I think)

32 **WELLS (Explain any "Yes" answers):**

- 33 (a) Is any part of the well located on a neighbor's property? ☐ Yes ☒ No
- 34 (b) Is the well shared with any other properties?  
35 If "Yes", is there a recorded well agreement? ☐ Yes ☒ No
- 36 (c) Are you aware of any problems relating to the quality or source of drinking water? ☐ Yes ☒ No
- 37 (d) Have you ever been notified/cited by any governmental authority on problems  
38 related to the system? ☐ Yes ☒ No
- 39 (e) Has a service company ever recommended any work be done to the system? ☐ Yes ☒ No
- 40 (f) Are you aware of any defects? ☐ Yes ☒ No
- 41 (g) Are you aware of any plans to bring public water to this property? ☐ Yes ☒ No

42 **Explanation of any "Yes" answers and additional comments for either of the above sections:**

43 \_\_\_\_\_

44 \_\_\_\_\_

45 \_\_\_\_\_

46 \_\_\_\_\_

47 \_\_\_\_\_

48 \_\_\_\_\_

49 \_\_\_\_\_

50 \_\_\_\_\_



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

54 Jane Bronstad 7-12-23 Chrystal L. Bronstad 7/12/2023  
55 SELLER SIGNATURE DATE SELLER SIGNATURE DATE

56 Jane Bronstad Chrystal L. Bronstad  
57 Seller Printed Name Seller Printed Name

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

64 \_\_\_\_\_  
65 BUYER SIGNATURE DATE BUYER SIGNATURE DATE

66 \_\_\_\_\_  
67 Buyer Printed Name Buyer Printed Name

## UTILITY LIST

	ELECTRIC	GAS	WATER
JANUARY	315.47		62.01
FEBRUARY	257.29		71.55
MARCH	143.35		54.96
APRIL	128.48		72.09
MAY	9.54		52.02
JUNE	76.49		58.35
JULY	187.25		
AUGUST 2022	196.43		75.48
SEPTEMBER 2022	229.42		77.35
OCTOBER	122.93		153.88
NOVEMBER	18.72		?
DECEMBER	138.09		62.23

Solar Panels = (52 Total)

Residence Address: 68 Snyder Road, Troy, mo 63379

Electric Co.: Ameren Phone: \_\_\_\_\_

Gas Co.: ☐ Phone: \_\_\_\_\_  
Internet IS: \_\_\_\_\_ BrightSpeed \$49.00/month 1-833-692-7773

Telephone Co.: Cell Phone Only Phone: \_\_\_\_\_

Water Co.: Lincoln Count Water District 2 Phone: \_\_\_\_\_

Trash Co.: Sutton Disposal <sup>\$50.00</sup> Quarterly Phone: 636-528-5455  
Pest Control - Pesky Critters - Quarterly <sup>\$90.00</sup> Service Phone: 636-528-8437



# Lincoln County, MO



## Legend

- Road
  - <all other values>
  - US Highway
  - State Highway
- Railroad
- Address Point
- Parcel Number/Acres
- Right-of-Way
- Building on Leased Land
- Section
- County Boundary

## Notes

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

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Feet