

### Seller's Disclosure Statement for Residential Property

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

NOTICE TO BOTH PARTIES: ONLY A SALE CONTRACT, AND NOT 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"):

| 15220 Woodchuck Dr  | Glen Allen  | MO .  | 63751   | Bollinger  |
|---|---|---|---|--|
| Street Address  | City  |   | Zip Code  | County   |
| SELLER: Please fully complete this Disclunknown or not applicable to your Propert and condition of the Property gives you the obligation to Buyer. Your answers (or the after closing of a transaction. This form shadows.) | y, then mark "N/A" or "Un<br>he best protection agains<br>e answers you fail to pro   | known". Coi<br>t potential ci<br>vide, either v   | mplete and truthfu<br>harges that you vi<br>vay), may have le   | l disclosure of the history<br>olated a legal disclosure       |
| (a) Approximate year built: (b) Date acquired: (c) Is the Property vacant?  | erty?<br>ribed in the Foreign Inves<br>en individual, foreign corpo<br>hip, trust or estate. It does<br>https://www.irs.gov/individu<br>not occupied by Seller or<br>the use of the Property or | tment in Rea<br>tration that ha<br>s not include<br>uals/internation<br>on a full-time la<br>any part the | I Property Tax Act<br>as not made an ele<br>a U.S. citizen or re<br>onal-taxpayers/firp<br>pasis (e.g., Tenant<br>reof: Had R |  |
|   |   |   |   |  |
|   | STATUTORY DISCL   | <u>OSURES</u>   |   |  |
| Note: The following information, if app<br>to prospective buyers. Local laws an   | plicable to the Property,<br>d ordinances may requi   | is required<br>re additiona   | by federal or sta<br>al disclosures.  | te law to be disclosed   |
| <ol> <li>METHAMPHETAMINE. Are you away the place of residence of a person substance related thereto? If "Yes," §442.606 RSMo requires Regarding Methamphetamine/Control</li> </ol>  | convicted of a crime in   | volving metl<br>cts in writin   | namphetamine or<br>g. DSC-5000 <i>("</i> D  | a derivative controlled  Yes PNo isclosure of Information      |
| 2. LEAD-BASED PAINT. Does the Pro-<br>If "Yes," a completed Lead-Based<br>licensee(s) and given to any potent<br>Lead-Based Paint Hazards") may be  | <b>Paint Disclosure form r</b><br>tial buyer. DSC-2000 ("D  | <b>nust be sigr</b><br>isclosure of   | <b>ned</b> by Seller and .<br>Information on Le   | Yes ☐ No<br>any involved real estate<br>ead-Based Paint and/or |
| 3. WASTE DISPOSAL SITE OR DEMO<br>Are you aware of a solid waste dispo<br>If "Yes," Buyer may be assuming<br>requires Seller to disclose the local<br>Regarding Waste Disposal Site or D                                    | osal site or demolition lan<br>liability to the State for<br>tion of any such site on   | dfill on the P<br><b>any remedia</b><br>the <i>Proper</i> ty  | roperty?<br>a <b>l action at the si</b><br>v. DSC-6000 ("Di   | isclosure of Information                                       |
| 4. RADIOACTIVE OR HAZARDOUS Property is or was previously contain If "Yes," §442.055 RSMo requires y  | ninated with radioactive m  | aterial or oth  | ier hazardous mat   | ig affirmatively that the<br>erial? ☐ Yes 🙋 No                 |

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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") \_\_\_ Approx. age: \_\_\_\_\_ Other: forced Air wood (e) Fireplace: ☐ Wood burning ☐ Gas ☐ Other:\_ (f) ☐ Chimney/Flue: Operational? ☐ Yes ☐ No If "Yes", date last cleaned: \_\_\_\_\_ (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): \_\_\_\_ろloいへ1 (i) Is any HVAC equipment (e.g., fuel tanks, solar panels) leased or financed (e.g., PACE loans)? ☐ Yes 
☐ No (k) Are you aware of any problem or repair needed or made for any item above?..... ☐ Yes ❷ No 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 (d) Is there a Surveillance System?..... Yes ☑ No If "Yes", what type? ☐ Audio ☐ Video ☐ Security Alarm (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 Ø Satellite ☐ Dial-up ☐ Unknown ☐ Other: \_\_\_\_\_ (i) Is there an electronic Pet Fence?..... Yes No If "Yes", # of collars? (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?...... ✓ Yes □ No 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: (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: Tes Mo If "Yes", please attach DSC-8000D ("Pool/Hot Tub Disclosure Rider") (g) Lawn Sprinkler System: 🔲 Yes 🗷 No If "Yes", date of last backflow device certificate (if required):\_\_\_\_ (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):

A Seller who has knowledge of an adverse material fact (e.g., a fact related to the Property, not reasonably ascertainable or known to a Buyer, which negatively affects its value), may have a duty to disclose such knowledge.

| 4. WATER SOURCE/TREATMENT                                       |  |
|---|--|
| (a) Water Systems/Source: ☐ Public (e.g., City/                 | Water District)  |
| If "Well" is marked, attach DSC-8000A ("Wat                     | er Well/Sewage System Disclosure Kider )   |
| (b) Do you have a softener, filter or other purification to the | ation system? ☐ Yes ♠ No If "Yes": ☐ Owned or ☐ Leased quality or source of water? ☐ Yes ♠ No  |
| (c) Are you aware of any problem relating to the                | quality of source of water?  |
| (d) Are you aware of any problem or repair ne                   | eeded or made for any item above? ☐ Yes 🗗 No<br>Include any available repair history and identify the owner of any leased  |
| Please explain any "Yes" answer in this section.                | Include any available repair history and identity the owner or any loaded  |
| equipment (attach additional pages if needed):                  |  |
|   |  |
| E SEWAGE  |  |
| 5. SEWAGE (a) Type of sewage system to which the Proper         | ty is connected?   Public (e.g., City/Sewer District)   Septic or Lagoon   |
| (a a private shared or community) □ Othe                        | r·   |
| If there is a non-nublic sewage system attack                   | h DSC-8000A ("Water Well/Sewage System Disclosure Rider")  |
| (h) la thora a cowaga lift eyetem?                              | Tes ter no   |
| (c) Are you aware of any problem or repair no                   | eeded or made for any item above?  |
| Please explain any "Yes" answer in this section.                | Include any available repair history (attach additional pages if needed):  |
| , loads enpress, and  | •  |
|   |  |
| 2 DOOF CUTTERS DOWNEROUTS                                       |  |
| 6. ROOF, GUTTERS, DOWNSPOUTS                                    | years. Documented?□ Yes ❷ No   |
| (a) Approximate age of the root?                                | hip? Yes ₩ No  |
| (b) Has the roof or any portion of it been renaired             | d, recovered or replaced during your ownership? Yes  |
| (d) Are you aware of any problem or renair no                   | eeded or made for any item above?  |
| Dioase explain any "Ves" answer in this section                 | Include any available repair history (attach additional pages if needed):  |
| riease explain any res unswer in the econom.                    | morado any avantano repair mesay (   |
|   |  |
| 7. EXTERIOR FINISH  |  |
| (a) Is an Exterior Insulation and Finish System (               | "EIFS") present on the Property? ☐ Unknown ☐ Yes ➡No   |
| If "Voc" identify date installed brand name a                   | and installer  |
| (b) Are you aware of any claims made against the                | ne manufacturer for defects in any siding/exterior finish? ☐ Yes <b>營</b> No   |
| If "Vos" was any money received for the clai                    | m?   |
| (c) Are you aware of any problem or repair no                   | eeded or made for any item above? ☐ Yes 웹 No   |
| Please explain any "Yes" answer in this section.                | Include any available repair history (attach additional pages if needed):  |
| 1 Piece Sid   | dina bone  |
|   | 47.13  |
| 8. ADDITIONS & ALTERATIONS                                      | he past 180 days?  Yes Mo If "Yes", did you receive a lien waiver from   |
| the contractor completing the work?                             |  |
| (h) Are you sware of any room addition, structure               | al modification, alteration or repair?   |
| (b) Are you aware of any footh addition, structure              | e without necessary permit(s)?   |
| (d) Are you aware of any problem or repair n                    | eeded or made for any item above?  |
| Please explain any "Ves" answer in this section                 | Include any available repair history (attach additional pages if needed):  |
| Trease explain any Teo unower in the decision.                  | molado dily di dinamento reprinte in propositione di molado di mol |
|   |  |
| 9. SOIL, STRUCTURAL AND DRAINAGE                                |  |
| (a) Are you aware of any problem with the                       | footings, foundation, sub-floor, interior or exterior walls, roof structure,   |
| 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? ☐ Yes ÆNO  |
| (c) Are you aware of any fill, expansive soil or s              | inkhole on the Property? Yes ≝No   |
| (d) Are you aware of any soil, earth movement,                  | flood, drainage or grading problem? 🗀 Yes 🚍 No   |
| (a) Do you have a sump nump or other drainage                   | e system?  |
| (f) Are you aware of any dampness, water leak                   | age or accumulation in the basement or crawl space? 🗀 Yes 💆 No   |
| (a) Are you aware of any repair or other attempt                | t to control any water or dampness condition? res 🖃 No   |
| (h) Are you aware of any past, present or propo                 | esed mining or excavation activity that affects the Property? 🔲 Yes 🕨 No   |
| (i) Is any portion of the Property located within               | a flood hazard area? 🗀 Unknown 📑 Fes 🛂 No  |
| (i) Do you pay for any flood insurance? \(\sigma\)              | 'es □ No If "Yes", what is the premium?  |
| (k) Do you have a Letter of Map Amendment ("                    | _OMA")? ☐ Yes ☐ No If "Yes", please provide a copy.  |
| Please explain any "Yes" answer in this section.                | Include any available repair history (attach additional pages if needed):  |
| DSC-8000  | Page 3 of 6  |
|   |  |

|  | <del></del>             |             |
|--|-------------------------|-------------|
|  |                         |             |
| 10. TERMITES/WOOD DESTROYING INSECTS OR PESTS  |                         |             |
| (a) Are you aware of any termites/wood destroying insects or pests affecting the Property?   | <b>@</b> Yes □          | No          |
| (b) Are you aware of any uncorrected damage to the Property caused by any of the above?  | <b>₫•</b> Yes □         | No          |
| (c) Is the Property under a service contract by a pest control company?  | 🗆 Yes 🚁                 | No          |
| (d) Is the Property under a warranty by a pest control company?  | Yes 🐼                   | No          |
| If "Ves " is it transferable?  | 🔲 Yes 🛂                 | No          |
| (e) Are you aware of any termite/pest control report for or treatment of the Property?   | 🔲 Yes 🜈                 | No          |
| Please explain any "Yes" answer in this section. Include any available repair history, date(s) performed   | i, type of tests        | or          |
| treatment and results, and name of person/company who did the testing or treatment (attach additional person)  | ages if needed,         | ):          |
|  |                         |             |
| 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, pipes   | )?□ Yes 💌               | No          |
| (2) Are you aware of any ACM that has been encapsulated or removed?  | 🗀 Yes 🔼                 | No          |
| (3) Are you aware if the Property has been tested for the presence of asbestos?  | ∐Yes 🍱                  | ·Νο         |
| (b) Mold   |                         |             |
| (1) Are you aware of the presence of any mold on the Property?   | □ Yes 🗗                 | No          |
| (2) Are you aware if any mold on the Property has been covered or removed?   | ☐ Yes 💇                 | Νo          |
| (3) Are you aware if the Property has been tested for the presence of mold?  | ∐ Yes 🔼                 | IAO         |
| (4) Are you aware if the Property has been treated for the presence of mold?   |                         | No          |
| (c) Radon  |                         |             |
| (1) Are you aware of the presence of any radon gas at the Property?  | ∐Yes 📭                  | άNο         |
| (2) Are you aware if the Property has been tested for the presence of radon gas?   | 🗀 Yes 🔼                 | No          |
| (3) Are you aware if the Property has been mitigated for radon gas?  | 🗀 Yes 🛂                 | Νo          |
| (d) Lead   |                         |             |
| (1) Are you aware of the presence of any lead hazards (e.g., water supply lines) on the Property?  | 🗀 Yes 🔼                 | ۰No         |
| (2) Are you aware of the presence of any lead in the soils?  | 🔲 Yes 💁                 | No          |
| (3) Are you aware if lead has ever been covered or removed?  | ∐ Yes 💇                 | ano         |
| (4) Are you aware if the Property has previously been tested for the presence of lead?   | ☐ Yes 🗗                 | ·Νο         |
| (e) Other Environmental Concerns   |                         |             |
| Are you aware of any other environmental concern that may affect the Property, such as fuel, septic  | , storage or otl        | her         |
| under/above ground tanks and cisterns, polychlorinated biphenyls (PCB's), electro-magnetic fields, di  | iscoloration of s       | SOII        |
| or vegetation, oil sheeps in wet areas, uses other than residential (e.g., commercial, farming), etc.?   |                         | No          |
| Please explain any "Yes" answer in this section. Include any available repair history, date(s) performed   | d, type of tests        | s or        |
| treatment and results, and name of person/company who did the testing or mitigation (attach additional p   | ages if needed          | 1):         |
| troutment and roome, and name or personness, party in the contract of the cont |                         |             |
|  |                         |             |
| 12. INSURANCE  |                         |             |
| (a) Are you aware of any casualty loss to the Property during your ownership?  | 🗹 Yes 🛭 🛣               | No،         |
| (b) Are you aware of any claim that has been filed for damage to the Property during your ownership?   | eorYYes ∐               | No          |
| (c) Are you aware of anything that would adversely impact the insurability of the Property?  | ∐ Yes 🛃                 | NO          |
| Please explain any "Yes" answer in this section. and include the date and description of any casualty los  | s or claim, and         | ıl all      |
| repairs and replacements completed (attach additional pages if needed):  |                         |             |
| window broke from tornado  |                         |             |
|  |                         | <del></del> |
| 40 DOADS STREETS & ALLEVS  |                         |             |
| 13. ROADS, STREETS & ALLEYS  (a) The roads, streets and/or alleys serving the Property are   | T public <b>#=</b> priv | vate        |
| (a) The roads, streets and/or alleys serving the Property are  | T Yes ■                 | No.         |
| (b) Are you aware if there is a recorded or unrecorded right of way, accoment or similar matter?   | Yes <b>2</b>            | .,<br>∩N 1  |
| (c) Are you aware of any recorded or unrecorded right of way, easement or similar matter?  | 1 63 💋                  | . 110       |
| Please explain any "Yes" answer in this section (attach additional pages if needed):   |                         |             |
|  |                         |             |
|  |                         |             |

| 14. SUBDIVISION/HOME OWNERS ASSOCIATION   |            |
|---|------------|
| (a) Subdivision Name (Insert "N/A" if not applicable):  |            |
| (b) Is there a home owners association ("HOA")?□ Yes □ No □ If "Yes", are you a member?□ Yes □ No □ If "Yes", please provide website/contact info:  | 10         |
| (c) Are you aware of any written subdivision or HOA restrictions, rules, or regulations?  | <u>10</u>  |
| (d) Are you aware of any violation or alleged violation of the above by you or others?  | 10         |
| (e) General Assessment/Dues: \$ per ☐ month ☐ quarter ☐ half-year ☐ year  |            |
| (e) General Assessment/Dues: \$ per ☐ month ☐ quarter ☐ half-year ☐ year  (f) Amenities include ( <i>check all that apply</i> ): ☐ street maintenance ☐ clubhouse ☐ pool ☐ tennis cou   | urt        |
| Contrance sign/atrusture Coacted Cother:  |            |
| (g) Are you aware of any existing or proposed special assessments?  | 10         |
| (h) Are you aware of any condition or claim which may cause an increase in assessments or fees?   | <br>10     |
| 15. CONDOMINIUM, CO-OP OR SHARED COST DEVELOPMENT If you live in a condominium, co-op or other shared cost development, attach DSC-8000C ("Condominium/Co-Op/Share Cost Development Rider").  | —<br>∍d    |
| ' · · · · · · · · · · · · · · · · · · ·   |            |
| 16. LAKES & PONDS/WATERFRONT PROPERTY (Including boat docks, slips and lifts) If the Property includes or is located on a lake, pond, river or other waterfront, or if a boat dock, slip, lift or similar feature ( access thereto) is part of or available to the Property, attach DSC-8000B ("Lakes & Ponds/Waterfront Property Disclosu Rider"). | or<br>re   |
| 17. MISCELLANEOUS   |            |
| (a) Is the Property located in an area requiring an occupancy (code compliance) inspection? ☐ Unknown ☐ Yes ☐ N   | 40         |
| (b) Is the Property designated as a historical home or located in a historic district?  | NO.        |
| (c) During your ownership, has the Property been used for any non-residential purpose?  | NO.        |
| (d) Do you have a survey that includes existing improvements of any kind regarding the Property?  | NO<br>No   |
| (e) Have you allowed any pets in the home at the Property?  | NO<br>No   |
| (f) Are you aware of any broken or inoperable door, window, thermal seal, lock or other item?   | VIO.       |
| (g) Are you aware if carpet has been laid over a damaged wood floor? ☐ Yes ☐ N  | VO         |
| (h) Are you aware of any:   | J۵         |
| Shared/common feature with any adjoining property(ies) (e.g., fence, retaining wall, driveway)?   | Jn.        |
| Encroachment? Yes   | VΩ         |
| Existing or threatened legal action affecting the Property?   | ง<br>งก    |
| Violation of local, state or federal laws/codes/regulations, including zoning, relating to the Property? Yes  | No         |
| Consent required of anyone other than the signer(s) of this form to convey title to the Property?   | Vο         |
| Any other assessments NOT paid with Taxes? (e.g., Fire Dues, Clean Energy District, Community Improvement   | nt:        |
| District, Tax Increment Financing District, Neighborhood Improvement District payments?)  | <b>1</b> 0 |
|   | _          |
|   | _          |
|   | -          |
|   | _          |
|   | _          |
|   | _          |
|   | _          |
|   | _          |
|   | _          |
| (i) Current Utility/Service Providers:  |            |
| Note: Please identify if any part of the systems below is leased:   |            |
| Note: Please identify if any part of the systems below is leased:  Electric Company: Black Ricer  |            |
| Water Service:  |            |
| Cable/Satellite/Internet Service:   |            |
| Security System:  |            |
| Sewer:  |            |
| Telephone:  |            |
| Gas/Propane Tanks:  |            |
| Garbage:  |            |
| Fire District:  |            |

| □ Wate               | er Well/Sewage System (DSC-8000A)   | part of this Disclosure Statement ( <i>check all that apply</i> ): Condo/Co-Op/Shared Cost Development ( <i>DSC-8000C</i> ) Pool/Hot Tub ( <i>DSC-8000D</i> ) ments attached):   |
|----------------------|---|--|
| <br>Additio          | nal Comments/Explanation (attach additional pages i   | f needed):   |
|                      |   |  |
|                      |   |  |
| Collow               | a Aaknawladromanti  |  |
|                      | s Acknowledgement:  All real estate licensee(s) are hereby authorized to attachment hereto to potential buyers of the Propert | distribute this Disclosure Statement and any Rider or other y.   |
| 2.                   | Seller has carefully examined this Disclosure S   | tatement and any Rider or other attachment hereto, and is true and accurate to the best of Seller's knowledge.   |
| 3.                   | discovered by or made known to Seller at any time   | Buyer any new information pertaining to the Property that is prior to closing which would make any existing information set eto false or materially misleading (DSC-8003 may be used for   |
| 4.                   | A real estate licensee involved in this transaction ma  | ay have a statutory duty to disclose an adverse material fact.   |
| Seller<br>Print N    | ann D Cowell 3R   | Seller Date Print Name: Pouricia Cowell S-15-23  |
| Buyer'               | s Acknowledgement:  |  |
| 1.                   | The statements made by Seller in this Disclosure S warranties of any kind.  | statement and in any Rider or other attachment hereto are not  |
| 2.                   | Disclosure Statement and any Rider or other attach  | eas of the Property about which Seller has no knowledge. This<br>ment hereto may not encompass those aspects or areas.   |
| 3.                   | hereto, as well as any measurement information thereon (if exact square footage or any other measurement)                     | s Disclosure Statement and in any Rider or other attachment<br>provided regarding the Property or any improvement located<br>rement is a concern). Buyer is urged to have the Property fully<br>yer may also wish to obtain a home protection plan/warranty.     |
| 4.                   | Buyer acknowledges having received a signed copy hereto.  | of this Disclosure Statement and any Rider or other attachment   |
| 5.                   | A real estate licensee involved in this transaction m   | ay have a statutory duty to disclose an adverse material fact.   |
| Buyer<br>Print N     | Date ame:   | Buyer Date Print Name:   |
| Approve<br>legal val | d by legal counsel for use exclusively by members of the Missour  | i REALTORS®, Columbia, Missouri. No warranty is made or implied as to the nevery respect with the law or that its use is appropriate for all situations. Local, may each dictate that amendments to this Disclosure Statement be made.  @2021 Missouri REALTORS® |

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| Reference   |
|---|
| Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards   |
| Lead Warning Statement  |
| Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the 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 known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase. |
| Seller's Disclosure   |
| (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):   |
| (i) Known lead-based paint and/or lead-based paint hazards are present in the housing. (explain)  |
| (ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.  |
| <ul> <li>(b) Records and reports available to the seller (check (i) or (ii) below):</li> <li>(i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).</li> </ul>  |
| (ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.  |
| Purchaser's Acknowledgment (initial)  |
| <ul> <li>(c)Purchaser has received copies of all information listed above.</li> <li>(d)Purchaser has received the pamphlet Protect Your Family from Lead in Your Home.</li> <li>(e) Purchaser has (check (i) or (ii) below):</li> </ul>   |
| (i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.  |
| Agent's or Transaction Broker's Acknowledgment (initial)  (f) Agent or Transaction Broker has informed the seller of the seller's obligations under 42 U.S.C 4852d and is aware of his/her responsibility to ensure compliance.   |
| Certification of Accuracy   |

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

Seller Date Purchaser Date

40 August 5-15-23
41 Seller Date Purchaser Date

42 Agent or Transaction Broker Date

Agent or Transaction Broker Date

| 44 | Property Address: | 15220 Woodchuck Dr. Glen Allen, MO 63751 Bollinger County |           |
|----|-------------------|---|-----------|
| 45 | Listing No.:      |   |           |
|    | DSC-2000          |   | Page 1 of |



Water Well/Sewage System Disclosure Rider

This document has legal consequences. If you do not understand it, consult your attorney. It should be attached to and made part of DSC-8000 ("Seller's Disclosure Statement for Residential Property").

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

| 15220 Woodchuck Dr  | Glen Allen   | _ мо  | 63751   | Bollinger   |
|---|--|---|---|---|
| Street Address  Note: Seller may not frequently use the be problem free. Even if heavily utilized   | City<br>Water Well/Sewage S<br>I, problems may surfa   | System.<br>ce that v  | Zip Code<br>If underutilized<br>vere previously   | County<br>d, it may falsely appear to<br>not known or detectable. |
| Does the Property include or is it server  (1) Specify type and depth  (2) Age of well Installed/Drille  (3) Has the well been tested? ☐ Yes ☐ N  (4) Is any part of the well located on a nei  (5) Is the well shared with any other proper  If "Yes", is there a recorded agreemen  (6) Have you been notified or cited by any  (7) Is there a current maintenance service  If "Yes", what is the annual cost and w  (8) Are you aware of any plan to bring put  (9) Are you aware of any problem or re  Please explain any "Yes" answer above.   | d by a Water Well?: □  d by  No ghbor's property or comerty(ies)? □ Yes □ No rauthority for any proble agreement covering the ho is the current provide blic water (e.g., City/Wapair needed for any page of the control of the current provide blic water (e.g., City/Wapair needed for any page of the current provide blic water (e.g., City/Wapair needed for any page of the current provide blic water (e.g., City/Wapair needed for any page of the current provide blic water (e.g., City/Wapair needed for any page of the current provide blick water (e.g., City/Wapair needed for any page of the current provide blick water (e.g., City/Wapair needed for any page of the current provide blick water (e.g., City/Wapair needed for any page of the current provide blick water (e.g., City/Wapair needed for any page of the current provide blick water (e.g., City/Wapair needed for any page of the current provide blick water (e.g., City/Wapair needed for any page of the current provide blick water (e.g., City/Wapair needed for any page of the current provide blick water (e.g., City/Wapair needed for any page of the current provide blick water (e.g., City/Wapair needed for any page of the current provide blick water (e.g., City/Wapair needed for any page of the current provide blick water (e.g., City/Wapair needed for any page of the current provide blick water (e.g., City/Wapair needed for any page of the current provide blick water (e.g., City/Wapair needed for any page of the current provide blick water (e.g., City/Wapair needed for any page of the current provide blick water (e.g., City/Wapair needed for any page of the current provide blick water (e.g., City/Wapair needed for any page of the current provide blick water (e.g., City/Wapair needed for any page of the current provide blick water (e.g., City/Wapair needed for any page of the current provide blick water (e.g., City/Wapair needed for any page of the current provide blick water (e.g., City/Wapair needed for any page of the current provide blick water (e.g., City/Wapa       | munity lo   | ot?  Yes  No d to the water well system?  Yet) to the Propert   | ell system?  Yes No  No  No  Yes No  Yes No  Yes No  No  Yes No   |
| Does the Property include or is it served septic, lateral, lagoon, cistern or other sim.  (1) Check all that apply: ☐ septic ☐ latera (2) Do you have a diagram of the Sewage (3) If a lagoon, is there a fence? ☐ Yes ☐ (4) If a septic tank: Is it readily accessible from the su Are clean-outs present? ☐ Yes ☐   | ilar system): ☐ Yes ☐ I ☐ lagoon ☐ cistern ☐ System? ☐ Yes ☐ No I No rface? ☐ Yes ☐ No   | No (If ")   | ∕es", complete a  | ll of the following)  |
| Of what is the tank constructed? [ Does it discharge into a lateral or   Size & Age of tank (if known) is   | ] Steel  |   |   |   |
| (5) Does any other property owner(s) shar (6) Is any part of the Sewage System loca (7) Is there a well within 50 feet of the Sew (8) Does the Sewage System have an aer (9) Does any plumbing (e.g., sink, tub or s (10) Is there any untreated seepage or dis (11) Does any effluence from a neighbor's (12) Have you noticed any unusual odors (13) Have you experienced slow drainage (14) Is there a current maintenance service If "Yes", what is the annual cost and v (15) Does any government authority requi (16) Have you been notified or cited by an (17) Have you expanded, updated or mod (18) Have you added any bedrooms at the (19) Have you cleaned, pumped or service Are you aware of any problem or repair Please explain any "Yes" answer above. | ted on a neighbor's properties on a neighbor's properties on the system? The system disperse outside charge (effluence) from system disperse onto year or drain backups? The agreement covering the system of the current provides a maintenance service and the Sewage System of the Sewa | e of the Sethe Sew Your Property One Sewager? e agreen em relater m? Yege Sysduring your fithe Sewage for the Sewager Sewage Sysduring your fithe Sewager | community lot? [ nknown  lewage System?   age System?   berty?   Yes   berty?   Yes   ge System?   Yes  ment for the Sew ded to the Sewage   No been was installe bur ownership of wage System? | Yes   |
| Buyer's Initials  Approved by legal counsel for use exclusively by cur to the legal validity or adequacy of this Rider, or that customs and practice, and differing circumstances in  | it complies in every respect w   | ALTORS®, ith the law  | Columbia, Missouri.<br>or that its use is appi  | ropriate for all situations. Local law,                           |

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Last Revised 12/31/21



#### **Measurements Disclaimer**

| Street Address  SOURCE OF MEASUREMENTS:  The undersigned Brokerage Firm(s) and its affilia footage of any improvement located thereon. Any been provided from another source(s) as indicated Source of Measurements Information  Prior appraisal  Building Plans  Assessor's Office  Other | information share<br>d ( <i>Check applicabl</i> | d regarding acrea                                  | Zip Code                                      | Bollinger County  Property or the square ("Measurements") has |
|--|---|--|---|---|
| SOURCE OF MEASUREMENTS:  The undersigned Brokerage Firm(s) and its affilia footage of any improvement located thereon. Any been provided from another source(s) as indicated Source of Measurements Information  Prior appraisal  Building Plans  Assessor's Office                        | ited licensee(s) <b>H</b> e information share   | d regarding acrea                                  | d the acreage of the                          | Property or the square  |
| The undersigned Brokerage Firm(s) and its affilia footage of any improvement located thereon. Any been provided from another source(s) as indicated Source of Measurements Information  Prior appraisal  Building Plans  Assessor's Office   | information share<br>d ( <i>Check applicabl</i> | d regarding acrea                                  | d the acreage of the                          | Property or the square ("Measurements") has                   |
| footage of any improvement located thereon. Any been provided from another source(s) as indicated Source of Measurements Information  Prior appraisal  Building Plans  Assessor's Office   | information share<br>d ( <i>Check applicabl</i> | d regarding acrea                                  | d the acreage of the<br>age or square footage | Property or the square<br>("Measurements") has                |
| <ul><li>☑ Prior appraisal</li><li>☐ Building Plans</li><li>☑ Assessor's Office</li></ul>   | <u>n</u> :                                      |  |   |   |
| ☐ Building Plans  ☑ Assessor's Office  |   |  |   |   |
| ■ Assessor's Office  |   |  |   |   |
| _  |   |  |   |   |
| C Other  |   |  |   |   |
|  |   |  |   | <u>_</u>  |
| Any independent measurement or investigation sacreage) and/or the Property Data Review Period  | should be comple<br>(with respect to in         | ted by Buyer on approvements) of the               | or before the Survey<br>ne Contract.          | Deadline ( <i>with respect</i>                                |
| Brokerage Firm Assisting Buyer   |   | _  | m Assisting Seller                            |   |
|  |   | Coldy  | vell Banker Profession                        | iai Associates  |
| By (Signature) Licensee Print Name: Date:  |   | By ( <i>Signature</i> )<br>Licensee Print<br>Date: | . , , , , ,                                   | Maket<br>nifer L Janet  |
| Licensee Print Name: Date:   |   | Licensee Print<br>Date:                            | Name: Jen<br>5/26/2023                        | nifer L Janet   |

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Effective 1/1/19.



# Seller's Disclosure Statement for Residential Property

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

NOTICE TO BOTH PARTIES: 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 <u>MUST</u> 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"):

| 15238 Woodchuck Dr  | Glen Allen   | MO   | 63751  | Bollinger  |
|---|--|--|--|--|
| Street Address  | City   |  | Zip Code   | County   |
| SELLER: Please fully complete this Disc<br>unknown or not applicable to your Proper<br>and condition of the Property gives you<br>obligation to Buyer. Your answers (or the<br>after closing of a transaction. This form to | rty, then mark "N/A" or "Unk<br>the best protection against<br>he answers vou fail to prov                                 | nown". Con<br>potential ch<br>ide, either w                    | ripiete and truth<br>earges that you<br>eay), may have     | violated a legal disclosure  |
| (a) Approximate year built: (b) Date acquired: (c) Is the Property vacant?  | perty?scribed in the Foreign Invest<br>lien individual, foreign corpor   | ment in Real<br>ation that ha                                  | Property Tax A<br>s not made an o                          | ct (FIRPTA)? ☐ Yes ☐ No<br>election to be treated as a<br>resident alien individual. |
| Please explain if the Property is vacant of Identify any lease or other agreement for   | or not occupied by Seller on   | a full-time b  | asis (e.g., Tena   |  |
|   | STATUTORY DISCLO   |  |  |  |
| Note: The following information, if a to prospective buyers. Local laws a   | pplicable to the Property,<br>and ordinances may requi   | is required<br>re additiona                                    | by federal or s<br>Il disclosures.                         | state law to be disclosed  |
| 1. METHAMPHETAMINE. Are you at the place of residence of a person substance related thereto?  If "Yes," §442.606 RSMo requires Regarding Methamphetamine/Con  | on convicted of a crime inv  | olving metr<br>ts in writing                                   | g. DSC-5000 (  | Yes Mo   |
| 2. LEAD-BASED PAINT. Does the Print "Yes," a completed Lead-Base licensee(s) and given to any poter Lead-Based Paint Hazards") may  | roperty include a residential<br>ed Paint Disclosure form n<br>ential buver. DSC-2000 ("Da                                 | dwelling bui<br>nust be sigr<br>isclosure of                   | lt prior to 1978′<br>ned by Seller ar<br>Information on    | ? ☐ Yes <b>②</b> No<br>and any involved real estate                                  |
| 3. WASTE DISPOSAL SITE OR DEN<br>Are you aware of a solid waste dis<br>If "Yes," Buyer may be assumin<br>requires Seller to disclose the loc<br>Regarding Waste Disposal Site or  | MOLITION LANDFILL (pern<br>sposal site or demolition land<br>or liability to the State for a<br>cation of any such site on | nitted or unp<br>dfill on the P<br>any remedia<br>the Property | ermitted)<br>roperty?<br>al action at the<br>v. DSC-6000 ( | Disclosure of information  |
| 4. RADIOACTIVE OR HAZARDOU<br>Property is or was previously conta<br>If "Yes," §442.055 RSMo requires   | S MATERIALS. Have you aminated with radioactive m  | ever receiv<br>aterial or oth                                  | ed a report sta<br>er hazardous r                          | ating affirmatively that the   |

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 Seller, please provide explanation (if any) and proceed to sign signature page: intentionally left blank. 1. HEATING, VENTILATION AND COOLING ("HVAC") Approx. age: 2019 (b) Heating System: ☐ Electric ☐ Natural Gas ☐ Propane ☐ Fuel Oil ☐ Solar ☐ Other: \_\_\_\_\_\_\_\_ Place (c) Type of heating equipment: ☐ Forced air 

Heat pump ☐ Hot water radiators ☐ Steam radiators ☐ Radiant \_\_\_\_\_\_ Approx. age: \_\_\_\_\_ ☐ Baseboard ☐ Geothermal ☐ Solar ☐ Other (d) Area(s) of house not served by central heating/cooling: (e) Fireplace: 

Wood burning ☐ Gas ☐ Other: (f) ☐ Chimney/Flue: Operational? Yes ☐ No If "Yes", date last cleaned: ☐ ☐ ☐ (h) Additional: 

Humidifier (if attached) 

Attic fan □ Ceiling fan(s) # \_\_\_\_\_\_ (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 🖪 No 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 2220V AMPS: 200 Author (b) Type of service panel: ☐ Fuses ☐ Circuit Breakers (c) Type of wiring: ☐ Copper ☐ Aluminum ☐ Knob and Tube ☐ Unknown (d) Is there a Surveillance System?...... Yes ■No If "Yes", what type? ☐ Audio ☐ Video ☐ Security Alarm (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: **②** Satellite □ Cable □ TV Antenna (if attached) □ Phone □ N/A (h) Type of Internet Available: ☐ Fiber Optic ☐ Cable ☐ DSL Ma Satellite ☐ Dial-up ☐ Unknown ☐ Other: \_\_\_\_\_ (i) Is there an electronic Pet Fence?...... Yes ☑ No If "Yes", # of collars? \_\_\_\_\_ (j) Are you aware of any inoperable light fixtures? ☐ Yes 💆 No 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: Pex (c) Appliances (check if present): ☐ Dishwasher ☐ Garbage Disposal ☐ Trash Compactor Microwave(s) (built-in) Oven/Range ☐ Gas BBQ Grill (built-in) ☐ Other:\_\_\_ (e) Sauna/Steam Room: ..... ☐ Yes P No (f) Swimming pool/Hot Tub: ☐ Yes 🗹 No If "Yes", please attach DSC-8000D ("Pool/Hot Tub Disclosure Rider") (g) Lawn Sprinkler System: Tes 🖪 Yes 🖪 No If "Yes", date of last backflow device certificate (if required):\_ (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):

A Seller who has knowledge of an adverse material fact (e.g., a fact related to the Property, not reasonably ascertainable or known to a Buyer, which negatively affects its value), may have a duty to disclose such knowledge.

| <ul> <li>4. WATER SOURCE/TREATMENT</li> <li>(a) Water Systems/Source: ☐ Public (e.g., City/Water District)</li></ul>   | ] Yes 🗷 No<br>] Yes 💆 No  |
|--|---|
|  |   |
| <ul> <li>5. SEWAGE</li> <li>(a) Type of sewage system to which the Property is connected? ☐ Public (e.g., City/Sewer District) ☐ Sept (e.g., private, shared or community) ☐ Other:</li></ul>  | ‴)<br>] Yes [❹ No<br>] Yes [⑤ No  |
| 6. ROOF, GUTTERS, DOWNSPOUTS  (a) Approximate age of the roof?  years. Documented?   | ☐ Yes 🖪 No  |
| <ul> <li>7. EXTERIOR FINISH</li> <li>(a) Is an Exterior Insulation and Finish System ("EIFS") present on the Property?</li></ul>   | ☐ Yes ☐ No<br>☐ Yes ☐ No<br>☐ Yes ๋ No  |
| <ul> <li>8. ADDITIONS &amp; ALTERATIONS</li> <li>(a) Have you hired a contractor for any work in the past 180 days? ☐ Yes ☐ No If "Yes", did you receive a lier the contractor completing the work? ☐ Yes ☐ No If "Yes," please attach a cop</li> <li>(b) Are you aware of any room addition, structural modification, alteration or repair?</li> <li>(c) Are you aware if any of the above were made without necessary permit(s)?</li> <li>(d) Are you aware of any problem or repair needed or made for any item above?</li> <li>Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages in the contractor of the page in the past 180 days? ☐ Yes ☐ No If "Yes", did you receive a lier the contractor of the yes, and you receive a lier the contractor of the yes, and you receive a lier the contractor of the yes, and you receive a lier the yes,</li></ul> | y.<br>□ Yes Ø No<br>□ Yes Ø No<br>□ Yes Ø No  |
| <ul> <li>9. SOIL, STRUCTURAL AND DRAINAGE</li> <li>(a) Are you aware of any problem with the footings, foundation, sub-floor, interior or exterior walls, rodecks/porches or any other load bearing or structural component?</li></ul>   | ☐ Yes  No |

DSC-8000

Page 3 of 6

| 10. TERMITES/WOOD DESTROYING INSECTS OR PESTS  |                    |               |
|--|--------------------|---------------|
| (a) Are you aware of any termites/wood destroying insects or pests affecting the Property?   | □ Yes              | No            |
| (b) Are you aware of any uncorrected damage to the Property caused by any of the above?  | □ Yes              | <b>⊘</b> No   |
| (c) Is the Property under a service contract by a pest control company?  | 🗆 Yes              | <b>₽</b> No   |
| (d) Is the Property under a warranty by a pest control company?  | □ Yes              | ⊠⊷No          |
| If "Ves" is it transferable?   | ☐ Yes              | <b>⊠</b> No   |
| (a) Are you aware of any termite/pest control report for or treatment of the Property?   | □ Yes              | <b>₽</b> No   |
| Please explain any "Yes" answer in this section. Include any available repair history, date(s) performe  | ed, type of te     | ests or       |
| treatment and results, and name of person/company who did the testing or treatment (attach additional  | pages if need      | ded):         |
|  |                    |               |
|  |                    |               |
| 11. HAZARDOUS SUBSTANCES/OTHER ENVIRONMENTAL CONCERNS  |                    |               |
| (a) Asbestos Containing Materials ("ACM")  | c)2 🗆 Yes          | I <b>≇</b> No |
| (1) Are you aware of the presence of any ACM (e.g., shingles, siding, insulation, ceiling, floors, pipe  | 3)? [ 163<br>  Voc | DEFINO        |
| (2) Are you aware of any ACM that has been encapsulated or removed?  | 1 es               | ES No         |
| (3) Are you aware if the Property has been tested for the presence of asbestos?  | L1 168             | DE INO        |
| (b) Mold   | □ Voc              | īæ.No         |
| (1) Are you aware of the presence of any mold on the Property?   | I es               | IZINo         |
| (2) Are you aware if any mold on the Property has been covered or removed?   | Tes                | EET INO       |
| (3) Are you aware if the Property has been tested for the presence of mold?  | ∐ Yes              | M No          |
| (4) Are you aware if the Property has been treated for the presence of mold?   | ∐ Yes              | M NO          |
| (c) Radon  |                    | - N.          |
| (1) Are you aware of the presence of any radon gas at the Property?  | ∐ Yes              | <b>■</b> No   |
| (2) Are you aware if the Property has been tested for the presence of radon gas?   | ∐ Yes              | ✓ No          |
| (3) Are you aware if the Property has been mitigated for radon gas?  | ☐ Yes              | MO 🔁          |
| (d) Lead   |                    |               |
| (1) Are you aware of the presence of any lead hazards (e.g., water supply lines) on the Property?  | ∐ Yes              | Med No        |
| (2) Are you aware of the presence of any lead in the soils?  | ∐ Yes              | ✓ No          |
| (3) Are you aware if lead has ever been covered or removed?  | ⊔ Yes              | M INO         |
| (4) Are you aware if the Property has previously been tested for the presence of lead?   |                    | ☑ No          |
| (e) Other Environmental Concerns   |                    |               |
| Are you aware of any other environmental concern that may affect the Property, such as fuel, sept  | ic, storage o      | r other       |
| under/above ground tanks and cisterns, polychlorinated biphenyls (PCB's), electro-magnetic fields,   | aiscoloration      | OT SOIL       |
| or vegetation, oil sheeps in wet areas, uses other than residential (e.g., commercial, farming), etc.?   | ⊔ Yes              | <b>Æ</b> YINO |
| Please explain any "Yes" answer in this section. Include any available repair history, date(s) perform   | ea, type ot te     | ests or       |
| treatment and results, and name of person/company who did the testing or mitigation (attach additional   | pages if nee       | ded):         |
| and the state of t |                    |               |
|  |                    |               |
| 12. INSURANCE  |                    |               |
| (a) Are you aware of any casualty loss to the Property during your ownership?  | □ Yes              | No            |
| (b) Are you aware of any claim that has been filed for damage to the Property during your ownership?   | ⊔ Yes              | <b>12</b> 110 |
| (c) Are you aware of anything that would adversely impact the insurability of the Property?  | ⊔ res              | MET 140       |
| Please explain any "Yes" answer in this section. and include the date and description of any casualty to   | ss or claim,       | and all       |
| repairs and replacements completed (attach additional pages if needed):  |                    |               |
|  |                    |               |
|  |                    |               |
|  |                    |               |
| 13. ROADS, STREETS & ALLEYS  | en avalett - en    | - 4 - 4 -     |
| (a) The roads, streets and/or alleys serving the Property are  | ☐ public 💆         | private       |
| (h) Are you aware if there is a recorded or unrecorded road/street/alley maintenance agreement?  | ∐ Yes              | i Marino      |
| (c) Are you aware of any recorded or unrecorded right of way, easement or similar matter?  | ⊔ res              |               |
| Please explain any "Yes" answer in this section (attach additional pages if needed):   |                    |               |
|  |                    |               |
|  |                    |               |

| 14. SUBDIVISION/HOME OWNERS ASSOCIATION  |
|--|
| (a) Subdivision Name (Insert "N/A" if not applicable): Yes □ No □ If "Yes", are you a member?□ Yes □ No  |
| (b) to those a notice and a construction of the construction of th |
| If "Yes", please provide website/contact info:  (c) Are you aware of any written subdivision or HOA restrictions, rules, or regulations?   |
| (d) Are you aware of any violation or alleged violation of the above by you or others?   |
| (a) Canaral Assassment/Dues: \$ per □ month □ quarter □ halt-year □ I year   |
| to a first the first of the complete of atroot mointanance in collaborate in 1900 in 1900 is collaborated as in  |
| The structure of the structure of gotted of others   |
| (g) Are you aware of any existing or proposed special assessments?   |
| (h) Are you aware of any condition or claim which may cause an increase in assessments or fees? 🗀 Yes 🗀 No   |
| Please explain any "Yes" answers you gave in this section (attach additional pages if needed):   |
|  |
| 15. CONDOMINIUM, CO-OP OR SHARED COST DEVELOPMENT  |
| If you live in a condominium, co-op or other shared cost development, attach DSC-8000C ("Condominium/Co-Op/Shared  |
| Cost Development Rider").  |
| 16. LAKES & PONDS/WATERFRONT PROPERTY (Including boat docks, slips and lifts)  |
| If the Property includes or is located on a lake, pond, river or other waterfront, or if a boat dock, slip, lift or similar feature (C   |
| access thereto) is part of or available to the Property, attach DSC-8000B ("Lakes & Ponds/Waterfront Property Disclosure   |
| Rider").   |
| 17. MISCELLANEOUS  |
| (a) Is the Property located in an area requiring an occupancy (code compliance) inspection?   Unknown   Yes   N  |
| (b) Is the Property designated as a historical home or located in a historic district? 🗀 Unknown 🗀 Fes 🖪 N   |
| (c) During your ownership, has the Property been used for any non-residential purpose? 🗀 res 🖻 N   |
| (d) Do you have a survey that includes existing improvements of any kind regarding the Property?   |
| (a) Have you allowed any nets in the home at the Property?   |
| (f) Are you aware of any broken or inoperable door, window, thermal seal, lock or other item?  |
| (g) Are you aware if carpet has been laid over a damaged wood floor? ☐ Yes ☑ N   |
| (b) Are you aware of any:  |
| Shared/common feature with any adjoining property(jes) (e.g., fence, retaining wall, driveway)? Yes 💆 N  |
| Lease or other agreement for the use of the Property or any part thereof? 🗀 Yes 📳 🕪  |
| 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 ☑ N  |
| Consent required of anyone other than the signer(s) of this form to convey title to the Property? Yes N  |
| 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):   |
|  |
|  |
|  |
|  |
|  |
|  |
|  |
|  |
|  |
| (i) Current Utility/Service Providers:   |
| Note: Please identify if any part of the systems below is leased:  |
| Electric Company: Black River Water Service: Privet well   |
| Water Service: Privet well   |
| Cable/Satellite/Internet Service:  |
| Security System:   |
| Sewer: Open  |
| Telephone:   |
| Gas/Propane Tanks:   |
| Garbage:   |
| FIRST DESCRIPT. A.   |

| □ Wate                | er Well/Sewage System (DSC-8000A)  | part of this Disclosure Statement ( <i>check all that apply</i> ): Condo/Co-Op/Shared Cost Development ( <i>DSC-8000C</i> ) Pool/Hot Tub ( <i>DSC-8000D</i> )   |
|-----------------------|--|---|
| ☐ Othe                | er (e.g., reference any other statements or other docu   | ments attached):  |
| Addition              | nal Comments/Explanation (attach additional pages i  | f needed):  |
|                       |  |   |
|                       |  |   |
|                       |  |   |
| Seller's              | s Acknowledgement:   |   |
| 1.                    | All real estate licensee(s) are hereby authorized to attachment hereto to potential buyers of the Property | o distribute this Disclosure Statement and any Rider or other y.  |
| 2.                    | acknowledges that the information contained thereir  | tatement and any Rider or other attachment hereto, and is true and accurate to the best of Seller's knowledge.  |
| 3.                    | discovered by or made known to Seller at any time  | Buyer any new information pertaining to the Property that is prior to closing which would make any existing information set eto false or materially misleading (DSC-8003 may be used for  |
| 4.                    | A real estate licensee involved in this transaction ma   | ay have a statutory duty to disclose an adverse material fact.  |
| Seller                | norm D lovell SR 5-7-23 Date Tharon Cowell   | Seller Print Name: Patricia Cowell 5-15-25  |
| PIIIL IN              | alle. / Mator Colucti  | Tille Name.   |
| Buyer'                | 's Acknowledgement:  |   |
| 1.                    | The statements made by Seller in this Disclosure S warranties of any kind.                                 | Statement and in any Rider or other attachment hereto are not   |
| 2.                    | Disclosure Statement and any Rider or other attach   | eas of the Property about which Seller has no knowledge. This ment hereto may not encompass those aspects or areas.   |
| 3.                    | hereto, as well as any measurement information thereon (if exact square footage or any other measure)      | s Disclosure Statement and in any Rider or other attachment provided regarding the Property or any improvement located irement is a concern). Buyer is urged to have the Property fully yer may also wish to obtain a home protection plan/warranty.                                |
| 4.                    | Buyer acknowledges having received a signed copy hereto.   | of this Disclosure Statement and any Rider or other attachment  |
| 5.                    | A real estate licensee involved in this transaction m  | ay have a statutory duty to disclose an adverse material fact.  |
| Buyer                 |  | Buyer Date Print Name:  |
|                       | lame:  | · ·   |
| legal val<br>law, cus | lidity or adequacy of this Disclosure Statement, or that it complies it                                    | ri REALTORS®, Columbia, Missouri. No warranty is made or implied as to the<br>n every respect with the law or that its use is appropriate for all situations. Loca<br>n, may each dictate that amendments to this Disclosure Statement be made.<br><b>®2021 Missouri REALTORS</b> ® |

Page 6 of 6



Water Well/Sewage System Disclosure Rider

This document has legal consequences. If you do not understand it, consult your attorney. It should be attached to and made part of DSC-8000 ("Seller's Disclosure Statement for Residential Property").

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

| 15238 Woodchuck Dr                                | Glen Allen                    | мо                            | 63751                   | Bollinger                        |
|---|-------------------------------|-------------------------------|-------------------------|----------------------------------|
| Street Address                                    | City                          |                               | Zip Code                | County                           |
| Note: Seller may not frequently use the W         | ater Well/Sewage :            | System.                       | If underutiliz          | ed, it may falsely appear to     |
| be problem free. Even if heavily utilized, p      | roblems may surfa             | ce that                       | were previous           | ly not known or detectable.      |
| Does the Property include or is it served b       | y a Water Well?: 🖪            | §Yes □                        | No (If "Yes", c         | omplete all of the following)    |
| (1) Specify type and depth Drilled                |                               |                               | <del></del>             |                                  |
| (2) Age of well Installed/Drilled b               | У                             |                               |                         |                                  |
| (3) Has the well been tested? ☐ Yes ★No           |                               |                               | -40 E V E               |                                  |
| (4) Is any part of the well located on a neight   |                               | imunity i                     | or. □ tes b¥rı          | NO                               |
| (5) Is the well shared with any other property    |                               |                               |                         |                                  |
| If "Yes", is there a recorded agreement?          | _  Yes  _  NO                 | ono nolota                    | ad to the weter         | well system? [] Vos. Fa\No.      |
| (6) Have you been notified or cited by any au     | thority for any proble        | em relate                     | ed to the water         | Veedal No                        |
| (7) Is there a current maintenance service ag     |                               |                               | ven system? $\square$   | Tes period                       |
| If "Yes", what is the annual cost and who         | is the current provid         | tor Dietr                     | iot) to the Bron        | orty? 🗆 Voe 1980 No              |
| (8) Are you aware of any plan to bring public     | water ( <i>e.g., City/vva</i> | ilei Disiri                   | ci) to the Prope        | rotom? TVos Mallo                |
| (9) Are you aware of any problem or repai         | r needed for any pa           | art or the                    | e water well sy         | en lettech edditional pages if   |
| Please explain any "Yes" answer above. Incl       | uae ali avallable tes         | reports                       | and repair nist         | ory (allacir additional pages ii |
| needed):  |                               |                               |                         |                                  |
|   |                               |                               |                         |                                  |
| Does the Property include or is it served by      | y a "Sewage Syster            | <u>n"</u> ? (me               | aning a private         | , shared or community sewer,     |
| septic, lateral, lagoon, cistern or other similar | system): 🗆 Yes 📆              | <sub>e</sub> No ( <i>If "</i> | Yes", complete          | all of the following)            |
| (1) Check all that apply: ☐ septic ☐ lateral ☐    | lagoon ☐ cistern ☐            | lift statio                   | on □ Other <u>./.).</u> | ay light drain                   |
| (2) Do you have a diagram of the Sewage Sy        | stem? ☐ Yes ☐ No              |                               |                         | , ,                              |
| (3) If a lagoon, is there a fence? ☐ Yes ☐ No     |                               |                               |                         |                                  |
| (4) If a septic tank:                             |                               |                               |                         |                                  |
| Is it readily accessible from the surface         | :e? ☐ Yes ☐ No                |                               |                         |                                  |
| Are clean-outs present? ☐ Yes ☐ No                |                               |                               |                         |                                  |
| Of what is the tank constructed? ☐ S              |                               | Other:                        |                         |                                  |
| Does it discharge into a lateral or lage          | oon? ☐ Yes ☐ No               |                               |                         |                                  |
| Size & Age of tank (if known) is                  |                               |                               |                         |                                  |
| (5) Does any other property owner(s) share the    | ne Sewage System?             | ☐ Yes [                       | <b>Y</b> No If "Yes",   | how many?                        |
| (6) Is any part of the Sewage System located      | on a neighbor's pro           | perty or o                    | community lot?          | ☐ Yes 🗗 No                       |
| (7) Is there a well within 50 feet of the Sewag   | e System? 🛚 Yes 🏾             | No □ l                        | Jnknown                 |                                  |
| (8) Does the Sewage System have an aerato         | r? 🛚 Yes 🛭 No                 |                               |                         |                                  |
| (9) Does any plumbing (e.g., sink, tub or show    | ver) disperse outside         | e of the S                    | Sewage Systen           | n? □ Yes 🗷 No                    |
| (10) Is there any untreated seepage or discha     | arge (effluence) from         | the Sew                       | vage System? I          | Yes □ No                         |
| (11) Does any effluence from a neighbor's sy      | stem disperse onto y          | our Prop                      | oerty? 🛚 Yes 🛭          | <b>る</b> No                      |
| (12) Have you noticed any unusual odors from      | n the Sewage Syste            | m? 🗆 Ye                       | es <b>⊠∞</b> No         |                                  |
| (13) Have you experienced slow drainage or        | drain backups? 🛘 Y            | es @arNo                      | 1                       |                                  |
| (14) Is there a current maintenance service a     | greement covering t           | he Sewa                       | ge System? 🛘            | Yes 🗗 No                         |
| If "Yes", what is the annual cost and who         | is the current provid         | der?                          |                         |                                  |
| (15) Does any government authority require a      | n maintenance servi           | ce agreei                     | ment for the Se         | ewage System?   Yes Mo           |
| (16) Have you been notified or cited by any a     | uthority for any prob         | lem relat                     | ed to the Sewa          | age System? 🗌 Yes 🖺 No           |
| (17) Have you expanded, updated or modified       | the Sewage Syste              | m? □ Ye                       | es 🗹 No                 |                                  |
| (18) Have you added any bedrooms at the Pr        | operty since the Sev          | vage Sys                      | stem was instal         | lled? ☐ Yes @ No                 |
| (19) Have you cleaned, pumped or serviced t       | he Sewage System              | during ye                     | our ownership           | of the Property?   Yes @ No      |
| Are you aware of any problem or repair ne         | eded for any part of          | of the Se                     | wage System             | ? ☐ Yes ☑ No                     |
| Please explain any "Yes" answer above. Inc.       | ude all available pei         | mits, tes                     | t reports and re        | epair history (attach additional |
| pages if needed):                                 |                               |                               |                         |                                  |
|   |                               |                               |                         |                                  |
|   |                               |                               | <u> </u>                | 6 7.23                           |
| Ruyor's Initials                                  | ate) Seller's                 | Initiale                      | 1040                    | 5 -/5 2 0<br>(date)              |
| Buyer's Initials (d                               | are) 261161.2                 | ַ פונטווווו                   |                         | (uute)                           |

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## Farm or Vacant Land or Lot Disclosure Statement

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

| Street  | 15238 Woodchuck Dr   |  | <u>n</u> MO  | 63751  | Bolling  |  |
|---|--|--|--|--|--|--|
| 01,001  | Address  | City   |  | Zip Code   | County   | y  |
|   | 24/30/18   | 13-06.0-24-00.0-00-02.02   |  |  | 4.89   |  |
|   | n Township Range   | Parcel No(s).  | Farm No(s)   |  | -  |  |
| ind b   | y Seller or any real esta<br>tion or warranty a Buyer  | y assist a Buyer in evaluati<br>ate licensee involved in th<br>r may wish to obtain. Real<br>fects or guarantee the accu   | is transaction, a<br>estate licensees  | and is <u>not</u> a sub<br>involved in this  | stitute fo<br>transacti  | or a   |
| blank. following the his legal do consecute the valuation addition buyen fact, no are liminspec | If the condition is not applicing statements are made by tory and condition of the Prisclosure obligation to a Burguences, even after closing at cover all aspects of the lue of the Property or impairs on or material defects in the nal pages if more space is problems with the Properticed to the Property and are tion(s) of the Property or an  | s are based on Seller's actua<br>rty simply because Seller is r<br>e not warranties of its conditio<br>ny off-site conditions as you d   | mown), mark "N/A estate licensee. ( swers you fail to p ould help you mee euspect some con re occupants (e.g. then you should o not aware of them n. You should co eem necessary.  | " (or "Unknown") ir Complete and truth otential charges the provide, either way) of your disclosure of dition which may reprise that conduction to the sure to the condition your offer of Conditions of the F | n the blank ful disclos at you viol may hav bligations negatively azards, pl lition and hat there made by n a profes   | k. The sure lated le legs, but affer attace are, soil  |
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|--|----|--------------------------------|--|
|  | 2  |                                | NDITION OF THE PROPERTY. To the best of your knowledge:  |
| 71<br>72   | 3. |                                | Are there any structures, improvements or personal property available for sale?  |
| 73   |    | Λ.                             | Are there any problems or defects with any of these items?   |
| 74   |    | В.                             | Are there any operating or abandoned oil wells or buried storage tanks on the Property?  |
| 75   |    | C.                             | Is there any hazardous or toxic substance in or on the Property?   |
| 76   |    | _                              | (including but not limited to lead in the soils)?  |
| 77<br>70   |    | D.                             | Are there any Phase I or other environmental reports regarding the Property?□Yes ■No Is there a solid waste disposal site or demolition landfill on the Property(whether permitted or                      |
| 78<br>79   |    | ⊏.                             | unpermitted)?  |
| 79<br>80   |    |                                | Note: if "Yes", §260.213 RSMo requires Seller to disclose the location of the site, and  |
| 81   |    |                                | Buyer should be aware that Buyer may be held liable to the State for remedial action   |
| 82   |    | F.                             | Have any soil tests been performed?  |
| 83   |    | G.                             | Does the Property have any fill?□Yes ☑No   |
| 84   |    |                                | Are there any settling or soil movement problems on this Property?□Yes 🖻No   |
| 85   |    | l.                             | Is there any infestation, rot or disease in the trees on the Property?□Yes ☑No   |
| 86   |    | J.                             | Is any part of the Property located in a "wetlands area" designated by the Natural Resources Conservation  |
| 87   |    | Sei                            | rvice ("NRCS") or Farm Service Authority ("FSA")?  |
| 88   |    | K.                             | If any of the above questions are answered "Yes," briefly describe the details.  |
| 89   |    |                                | □ (check box if additional pages are attached)   |
| 90   |    |                                |  |
| 91<br>92   |    |                                |  |
| 93   |    |                                |  |
|  |    |                                |  |
| 94   | 4. | _                              | ILITIES. To the best of your knowledge:  |
| 95<br>96   |    | Α.                             | Have any soil analysis tests for sanitary systems been performed?□Yes ☑No If "Yes," When? By Whom?   |
| 90<br>97   |    |                                | Results:   |
| 98   |    | ь                              | Do any of the following exist within the Property?   |
| 99   |    | В.                             | (1) Connection to public water? ☐ Yes ☐ No (5) Connection to shared sewer?☐ Yes ☐ No   |
| 100  |    |                                | (2) Connection to public sewer?   Yes   No   (6) Private Sewer/Septic tank/Lagoon?   |
| 101  |    |                                | (3) Connection to private water (7) Connection to electric utility?@Yes \( \text{No} \)  |
| 102  |    |                                | system off Property?□Yes @No (8) Connection to natural gas service?□Yes @No  |
| 103  |    |                                | (4) Connection to shared water? □Yes ØNo (9) A water well?   |
| 104  |    | C.                             | Are any of the following existing at the boundary of the Property?   |
| 105  |    |                                | (1) Public water system access? ☐Yes ☑No (5) Electric Service Access?	☑Yes ☐No   |
| 106  |    |                                | (2) Public sewer system access? ☐Yes ⚠No (6) Natural gas access?☐Yes ☒No   |
| 107  |    |                                | (3) Shared water system access ☐Yes ☐No (7) Telephone system access? ☐Yes ☐No  |
| 108  |    |                                | (4) Shared sewer system access  Yes  No (8) Other:   |
| 109  |    | D.                             | Have any utility access charges been paid?□Yes ☑No   |
| 110  |    |                                | If "Yes," which charges have been paid?  |

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