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If you do not understand it, consult your attorney.

The text of this form may not be altered in any manner without written acknowledgement of all parties.

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Form # 2091

01/25

SELLER'S DISCLOSURE STATEMENT

Property Address : 501 W. 4th St. Hermann, MO 65041-1007

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

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

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

STATUTORY DISCLOSURES

Note: The following information, if applicable to the property, is required by federal or state law to be disclosed to prospective buyers. Local laws and ordinances may require additional disclosures.

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

UNK=Unknown

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

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

ADDITIONAL DISCLOSURES

Lead-Based Paint		YES	NO	UNK
9	Are you aware of the presence of any lead hazards (such as paint, water supply lines, etc.) on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	Are you aware if it has ever been covered or removed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11	Are you aware if the property has been tested for lead?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12	Please explain any "Yes" answers you gave in this section including test date, type of test and results:			

Radon		YES	NO	UNK
13	Are you aware if the property has been tested for radon gas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14	Are you aware if the property has ever been mitigated for radon gas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15	Please explain any "Yes" answers you gave in this section:			

Mold		YES	NO	UNK
16	Are you aware of the presence of any mold on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17	Are you aware of anything with mold on the property that has ever been covered or removed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18	Are you aware if the property has ever been tested for the presence of mold?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19	Please explain any "Yes" answers you gave in this section:			

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

Other Environmental Concerns		YES	NO	UNK
24	Are you aware of any other environmental concerns that may affect the property such as polychlorinated biphenyls (PCB's), electro-magnetic fields (EMF's), underground fuel tanks, unused septic or storage tanks, etc.?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
25	Please explain any "Yes" answers you gave in this section:			

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

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

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

July - June 2024-25
EST 12 mo

UTILITIES					
Services	Current Provider	Phone #			Avg Monthly Cost
41 Propane	N/A	N/A	<input type="checkbox"/> Owned	<input type="checkbox"/> Leased	N/A
42 Gas	City of Hermann	573-486-5400			26.52
43 Electric					97.53
44 Water					ext. 75.62 int. 45.80
45 Sewer					61.34
46 Trash					17.62
47 Recycle	Taken to City Recycle	Ed?			-0-
48 Internet	Callabyte				70.00
49 Phone	None, although wall jacks were installed in 2010 remodel				

HEATING, VENTILATION AND COOLING ("HVAC") SYSTEMS										
Type of Heating Equipment:										
50 Zone 1:	Age 15	Brand Geo Max	<input type="checkbox"/> Forced Air	<input type="checkbox"/> Heat Pump	<input type="checkbox"/> Radiant	<input type="checkbox"/> Baseboard	<input checked="" type="checkbox"/> Geo-Thermal	<input type="checkbox"/> Other		
51 Zone 2:	Age 15	Brand Geo Max	<input type="checkbox"/> Forced Air	<input type="checkbox"/> Heat Pump	<input type="checkbox"/> Radiant	<input type="checkbox"/> Baseboard	<input checked="" type="checkbox"/> Geo-Thermal	<input type="checkbox"/> Other		
Fuel Source of Heating Equipment:										
52 Zone 1:		<input type="checkbox"/> Natural Gas	<input checked="" type="checkbox"/> Electric	<input type="checkbox"/> Propane	<input type="checkbox"/> Fuel Oil	<input checked="" type="checkbox"/> Solar	<input checked="" type="checkbox"/> Other	Geo		
53 Zone 2:		<input type="checkbox"/> Natural Gas	<input checked="" type="checkbox"/> Electric	<input type="checkbox"/> Propane	<input type="checkbox"/> Fuel Oil	<input checked="" type="checkbox"/> Solar	<input checked="" type="checkbox"/> Other	Geo		
Type of Air Conditioner:										
54 Zone 1:	Age 15	Brand Geo Max	<input checked="" type="checkbox"/> Central Electric	<input type="checkbox"/> Central Gas	<input type="checkbox"/> Window/Wall (# of Units:)	<input type="checkbox"/> Other				
55 Zone 2:	Age 15	Brand Geo Max	<input checked="" type="checkbox"/> Central Electric	<input type="checkbox"/> Central Gas	<input type="checkbox"/> Window/Wall (# of Units:)	<input type="checkbox"/> Other				
56	Are you aware of any problems or issues with any part of the HVAC system?							YES	NO	UNK
57	Do you have any existing maintenance agreements in place?							<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
58	Are any areas of the home not covered by central heating /cooling?							<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
59	With respect to the last service/repair made to the HVAC system, please describe in detail the scope of work, date, name of person/company who did the work and cost: Grannemann Sales + Service replaced a blower motor in Zone 1 Geo Max in 2021. Chad did the work. Approximately \$600 labor and blower									
60	Please explain any "Yes" or "Other" answers you gave in this section:									

FIREPLACE(S)						YES	NO	UNK		
61 Location 1:	Room: Living Room	Type: <input type="checkbox"/> Wood Burning <input checked="" type="checkbox"/> Gas Logs <input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> UNK	Functional and properly vented?			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
62 Location 2:	Room: Patio Suite = electric	Type: <input type="checkbox"/> Wood Burning <input type="checkbox"/> Gas Logs <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> UNK	Functional and properly vented?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
63 Location 3:	Room: Innkeepers Suite = electric	Type: <input type="checkbox"/> Wood Burning <input type="checkbox"/> Gas Logs <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> UNK	Functional and properly vented?			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
64	Are you aware of any problems or repairs needed with any item in this section?							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
65	Please explain any "Yes" or "No" answers you gave in this section: Patio = Cone shaped wood burner converted to gas (2001). Garge gas heater caused conversion to electric in 2010.									

PLUMBING SYSTEM, FIXTURES AND EQUIPMENT									
66	Plumbing System: <input checked="" type="checkbox"/> Copper <input type="checkbox"/> PVC <input checked="" type="checkbox"/> PEX <input type="checkbox"/> Galvanized <input type="checkbox"/> Other:								
67	Water Heater 1:	Age: 20yr	Location: Laundry	Tank Size: 199 gal	<input type="checkbox"/> Gas	<input type="checkbox"/> Electric	<input type="checkbox"/> Propane	<input checked="" type="checkbox"/> Tankless	<input type="checkbox"/> Other
68	Water Heater 2:	Age: 16yr	Location: BSMT 2nd	Tank Size: 52+52	<input type="checkbox"/> Gas	<input type="checkbox"/> Electric	<input type="checkbox"/> Propane	<input type="checkbox"/> Tankless	<input type="checkbox"/> Other

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		YES	NO	UNK
69	Does the property have an ice-maker supply line?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
70	Is property equipped with a Lawn Irrigation System? If yes, please provide date of last backflow device inspection certificate.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
71	Are you aware of any problems or repairs needed in the plumbing system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
72	Does property have a Swimming Pool/Spa/Hot Tub? (If "Yes," attach Form #2180, Pool/Spa/Pond/Lake Addendum to Seller's Disclosure Statement.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
73	Please explain any "Yes" or "Other" answers you gave in this section: <div style="border: 1px solid black; padding: 5px; margin: 5px;"> Lower Level Jacuzzi Brand in Patio suite (2008) Main Level Jason Brand in front bedroom (2010) </div>			
WATER (If well exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)				
74	What is the source of your drinking water? <input checked="" type="checkbox"/> Public <input type="checkbox"/> Community <input type="checkbox"/> Well <input type="checkbox"/> Other			
75	If well, when was the water last tested? Is test documented? <input type="checkbox"/> Yes or <input type="checkbox"/> No. If yes, please provide documentation.			
76	Do you have a water softener? <input checked="" type="checkbox"/> Yes or <input type="checkbox"/> No. If yes, is it <input checked="" type="checkbox"/> Owned or <input type="checkbox"/> Leased. If leased, provide lessor and cost below.			
		YES	NO	UNK
77	Are you aware of any problems relating to the water system including the quality or source of water or any components such as the curb stop box?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
78	Please explain any "Yes" answers you gave in this section and water softener lease information if applicable :			
SEWERAGE (If Septic or Aerator exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)				
79	What is the type of sewerage system to which the house is connected? <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Septic <input type="checkbox"/> Aerator <input type="checkbox"/> Other			
If Other, please explain:				
80	If septic/aerator, when was system last serviced?			
		YES	NO	UNK
81	Is there a sewerage lift system?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
82	Is there a sewerage grinder system?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
83	Are you aware of any leaks, backups, open drain lines or other problems relating to the sewerage system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
84	Please explain any "Yes" answers you gave in this section: <div style="border: 1px solid black; padding: 5px; margin: 5px;"> In 2010 septic was removed-New sewer line included lift and grinder </div>			
ELECTRICAL (Note: Certain types of electrical panels have been subject to recall)				
Type of Service Panel(s):				
85	Panel 1: Amps <u>200</u> Brand <u>GE</u> <input checked="" type="checkbox"/> Circuit Breakers <input type="checkbox"/> Fuses <input type="checkbox"/> Other			
86	Panel 2: Amps <u>100</u> Brand <u>GE</u> <input checked="" type="checkbox"/> Circuit Breakers <input type="checkbox"/> Fuses <input type="checkbox"/> Other			
87	Panel 3: Amps <u>125</u> Brand <u>ETN Solar</u> <input checked="" type="checkbox"/> Circuit Breakers <input type="checkbox"/> Fuses <input type="checkbox"/> Other			
Type of Wiring:				
88	Panel 1: <input type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input type="checkbox"/> UNK <input type="checkbox"/> Other			
89	Panel 2: <input type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input type="checkbox"/> UNK <input type="checkbox"/> Other			
90	Panel 3: <input type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input type="checkbox"/> UNK <input type="checkbox"/> Other			
		YES	NO	UNK
91	Are you aware of any problems or repairs needed in the electrical system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
92	Are you aware of any of the panels in services in the property being subject to recall or otherwise out of date?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
93	Please explain any "Yes" answers you gave in this section:			
CONSTRUCTION				
94	The property was originally constructed in: . Seller has occupied property from <u>July 2000</u> present			
95	List all significant additions, modifications, renovations, & alterations to the property during your ownership below: <div style="border: 1px solid black; padding: 5px; margin: 5px;"> Additional dwelling 450 sq ft on both levels. 2010 = 200 sq ft New Garage added in 2010. North door in 10 ft tall, South = </div>			
		YES	NO	UNK
96	Were required permits obtained for the work described above?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
97	Please explain any "No" answers you gave in this section:			

UNK=Unknown

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FOUNDATION			
98	Type of Foundation:	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Cinder Block <input type="checkbox"/> Stone <input type="checkbox"/> Wood <input type="checkbox"/> Other:
		YES	NO
99	Are you aware of any problems or issues with foundation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
100	Are you aware of any problems with the footing, foundation walls, sub-floor, interior and exterior walls, roof construction, decks/porches or other load bearing components?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
101	Are you aware of any movement, shifting, deterioration, or other problems with walls, foundations, crawl space or slab?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
102	Are you aware of cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement floor or garage?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
103	Are you aware of any repairs to any of the building elements listed above?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
104	Were required permits obtained for any repairs described above?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
105	Please explain any "Yes" answers you gave in this section, including location, extent, date and name of the person/company who did the repair or control effort:		
BASEMENT AND CRAWL SPACE (Complete only if applicable)			
		YES	NO
106	Is the home equipped with a sump pit?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
107	Is the home equipped with a sump pump?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
108	Are you aware of any issues with sump pit(s) & pump(s)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
109	Are you aware of any dampness, water accumulation or leakage, in the basement or crawl space or slab?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
110	Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
111	Please explain any "Yes" answers you gave in this section: Located in Funkepers Suite closet, Never used!		
ROOF, GUTTERS AND DOWNSPOUTS			
		YES	NO
112	What is the approximate age of the roof? 16yrs Is it documented? If yes, please provide documentation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
113	Are you aware of any active leaks to the roof? Architectural shingle w/ 25yr warranty	<input type="checkbox"/>	<input checked="" type="checkbox"/>
114	Has the roof ever leaked during your ownership?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
115	Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
116	Are you aware of any problems with the roof, gutters or downspouts? NO! Roof shows some wear	<input type="checkbox"/>	<input checked="" type="checkbox"/>
117	Does the property have multiple layers of roofing currently installed on any portion of the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
118	Please explain any "Yes" answers you gave in this section and attach any documentation: Beck had a slight drip, so tar roofing cement was added to north valley		
PESTS/TERMITES/WOOD DESTROYING INSECTS			
		YES	NO
119	Are you aware of any pests, rodents or termites/wood destroying insects impacting the property and improvements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
120	Are you aware of any uncorrected damage to the property caused by above?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
121	Are you aware of any control reports for the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
122	Are you aware of any control treatments to the property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
123	Is your property currently under a warranty contract by a licensed pest/termite control company? If so, when does it expire and what is the renewal costs?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
124	Please explain any "Yes" answers you gave in this section: D & D Pest Control visits every 6 months. Lady Asian Beetles were controlled in 2024/25 Never any rodents! Very few insects!		
SOIL AND DRAINAGE			
		YES	NO
125	Are you aware of any fill, expansive soil or sinkholes on the property or that may affect the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
126	Are you aware of any soil, earth movement, flood, drainage or grading problems on the property or that may affect the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
127	Are you aware of any past, present or proposed mining, strip-mining, or any other excavations on the property or that may affect the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
128	Are you aware of any Post-construction Stormwater Best Management Practices (BMPs) on the property? (BMPs are private stormwater management facilities which include a recorded formal Maintenance Agreement with the Metropolitan Sewer District, e.g., retention ponds, rain gardens, sand filters, permeable pavement)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
129	Please explain any "Yes" answers you gave in this section:		

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SURVEY AND ZONING

YES NO UNK

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

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

Seller purchased 6' 2" from City right-of-way for 25' deep garage. Survey attached date 3-15-10

INSURANCE

YES NO UNK

- 137 Are you aware of any claims that have been filed for damages to the property? (i.e., roof, flood, fire, casualty, etc.) ☐ YES ☒ NO ☐ UNK
- 138 If "Yes," please provide the following information for each claim: date of claim, description of claim, repairs and/or replacements completed.

APPLIANCES/EQUIPMENT

UPPER LOWER

(Seller is not agreeing that all items are being offered for sale; mark N/A if not applicable)

- | | Upper Level | Lower Level | | N/A | Age | 20 | Age 15 | | Gas | Electric |
|---------------------------------|-----------------------|-------------|-------------------------------------|-----|--------------|--------|-------------------------------------|-------------------------------------------|---------------------------------|----------|
| 139 Range/Stove | X | X | <input checked="" type="checkbox"/> | N/A | Age 20 | Age 15 | <input checked="" type="checkbox"/> | Gas | <input type="checkbox"/> | Electric |
| 140 Oven | X | X | <input checked="" type="checkbox"/> | N/A | Age X | X | <input checked="" type="checkbox"/> | Gas | <input type="checkbox"/> | Electric |
| 141 Cooktop | X | X | <input checked="" type="checkbox"/> | N/A | Age X | X | <input checked="" type="checkbox"/> | Gas | <input type="checkbox"/> | Electric |
| 142 Outdoor Grill | X | X | <input checked="" type="checkbox"/> | N/A | Age | X | <input checked="" type="checkbox"/> | Gas | <input type="checkbox"/> | Electric |
| 143 Dryer Hookup | Gas (Red) w/ property | X | <input checked="" type="checkbox"/> | N/A | Age 2 | X | <input checked="" type="checkbox"/> | Gas | <input type="checkbox"/> | Electric |
| 144 Built-in Microwave | w/ property | w/ property | <input checked="" type="checkbox"/> | N/A | Age 3 | 15 | | | | |
| 145 Built-in Refrigerator | w/ property | w/ property | <input checked="" type="checkbox"/> | N/A | Age 20 | 15 | | | | |
| 146 Dishwasher | ✓ | ✓ | <input checked="" type="checkbox"/> | N/A | Age 20 | 15 | | | | |
| 147 Garbage Disposal | ✓ | ✓ | <input checked="" type="checkbox"/> | N/A | Age 20 | 15 | | | | |
| 148 Trash Compactor | X | X | <input checked="" type="checkbox"/> | N/A | Age X | X | | | | |
| 149 Electric Pet Fence | X | X | <input checked="" type="checkbox"/> | N/A | # of collars | X | | | | |
| 150 Gas Powered Exterior Lights | X | X | <input checked="" type="checkbox"/> | N/A | # of lights | X | | | | |
| 151 Security System/Cameras | X | X | <input checked="" type="checkbox"/> | N/A | | | | <input checked="" type="checkbox"/> Owned | <input type="checkbox"/> Leased | |

elec - laundry washer w/ property

YES NO UNK

- 152 Are you aware of any items in this section in need of repair or replacement? ☐ YES ☒ NO ☐ UNK
- 153 Please explain any "Yes" answers you gave in this section:

MISCELLANEOUS

YES NO UNK

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

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

25lb Cavalier who has been fully house-trained. No accidents in over 4 yrs since puppy days. She has a fenced in portion of backyard which she uses occasionally.

UNK=Unknown

BUYER BUYER

Initials BUYER and SELLER acknowledge they have read this page

SELLER SELLER

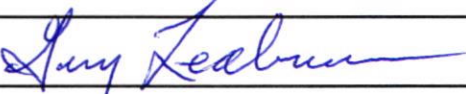
ADDITIONAL COMMENTS

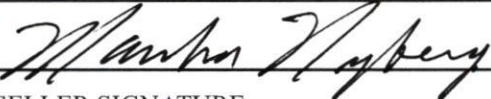
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Seller attaches the following document(s): Keynotes by Godat Architecture
Survey by C.M. Archer Group

SELLER'S ACKNOWLEDGEMENT:

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


SELLER SIGNATURE _____ DATE _____


SELLER SIGNATURE _____ DATE _____

Gary Leabman
Seller Printed Name

MARSHA NYBERG
Seller Printed Name

BUYER'S ACKNOWLEDGEMENT:

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

BUYER SIGNATURE _____ DATE _____

BUYER SIGNATURE _____ DATE _____

Buyer Printed Name

Buyer Printed Name

Form # 2049

07/24

**DISCLOSURE OF INFORMATION ON
LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS**1 PROPERTY: 501 W. 4th St, Hermann, MO 65041-10072 **Lead Warning Statement**

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

9 **Seller's Disclosure**

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

11 ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards
12 in the housing13 ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):
14 _____
15 _____

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

17 ☐ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based
18 paint hazards in the housing (list all documents below):
19 _____
20 _____21 ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.22 **Buyer's Acknowledgment** (initial appropriate blanks)23 ☐ ☐ 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 ☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of the presence of
28 lead-based paint or lead-based hazards; or29 ☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint
30 hazards.31 **Agent's Acknowledgment** (initial)32 ☒ Agent has informed Seller of Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

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

34 **Certification of Accuracy**35 The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true
36 and accurate.37 _____
38 BUYER SIGNATURE _____ DATE _____

39 Buyer Printed Name _____

40 _____
41 BUYER SIGNATURE _____ DATE _____

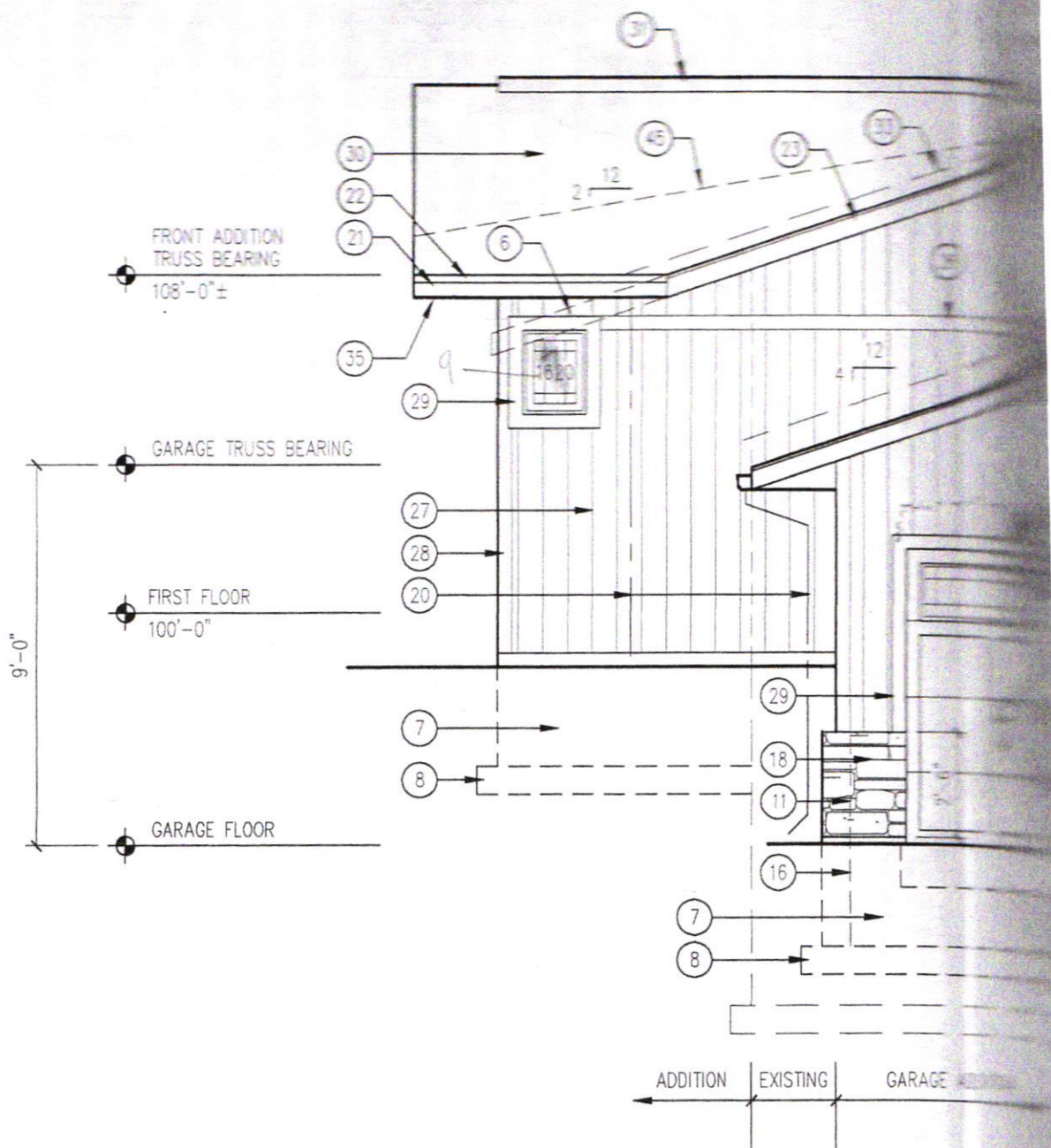
42 Buyer Printed Name _____

43 _____
44 SELLING AGENT SIGNATURE _____ DATE _____

45 Selling Agent Printed Name _____

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

47 Gary Leabman
48 SELLER SIGNATURE _____ DATE _____49 Gary Leabman
50 Seller Printed Name _____51 MARSHA NYBERG
52 SELLER SIGNATURE _____ DATE _____53 MARSHA NYBERG
54 Seller Printed Name _____55 Eric Merchant
56 LIS _____ DATE _____57 Eric Merchant
58 Listing Agent Printed Name _____dotloop verified
08/24/25 11:29 AM CDT
BJXR-AMOW-PEQT-MQEE



2 EAST E

SCALE: 1/4"

KEYNOTES

Godat Architecture

Date 12/10/09

- ① EXISTING MASONRY CHIMNEY.
- ② RESHINGLE EXISTING ROOF TO MATCH NEW.
- ③ EXISTING CONCRETE FOUNDATION WALL AND FOOTING.
- ④ EXISTING FRONT DOOR TO REMAIN.
- ⑤ EXISTING WINDOW TO BE REPLACED.
- ⑥ REMOVE PORCH ROOF, COLUMNS, AND CONCRETE SLAB ON EXISTING HOUSE.
- ⑦ NEW CONCRETE POURED FOUNDATION WALL (TYP). SEE FOUNDATION PLAN FOR REINFORCEMENTS.

- ⑧ NATURAL FINISH WITH MIN. 3" AT STONE.
- ⑨ STEP WALL ABOVE ROOF.
- ⑩ PREFINISHED.
- ⑪ PREFINISHED.
- ⑫ 2x6 PREFINISHED.

[illegible]