

## SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

The following is a disclosure statement made by the Owner under that certain Listing Agreement by and between Daniel & Meghan Kiegerix, Owner and Iman Realty LLC Broker, dated the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, bearing the above Listing Number. This disclosure statement is hereby made a part of and incorporated into said Listing Agreement by this reference. This disclosure statement concerns the Property described in said Listing Agreement located at 1007 Countryside Drive Brookfield, MO 64628. This disclosure is not a warranty of any kind by the Owner or any agent of the Owner in this transaction, and is not a substitute for any inspection or warranties the Buyer may wish to obtain.

TO THE SELLER: Please complete the following form including past history of problems, if known. DO NOT LEAVE ANY SPACES BLANK. If a particular condition is not applicable to your property, mark "N/A" in the appropriate blank. Attach additional pages if additional space is required. Please be sure to sign each page.

The following are representations made by the Owner and are not representations of Owner's agent.

1. APPLIANCES/SYSTEMS: The items below are or are not in good working order:

	ARE <u>2021</u>	ARE NOT	N/A
Water Heater	_____	_____	_____ <u>X</u>
Water Softener	_____	_____	_____
Range/Oven	_____ <u>X</u>	_____	_____
Microwave Oven	_____ <u>X</u>	_____	_____
Range Hood/Fan	_____ <u>X</u>	_____	_____
Refrigerator	_____ <u>X</u>	_____	_____
Garbage Disposal	_____ <u>X</u>	_____	_____
Dishwasher	_____ <u>2023</u>	_____	_____ <u>X</u>
Trash Compactor	_____	_____	_____ <u>X</u>
Washer/Dryer	_____	_____	_____
Window/Wall Air Conditioner	_____ <u>2023+2024</u>	_____	_____
Attic Fan	_____ <u>X</u>	_____	_____ <u>X</u>
Ceiling Fan	_____ <u>X</u>	_____	_____ <u>X</u>
TV Antenna	_____ <u>X</u>	_____	_____
Smoke Detector	_____ <u>X</u>	_____	_____ <u>X</u>
Burglar Alarm System	_____	_____	_____ <u>X</u>
Sump Pump	_____	_____	_____ <u>X</u>
Garage Door Opener	_____ <u>X</u>	_____	_____
Garage Door Remote Control	_____ <u>X</u>	_____	_____
Other: _____	_____	_____	_____
Other: _____	_____	_____	_____
Other: _____	_____	_____	_____
Other: _____	_____	_____	_____

Please explain any "Are Not" responses: \_\_\_\_\_

2. IMPROVEMENTS AND PROPERTY CONDITION:

A. Structure:  have not experienced structural problems  have experienced structural problems. Explain problem(s) and describe how corrected: \_\_\_\_\_

N/A B. Basement/Crawl Space: Has there been any evidence of or problems with water leakage or excessive moisture?  Yes  No If "yes," please explain the extent of the problem, how often it occurs and repairs made or corrective measures taken, if any: \_\_\_\_\_

C. Roof: Age of roof covering: 2023 Type of roof covering: Architectural Shingles Are there any leaks?  Yes  No.



Agreement #: R1835

If "yes," please explain, including the extent of the problem and how often leaks are experienced: \_\_\_\_\_

History of repairs: New overlay summer 2023

D. Insulation: Describe, if known (include R-Factor(s)): \_\_\_\_\_  Unknown

E. Water Systems:  None  Public  Cistern  Well (describe type of well, pump and approximate depth, if known): \_\_\_\_\_  
Please list any known problems or repairs needed or made within past year: \_\_\_\_\_

Has the well been tested?  Yes  No If yes, date of report: \_\_\_\_\_ Results: \_\_\_\_\_

Other (describe): \_\_\_\_\_

F. Sewer Systems (Please check type of system(s) on Property):  None  Septic Tank  Lagoon  Drain Field  Public Sewer If Septic Tank, distance from well (if any): \_\_\_\_\_, size of tank: \_\_\_\_\_; length of lateral line(s): \_\_\_\_\_. Please describe any known problems or repairs needed or made within past year: \_\_\_\_\_

G. Air Conditioning:  None  Window Unit  Wall Unit  Central Air Age: 6 or 7 yrs Size of Unit: \_\_\_\_\_  
Please describe any known problems or repairs needed or made within past year: Mini splits: Garage 2022 (Winter) / Bedroom 2023 (Fall) (Spring)

H. Heating System(s):  None  Type: Gas furnace Age of system: 1995 Please describe any known problems or repairs needed or made within past year: \_\_\_\_\_

I. Plumbing System:  None  Copper  Galvanized  PVC  Other: \_\_\_\_\_  
Please describe any known problems or repairs needed or made within past year: \_\_\_\_\_

J. Electrical Wiring System:  None  110 Volts  220 Volts  Both Age of system: \_\_\_\_\_  
Please describe any known problems or repairs needed or made with past year: \_\_\_\_\_

K. Gas System:  None  Natural  LP/Propane If LP/Propane tanks:  Owned If owned, purchased from whom? \_\_\_\_\_  Leased If leased, from whom? \_\_\_\_\_

L. Wood Infestations:  none known  Please describe any treatments you have made including the extent of the treatment, the date and the name of the pest control company: \_\_\_\_\_  
Please describe any known problems or unrepaired damage: \_\_\_\_\_

M. Fireplace:  None  wood-burning  gas  other (describe): \_\_\_\_\_  
Please describe any known problems or repairs needed or made within past year: \_\_\_\_\_

N. Asbestos: Is asbestos present in any form in the Property?  Yes  No  Unknown If "yes," please describe: \_\_\_\_\_

O. Radon: Has the Property been tested for the presence of radon gas?  Yes  No  Unknown If "yes," please give the date of the test and describe the results: \_\_\_\_\_

3. OTHER ITEMS:

Are you, the Seller, aware of any of the following?

A. Environmental Concerns: Are you aware of any other environmental concerns such as discoloration of soil or vegetation or oil sheens in wet areas?  Yes  No If "yes," please describe: \_\_\_\_\_

B. Principal Uses of Property: Are you aware of any principal uses of the Property other than residential property such as commercial, farming, landfill, dumping site?  Yes  No If "yes," please describe: \_\_\_\_\_

- C. Shared Features: Are there any features of the property shared in common with adjoining landowners, such as wells, walls, sewers, fences, roads or driveways whose use or responsibility for maintenance may have an effect on the property?  Yes  No If "yes," please describe: Sewer line to main shared with 2 homes on either side
- D. Rights-of-Way and Easements: Are there any rights-of-way, easements or similar matters that may affect ownership interests in the property?  Yes  No If "yes," please describe: \_\_\_\_\_
- E. Additions, Alterations & Repairs: Have there been any room additions, structural modifications or other alterations or repairs made?  Yes  No  Unknown If "yes," please describe: Part of Garage room built Fall '22
- F. Flood Zone: Is the Property located in an area designated by the Department of Housing and Urban Development as a flood hazard area?  Yes  No  Unknown
- G. Damage to Property: Has there been any major damage to the Property or any of the structures on the Property from fire, wind, floods or landslides?  Yes  No  Unknown If "yes," please describe: \_\_\_\_\_
- H. Zoning: Are there any known zoning violations or nonconforming uses?  Yes  No  Unknown If "yes," please describe: \_\_\_\_\_
- I. Homeowners' Association: Is there any homeowners' association, which has any authority over the Property?  Yes  No  Unknown If "yes," what is the fee? \$ \_\_\_\_\_  annually  monthly Please provide the name, address and telephone number of the association: \_\_\_\_\_
- J. Common Areas: Are there any "common areas" (facilities such as swimming pools, tennis courts, walkways or other areas owned in common with others)?  Yes  No  Unknown If "yes," please describe: \_\_\_\_\_  
What is the fee for usage if other than shown above? \$ \_\_\_\_\_ z monthly z annually
- K. Controlled Substances: Do you have any knowledge that methamphetamine was ever produced on the Property?  NO  YES If so, please complete and attach appropriate disclosure form.
- L. Other Environmental Concerns: Are you, the seller, aware of any of the following: substances, material, or products which may be an environmental hazard such as, but not limited to, formaldehyde, lead-based paint, fuel or chemical storage tanks, and contaminated soil or water on the Property?  Yes  No If "yes," please describe: \_\_\_\_\_  
Are you aware of any past or present mold growth on the Property?  Yes  No If "yes," please describe: \_\_\_\_\_
- M. Other Facts: Please list any other facts or information (favorable or unfavorable) relating to the Property that may be of concern to a Buyer: \_\_\_\_\_

Broker, Broker's agents and sub-agents and Buyer's transaction brokers and agents are hereby authorized to distribute this information to prospective Buyers for the Property. To the extent of Seller's knowledge as a property owner, the Seller hereby acknowledges that the information contained above is true and accurate for those areas of the property listed.

[Signature]  
Seller

Date: 6/25/24

Time: 12:40 p.m.

[Signature]  
Seller

Date: 6/25/24

Time: 12:40 p.m.

The Buyer is urged to carefully inspect the Property and, if desired, to have the property inspected by an expert. The Buyer understands that there are areas of the property of which Seller has no knowledge and that this disclosure statement does not encompass those areas. The Buyer also acknowledges that the Buyer has read and received a



Agreement #: R1835

signed copy of this statement from the Seller or the Seller's agent.

\_\_\_\_\_ Date: \_\_\_\_\_ Time: \_\_\_\_\_ m.  
Buyer

\_\_\_\_\_ Date: \_\_\_\_\_ Time: \_\_\_\_\_ m.  
Buyer



DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS  
DISCLOSURE FOR TARGET HOUSING SALES

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 owner'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 DISCLOSURE

[Seller initial in spaces provided and check appropriate box(es) below]

- JMR (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
  - Known lead-based paint and/or lead-based paint hazards are present in the housing (Explain. Include basis for the determination that lead-based paint and/or lead-based paint hazards exist, the location of the lead-based paint and/or lead-based paint hazards and the condition of painted surfaces):
  - Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- JMR (b) Records and reports available to the Seller (Check one below):
  - 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 provided below):
  - Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

PURCHASER ACKNOWLEDGMENT

[Purchaser initial appropriate space(s) and check appropriate box(es) below]

- (c) Purchaser has read the above Lead Warning Statement and understands its contents.
- (d) Purchaser has received copies of all information listed above.
- (e) Purchaser has received the pamphlet, "Protect Your Family from Lead in Your Home."
- (f) Purchaser has (check one below):
  - Received a 10-day opportunity (or mutually agreed upon period of time) 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.

REAL ESTATE LICENSEE'S ACKNOWLEDGMENT

- gc (g) Licensee has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and licensee is aware of his/her responsibility to ensure compliance.

CERTIFICATION OF ACCURACY

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided above is true and accurate regarding that certain real property known as:

<u>[Signature]</u> Seller	Date: <u>6/25/24</u>	_____	Date: _____
_____		Purchaser	
<u>[Signature]</u> Seller	Date: <u>6/25/24</u>	_____	Date: _____
_____		Purchaser	
<u>[Signature]</u> Listing Licensee	Date: <u>6-25-24</u>	_____	Date: _____
_____		Selling Licensee	