



Listing Reference: \_\_\_\_\_

### RESIDENTIAL PROPERTY INFORMATION FORM

OWNER: A Susan Minor  
 OWNER ADD: 109 W. Chicago Ave Marceline, Mo PHONE: \_\_\_\_\_  
 PRICE: \$80,000 Est. Sq. Footage: 840 Subdivision: \_\_\_\_\_ Schools: Marceline R-S  
 Zoning: \_\_\_\_\_ Flood Plain: \_\_\_\_\_ Possession: \_\_\_\_\_ Construction: Wood  
 Roof: Metal Foundation: basement/crawl space Basement: Unfinished Heating: Forced Air  
 Cooling: Central Taxes: County #450 Utility Costs: \_\_\_\_\_  
 Other: \_\_\_\_\_  
City

**KITCHEN**  
 Cabinets: wood  
 Oven/Range: yes  
 Exhaust Fan: yes  
 Dishwasher: no  
 Disposal: \_\_\_\_\_  
 Compactor: \_\_\_\_\_  
 Refrigerator: no  
 Other: \_\_\_\_\_

**GENERAL INSIDE**  
 Carpets: yes  
 Drapes/Rods: yes  
 Closets: yes  
 Storm Windows: yes  
 Screens: yes  
 Water Heater: 2023  
 Humidifier: \_\_\_\_\_  
 Central Vac.: \_\_\_\_\_  
 Attic Fan: \_\_\_\_\_  
 Other: Bathroom update 2022

**GARAGE/YARD**  
 Lot Size: 0.115  
 Garage  Carport  Car  
 Opener: yes  
 Porch: \_\_\_\_\_ Deck: front  
 Patio: yes  
 Outside Lights: \_\_\_\_\_  
 T.V.  Antenna  Cable  Satellite  
 Receptacles: \_\_\_\_\_  
 220-V Electric: yes - dryer  
 W/D Connect: yes  
 Insulation: blown  
 Other: Chariton Valley Fiber

**GENERAL OUTSIDE**  
 Street: city  
 Sidewalks: yes  
 Water: city  
 Gas: Natural Gas - hot water heater / front porch - 12 yrs. old  
 Propane: \_\_\_\_\_ Stove: gas  
 Lease/Own: \_\_\_\_\_  
 Sewer: city  
 Handicap Access: \_\_\_\_\_  
 Other: \_\_\_\_\_

Extra Features: sidewalk from house to shed - 3 yrs. old  
Siding put on 2000  
Solar Panel - added in 2022  
 Outbuildings: 1 car garage 24x16 (2000)  
 Windows - 29 yrs old

| ROOMS             | BASEMENT           | MAIN FLOOR         | UPSTAIRS |
|-------------------|--------------------|--------------------|----------|
| Living            |                    | <u>12.8 x 17.2</u> |          |
| Dining            |                    |                    |          |
| Kitchen           |                    | <u>8.6 x 14.5</u>  |          |
| Breakfast         |                    |                    |          |
| Bath              |                    | <u>7.3 x 4.8</u>   |          |
| Bath              |                    |                    |          |
| Bedroom           |                    | <u>11 x 8.7</u>    |          |
| Bedroom           |                    | <u>8.9 x 11.5</u>  |          |
| Bedroom           |                    |                    |          |
| Storage           |                    |                    |          |
| Utility           |                    | <u>11.6 x 10</u>   |          |
| Family Room       |                    |                    |          |
| Rec. Room         |                    |                    |          |
| Den               |                    |                    |          |
| Fireplace         |                    |                    |          |
| Other:            |                    |                    |          |
| <u>Unfinished</u> | <u>15.2 x 25.4</u> |                    |          |

DIRECTIONS: \_\_\_\_\_  
 \_\_\_\_\_

Information contained herein deemed reliable but not guaranteed. Figures and measurements are approximate.

Listing Agent: Heta Cathey

Date Signed: 9-26-24 Owner

A. Susan Minor Owner  
 Date Signed: 9-26-24





Agreement #: \_\_\_\_\_

### SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

The following is a disclosure statement made by the Owner under that certain Listing Agreement by and between A Susan Minor, Owner and Iman Realty LLC Loren Niemeler, Broker, dated the 26 day of September, 2024, 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 109 W Chicago Ave Marceline MO 64658. 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        | ARE NOT  | N/A      |
|---|------------|----------|----------|
| Water Heater <u>2023</u>  | <u>X</u>   | _____    | _____    |
| Water Softener  | _____      | _____    | <u>X</u> |
| Range/Oven - Gas  | <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>X</u> |
| Trash Compactor   | _____      | _____    | <u>X</u> |
| Washer/Dryer  | <u>X</u>   | _____    | <u>X</u> |
| Window/Wall Air Conditioner                                       | _____      | _____    | <u>X</u> |
| Attic Fan   | _____      | _____    | <u>X</u> |
| Ceiling Fan   | <u>X</u>   | _____    | _____    |
| TV Antenna  | _____      | _____    | <u>X</u> |
| Smoke Detector  | <u>X</u>   | _____    | _____    |
| Burglar Alarm System  | _____      | _____    | <u>X</u> |
| Sump Pump   | _____      | _____    | <u>X</u> |
| Garage Door Opener - <u>might open / but has to manually open</u> | <u>X -</u> | <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: \_\_\_\_\_

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: dirt work needed & window wells suggested

C. Roof: Age of roof covering: 10-15 yrs. old Type of roof covering: metal Are there any leaks?  Yes  No.





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

History of repairs: \_\_\_\_\_

D. Insulation: Describe, if known (include R-Factor(s)): Blown in  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: approx. 20 yrs. Size of Unit: \_\_\_\_\_

Please describe any known problems or repairs needed or made within past year: \_\_\_\_\_

H. Heating System(s):  None  Type: Forced Air Age of system: 2010 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: Breaker Box - approx 5 yrs old

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: \_\_\_\_\_





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- 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: \_\_\_\_\_
- 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: \_\_\_\_\_
- 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.

M. Susan Minor  
Seller

Date: 9-20-24

Time: 6:22 P.m.

\_\_\_\_\_  
Seller

Date: \_\_\_\_\_

Time: \_\_\_\_\_ 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





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

\_\_\_\_\_  
Buyer

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

\_\_\_\_\_  
Buyer

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





**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]

- ASM (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.
- ASM (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**

gmc (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>A Susan Minor</u><br>Seller        | Date: <u>9-26-24</u> | _____ Date: _____<br>Purchaser        |
| _____ Seller                          | Date: _____          | _____ Date: _____<br>Purchaser        |
| <u>Heta Cathy</u><br>Listing Licensee | Date: <u>9-26-24</u> | _____ Date: _____<br>Selling Licensee |