

## SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

The following is a disclosure statement made by the Owner under that certain Listing Agreement by and between Amanda Oldham, Owner and Iman Realty, Broker, dated the 11<sup>th</sup> day of November, 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 210 E. Lake St, 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	X	_____	_____
Water Softener	_____	_____	X
Range/Oven	X	_____	_____
Microwave Oven	X	_____	_____
Range Hood/Fan	X	_____	_____
Refrigerator	X	_____	_____
Garbage Disposal	_____	_____	X
Dishwasher	_____	_____	X
Trash Compactor	_____	_____	X
Washer/Dryer	_____	_____	_____
Window/Wall Air Conditioner	_____	_____	X
Attic Fan	_____	_____	X
Ceiling Fan	X	_____	_____
TV Antenna	_____	_____	_____
Smoke Detector	X	_____	_____
Burglar Alarm System	_____	_____	X
Sump Pump	X	_____	_____
Garage Door Opener	X	_____	_____
Garage Door Remote Control	X	_____	_____
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: \_\_\_\_\_

C. Roof: Age of roof covering: unknown Type of roof covering: Singles Are there any leaks?  Yes  No.

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)): \_\_\_\_\_  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: 5yrs. 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: 5yrs. 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: \_\_\_\_\_
- 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.

Amanda Aldham  
Seller

Date: 11/10/24

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

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

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

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

RESIDENTIAL PROPERTY INFORMATION FORM

OWNER: Amanda Oldham
OWNER ADD: 210 E. Lake St. Marceline, MO 64658
PHONE:
PRICE: \$120,000 Est. Sq. Footage: 960 Subdivision: Schools: Marceline R-V
Zoning: Residential Flood Plain: no Possession: Construction: Wood
Roof: Shingles Foundation: Slab Basement: no Heating: Forced Air
Cooling: Central Air Taxes: County #48323 Utility Costs: City-high \$220 Low \$140
Other: City # Gas-high \$170 Low \$18

2019 Furnace

KITCHEN
Cabinets: wood
Oven/Range: yes
Exhaust Fan: yes
Dishwasher: no
Disposal: no
Compactor: no
Refrigerator: will not convey
Other:

GENERAL INSIDE
Carpets: yes-livingroom/bedrooms
Drapes/Rods: yes
Closets: yes
Storm Windows: yes
Screens: yes
Water Heater:
Humidifier: no
Central Vac.: no
Attic Fan: no
Other: 2 new windows in southside bedroom 2023

GARAGE/YARD
Lot Size: 0.321 / 14,000 sq. feet
Garage: 2 Car 23.9 x 19.1
Opener: yes-both sides
Porch: yes-front Deck: yes on back
Patio: yes
Outside Lights: yes
T.V. Antenna Cable Satellite
Receptacles:
220-V Electric: dryer
W/D Connect: yes
Insulation: yes-
Other:

GENERAL OUTSIDE
Street: yes
Sidewalks: yes
Water: public
Gas: liberty-natural gas
Propane: no
Lease/Own:
Sewer: city
Handicap Access:
Other:

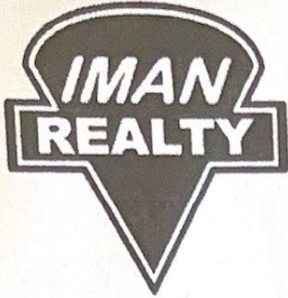
Extra Features: slab in back yard could be used for dog kennel or add shed
Outbuildings: Shed 7x10-concrete floor

Table with columns: ROOMS, BASEMENT, MAIN FLOOR, UPSTAIRS. Rows include Living, Dining, Kitchen, Breakfast, Bath, Bedroom, Storage, Utility, Family Room, Rec. Room, Den, Fireplace, Other: Mud Room.

DIRECTIONS:

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

Listing Agent: Geta Cathey
Amanda Oldham
Date Signed: 11/10/24



Iman Realty  
1410 N. Kansas  
Marceline, MO 64658  
Broker: Loren Niemeier  
660-376-4777

## Utility Information Sheet

Property Address: 210 E. Lake St. Marceline, MO 64658

Electric Company: City Electric (water, sewer, electric trash)

Phone: 660-376-3528

Average Monthly: \_\_\_\_\_

High: \$220 Low: \$140

Gas Company: Liberty

Phone: 800-206-2300

Average Monthly: \_\_\_\_\_

High: \$170 Low: \$18

Water Company: see above

Phone: \_\_\_\_\_

Average Monthly: \_\_\_\_\_

High: \_\_\_\_\_ Low: \_\_\_\_\_

Trash Company: see above

Phone: \_\_\_\_\_

Pick Up Day (circle one): M (T) W Th F Sat. Sun.

Taxes: City -  
County - \$483.23