

SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

The following is a disclosure statement made by the Owner under that certain Listing Agreement by and between Richard MC Mahon

Owner and Missouri Land Company LLC

Broker, dated the 14th day of May, 2023, 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 1828 Four Corners Rd Richland, Mo 65556.

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 <i>electric</i>	<u>X</u>	_____	_____
Water Softener	_____	_____	<u>X</u>
Range/Oven	<u>X</u>	_____	_____
Microwave Oven	_____	_____	<u>X</u>
Range Hood/Fan	<u>X</u>	_____	_____
Refrigerator	<u>X</u>	_____	_____
Garbage Disposal	_____	<u>/</u>	<u>X</u>
Dishwasher <i>no</i>	_____	_____	_____
Trash Compactor <i>no</i>	_____	_____	_____
Washer/Dryer - <i>stays</i>	_____	_____	_____
Window/Wall Air Conditioner - <i>2-stay</i>	_____	_____	_____
Attic Fan <i>yes</i>	_____	_____	_____
Ceiling Fan	_____	_____	_____
TV Antenna	_____	_____	_____
Smoke Detector - <i>yes</i>	_____	_____	_____
Burglar Alarm System <i>no</i>	_____	_____	_____
Sump Pump <i>no</i>	_____	_____	_____
Garage Door Opener	_____	_____	_____
Garage Door Remote Control	_____	_____	_____
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: *original* Type of roof covering: *asphalt* Are there any leaks? Yes No.

*house - 93 - Backside
Front side - new*

2. OTHER ITEMS:

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

A. Environmental Concerns:

 (1) 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: _____

 (2) Are you aware of any environmental hazards on the property such as underground storage tanks, ground water contamination, or hazardous waste on or near the property? NO UNKNOWN YES. If so, please describe: _____

 (3) Has the Property ever been tested for the presence of any environmental hazards? NO UNKNOWN YES. If so, please give date(s) of test(s) and describe results: _____

Copy of test report is attached.

 (4) Has the condition of the soil been recently tested? NO UNKNOWN YES If so, please give date(s) of test(s) and describe findings: _____

Copy of test report is attached.

B. Principal Uses of Property:

 (1) Are you aware of any principal uses of the Property such as commercial, farming, landfill, dumping site? Yes No If "yes," please describe: _____

 (2) Is the property rented or leased? YES NO If leased, Name of Tenant: _____
 Tenant's Telephone: _____ Tenant's Address: _____

Describe terms of lease or attach copy of lease(s): _____

Expiration date: _____ Rental Rate: _____

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. 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

F. Current Zoning: _____ Is any change in current zoning pending or has any change been recently proposed? YES NO

G. Controlled Substances: Sections 441.236 and 442.606 of the Missouri Revised Statutes require that the owner/landlord of any premises to be rented, leased, sold, transferred or conveyed and any parcel of real property to be sold, exchanged or transferred shall disclose in writing to the prospective lessee, purchaser, buyer or transferee the fact that methamphetamine was produced on the premises, provided that the owner, seller, landlord or other transferor had knowledge of such prior methamphetamine production, regardless of whether the person(s) involved in the production were convicted for such production. Do you have any knowledge that methamphetamine was ever produced on the Property? NO YES If so, please attach appropriate disclosure form.

H. Other Facts: Please list any other facts or information (favorable or unfavorable) relating to the Property which may be of concern to a Buyer: _____

Broker, Broker's agents and subagents 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.

Date: _____ Time: _____ m.
Seller

Date: _____ Time: _____ m.
Seller

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.

Date: _____ Time: _____ m.
Buyer

Date: _____ Time: _____ m.
Buyer