



SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

The following is a disclosure statement made by the undersigned Seller concerning Property located at
parcel id 07-2.0-03.2-000.0-000-028.000 143 Winchester Dr Sunrise Beach, MO 65079

(the "Property") [Check ONE]:

☐ Seller chooses NOT to provide this Seller's Property Condition Disclosure because (describe reason for nondisclosure):

This Seller's Property Disclosure Statement ("Disclosure") enables you, the "Seller" of the Property to disclose to a potential Buyer all known facts that are not readily observable and which materially and adversely affect the value of the Property. This Disclosure is intended to assist a potential Buyer in evaluating the property for purchase. Any real estate licensees involved will also rely upon this information when marketing and presenting the property to prospective Buyers. Except as to disclosures required by Sections 441.236 and 442.606 RSMO and contained herein, Missouri law DOES NOT require real property sellers to provide this WRITTEN disclosure. However, Missouri may have laws requiring sellers of real estate to disclose known facts that adversely affect the value of the property, including any latent (hidden) defects in the Property, as well as environmental and safety hazards on or affecting the Property. **Legal counsel is strongly recommended when deciding whether or not to complete and provide this Disclosure, as failure to disclose known property defects may result in Buyer's right to cancel this contract and/or subject Seller to liability for any damages sustained by Buyer.**

J. L. Burns

Seller

10-18-25

Date Signed

Seller

Date Signed

☒ Seller provides the following disclosures to the best of Seller's knowledge. This disclosure is not a warranty of any kind by Seller or any real estate licensee involved in this transaction, and is not a substitute for any inspection or warranties the Buyer may wish to obtain.

TO THE BUYER: The information provided in this Disclosure is the representation the Seller's best knowledge of the Property's condition and other specified material facts as of the date signed by Seller. **This Disclosure should not be a substitute for an inspection by you or a trained professional inspector and it is strongly recommended that you obtain such an inspection.**

Buyer understands that in accordance with Section 339.190 2. RSMO, a Missouri "real estate licensee shall not be the subject of any action and no action shall be instituted against a real estate licensee for any information contained in a seller's disclosure for residential, commercial, industrial, farm, or vacant real estate furnished to a buyer, unless the real estate licensee is a signatory to such or the licensee knew prior to closing that the statement was false or the licensee acted in reckless disregard as to whether the statement was true or false."

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.**

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

	√ ARE	√ ARE NOT	√ UNKNOWN	√ N/A
Water Heater	✓			
Water Softener	/			
Range/Oven	/			
Microwave Oven	/			
Range Hood/Fan	/			
Refrigerator	/			
Garbage Disposal				/
Dishwasher	/			
Trash Compactor				/
Washer/Dryer	/			
Window/Wall Air Conditioner				/
Attic Fan				/
Ceiling Fan	/			
TV				/
Antenna				/
Smoke Detector(s)/Alarm(s)	/			
Fire Sprinklers				/
Security System				/
Carbon Monoxide Alarm				/
Sump Pump				/
Garage Door Opener	/ no remote			
Garage Door Remote Control		/		
Gutters and Downspouts:	/			
Other:				
Other:				

Please explain any "Are Not" responses:

missing / lost

2. IMPROVEMENTS AND PROPERTY CONDITION:

A. Structure:

- (a) Are you aware of any past or present cracks or flaws in the walls, foundations or structure of the building(s).
☐ Yes ☒ No.
- (b) Are you aware of any past or current water leaks or seepage in any part of any buildings on the Property?
☐ Yes ☒ No.
- (c) Have there been any repairs or other attempts to control any problem described in (a) or (b) above?
☐ Yes ☒ No.
- (d) Are you aware of any past or present fire damage or other casualty to the property? ☐ Yes ☒ No.
- (e) Have you made any insurance claims for damage to the property in the past five years? ☒ Yes ☐ No.
- (f) Have you received payment on any insurance claims for damage to the property which were not spent on repairs? ☐ Yes ☒ No.
- (g) Do you know of any insurance application or coverage for any part of the property that has been rejected or will not be renewed? ☐ Yes ☒ No.
- (h) Are you aware of insurance premium(s) for coverage on the Property that is subject to an increase upon renewal? ☐ Yes ☒ No.
- (i) Are you aware of any temporary repairs that have been made for which replacement will be needed? ☐ Yes ☒ No.

B. Foundation/Basement/Crawl Space: Has there been any evidence of settling 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: _____

Does the Property have a sump pump? ☐ Yes ☒ No. Where? _____

C. **Roof:** Age of roof covering: 2023 Type of roofing: Asphalt, Architecture
 (a) Has the roof ever leaked during your Ownership? ☐ Yes ☒ No. If "yes," please explain, including the extent of the problem and how often leaks are experienced: _____

(b) Has any part of the roof been repaired or replaced during your Ownership? ☒ Yes ☐ No. If "yes," please explain: new roof in 2023

(c) Are you aware of any problems with the roof or rain gutters? ☐ Yes ☒ No. If "yes," please explain: _____

D. **Insulation:** Describe, if known (include R-Factor(s)): _____ ☒ Unknown

Are there any rooms or areas that are not insulated? ☐ Yes ☐ No. If yes, describe: _____

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: yes 12-1-22

☐ 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: 100 +/-, 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: _____ Size: _____

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

H. **Heating System(s):** ☐ None ☐ Type: Electric Age of system: unknown Please describe any known problems or repairs needed or made within past year: _____

I. **Plumbing System:** ☐ None ☒ Copper ☐ Galvanized ☒ PVC ☒ PEX ☐ 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: unknown

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? 611 Available / not in use ☐ 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 ☐ electric. Please describe any known problems or repairs needed or made within past year: _____



N. Mineral Rights: Do you own the mineral rights? ☒ Yes ☐ No ☐ Unknown. If "No", who owns the mineral rights? _____

3. OTHER ITEMS:

Are you aware of any of the following?

A. Environmental Concerns: Are you aware of any 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 improvements, room additions, structural modifications or other alterations or repairs made? ☒ Yes ☐ No ☐ Unknown. If "yes," please describe: _____

new roof

Were any done within the last six (6) months? ☐ Yes ☒ No ☐ Unknown.

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. Building Codes: Are there any known building code violations such as construction performed without a required building permit or Certificate of Occupancy? ☐ Yes ☒ No ☐ Unknown. If "yes," please describe: _____

J. Homeowners' Association: Is there a homeowners' association that 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: _____

K. 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? \$ _____ ☐ monthly ☐ annually

O. 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.

P. Hazardous or Regulated Materials: Are there any hazardous or regulated materials on the Property, including but not limited to formaldehyde, asbestos, radon gas, lead-based paint, licensed landfills, underground storage tanks, mining operations or past contamination? ☐ Yes ☒ No ☐ Unknown. If "yes," please explain and give the date of any test performed and the results: _____

Are you aware of any past or present mold growth on the Property? ☐ Yes ☒ No If "yes," please describe: _____

Q. Exterior Drainage: Any water standing on the Property after a heavy rain? ☐ Yes ☒ No ☐ Unknown. If "yes," please describe: _____

R. Is the property part of a condominium or planned development that is subject to a property Owners association or other common Ownership? ☐ Yes ☒ No ☐ Unknown. If your answer is No or Unknown, ignore questions (a) through (c) below.

(a) What are the association dues, fees and other assessments? _____

(b) Are you aware of any condition or claim presently involving the Property that might cause an increase in fees or assessments? ☐ Yes ☒ No. If Yes, explain in detail: _____

(c) Is everything owed to the association up-to-date and current? ☐ Yes ☐ No. If your answer is No, explain in detail: _____

S. Are you aware of any legal action that would prevent you as Seller from conveying the property? ☐ Yes ☒ No. If your answer is Yes, explain in detail: _____

T. Are you aware of any violations or alleged violations of local, state or federal laws or regulations or any CC&Rs affecting the Property? ☐ Yes ☒ No. If your answer is Yes, explain in detail: _____

U. Are you aware of any proceedings that might result in a special tax or assessment on the Property? ☐ Yes ☒ No. If your answer is Yes, explain in detail: _____

V. Are you aware of any liens against the property that might adversely affect your ability to transfer the title (e.g. IRS lien, judgment lien, deed of trust, etc.)? ☐ Yes ☒ No. If your answer is Yes, explain in detail: _____

4. OTHER FACTS: Please list any other facts or information (favorable or unfavorable) relating to the Property that may be of concern to a Buyer: _____

2 Broken window panes 10-21-25
1513

Broker, Broker's agents, subagents, transaction brokers 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 to the best of Seller's knowledge for those areas of the property listed.

Nick Borrows
Seller

Date: 10-18-25 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.