



## Seller's Disclosure Statement for Residential Property

*This document has legal consequences. If you do not understand it, consult your attorney.*

**NOTICE TO BOTH PARTIES:** ONLY A SALE CONTRACT, AND NOT THIS DISCLOSURE STATEMENT, WILL CONTROL AS TO WHAT IS INCLUDED IN A SALE. IF YOU EXPECT ANY ITEM OF PERSONAL PROPERTY TO BE INCLUDED AS PART OF A SALE, THEY MUST BE SPECIFIED AS INCLUDED IN THE SALE CONTRACT.

This Disclosure Statement may assist Buyer in evaluating the Property, but it is not a warranty of any kind by Seller or any real estate licensee, and is not a substitute for any inspection or warranty Buyer may wish to obtain. The following statements are made by Seller, and NOT by any real estate licensee. Real estate licensees involved in this transaction do not have a duty to independently inspect the Property for adverse material facts, or guarantee or independently verify the accuracy or completeness of any information provided herein or in any statement made by any independent inspector.

This Disclosure Statement is made by the undersigned Seller concerning the following property (the "Property"):

1186 Grand Cove Rd  
Street Address

Sunrise Beach  
City

MO  
State

65079  
Zip Code

Camden  
County

**SELLER:** Please fully complete this Disclosure Statement, including known history and problems. If a topic or condition is unknown or not applicable to your Property, then mark "N/A" or "Unknown". Complete and truthful disclosure of the history and condition of the Property gives you the best protection against potential charges that you violated a legal disclosure obligation to Buyer. Your answers (or the answers you fail to provide, either way), may have legal consequences, even after closing of a transaction. This form should help you meet your disclosure obligations.

### ACQUISITION/OCCUPANCY

- (a) Approximate year built: 1997  
 (b) Date acquired: 1998  
 (c) Is the Property vacant? ☐ Yes ☒ No  
 (d) Does Seller occupy the Property? ☒ Yes ☐ No  
 (e) Has Seller ever occupied the Property? ☐ Yes ☐ No

Please explain if the Property is vacant or not occupied by Seller on a full-time basis (e.g., Since when? Ever occupied by tenants? If so, for how long?): \_\_\_\_\_

### STATUTORY DISCLOSURES

**Note:** The following information is required by federal or state law to be disclosed to prospective buyers. Local laws and ordinances may require additional disclosures.

- METHAMPHETAMINE.** Are you aware if the Property is or was used as a site for methamphetamine production or the place of residence of a person convicted of a crime involving methamphetamine or a derivative controlled substance related thereto? ☐ Yes ☒ No  
 If "Yes," §442.606 RSMo requires you to disclose such facts in writing. DSC-5000 ("Disclosure of Information Regarding Methamphetamine/Controlled Substances") may be used for this purpose.
- LEAD-BASED PAINT.** Does the Property include one or more residential dwellings built prior to 1978? ☐ Yes ☒ No  
 If "Yes," a completed Lead-Based Paint Disclosure form must be signed by Seller and any involved real estate licensee(s) and given to any potential buyer. DSC-2000 ("Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards") may be used to help you satisfy any disclosure obligations.
- WASTE DISPOSAL SITE OR DEMOLITION LANDFILL** (permitted or unpermitted)  
 Are you aware of a solid waste disposal site or demolition landfill on the Property? ☐ Yes ☒ No  
 If "Yes," Buyer may be assuming liability to the State for any remedial action at the site, and §260.213 RSMo requires Seller to disclose the location of the site (specify location below - attach additional pages if needed):  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



A Seller who has knowledge of an adverse material fact (e.g., a fact related to the Property, not reasonably ascertainable or known to a party, which negatively affects its value), may have a duty to disclose such knowledge. Adverse material facts may include (but are not necessarily limited to) matters such as environmental hazards, physical condition, and material defects in a Property or title thereto. To help avoid potential liability and assist in satisfying any disclosure obligations, Seller is **strongly** encouraged to fully complete this Disclosure Statement. This form may not cover all aspects of the Property. If you know of any other adverse material fact(s), you should disclose them (attach additional pages if needed).

☐ Seller elects to make no additional disclosures (check only if applicable). If checked, the remaining pages are intentionally left blank. Seller, please provide explanation (if any) and proceed to sign signature page:

### 1. HEATING, VENTILATION AND COOLING ("HVAC")

- (a) Air Conditioning System: ☒ Central electric ☐ Central gas ☐ Window/Wall (# of units: \_\_\_\_\_) ☐ Solar  
☐ Other: \_\_\_\_\_ Approx. age: 2 years See Rider #1
- (b) Heating System: ☒ Electric ☐ Natural Gas ☒ Propane ☐ Fuel Oil ☐ Solar ☐ Other: \_\_\_\_\_  
 If any tanks, indicate if: ☒ owned ☐ leased From whom purchased/leased?: UNKNOWN
- (c) Type of heating equipment: ☐ Forced air ☒ Heat pump ☐ Hot water radiators ☐ Steam radiators ☐ Radiant  
☐ Baseboard ☐ Geothermal ☐ Solar ☐ Other: \_\_\_\_\_ Approx. age: See Rider 1 2 yrs
- (d) Area(s) of house not served by central heating/cooling: 4 Seasons Room Room
- (e) Fireplace: ☐ Wood burning ☒ Gas ☐ Other: Tank owned
- (f) Safety Alerts: ☒ Fire/ Smoke Alarms ☐ CO Detectors ☐ Other: \_\_\_\_\_
- (g) Additional: ☒ Humidifier (if attached) ☐ Attic fan ☐ Ceiling fan(s) # # 7  
☐ Other: \_\_\_\_\_
- (h) Insulation: ☐ Known ☒ Unknown (Describe type if known, include R-Factor): \_\_\_\_\_
- (i) Are you aware of any problem or repair needed or made for any item above? ☐ Yes ☒ No  
 Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):  
for fireplaces

### 2. ELECTRICAL SYSTEMS

- (a) Electrical System: ☒ 110V ☒ 220V AMPS: 400
- (b) Type of service panel: ☐ Fuses ☒ Circuit Breakers
- (c) Type of wiring: ☒ Copper ☒ Aluminum ☐ Knob and Tube ☐ Unknown See Rider 1
- (d) Is there a Surveillance System? ☐ Yes ☒ No If "Yes", what type? ☐ Audio ☐ Video ☐ Security Alarm
- (e) Is there a Garage Door Opener System? ☒ Yes ☐ No If "Yes", # of remotes? 2
- (f) Is there a Central Vacuum System? ☐ Yes ☒ No
- (g) TV/Cable/Phone Wiring: ☒ Satellite ☐ Cable ☒ TV Antenna (if attached) ☐ Phone ☐ N/A
- (h) Type of Internet Available: ☒ Fiber Optic ☐ Cable ☐ DSL ☐ Satellite ☐ Dial-up ☐ Unknown ☐ Other: \_\_\_\_\_
- (i) Is there an electronic Pet Fence? ☐ Yes ☒ No If "Yes", # of collars? \_\_\_\_\_
- (j) Are you aware of any inoperable light fixtures? ☐ Yes ☒ No
- (k) Are you aware of any problem or repair needed or made for any item above? ☐ Yes ☒ No  
 Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):  
See Rider 1

### 3. PLUMBING & APPLIANCES

- (a) Plumbing System: ☒ Copper ☐ Galvanized ☐ PVC ☐ Other: \_\_\_\_\_
- (b) Water Heater: ☐ Gas ☒ Electric ☐ Other: \_\_\_\_\_ Approx. Age: 10 years
- (c) Appliances (check if present): ☒ Dishwasher ☒ Garbage Disposal ☐ Trash Compactor ☒ Microwave(s) (built-in)  
☒ Oven/Range ☐ Gas BBQ Grill (built-in) ☐ Other: \_\_\_\_\_
- (d) Jetted Bath Tub(s) ☒ Yes ☐ No: \_\_\_\_\_ Sauna/Steam Room ☐ Yes ☐ No
- (e) Swimming pool/Hot Tub: ☐ Yes ☒ No If "Yes", please attach DSC-8000D ("Pool/Hot Tub Disclosure Rider")
- (f) Lawn Sprinkler System: ☒ Yes ☐ No If "Yes", date of last backflow device certificate (if required): See Rider #1
- (g) Are you aware of any problem or repair needed or made for any item above? ☐ Yes ☒ No  
 Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):



Reference (e.g., Seller & Property)

Lot 67 GP Sub

Lake Region Water & Sewer

#### 4. WATER SOURCE/TREATMENT

- (a) Water Systems/Source: ☒ Public (e.g., City/Water District) ☐ Well (e.g., private, shared or community)  
If "Well" is marked, attach DSC-8000A ("Water Well/Sewage System Disclosure Rider")
- (b) Do you have a softener, filter or other purification system? ☐ Yes ☒ No If "Yes": ☐ Owned or ☐ Leased
- (c) Are you aware of any problem relating to the quality or source of water? ☐ Yes ☒ No
- (d) Are you aware of any problem or repair needed or made for any item above? ☐ Yes ☒ No

Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

#### 5. SEWAGE

- (a) Type of sewage system to which the Property is connected? ☒ Public (e.g., City/Sewer District) ☐ Septic or Lagoon  
(e.g., private, shared or community) ☒ Other: Lake Region Water & Sewer  
If there is a non-public sewage system, attach DSC-8000A ("Water Well/Sewage System Disclosure Rider")
- (b) Is there a sewage lift system? ☒ Yes ☐ No
- (c) Are you aware of any problem or repair needed or made for any item above? ☐ Yes ☒ No

Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

#### 6. ROOF, GUTTERS, DOWNSPOUTS

- (a) Approximate age of the roof? 19 years. Documented? ☐ Yes ☒ No
- (b) Has the roof ever leaked during your ownership? ☒ Yes ☐ No
- (c) Has the roof or any portion of it been repaired, recovered or replaced during your ownership? ☒ Yes ☐ No
- (d) Are you aware of any problem or repair needed or made for any item above? ☐ Yes ☒ No

Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

See Master #1

#### 7. EXTERIOR FINISH

- (a) Is an Exterior Insulation and Finish System ("EIFS") present on the Property? ☒ Yes ☐ No ☐ Unknown.  
If "Yes", identify date installed, brand name and installer: unknown
- (b) Are you aware of any claims made against the manufacturer for defects in any siding/exterior finish? ☐ Yes ☒ No  
If "Yes", was any money received for the claim? ☐ Yes ☐ No
- (c) Are you aware of any problem or repair needed or made for any item above? ☐ Yes ☒ No

Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

#### 8. ADDITIONS & ALTERATIONS

- (a) Have you hired a contractor for any work in the past 180 days? ☐ Yes ☒ No If "Yes", did you receive a lien waiver from the contractor completing the work? ☐ Yes ☐ No If "Yes," please attach a copy.
- (b) Are you aware of any room addition, structural modification, alteration or repair? ☒ Yes ☐ No
- (c) Are you aware if any of the above were made without necessary permit(s)? ☐ Yes ☒ No
- (d) Are you aware of any problem or repair needed or made for any item above? ☐ Yes ☒ No

Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

See Master #1

#### 9. SOIL, STRUCTURAL AND DRAINAGE

- (a) Are you aware of any problem with the footings, foundation, sub-floor, interior or exterior walls, roof structure, decks/porches or any other load bearing or structural component? ☐ Yes ☒ No
- (b) Are you aware of any repair or replacement made to any item listed in (a) above? ☒ Yes ☐ No
- (c) Are you aware of any fill, expansive soil or sinkhole on the Property? ☐ Yes ☒ No
- (d) Are you aware of any soil, earth movement, flood, drainage or grading problem? ☐ Yes ☒ No
- (e) Do you have a sump pump or other drainage system? ☐ Yes ☒ No
- (f) Are you aware of any dampness, water leakage or accumulation in the basement or crawl space? ☐ Yes ☒ No
- (g) Are you aware of any repair or other attempt to control any water or dampness condition? ☐ Yes ☒ No
- (h) Are you aware of any past, present or proposed mining or excavation activity that affects the Property? ☐ Yes ☒ No
- (i) Is any portion of the Property located within a flood hazard area? ☐ Yes ☒ No ☐ Unknown
- (j) Do you pay for any flood insurance? ☐ Yes ☒ No If "Yes", what is the premium? \_\_\_\_\_
- (k) Do you have a Letter of Map Amendment ("LOMA")? ☐ Yes ☒ No If "Yes", please provide a copy.

Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

See Master #1



**10. TERMITES/WOOD DESTROYING INSECTS OR PESTS**

- (a) Are you aware of any termites/wood destroying insects or pests affecting the Property? ☐ Yes ☒ No  
(b) Are you aware of any uncorrected damage to the Property caused by any of the above? ☐ Yes ☒ No  
(c) Is the Property under a service contract by a pest control company? ☐ Yes ☒ No  
(d) Is the Property under a warranty by a pest control company? ☐ Yes ☒ No

If "Yes," is it transferable? ☐ Yes ☐ No

- (e) Are you aware of any termite/pest control report for or treatment of the Property? ☐ Yes ☒ No

Please explain any "Yes" answer in this section. Include any available repair history, date(s) performed, type of tests or treatment and results, and name of person/company who did the testing or treatment (attach additional pages if needed):

**11. HAZARDOUS SUBSTANCES/OTHER ENVIRONMENTAL CONCERNS**

- (a) Asbestos Containing Materials ("ACM")

- (1) Are you aware of the presence of any ACM (e.g., shingles, siding, insulation, ceiling, floors, pipes)? ☐ Yes ☒ No  
(2) Are you aware of any ACM that has been encapsulated or removed? ☐ Yes ☒ No  
(3) Are you aware if the Property has been tested for the presence of asbestos? ☒ Yes ☐ No

- (b) Mold

- (1) Are you aware of the presence of any mold on the Property? ☐ Yes ☒ No  
(2) Are you aware if any mold on the Property has been covered or removed? ☐ Yes ☒ No  
(3) Are you aware if the Property has been tested for the presence of mold? ☐ Yes ☒ No  
(4) Are you aware if the Property has been treated for the presence of mold? ☐ Yes ☒ No

- (c) Radon

- (1) Are you aware if the Property has been tested for radon gas? ☐ Yes ☒ No  
(2) Are you aware if the Property has been mitigated for radon gas? ☐ Yes ☒ No

- (d) Lead

- (1) Are you aware of the presence of any lead hazards (e.g., water supply lines) on the Property? ☐ Yes ☒ No  
(2) Are you aware of the presence of any lead in the soils? ☐ Yes ☒ No  
(3) Are you aware if lead has ever been covered or removed? ☐ Yes ☒ No  
(4) Are you aware if the Property has previously been tested for the presence of lead? ☐ Yes ☒ No

- (e) Other Environmental Concerns

Are you aware of any other environmental concern that may affect the Property, such as fuel, septic, storage or other under/above ground tanks and cisterns, polychlorinated biphenyls (PCB's), electro-magnetic fields, discoloration of soil or vegetation, oil sheens in wet areas, uses other than residential (e.g., commercial, farming), etc.? ☐ Yes ☒ No  
Please explain any "Yes" answer in this section. Include any available repair history, date(s) performed, type of tests or treatment and results, and name of person/company who did the testing or mitigation (attach additional pages if needed):

**12. INSURANCE**

- (a) Are you aware of any claim that has been filed for damage to the Property during your ownership? ☐ Yes ☒ No  
(b) Are you aware of anything that would adversely impact the insurability of the Property? ☐ Yes ☒ No

Please explain any "Yes" answer in this section. and include the date and description of any claim and all repairs and replacements completed (attach additional pages if needed):

**13. ROADS, STREETS & ALLEYS**

- (a) The roads, streets and/or alleys serving the Property are ☒ public ☐ private  
(b) Are you aware if there is a recorded or unrecorded road/street/alley maintenance agreement? ☐ Yes ☒ No  
(c) Are you aware of any recorded or unrecorded right of way, easement or similar matter? ☐ Yes ☒ No

Please explain any "Yes" answer in this section (attach additional pages if needed):

*Some roads are owned & maintained by the HOA*



Reference (e.g., Seller & Property)

Lot 67 GP Sub

Subdivision

**14. SUBDIVISION/HOME OWNERS ASSOCIATION**

Grand Point + Subdivision

- (a) Subdivision Name (Insert "N/A" if not applicable): Four Seasons Lake Slips Property Condom Assoc
- (b) Is there a home owners association ("HOA")? ☒ Yes ☐ No If "Yes", are you a member? ☒ Yes ☐ No  
If "Yes", please provide website/contact info: www.fourseasonsPOA.com
- (c) Are you aware of any written subdivision or HOA restrictions, rules, or regulations? ☒ Yes ☐ No
- (d) Are you aware of any violation or alleged violation of the above by you or others? ☐ Yes ☒ No
- (e) General Assessment/Dues: \$ 769 per ☐ month ☐ quarter ☐ half-year ☒ year
- (f) Amenities include (check all that apply): ☐ street maintenance ☒ clubhouse ☒ pool ☒ tennis court  
☒ entrance sign/structure ☐ gated ☐ other: street maintenance for streets owned by HOA
- (g) Are you aware of any existing or proposed special assessments? ☐ Yes ☒ No
- (h) Are you aware of any condition or claim which may cause an increase in assessments or fees? ☐ Yes ☒ No
- Please explain any "Yes" answers you gave in this section (attach additional pages if needed):

**15. CONDOMINIUM, CO-OP OR SHARED COST DEVELOPMENT**

If you live in a condominium, co-op or other shared cost development, attach DSC-8000C ("Condominium/Co-Op/Shared Cost Development Rider").

**16. LAKES & PONDS/WATERFRONT PROPERTY** (Including boat docks, slips and lifts)

If the Property includes or is located on a lake, pond, river or other waterfront, or if a boat dock, slip, lift or similar feature (or access thereto) is part of or available to the Property, attach DSC-8000B ("Lakes & Ponds/Waterfront Property Disclosure Rider").

**17. MISCELLANEOUS**

- (a) Is the Property located in an area requiring an occupancy (code compliance) inspection? ☐ Yes ☒ No ☐ Unknown
- (b) Is the Property designated as a historical home or located in a historic district? ☐ Yes ☒ No ☐ Unknown
- (c) Do you have a survey that includes existing improvements of any kind regarding the Property? ☒ Yes ☐ No
- (d) Have you allowed any pets in the home at the Property? ☐ Yes ☒ No
- (e) Are you aware of any broken or inoperable door, window, thermal seal, lock or other item? ☐ Yes ☒ No
- (f) Are you aware if carpet has been laid over a damaged wood floor? ☐ Yes ☒ No
- (g) Are you aware of any:  
Shared/common feature with any adjoining property(ies) (e.g., fence, retaining wall, driveway)? ☐ Yes ☒ No  
Encroachment? ☒ Yes ☐ No See Rudy #1  
Existing or threatened legal action affecting the Property? ☐ Yes ☒ No  
Violation of local, state or federal laws/codes/regulations, including zoning, relating to the Property? ☐ Yes ☐ No  
Consent required of anyone other than the signer(s) of this form to convey title to the Property? ☐ Yes ☒ No

Please explain any "Yes" answers you gave in this section (attach additional pages if needed):

Survey does not include steps along driveway or golf cart path on back corner

(h) Current Utility Service Providers:

Electric Company: Ames

Water Service: Lake Region Water & Sewer

Cable/Satellite/Internet Service: Charter

Sewer: Lake Region Water and Sewer

Telephone: None

Gas: N/A

Garbage: WCA

Fire District: Sumner Beach Fire Protection District

Fire Dues Paid with Taxes? ☐ Yes ☐ No ☐ Unknown N/A

**19. ATTACHMENTS:** The following are attached and made part of this Disclosure Statement (check all that apply):

- ☒ Water Well/Sewage System (DSC-8000A) ☐ Condo/Co-Op/Shared Cost Development (DSC-8000C)
- ☒ Lakes & Ponds/Waterfront Property (DSC-8000B) ☐ Pool/Hot Tub (DSC-8000D)
- ☐ Other (e.g., reference any other statements or other documents attached):

Additional Comments/Explanation (attach additional pages if needed):

**SIGNATURE PAGE TO SELLER'S DISCLOSURE STATEMENT FOR RESIDENTIAL PROPERTY*****Seller's Acknowledgement:***

1. All real estate licensee(s) are hereby authorized to distribute this Disclosure Statement and any Rider or other attachment hereto to potential buyers of the Property.
2. Seller has carefully examined this Disclosure Statement and any Rider or other attachment hereto, and acknowledges that the information contained therein is true and accurate to the best of Seller's knowledge.
3. ~~Seller will fully and promptly disclose in writing to Buyer any new information pertaining to the Property that is discovered by or made known to Seller at any time prior to closing which would make any existing information set forth herein or in any Rider or other attachment hereto false or materially misleading.~~ *information & belief*
4. A real estate licensee involved in this transaction may have a statutory duty to disclose an adverse material fact.

*Louis E. Kuntz* 4/8/16  
\_\_\_\_\_  
Seller Date

*Jeannie C. Lindman* 4/8/16  
\_\_\_\_\_  
Seller Date

***Buyer's Acknowledgement:***

1. The statements made by Seller in this Disclosure Statement and in any Rider or other attachment hereto are not warranties of any kind.
2. Buyer understands that there may be aspects or areas of the Property about which Seller has no knowledge. This Disclosure Statement and any Rider or other attachment hereto may not encompass those aspects or areas.
3. Buyer should verify all information contained in this Disclosure Statement and in any Rider or other attachment hereto, and is urged to have the Property fully inspected by a qualified, professional expert(s). Buyer may also wish to obtain a home protection plan/warranty.
4. Buyer acknowledges having received a signed copy of this Disclosure Statement and any Rider or other attachment hereto.
5. A real estate licensee involved in this transaction may have a statutory duty to disclose an adverse material fact.

\_\_\_\_\_  
Buyer\_\_\_\_\_  
Date\_\_\_\_\_  
Buyer\_\_\_\_\_  
Date



RIDER NO. 1

(To Disclosure Statement)

THIS RIDER NO. 1 (This "Rider") is attached to and forms a part of the Seller's Disclosure Statement for Residential Property (the "Disclosure Statement") dated April 8, 2016, executed by Larrie C. Hindman and Jeannie C. Hindman, related to 1186 Grand Cove Rd., Sunrise Beach, Missouri 65079

This Rider supplements and amends the Disclosure Statement as follows (Item numbers hereinafter set forth correspond to the item numbers of the Disclosure Statement):

1. Heating, Cooling and Ventilating.

2014 – Installed new Amana 5-Ton heat pump, with S.E.E.R of 15, and Amana 20 KW electric furnace, with variable speed blower system, digital thermostat and 4" filter and rack

2. Electrical.

Stranded aluminum wire for dock from main panel (in garage) to seawall panel.

Intermittent GFI shut off of lights on stairs from decks and walkway lights to dock during rain. In 2013 Bennett Electrical inspected the same on 2 occasions and replaced two junction boxes, but were unable to locate any short in the system. The same will not be repaired or replaced.

The exterior low voltage lighting system on the north side of the garage and the low voltage light east of the main entrance door are both at least 16 years old and it is very difficult to obtain replacement parts and almost impossible to obtain bulbs. The same will not be repaired or replaced.

2013 – Bennett Electrical installed/replaced GFI receptacles in garage, laundry room, kitchen, half bath, bar in lower level, and to the right of front entry, corrected open ground issues, added in-use cover on north end of garage, replaced junction box under deck with weather proof box and replaced 2 weather proof light boxes on walkway.

2014 – Bennett Electrical cleaned out “weep hole” in junction box 2<sup>nd</sup> from the bottom of the driveway lights.

### 3. Plumbing and Appliances.

Microwaive replaced in Kitchen in 2003/2004(exact date unkown)

Washer (including braided hoses) and dryer replaced in 2015

Roof vent condition UNKOWN

All satellite dishes and receivers are leased and are owned by Direct TV

2013 - Motor in whirlpool tub replaced.

2013 - Replaced wall valve for water line to ice maker on refrigerator and repaired small area of drywall ceiling of closet under refrigerator. Also replaced seal on “P” trap for shower drain for master bath on first floor and repaired small area of drywall ceiling in ceiling of the bedroom in the NW corner of the lower level.

No back flow preventer - we get water from the lake for sprinkler system.

The water supply to the faucet near the swing has been shut off to prevent the sprinkler motor from recycling.

### 6. Roof.

2013 – Flashing repaired on garage roof where connected to house over door to house from garage and added flashing where roof joins house above gutter at front entry. Also replaced missing shingle over master bedroom, replaced two ridge row shingles and caulked power vent.

There has been a leak in the upper trim on the right side of pantry caused by leaves and the “fuzzies” from Oak trees causing water to overflow flashing above garage in the north east corner. Cleaned out area by flashing of the leaves and “fuzzies” and repainted trim and drywall inside the pantry and two small base boards next to the pantry door as necessary.

There is a small half circle stain on the ceiling of the master bath on the first floor. We have contacted Ellerman Construction to determine the cause and to repair the same.

### 8. Additions and Alterations.

a) 2000 - new water heater, and irrigation system for lawn



- b. 2002 – Tile for bathrooms
  - c. 2003 – fireplace and related cabinets in lower level.
  - d. 2004 – marble countertops for kitchen
  - e. 2005 – new dock, tile for great room and ½ bath and whole house carpeting
  - f. 2005 – sun shades for dock
  - g. Added four season's sunroom in 2008 in lieu of screened in deck.
  - h) 6x6 deck supports for main deck. Approximately 2004 - Wood rot cut off, 6x6's reset on concrete deck supports (which are set on concrete piers) held in place by reinforcing rods. Also added new pier and one (1) 6x6 vertical support by door to lower storage area (Existing 6x6 support was not removed).
  - i) ceiling for upper deck in 2009
  - i) SE corner under sun room. 2011 - Replaced/added 3 concrete piers, added 1 new vertical support 6x6, added 2x6 to 6x6 at SE corner, added new stringer to inside of stairs, adjusted and bolted stairs
  - i) Replaced rim board on lower deck -2013.
  - j) 2015. There was some wood rot in the left exterior panel of the door from the sun room to the deck. We removed the wood rot, filled the same with wood filler and painted the same.
20. Miscellaneous – Additional comments.
- a) 0.15 of a foot (15 hundredths of a foot) encroachment of golf cart path over the westerly property line as shown on the PLAT OF SURVEY by Lonny D. Allen, L.S. 1067, dated October 13, 2015 attached hereto.
  - b) In October 2015 we replaced the safety condensers on the garage door

Initialed for identification by seller





Missouri  
REALTORS

## Water Well/Sewage System Disclosure Rider

**This document has legal consequences. If you do not understand it, consult your attorney. It should be attached to and made part of DSC-8000 ("Seller's Disclosure Statement for Residential Property").**

This Disclosure Rider is made by the undersigned Seller concerning the following property (the "Property"):

1186 GRAND COVE ROAD PORT COMA MO 65079 CAMDEN  
Street Address City State Zip Code County

**Note: Seller may not frequently use the Water Well/Sewage System. If underutilized, it may falsely appear to be problem free. Even if heavily utilized, problems may surface that were previously not known or detectable.**

**Does the Property include or is it served by a Water Well?:** ☐ Yes ☒ No (If "Yes", complete all of the following)

- (1) Specify type and depth \_\_\_\_\_
- (2) Age of well \_\_\_\_\_ Installed/Drilled by \_\_\_\_\_
- (3) Has the well been tested? ☐ Yes ☐ No
- (4) Is any part of the well located on a neighbor's property or community lot? ☐ Yes ☐ No
- (5) Is the well shared with any other property(ies)? ☐ Yes ☐ No  
If "Yes", is there a recorded agreement? ☐ Yes ☐ No
- (6) Have you been notified or cited by any authority for any problem related to the water well system? ☐ Yes ☐ No
- (7) Is there a current maintenance service agreement covering the water well system? ☐ Yes ☐ No  
If "Yes", what is the annual cost and who is the current provider? \_\_\_\_\_
- (8) Are you aware of any plan to bring public water (e.g., City/Water District) to the Property? ☐ Yes ☐ No
- (9) **Are you aware of any problem or repair needed for any part of the water well system?** ☐ Yes ☐ No  
Please explain any "Yes" answer above. Include all available test reports and repair history (attach additional pages if needed): \_\_\_\_\_

To our best information, knowledge and belief:

**Does the Property include or is it served by a "Sewage System"?** (meaning a private, shared or community sewer, septic, lateral, lagoon, cistern or other similar system): ☒ Yes ☐ No (If "Yes", complete all of the following)

- (1) Check all that apply: ☒ septic ☐ lateral ☐ lagoon ☐ cistern ☒ lift station ☐ Other aerator
  - (2) Do you have a diagram of the Sewage System? ☐ Yes ☒ No
  - (3) If a lagoon, is there a fence? ☐ Yes ☒ No
  - (4) If a septic tank, is it readily accessible from the surface? ☐ Yes ☐ No Are clean-outs present? ☐ Yes ☐ No  
Of what is the tank constructed? ☐ Steel ☒ Concrete ☐ Other: \_\_\_\_\_  
Does it discharge into a lateral or lagoon? ☐ Yes ☒ No
  - (5) Does any other property owner(s) share the Sewage System? ☐ Yes ☒ No If "Yes", how many? \_\_\_\_\_
  - (6) Is any part of the Sewage System located on a neighbor's property or community lot? ☐ Yes ☒ No
  - (7) Is there a well within 50 feet of the Sewage System? ☐ Yes ☐ No ☒ Unknown
  - (8) Does the Sewage System have an aerator? ☒ Yes ☐ No
  - (9) Does any plumbing (e.g., sink, tub or shower) disperse outside of the Sewage System? ☐ Yes ☒ No
  - (10) Is there any untreated seepage or discharge (effluence) from the Sewage System? ☐ Yes ☒ No
  - (11) Does any effluence from a neighbor's system disperse onto your Property? ☐ Yes ☒ No
  - (12) Have you noticed any unusual odors from the Sewage System? ☐ Yes ☒ No
  - (13) Have you experienced slow drainage or drain backups? ☐ Yes ☒ No
  - (14) Is there a current maintenance service agreement covering the Sewage System? ☒ Yes ☐ No  
If "Yes", what is the annual cost and who is the current provider? See Exhibit 1
  - (15) Does any government authority require a maintenance service agreement for the Sewage System? ☐ Yes ☒ No
  - (16) Have you been notified or cited by any authority for any problem related to the Sewage System? ☐ Yes ☒ No
  - (17) Have you expanded, updated or modified the Sewage System? ☐ Yes ☒ No
  - (18) Have you cleaned, pumped or serviced the Sewage System during your ownership of the Property? ☐ Yes ☐ No
- Are you aware of any problem or repair needed for any part of the Sewage System?** ☐ Yes ☐ No  
Please explain any "Yes" answer above. Include all available permits, test reports and repair history (attach additional pages if needed): See Exhibit 1

Buyer's Initials \_\_\_\_\_ (date) \_\_\_\_\_

Seller's Initials LCM JKH 4/8/16 (date) See Exhibit 1

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Effective 1/24/16

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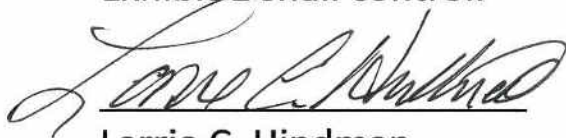
EXHIBIT 1  
TO  
WATER WELL/SEWAGE SYSTEM DISCLOSURE RIDER (the "Rider")

This Exhibit 1 supplements and modifies the Rider as follows:

1. With respect to item 14 of the Rider, the undersigned have executed a Si Precast Concrete Norweco Singulair service contract covering the Singular Bio-Kinetic wastewater treatment system located on the property effective February, 2016 and expiring February, 2017. The cost for such contract was \$220.00.
2. With respect to item 18 of the Rider, the sewage system has been pumped out by the Environmental Services Department of Four Seasons Lakesites POA.

The aeration system was inspected by Si Precast Concrete on January 15, 2016 and a copy if such inspection is attached to the Rider.

3. The following item "(20)" is hereby inserted in the Rider, to wit:  
"(20). The undersigned have a Pre-paid Planned Service Agreement (PS) 2016 with Scott's Heating and Air, Inc., for the HVAC system on the property which provides for 2 inspections (summer 6/21/2016 - 9/22/2016 and fall/winter 9/23/2016 - 12/31/2016) at a cost of \$155.00 which has been prepaid.
4. To the extent any provision hereof conflicts with the Rider, this Exhibit 1 shall control.

  
Larrie C. Hindman

date: April 8, 2016

  
Jeannie C. Hindman

date: April 8, 2016