


Missouri
REALTORS

Seller's Disclosure Statement for Residential Property

Note: The following is a disclosure statement made by Seller concerning the following Property (the "Property"):

Unit 608 Building 6 @ Pelican Bay
 Street Address

Osage Beach
 City

MO
 State

65065
 Zip Code

Camden
 County

This disclosure statement may assist a Buyer in evaluating the Property, but it is not a warranty of any kind by Seller or any broker or licensee in this transaction, and is not a substitute for any inspection or warranties a Buyer may wish to obtain. Real estate brokers and licensees involved in the sale do not inspect the Property for defects or guarantee the accuracy of the information provided in this form.

TO THE SELLER: Please complete the following form, including past history or problems if known. **Do not leave any spaces blank.** If the condition is not applicable to your Property (or unknown), mark "N/A" (or "Unknown") in the blank. The following are representations made by the Seller and are not representations of any broker or licensee. Complete and truthful disclosure of the history and condition of the Property gives you the best protection against future charges that you violated a legal disclosure obligation to a Buyer. Your answers or the answers you fail to provide, either way, may have legal consequences, even after the closing of the sale. This questionnaire should help you meet your disclosure obligations, but it may not cover all aspects of the Property. If you know of or suspect some condition which may negatively affect the value of the Property or impair the health or safety of future occupants (e.g., environmental hazards, physical condition or material defects in the Property or title thereto), then you may use the space at the end of this form to further describe that condition and/or attach additional pages if additional space is required.

TO THE BUYER: Since these disclosures are based on the Seller's knowledge, you cannot be sure that there are, in fact, no problems with the Property simply because the Seller is not aware of them. The answers given by the Seller are not warranties of the condition of the Property. Thus, you may want to condition your offer on a professional inspection(s) of the Property. You may also wish to obtain a home protection plan/warranty. Conditions of the Property that you can see on a reasonable inspection and/or that are disclosed herein should either be taken into account in the purchase price or you should make the correction of these conditions by the Seller a requirement of the sale contract. **IF YOU SIGN A SALE CONTRACT TO PURCHASE THE PROPERTY, THAT CONTRACT, AND NOT THIS DISCLOSURE STATEMENT, WILL PROVIDE FOR WHAT IS TO BE INCLUDED IN THE SALE. IF YOU EXPECT CERTAIN ITEMS, APPLIANCES OR EQUIPMENT TO BE INCLUDED, THEY MUST BE SPECIFIED AS INCLUDED IN THE SALE CONTRACT.**

1. HEATING, COOLING AND VENTILATING (Sale Contract will control as to items actually included in sale)

- (a) Air Conditioning System: ☒ Central electric ☐ Central gas ☐ Window/Wall (number of window units: _____)
 Other: _____ Age of system: _____
- (b) Heating System: ☒ Electric ☐ Natural Gas ☐ Propane ☐ Fuel Oil ☐ Other: _____
 If any tanks, indicate whether: ☐ owned ☐ leased From whom purchased/leased?: _____
- (c) Type of heating equipment: ☒ Forced air ☐ Heat pump ☐ Hot water radiators ☐ Steam radiators ☐ Radiant
☐ Baseboard ☐ Other: _____ Age of system: _____
- (d) Area(s) of house not served by central heating/cooling: _____
- (e) Fireplace: ☐ Wood burning ☒ Gas ☐ Other: _____
- (f) Additional: ☐ Humidifier ☐ Wood burning stove ☐ Electronic air filter ☐ Attic fan ☒ Ceiling fan(s)
☐ Other: _____
- (g) Insulation: ☐ Known ☒ Unknown (Describe if known, including R-Factor): _____
- (h) Are you aware of any problems or repairs needed with any item in this section? ☐ Yes ☒ No

Please explain any "yes" answer you gave in this section, including repair history (attach additional pages if needed): _____

2. ELECTRICAL

- (a) Electrical System: ☒ 110V ☐ 220V AMPS: _____
- (b) Type of service panel: ☐ Fuses ☒ Circuit Breakers.
- (c) Type of wiring: ☒ Copper ☐ Aluminum ☐ Knob and Tube ☐ Unknown.
- (d) Are you aware of any problems or repairs needed in the electrical system? ☐ Yes ☒ No

Reference (e.g., Seller & Property)

Unit 608 Building 6 @ Pelican Bay

Please explain any "yes" answer you gave in this section, including repair history (attach additional pages if needed):

3. APPLIANCES/FIXTURES/EQUIPMENT (Sale Contract will control as to items actually included in sale.)

The items below are/are not in good working order:

	ARE	ARE	N/A		ARE	ARE	N/A
	NOT	NOT			NOT	NOT	
Attic/Ceiling/Exhaust Fans	<input checked="" type="checkbox"/>			Ovens/Ranges & Attachments	<input checked="" type="checkbox"/>		
Dishwasher	<input checked="" type="checkbox"/>			Tanks (propane/LP fuel)			<input checked="" type="checkbox"/>
Trash Compactor			<input checked="" type="checkbox"/>	Refrigerator	<input checked="" type="checkbox"/>		
Garage Door Opener			<input checked="" type="checkbox"/>	Security & Alarm Systems			<input checked="" type="checkbox"/>
Garage Remote Controls			<input checked="" type="checkbox"/>	Intercom System			<input checked="" type="checkbox"/>
Exterior Lights	<input checked="" type="checkbox"/>			Sprinkler Systems & Controls			<input checked="" type="checkbox"/>
Fences (including pet systems, collars and controls)			<input checked="" type="checkbox"/>	Satellite Dish			<input checked="" type="checkbox"/>
Fire and Smoke Alarms	<input checked="" type="checkbox"/>			Satellite Receiver(s): #			<input checked="" type="checkbox"/>
Fireplace Equipment and Doors (if attached, including artificial logs)	<input checked="" type="checkbox"/>			Remotes: #			<input checked="" type="checkbox"/>
Garbage Disposal	<input checked="" type="checkbox"/>			Cable TV Wiring	<input checked="" type="checkbox"/>		
Gas BBQ Grill (Built-In)			<input checked="" type="checkbox"/>	TV Antenna (if attached)			<input checked="" type="checkbox"/>
Heating, Cooling, Electrical & Plumbing Fixtures/Systems	<input checked="" type="checkbox"/>			Central Vacuum System and equipment			<input checked="" type="checkbox"/>
Humidifier (if attached)			<input checked="" type="checkbox"/>	Water Heaters	<input checked="" type="checkbox"/>		
Locks/Remote Entry Controls	<input checked="" type="checkbox"/>			Water Softener			<input checked="" type="checkbox"/>
Lighting Fixtures	<input checked="" type="checkbox"/>			Sump Pump			<input checked="" type="checkbox"/>
Microwaves (Built-In)	<input checked="" type="checkbox"/>			Washer/Dryer	<input checked="" type="checkbox"/>		
				Window AC Units			<input checked="" type="checkbox"/>
				Other			

Please explain any "Are Not" responses (attach additional pages if necessary):

4. ROOF, GUTTERS AND DOWNSPOUTS(a) What is the approximate age of the roof? 5 yrs Years. Documented? ☐ Yes ☒ No (ASK CO. 200 ASSOC)(b) Has the roof ever leaked during your ownership? ☐ Yes ☒ No

Please explain any "yes" answers you gave in this section, including repair history (attach additional pages if needed):

(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 problems with the roof, gutters or downspouts? ☐ Yes ☒ No

Please explain any "yes" answer you gave in this section, including repair history (attach additional pages if needed):

5. PLUMBING SYSTEM, FIXTURES AND EQUIPMENT(a) Plumbing System: ☒ Copper ☐ Galvanized ☐ Other:(b) Water Heater: ☐ Gas ☒ Electric ☐ Other:

Age of System/Size:

(c) Hot tub/Whirlpool/Jacuzzi? ☐ Yes ☒ No(d) Lawn Sprinkler System: ☐ Yes ☒ No If "yes", date of last backflow device inspection or certificate: ☐ Unknown.(e) Are you aware of any problems or repairs needed in the plumbing systems? ☐ Yes ☐ No

Please explain any "yes" answer you gave in this section, including repair history (attach additional pages if needed):

6. WATER(a) Water Systems/Source: ☒ Public ☐ Well ☐ Other:

If "well," specify type of well and approximate depth:

- Has well been tested? ☐ Yes ☐ No If "yes," identify date of report and explain results below or provide copy.
- (b) Do you have a softener, filter or other purification system? ☐ Yes ☒ No If "yes", ☐ Owned ☐ Leased
- (c) Are you aware of any problems relating to the water system, including quality or source of water? ☐ Yes ☒ No

Please explain any "yes" answer you gave in this section, including repair history (attach additional pages if needed) :

7. SEWAGE

- (a) What is the type of sewage system to which the house is connected? ☒ Public ☐ Private ☐ Septic ☐ Aerator
☐ tanks/laterals/drain fields ☐ Other: _____
- (b) Is there a sewage lift system? ☐ Yes ☒ No If "yes," is it in good working condition? ☐ Yes ☐ No
- (c) When was the septic/aerator system last serviced? _____
- (d) Are you aware of any leaks, backups or other problems relating to the sewage system? ☐ Yes ☒ No

Please explain any "yes" answer you gave in this section, including repair history (attach additional pages if needed) :

8. CONSTRUCTION

- (a) Are you aware of any problems with the footings, foundation, sub-floor, interior or exterior walls, roof construction, decks/porches or other load bearing or structural components? ☐ Yes ☒ No
- (b) Are you aware of any repairs or replacements relating to any items listed in (a) above? ☐ Yes ☒ No

Please explain any "yes" answer you gave in this section, including repair history (attach additional pages if needed) :

9. EXTERIOR FINISH

- (a) Is an exterior finish and insulation system (EFIS - synthetic stucco) present in the home? ☐ Yes ☐ No
☒ Unknown. Identify date installed, brand name and installer, if known: _____
- (b) Are you aware of any hardboard siding on your Property? ☐ Yes ☒ No If "yes," which type? _____
- (c) Are you aware of any claims made against the manufacturer for defects in the siding? ☐ Yes ☒ No
- (d) Was any money received for the claim? ☐ Yes ☒ No
- (e) Are you aware of any repairs or replacements made to the exterior finish? ☐ Yes ☒ No

Please explain any "yes" answer you gave in this section, including repair history (attach additional pages if needed) :

10. BASEMENT AND CRAWL SPACE

- (a) Are you aware of any dampness, water leakage or accumulation, in the basement or crawl space? ☐ Yes ☒ No
- (b) Are you aware of any repairs or other attempts to control any water or dampness problems? ☐ Yes ☒ No

Please explain any "yes" answer you gave in this section, including repair history (attach additional pages if needed) :

11. TERMITES/WOOD DESTROYING INSECTS, 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 Property under a warranty contract by a pest control company? ☐ Yes ☒ No If "yes", transferable? ☐ Yes ☐ No
- (d) Are you aware of any termite/pest control reports for or treatment of the Property? ☒ Yes ☐ No

Please explain any "yes" answer you gave in this section, including repair history (attach additional pages if needed) :

YEARLY PEST CONTROL CONDUCTED BY COMMUNICATION

12. SOIL AND DRAINAGE

- (a) Are you aware of any fill, expansive soil or sinkholes on the Property? ☐ Yes ☒ No
- (b) Are you aware of any soil, earth movement, flood, drainage or grading problems? ☐ Yes ☒ No
- (c) Are you aware of any past, present or proposed mining, strip-mining, or any other excavations that affect or might affect the Property? ☐ Yes ☒ No

Please explain any "yes" answer you gave in this section, including repair history (attach additional pages if needed):

13. HAZARDOUS SUBSTANCES/OTHER ENVIRONMENTAL CONCERNS**(a) Lead**

(1) Are you aware of the presence of any lead hazards (e.g., paint, water supply lines, etc.) on the Property?
☐ Yes ☒ No (Note: Production of lead based paint was banned in 1978. MAR Form DSC-2000 may need to be completed in connection with this form).

(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 been tested for lead? ☐ Yes ☒ No

(b) Asbestos Materials

(1) Are you aware of the presence of asbestos materials on the Property, such as roof shingles, siding, insulation, ceiling, flooring, pipe wrap, etc.? ☐ Yes ☒ No

(2) Are you aware of any asbestos material 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

(c) Mold

(1) Are you aware of the presence of any mold on the Property? ☐ Yes ☒ No

(2) Are you aware if anything with mold on the Property has ever been covered or removed? ☒ Yes ☐ No

(3) Are you aware if the Property has ever been tested for the presence of mold? ☒ Yes ☐ No

(4) Are you aware if the Property has ever been treated for the presence of mold? ☒ Yes ☐ No

(d) Radon

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

(2) Are you aware if the Property has ever been treated or mitigated for radon gas? ☐ Yes ☒ No

(e) 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 any controlled substance related thereto?

☐ Yes ☒ No If "yes," MAR Form DSC-5000 must be filled out in conjunction with this form.

(f) Other Environmental Concerns

Are you aware of any other environmental concerns that may affect the Property such as polychlorinated biphenyls (PCB's), electro-magnetic fields (EMF's), underground fuel tanks, discoloration of soil or vegetation, oil sheens in wet areas, unused septic or storage tanks, uses of the Property other than residential (e.g., commercial, farming, landfill, dumping site), etc.? ☐ Yes ☒ No

Please explain any "yes" answer you gave in this section, including 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):

14. INSURANCE

(a) Are you aware of any claims that have been filed for damages to the Property in the last 5 years? ☒ Yes ☐ No If "yes," please explain and include the following: Date of claim, description of claim, repairs and/or replacements completed: DISHWASHER LEAKED. WATER UNDER CUPBOARD FLOOR CAUSED
MOLD IN 2012. KITCHEN COMPLETELY RE-MODELED.

(b) Are you aware that any insurance application or prior coverage regarding any part of the Property has been rejected or will not be renewed? ☐ Yes ☒ No

(c) Are you aware that any existing insurance coverage will be subjected to increased rates? ☐ Yes ☒ No

15. ROADS, STREETS & ALLEYS

(a) The roads, streets and/or alleys serving the Property are ☒ public ☐ private?

(b) Is there a recorded road/street/alley maintenance agreement? ☐ Yes ☒ No

(c) Are you aware of any right of way, unrecorded easement or similar matter which affect the Property? ☐ Yes ☒ No

Reference (e.g., Seller & Property)

Unit 608 Building 6 @ Pelican Bay

Please explain any "yes" answer you gave in this section, including repair history and identify maintenance provider and costs below (attach additional pages if needed)

16. MISCELLANEOUS

- (a) The approximate age of the residence is 30 years
Seller has been the owner of the Property for 8 years
Seller has continuously occupied the Property for 8 years
If ever vacant, when and how long? 2nd Home
- (b) Is the Property located in an area that requires an occupancy (code compliance) inspection? ☐ Yes ☒ No
- (c) Is the Property designated as a historical home or located in a historic district? ☐ Yes ☒ No
- (d) Do you have a survey that includes all existing improvements on the Property? ☐ Yes ☒ No
- (e) Are you aware of any pets ever having been kept in the home at the Property? ☐ Yes ☒ No
- (f) Are you aware of any pets ever having been kept on the Property? ☐ Yes ☒ No
- (g) Is the Buyer being offered a protection plan/home warranty at closing at Seller's expense? ☐ Yes ☒ No
- (h) Are you aware of any:
Inoperable windows? ☐ Yes ☒ No
Inoperable doors? ☐ Yes ☒ No
Broken thermal seals? ☐ Yes ☒ No
- (i) Is any portion of the Property located within the 100 year flood hazard area (flood plain)? ☒ Yes ☐ No - HAVE LOMA
- (j) Are you aware if carpet has been laid over a damaged wood floor? ☐ Yes ☒ No
- (k) Are you aware of any:
Shared or common features with adjoining properties, (e.g., walls, wells, sewers, fences, roads, etc.)? ☒ Yes ☐ No
Encroachments which affect the Property? ☐ Yes ☒ No
Existing or threatened legal action affecting the Property? ☐ Yes ☒ No
Violations of local, state, or federal laws/regulations, including zoning, relating to the Property? ☐ Yes ☒ No
Additions, modifications, or alterations made to the Property without necessary permits? ☐ Yes ☒ No
Consent required of anyone other than the signer(s) of this form to convey title to the Property? ☐ Yes ☒ No
- (l) Current Utility Service Providers:
Electric Company: AMEREN WE
Water Service: _____
Cable Service: LAKE CABLE
Sewer: _____
Telephone: _____
Gas: _____
Garbage: COUNTY A/106-10510
Fire District: VIENNE BEACH
Fire Dues Paid with Taxes? ☒ Yes ☐ No

Additional Comments/Explanation (☐ please mark if additional pages are attached):

17. SUBDIVISION

- (a) Name: Pelican Bay Assessment: \$ 956⁰⁰ per ☐ month ☒ quarter ☐ half-year ☐ year.
- (b) Assessment includes (check all that apply): ☒ street maintenance ☒ clubhouse ☒ pool ☒ tennis court
☒ entrance sign/structure ☐ other common facility(ies): _____
- (c) Are you aware of any existing or proposed special assessments? ☐ Yes ☒ No
- (e) Are you aware of any violation of subdivision restrictions, rules or regulations by yourself or others? ☐ Yes ☒ No
- (d) Are you aware of any written subdivision restrictions, rules, or regulations? ☒ Yes ☐ No
- (f) 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):

Common Bay - LAWS

18. CONDOMINIUM, CO-OP OR SHARED COST DEVELOPMENT (if applicable)

- (a) Name: Pelican Bay
- (b) Type: ☒ Condominium ☐ Co-Op ☐ Other shared cost development (explain): _____

Reference (e.g., Seller & Property) _____

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.
4. A real estate licensee involved in this transaction may have a statutory duty to disclose an adverse material fact.

DocuSigned by:

Daniel S. Kraus

1/14/2017 | 2:36 PM CST

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Seller

Date

DocuSigned by:

Cathy M. Kraus

1/14/2017 | 2:38 PM C

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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

Approved by legal counsel for use exclusively by members of the Missouri REALTORS®, Columbia, Missouri. No warranty is made or implied as to the legal validity or adequacy of this Disclosure Statement, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practice, and differing circumstances in each transaction, may each dictate that amendments to this Disclosure Statement be made.