

SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

The following is a disclosure statement made by the Owner under that certain Listing Agreement by and between Walter S. Iman + Janet M. Iman, Clifford R. Richardson Trust, Owner and CENTRAL STATES BROKERS & AUCTIONEERS Broker, dated the 25TH day of FEBRUARY, 2017, 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 604 South Broadway Salisbury, MO 65281. 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	<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>X</u>		
Dishwasher	<u>X</u>		
Trash Compactor			<u>X</u>
Washer/Dryer	<u>X</u>		
Window/Wall Air Conditioner			<u>X</u>
Attic Fan			<u>X</u>
Ceiling Fan	<u>X</u>		
TV Antenna			<u>X</u>
Smoke Detector	<u>X</u>		
Burglar Alarm System			<u>X</u>
Sump Pump	<u>X</u>		
Garage Door Opener	<u>X</u>		
Garage Door Remote Control	<u>X</u>		
Other: _____			<u>X</u>
Other: _____			<u>X</u>
Other: _____			<u>X</u>
Other: _____			<u>X</u>

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: 2 yrs Type of roof covering: Shingle 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: New roof installed 2015 by Gordons + New 6" gutters w/covers in 2015

D. **Insulation:** Describe, if known (include R-Factor(s)): well insulated 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: NONE KNOWN

Has the well been tested? Yes No If yes, date of report: N/A Results: N/A

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): N/A. Please describe any known problems or repairs needed or made within past year: NONE KNOWN

G. **Air Conditioning:** None Window Unit Wall Unit Central Air Age: 19yrs Size of Unit: unknown
Please describe any known problems or repairs needed or made within past year: NONE KNOWN

H. **Heating System(s):** None Type: Electric Forced Air Age of system: 19 yrs Please describe any known problems or repairs needed or made within past year: NONE KNOWN

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: original
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: UTILITY EASEMENTS OF RECORD

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? \$ _____ monthly 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: New Appliances MARCH OF 2016, CENTRAL AIR/HEAT PUMP/FURNACE ALL UPDATED WITHIN 5 YEARS - SERVICES BY CUSTOMER

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.

Clifford R. Richardson
by Janelle Swan, PDA
Seller
Janelle Swan
Seller

Date: 2-25-17 Time: _____ m.

Date: 2/25/17 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.